



Assessment of Heritage Significance for 30 Wyuna Road, Point Piper

29 October 2019

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Part 1 Introduction

1.1 Overview

This Heritage Significance Assessment (HSA) has been prepared to provide the basis for a Council decision on the heritage significance and potential heritage listing of the Inter-war Mediterranean style dwelling house located at 30 Wyuna Road, Point Piper as a local heritage item(s) in Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) and/or as an item(s) of State significance in the State Heritage Register (SHR) under the *NSW Heritage Act 1977*.

On 26 August 2019 at the Woollahra Environment and Planning Committee, Council resolved in confidential session in part:

THAT Council:

- A. *THAT Council write to the Minister, the Hon. (Don) Donald Harwin, MLC, Special Minister for Public Services and Employee Relation, Aboriginal Affairs and Arts to ask him to make an Interim Heritage Order (IHO) under section 24(1) of the Heritage Act 1977 in respect of the properties at 30 Wyuna Road Point Piper and 46 Vacluse Road, Vacluse.*
- B. *Requests staff to undertake an assessment of heritage significance for the properties at 30 Wyuna Road Point Piper and 46 Vacluse Road, Vacluse and report to the Environmental Planning Committee on whether these items have sufficient heritage significance to be listed as a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP).*

In response to the notice of motion, this heritage assessment is prepared for the property at 30 Wyuna Road, Point Piper. The property at 30 Wyuna Road, Point Piper is not currently included in the SHR nor in the WLEP 2014. The property is located in the vicinity of several listed heritage items, being the dwelling house immediately adjacent to the subject site to the south at 26 Wyuna Road (Item I301), the street name inlay in Wyuna Road, and the three dwelling houses on the northern side of Wolseley Road, Point Piper at 136, 138 and 142 Wolseley Road, Point Piper (Items 295, 296 and 297 respectively). It is not listed by the National Trust of Australia (NSW).

1.2 Project methodology

This HSA has been prepared in accordance with *Heritage Significance Assessment Guidelines* published by the NSW Heritage Office in 2001.¹ It is also consistent with the relevant principles and guidelines of the *Australia ICOMOS Charter for Places of Cultural Significance 2013* (the Burra Charter).²

The following steps were undertaken in the preparation of this report:

- A search of the following relevant State and federal statutory and non-statutory heritage registers:
 - State Heritage Register
 - Woollahra Local Environmental Plan 2014 (WLEP 2014)
 - NSW State Heritage Inventory database

¹ NSW Heritage Office, 2001. *Assessing Heritage Significance*.

² Australia ICOMOS Inc, 2013. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

- National Trust of Australia
 - Register of the National Estate
- Historical research
- Site inspection of the property and surrounding area
- Building fabric analysis
- Comparative analysis of dwelling houses and other buildings designed by F. Glynn Gilling in greater Sydney and the Woollahra Local Government Area (LGA)
- Assessment of heritage significance
- Recommendations
- Completion of a Heritage Inventory sheet

1.3 Authors and acknowledgements

This report was prepared by Kristy Wellfare (Strategic Heritage Officer) of Woollahra Municipal Council. It was reviewed by Anne White (Acting Manager - Strategic Planning).

The authors acknowledge the assistance of Barbara Swebeck and Jane Britten (Local History Librarians, Woollahra Council) in the preparation of this report.

1.4 Limitations

This report provides an assessment of non-Aboriginal (historical) built heritage only, and does not provide an archaeological or Aboriginal heritage assessment.

The description and analysis of the site were based on a visual inspection of the exterior only and on internal photos taken during the site inspection carried out by Council's Heritage Officer as part of the assessment of the development application DA2019/252.

Part 2 Background

2.1 Site identification

The subject site is an Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper (Figure 1). The site is located in the Woollahra Local Government Area (LGA) and is legally identified as Lot 2 DP 567775 (Figure 2). The site is irregular in shape, 376.9m² in area, with a street frontage of 31.86m on the eastern boundary to Wyuna Road, a curved southern boundary shared with 26 Wyuna Road, and irregular-shaped site projections to the north and west with these boundaries shared with the seven (7) Storey residential flat building at 3 Wentworth Place to the west, and the four (4) storey residential flat building at 91 Wolseley Road to the north of the site.



Figure 1: 2018 aerial photograph of site (Source: Woollahra Council GIS Maps)

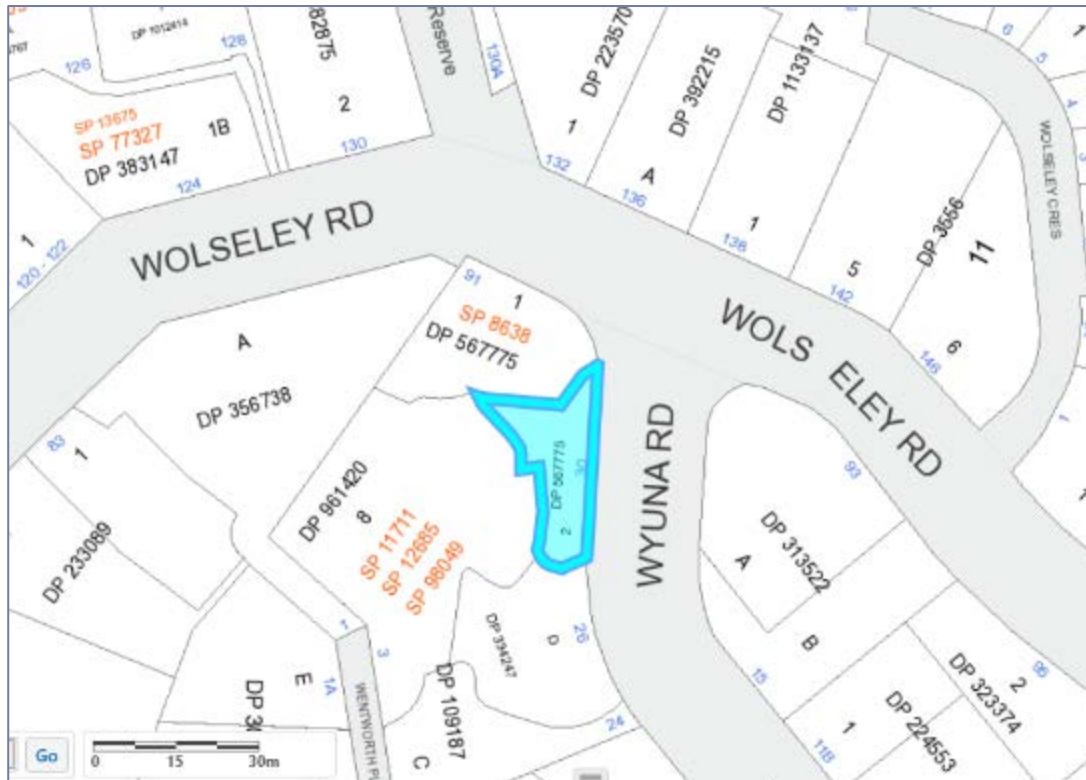


Figure 2: Cadastral map of site (Source: Woollahra Council GIS Maps)

2.2 Site use

The site contains a two storey residential dwelling house with basement level laundry and street level garage. The site and the neighbouring sites are zoned R2 Low Density Residential in the Woollahra LEP 2014. The Objectives for the R2 zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for development that is compatible with the character and amenity of the surrounding neighbourhood.
- To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.³

2.3 Heritage listings

2.3.1 Statutory

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is not identified as a heritage item on the NSW State Heritage Register (SHR).

³ Woollahra Local Environmental Plan 2014

The site is not identified as a local heritage item, nor is it located in a Heritage Conservation Area, on Schedule 5 of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).

2.3.2 Non-statutory

The Inter-war Mediterranean style dwelling house is not listed on the NSW National Trust of Australia Register or on the Register of the National Estate.

2.4 Heritage in the vicinity

There are several listed heritage items in the vicinity of the site, including the site immediately to the south of the subject site at 26 Wyuna Road, Point Piper. The following locally significant Woollahra LEP 2014 heritage items are in the general locality (Figure 3):

- 'Ravello - House and interiors' - 26 Wyuna Road, Point Piper - LEP Item No. I301
- 'House and Interiors' - 136 Wolseley Road, Point Piper - LEP Item No. I295
- 'House and Interiors' - 138 Wolseley Road, Point Piper - LEP Item No. I296
- 'House and Interiors' - 142 Wolseley Road, Point Piper - LEP Item No. I297
- 'Lady Martins Beach' - LEP Item No. I279
- 'House and Interiors', 1 Wolseley Crescent, LEP Item No. I289
- 'Point Piper Street Name Inlays within Road Reserve' LEP Item No. 675



Figure 3: LEP Heritage items in the vicinity of the site (Source: Woollahra Council GIS Maps including extract from Woollahra LEP 2014 Heritage Map)

Part 3 Historical context

3.1 Introduction

This section provides a historical context of the Inter-war Mediterranean style dwelling house located at 30 Wyuna Road, Point Piper. It provides an overview of the history of Point Piper, and a history of the development of the site in its context.

3.2 Point Piper

Point Piper is a suburb in Eastern Sydney between Double Bay and Rose Bay in the Woollahra Local Government Area (LGA), which was first established as a municipality in 1860. Point Piper takes up much of the 190 acres that was promised to Captain John Piper by Governor Macquarie in 1816 and confirmed in 1820.⁴ Piper built the mansion Henrietta Villa at Eliza Point (now Point Piper) at a cost of £10,000 and he lived there with his wife and numerous children, enjoying an extravagant lifestyle and diverted Sydney society with numerous 'sumptuous entertainments'.⁵

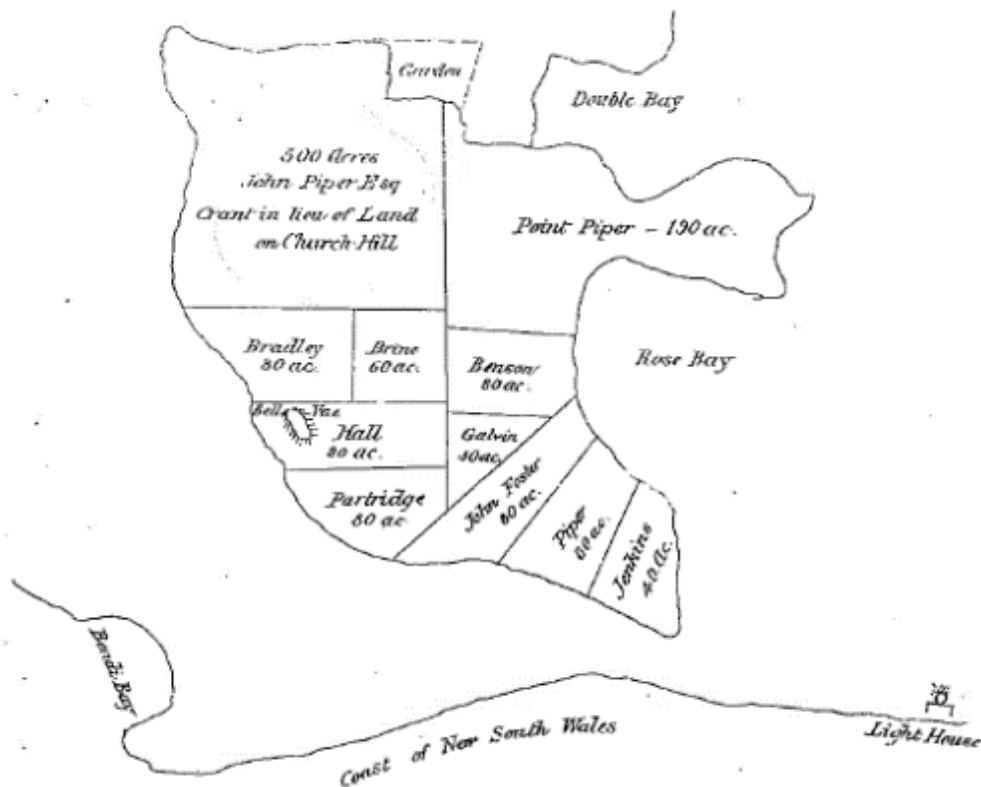


Figure 4: The government lithograph of [Woollahra] land purchased by Cooper and Levey from John Piper in 1827. (Source: Rosemary Broomham, 'The Coopers of Woollahra' p.6).

⁴ Broomham, R. 2006. *Point Piper Thematic History* p.1.

⁵ Broomham, R. 2001. *The Coopers of Woollahra* p.3

Piper had accumulated a large estate by a combination of grant and purchase. In addition to his 190 acres at Eliza Point, he bought the Vacluse Estate and several soldiers grants around Double Bay and Rose Bay. In 1826 Piper raised a mortgage from his friends Daniel Cooper and Solomon Levy, emancipist traders who were co-owners of a substantial mercantile empire trading as the Waterloo Company. At this time Piper's land holdings in Woollahra alone comprised 475 acres in Vacluse, 1130 acres in Woollahra and Rose Bay, and the 190 acres at Point Piper. Following two inquiries into his business affairs in 1826-7, which discovered discrepancies in his accounts and unbusinesslike practices, Piper was forced to resign from the Bank of New South Wales and was suspended from his public service position.⁶

Cooper and Levey commissioned Surveyor-General TL Mitchell to complete a survey of their shared estate at Point Piper and divide it into allotments (Figure Error! Reference source not found.). These land grants were consolidated in 1830 to form a larger grant for Daniel Cooper and Solomon Levey that consisted of 1130 acres known as the Point Piper Estate (Figure 6). This estate covers a vast proportion of the Woollahra Municipality and as well as Point Piper also included the suburbs of Rose Bay, Double Bay, Bellevue Hill, Woollahra and Edgecliff. Due to a severe depression in the 1840s, Daniel Cooper was able to become the sole owner of the Point Piper Estate in 1847.⁷



Figure 5: Mitchell's 1844 Survey of the Point Piper Estate. (Source: Mitchell Library, SLNSW, Call No. M2 811.181/1844/2)

Point Piper went through several phases of subdivision, with not all of them successful. The land on Point Piper was subdivided into fourteen (14) allotments in 1844 but no sales were made until

⁶ Broomham, R. 2001. *The Coopers of Woollahra* p.3

⁷ Broomham, R. 2001. *The Coopers of Woollahra* p.7

1882 when the land was transferred to William Cooper, who subdivided the western side of the headland into allotments suitable for Gentlemen's residences.⁸

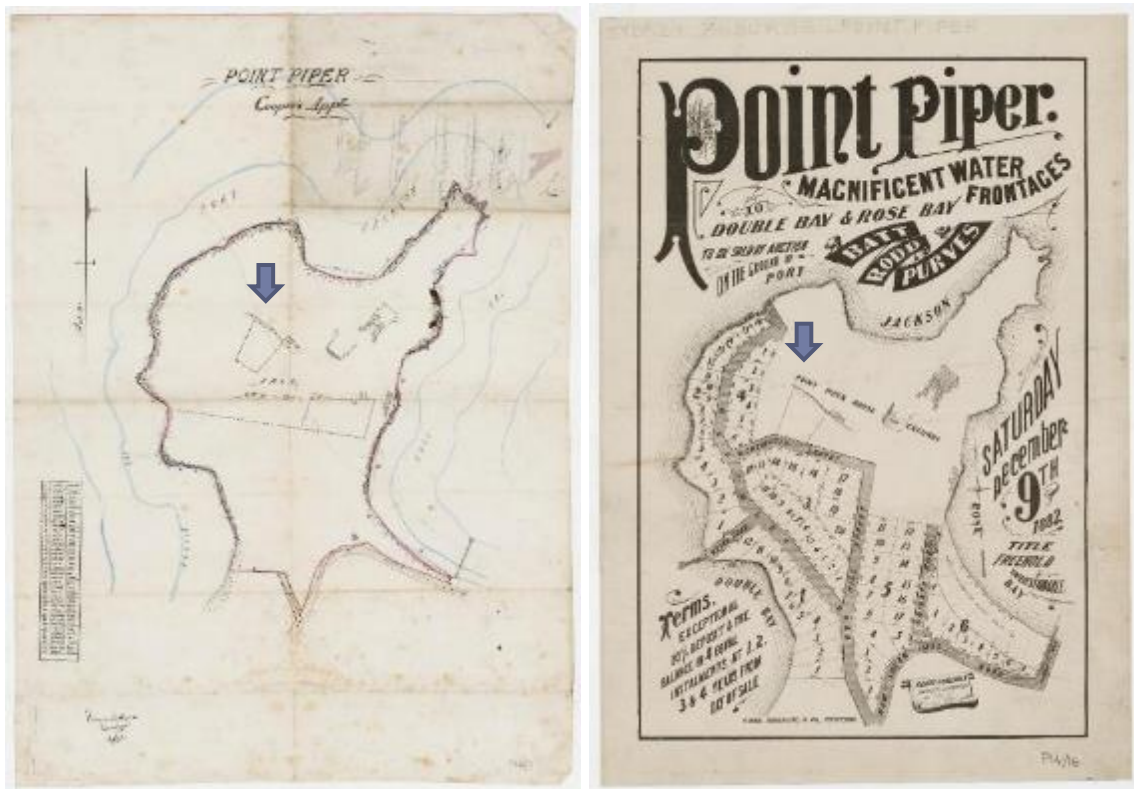


Figure 6: (L) *Point Piper, Coopers' Appn. [Sketch plan] - New South Head Rd*, 1882. Source: SLNSW Mitchell Map Collection 009 - Z/SP/P14/9; (R) *Point Piper magnificent water frontages, Double Bay & Rose Bay - Wentworth St, Wolseley Rd, New South Head Rd*, 1882. Source: SLNSW 016 - Z/SP/P14/16. Approximate location of site shown with an arrow (Annotation, WMC Officer).

⁸ Broomham, R. 2006. *Point Piper Thematic History* p.3

3.3 30 Wyuna Road, Point Piper

This sections provides a history of the development of the site including the key subdivisions to create the present allotment and establishment of the existing dwelling house on the site.

