



Ku-ring-gai Council

PLANNING PROPOSAL

To heritage list 27 Finlay Road, Warrawee

April 2016

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Heritage Consultants

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INTRODUCTION

This Planning Proposal contains the justification for the proposed amendment to the Ku-ring-gai Local Environmental Plan 2015 (KLEP 2015) to list the building known as “Exley House”, designed by architect Harry Seidler, located at 27 Finlay Road, Warrawee (Lot 5B DP 978020) as a local heritage item.

This Planning Proposal has been prepared in accordance with Section 55 of the Environmental Planning and Assessment Act 1979 and the NSW Department of Planning and Environment’s, “*A Guide to Preparing Planning Proposals*”(October 2012).

Council will request the plan making delegation under Section 23 of the Environmental Planning and Assessment Act 1979 for this Planning Proposal.

Background

On 6 October 2015 Council resolved to make an Interim Heritage Order over 27 Finlay Road, Warrawee. The property had been advertised for sale and promoted as a potential knock down and rebuild. The IHO provided Council with time to undertake further historical research and an independent heritage assessment of the property to establish if it warrants a formal heritage listing. A copy of the IHO is included at **Appendix A**.

An independent heritage assessment of 27 Finlay Road, Warrawee has been undertaken by the heritage consultant Perumal Murphy Alessi Pty Ltd. The assessment found that 27 Finlay Road, Warrawee is of local heritage significance and should be included as a heritage item under Schedule 5 and on the heritage map of the Ku-ring-gai Local Environmental Plan 2015.

At its meeting held on 8 March 2016 Council resolved to adopt the Planning Proposal to amend the Ku-ring-gai Local Environmental Plan 2015 to include 27 Finlay Road, Warrawee (Lot 5B DP978020) dwelling house and interior as a potential heritage item in Schedule 5 and on the heritage map. A copy of the resolution is included at **Appendix B**.

Site Description and Existing Planning Controls

27 Finlay Road, Warrawee (Lot 5B DP 978020) is located on the western side of Finlay Road, which is a relatively wide dual carriageway with wide, grassed verges and mature street trees along both sides of the street. The section of the street is characterised by a mix of detached one and two storey dwellings.

The building is setback from the street frontage. The site contains a single storey, split level face brick dwelling. The garage is located above the main level of the house and also has a simple face brick structure with roller door. Concrete block walls enclose the entry and a small courtyard with clothesline and open bin store located in the front of the house.

The front, northern and rear yard feature a number of trees, including several mature blue gums. The rear yard is divided into sections with garden beds, mature trees and plantings located in the mid section, and open grassed lawn surround the rear of the house.

The site is currently zoned R2 Low Density Residential under the KLEP 2015.

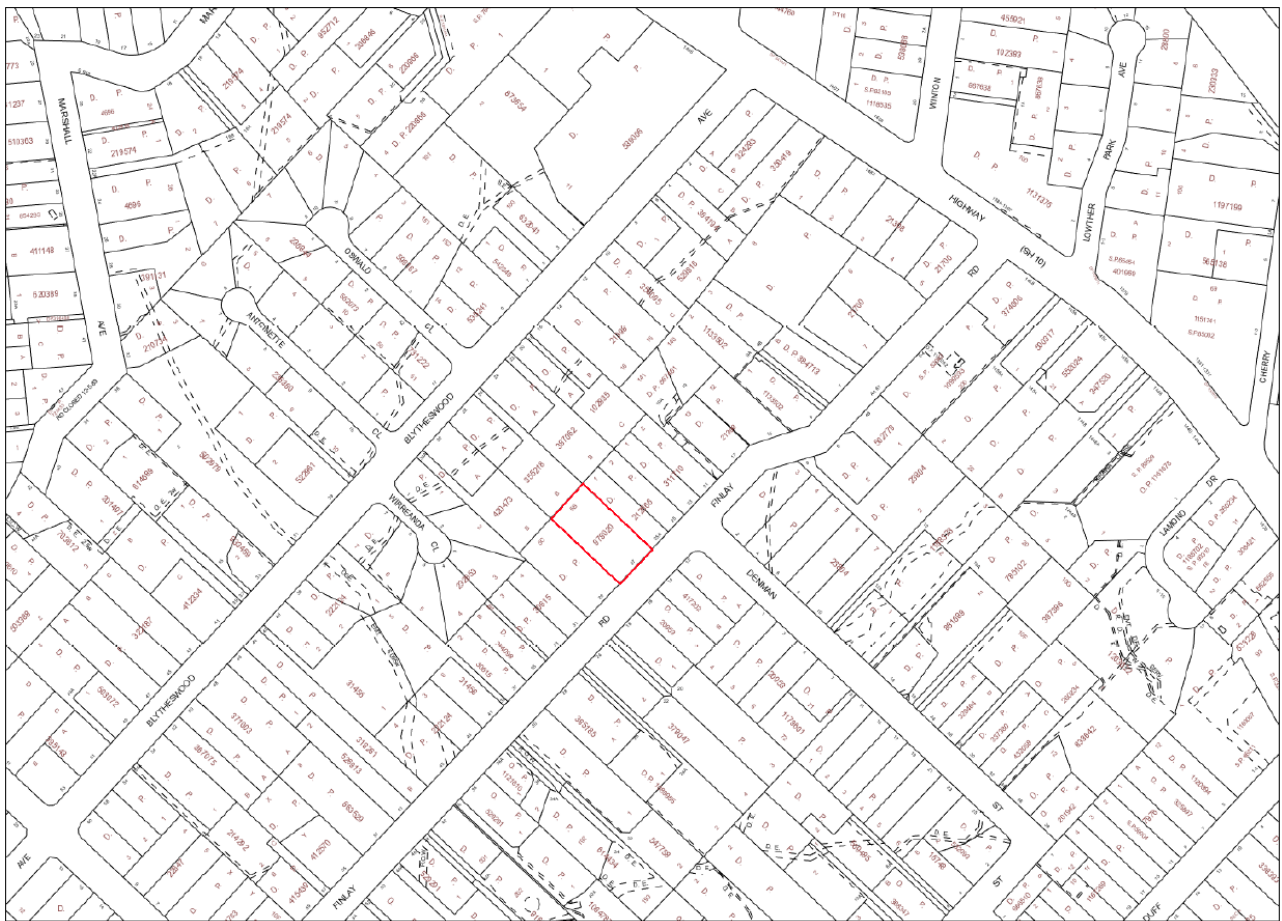


Image 1 – Property Location Map



Image 2 – Aerial Photo



Image 3 – Photo front façade (Source : PMA 2015)



Image 4 – Photo rear facade (Source: PMA 2015)



Image 5 – Photo Interior - Kitchen (Source: PMA 2015)

PART 1 – OBJECTIVE AND INTENDED OUTCOMES

A statement of the objectives and intended outcomes of the proposed instrument

The objective of this Planning Proposal is to list 27 Finlay Road, Warrawee (Lot 5B DP 978020) as an item of local heritage significance in the KLEP 2015.

The zoning and development standards applying to the site are not proposed to change as a result of this Planning Proposal.

PART 2 – EXPLANATION OF PROVISIONS

An explanation of the provisions that are to be included in the proposed instrument

This Planning Proposal seeks to amend Schedule 5 Environmental Heritage of the KLEP 2015 as follows:

Suburb	Item Name	Address	Property Description	Significance	Item No.
Warrawee	“Exley House” Dwelling House and Interior	27 Finlay Road	Lot 5B DP 978020	Local	To be confirmed

This Planning Proposal will result in the amendment to the following map:

Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_007 by colouring the subject property so as to indicate a Heritage Item – General.

PART 3 - JUSTIFICATION

The justification for those objectives, outcomes and the process for their implementation

A. Need for the planning proposal

Q1. Is the planning proposal a result of any strategic study or report?

Yes. An independent heritage assessment was carried out on the site following the making of an Interim Heritage Order. A copy of the Heritage Assessment prepared by Perumal Murphy Alessi Heritage Consultants is included at **Appendix C**.

The Heritage Inventory Sheet completed by Perumal Murphy Alessi Heritage Consultants states the following:

“Exley House” at No. 27 Finlay Road, Warrawee, is of historic, aesthetic and technological significance as a good and largely intact example of a Post-War International style dwelling designed by Harry Seidler and constructed in c.1957. Despite some minor additions, the building retains its overall form, low scale, character and details that are synonymous with Seidler’s early residential work and demonstrates his early design philosophies, international influences and response to the site, context and aspect. Whilst it is one of a number of Seidler houses located in Ku-ring-gai it is a good and rare example of a modest, single storey example of his work constructed in face brick with concrete block and glass walls and floor constructed close to grade. The spaces also retain a relationship to external spaces and overall the building is enhanced by its garden setting and makes a positive contribution to the street and area.

The complete Heritage Inventory Sheet is included at **Appendix D**.

Q2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The site has been assessed as satisfying the NSW Heritage Council’s Criteria for local heritage significance and the Planning Proposal is the best means of achieving the objective to conserve and protect Ku-ring-gai’s heritage.

B. Relationship to strategic planning framework

Q3. Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The relevant regional strategy is “A Plan for Growing Sydney” (December 2014). The Planning Proposal is assessed against the four goals contained within the strategy below:

Goal 1 - A competitive economy with world class services and transport

The Planning Proposal will not adversely impact on the directions and actions identified in the strategy to achieve a competitive economy and transport system.

Goal 2 – A city of housing choice, with homes that meet our needs and lifestyles

This Planning Proposal will have no impact on Ku-ring-gai’s ability to meet the housing and employment targets and accordingly, the Planning Proposal is not inconsistent with this goal.

Goal 3 – A great place to live with communities that are strong, healthy and well-connected

This Planning Proposal will not adversely impact on the directions and actions identified in the in the strategy. The Planning Proposal is consistent with Direction 3.4 *Promote Sydney’s heritage, arts and culture* and Action 3.4.4 *Identify and re-use heritage sites, including private sector re-use through the priority precincts program*.