3.3.1 Woollahra Point Estate

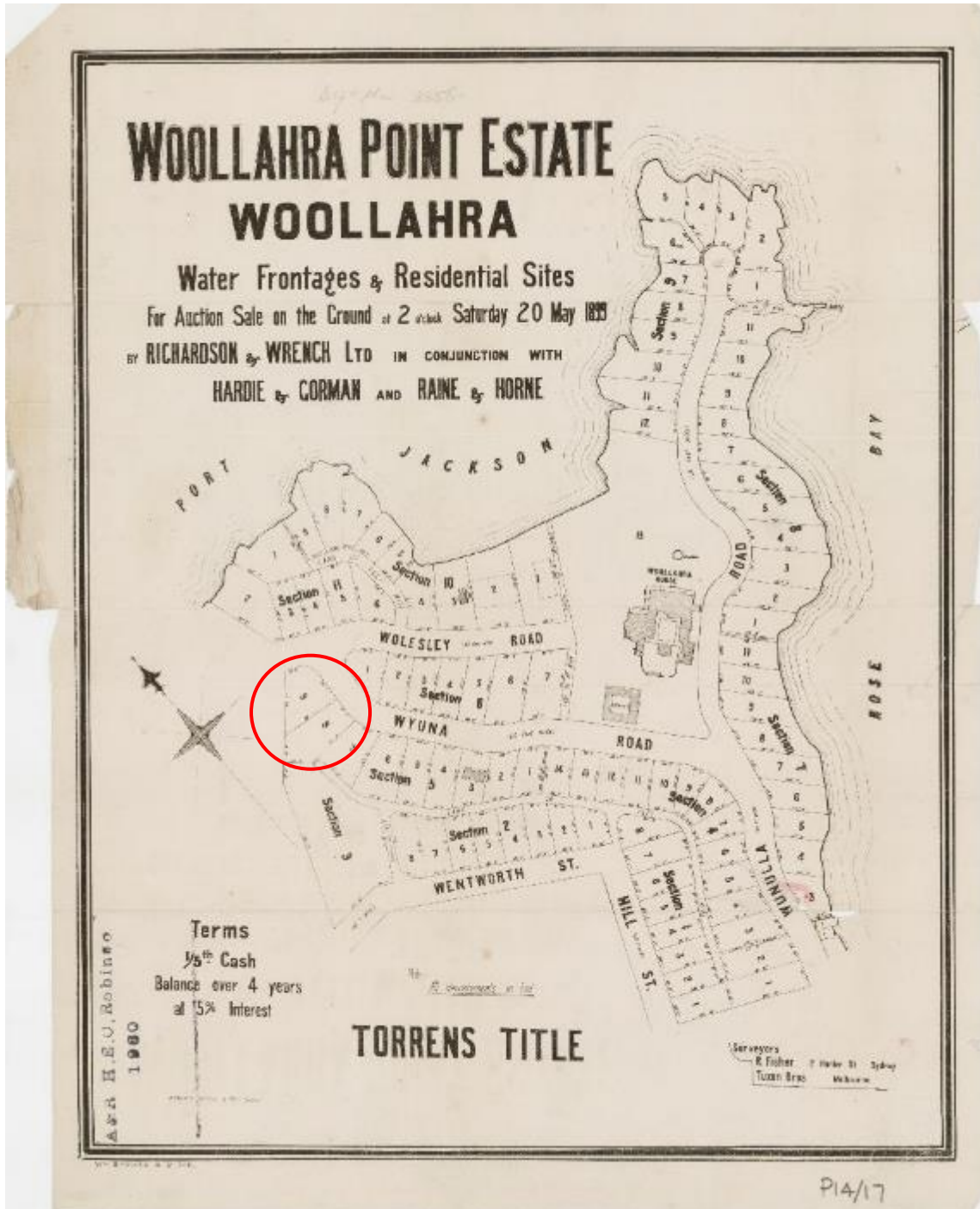


Figure 7: Woollahra Point Estate 1899 subdivision. The subject site is located on part of Lots 8 and 9, shown circled. (Source: SLNSW Mitchell Map Collection, 009 - Z/SP/P14/17. Annotation: WMC Officer.)

30 Wynua Road is located on part of the Woollahra Point Estate subdivision that was offered for sale in 1899. The location of the subject site is shown in Figure 7 as being over part of Lots 8 and 9 in Section 5 (circled in red). By 1902, Colin James McMaster had acquired Lots 7, 8 and 9 of Section 5 of the Woollahra Point Estate subdivision, which he subdivided in 1918 into 3 lots – A, B and C (Figure 8). The subdivision, which was approved by Council on 9 September 1918, shows a building already present on Lot B (the description of ‘Land & impts’ appears in the WMC Rate Book in 1905). 30 Wynua Road forms part of Lot ‘A’ of McMaster’s subdivision (and part of Lots 8 and 9 of the 1899 subdivision).⁹

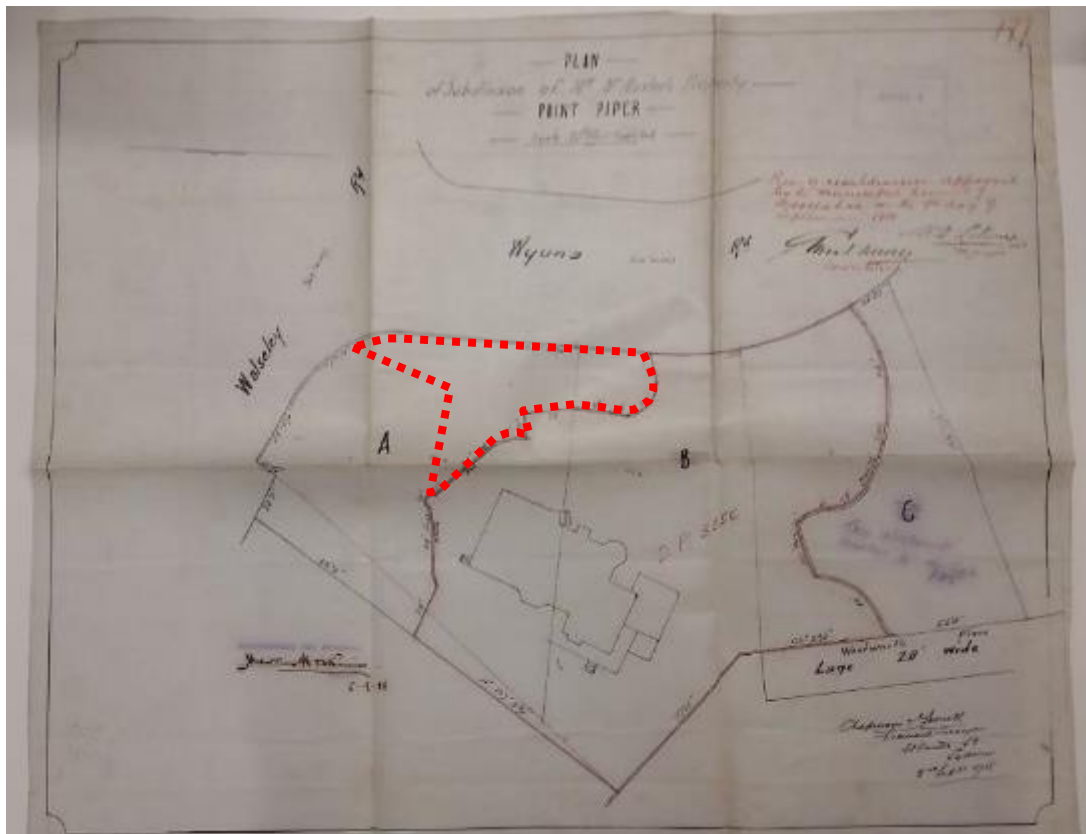


Figure 8: ‘Plan of subdivision of Mr McMaster’s Property’ approved 9th September 1918. Subdivision No. 177, with current site boundary shown dotted. (Source: Woollahra Local History Collection MS135 WMC Subdivision Plans. Annotation: WMC Officer.)

Lot ‘A’ remained in the ownership of Colin McMaster until c1923 when it was transferred to a Mrs Edith Robinson. By 1933 the WMC Rate Book entry for Lot A shows a new owner Mrs Macrae. In 1932 A. Macrae, noted incorrectly in the Building Index Cards as “Macral”, made an application to Council (BA1932/96) to build five flats and five garages on Lot A, referred to as Cnr. Wolseley Road (Figure 9).¹⁰ The flats were later listed with the name “Witherington” and the rate books from 1938 refer to two additional owners identified as Amy Martha Cecelia Pitt, and Mrs Marie Dorothy Witherington. The architect was E. Pitt.¹¹ The completed residential flat building is visible in a 1930s aerial photo of the locality (Figure 11).

⁹ Double Bay Library Local History File – 30 Wynua Road, Point Piper. 27 January 2018.

¹⁰ Woollahra Municipal Council Building Index Cards – Yellow Series

¹¹ Double Bay Library Local History File – 30 Wynua Road, Point Piper. 27 January 2018.

YEAR	APP. NO.	OWNER	BUILDER	TYPE OF BUILDING	HOUSE NO.	LOT	SEC
34	234	SMITH, J. & M.	SPRING BROWN, E.	House & gar. Cnr. Longworth Ave		2	
"	153	RHEUBEN, O.	JOSELAND & GILLING	12 flats 4 gar. 3.		5	
32	96	MACRAL, A.	PITT, E.	5 flats 5 gar. Cnr. Wolseley Rd		A	
30	166	KLOSTER, C.	H. Francis & Sons	Alts. & Adds. Mimiha			
"	164	KLOSTER, C.	H. FRANCIS & SON	Conv. to 2 flats		B	6
"	76	GILCHRIST, S.	JOSELAND & GILLING	7 garages		3-4	

Figure 9: Building Application for Lot A, cnr. Wolseley Road. (Source: WMC Building Index, yellow cards. Annotation: WMC Officer.)

In 1940 an entry for the re-subdivision of 'Witherington' appears in the index of WMC Subdivision plans. The new parcel of land appears on the plans as Lot E, now known as 30 Wyuna Road (Figure 10). Amended plans were finally approved in October 1941 and contain annotations relating to a triangular portion of the property, adjacent to 91 Wolseley Road, where there were, at the time, garages for the flats at 91 Wolseley Road 'underneath' Lot 'E'. The plans also refer to the transfer of ownership of Lot 'E' to Miss Jean Macrae and were signed by the three owners and Jean Macrae. The applicant is recorded as C. C. Phillips.¹²

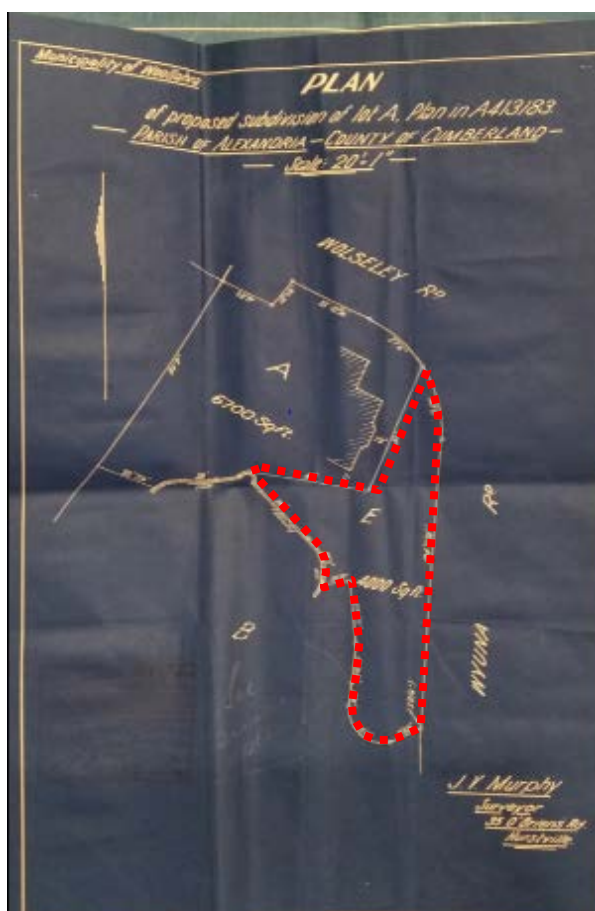


Figure 10: 'Plan of proposed subdivision of lot A' Subdivision No: 1508, with subject site shown dotted. (Source: WMC Subdivision Plans - Woollahra Local History Collection MS135 Box 14. Annotation: WMC Officer.)

¹² Double Bay Library Local History File - 30 Wyuna Road, Point Piper. 27 January 2018.



Figure 11: Aerial photo looking south east over Point Piper towards Rose Bay, c. 1930s. (Source: Government Printing Office 1 - 07354, Original negative held by State Archives & Records Authority of New South Wales. Approximate location of subject site is shown with an arrow. <http://archival.sl.nsw.gov.au/Details/archive/110102362>. Annotation: WMC Officer.)

3.3.2 Development of 30 Wyuna Road, Point Piper

A building application for a dwelling house at 30 Wyuna Road, Point Piper was made in January 1941 under BA41/9 made by a Mrs Macral [sic], with Joseland and Gilling listed as the architect.¹³ The 'situation' of the site was described in the Building Register as '30 Wyuna Road Lot E Resub of "Witherington" Wolseley Road, Pt P [Point Piper]'.¹⁴ The owner's postal address was 91 Wolseley Road.

While Lot E was created by the subdivision of 91 Wolseley Road, Point Piper, a subsequent plan of resubdivision identifying the subject site as Lot 2 was registered in 1974 (Figure 12).¹⁵

¹³ WMC Building Applications Index (Green Series)

¹⁴ Woollahra Register of Building Applications, BA1/1941, BA2/1941, BA3/1941, BA4/1941, BA5/1941, BA6/1941, BA7/1941, BA8/1941, BA9/1941, BA10/1941, 1941. Woollahra Local History Digital Archive

¹⁵ WMC MAPS

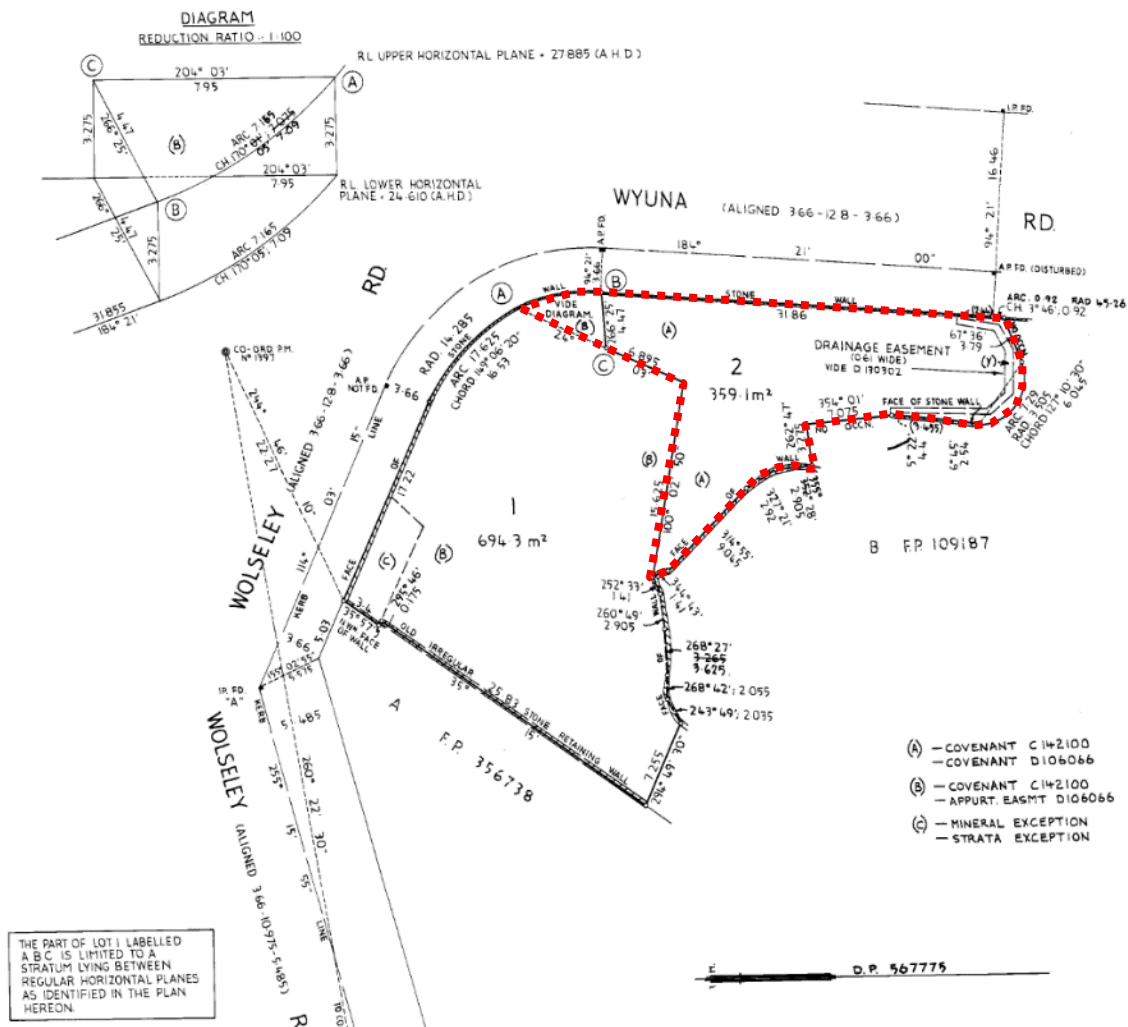


Figure 12: Extract from Deposited Plan 56775, with subject site shown dotted. (Source: WMC Maps. Annotation: WMC Officer.)

The dwelling house at 30 Wyuna Road was constructed in 1942 (Figure 14) by the builders Coleman & Kirk for Miss Jean Macrae.¹⁶ In the 1942 Woollahra Council Rate Book there is a revision to the entry for 91 Wolseley Road ("Witherington"), showing an additional assessment (1015A) which describes the property as 'House' with owner Miss Jean Macrae.

¹⁶ *Domestic Architecture in Australia*, p.78

Jean Macrae was schooled in London and lived there for a further two years while her husband, Dr. Charles Ewart, studied a postgraduate course in medicine.¹⁷ Following her return to Sydney, Mrs Ewart featured in an article in the Sydney Morning Herald (Figure 14) describing the difficulties encountered during her time living in London in the mid-1940s. The property at 30 Wyuna was tenanted during this absence.

In the 1943 Woollahra Council Rate Book an entry for 30 Wyuna Road appears with Miss Jean Macrae as the owner, and the property described as 'House'. 30 Wyuna Road remained in the ownership of Miss Jean Macrae (later Mrs Jean Ewart) until at least 1968.¹⁸



Figure 13: Mrs Charles Ewart (Formerly Miss Jean Macrae) as quoted in the Sydney Morning Herald, 29 December 1948, p.5.

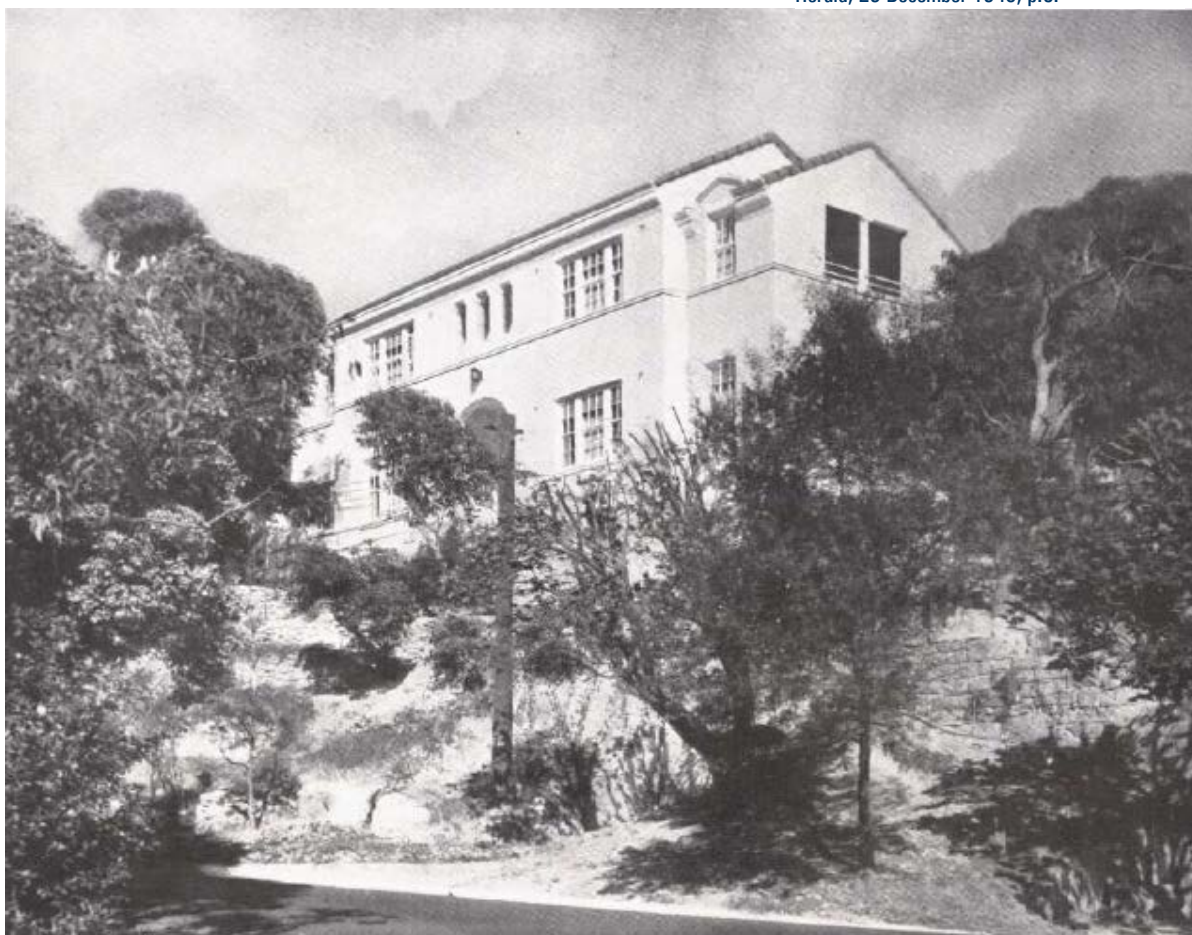


Figure 14: View of entrance front, 30 Wyuna Road, Point Piper (identified as 4 Wyuna Road). (Source: *Domestic architecture in New South Wales Australia illustrating the work of F. Glynn Gilling*, p.78)

¹⁷ "This Week In Town" *The Sydney Morning Herald* (NSW : 1842 - 1954) 1 May 1947: 14. Web. 16 Oct 2019 <<http://nla.gov.au/nla.news-article18024379>>.

¹⁸ Double Bay Library Local History File - 30 Wyuna Road, Point Piper. 27 January 2018.

3.4 Frederick Glynn Gilling (1877-1955)

This section provides an outline of the personal and professional history of the architect of 30 Wyuna Road, Frederick Glynn Gilling, including an overview of his life, and his works in the Woollahra Municipality and greater Sydney.

3.4.1 Personal History

Frederick Glynn Gilling was born 10 July 1877 in the Parish of Ramsey on the Isle of Mann to James William Gilling and Dorothea Catherine Gilling (Nee Hewitt)¹⁹, the second-youngest of five children. By 1881, Dorothea was a widow and head of the family, and had moved to Wavertree, Lancashire with her children, aged 9, 7, 5, 3 (Frederick) and 2.²⁰

In the 1901 England Census, Frederick Glynn Gilling is recorded as an “Architectural Draftsman”, 23 years old, living with his mother and three of his siblings.²¹ He married Louisa Margaret Jennings in 1906 in Wirral.²² In the 1911 England Census, he is identified as being 33 years old with an occupation of Architect & Surveyor, living in Pipers Lane, Heswall, Cheshire with his [then-] wife Louisa (28 years), and children Malcom Glynn (10 months) and Elaine Margaret (3 years). The marriage dissolved sometime thereafter. The 1939 Census identifies that Malcom went on to become a chartered registered architect, and an Associate of the Royal Institute of British Architects (A.R.I.B.A.).²³

F. Glynn Gilling served with the Liverpool Regiment in France in World War I.²⁴ He emigrated to Australia following the war, arriving in Sydney via New Zealand.²⁵ Gilling’s second wife, Mrs Violet Gilling (nee McEwen) formerly of Gateshead-on-Tyne, travelled on the Mauretania to New York on 23 August 1918 with baby Ronald, 10 months.²⁶ At the age of 27 she travelled from Glasgow to Sydney with Ronald Andrew (5 years) and Douglas Lawrence (1½ years) on 2 June 1923 on the “Nestor”.

Ronald and Douglas Gilling both served in World War II and both went on to become prominent architects and join the architectural firm Joseland & Gilling with their father. Douglas designed the Qantas International Centre building in Sydney.²⁷ Ronald became the President of the Royal Australian Institute of Architects (RAIA) NSW Chapter then as National President. Ronald Gilling was heavily involved in the Sydney Opera House negotiations amid the controversy as the

¹⁹ Isle of Mann Family History Society Birth Registration Index – Surnames beginning with G
<http://www.iomfhs.im/resources/births/G.html>

²⁰ *Census Returns of England and Wales, 1881*. Kew, Surrey, England: The National Archives of the UK (TNA): Public Record Office (PRO), 1881. Accessed 23 September 2019 via Ancestry.com

²¹ Ancestry.com. *1901 England Census* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.

²² *England & Wales, Civil Registration Marriage Index, 1837-1915* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006.

²³ Ancestry.com. *1939 England and Wales Register* [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2018.

²⁴ Ancestry.com. *British Army WWI Medal Rolls Index Cards, 1914-1920* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2008.

²⁵ Don Bailey, 2005, *Obituary: An Institution Vale Ronald Andrew Gilling, 1917-2005*
<https://architectureau.com/articles/obituary-19/>

²⁶ *Passenger Lists of Vessels Arriving at New York, New York, 1820-1897*. Microfilm Publication M237, 675 rolls. NAI: 6256867. Records of the U.S. Customs Service, Record Group 36. National Archives at Washington, D.C. accessed via ancestry.com 23 September 2019.

²⁷ Tanner Kibble Denton Architects, *Modern Movement in Central Sydney*, Issue C, January 2018.
<https://meetings.cityofsydney.nsw.gov.au/documents/s19647/Attachment%20B%20-%20Modern%20Movement%20Architecture%20in%20Central%20Sydney%20Heritage%20Study%20Review.pdf>

representative of the architectural profession, and he "earnestly sought to ensure the retention of Utzon, so that the integrity of the design be maintained and fair dealing be done".²⁸

F. Glynn Gilling was first registered in the NSW Government Gazette Register of Architects on 26 June 1923 as Registered Architect No. 146.²⁹ Gilling was involved in the architectural community, serving on the Council of the Australian Institute of Architects in the 1920s with contemporaries including Professor Leslie Wilkinson and B. J. Waterhouse, and playing in the annual Architects v. Builders cricket match in 1922 (Figure 15). He was also involved in the wider community, as evidenced when as Captain F. Glynn Gilling he was elected president of the newly formed British Ex-Service Legion of Australia in 1940, with the branch using the Joseland & Gilling premises at 17 O'Connell Street, Sydney until clubrooms could be acquired.³⁰

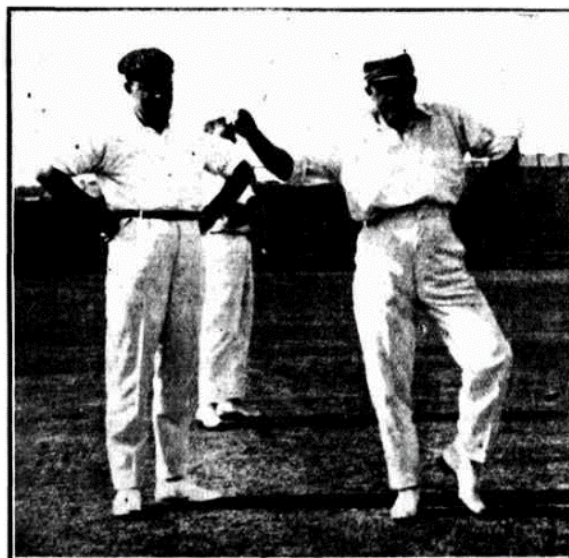


Figure 15: "We won" Snapped at the Architects-Builders' Cricket Match. Pictured with B.J. Waterhouse, Glynn Gilling (right) is "particularly happy" and contributed a score of 37. (Source: "THE ARCHITECTS" Construction and Local Government Journal (Sydney, NSW : 1913 - 1930) 15 March 1922: 5. Web. 20 Sep 2019. <<http://nla.gov.au/nla.news-article109641722>>.)

The censuses and electoral rolls tell the story of F. Glynn Gilling's movements around the greater Sydney area.

- 1930 - Holmwood. Jersey Avenue, Leura (with Violet Gilling)
- 1933 - 75 Braeside Street Wahroonga³¹
- The 1936 Census has Frederick Glynn Gilling as living at 49 Fox Valley Road, Wahroonga, - (Item 1920 KLEP2015)
- 1943 - Lindon Lea, Karoon Avenue, St Ives (Ronald Andrew at 49 Fox Valley Road, student)
- 1949 - 49 Fox Valley Road, with Ronald Andrew, and Caroline Mary Henty. Vie (Violet) is registered at Blackheath at "Highlands", Canyon Road.
- 1954 - 49 Fox Valley Road, with Ronald Andrew, and Caroline Mary Henty

Frederick Glynn Gilling died on the 8th of September 1955, in Blackheath, Katoomba.³² Violet continued to live in Blackheath until 1963 when she relocated to Church Point.

²⁸ Don Bailey, 2005, *Obituary: An Institution Vale Ronald Andrew Gilling, 1917-2005*

<https://architectureau.com/articles/obituary-19/>

²⁹ "ARCHITECTS ACT, No. 8, 1921.—ARCHITECTS ROLL, OF NEW SOUTH WALES FOR THE YEAR 1927." *Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001)* 28 January 1927: 518. Web. 13 Sep 2019 <<http://nla.gov.au/nla.news-article220228181>>.

³⁰ 1940 'BRITISH EX-SERVICE LEGION.', *The Sydney Morning Herald* (NSW : 1842 - 1954), 26 July, p. 3. , viewed 20 Sep 2019, <http://nla.gov.au/nla.news-article17689017>

³¹ Australia, *Electoral Rolls, 1903-1980* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

³² *Australian Institute of Architects NSW Architects Biographical Information - Frederic Glynn GILLING*. Last updated 25 July 2011. (HPE18/150403)

3.4.2 Professional History

Joseland & Gilling was formed in 1919 when Richard George Howard Joseland took the English-trained architect Frederick Glynn Gilling into partnership. This new partnership followed the dissolution of the Joseland & Vernon partnership with Hugh Venable Vernon (1877-1935, son of NSW Government Architect and former partner Walter Liberty Vernon) following Vernon's enlistment in 1914.³³

In addition to the dwelling houses they designed at the time, Joseland & Gilling won the contract for the rebuilding of the National Building, Pitt Street, Sydney after it was destroyed by fire. At cost of 100,000 and a height of 13 storeys, this was reported on the Sydney Morning Herald as "A large city job".³⁴ This building is identified in the State Heritage Inventory as an Inter-War Commercial Palazzo style building and states "It is an important building in the professional work of the architectural firm of Joseland & Gilling. The building has a high aesthetic significance as a fine and largely intact example of the style and includes many of the identifying elements such as the arched windows, antique cornice and terrazzo plasterwork."³⁵

When Joseland retired in 1927, the business was dissolved as of 13 June, 1927, with *Dun's Gazette* reporting that "F. G. Gilling continues the business under the same name and assumes all liabilities".³⁶ Gilling's two sons later joined the firm as partners; Ronald Andrew in 1947, and Douglas in 1951.³⁷

F. Glynn Gilling is identified in Apperley et al *Identifying Australian Architecture* as a key practitioner of the Inter-war Mediterranean styles along with Leslie Wilkinson, who authored the foreword of the publication "Domestic Architecture in New South Wales". Examples of Gilling's work are given in *Identifying Australian Architecture* to demonstrate the Inter-war Mediterranean style as well as the Inter-war Old English style, which highlights the influential role of his architectural practice.³⁸

Gilling designed a series of substantial villas on the upper North Shore and in the eastern suburbs of Sydney, with many of these being in the Woollahra LGA.³⁹ Many of these are identified in the book *Domestic Architecture in New South Wales, Australia : Illustrating the work of F. Glynn Gilling*.⁴⁰ In the foreword, Emeritus Professor Leslie Wilkinson, the late Dean of the Faculty of Architecture at the University of Sydney, said the following of the works of Gilling contained within:

*"Wisely placed on the site and related to the garden, these houses show an appreciation of the importance of convenient planning, and consideration of aspect, prospect, and climate conditions. Although the work of one architect, the individuality of the client has not been submerged, which may or may not have been advantageous in the result. Here is good logical use of various materials, also clever handling of the varied and sometimes unusual problems presented by the owners who are the fortunate possessors of these livable and attractive living places."*⁴¹

³³ Goad, Phillip and Willis, Julie (eds), 2012. "Joseland, Howard" *The Encyclopaedia of Australian Architecture* p.375

³⁴ "A LARGE CITY JOB." *The Sydney Morning Herald* (NSW : 1842 - 1954) 31 January 1923: 11. Web. 20 Sep 2019 <<http://nla.gov.au/nla.news-article28079775>>.

³⁵ *State Heritage Inventory* "'National Building' and Interiors"

<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424046>

³⁶ *Dun's gazette for New South Wales* Sydney: Dun's Gazette, 5 March 1928, p172. Web. 13 September 2019 <http://nla.gov.au/nla.obj-838832524>

³⁷ Gary O'Reilly, *F. Glynn Gilling Architect* Museum of Sydney 14 July 2007, provided by Michael Gunn, Heritage Officer, Australian Institute of Architects via email, 25/09/2019.

³⁸ Apperley, Irving, and Reynolds, 1989. *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*.

³⁹ Goad, Phillip and Willis, Julie (eds), 2012. *The Encyclopaedia of Australian Architecture*.

⁴⁰ Thompson, E. Lindsay c.1940s, *Domestic Architecture in New South Wales, Australia : Illustrating the work of F. Glynn Gilling*, Shakespeare Head Press, Sydney. <https://trove.nla.gov.au/work/6151944>

⁴¹ *Domestic architecture in New South Wales, Australia : illustrating the work of F. Glynn Gilling* p.5

As a firm, Joseland & Gilling designed residential, commercial and civic architecture both in NSW and further afield. The firm designed numerous ANZ bank branches throughout suburban Sydney and country districts in the modernist style.⁴² The Pacific Private Hospital in Brighton-le-sands that is attributed to Joseland and Gilling (builder: H. E. Bulbrook & Sons) was featured in *Decoration and Glass* in 1938.⁴³ Joseland & Gilling & Associates are also identified as having won an NSW RAIA Merit Awards (Public/Commercial) for the South British Insurance Co Building, Hunter and O'Connell Streets, Sydney.⁴⁴

With Gordon King, Joseland & Gilling designed residential flat buildings, including those in Kirribilli and North Sydney in the 1940s.⁴⁵ They also entered design competitions such as the war memorial hall for the Melbourne Grammar School in 1921 where they were highly commended⁴⁶, and in 1954 when they were successful in the architectural design competition for the construction of the Scots College War Memorial Hall to commemorate the 105 old boys killed in World War II.⁴⁷ Joseland & Gilling teamed up with the NSW Government Architects Office led by E.H (Ted) Farmer in 1964 to produce the design for the Wollongong Teacher's College, a building identified on the Australian Institute of Architects Register of Significant Buildings in NSW.⁴⁸



Figure 16: (L) Wollongong Teachers College (Source: Wille, P., New South Wales. Department of Works & Joseland & Gilling, 1950. *Wollongong Teacher's College at foot of Mt. Keira. Wollongong. N.S.W. - Joseland & Gilling and N.S.W. Govt. Architect. 1965-66. Public Works Dept. 1964.* [picture]. Accessed via <http://handle.slv.vic.gov.au/10381/362293>) (R) War Memorial Chapel, The Scots College (Source: John Ultram Heritage & Design, Stevenson Library, The Scots College Heritage Impact Statement, May 2018)

3.5 Coleman & Kirk Pty Ltd

B. H. Coleman & Kirk Pty Ltd is a building company that was active in Sydney in the 1930s and 1940s with offices directly opposite Joseland & Gilling at 12 O'Connell Street, Sydney. The firm

⁴² HeriCon Consulting in association with Colleen Morris and Peter Spearritt, 2013. *The Modern Movement in New South Wales - A Thematic Study and Survey of Places* <https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/ModernHeritage5.pdf>

⁴³ "Modern Architecture and Modern Equipment in Seaside Hospital" In *Decoration and Glass*, September 1938, pp. 22-23

⁴⁴ Jackson, Davina (undated) *Timeline - Chronology of Sydney Architecture 1945-1975* <http://douglas-snellinq.com/timeline/> accessed 20 September 2019

⁴⁵ Building North Sydney Collection, Building application numbers 48/78, 48/97, 48/184. <http://www.photosau.com/StantonBuildingPlans/scripts/home.asp>

⁴⁶ 1921 'Architects and Builders', *Construction and Local Government Journal* (Sydney, NSW : 1913 - 1930), 30 November, p. 6. , viewed 20 Sep 2019, <http://nla.gov.au/nla.news-article108986433>

⁴⁷ "Scots College Memorial Chapel" *The Sydney Morning Herald* (NSW : 1842 - 1954) 19 October 1954: 12. Web. 20 Sep 2019 <<http://nla.gov.au/nla.news-article18447064>>.

⁴⁸ Australian Institute of Architects, *Australian Institute of Architects Register Of Significant Buildings in NSW* https://repository.architecture.com.au/download/notable_buildings/nsw/raia-nsw-chapter-register-of-significant-buildings-july-2018-lr.pdf

was often identified in *Construction* magazine as the builders of residential and commercial buildings throughout Sydney.⁴⁹ Examples of their work include:

- Waugh & Josephson industrial buildings former - Inter-war Functionalist Showroom and offices and workshop, including interiors - a listed heritage item under the Marrickville Local Environmental Plan 2012, Item I280 (Figure 17).⁵⁰
- Taloil Industries Pty Ltd building in Matraville designed by architects Crane & Scott (Figure 18).⁵¹
- Residential flat building "Block No. 2 - McMahon's Point, Sydney" designed by A. M. Bolot (Figure 19).⁵²



Figure 17: Former Waugh & Josephson industrial buildings (Source: OEH webiste)



TALOIL INDUSTRIES PTY. LTD.
234 BUNNERONG ROAD, MATRAVILLE, SYDNEY.
Architects: Crane & Scott. Builders: B. H. Coleman & Kirk Pty. Ltd.

Figure 18: Taloil Industries Pty Ltd building (demolished)

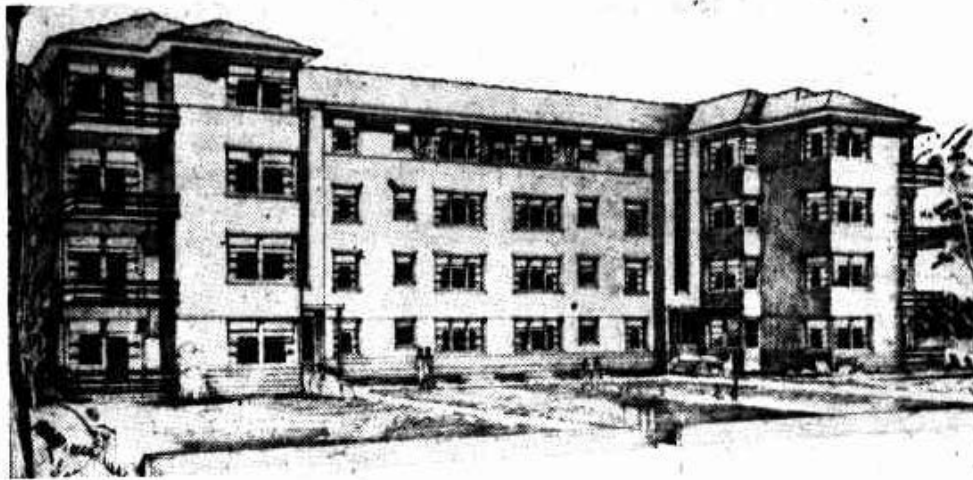
⁴⁹ "BUILDINGS AND WORKS APPROVED" *Construction* (Sydney, NSW : 1938 - 1954) 15 May 1940: 2. Web. 23 Oct 2019 <<http://nla.gov.au/nla.news-article222858499>>

⁵⁰ OEH, 2017. *Waugh & Josephson Industrial Buildings (Former)*

<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?id=2030123>

⁵¹ "TALOIL INDUSTRIES PTY. LTD. 234 BUNNERONG ROAD, MATRAVILLE, SYDNEY." *Construction* (Sydney, NSW : 1938 - 1954) 22 September 1948: 2. Web. 23 Oct 2019 <<http://nla.gov.au/nla.news-article222880539>>.