Goal 4 – A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources

The Planning Proposal will not adversely impact on the directions and actions identified regarding the natural environment and sustainability.

Q4. Is the planning proposal consistent *with a council’s local strategy or other local strategic plan*?

The Ku-ring-gai Community Strategic Plan is called “Our Community. Our Future. Community Strategy 2030”. The Planning Proposal is consistent with the following objectives within the community strategic plan:

P1.1 *Ku-ring-gai’s unique visual character and identity is maintained*

P2.1 *A robust planning framework is in place to deliver quality design outcomes and maintain the identity and character of Ku-ring-gai*

P5.1 *Ku-ring-gai’s heritage is protected, promoted and responsibly managed*

The Planning Proposal is also consistent with the following aims of the KLEP 2015:

(a) *To guide the future development of land and the management of environmental, social, economic, heritage and cultural resources within Ku-ring-gai*

(f) *To recognise, protect and conserve Ku-ring-gai’s indigenous and non-indigenous cultural heritage*

Q5. *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

The following table identifies the key applicable SEPPs and outlines this Planning Proposal's consistency with those SEPPs.

SEPP	Comment on Consistency
SEPP 55 Remediation of Land	Consistent. There is no evidence to suggest that the subject site could be affected by contamination from past land uses or activities being carried out on the land.
SEPP (Housing for Seniors or People with a Disability) – 2004	Consistent. The Planning Proposal is not inconsistent with the aims of the policy.
SEPP Building Sustainability Index : Basix 2004	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP Infrastructure 2007	Consistent. The Planning Proposal is consistent with the aims of the policy.
SEPP Affordable Rental Housing 2009	Consistent. The Planning Proposal is consistent with the aims of the policy
SEPP Exempt and Complying Development Codes 2008	Consistent. The Planning Proposal is consistent with the aims of the policy.

SREPP	Comment on Consistency
SYDNEY REP 20 Hawkesbury-Nepean River	Consistent. The Planning Proposal is consistent with the aims of the policy and will have no adverse impacts on the Hawkesbury-Nepean River.
SYDNEY REP (Sydney Harbour Catchment) 2005	Consistent. The Planning Proposal is consistent with the aims of the policy and will have no adverse impacts on the Sydney Harbour Catchment.

Q6. *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The following table identifies applicable Section 117 Directions and outlines this Planning Proposal's consistency with those Directions.

Directions under S117	Objectives	Consistency
2. ENVIRONMENT AND HERITAGE		
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental Heritage significance and indigenous heritage significance.	Consistent. The Planning Proposal is consistent with this direction and it will result in the conservation of a property that has been assessed to satisfy the NSW Heritage Council's criteria for local heritage significance.
3. HOUSING, INFRASTRUCTURE AND URBAN DEVELOPMENT		
3.1 Residential Zones	The objectives of this direction are: (a) to encourage a variety and choice of housing types to provide for existing and future housing needs, (b) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (c) to minimise the impact of residential development on the environment and resource lands.	Consistent. The Planning Proposal relates to an established dwelling, and in this regard will have no effect on the housing choice, infrastructure or environment.
3.3 Home Occupations	The objective of this direction is to encourage the carrying out of low-impact small businesses in dwelling houses.	Consistent. The Planning Proposal does not preclude the carrying out of a home occupation.
6. LOCAL PLAN MAKING		
Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of	Consistent. The Planning Proposal will not result in the requirement for concurrence, consultation or referral of a future development

Directions under S117	Objectives	Consistency
	development.	application to a Minister or public authority as a result of the proposed local heritage listing.
7. METROPOLITAN PLANNING		
7.1 Implementation of the Metropolitan Strategy	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.	Consistent. The Planning Proposal will not adversely affect the directions and actions outlined in the strategy to achieve the four goals relating to economy, housing, environment and community.

C. Environmental, social and economic impact

Q7. Is there any likelihood that *critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

The Planning Proposal will not adversely impact any critical habitat, threatened species, populations or ecological communities, or their habitats as a result of the heritage listing.

Q8. Are there any other likely *environmental effects as a result of the planning proposal and how are they proposed to be managed?*

There are no environmental effects envisaged as a result of the heritage listing proposed by the Planning Proposal.

Q9. Has the *planning proposal adequately addressed any social and economic effects?*

Social Effects

The Planning Proposal has positive social effects in recognising and protecting the local cultural heritage significance of the site within the Ku-ring-gai area.

The Planning Proposal has positive social effects in recognising the local cultural and environmental heritage significance of the site. The heritage listing of the site will assist in providing a link between past, present and future generations.

The Planning Proposal will not adversely impact on existing social infrastructure, such as schools and hospitals.

Economic Effects

A review of the numerous studies undertaken around Australia and the world looking at the effect of designation (heritage listing and inclusion within a heritage precinct) on the value of houses has found the impact to be negligible. Other factors including locational factors such as proximity to schools and access to public transport, and household attributes, such as number of bedrooms and parking spaces, have been shown to have greater influence on price than designation.

D. State and Commonwealth interests

Q10. Is there adequate public infrastructure for the planning proposal?

The Planning Proposal relates to the heritage listing of an established building. No additional demand for public infrastructure is anticipated as a consequence of this listing.

Q11. What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Council will consult with any agencies nominated by the Department of Planning and Environment as part of the requirements of the Gateway Determination.

Council's resolution of 8 March 2016 outlined:

C. That in order to facilitate an expedient Gateway Determination, the NSW Heritage Office be consulted prior to submitting the Planning Proposal to the Department of Planning and Environment. Should comments not be received within 21 days, the Planning Proposal is to be submitted regardless.

Accordingly, the Planning Proposal was sent to the NSW Heritage Division of the Office of Environment and Heritage on 10 March 2016 requesting comments be provided within 21 days.

At the time of submitting this Planning Proposal, no response had been received. Once comments from the Heritage Division have been received, they will be forwarded separately to the Department of Planning and Environment for consideration as part of Gateway.

PART 4 - MAPPING

Maps, where relevant, to identify the intent of the planning proposal and the area to which it applies

The Planning Proposal will require the amendment to the following KLEP 2015 map sheet:

- Ku-ring-gai Local Environmental Plan 2015 – Heritage Map – Sheet HER_007

The subject property will be coloured so as to indicate a Heritage Item – General.