⁵² "BLOCK No. 2—McMAHON'S POINT, SYDNEY." *Construction* (Sydney, NSW : 1938 - 1954) 2 June 1948: 3. Web. 23 Oct 2019 <<http://nla.gov.au/nla.news-article222879642>>.



BLOCK No. 2—McMAHON'S POINT, SYDNEY.

Architect: A. M. Bolot.

Builders: Coleman & Kirk Pty. Ltd.

Figure 19: Residential flat building constructed by Coleman & Kirk. Source: "BLOCK No. 2—McMAHON'S POINT, SYDNEY." Construction (Sydney, NSW : 1938 - 1954) 2 June 1948: 3. Web. 23 Oct 2019 <<http://nla.gov.au/nla.news-article222879642>>.

Part 4 Physical analysis

4.1 Site inspection

A site inspection of the general setting of the site was conducted by Kristy Wellfare (Strategic Heritage Officer) on 30 September 2019. A site inspection of the interior, exterior and general setting of the site was conducted by Shona Lindsay (Heritage Officer) on 30 August 2019 as part of the assessment of development application DA2019.252. Except where otherwise noted, all photos were taken by Shona Lindsay, Heritage Officer.

4.2 The building

The building is a two-storey Inter-war Mediterranean style dwelling house with basement level store room constructed of light rendered brickwork on a rock faced sandstone base (Figure 20). The site features a single garage excavated into the site at street level, which is also made of rock-faced sandstone with an arched entry. The dwelling house is set on a small, irregular-shaped site, elevated approximately 10m above street level and includes sandstone stairs and pathways and established landscaping (Figure 21).

The ground floor consists of an entry hall, cloak room with w.c. located beneath the main curved stair with wrought iron balustrade, living room with attached sitting room (accommodated in the northern bay), dining room, kitchen, and former maid's quarters. The first floor consists of three bedrooms, main bathroom and separate w.c., and shower room to the southern end. The main bedroom located at the northern end of the first floor features doors leading out to a sunroom created from the enclosure of the original sleepout, a relatively common feature of dwellings of that era and of those dwellings designed by Gilling.

The lower ground floor consists of a small room that, based on the information available, appears to be used for laundry/storage.



Figure 20: Northeast view of the front of the dwelling house from Wyuna Road

Figure 21: Southeast view of the dwelling house from Wyuna Road

4.3 30 Wyuna Road – Exterior

The exterior of the dwelling features a central formal entry to the eastern façade, defined by a moulded arched opening with decorative fanlights, leadlight side lights and wrought iron gates. The walls are smooth rendered and painted white with white enameled windows. The render is largely intact however, the paint finish to the walls and windows is in need of maintenance and there is evidence of both biological growth and staining from prior fixtures, no longer attached.

The roof is a 3-bay pitched roof with gable end comprising a main central bay making up the majority of the building with two subservient bays. The gable ends include simple geometric decoration. The roof is clad in green terracotta Roman tiles with green half-round tiles to the gable edge and is penetrated by a pointed arch chimney servicing the living room fireplace (Figure 24). The roof also features inset dormer-style roof projections in the two end bays, with 6+6 pane timber framed double hung windows. The original plans included concealed guttering, however, photos of the site indicate that additional guttering has been installed to the eaves soffits.

Windows on the ground floor level are arranged symmetrically on the main (eastern) façade, with groups of three windows, comprising 4+4/6+6/4+4 timber double hung sash windows, servicing the main rooms and 6+6 double hung sash windows to the two two-storey end bays and ground floor level maids room.

The rear (western) elevation features fewer window openings, mostly servicing the circulation areas such as the tall decorative leadlight to the stairwell and first floor level hallway, and the ground floor level servery. The western elevation also included a decorative leadlight highlight window to the main bedroom above the dressing nook.

The northern elevation includes ground floor level 4/4+6/6+4/4 window groups, and originally included an open sleep-out that has been glassed in. The southern elevation has no obvious window openings and one simple wooden door.



Figure 22: View of the northern end of the Wyuna Road (eastern) elevation of the dwelling.



Figure 23: View of the site from the south-east, over the driveway servicing 26 Wyuna Road.



Figure 24: Aerial view of the green tiled roof with pointed arch chimney, c.2019. (Source: <https://www.realestate.com.au/sold/property-house-nsw-point+pipe-126795202>)



Figure 25: View of the decorative entry arch, with carriage light above, string course and bathroom/w.c. openings at first floor level above.



Figure 26: View of the entry gates with doors and fanlight/sidelights beyond



Figure 27: View of the fanlight detail



Figure 28: Sidelight detail



Figure 29: View of ground floor level window grouping 4 + 4/6 + 6/4 + 4



Figure 30: View of the northern elevation, with glassed-in sleepout at the first floor level.



Figure 31: View of original concrete grille to the lower level store/laundry.



Figure 32: View of entry door to lower ground floor level and ground floor level sitting room above



Figure 33: Rust staining and biological growth on the external wall



Figure 34: Staining and biological growth on the external wall

4.4 30 Wyuna Road – Interior

The interior of the dwelling features many original elements which are as specified in the original Building Application. The majority of rooms feature decorative patterned plaster cornices and single panel timber doors with differing levels of decoration depending on the use of the room. Key rooms such as the living room and master bedroom include integrated moulded light fittings (Figure 43, Figure 44) and rooms feature skirtings and architraves throughout. The master bedroom also features original joinery to the built-in dressing table and cupboards, and decorative leadlight with Moorish motif. The curved wrought iron balustrading to the curved main staircase and brick fireplace with decorative surround are key features of the interior and are design features that are characteristic of Gilling's work.

The bathrooms have had minor modifications, including new fixtures and fittings, but are generally original in their layout and with much of the original finishes and fittings extant. The kitchen retains its tiled dado and purpose designed refrigerator niche despite the interiors likely having been updated in the late 20th century. Carpet is present throughout the dwelling, excluding bathrooms and kitchens which feature tiles and vinyl flooring. The specifications for the original dwelling indicate spotted gum flooring to the entry hall and living room and cypress pine flooring throughout, which may remain beneath the current carpeted finish.⁵³ The interior joinery has been painted white. The Mediterranean design influence is found in the columns which are repeated in the sitting room and in the fireplace surround.

⁵³ Specifications, Building Application BA1941/9.



Figure 35: Internal view of the entry door, leadlight elliptical fanlight and decorative leadlight sidelights with plant motif.



Figure 36: Leadlight side light detail, interior view.



Figure 37: Main stair, with niche in the wall.



Figure 38: View of main stair, with leadlight opening visible.



Figure 39: Stairwell decorative leadlight opening.



Figure 40: Main stair decorative wrought-iron balustrade.



Figure 41: Detail of niche to main stairwell.



Figure 42: Detail of main stairwell curved base.



Figure 43: Decorative cornices and lighting in the main living room.



Figure 44: Moulded lighting and decorative cornices.



Figure 45: View of the original fireplace, including herringbone brickwork and moulded columns.



Figure 46: Detail of the mantle and moulded column.



Figure 47: View of the internal columns between living and sitting rooms. Figure 48: Detail view of the column with "tower of the winds" capital.



Figure 49: Internal arched opening with servery beyond.



Figure 50: 6+6 windows to kitchen.



Figure 51: Original tiled refrigerator nook.



Figure 52: single 6 + 6 window to ground floor level.



Figure 53: Interior single panel moulded timber door, likely original.



Figure 54: Curved shower cubicle.



Figure 55: Internal bathroom finishes. Floor tiles are as per specifications.



Figure 56: Bathroom window with scalloped corners and tiled surround, likely original.



Figure 57: Jewel-headed taps and decorative spouts to bath, likely original.



Figure 58: The two decorative windows to the bathroom, the remainder of the group of 3 decorative windows to the street frontage.



Figure 59: decorative window to first floor w.c., one of the group of three central decorative window openings on the street elevation.



Figure 60: Master bedroom.



Figure 61: Built-in dressing table with leadlight window and overhead light, master bedroom.



Figure 62: Moorish motif leadlight hopper window above the dressing table.



Figure 63: Decorative overhead light to dressing table alcove.



Figure 64: Integrated lighting to master bedroom.



Figure 65: Opening from first floor level master bedroom to former sleepout.



Figure 66: North elevation glassed openings to former sleepout. Original cross-bars still extant.



Figure 67: Built-in cabinetry in the former sleepout. The slight angle of the floor and flashing indicates the former exposed nature of the space.



Figure 68: First floor level stair hall, looking south toward the shower room.



Figure 69: View down the main stair from the first floor level.



Figure 70: 4+4/6+6/4+4 window to first floor level bedroom 2 stair hall, looking south toward the shower room.



Figure 71: single panel door to bedroom 2.



Figure 72: First floor level laundry chute.



Figure 73: 6+6 window to bedroom 3.



Figure 74: First floor level shower room.

4.5 Moveable heritage items

There is no indication that the site features any items of moveable heritage.

4.6 Setting

The dwelling house at 30 Wyuna covers much of the site area, and is placed toward the curved southern end of the site. The footpath reserve between the property boundary and the Wyuna Road carriageway to the east of the site is deep, with a steep gradient. This footpath reserve is heavily vegetated with established and substantial trees and understory vegetation. The elevated nature of the site and the vegetation in the council footpath reserve, combined with the light external finishes, give the building the impression of floating above the street and in the canopy.

Significant views of the dwelling house are mainly available from Wyuna Road looking up from the roadway below to the north over the driveway of 26 Wyuna, and looking up and westward through the vegetation. Significant views of the site are also available from the neighbouring residential flat buildings to the northwest and west of the site, which mostly look down on the green roof and over the site to the views beyond. Significant views of the existing garage entry are only available from street level opposite the site due to the inset nature of the entry and the existing vegetation.

4.7 Intactness

The Inter-war style dwelling house at 30 Wyuna Road, Point Piper is very intact when compared with the original approved plans and specifications on Council's file and historic photos of the site. It retains many of its original elements. Therefore making it a substantially intact example of an Inter-war Mediterranean style dwelling house designed by F. Glynn Gilling. It retains its original rendered brickwork exterior and plastered interior, green Roman tile roof, timber framed window arrangements, decorative leadlight elements including fanlight and side lights to the dwelling entry, stair and balustrade arrangements, interior bespoke joinery including the dressing table to bedroom 1, original wrought iron balustrade to the distinctive curved main stair, original timber framed double hung windows, original single panel interior doors and original first floor level main bathroom and w.c. arrangements, including curved shower element, with most of the wall tiling, fittings and fixtures extant. In the kitchen, the tiled refrigerator nook survives, as does the laundry chute. Interior decorative elements such as the "tower of the winds" columns, decorative cornices, and integrated lighting have also been retained.

The sandstone base of the building is intact, with the original elements such as the cement grille to the original laundry room still extant.

4.8 Condition

The Interwar Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is in good condition. There are some areas on the exterior that appear to be in fair condition and require maintenance such as the eaves and gutters and exterior paintwork, however, the finishes appear intact and sound. The interior is generally in good condition, and the sandstone base course and garage appear to be generally in good condition.



Figure 75: The subject site as viewed from the driveway of 26 Wyuna (left of picture) to the south of the site.



Figure 76: Subject site as viewed from the east at street level.



Figure 77: View of damage to eaves likely from gutter failure/overflow.



Figure 78: Sandstone base is generally in good condition.

4.9 Alterations and additions

A search of Council's records indicates that there has been no building applications or development applications made for the site since its construction, with the exception of the development application DA2019/252 which is currently under assessment. The development application was lodged on 12 July 2019 and the assessment was not finalized at the time of writing. The site has undergone some minor changes over time, including the enclosure of the

first floor level northern elevation sleep out, carpeting throughout, and minor changes to internal finishes in the kitchen and bathroom. However, these changes do not diminish the appreciation of the original layout.

Figure 79 to Figure 81 clearly demonstrate that the layout of the of the dwelling house remains largely untouched from its original design.

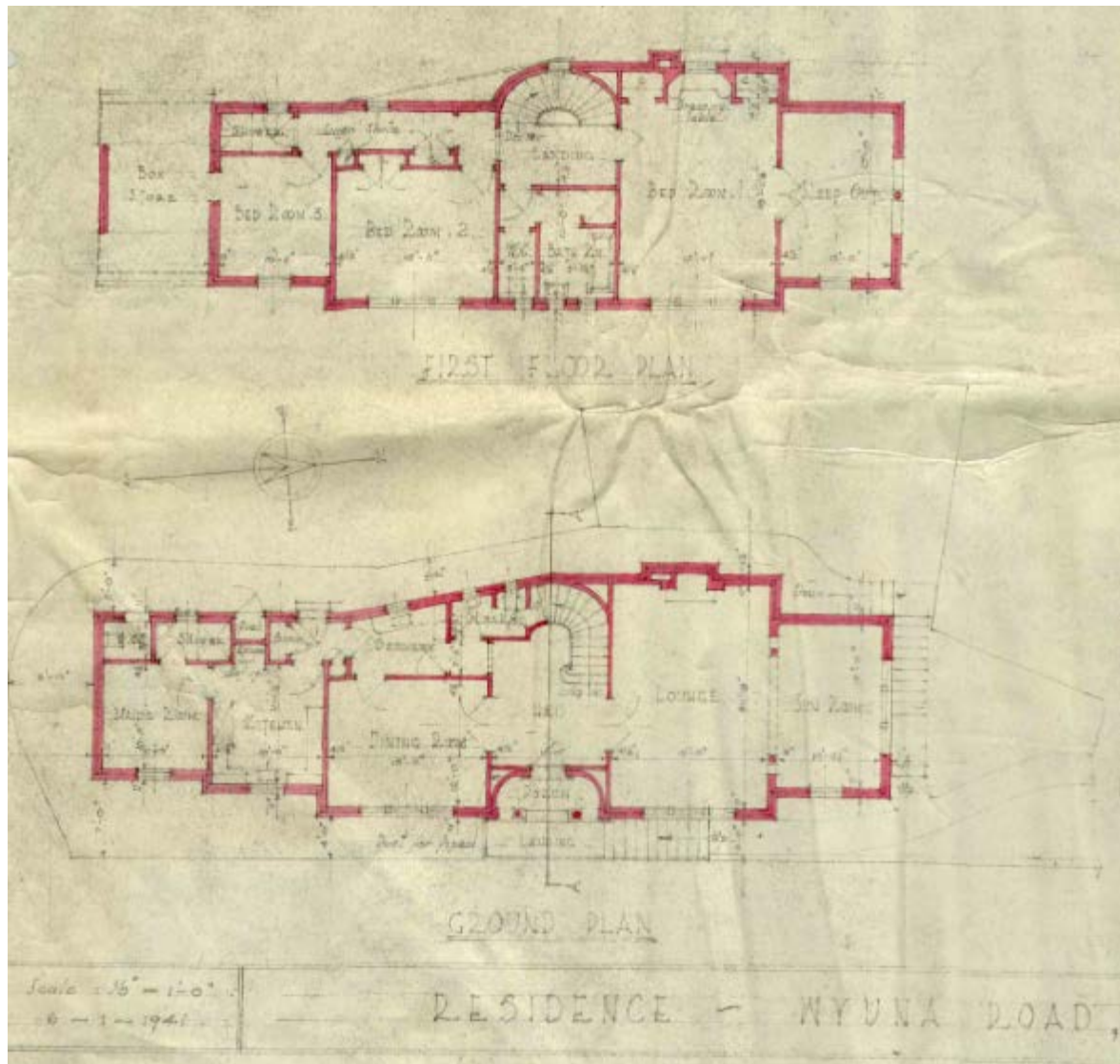


Figure 79: 1941 plan of proposed dwelling house at 30 Wyuna Road, Point Piper (Source: WMC)