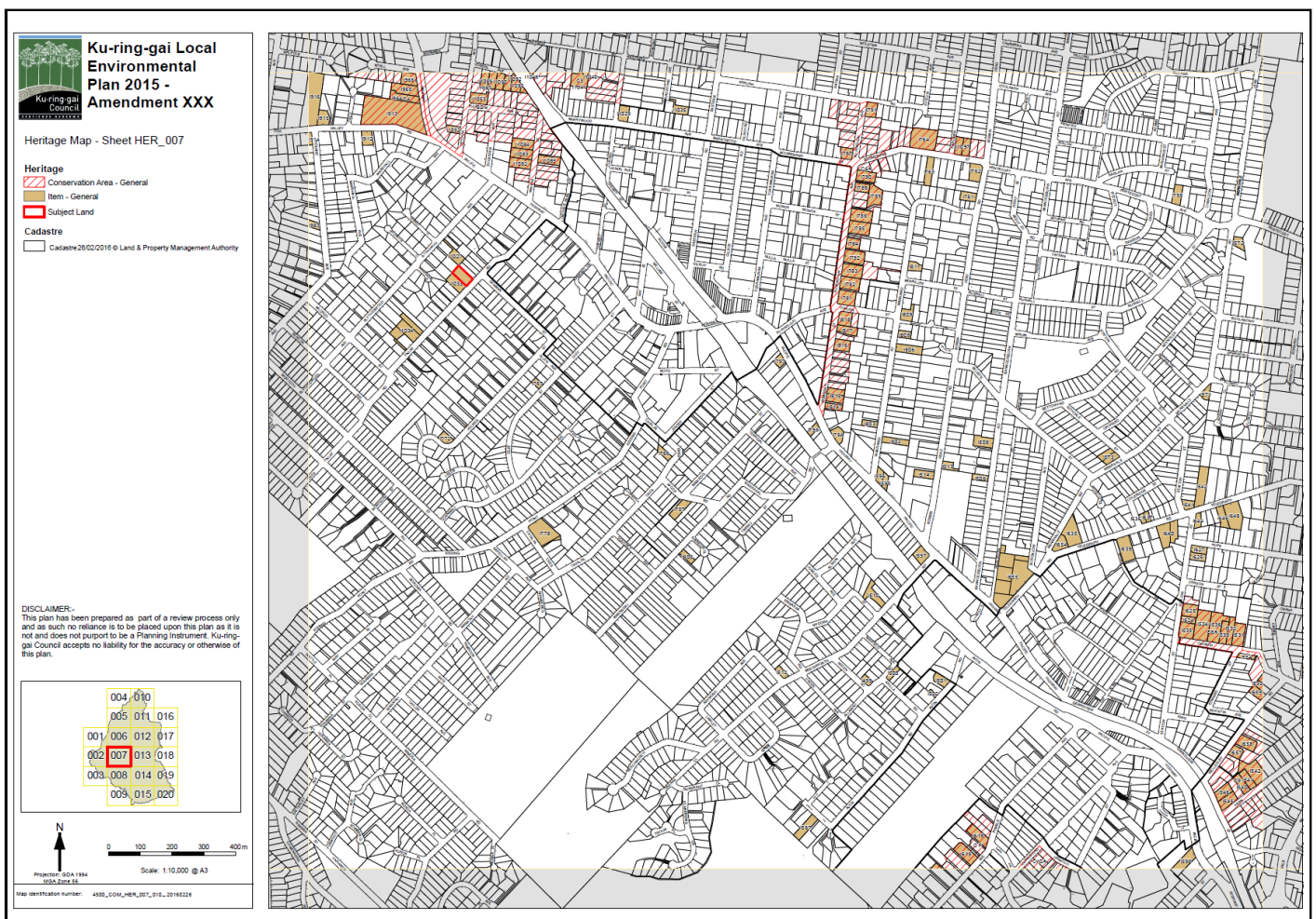


Image 6 – Draft Heritage Map Sheet

27 Finlay Road, Warrawee (Lot 5B, DP 978020)

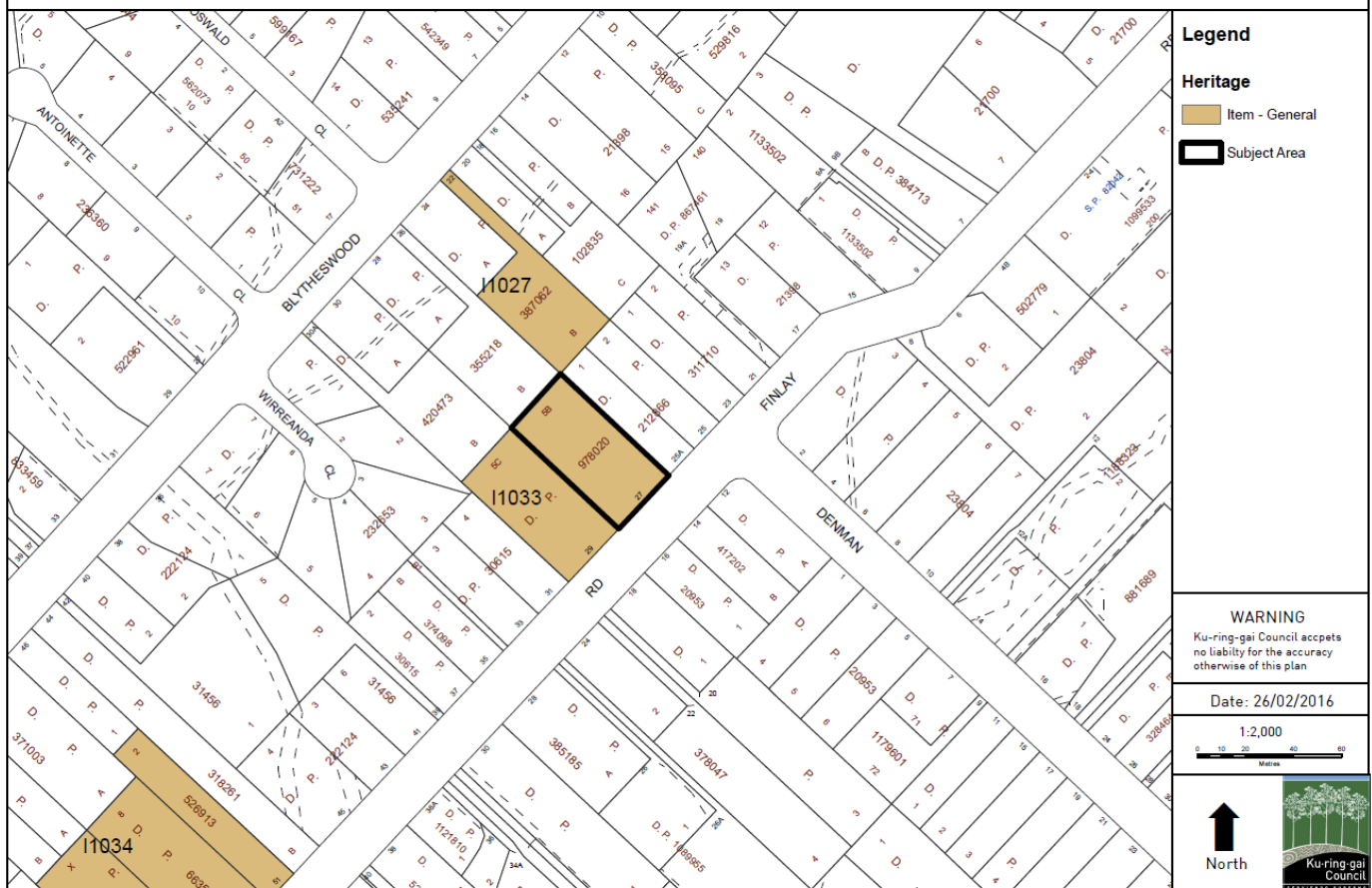


Image 7 – Draft Map showing 27 Finlay Road, Warrawee identified as Heritage Item - General

PART 5 – COMMUNITY CONSULTATION

Details of the community consultation that is to be undertaken on the planning proposal

Community Consultation for this Planning Proposal will be consistent with the requirements of the Gateway Determination and the consultation guidelines contained in the Department of Planning and Environments “*A Guide to Preparing Local Environmental Plans*”(April 2013).

Public exhibition of the Planning Proposal is generally undertaken in the following manner:

- Notification in a newspaper that circulates the area affected by the Planning Proposal
- Notification on Council’s website
- Notification in writing to the affected and adjoining land owners

During the exhibition period, the following material is made available for viewing:

- Planning Proposal
- Gateway Determination
- Information relied upon by the Planning Proposal (e.g. reports)

At the conclusion of the public exhibition, a report will be prepared and reported back to Council to allow for the consideration of any submissions received from the community.

PART 6 – PROJECT TIMELINE

Stage	Timing
Anticipated commencement date (date of Gateway determination)	May 2016
Timeframe for government agency consultation (pre and post exhibition as required by Gateway determination)	13 May 2016 – 3 June 2016 28 days - Run concurrently with exhibition period.
Commencement and completion dates for public exhibition period	13 May 2016 – 3 June 2016 28 days
Post exhibition review and reporting	6 June 2016 – 6 July 2016
Council meeting / consideration	19 July 2016
Legal Drafting LEP	July 2016
Anticipated date RPA will make the plan (if delegated)	July 2016
Notification of Plan on Legislation website	August 2016

APPENDIX A – Interim Heritage Order published in the Government Gazette

Council Notices

COUNCIL NOTICES

BEGA VALLEY SHIRE COUNCIL

ROADS ACT 1993

Naming of Roads

Notice is hereby given that Bega Valley Shire Council, pursuant to section 162 of the *Roads Act 1993*, has officially re-named the section of Panbula Street, Candelo located on the Eastern side of the river shown hereunder:

Name	Locality
HOOD STREET	Candelo

Description

The section of road to be re-named is on the Eastern side of the Candelo river and is a severed portion of Panbula Street.

LEANNE BARNES, General Manager, Bega Valley Shire Council, PO Box 492, Bega NSW 2550
GNB Ref: 0093 [8192]

- (ii) In the case of an item which, in the Council's opinion, is of State heritage significance, the resolution requests the Heritage Council to make a recommendation to the Minister for Heritage under section 32 (2) of the Heritage Act to include the item on the State Heritage Register.

Dated at Sydney, 7 October 2015

JOHN McKEE, General Manager, Ku-ring-gai Council

Schedule "A"

The property known as Exley House, situated at 27 Finlay Road, Warrawee on land described in Schedule B.

Schedule "B"

All those pieces or parcels of land known as (Lot 5B Sec 2 DP 978020) in Parish of Gordon, County of Cumberland. [8194]

COFFS HARBOUR CITY COUNCIL

ROADS ACT 1993

Naming of Roads

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

Name	Locality
RENSHAW LANE	Coffs Harbour

Description

Located between Albany and Bonville Streets, extending from Gordon Street to Curacoa Street, Coffs Harbour

STEPHEN McGRATH, General Manager, Coffs Harbour City Council, Locked Bag 55, Coffs Harbour 2450
GNB Ref: 0072 [8193]

MID-WESTERN REGIONAL COUNCIL

ROADS ACT 1993

Naming of Roads

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

Name	Locality
BLAIN ROAD	Caerleon

Description

Road running south off Hill End Road to Lot 107 DP 44920

BRAD CAM, General Manager, Mid-Western Regional Council, PO Box 156, 86 Market Street, Mudgee 2850
GNB Ref: 0094 [8195]

KU-RING-GAI COUNCIL

HERITAGE ACT 1977

Interim Heritage Order No 6

Under section 25 of the *Heritage Act 1977* Ku-ring-gai Council does by this order:

- make an interim heritage order to cover the item of the environmental heritage specified or described in Schedule "A"; and
- declare that the Interim Heritage Order shall apply to the curtilage or site of such item, being the land described in Schedule "B".

This Interim Heritage Order will lapse six months from the date that it is made unless the local Council has passed a resolution before that date; and

- in the case of an item which, in the council's opinion, is of local significance, the resolution seeks to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; or

SHOALHAVEN CITY COUNCIL

ROADS ACT 1993

Naming of Roads

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

Name	Locality
ARINYA CLOSE	Nowra

Description

New road created in the subdivision of Lot 692 DP 1196556, Holloway Road, Nowra.

Name	Locality
ARILLA STREET	Nowra

Description

New road created in the subdivision of Lot 692 DP 1196556, Holloway Road, Nowra.

APPENDIX B – Council Resolution 8 March 2016**Resolved:**

[Moved: Councillors Anderson/Berlioz]

- A. That Council adopts the planning proposal to amend KLEP 2015 to include:
27 Finlay Road, Warrawee (Lot 5B, DP 978020) dwelling house and the interior as a potential heritage item in Schedule 5 and on the Heritage Map.
- B. That the Planning Proposal be forwarded to the Department of Planning and Environment for a Gateway Determination in accordance with the provisions of the EP&A Act and Regulations.
- C. That in order to facilitate an expedient Gateway Determination, the NSW Heritage Office be consulted prior to submitting the Planning Proposal to the Department of Planning and Environment. Should comments not be received within 21 days, the Planning Proposal is to be submitted regardless.
- D. That Council requests the plan making delegation under Section 23 of the EP&A Act for this Planning Proposal.
- E. That upon receipt of a Gateway Determination, the exhibition and consultation process is carried out in accordance with the requirements of the Environmental Planning and Assessment Act, 1979 and with the Gateway Determination requirements.