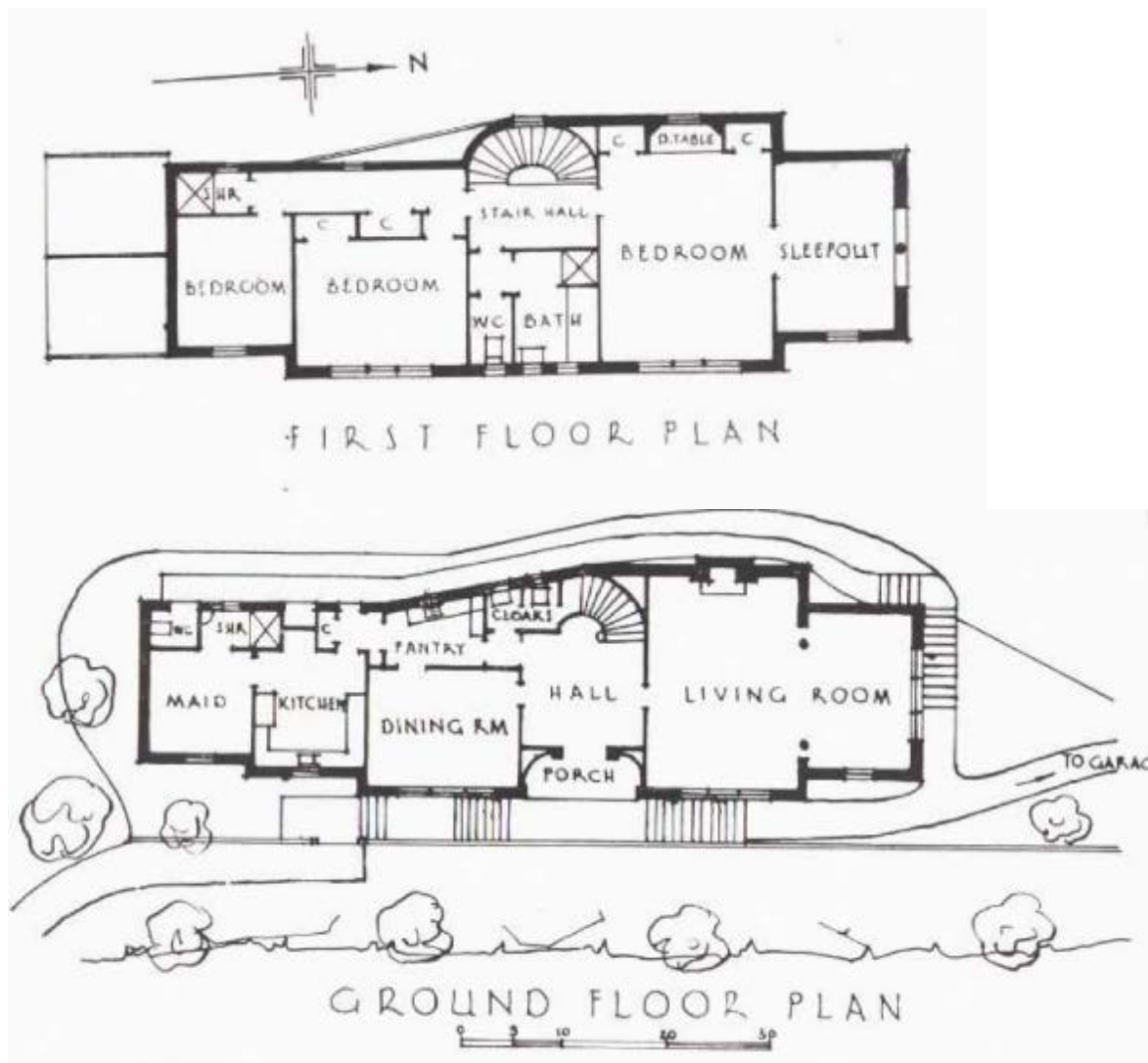
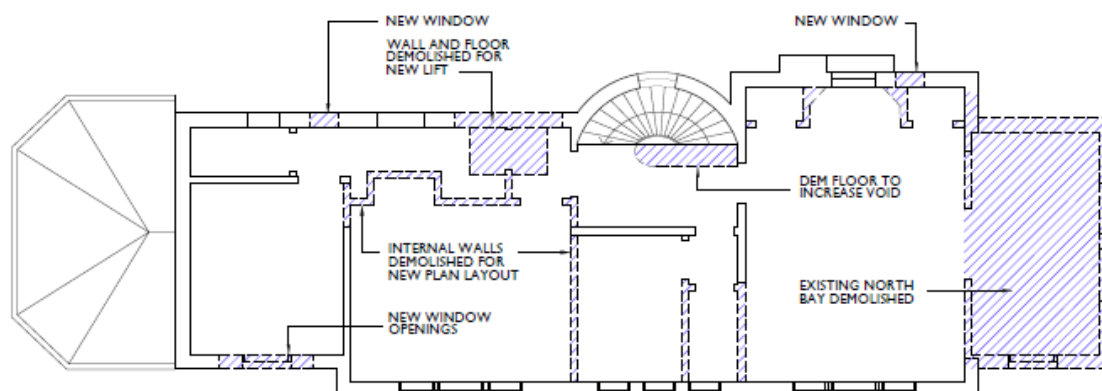
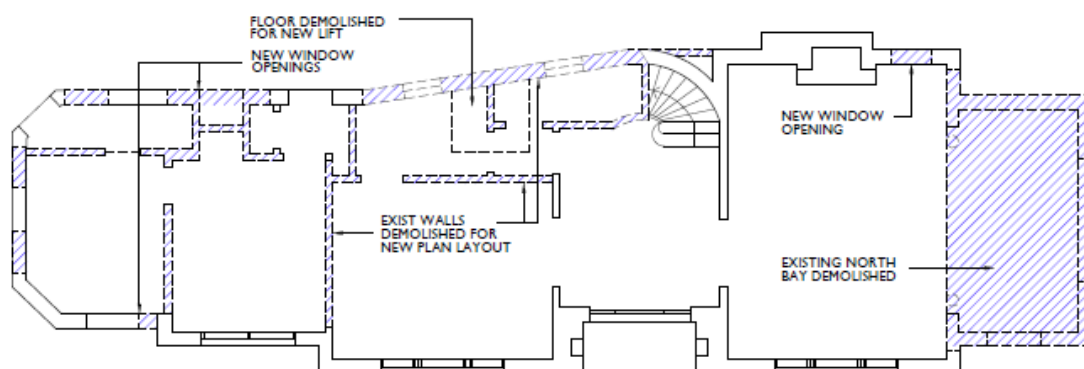


Figure 80: Floor plans, 30 Wyuna (identified as 4 Wyuna), c.1950s. (Source: *Domestic Architecture in Australia* p.78)



04 First Floor Plan
showing demolition



03 Ground Floor Plan
showing demolition

0 1 2 3 4 5m

Figure 81: Current layout, ground and first floor level. Source: Demolition plan, DA2019/252

Part 5 Comparative analysis

5.1 Introduction

This section provides a comparative analysis of Inter-war Mediterranean style dwelling houses designed by F. Glynn Gilling (Joseland & Gilling) in the Woollahra LGA, and greater Sydney area.

Comparative analysis is important in understanding how a place may meet criteria (f) and (g) of the *NSW Significance Assessment* criteria. These two criteria relate to whether a place is significant because it is rare or significant because it is a good example of a common type of place. The two criteria are:

Criterion (f) an item possesses uncommon, rare or endangered aspects of NSW's or of the area's cultural or natural history; and

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

Addressing these criteria assists in understanding the heritage values of a place in the Woollahra context and the broader context of the history of New South Wales.

5.2 Heritage listed works of F. Glyn Gilling

There are two State significant sites associated with Joseland & Gilling, being 1) the commercial building being the former ANZ Bank building at 2 Martin Place where Joseland & Gilling designed the c.1950s additions [SHR 00085], and 2) the Inter-war Georgian Revival style dwelling house which forms part of the Wynstay Estate at Mount Wilson [SHR 01520], which was constructed to the design of Joseland & Gilling c.1920.⁵⁴ The 'Wynstay' residence is described in the State Heritage Inventory [SHI 5044800] as "a two storey, face sandstone building designed by Joseland & Gilling architects in the Inter-War Georgian Revival style. The original integrity and fabric of the building is superb."⁵⁵

A search of the State Heritage Inventory online database indicates that there are 22 entries listed by Local Government Agencies where F. Glynn Gilling or Joseland & Gilling are attributed as designer/maker. Of these, one entry is for a Heritage Conservation Area where Gilling is identified as one of the contributing architects. Other listed buildings known to have been designed by Gilling but not attributed Gilling in the State Heritage Inventory have been included, where known.

Additional examples of F. Glynn Gilling's work are identified on the Australian Institute of Architects Heritage Register. Examples of Gilling's work are generally clustered in the eastern suburbs and north shore of Sydney. The following three tables outline the statutory and non-statutory heritage listed buildings designed by Gilling in the Sydney region. Table 1 identifies sites included on statutory heritage registers where Gilling is identified as the designer, Table 2 identifies Gilling buildings listed on the non-statutory Register of The National Estate, and Table

⁵⁴ State Heritage Inventory - Wynstay Estate [SHR 01520], <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5044800>

⁵⁵ State Heritage Inventory - Wynstay Estate [SHR 01520], <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5044800>

3 identifies Gilling buildings listed by the Australian Institute of Architects Register of Significant Buildings.

Table 1: Gilling buildings included on statutory heritage lists in Greater Sydney

Name	Address	Significance	Listing
Wynstay	68-78 The Avenue, Mount Wilson	State	State Heritage Register [SHR 01520]
"National Building" Including Interior	248A-250 Pitt Street, Sydney	Local	Sydney Local Environmental Plan 2013
Amberleigh Manor	30 Billyard Avenue, Wahroonga	Local	Ku-Ring-Gai Local Environmental Plan 2015
Audley (1935)	37 Bangalla Street, Warrawee	Local	Ku-Ring-Gai Local Environmental Plan 2015 Art Deco Society (non- statutory) AIA
Bonnington - house, sandstone retaining wall and fences, fig tree	8 Victoria Road Bellevue Hill	Local	Woollahra LEP
Elizabeth Bay and Rushcutters Bay Heritage Conservation Area	Conservation Area	Local	Sydney LEP
Flat Building "Cahors" Including Interior	117 Macleay Street Potts Point	Local	Sydney LEP Art Deco Society of NSW
Former "Colonial Mutual Life Building" Façade	10A-16 Martin Place, Sydney	Local	Sydney LEP
Former Warehouse "Harry Lesnie Pty Ltd" Including Interiors	47-49 Murray Street, Pyrmont	Local	Sydney LEP
House, gardens	19 Gilliver Avenue, Vaucluse	Local	Woollahra LEP
House, gardens	25 Eastbourne Road, Darling Point	Local	Woollahra LEP
Item	142 Mona Vale Road, St. Ives	Local	Ku-Ring-Gai LEP
Lady Gowrie Retirement Village (Formerly Burnham Thorpe) (1936- 37)	10 Edward Street, Gordon	Local	Ku-Ring-Gai LEP RAIA
Lenana - residential flat building, iron gateposts and gates	1 Rosemont Avenue, Woollahra	Local	Woollahra LEP
Old Parsonage, (The)	20 Church Street, Burrawang	Local	Wingecarribee LEP
Pevensey	21 Ada Avenue, Wahroonga	Local	Ku-Ring-Gai LEP
Potts Point Heritage Conservation Area	Conservation Area	Local	Sydney LEP
Rothiemay	35 Fox Valley Road, Wahroonga	Local	Ku-Ring-Gai

Name	Address	Significance	Listing
Sherland Lodge - house and grounds	16 Kent Road, Rose Bay	Local	Woollahra LEP
St Augustine's Anglican Church	75 Shellcove Road, Kurraba Point	Local	North Sydney LEP
St Luke's Hospital Group including buildings and their interiors, sandstone gates, pillars and grounds	16-20 Roslyn Street, Elizabeth Bay	Local	Sydney LEP
Throlze - house, stone retaining wall	1 Victoria Road, Bellevue Hill	Local	Woollahra LEP
Villa D'Este - house, stone retaining wall	1A Victoria Road, Bellevue Hill	Local	Woollahra LEP
House and interiors, stone works, gardens	1 Fisher Avenue, Vaucluse	Local	Woollahra LEP
"West Tarring", dwelling house	49 Fox Valley Road, Wahroonga	Local	Ku-Ring-Gai LEP
"Rothiemay"	35 Fox Valley Road, Wahroonga	Local	Ku-Ring-Gai LEP

Table 2: Gilling buildings listed on the Register of the National Estate

Name	Address	Place ID
Audley (1935)	37 Bangalla Street, Warrawee	15869
Redleaf	8 Redleaf Avenue, Wahroonga	19422
Residence	1 Fisher Avenue, Vaucluse	100549
The Turkish Bath	68-78 The Avenue, Mount Wilson	102182

Table 3: Gilling buildings listed by the Australian Institute of Architects Register of Significant Buildings

Name	Address	AIA Register of Significant Buildings No.
Lady Gowrie Red Cross Home (1937)	10 Edward Street, Gordon	4700766
Audley (1935)	37 Bangalla Street, Warrawee	4700892
Woodside (1930)	60 Stanhope Road, Killara	4702350
Whit-Hame (1939)	12 Bangalla Street, Warrawee	4702947
Offices, W D & H O Wills Tobacco (1926)	Raleigh Park, Todman Avenue, Kensington	4700774
House (attributed to, undated)	154 The Boulevarde, Strathfield	4702215
Cahors Apartments (1936)	117 Macleay Street, Potts Point	4700829
ANZ Bank and Offices (1965)	68 Pitt Street, Sydney	4702928

ANZ Bank (1967)	11 Hall Street, Bondi	4702714
Former Wollongong Teacher s College (in conjunction with NSW Government Architect, 1965)	Wollongong	4703101
Throlze (Formerly Daingeen, c1935)	1 Trahlee Road, Bellevue Hill	4700699
Villa D'Este (1937)	1A Victoria Road, Bellevue Hill	4700700
Cotway (demolished, 1937)	3A Victoria Road, Bellevue Hill	4700701
House (1935)	6 Graylind Place, Vaucluse	4700878
Lenana Flats (1935)	1 Rosemont Avenue, Woollahra	4700896


During the course of the research undertaken as part of this assessment, a book on the works of F. Glynn Gilling was found, published circa 1950s. *Domestic Architecture in New South Wales: Illustrating the works of F. Glynn Gilling* by E. Lindsay Thompson features approximately 40 examples of the works of Gilling, most of which are located in the eastern suburbs or north shore. Items that are heritage listed are considered in the comparative analysis, with extant unlisted known Gilling buildings included where relevant. It is noted that many of these examples are not listed heritage items and remain unprotected.

The research conducted as part of this assessment also indicates that there are other buildings which may have been designed by F. Glynn Gilling, such as the heritage item at 142 Mona Vale Road St Ives which notes "F.G. Gillings?" as the designer/maker, and other buildings which exhibit design elements consistent with Gilling's attributed works. However, further investigation into these buildings to confirm the nature of his involvement is outside the scope of this assessment.

5.3 Works of F. Glynn Gilling in the Greater Sydney Region

The following comparative analysis examines a sample of heritage listed Inter-war Mediterranean style dwelling houses designed by F. Glynn Gilling in the Sydney region, which are listed on the NSW SHR, and various LEPs. The purpose of this comparative analysis is to gain an understanding of other comparable dwelling houses built in the same period and style as the dwelling house at 30 Wyuna Road, Point Piper.

Table 4 Comparative analysis of F. Glynn Gilling's domestic architecture

Site	Significance and contribution	Images
<p>"Wynstay"</p> <p>68-78 The Avenue, Mount Wilson</p>	<p>Wynstay is located at Mount Wilson in the Blue Mountains. The Inter-war dwelling house forms part of the item of State significance listed on the State Heritage Register [SHR 01520]. The site is listed as an item of State significance on the Blue Mountains LEP 2015 [Item MW001] as well as on the non-statutory heritage register of the National Trust [3507, 3511, 3513, 3514] and the Register of the National Estate [Interim - 101382; 101181].</p> <p>Statement of Significance <i>The Wynstay Estate, settled c. 1875 by Richard Wynne and comprising the original cottage, Old Wynstay, The Stables, The Turkish Bath, The Lodge, Wynstay residence and a large area of picturesque gardens, represents an early and highly intact Hill Station landscape estate with a remarkable collection of buildings in diverse architectural styles and a rich collection of plantings befitting Wynne's vision of an English park.</i></p> <p><i>Wynstay has aesthetic significance as its character, planning, and the quality of the architecture and landscaping unashamedly and deliberately seeks to establish the qualities of affluence and opulence; a private 'retreat'. The architectural styles, use of materials and the functionality of the buildings, along with the rich plant collection from trees, to shrubs, perennials, climbers and bulb layers successfully create an idealised, romantic and sometimes fanciful recreation of an English rural estate.</i></p> <p><i>Wynstay has historic significance to the locality as one of the early European hill station properties on Mount Wilson and is rare as a relatively intact, large original hill station remaining in the same original family's ownership. Of particular importance is the presence of the first Gothic style cottage built by Richard Wynne, the larger Victorian cottage 'Yarrowa' / 'Old Wynstay', and the 1923 sandstone house that demonstrate progressive development of the site by the</i></p>	 <p>Figure 82: 'Wynstay', designed by Joseland & Gilling and constructed c.1920. (Source: S Read, Heritage Division OEH, date unknown.)</p>

Wynne family from the late 19th to the early 20th century. The garden elements such as the stone and wrought iron gates, crenellated rubble dry stone walling and stables, Turkish Bath House and collection of specimen trees, avenues, dell and sunken garden demonstrate extraordinary richness rare in gardens of this period. (National Trust, 1994, modified, Read, S., 2004)

Wynstay has historic significance due to its association and establishment by Richard Wynne, a prosperous merchant who became a prominent citizen of Victorian Sydney, whose descendants continue ownership of the property. (Register of National Estate (from nominators), modified Read, S., 8/2004).

Comparative analysis

The Inter-war Georgian Revival dwelling house at Wynstay exhibits the restrained formality and exterior characteristics key to its style. In the significance assessment, Wynstay is identified as having aesthetic significance as a “handsome, robust example of inter war Georgian Revival architecture, designed by the prominent Sydney architectural firm, Joseland & Gilling” and includes design elements consistent with their the designs of this time, including the use of symmetry in the design and 12 pane double hung sash (6+6) windows.

Amberleigh Manor

30 Billyard Avenue,
Wahroonga

Amberleigh Manor is located in Wahroonga and is identified as an item of local heritage significance in the Ku-ring-gai LEP 2015 (Item No. 827). The SHI does not offer a Statement of Significance for the site, however, the information available suggests that the dwelling house is a substantially intact two storey face brick dwelling house with brick quoins that exhibits design elements of the Interwar Georgian Revival style of the 1940s including symmetry and order in arrangements, quoins⁵⁶, round-headed windows to ground floor and colonnade with classical columns. The dwelling house features a formal garden setting (Figure 83) including sandstone flagging with key vistas to the formal garden available from the formal lounge and entrance hall.

Comparative analysis

Amberleigh Manor is likely to have been constructed in the 1940s and is finished in face brick and is of a larger, grander scale than the subject site, set on expansive grounds. Amberleigh includes elements similar to 30 Wyuna Road architecturally, including the decorative sweeping staircase (Figure 85) and curved elements including entry portico. The dwelling also shares the upper floor level window arrangements, though the lower floor arched windows differ from the subject site.



Figure 83: Formal gardens at Amberleigh. (Source: <https://www.realestate.com.au/sold/property-house-nsw-wahroonga-109783996>)



Figure 84: Amberleigh front elevation. (Source: *ibid*)

⁵⁶ **Quoin** The external angle or corner of a building, particularly when emphasised or decorated. Blocks forming such angles are called *quoin-stones* or *quoin-bricks*. Source: *Identifying Australian Architecture*, p.283.



Figure 85: Curved stair at Amberleigh. (Source: ibid)

**Rothiemay/
Rothiemore
(1939)**

35 Fox Valley
Road,
Wahroonga

Rothiemay (Figure 86) is located in Wahroonga and is identified as an item of local heritage significance in the Ku-Ring-gai LEP 2015 (Item No. I916) (SHI 1880087).

Statement of significance "Reasons for listing; cultural, social, architectural, state significance."

The 2015 Statement of Heritage Impact provides the following summary of heritage significance for Rothiemay:

"Rothiemay is an impressive Inter-War Mediterranean house designed by F. Glynn Gilling, responding to the Hollywood fashions of the late 1930s. It has planning, design and detailing characteristics that are similar to Gilling's best domestic works. The asymmetrical entry façade contrasts with the grander, near-symmetry of the garden front with its curved bay and Roman Doric terrace. The main interior space is the curved stair hall that leads to other major spaces with outwardly focused curved walls. The house remains on its original allotment subdivided in 1896. The house was built for Herbert Field Jnr, nephew of Thomas A Field,



Figure 86: Rothiemay following restoration, 2017. (Source: NBRsArchitecture.com)

grazier and meat industrialist who built Mahratta nearby for himself. The gardens retain a driveway and mature planting from the early period, a geometric terrace at the rear built by later owner in the 1950s and a remnant of blue gum high forest at the north of the site.”⁵⁷

Comparative analysis

“Rothiemay” is of a similar overall architectural style as the interwar dwelling house at 30 Wyuna Road Point Piper, but is of an entirely different scale, being set on expansive grounds in the upper north shore. The two houses share a consistent design language that includes pointed arch chimneys, formal entry and use of decorative columns, the Moorish decorative motif in some of the windows, use of decorative leadlight glazing, 6+6 double hung windows at upper level and grouped 4+4/6+6/4+4 at ground floor level, internal arched openings (Figure 88) and glazing arrangements and use of shutters. The two buildings share a curved internal stair with wrought iron balustrading, however, Rothiemay has been restored to a timber stair finish (Figure 87).



Figure 87: Main stair with decorative balustrade and arched leadlight window. (Source: NBRSArchitecture.com)



Figure 88: Internal arched openings. (Source: NBRSArchitecture.com)

⁵⁷ NBRS and Partners, 2015, *Statement of Heritage Impact: Rothiemay 35 Fox Valley Road, Wahroonga*. Accessed via Ku-ring-gai Council DA tracker.