For the Resolution:

The Mayor, Councillor Szatow, Councillors Citer, McDonald, Malicki, Armstrong, Berlioz, Anderson, Fornari-Orsmond and Ossip

Against the Resolution:

Councillor Pettett

**APPENDIX C – 27 Finlay Road, Warrawee Heritage Assessment by
Perumal Murphy Alessi Heritage Consultants**

HERITAGE ASSESSMENT



**No. 27 Finlay Road,
Warrawee**

February 2016

VERSION CONTROL TABLE			
Revision	Date	Comment	Author
Draft	5 th Feb 2016	Draft issued for review	PMA
Final draft	12 th Feb 2016	Final draft issued for review	PMA
Final	15 th Feb 2016	Final issued	PMA

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1.0 Introduction

1.1 Context of the report

This report has been prepared on behalf of Ku-ring-gai Municipal Council to assess the cultural significance of No. 27 Finlay Road, Warrawee (the site).

1.2 Background and heritage listing status

No. 27 Finlay Road is a single storey face brick Post-war dwelling constructed in c. 1957. Located on the western side of the street, the house and detached garage are an early design of prominent architect Harry Seidler. The building has been designed to respond to the sloping and large site and now includes a number of mature trees and plantings including several large eucalypts.

Finlay Road is a relatively wide dual carriageway with wide grassed verges and mature street trees along its length. This section of the street is characterised by a mix of residential development ranging from a single storey timber weatherboard Federation period dwelling to contemporary two storey dwellings and multi-storey residential flat buildings at the Pacific Highway end of the street.

The subject site is not currently listed on the State Heritage Inventory (SHI) or classified by the National Trust (NSW). The site is not listed as a heritage item Ku-ring-gai LEP 2015, however, "Blytheswood", a single storey timber weatherboard dwelling neighbouring the site at No. 29 Finlay Road and a dwelling to the north west of the site, No. 22 Blytheswood Avenue, have both been listed as individual items.

An interim heritage order was placed on the property on the 9th October 2015 following concerns relating to the sale and advertisement of the potential redevelopment of the property. In December 2015 Ku-ring-gai Council commissioned this assessment to investigate its significance and potential listing of the site.

1.3 Methodology and objectives

The report been prepared in accordance with the guidelines for Heritage Assessments as outlined in the NSW Heritage Manual produced by the NSW Heritage Branch.

The assessment is based on an inspection of the property and analysis of the context. The historical outline is based on material sourced from Ku-ring-gai Council files, Mitchell, State and Ku-ring-gai Libraries and the Land and Property Information Office. Ku-ring-gai Council have also provided some background material and images.

The main objective of this report is to assess and identify the cultural significance of the place and curtilage and to assess the potential heritage listing of the property.

1.4 Authorship

This report has been prepared by Luisa Alessi of Perumal Murphy Alessi, Heritage Consultants.

All contemporary photographs included in this report, unless otherwise stated, were also taken by Luisa Alessi in December 2015, specifically for the preparation of this report.

1.5 Site Identification

No. 27 Finlay Road is located on the western side of Finlay Road.

The real property description is Lot 5B Section 2 DP 978020.

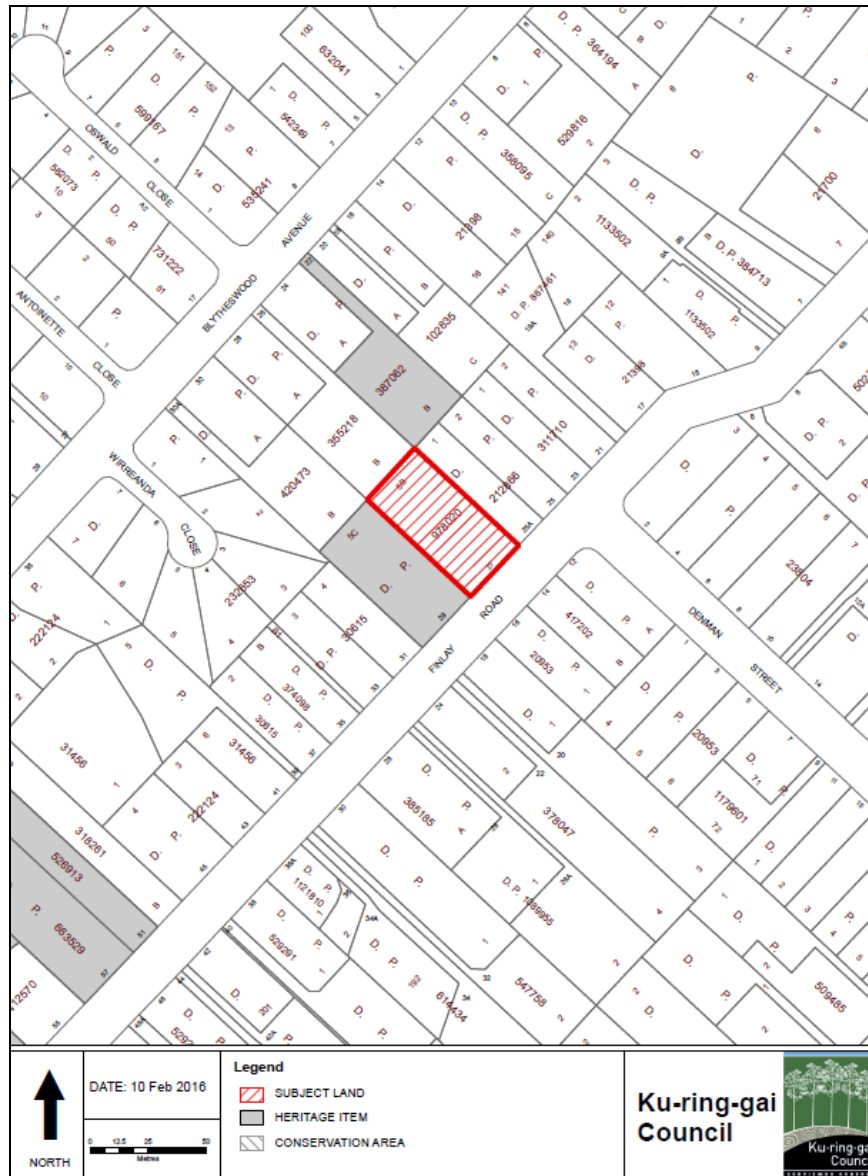


Figure 1.1 Location plan

(Source:
Council)

Ku-ring-gai

2.0 Historical Overview

2.1 Early development of the area and site

The area was known for its flora and fauna as early as 1805 when George Caley, a young botanist, was sent by Sir Joseph Banks to explore the area around Fox Valley. The name of the area is derived from an Aboriginal works which means “stop here” and signifies that it was a popular resting spot for Aboriginals. The earliest land grants occurred in the area in the 1830s by which time timber-getters had extracted large stands of cedar, turpentine, iron bark and blue gum in addition to other species. The area largely remained rural until the coming of the railway in 1890. Warrawee Station was last station on the line to be opened in 1900.¹

The site is part of 60 acres granted to John Wood on the 19th October 1831. The area (Portion 408 of the Parish, **Figure 2.1**) covered what is presently located between the Pacific Highway, Finlay Road, Monteith Street and Roland Avenue. In July 1881 the 60 acres were formally acquired by Owen McMahon, a farmer, who had apparently occupied the land for some 50 years prior as no heirs for Wood had been located.²

In April 1882 Reginald Edmund Finlay purchased the land which extended south west and had “frontage” along Lane Cove Road (now the Pacific Highway).³ Finlay constructed “Blytheswood” at the corner of what is now Finlay Road and the Pacific Highway. In c. 1902 he subdivided his estate into three sections each comprising a number of acreage “farmlet” lots. The three sections were laid about Blytheswood Avenue which extended down the middle of the estate and formed a “T” junction with Mildred Street (**Figure 2.2**).⁴

It would appear that by 1903 only the two larger lots in Section 1, south of Mildred Street, had sold. Finlay retained ownership of the land in Sections 2 and 3 at this time, however, from 1905 the lots were sold by The Mutual Life Association of Australasia as mortgagees exercising power of sale.⁵

The site, part of Lot 5 of Section 2 was part of land transferred to the NSW Realty Co. Limited in 1913.⁶ The land acquired by the Company included part of Lot 4 and Lots 5 to 10 of Section 2 and parts of Section 3. The Company continued to sell the lots, which were subject to a covenant from this time. Lot 5 was subsequently subdivided into four “residential” sized allotments which were advertised for sale as part of the Blytheswood Estate (**Figure 2.3**). Part of Lot 5 of Section 2 was purchased in December 1915. Lot 5A, which addressed Blytheswood Avenue was transferred in January 1919 and another part of Lot 5 was transferred in 1923. The subject site, Lot 5B, was not transferred until September 1944.⁷ In a transfer dated 19th January 1945 Cecil Exley, of Sans Souci, an engineer who worked for the Water Board became the registered owner of the site, (Lot 5B of Section 2 DP 978020) which had just under 100 feet frontage to Finlay Road.⁸

An aerial photograph dated 1943 (**Figure 2.4**) indicates that the area remained largely rural to this time. The site appears to have been cleared and is free of any major trees or plantings. Some residential development, including a house on the neighbouring site at No. 29 Finlay Road and it would appear No. 22 Blytheswood Avenue to the north west of the site, is evident.

¹ Pollon, F (ed.), *The Book of Sydney Suburbs* (1988) p, 263, Edwards. Z. *Dictionary of Sydney*, “Warrawee” (2008).

² Land and Property Information, Primary Application No. 5265, Pollon, F (ed.), *The Book of Sydney Suburbs* (1988) p, 263.

³ Land and Property Information, Certificate of Title, Volume 636 Folio 209.

⁴ Land and Property Information, Certificate of Title, Volume 636 Folio 209, DP 4076.

⁵ Land and Property Information, Certificate of Title, Volume 1462 Folio 204.

⁶ Land and Property Information, Certificate of Title, Volume 2422 Folio 40.

⁷ Land and Property Information, Certificate of Title, Volume 2422 Folio 40.

⁸ Land and Property Information, Certificate of Title, Volume 5471 Folio 21.

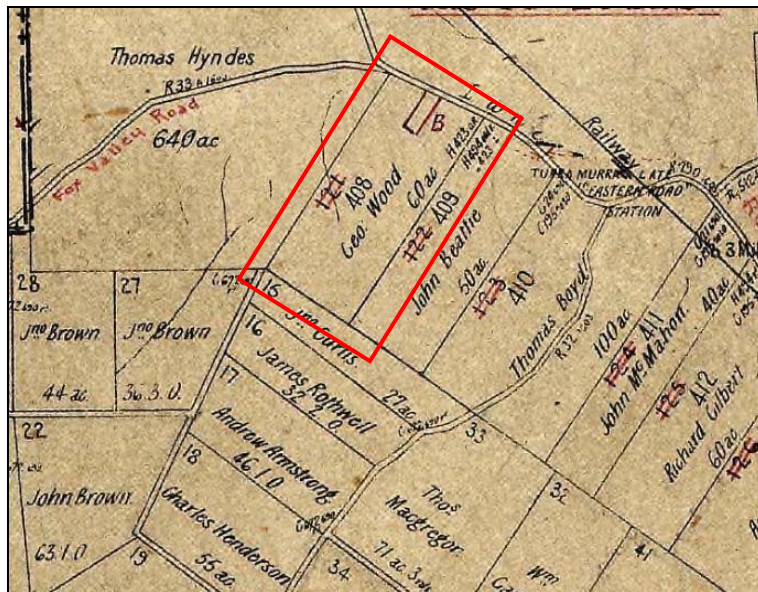


Figure 2.1 Parish plan showing the 60 acres granted to George Wood.

(Source: Land and Property Information, Historical parish Map, Parish of Gordon, County of Cumberland 1893 Sheet 1 Edition 4)



Figure 2.2 The subdivision of the 60 acres and land acquired by Finlay.

(Source: Land and Property Information, DP 4076)

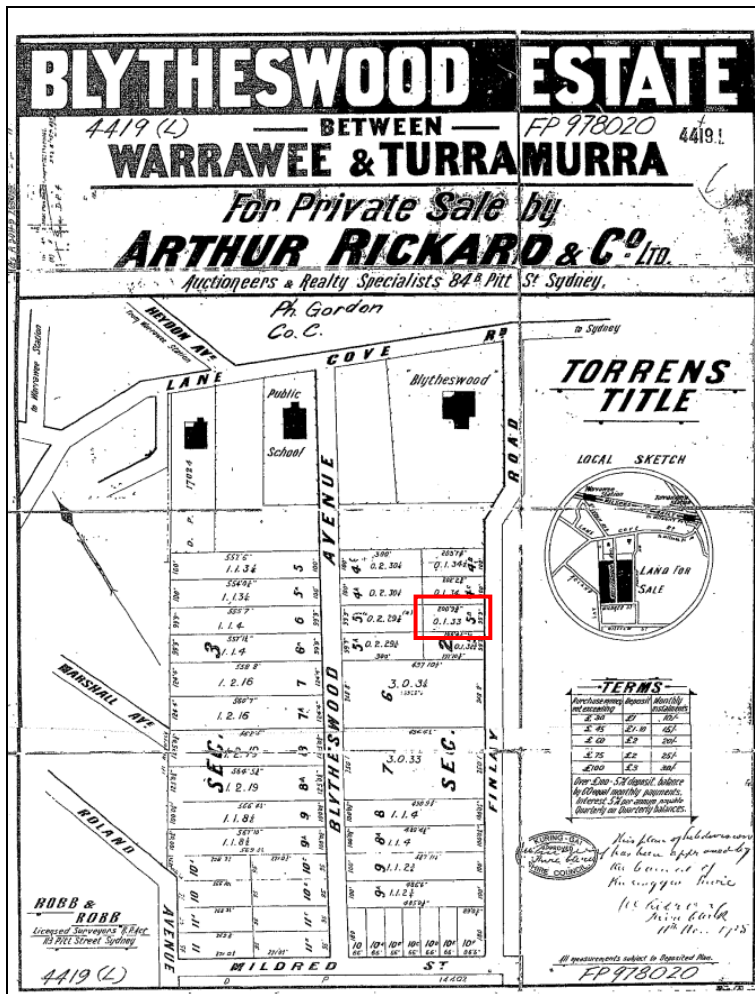


Figure 2.3 The c. 1915 advertisement for the sale of the remaining sites of the Blytheswood Estate.

(Source: Land and Property Information, DP 978020)

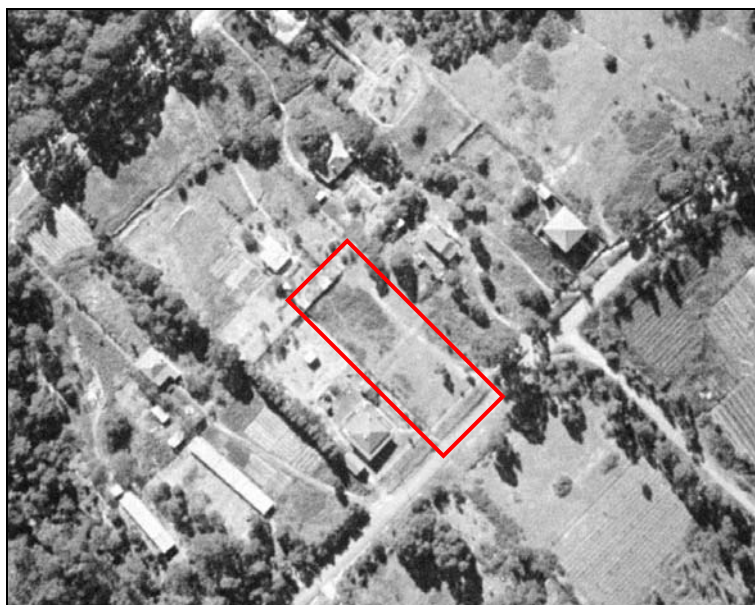


Figure 2.4 The 1943 aerial. The site had been cleared by this time and appears to be free of any major trees. The surrounding area also appears to be cleared with some farming evident in addition to some early houses, including No. 29 Finlay Road.

(Source: SIX Maps)

2.2 Construction of the house

Exley commissioned Harry Seidler to design a house on the site and the building was constructed in 1957-1958.⁹ By this time Seidler was known for his work in Ku-ring-gai which included a group of three houses including a house for his parents in Wahroonga (Rose Seidler House, 1948-1950 followed by the Marcus Seidler House and the Rose House in 1950), also the Tuck House in Gordon (1951), Hutter House in Turramurra (1952), the Lessing House in Pymble (1953-1957) in addition to houses in Northbridge, Kurrajong Heights, Chatswood, Clontarf, Mosman and Double Bay constructed during this period.¹⁰

These houses were neat, well designed and detailed incorporating features now associated with the International style and influenced by the works of Le Corbusier and Marcel Breuer. The early houses were either raised above the ground level and were glassy boxes on recessed masonry walled pedestals with “in-line” or “ring” plan or were “bi-nuclear” plan with “H” shaped plans that separated the night from the day time areas. All displayed a design philosophy that recognised the “fundamentals” of the modern movement which was based on the use of new materials and methods of construction; a growing fusion with the visual arts and examination of new needs and “regional” characteristics.¹¹

In terms of domestic planning Seidler noted of his early works that the plan forms must firstly deal with the relationship of the building to its surroundings. It was noted that the “*general atmosphere of the setting*” and “*topographical characteristics*” were important in the “*placing*” of the structure on the site.¹²

In Sydney, the sites that he worked on were suitable for an “open” plan with at least one “direction” or view be it the harbour or a bushland setting which with the climate influenced the provision of ample outdoor living. Where no such outlook existed, courtyards and private outdoor zones were created. The plan types displayed the informality of our mostly “servant-less” house and basic zoning within the plan: living areas separated from sleeping areas and living zone centred about the social/living room space and usually a fireplace. Joined to this main living area is the food preparation and dining space usually merely separated by some space divider such as a freestanding fireplace or a furniture unit. The separation between the “living” areas and kitchen was less defined allowing some interaction and connection with family and guests during the preparation of meals by the use of open counters or servery with sliding panels. The kitchen was also connected to other services area, storage and laundry which usually also had external access. Glass walls were used to provide connection with outdoor living areas. The keynote of the planning of the bedroom wing was efficiency and arrangement of storage facilities rather than unnecessary floor space – as less time was spent here. Bedrooms could double as studies for concentrated work by members of the family or playrooms. All the while, the site was the determining factor that suggested the arrangement of the various zones and connections and interplay of interior spaces.¹³

The Exley House design incorporates these “ideals” in a simple “bi-nuclear” plan form (**Figure 2.5**) which was considered ideal for families with separation of the living area from the bedrooms and bathrooms. The slope and fall across the site appears to have influenced the design and “stepping” down of the suspended floors of the two main house zones with carport (later infilled to form a garage) and workshop also separated from the main house. A drying yard and outdoor living spaces, covered porch and terrace were also provided, it would appear to connect to the front and rear garden areas.

⁹ RAI NSW Architects Bibliographic Information, Dr. Harry Seidler, AC OBE M.Arch (Harvard), Hon FAIA, LFRAIA, MRAIC, FTS, Frampton, K & Drew, P., Harry Seidler: Four decades of architecture (1992), p. 402.

¹⁰ Blake, P., *Architecture for the New World: the Work of Harry Seidler* (1973), Seidler, H. *1955/63: houses, building and projects* (1963).

¹¹ Seidler, H. *1955/63: houses, building and projects* (1963), p. ix.