Audley

37 Bangalla
Road,
Warrawee

“Audley” is located in Warrawee and is identified as an item of local heritage significance in the Ku-ring-gai LEP 2015 (Item No. I1021), the Royal Australian Institute of Architects (NSW Chapter) List of 20th Century Buildings Of Significance, and in the Register of the National Estate (Place ID. No. 15869).

Statement of significance

Audley is a major example of the fashionable mixture of Georgian Revival and Mediterranean style features which occurred in domestic architecture during the 1930s under the influence of figures such as William Hardy Wilson and Professor Leslie Wilkinson. It has high technical and architectural quality and is generally unaltered externally (Criterion F.1). It is an example of the work of Joseland and Gilling, a noted Sydney firm of architects of that time (Criterion H.1). It shows the latter end of the tradition of large, stylistically conscious villas of the wealthy bourgeoisie which were prominent in the development of the upper north shore between the coming of the railway (1892) and World War Two and whose prominence has declined in the more recent decades because of rising property values and the saturation of development (Criterion A.4).⁵⁸

Comparative analysis

Audley is defined in the Dictionary of Sydney as a “mix of Georgian Revival and Mediterranean styles”.⁵⁹ Audley shares the green terracotta tile roof with 30 Wyuna Road, Point Piper. Other shared design elements include pointed arch chimneys, 6+6 windows with timber shutters, use of curved elements, decorative wrought iron, formal entry and use of decorative columns. The historic photos of the site indicate that the two buildings share a sweeping main stairway with decorative wrought iron balustrading. Built on a hillside in a prominent corner location, Audley includes the use of rock-faced sandstone base course to accommodate the site topography. While Audley is of a larger scale than the subject site due to its location on a large suburban allotment, it still displays characteristics and a design language that is consistent with 30 Wyuna Road.



Figure 89: “Audley” as viewed from Warrawee Avenue. (Source: Google Maps, 2013)

⁵⁸ Australian Heritage Database, *Audley*, c.1988 (Item 15869)

⁵⁹ *Audley*, n.d., <https://dictionaryofsydney.org/building/audley>



Figure 90: "Audley", Warrawee c.1950s. (Source: Domestic Architecture in Australia, p 98)

5.4 F. Glynn Gilling works in Woollahra LGA

The following comparative analysis examines a selection of known examples of Inter-war Mediterranean style dwelling houses designed by F. Glynn Gilling in the Woollahra LGA, which are listed under Part 1 of Schedule 5 of the Woollahra LEP 2014. The purpose of this comparative analysis is to gain an understanding of other comparable examples of Gilling's works within the municipality built in the same period and style as the Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper.

Table 5: Comparative analysis of Gilling Houses in Woollahra LGA

Site	Significance and contribution	Images
<p>Villa d'Este</p> <p>1A Victoria Road, Bellevue Hill</p>	<p>Villa d'Este is identified as an item of local heritage significance in the Woollahra LEP 2014 (Item No. 42).</p> <p>Statement of significance</p> <p><i>'Villa d'Este' is a sophisticated example of the Inter War Mediterranean architectural style. It retains a high degree of associational historic significance as an outstanding and intact example of work of the architect F Glynn Gilling. The building appears not to have been significantly altered since its construction in 1930 and has retained a high degree of original fabric. This provides for a high level of aesthetic and moderate degree of technical significance, for its ability to demonstrate Gilling's design, detailing and construction techniques in the Inter War Mediterranean architectural style.</i></p> <p><i>1a Victoria Road demonstrates a high level of social significance through its listing by a number of special interest groups.</i></p> <p><i>The house has a moderate degree of historical significance for its association with the original Cranbrook Cottage, the home of John Horbury Hunt. The listing of this building by a number of special interest groups indicates a relatively high level of social significance.⁶⁰</i></p> <p>Comparative analysis</p> <p>Villa d'Este is a fine example of an inter-war Mediterranean style dwelling house designed by F. Glynn Gilling. It was designed in 1927 and constructed in 1930 and although the buildings are different in size and level of decoration, Villa d'Este features many of the same design elements as 30 Wyuna Road, including pointed arch chimney, 6+6 double hung timber windows, pointed arch glazing bars to</p>	 <p>Figure 91: 1A Victoria Road – View from New South Head Road (undated). (Source: OEH https://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=2711464#ad-image-0)</p>

⁶⁰ OEH, 2004. *Villa d'Este - house, stone retaining wall*, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2711464>

decorative windows, Moorish motifs, sleep out, and arched garage entry door set at street level in a stone retaining wall. Both are very intact examples of this style of dwelling house and the differences in the degree of decoration can be attributed to the timing of their design, with Villa d'Este being designed in 1927 and 30 Wyuna Road being designed in a more austere time.



Figure 92: Entrance porch, Villa d'Este. (Source: *Domestic Architecture in New South Wales* p. 28)

'Throlze'
(formerly
'Daingeen')

1 Victoria Road,
Bellevue Hill

'Throlze', formerly known as 'Daingeen' is identified as an item of local heritage significance in the Woollahra LEP 2014 (Item No. 61).

Statement of significance

'Daingeen' is one of a group of Inter War Mediterranean style houses built in the Woollahra area and retains a high degree of associational historic significance as an example of the Mediterranean style of work practised by the architect F Glynn Gilling. The building contains a moderate degree of aesthetic significance through his use of the fashionable Mediterranean style, made popular through contact with Hollywood. The building contains a moderate level of technical significance for its ability to demonstrate detailing associated with the Mediterranean style

The building has a moderate level of historical association with the Packer family, as the home of Mrs Ethel Packer after the death of her husband, Robert Clyde Packer.

'Daingeen' has a moderate level of social significance demonstrated by its listing by a number of special interest groups.



Figure 93: View of Throlze/Daingeen from New South Head Road. (Source: Google Street View)

This site contains a moderate degree of historical significance as it was originally part of a larger block containing 'Cranbrook Cottage', the home of John Horbury Hunt from 1873 till 1902. This building was demolished in 1925.⁶¹

Comparative analysis

'Daingeen' was constructed in 1936 and is a good example of the Inter War Mediterranean style, despite having been altered in terms of its paint finish and the addition of an entry portico. The building as originally designed share some similar architectural stylistic elements, including arched openings, timber shutters, and a curved main stair. The finishes were originally consistent with the subject site, however, the site has since been painted in an unsympathetic colour. Interiors were not able to be viewed as part of this assessment.

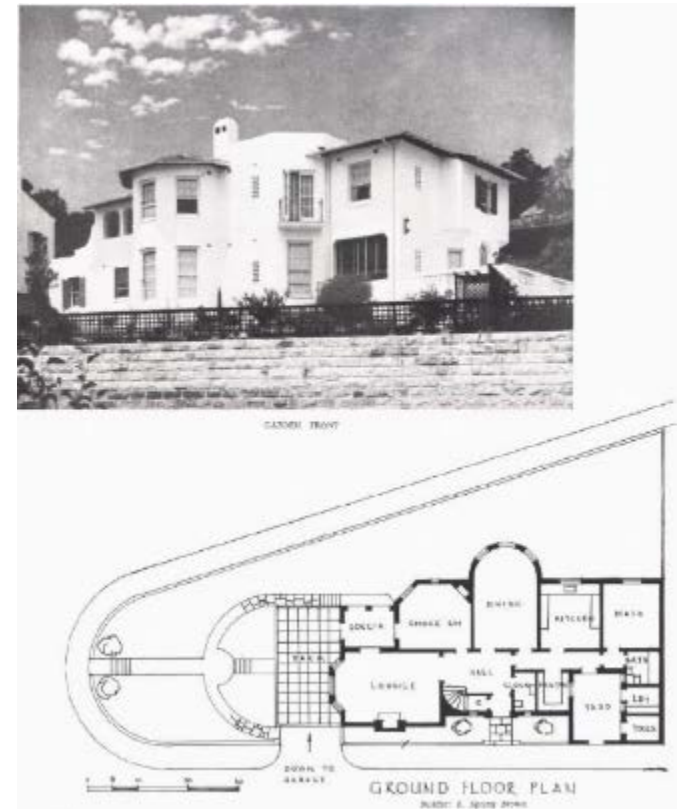


Figure 94: "Daingeen", Bellevue Hill. The home of Mr & Mrs R. F. Higgs', c.1950. (Source: *Domestic Architecture in Australia* p. 46)

⁶¹ OEH, 2004. *Throlze - house, stone retaining wall*

Vue-de-la-Cote
19 Gilliver Avenue, Vaucluse

The house and gardens at 19 Gilliver Avenue, Vaucluse is identified as an item of local heritage significance on the Woollahra LEP 2014 (Item No.360).

Statement of significance

'Vue de la Cote' is an outstanding and relatively intact example of Hollywood inspired Mediterranean style architecture with some Moorish decorative features. The house is visually prominent from the public domain of Gilliver Avenue.

The house demonstrates a high degree of associational historic significance as an example from the Inter War Mediterranean Style as practiced by Joseland and Gilling

*'Vue-de-la-Cote' retains a high degree of aesthetic significance as an intact example of Inter-War Mediterranean style of architecture, as practised by Joseland & Gilling, which became popular in the Eastern suburbs during the Inter War period. 19 Gilliver Avenue, Vaucluse, contains a moderate degree of technical significance through the opportunity to research methods of Inter War detailing first hand. The listing of this building by a special interest group indicates a moderate level of social esteem.*⁶²

Comparative analysis

19 Gilliver Avenue, Vaucluse, is an extravagant example of the Inter-war Mediterranean style popularised in Hollywood that differs from the subject site in its flamboyant detailing but nonetheless features materials and finishes that are consistent with the subject site. There are similarities in the detailing of the fireplace and mantle, Moorish design elements, use of wrought iron balustrading to the curved stair, use of niches, use of decorative columns, internal arched openings, response to the sloping site and use of sandstone base, and use of sandstone flagging in the landscaped setting.



Figure 95: 19 Gilliver Avenue, Vaucluse c.2017. (Source: <https://www.realestate.com.au/property/19-gilliver-ave-vaucluse-nsw-2030>)



Figure 96: 19 Gilliver Avenue, Vaucluse c.2017. (Source: <https://www.realestate.com.au/property/19-gilliver-ave-vaucluse-nsw-2030>)

⁶² OEH, 2004. *House, gardens - 19 Gilliver Avenue Vaucluse* (<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2711169>)



Figure 97: Arched openings, wrought iron balustrading to curved stair, and niche.
(Source: WMC)

"Bonnington"

8 Victoria Road,
Bellevue Hill

'Bonnington' is located at 8 Victoria Road, Bellevue Hill and is identified as an item of local heritage significance on the Woollahra LEP 2014 (Item No.64).

Statement of significance

*'Bonnington' is of high associative significance as a fine and relatively intact example of the Inter War Old English style of residential project occasionally practiced by the prominent architect F. Glynn Gilling. The external form and fabric of the building is of exceptional significance as an intact example of the Inter War Old English architectural style, which are to be found scattered about the Woollahra Municipality. The level of intact fabric and detailing, in particular the brickwork, provides 'Bonnington' with a high level of technical significance. The property demonstrates a moderate degree of social significance through its listing by a special interest group"*⁶³

Comparative analysis

While being of a similar era, stylistically the two dwellings are very different. As an example of the Inter-war Old English style, Bonnington's brickwork and timbered exterior treatment and heavy dark-timbered interiors bear little resemblance to the light rendered finishes of the interwar Mediterranean style.

The SHI inventory significance assessment indicates that 'Bonnington' is not representative of the bulk of work produced by the prominent architect F. Glynn Gilling, however, it does contribute to a more complete understanding of the design capability of the architect.



Figure 98: 'Bonnington', c.2018. (Source: <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-129191790>)

⁶³ OEH, 2004. *Bonnington - house, sandstone retaining wall and fences, fig tree*. <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2711468>

**1 Fisher Avenue,
Vaucluse**

The house, stone works, gardens and Scribbly gum at 1 Fisher Avenue Vaucluse are listed as a heritage item of local significance under the Woollahra LEP 2014 (Item No. 345).

The SHI does not provide a summary statement of significance for the site and hence it has not been identified in the SHI database as being by F. Glynn Gilling. Gilling is confirmed as the architect of this building in *Domestic Architecture in Australia*.

This building is identified in *Domestic Architecture* as 4 Fisher Avenue but is identified in Council's system as 1 Fisher Avenue.

Comparative Analysis

The dwelling house at 1 Fisher Avenue was approved under BA32/1941 and is contemporaneous with the subject site.

This dwelling shares many similar design features to the subject site at 30 Wyuna Road, including the inset dormer elements (in this case, round-headed), the pointed arch chimneys, the coloured roof tiles (blue), window arrangements, wrought iron balustrading, wall niches and long arched leadlight window to the sweeping main stair, arched interior openings, and tower of the winds columns.

The dwelling at 30 Wyuna Road is more intact than this example, which has been altered and added to over time, mostly in a manner that sought to be sympathetic but which alters the external presentation of the building and its ability to be recognised as a Gilling design.



Figure 99: Fisher road elevation c. 2018 (Source: <https://www.mcgrath.com.au/buy/house/nsw/eastern-suburbs/vaucluse/275826>)



Figure 100: Sweeping main stair with niche and arched leadlight window c. 2018 (Source: <https://www.mcgrath.com.au/buy/house/nsw/eastern-suburbs/vaucluse/275826>)

327c Edgecliff
Road, Woollahra

The interwar Mediterranean style dwelling house at 327c Edgecliff Road is not an individually listed heritage item, however, it is located in the Woollahra Heritage Conservation Area (C15).

The walls are the deep cream stucco noted in *Domestic Architecture* and the roof is noted as originally being of blue Marseilles tiles. However, these have been replaced with terracotta at some point. Photos of the interiors were not available.

Comparative analysis

The dwelling is of a much grander scale than the subject site, being situated on a large (approx. 1473m²) hatchet-shaped allotment with driveway access to Edgecliff Road. The site shares design elements consistent with 30 Wyuna Road including pointed arch chimneys, curved grand stair with decorative wrought-iron balustrade, first floor level sleep-out, shuttered 6+6 windows at first floor level, arched elements including windows, and window grilles with Moorish motif.

Like the subject site, The building is set into a sloping site and uses a sandstone base to create lower level accommodation.



Figure 101: View of existing dwelling and entry, c.2015. (Source: Statement of Environmental Effects by Vaughan Milligan Development Consulting Pty Ltd)



Figure 102: Rear of 327c Edgecliff Road, Woollahra. (Source: WMC Planning Officer, 7/7/2015)

327d Edgecliff Road, Woollahra

The Inter-war dwelling house at 327d Edgecliff Road is not an individually listed heritage item, though it is located in the Woollahra Heritage Conservation Area (C15).

Comparative analysis

The dwelling differs from the subject site in its external wall finishes, being of face brick, and has been the subject of a 1979 development application that changed some of the interior finishes, introducing some 1970's interior design treatments to the bar area. However, the original fireplace surround with its ornamental columns remains, which appears to be very similar to that of the subject dwelling. The site also shares some 6+6 double hung timber windows and shutters, though photos indicate that some of these windows have been replaced with more modern units. The floor plan does not include curved elements, however, the main stair shares the decorative wrought iron balustrading of the subject site.

It is noted that this dwelling house is the subject of a CDC approved in 2018 for internal alterations which will further erode its intactness.



Figure 103: Rear of 327d Edgecliff Road, Woollahra. (Source: WMC Planning Officer 7/7/2015)

53 Towns Road Vaucluse

The Inter-war dwelling house at 53 Towns Road, Vaucluse is not an individually listed heritage item and is not located within a Heritage Conservation Area. Built by F. G. Woodgate, the building is identified as a Gilling design in *Domestic Architecture in Australia* p.108.

Comparative Analysis

This building was designed on a much grander scale than the subject site, although it uses design language consistent with the subject site. Common features consistent with 30 Wyuna Road include pointed arch chimney, sweeping curved stairway, arched openings, use of decorative columns, use of 6+6 windows to the upper floor level and smooth light rendered walls.

The dwelling house has been the subject of several development applications over time in 2002, 2008, and is the subject of a current development application that was yet to be determined at the time of writing. The building has been heavily modified internally in some



Figure 104: 53 Towns Road, c. 2018. (source: <https://realas.com/property/53-TOWNS-ROAD-VAUCLUSE-NSW-2030-7146282>)

parts, with internal finishes altered. Some of the decorative ground floor openings with pointed glazing bars have survived.



Figure 105: Loggia at 53 Towns Road. (Source: *Domestic Architecture in Australia*, p 108)

69 Kambala Road,
Bellevue Hill

The dwelling house at 69 Kambala Road was approved under BA49/1935. Built by G Edgar, the site is identified as a Gilling design in *Domestic Architecture in Australia* p.72. The site is not a listed heritage item under the Woollahra LEP2015.

Comparative Analysis

This building was designed on a much grander scale than the subject site, and included servant's stair.

Common features with 30 Wyuna Road include pointed arch chimneys, sweeping curved stairway with wrought iron balustrade, arched internal openings, use of columns, leadlight windows, including long arched window to the main stair and decorative bathroom windows. The dwelling house has changed hands multiple times and was sold in 2008, 2010, 2012 and 2014 and it has been modified internally, with internal finishes altered.



Figure 106: Source: Google street view c.2015

It is noted that this dwelling house previously included an original bathroom with green and black colour scheme including tiled bath and vanity and tiled bath alcove which was intact in the 2012 sale photos but has since been updated and the original fabric removed. The house has also been painted externally in a darker grey-brown colour, losing the light finish so intrinsic to Gilling's Inter-war Mediterranean designs.



Figure 107: First floor level bathroom c2010. This bathroom was renovated c.2014 with all fabric lost. (Source: <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-112321111>)

45 Drumalbyn Road, Bellevue Hill

The dwelling house at 45 Drumalbyn Road, Bellevue Hill is not identified as a heritage item under the Woollahra LEP 2014 but is identified as a Gilling design in *Domestic Architecture in Australia* (p.104-6).

Comparative Analysis

Comparable in size and scale but arranged differently due to the different site geometry, the building features sandstone garages at street level, well below the level of the main body of the site in a similar manner to the subject site. The dwelling shares some design elements consistent with the subject site such as the first floor level sleep out, a portion of the window arrangements and use of decorative grilles, although with a geometric rather than Moorish motif, the sweeping curved stair with wrought-iron balustrade, arched internal openings and use of decorative columns.

However, the dwelling has been altered and extended over time at ground and first floor level, with a formal terrace added to the ground floor level street elevation and second garage added at street level which has reduced the intactness of the building. The original planned garden layout has also been lost over time. These changes to the internal and external arrangements have reduced the integrity of the item as a Gilling design.



Figure 108: Front elevation, 45 Drumalbyn Road. (Source: <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-121766330>)



Figure 109: Entry and curved main stair. (Source: <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-121766330>)

14 Dumaresq
Road, Rose Bay

The dwelling house at 14 Dumaresq Road, Rose Bay was approved under BA141/1941 and is not a listed heritage item or located in a heritage conservation area.

Comparative analysis

The information available suggests that in 2008 the building was very intact, and shared many design elements with the subject site, including: pointed arched leadlight window to a curved main stair featuring inset niches, 6+6 double hung windows, louvered shutters, use of decorative columns, smooth light rendered walls, pointed arch chimney and blue tiled roof.

However, a development application (DA) was approved in 2013 (DA2012/190) which, while attempting to use similar design language, involved substantial alterations to internal and external fabric, including the replacement of original chimney, recladding of roof with multi-coloured pantiles, and the addition of new bulk associated with a substantial extension, including a garage element to the street. The resulting scheme substantially alters the overall character of the building so that the ability to recognise the building as a Gilling design is compromised.