¹² Seidler, H. *1955/63: houses, building and projects* (1963), p. xv.

¹³ Seidler, H. *1955/63: houses, building and projects* (1963), p. xvi & xvii.

The original drawings of the proposed residence dated October 1956¹⁴ show the compact and efficient plan with living spaces occupying the northern half of the building with main bedroom and two smaller bedrooms in the southern side of the building and floors located close “to grade”. A separate carport with workshop and gravel drive and attached by the covered entry and terrace with screen wall between is located to the north of the house. The external door in the workshop is not shown on the original plan, however, appears on later working drawing. The drying yard with “brick” screen walls and Rotary hoist is also shown, adjacent to the paved path that extends to the building entry. The building entry is framed by a bookshelf, coat cupboard and store (accessed in the laundry). The living space features the signature fireplace constructed in face brick “on edge” and face brick hearth which was to be laid with tight joints on mortar bed and flush with the tallowwood timber floor. The chimney/ flue was to be capped with precast capping slab with drip grooves at the perimeter of the underside and grout fixed. Glass walls face the rear garden and covered porch (off living room) and a larger covered terrace between the house and carport. Both were noted cement topped floor and asbestos cement to the (roof) soffit. The kitchen and laundry areas are also separated by counters and a servery with cabinets over and coloured and translucent fixed and sliding panels. “Lino” tiles were noted on the drawing for the kitchen floor whilst the laundry has a concrete floor. The bedrooms each have wide windows spanning the width of the rooms, between the separating walls and for efficiency built-in robes, desks and dressing tables, linen and towel stores were provided in the hall. A narrow bathroom and separate, central WC with louvred skylight projecting above the skillion roof with “Super Six” corrugated asbestos cement roofing noted on the drawing. Tallow wood floors, rendered walls and fibrous paster ceilings were also noted in each room.¹⁵

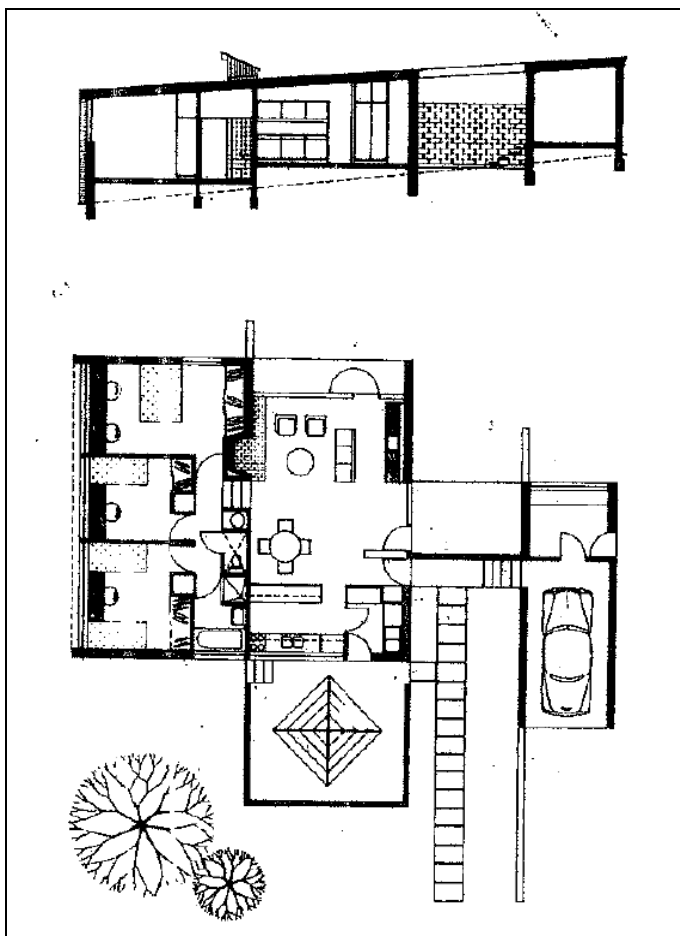


Figure 2.5 Plan and elevation.

(Source: Frampton/Drew, p. 402)

¹⁴ Mitchell Library, Harry Seidler Collection, PXD 613 Tube No. 33, Proposed Residence No. 27 Finlay Rd Turramurra for Mr C. Exley, October 1956.

¹⁵ Mitchell Library, Harry Seidler Collection, PXD 613 Tube No. 33, Job 56.11, Drawing No. 1, 14 October 1956, Drawing No. 3 dated 16/1/1957 and Drawing No. 4 dated 17/1/1957.

A photograph of the building taken near the time of completion of the house in c. 1957 (**Figure 2.6**) indicates the response to the area and sloping site. Unlike some of Seidler's earlier house designs the house is not elevated but rather sits close to the ground with zones and pitch of the roof following the fall of the site to the south. The siting and materials are possibly in deference to the Finlay Road streetscape. Some of the houses in the immediate context today (apart from No. 29 and some replacement dwellings) are modest, single storey face brick Post-war dwellings assumed to have been constructed just prior to the subject building of face brick with pitched, gabled and hipped roof forms. The Exley House is relatively low lying and incorporates face brick walls but also concrete breeze block and glass walls to frame the entry and courtyard spaces, connect the internal and external spaces and provide interest.

At the time of construction, the site appears to remain relatively clear with only some native trees evident in the front of the house, however, some trees and garden plantings are visible at the rear. The original site plan shows a grove of "existing wattles" in the mid section of the site and behind the house. Three trees are shown in front of the building with some trees also indicated along the northern side.¹⁶ The garage/ carport wing is also evident, separated but connected to the house by the continuous roof steps and concrete block wall. The carport opening has since been infilled with a roller door and timber and glass infill. A pathway is clear extending to the building entry which is also covered by the roof. The skylight over the WC is just visible.



Figure 2.6 Photograph of the house nearing completion c. 1957/58.

(Source:
www.dailytelegraph.com.au)

The Exley family retained ownership of the house. In c. 1975 an addition with ensuite, small study alcove and external WC was added to the south western corner of the building. The plans were prepared by Seidler & Associates and the addition was constructed using close matching brick external walls and matching timber framed fixed and hopper windows on the southern façade. It would appear that other minor changes and additions such as service elements (shower screen, rails and fixtures) and floor finishes were also undertaken in the period. A small copper hood has also been added over the fireplace. Some external landscaping has also been undertaken with the addition of trees and planting and garden beds particularly in the mid section of the site. A small detached shed has also been added to the south western corner of the site.

In 1997 Constance Cowin became the registered owner.¹⁷ In 2015, the property was advertised for sale. The advertisement made reference to the potential redevelopment of the site which raised alarms regarding the fate of the house.¹⁸ An interim heritage order was placed on the site on 9th October 2015, pending further investigation.

¹⁶ Mitchell Library, Harry Seidler Collection, PXD 613 Tube No. 33, Floor and Site Plan dated October 1956.

¹⁷ Land and Property Information, Certificate of Title Volume 5471 Folio 21.

¹⁸ www.dailytelegraph.com.au, *Harry Seidler-designed home in Warrawee slapped with interim heritage order before it goes to auction this Saturday*, October 9, 2015.

2.3 Harry Seidler and design philosophy

Harry Seidler was born in Vienna in 1923 and was educated and interned in England and later Canada where he obtained a Bachelor of Architecture with first class honours. After working in Canada for a year he won a scholarship and completed post-graduate studies with Walter Gropius and Marcel Breuer at Harvard University (1945-46). He also completed a summer school program with Josef Albers, a former design teacher at the Bauhaus. He commenced work in Breuer's first office in New York and stayed until March 1948, when he left for Australia on what was intended to be a short visit to design and construct a house for his parents who had immigrated to Sydney in the 1930s. He travelled to Sydney via Brazil where he spent some months working with Oscar Niemeyer. The "Rose Seidler House" in Clissold Road, Wahroonga was his first commission. Seidler was 25 years old at the time. It was built in 1948-1950 and part of a family estate comprising of three houses which occupied 16 acres of natural bushland overlooking Ku-ring-gai National Park.

Early designs for the house were influenced by houses designed by Breuer's office at this time. Seidler's early work, including the "Tuck House" in Waugoola Street, Gordon (1951), continued the idiom of Breuer's light North American timber houses with rough masonry walls and timber cladding with vertical boards. These houses appeared light. The main floors were raised above the ground on columns or rubble stone walls with flat or butterfly roof forms, which soon became synonymous with the Seidler name in Australia.

The social and economic climate of the 1950s suited this style of architecture. Many Australians at this time were uncomplicated and responded to the clarity and rationalism of modernism. Many of his early clients were of limited means which reinforced a degree of economy and austerity in the planning of the houses. The building industry had also suffered from a wide range of material restrictions following World War II which also resulted in the more restrictive use of materials and the design of built-in furniture. However, this did not mean that his designs were widely accepted. Like other architects of the period, such as Sydney Anchor, commissions for his early houses often brought about confrontation with local councils on matters of design and often ended in litigation. Much public attention was drawn to the arguments and despite rulings for and encouragement of "progressive architecture", Seidler continued to face continued objections.¹⁹

Despite this the commissions continued. The basic plan types introduced by Seidler were influenced by Le Corbusier and Breuer and included the "long in-line" plan which was rectangular, economical to construct and simple to expand and the "H" or "U" (indented square) which provided private terraces between the wings. The ring plan also came through, used at his "Marcus Seidler House" in Turramurra in 1950 and "Tuck House" in 1951. An "H" shaped bi-nuclear plan type was used for the Hutter House in Turramurra in 1952. His style continued to reflect his overseas influences and in the 1960s Seidler also began to experiment with circular, elliptical and curvilinear geometries. By this time he had also received commissions for apartment and office buildings and he incorporated many of these influences and local influences in both small and large scale projects. Like other architects, Ken Woolley and Robin Boyd, he also developed designs for Pettit and Sevitt project homes during this period.

The culmination of his residential work and mix of his overseas and local influences is perhaps visible in his own house, located in Kalang Avenue, Killara, constructed in 1966-67. Surrounded by a natural bushland the house features four and half levels which step down the sloping site. It incorporates maintenance free materials including off-form concrete and textured blue basalt stone. It has been widely regarded as the most outstanding example in Australia of a house constructed in the "Brutalist" style, and it also incorporates the split level, influenced by the sloping site and works of Le Corbusier, with steps and ramps and opening up of the interior spaces.

¹⁹ Frampton, K & Drew, P., *Harry Seidler: Four decades of architecture* (1992), p. 393.

Seidler is now recognised as one of Australia's leading architects. He was awarded the RAIA Gold Medal in 1977 and won many other awards and accolades over a career spanning nearly 60 years. He died in March 2006.

3.0 Description of the site

3.1 The site context

The site is located on the western side of Finlay Road which is a relatively wide dual carriageway with wide, grassed verges and mature street trees along both sides of the street. This section of the street is characterised by a mix of detached one and two storey dwellings dating from the early to late 20th century. A contemporary multi-storey residential flat building is also located to the north east, at the Pacific Highway end of the street. The dwellings are generally enhanced by mature garden settings, trees and plantings including a number of native species.

The subject building is one of a number of Post-war dwellings in this section of the street. Diagonally opposite the site, on the southern corner of Denman Street, No. 12 Finlay Road is a single storey face brick dwelling also with lightweight cladding panels and large areas of glass and large skillion roof clad in metal sheeting. The building bears similar characteristic as the subject building with large skillion roof form and also has a stone chimney. Opposite the site, Nos. 14 and 16 are two single storey face brick dwellings with gabled and hipped roofs clad in terracotta tiles. These are neighboured by two late 20th century two storey dwellings also with pitched, tiled roof forms. The buildings are all setback from the street frontage with gardens and driveways extending between.

To the immediate south of the site, No. 29 Finlay Road is a single storey Federation style timber weatherboard dwelling with hipped roof clad in corrugated steel. An open verandah extends across the front of the dwelling and wraps around the north eastern corner of the building. The building is setback from the street frontage which has a timber picket fence. The building is also setback from the shared boundary with the subject site with garden and plantings located between. A driveway and detached garage are located on the southern side of the house. The building appears to be one of the earliest dwellings constructed in the street and has been listed as a heritage item.

To the north of the site, No. 25A is a single storey face brick late 20th century with skillion roof form. The building is neighboured by a rendered, modified single storey dwelling with hipped roof clad in tiles. Both of these buildings are set well back from the street with planted gardens between. These sites and subject site are neighboured to the west by a number of substantial dwellings occupying battle-axe type properties and addressing Blytheswood Avenue including No. 22 Blytheswood Avenue, which has been listed as a heritage item.



Figure 3.1 Finlay Road is a relatively wide dual carriageway with grassed verges and mature trees on both sides of the street. The built context is also enhanced by the garden trees and plantings which include native species.



Figure 3.2 Diagonally opposite the site, No. 12 Finlay Road is a single storey Post-war brick dwelling with low pitched skillion roof clad in metal sheeting and stone chimney.



Figure 3.3 Located opposite the site, Nos. 14 and 16 Finlay Road are also single storey face brick Post-war detached dwellings with gable and hipped roofs clad in tiles.



Figure 3.4 No. 16 Finlay Road.



Figure 3.5 No. 18 Finlay Road is a two storey face brick late 20th century dwelling with gabled and hopped roof clad in tiles.



Figure 3.6 No. 24 Finlay Road is a rendered, late 20th century two storey dwelling with hipped and gable roof clad in tiles. The buildings are all set back from the street frontage with gardens located between.



Figure 3.7 To the south and neighbouring the site, No. 29 Finlay Road is a timber weatherboard Federation period dwelling with hipped roof clad in corrugated steel and open verandah which wraps around the front of the building.



Figure 3.8 No. 29 has been listed as an item and is enhanced by its setback from the front and side boundaries and its garden setting.



Figure 3.9 To the north of the site, No. 25A is a single storey late 20th century face brick dwelling with pitched roof clad in metal sheeting. The building is set well back from the street frontage.



Figure 3.10 Further north No. 25 Finlay Road is a modified single storey dwelling with hipped roof clad in tiles.

3.2 No. 27 Finlay Road

No. 27 Finlay Road is a single storey, split level face brick dwelling with timber framed windows and doors and skillion roof clad in profiled metal sheeting. A simple face brick chimney with flat capping and projecting skylight extend above the main roof plane. The roof is continuous and connects the house to a garage wing. A concrete block wall, steps and pathway also connects the two structures and frames the building entry. The roof also provides cover over the main entry. The garage is located above the main level of the house and also has simple face brick structure with timber windows and doors and roller door with timber framed infill over facing the street. Concrete block walls also enclose the entry and a small courtyard with clothesline and open bin store located in front of the house.

The front façade of the building has timber framed windows and coloured panels which are largely concealed by the service courtyard wall. The southern façade has large timber framed fixed and hopper windows on solid brick base and has a deep setback from the southern site boundary. The rear façade comprises a number of bays separated by the brick blade walls and faces a large rear yard. The yard is also divided into sections with garden beds, mature trees and plantings located in the mid section of the site and bounding open grassed lawns which surround the rear of the house. The western end of the rear garden has open lawn with some perimeter planting. A small steel shed is located in the south western corner of the site.

The building is setback from the street frontage. An asphalted driveway extends from the front boundary to the garage. The garage and driveway are setback from the northern boundary with open lawn and a number of trees located between. The front, northern and rear yard feature a number of trees including several mature blue gums (Blue Gum High Forest). A simple metal post box and a large boulder and planting frame a pathway which also extends from the front boundary to the building entry and service courtyard.

The interior has slate, tiled and carpeted floor finishes on concrete slab floors with rendered and face brick walls and graded flat ceilings with recessed downlights and no cornices. Internal details include feature face brick walls, coloured panelling and coloured internal flush doors. The layout of the house comprises of two wings in a “bi-nuclear” plan arrangement with open plan living areas and separate bedroom wing located on two attached levels and separated by a central wall with fireplace and several steps.

The building entry is defined by a built-in timber bookshelf and cupboards. Kitchen cabinets with fixed coloured and sliding panels and servery both connect and separate the kitchen, dining and living areas. The kitchen also overlooks the front service courtyard. A laundry is located adjacent to the kitchen and provides access to the space. The living area has a face brick feature wall with fireplace and brick shelf and views to the large rear garden via a large glazed wall with flush timber door. A small copper hood has been added over the fireplace. The dining space also features a glazed wall with flush timber door. Both doors access paved areas.

The bedroom wing comprises of three bedrooms, bathroom and separate WC connected by a central hallway. The main bedroom at the western end also has a small study nook with high timber framed window, ensuite and externally accessed WC which are later additions. Each bedroom has a built in cupboard on the internal wall and built-in timber desk/ dressing table with storage. Two of the units have a box section with concealed hinge which lifts to reveal a mirror.

The bathroom is located at the eastern end of the wing and features simple ceramic tiles to floors and walls, bath, basin and shower. A simple shower screen has been added to the shower recess. The separate WC is centrally located which what appears to be a cupboard door and is lit by a clerestory type skylight.

The garage has simple concrete slab floor. Cantilevered concrete steps extend up from the entry courtyard to a simple timber door and forms part of the connection between the house and garage wing. An internal concrete block wall encloses a store/ workshop with timber shelving and high, timber framed strip window facing the rear yard at the western end of the garage wing. A separate door on the northern wall also provides access to the garden.



Figure 3.11 No. 27 Finlay Road.



Figure 3.12 The building is setback from the street frontage and side, northern boundary. Some trees and plantings, including a large gum tree are located along the northern side of the house and garage wing.



Figure 3.13 A concrete path extends from the street frontage to the building entry. The path is bounded by a large boulder, lawn, trees and planting including several mature trees.



Figure 3.14 A driveway extends from the north eastern boundary to the garage wing which is elevated above the level of the house. A graded brick retaining wall also bounds the driveway.



Figure 3.15 The house roof is continuous and extends over the garage wing which has simple flush doors on the northern and southern walls and a roller door with timber framed infill over facing the street.



Figure 3.16 The northern setback and side of the garage.



Figure 3.17 The rear of the garage and store/workshop which partially frame the building entry and covered terrace accessed from the dining area.



Figure 3.18 The rear of the garage wing and concrete block wall which extend between and connect the house and garage and also frames the building entry.



Figure 3.19 The rear of the living wing which features glazed walls with flush timber doors and paved terrace and porch areas.



Figure 3.20 The “rear” of the house has covered terrace areas and large glazed wall which provide physical and visual connection to the rear garden.



Figure 3.21 The glazed wall and door in the living room.



Figure 3.22 The rear of the house. A number of minor additions are visible including curved path (paving), air conditioning unit and solar heating panel also the ensuite addition at the western end of the bedroom wing (south western corner of the house).





Figure 3.23 The ensuite addition which also provided an externally accessed WC.

Note the original brick chimney at top left.



Figure 3.24 The end wall of the bedroom wing and ensuite addition. The addition, also designed by Harry Seidler & Associates is constructed of closely matching brick with similar details as the original house.



Figure 3.25 The southern facade of the building (and bedroom wing). Each bedroom and ensuite have fixed and hopper timber framed windows on solid brick base between the projecting end blade walls.



Figure 3.26 The house is set well back from the southern boundary.



Figure 3.27 View looking west along the southern site boundary. Garden beds with a number of large mature trees and plantings are located in the mid section of the site, around the back of the house.



Figure 3.28 The trees and plantings located near the south western (rear) corner of the house.



Figure 3.29 The rear yard is divided into two sections by garden beds and planting including a number of mature trees located in the mid section of the site.



Figure 3.30 The western end of the rear garden has open lawn with perimeter planting.