Figure 110: 14 Dumaresq Road, Rose Bay, November 2008. (Source: <https://www.realestate.com.au/property/14-dumaresq-rd-rose-bay-nsw-2029>)

"Elstree"

41 Wentworth
Avenue, Vaucluse

Elstree, at 41 Wentworth Road, Vaucluse is not a listed heritage item or located in a heritage conservation area. Elstree is identified in *Domestic Architecture in Australia* as a Gilling design. An investigation into the history of the site revealed that this was Gilling's own house for a short period of time.

Comparative Analysis

Elstree shares some design elements consistent with the subject site such as the symmetry of the overall built form, smooth right rendered finish, formal entry, use of double hung timber windows with slender glazing bars, louvered shutters, arched internal openings and use of decorative columns.

However, the dwelling has been altered and extended over time at ground and lower ground floor level, with a casual living and rumpus rooms added. The original planned garden layout to the immediate rear of the original house has also been lost over time. Whilst the building remain recognisable as a Gilling design from the front elevation, these changes to the internal and external arrangements have reduced the integrity of the item as a Gilling design.



Figure 111: c.2014 (Source: <https://www.realestate.com.au/sold/property-house-nsw-vaucluse-117539167>)



5.5 Comparative analysis

The dwelling house at 30 Wyuna Road, Point Piper is an intact example of an Inter-war Mediterranean style dwelling house by key practitioner F. Glynn Gilling. Key elements of the original design are intact in both external and internal arrangements and finishes. The dwelling house is an excellent example of a well-proportioned Inter-war era dwelling house which displays architectural characteristics associated with the Inter-war Mediterranean style, including the use of proportion, materials, bespoke joinery and finishes to achieve aesthetic appeal.

When compared with other examples of the work of F. Glynn Gilling 30 Wyuna Road, Point Piper compares to Inter-war Mediterranean dwelling houses designed by F. Glynn Gilling as an intact example of his work that is rare in its modest proportions that are a direct and innovative response to the constrained and unusual nature of the site. The dwelling house shares key elements with other grand and significant houses designed by Gilling including: informal massing, smooth rendered walls, tiled roof, formal entry, use of decorative columns, fenestration including use of leadlight, classical motifs and sweeping stair with wrought iron balustrades, incorporation of the sleep-out in the original design, and the provision of bedrooms for service staff and associated service areas.

It is also noted that for the listed heritage items within this comparative analysis that are identified as having associational significance with F Glynn Gilling, Joseland & Gilling or both, this association is a key element of the identified heritage significance of those items.

Part 6 Heritage significance assessment

6.1 Introduction

Determining the significance of heritage items is undertaken by utilising a system of assessment centred on the Burra Charter of Australia ICOMOS. The principles of the charter are relevant to the assessment, conservation and management of sites and relics. The assessment of heritage significance is based on legislation in the *NSW Heritage Act 1977* and implemented through the *NSW Heritage Manual*.

6.2 NSW Historical Themes

The use of the NSW Historical Themes is an important process in understanding how a site or relic relates to important themes to NSW and to a local area, and therefore how a site could be significant at a State or local level. There are nine broad Australian themes and 36 NSW themes, with numerous local themes relating to these.

30 Wyuna Road, Point Piper relates to the following NSW Historical Themes⁶⁴:

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Domestic life	Activities associated with creating, maintaining, living and working around houses and institutions
<i>Discussion</i>	The arrangements of the interior rooms at 30 Wyuna Road Point Piper is generally intact and is associated with the activity of living in and working around domestic houses.	
8. Developing Australia's cultural life	Creative endeavour	Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.
<i>Discussion</i>	The Inter-war dwelling house at 30 Wyuna Road Point Piper is an exemplar of the works of F. Glyn Gilling in the Inter-war Mediterranean style.	

6.3 Heritage significance assessment

6.3.1 New South Wales Heritage Assessment Guidelines

The *NSW Heritage Manual* provides seven heritage criteria to assess the significance of an item. If an item meets one of the seven heritage criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance. To be assessed for State significance an item will need to meet more than one of the seven heritage criteria at a State

⁶⁴ Heritage Council of NSW, 2006. *New South Wales Historical Themes*.

level, or if an item satisfies only one of the criteria, the item is of such particular significance to NSW that it should be listed.

‘State heritage significance’, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

‘Local heritage significance’, in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

The below table outlines the seven heritage criteria.

Table 6 NSW Heritage Criteria

Criteria	Description
Criterion A - Historical significance	An item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)
Criterion B - Associative significance	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area)
Criterion C - Aesthetic/technical significance	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)
Criterion D - Social significance	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons
Criterion E - Research potential	An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area)
Criterion F - Rarity	An item 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 - Representative	<p>An item is important in demonstrating the principal characteristics of a class of NSW’s</p> <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. <p>or a class of the local area’s</p> <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments.

The following section provides an assessment of significance against the seven heritage criteria for the Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper.

Criterion A – Historical significance

30 Wyuna Road Point Piper is a significant building as part of the body of residential work in the Inter-War Mediterranean style carried out by F. Glynn Gilling of Joseland & Gilling for Mrs D Macrae. F. Glynn Gilling was one of the most influential architects of Sydney's Eastern Suburbs, having been active from the 1910s to the 1950s and having designed many grand houses for clients in different styles. 30 Wyuna Road forms part of a suite of work of this prominent architect, showing the evolution of his style and his response to the Inter-war Mediterranean fashion of the time on a modest and largely inaccessible block.

The property is evidence of Point Piper's Inter-War residential development by prominent architects. It is located on part of Lots 8 and 9 of the 1899 subdivision of the Point Piper Estate. In 1941, the lot of the subject property was re-subdivided from the adjacent lot at 91 Wolseley Road. Overall the house shows evidence of the slow subdivision that occurred in the Point Piper Estate from a single property granted to John Piper and later owned by Daniel Cooper and William Cooper to many residential lots.

The dwelling house at 30 Wyuna Road Point Piper was constructed c. 1942 as a modestly proportioned Interwar Mediterranean style dwelling house on a small, irregular shaped elevated site. 30 Wyuna Road, Point Piper is representative of the Inter-war Mediterranean style and has particular significance due to its intactness, which demonstrates the hierarchy of internal arrangements for modest-sized dwelling houses in this period and relates to the NSW historical theme of domestic life.

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

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is of local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper would not meet the threshold for State significance under this criterion.

Criterion B – Associative significance

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is significant as an intact example of the Inter-war Mediterranean style dwelling houses designed by F. (Frederick) Glynn Gilling, an English born and trained architect who is recognised as a key practitioner of this style of architecture. F. Glynn Gilling was a prominent architect, active in both the architectural community and wider community, who was one of a group of architects employing the Inter-war Mediterranean style for dwelling house design in the Woollahra Municipality in the interwar period that included Professor Leslie Wilkinson.

30 Wyuna Road, Point Piper is a key example of his work, as evidenced by its inclusion in the publication *"Domestic architecture in New South Wales, Australia: illustrating the work of F.*

Glynn Gilling” by E. Lindsay Thompson. This publication includes works that are described as “the cream of F. Glynn Gilling’s domestic work which, incidentally, comprises some of the finest houses in New South Wales”.

The main body of the dwelling house appears not to have been significantly altered over time so that the original external form of the building, its informal massing and smooth rendered walls, layout and interiors, and the manner of detailing provides a high level of comparative value in evaluating the work of this designer.

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

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is of local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper would not meet the threshold for State significance under this criterion.

Criterion C - Aesthetic/technical significance

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is a fine, mostly intact example of an Inter-war Mediterranean style dwelling house by F. Glynn Gilling who is identified as a key practitioner of this style. The dwelling displays architectural characteristics associated with the Inter-war Mediterranean style, including the use of smooth rendered brickwork, rounded arches, generously proportioned windows divided into small panes by slender glazing bars, Roman tiles, formal entrance treatment, classical motifs, window shutters, materials and textures to achieve the ‘relaxed, cheerful character’ of this style.⁶⁵ The building is of aesthetic significance as an intact example of the Inter-War Mediterranean style of architecture practised by Joseland and Gilling.

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is mostly intact, with the external arrangement of the building being as per the original design and the majority of the internal spaces extant. Many of the building’s internal fittings, fixtures, joinery and finishes are as per the original specifications, and, with the exception of the enclosed sleep-out, the original window arrangements and treatments appear to remain. These intact elements demonstrate the taste and style of its time and are aesthetically distinctive. The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is aesthetically significant, with its original design of the building, including internal arrangements, mostly intact.

⁶⁵ *Identifying Australian Architecture*, p.71.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> ✓ shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement ✓ is aesthetically distinctive • has landmark qualities ✓ exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is of local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper would not meet the threshold for State significance under this criterion.

Criterion D - Social significance

Given its aesthetic contribution to the local area and the number of submissions received by Council in response to the recent development application lodged for alterations and additions to the building, the Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is likely to be held in high regard by the surrounding community. However, no community survey has been undertaken at this time. Although the site may prove upon further investigation to have social significance, based on the information available at this time the Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is not deemed to have social significance.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community's sense of place 	<ul style="list-style-type: none"> ✓ is only important to the community for amenity reasons ✓ is retained only in preference to a proposed alternative

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper would not reach the threshold for local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper would not meet the threshold for State significance under this criterion.

Criterion E - Research potential

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper has moderate technical significance as an example of Inter-war architecture and detailing which may yield further understanding of this dwelling type. The site also has research value in demonstrating the works of the architect F. Glynn Gilling. The dwelling has the potential to reveal information about Gilling's design approach in general and his response to a constrained site such as this. The site may also have research potential as an early example of subdivision relying on the establishment of a stratum to accommodate the encroachment of below ground structures on neighbouring properties, which in this instance involved the garages associated with the neighbouring residential flat building "Witherington" at 91 Wolseley Road, Point Piper. Further research is required to investigate this aspect of the site's significance.

The building was the first structure on the site and its construction involved substantial excavation and site levelling. The archaeological potential of the site is therefore low.

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

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper may be of local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper would not meet the threshold for State significance under this criterion.

Criterion F - Rarity

The dwelling at 30 Wyuna Road, Point Piper is a rare example of an Inter-war Mediterranean style dwelling house designed by F. Glynn Gilling in the Woollahra Municipality that is of modest proportions that are a direct and innovative response to the constrained and unusual nature of the site. Gilling designed many houses for wealthy clients in the eastern suburbs, often of a grand scale. Furthermore, 30 Wyuna Road is a rare example of an intact design by F. Glynn Gilling that retains much of its original layout, finishes and detailing that are consistent with the Inter-war Mediterranean style of which Gilling is acknowledged as a key practitioner.

The location on the site of interwar era garages associated with the neighbouring residential flat building “Witherington” below ground level may be rare in the Woollahra LGA as a precursor to stratum subdivision, and further research is recommended to investigate this aspect of the site’s significance.

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

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper would reach the threshold for local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper would not reach the threshold for state significance under this criterion.

Criteria G – Representative

30 Wyuna Road, Point Piper is a fine example of the Inter-war Mediterranean style dwelling houses designed by F. Glynn Gilling, who is recognised as a key practitioner of this style. The dwelling shares a design language consistent with other larger and grander examples of Gilling's work, and responds to the constraints of the small site while demonstrating the key design characteristics of the Inter-war Mediterranean style dwelling houses. The dwelling house features informal massing and smooth rendered walls, and includes typical elements such as: the coloured tile roof, formal entrance treatment including leadlight fan light and side lights, vertically-proportioned double-hung windows with sashes divided into small panes by slender wooden glazing bars, use of louvered shutters, sweeping main stair with wrought-iron detailing, use of decorative columns and inclusion of classical motifs.

It is a fine example of F. Glynn Gilling's architecture and demonstrates the principal characteristics of the Inter-War Mediterranean style executed within the confines of the site.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none">✓ is a fine example of its type✓ has the principal characteristics of an important class or group of items✓ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity• is a significant variation to a class of items✓ is part of a group which collectively illustrates a representative type• is outstanding because of its setting, condition or size• is outstanding because of its integrity or the esteem in which it is held	<ul style="list-style-type: none">✓ is a poor example of its type✓ does not include or has lost the range of characteristics of a type✓ does not represent well the characteristics that make up a significant variation of a type

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is of local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper would not meet the threshold for State significance under this criterion.

6.3.2 Statement of Heritage Significance

30 Wyuna Road is a rare, intact example of an Inter-war Mediterranean style dwelling house innovatively designed by prominent architect F. Glynn Gilling of Joseland & Gilling for a constrained suburban site within the former Point Piper Estate.

The dwelling house is a fine example of its type and includes original interior and exterior design detailing that is representative of the key elements of the Inter-war Mediterranean style. The informal massing of smooth rendered walls beneath a hipped tiled roof, formal entrance treatment, classical motifs and columns, sweeping main stair with wrought iron balustrades and window detailing are skilfully combined to create a light and restrained residence that is carefully situated within its landscape setting.

Demonstrative of its importance, 30 Wyuna Road is featured in the publication "Domestic architecture in New South Wales, Australia: illustrating the work of F. Glynn Gilling" by E. Lindsay Thompson. This book includes works by F. Glynn Gilling that are described as "the cream of F. Glynn Gilling's domestic work which, incidentally, comprises some of the finest houses in New South Wales". The property has a moderate degree of technical significance through the opportunity to research methods of Inter War detailing first hand. 30 Wyuna Road, Point Piper is of local heritage significance for historical, aesthetic, associative, rarity, and representative significance, and has research significance potential.

Part 7 Conclusions and recommendations

7.1 Conclusions

This report has assessed the heritage significance of the Interwar Mediterranean style dwelling house at 30 Wyuna Road, Point Piper. It has concluded that the dwelling house meets the threshold for local heritage significance. 30 Wyuna Road is of local heritage significance for historical, aesthetic, technical, research potential, and representative significance.

This report has concluded that the dwelling house at 30 Wyuna Road, Point Piper does not meet the threshold for State heritage significance.

7.2 Recommendations

7.2.1 Recommended heritage listing

The Interwar Mediterranean style dwelling house at 30 Wyuna Road, Point Piper on Lot 2 in DP 567775 be added to the heritage schedule of the Woollahra LEP 2014 as an item of local heritage significance. This is to be based on the attached Heritage Inventory sheet. It is to be described as: *House and interiors*.

7.2.2 Recommended management

It is recommended to manage the Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper and its significant components in accordance with the Woollahra LEP 2014 and Burra Charter Principles.

It is recommended that all future proposals for modifications to the building should respect the form and style of the building. All remaining intact fabric on the external facades and intact interiors such as the first floor level bathroom should be retained and conserved. There should be no additions or alterations to the Wyuna Road elevations, and the exterior colour scheme, including white stucco walls and woodwork and green Roman tile roof should be retained. It is recommended that a detailed internal and external photographic record be made and lodged with Woollahra Council and the Local Historical Association.

The impact of future works on the heritage significance of the building are to be assessed against the relevant heritage provisions of the Woollahra LEP 2014 and in accordance with the Heritage Council of NSW publication 'Statements of Heritage Impact' as contained in the NSW Heritage Manual. Proposed works are to be guided by the conservation principles and guidelines of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013.

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Part 9 Appendix: Heritage Inventory Sheet

Heritage Data Form

ITEM DETAILS					
Name of Item	Inter-war Mediterranean style dwelling house – including interiors.				
Other Name/s Former Name/s	Nil				
Item type (if known)	Built				
Item group (if known)					
Item category (if known)					
Area, Group, or Collection Name					
Street number	30				
Street name	Wyuna Road				
Suburb/town	Point Piper		Postcode	2030	
Local Government Area/s	Woollahra				
Property description	Inter-war Mediterranean style dwelling house, and interiors				
Location - Lat/long	Latitude		Longitude		
Location - AMG (if no street address)	Zone		Easting	Northing	
Owner	Private				
Current use	Dwelling house				
Former Use	Dwelling house				
Statement of significance	<p>30 Wyuna Road is a rare, intact example of an Inter-war Mediterranean style dwelling house innovatively designed by prominent architect F. Glynn Gilling of Joseland & Gilling for a constrained suburban site within the former Point Piper Estate. The dwelling house is a fine example of its type and includes original interior and exterior design detailing that is representative of the key elements of the Inter-war Mediterranean style. The informal massing of smooth rendered walls beneath a hipped tiled roof, formal entrance treatment, classical motifs and columns, sweeping main stair with wrought iron balustrades and window detailing are skillfully combined to create a light and restrained residence that is carefully situated within its landscape setting. Demonstrative of its recognition, 30 Wyuna Road is featured in the publication "Domestic architecture in New South Wales, Australia: illustrating the work of F. Glynn Gilling" by E. Lindsay Thompson. This book includes works by F. Glynn Gilling that are described as "the cream of F. Glynn Gilling's domestic work which, incidentally, comprises some of the finest houses in New South Wales". The property has a moderate degree of technical significance through the opportunity to research methods of Inter War detailing first hand. 30 Wyuna Road, Point Piper is of local heritage significance for historical, aesthetic, associative, rarity, and representative significance, and has research significance potential.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		
DESCRIPTION					
Designer	F. (Frederick) Glynn Gilling – Joseland & Gilling				

Heritage Data Form

Builder/ maker	Coleman & Kirk
Physical Description	<p>The building</p> <p>The building is a two-storey Inter-war Mediterranean style dwelling house with basement level store room constructed of light rendered brickwork on a rock faced sandstone base. The site features a single garage excavated into the site at street level, which is also made of rock-faced sandstone with an arched entry. The dwelling house is set on a small, irregular-shaped site, elevated approximately 10m above street level and includes sandstone stairs and pathways and established landscaping. The ground floor consists of an entry hall, cloak room with w.c. located beneath the main curved stair with wrought iron balustrade, living room with attached sitting room (accommodated in the northern bay), dining room, kitchen, and former maid's quarters. The first floor consists of three bedrooms, main bathroom and separate w.c., and shower room to the southern end. The main bedroom located at the northern end of the first floor features doors leading out to a sunroom created from the enclosure of the original sleepout, a relatively common feature of dwellings of that era and of those dwellings designed by F. Glynn Gilling.</p> <p>The lower ground floor consists of a small room that, based on the information available, appears to be used for laundry/storage.</p> <p>Exterior</p> <p>The exterior of the dwelling features a central formal entry to the eastern façade, defined by a moulded arched opening with decorative fanlights, leadlight side lights and wrought iron gates. The walls are smooth rendered and painted white with white enamelled windows. The render is largely intact however, the paint finish to the walls and windows is in need of maintenance and there is evidence of both biological growth and staining from prior fixtures, no longer attached.</p> <p>The roof is a 3-bay pitched roof with gable end comprising a main central bay making up the majority of the building with two subservient bays. The gable ends include simple geometric decoration. The roof is clad in green terracotta Roman tiles with green half-round tiles to the gable edge and is penetrated by a pointed arch chimney servicing the living room fireplace. The roof also features inset dormer-style roof projections in the two end bays, with 6+6 pane timber framed double hung windows. The original plans included concealed guttering, however, photos of the site indicate that additional guttering has been installed to the eaves soffits.</p> <p>Windows on the ground floor level are arranged symmetrically on the main (eastern) façade, with groups of three windows, comprising 4+4/6+6/4+4 timber double hung sash windows, servicing the main rooms and 6+6 double hung sash windows to the two two-storey end bays and ground floor level maids room.</p> <p>The rear (western) elevation features fewer window openings, mostly servicing the circulation areas such as the tall decorative leadlight to the stairwell and first floor level hallway, and the ground floor level servery. The western elevation also included a decorative leadlight highlight window to the main bedroom above the dressing nook.</p> <p>The northern elevation includes ground floor level 4/4+6/6+4/4 window groups, and originally included an open sleep-out that has been glassed in. The southern elevation has no obvious window openings and one simple wooden door.</p> <p>Interior</p> <p>The interior of the dwelling features many original elements which are as specified in the original Building Application. The majority of rooms feature decorative patterned plaster cornices and single panel timber doors with differing levels of decoration depending on the use of the room. Key rooms such as the living room and master bedroom include integrated moulded light fittings and rooms feature skirtings and architraves throughout. The master bedroom also features original joinery to the built-in dressing table and cupboards, and decorative leadlight with Moorish motif. The curved wrought iron balustrading to the curved main staircase and brick fireplace with decorative surround are key features of the interior and are design features that are characteristic of Gilling's work.</p> <p>The bathrooms have had minor modifications, including new fixtures and fittings, but are generally original in their layout and with much of the original finishes and fittings extant. The kitchen retains its tiled dado and purpose designed refrigerator niche despite the interiors likely having been updated in the late 20th century. Carpet is present throughout the dwelling, excluding bathrooms and kitchens which feature tiles and vinyl flooring. The specifications for the original dwelling indicate spotted gum flooring to the entry hall and living room and cypress pine flooring throughout, which may remain beneath the current carpeted finish. The interior joinery has been painted white. The Mediterranean design influence is found in the columns which are repeated in the sitting room and in the fireplace surround.</p>

Heritage Data Form

	<p>Setting</p> <p>The dwelling house at 30 Wyuna covers much of the site area, and is placed toward the curved southern end of the site. The footpath reserve between the property boundary and the Wyuna Road carriageway to the east of the site is deep, with a steep gradient. This footpath reserve is heavily vegetated with established and substantial trees and understory vegetation. The elevated nature of the site and the vegetation in the council footpath reserve, combined with the light external finishes, give the building the impression of floating above the street and in the canopy.</p> <p>Significant views of the dwelling house are mainly available from Wyuna Road looking up from the roadway below to the north over the driveway of 26 Wyuna, and looking up and westward through the vegetation. Significant views of the site are also available from the neighbouring residential flat buildings to the northwest and west of the site, which mostly look down on the green roof and over the site to the views beyond. Significant views of the existing garage entry are only available from street level opposite the site due to the inset nature of the entry and the existing vegetation.</p>					
Physical condition and Archaeological potential	<p>The Interwar Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is generally in good condition. There are some areas on the exterior that appear to be in fair condition and require maintenance such as the eaves and gutters and exterior paintwork, however, the finishes appear intact and sound. The interior is in generally in good condition, and the sandstone base course and garage appear to be generally in good condition.</p> <p>The dwelling house was the first building constructed on the site and the development of the site, including site levelling and excavation, has likely disturbed the area. The Aboriginal cultural heritage potential and significance of the site has not been assessed.</p>					
Construction years	Start year		Finish year	1942	Circa	<input type="checkbox"/>
Modifications and dates	Date unknown - Original sleep out has been enclosed and minor modifications to the former maids room.					
Further comments						
HISTORY						
Historical notes	<p>Point Piper is a suburb in Eastern Sydney between Double Bay and Rose Bay in the Woollahra Local Government Area (LGA), which was first established as a municipality in 1860. Point Piper takes up much of the 190 acres that was promised to Captain John Piper by Governor Macquarie in 1816 and confirmed in 1820. Piper built the mansion Henrietta Villa at Eliza Point (now Point Piper) at a cost of £10,000 and he lived there with his wife and numerous children, enjoying an extravagant lifestyle and diverted Sydney society with numerous 'sumptuous entertainments'.</p> <p>Piper had accumulated a large estate by a combination of grant and purchase. In addition to his 190 acres at Eliza Point, he bought the Vaucluse Estate and several soldiers grants around Double Bay and Rose Bay. In 1826 Piper raised a mortgage from his friends Daniel Cooper and Solomon Levy, emancipist traders who were co-owners of a substantial mercantile empire trading as the Waterloo Company. At this time Piper's land holdings in Woollahra alone comprised 475 acres in Vaucluse, 1130 acres in Woollahra and Rose Bay, and the 190 acres at Point Piper. Following two inquiries into his business affairs in 1826-7, which discovered discrepancies in his accounts and unbusinesslike</p>					

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	<p>practices, Piper was forced to resign from the Bank of New South Wales and was suspended from his public service position.</p> <p>Cooper and Levey commissioned Surveyor-General TL Mitchell to complete a survey of their shared estate at Point Piper and divide it into allotments. These land grants were consolidated in 1830 to form a larger grant for Daniel Cooper and Solomon Levey that consisted of 1130 acres known as the Point Piper Estate. This estate covers a vast proportion of the Woollahra Municipality and as well as Point Piper also included the suburbs of Rose Bay, Double Bay, Bellevue Hill, Woollahra and Edgecliff. Due to a severe depression in the 1840s, Daniel Cooper was able to become the sole owner of the Point Piper Estate in 1847.</p> <p>Point Piper went through several phases of subdivision, with not all of them successful. The land on Point Piper was subdivided into fourteen (14) allotments in 1844 but no sales were made until 1882 when the land was transferred to William Cooper, who subdivided the western side of the headland into allotments suitable for Gentlemen's residences.</p> <p>30 Wynua Road is located on part of the Woollahra Point Estate subdivision that was offered for sale in 1899. The location of the subject site is shown in Figure 7 as being over part of Lots 8 and 9 in Section 5. By 1902, Colin James McMaster had acquired Lots 7, 8 and 9 of Section 5 of the Woollahra Point Estate subdivision, which he subdivided in 1918 into 3 lots – A, B and C. The subdivision, which was approved by Council on 9 September 1918, shows a building already present on Lot B (the description of 'Land & impts' appears in the WMC Rate Book in 1905). 30 Wyuna Road forms part of Lot 'A' of McMaster's subdivision (and part of Lots 8 and 9 of the 1899 subdivision).</p> <p>Lot 'A' remained in the ownership of Colin McMaster until c1923 when it was transferred to a Mrs Edith Robinson. By 1933 the WMC Rate Book entry for Lot A shows a new owner Mrs Macrae. In 1932 A. Macrae, noted incorrectly in the Building Index Cards as "Macral", made an application to Council (BA1932/96) to build five flats and five garages on Lot A, referred to as Cnr. Wolseley Road. The flats were later listed with the name "Witherington" and the rate books from 1938 refer to two additional owners identified as Amy Martha Cecelia Pitt, and Mrs Marie Dorothy Witherington. The architect was E. Pitt. The completed residential flat building is visible in a 1930s aerial photo of the locality.</p> <p>In 1940 an entry for the re-subdivision of 'Witherington' appears in the index of WMC Subdivision plans. The new parcel of land appears on the plans as Lot E, now known as 30 Wyuna Road. Amended plans were finally approved in October 1941 and contain annotations relating to a triangular portion of the property, adjacent to 91 Wolseley Road, where there were, at the time, garages for the flats at 91 Wolseley Road 'underneath' Lot 'E'. The plans also refer to the transfer of ownership of Lot 'E' to Miss Jean Macrae and were signed by the three owners and Jean Macrae. The applicant is recorded as C. C. Phillips.</p> <p>A building application for a dwelling house at 30 Wyuna Road, Point Piper was made in January 1941 under BA41/9 made by a Mrs Macral [sic], with Joseland and Gilling listed as the architect. The 'situation' of the site was described in the Building Register as '30 Wyuna Road Lot E Resub of "Witherington" Wolseley Road, Pt P [Point Piper]'. The owner's postal address was 91 Wolseley Road.</p> <p>While Lot E was created by the subdivision of 91 Wolseley Road, Point Piper, a subsequent plan of resubdivision identifying the subject site as Lot 2 was registered in 1974.</p> <p>The dwelling house at 30 Wyuna Road was constructed in 1942 by the builders Coleman & Kirk for Miss Jean Macrae. In the 1942 Woollahra Council Rate Book there is a revision to the entry for 91 Wolseley Road ("Witherington"), showing an additional assessment (1015A) which describes the property as 'House' with owner Miss Jean Macrae. Jean Macrae was schooled in London and lived there for a further two years while her husband, Dr. Charles Ewart, studied a postgraduate course in medicine. Following her return to Sydney, Mrs Ewart featured in an article in the Sydney Morning Herald describing the difficulties encountered during her time living in London in the mid-1940s. The property at 30 Wyuna was tenanted during this absence.</p>
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	In the 1943 Woollahra Council Rate Book an entry for 30 Wyuna Road appears with Miss Jean Macrae as the owner, and the property described as 'House'. 30 Wyuna Road remained in the ownership of Miss Jean Macrae (later Mrs Jean Ewart) until at least 1968.
THEMES	
<i>National historical theme</i>	4. Settlement-Building settlements, towns and cities 8. Developing Australia's cultural life
<i>State historical theme</i>	Domestic life Creative endeavour

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>30 Wyuna Road Point Piper is a significant building as part of the body of residential work in the Inter-War Mediterranean style carried out by F. Glynn Gilling of Joseland & Gilling for Mrs D Macrae. F. Glynn Gilling was one of the most influential architects of Sydney's Eastern Suburbs, having been active from the 1910s to the 1950s and having designed many grand houses for grand clients in different styles. 30 Wyuna Road forms part of a suite of work of this prominent architect, showing the evolution of his style and his response to the Inter-war Mediterranean fashion of the time on a modest and largely inaccessible block.</p> <p>The property is evidence of Point Piper's Inter-War residential development by prominent architects. It is located on part of Lots 8 and 9 of the 1899 subdivision of the Point Piper Estate. In 1941, the lot of the subject property was re-subdivided from the adjacent lot at 91 Wolseley Road. Overall the house shows evidence of the slow subdivision that occurred in the Point Piper Estate from a single property granted to John Piper and later owned by Daniel Cooper and William Cooper to many residential lots. The dwelling house at 30 Wyuna Road Point Piper was constructed c. 1942 as a modestly proportioned Interwar Mediterranean style dwelling house on a small, irregular shaped elevated site. 30 Wyuna Road, Point Piper is representative of the Inter-war Mediterranean style and has particular significance due to its intactness, which demonstrates the hierarchy of internal arrangements for modest-sized dwelling houses in this period and relates to the NSW historical theme of domestic life. The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is of local significance under this criterion.</p>
Historical association significance SHR criteria (b)	<p>The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is significant as an intact example of the Inter-war Mediterranean style dwelling houses designed by F. (Frederick) Glynn Gilling, an English born and trained architect who is recognised as a key practitioner of this style of architecture. F. Glynn Gilling was a prominent architect, active in both the architectural community and wider community, who was one of a group of architects employing the Inter-war Mediterranean style for dwelling house design in the Woollahra Municipality in the interwar period that included Professor Leslie Wilkinson.</p> <p>30 Wyuna Road, Point Piper is a key example of his work, as evidenced by its inclusion in the publication "Domestic architecture in New South Wales, Australia: illustrating the work of F. Glynn Gilling" by E. Lindsay Thompson. This publication includes works that are described as "the cream of F. Glynn Gilling's domestic work which, incidentally, comprises some of the finest houses in New South Wales".</p> <p>The main body of the dwelling house appears not to have been significantly altered over time so that the original external form of the building, its informal massing and smooth rendered walls, layout and interiors, and the manner of detailing provides a high level of comparative value in evaluating the work of this designer.</p> <p>The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is of local significance under this criterion.</p>
Aesthetic significance SHR criteria (c)	<p>The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is a fine, mostly intact example of an Inter-war Mediterranean style dwelling house by F. Glynn Gilling who is identified as a key practitioner of this style. The dwelling displays architectural characteristics associated with the Inter-war Mediterranean style, including the use of smooth rendered brickwork, rounded arches, generously proportioned windows divided into small panes by slender glazing bars, Roman tiles, formal entrance treatment, classical motifs, window shutters, materials and textures to achieve the 'relaxed, cheerful character' of this style. The building is of aesthetic significance as an intact example of the Inter-War Mediterranean style of architecture practised by Joseland and Gilling.</p> <p>The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is mostly intact, with the external arrangement of the building being as per the original design and the majority of the internal spaces extant. Many of the building's internal fittings, fixtures, joinery and finishes are as per the original specifications, and, with the exception of the enclosed sleep-out, the original window arrangements and treatments appear to remain. These intact elements demonstrate the taste and style of its time and are aesthetically distinctive. The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is aesthetically significant, with its original design of the building, including internal arrangements, mostly intact.</p> <p>The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is of local significance under this criterion.</p>

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Social significance SHR criteria (d)	<p>Given its aesthetic contribution to the local area and the number of submissions received by Council in response to the recent development application lodged for alterations and additions to the building, the Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is likely to be held in high regard by the surrounding community. However, no community survey has been undertaken at this time. Although the site may prove upon further investigation to have social significance, based on the information available at this time the Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is not deemed to have social significance.</p> <p>Based on the information available, the Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper would not reach the threshold for local significance under this criterion.</p>
Technical/Research significance SHR criteria (e)	<p>The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper has moderate technical significance as an example of Inter-war architecture and detailing which may yield further understanding of this dwelling type. The site also has research value in demonstrating the works of the architect F. Glynn Gilling. The dwelling has the potential to reveal information about Gilling's design approach in general and his response to a constrained site such as this. The site may also have research potential as an early example of subdivision relying on the establishment of a stratum to accommodate the encroachment of below ground structures on neighbouring properties, which in this instance involved the garages associated with the neighbouring residential flat building "Witherington" at 91 Wolseley Road, Point Piper. Further research is required to investigate this aspect of the site's significance.</p> <p>The building was the first structure on the site and its construction involved substantial excavation and site levelling. The archaeological potential of the site is therefore low.</p> <p>The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper may be of local significance under this criterion.</p>
Rarity SHR criteria (f)	<p>The dwelling at 30 Wyuna Road, Point Piper is a rare example of an Inter-war Mediterranean style dwelling house designed by F. Glynn Gilling in the Woollahra Municipality that is of modest proportions that are a direct and innovative response to the constrained and unusual nature of the site. Gilling designed many houses for wealthy clients in the eastern suburbs, often of a grand scale. Furthermore, 30 Wyuna Road is a rare example of an intact design by F. Glynn Gilling that retains much of its original layout, finishes and detailing that are consistent with the Inter-war Mediterranean style of which Gilling is acknowledged as a key practitioner.</p> <p>The location on the site of interwar era garages associated with the neighbouring residential flat building "Witherington" below ground level may be rare in the Woollahra LGA as a precursor to stratum subdivision, and further research is recommended to investigate this aspect of the site's significance.</p> <p>The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper would reach the threshold for local significance under this criterion.</p>
Representativeness SHR criteria (g)	<p>30 Wyuna Road, Point Piper is a fine example of the Inter-war Mediterranean style dwelling houses designed by F. Glynn Gilling, who is recognised as a key practitioner of this style. The dwelling shares a design language consistent with other larger and grander examples of Gilling's work, and responds to the constraints of the small site while demonstrating the key design characteristics of the Inter-war Mediterranean style dwelling houses. The dwelling house features informal massing and smooth rendered walls, and includes typical elements such as: the coloured tile roof, formal entrance treatment including leadlight fan light and side lights, vertically-proportioned double-hung windows with sashes divided into small panes by slender wooden glazing bars, use of louvered shutters, sweeping main stair with wrought-iron detailing, use of decorative columns and inclusion of classical motifs.</p> <p>It is a fine example of F. Glynn Gilling's architecture and demonstrates the principal characteristics of the Inter-War Mediterranean style executed within the confines of the site.</p> <p>The Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper is of local significance under this criterion.</p>
Integrity	<p>30 Wyuna Road retains the integrity of the original design.</p>

HERITAGE LISTINGS

Heritage listing/s N/A

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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Book	Apperly, Irving, and Reynolds	A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present	1989	Angus and Robertson Publishers
Document	R. Broomham	The Coopers of Woollahra – Land Dealings on the Point Piper Estate 1820-1920.	2001	Woollahra Council
Document	R. Broomham	Point Piper Thematic History	2006	Woollahra Council
Document	Hughes, Truman, and Ludlow	Heritage Study for the Municipality of Woollahra. Volume 1.	1984	Woollahra Council
Book	E. Lindsay Thompson	Domestic Architecture in New South Wales: Illustrating the work of F. Glynn Gilling	c. 1950s	The Shakespeare Head Press Pty Ltd. Sydney

RECOMMENDATIONS	
Recommendations	<p>It is recommended that Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper and its interiors be added to the heritage schedule of the Woollahra LEP 2014 as an item of local heritage significance. This is to be based on this Heritage Inventory sheet.</p> <p>It is recommended to manage the Inter-war Mediterranean style dwelling house at 30 Wyuna Road, Point Piper and its significant components in accordance with the Woollahra LEP 2014 and Burra Charter Principles.</p> <p>It is recommended that all future proposals for modifications to the building should respect the form and style of the building. All remaining intact fabric on the external facades and intact interiors such as the first floor level bathroom should be retained and conserved. There should be no additions or alterations to the Wyuna Road elevations, and the exterior colour scheme, including white stucco walls and woodwork and green Roman tile roof should be retained. If major works are proposed, an archival and photographic record is to be undertaken in accordance with Heritage Council guidelines, with copies lodged with Woollahra Council and the Local Historical Association.</p> <p>The impact of future works on the heritage significance of the building are to be assessed against the relevant heritage provisions of the Woollahra LEP 2014 and in accordance with the Heritage Council of NSW publication 'Statements of Heritage Impact' as contained in the NSW Heritage Manual. Proposed works are to be guided by the conservation principles and guidelines of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Assessment of Heritage Significance for 30 Wyuna Road, Point Piper	Year of study or report	2019
Item number in study or report	N/A		
Author of study or report	Kristy Wellfare (Strategic Heritage Officer, Woollahra Council)		
Inspected by	Kristy Wellfare (Strategic Heritage Officer, Woollahra Council)		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Kristy Wellfare	Date	25 October 2019


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Document	R. Broomham	Point Piper Thematic History	2006	Woollahra Municipal Council
Document	Hughes, Truman, and Ludlow	Heritage Study for the Municipality of Woollahra. Volume 1.	1984	Woollahra Municipal Council
Book	J. Jervis	The History of Woollahra: a record of events from 1788 to 1960 and a centenary of local government.	1960-65	Woollahra Municipal Council
Document	Woollahra Municipal Council	Building Applications Index		Woollahra Municipal Council
Document	Woollahra Municipal Council	Register of Building Applications	1941	Woollahra Municipal Council
Document	Double Bay Library	Double Bay Library Local History File – 30 Wyuna Road, Point Piper. 27 January 2018	2018	Woollahra Municipal Council
Book	Phillip Goad & Julie Willias (eds)	The Encyclopedia of Australian Architecture	2012	

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Wyuna Road Elevation				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council
					

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Image caption	Decorative formal entry with leadlight fanlight and side lights				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council



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Image caption	Decorative fireplace with column detail				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council



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Image caption	Decorative column to living/sitting room				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council



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Image caption	Leadlight to main stair				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council



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Image caption	Curved stair with leadlight and niche				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council



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Image caption	First floor level stair gallery and arched openings				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council



Heritage Data Form

Image caption	First floor level bathroom finishes				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council



Heritage Data Form

Image caption	Curved shower to bathroom				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council



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Image caption	First floor level master bedroom joinery, decorative light and leadlight window				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council



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Image caption	Typical 4+4/6+6/4+4 window arrangements				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council



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Image caption	Integrated decorative lighting				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council



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Image caption	Decorative column to living/sitting room				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council