Figure 3.31 The north western section of the site. Note the house on the site to the west on a battle-axe property addressing Blytheswood Avenue.



Figure 3.32 A tap is located in the middle of the western lawn area.



Figure 3.33 A simple, small steel shed is located in the south western corner of the site.



Figure 3.34 The south eastern façade (part of the front façade) of the building.



Figure 3.35 The front, service courtyard conceals part of the front façade of the building.



Figure 3.36 The concrete block and brick walls of the front service courtyard are also concealed by planting.



Figure 3.37 The service courtyard/ drying yard is also accessible from the pathway extending to the building entry.



Figure 3.38 The front service courtyard is bounded by block walls and has concrete pavers and clothesline and is also used as a bin store.



Figure 3.39 Part of the “front” facade with the bathroom and kitchen windows and decorative panels.





Figure 3.40 The laundry door. A flyscreen has been added to the door.



Figure 3.41 The building entry is located between the house and garage wing and is also bounded by glazed and concrete block breeze wall.





Figure 3.42 A timber shelf and cupboards bound the small entry area which has a slate floor finish.



Figure 3.43 The bookshelf unit also forms part of a glazed wall which provides visual and physical connection to the entry and adjacent covered terrace.



Figure 3.44 Original kitchen cabinets and “furniture” including servery with coloured and translucent sliding panels remain and allow both separation and connection between the kitchen and open plan dining and living area.





Figure 3.45 The kitchen and dining area.



Figure 3.46 The kitchen units and fixtures which are original.



Figure 3.47 Cabinets and kitchen window. The cabinets correspond to the coloured solid panels facing the service courtyard.



Figure 3.48 The laundry located adjacent to the kitchen.



Figure 3.49 The living area retains the original face brick feature wall, fireplace and brick shelf. A small copper hood has been fixed over the fireplace.



Figure 3.50 An original timber framed glazed wall with flush timber door provides visual and physical connection to the rear yard.



Figure 3.51 The garden beds in the mid section divide the rear yard and frame open lawn which surrounds the rear of the house.



Figure 3.52 The dining area and stair connecting to the attached bedroom wing.



Figure 3.53 The original feature brick wall returns over the connecting stair and central hall and also forms a connecting element.





Figure 3.54 The central hall in the bedroom wing which connects the three bedrooms, bathroom and separate WC. Coloured flush doors provide interest along the hallway.



Figure 3.55 The bathroom is located at the eastern end of the bedroom wing and features simple ceramic tile finishes.





Figure 3.56 The bedroom located at the eastern end of the bedroom wing. Timber framed windows extend the width (southern wall) of each of the bedrooms which also each feature built in robes and desk units.



Figure 3.57 The desk/ dressing table unit in the eastern bedroom has been designed and sized to allow a single bed along the eastern wall of the room and features drawers, shelving which double as a bedside shelf and section which lifts to reveal a mirror. The bedrooms also have simple light fixtures mounted to the wall.





Figure 3.58 The middle bedroom also has a built in desk designed to fit one single bed in the space. Wall shelving has been added to the eastern wall.



Figure 3.59 Detail of the desk unit in the middle bedroom.



Figure 3.60 Detail of the desk unit in the middle bedroom which has a simple steel bracket (possibly added later) to the western end.



Figure 3.61 The door to the centre bedroom. The door to the WC is located opposite.



Figure 3.62 The doorway to the master bedroom at the western end of the bedroom wing. Note the built-in robes.



Figure 3.63 The master bedroom has a large built-in desk/ dressing table with storage.



Figure 3.64 The bedrooms have fixed and hopper windows. The built-in dressing table extends the width of the master bedroom room below the window and also has operable section to reveal a mirror.





Figure 3.65 The built in cupboard and ensuite addition. A former window opening in the end wall (note the thickness) has been used to access the ensuite addition.



Figure 3.66 The ensuite also has fixed and timber framed hopper windows and ceramic tiles to wall and floor. The addition also has an externally accessed WC.





Figure 3.67 The garage also has access from the entry courtyard and features cantilevered concrete steps and coloured door with simple toplight over.



Figure 3.68 The garage has brick and concrete block walls with constructed on a suspended concrete slab. A workshop is located at the western end.



Figure 3.69 The garage also has a simple sheeted ceiling with surface mounted fluorescent lights and skylight and a roller door and toplight have been added to the eastern opening facing the street.



Figure 3.70 The workshop/store which has strip window facing the rear garden and also has a door on the northern wall.



3.3 Summary analysis

The site is part of an area that developed after the establishment of the railway and early 20th century re-subdivision of an early estate. The immediate area appears to have been farmed and remained rural until at least the early 1940s from which time it would appear a number of dwellings were constructed. The area has continued to develop and evolve with some houses constructed or replaced in the late 20th century with further, larger scale development occurring in the early 21st century along the nearby Pacific Highway corridor. The built context in the street is generally enhanced by the street and verge proportions and character with a number of mature native and introduced street and garden trees and plantings.

At least two earlier houses remain in the vicinity of the site (Nos. 29 Finlay Road and No. 22 Blytheswood Avenue). These have been listed as heritage items. No other items are in the immediate vicinity and area has not been identified as being a heritage conservation area.

No. 27 Finlay Road has wide street frontage and occupies a relatively large site. The building is a good example of a modest single storey face brick Post-war dwelling with skillion roof constructed in 1957-1958. The building is visible on approach, however, some views are obscured by the mature trees and plantings on the site and street.

The building remains largely intact. The documentary and physical evidence shows that a number of minor changes and an addition have been undertaken to the building and site. The site retains the c. 1915 subdivision proportions, a number of the surrounding sites have been re-subdivided with battle-axe type properties also created. Garden beds and planting have also been established and site also retains mature native trees.

In c. 1975 an addition was constructed at the western end of the bedroom wing (south western corner of the building). The skillion roof was extended over the small study nook, ensuite and externally accessed WC that was added.

Other changes to the building and site include the following:

- addition of a garden shed (BA82/00657);
- addition of curved garden path at the rear of the house and garden beds;
- replacement of sanitary fixtures (basins and WCs) and addition of safety and towel rails and a shower screen in the main bathroom;
- addition of small copper hood over the fireplace;
- addition of solar water heater and external, wall mounted air-conditioning unit;
- addition of aluminium screen doors to the laundry, entry and dining room single doors;
- addition of a garage roller door and timber framed infill over; and
- addition of a skylight in the garage and some shelving

The slate flooring to the porch and terrace areas, entry and kitchen and laundry are also a later additions and the roof was also replaced after a severe storm in 1990/1991.

The building appears in sound and good condition. Some minor issues are visible, including cracking in the brickwork around the service courtyard, failing mortar joints and some staining is visible and the terrazzo threshold to the entry door has also failed. However, the external building form remains highly intact and retains original details despite the addition to the bedroom wing and various upgrade and replacement of fixtures and addition of new floor finishes and security/ screen doors and other minor elements. The original face brick and concrete block walls, roof form including extension over the entry, porch and terrace areas and projecting skylight and chimney and also timber framed windows and doors all remain. The additions were designed by Seidler's office and incorporate matching details and elements.

The internal layout of the building with its stepped wings responding to the form and slope of the site and "bi-nuclear" plan with living areas separated from the bedrooms and garage and internal features including fireplace, built-in furniture and cabinets, shelves, desks and robes all remain. Original highlight colours also remain. Large windows and glazed wall with visual and physical connection to the terrace areas and rear yard also remains.

The addition of the elements such as the screen doors, shelves and infill of the garage has not detracted from the overall character and appearance or setbacks of the building and its relationship to the site.

4.0 Assessment of Significance

4.1 Comparative analysis

The Exley house was constructed in 1957-58. By this time Seidler was known for his work in Sydney and particularly Ku-ring-gai for a group of three houses including a house for his parents in Wahroonga (Rose Seidler House, 1948-1950) this was followed by the Marcus Seidler House and the Rose House (in 1950). He also designed the Tuck House in Gordon (1951-52), Hutter House in Turramurra (1952) and the Lessing House in Pymble (1953-1957) in addition to a number of other houses and projects in other parts of Sydney and Canberra during this period.²⁰

The early houses were generally elevated above ground level and were glassy boxes on recessed masonry walled pedestals or clean prism forms incorporating layouts based on a limited number of a plan systems which could serve as prototypes for larger projects or allow future flexibility. His early Seidler family homes were suspended above the ground with face stone and smooth rendered walls joined together by glass. The Tuck House, No. 22 Waugoola Road, Gordon (**Figure 4.1**), also constructed a little earlier in 1951-52 is also elevated above a garage, workshop and store, but has painted brick and stone walls with similar timber framed glass walls. The house was similarly relatively modest, however, was based on a ring plan without any corridors and central skylit kitchen. The house is extant and has been listed as a local heritage item in Schedule 5 of the Ku-ring-gai Local Environmental Plan 2015 (I243).

Also constructed a little earlier in 1953 the Hutter House in Turramurra (**Figure 4.2**) incorporates a bi-nuclear plan with separate living and bedroom wings and a covered walkway extending to the carport. However, the house is larger and is an example of an "H" bi-nuclear plan with two main wings separated by an entrance court and terrace and connected by a glass walkway and entry. The house is also constructed of painted brick walls with some suspended natural timber walls, however, the slope of the roof similarly reflects the slope of the site and rooms face and open out to garden and terrace areas. The site has been subdivided a number of times, however, the house remains (No. 7 Curagal Road, North Turramurra).

The Lessing House, No. 4 Avon Close, Pymble, constructed in 1953-57 (**Figure 4.3**) also incorporates face brick walls, skillion roof form and suspended, split level planning, however, is a larger, two storey high building with stone feature walls. The building was described in 1958 as occupying a large acreage site with excellent views the golf course and as a good response by Seidler to the sloping site.²¹ The site has also been subdivided, however, the house remains and has been identified as being a contributory item in the Pymble West Heritage Conservation Area.

In 1955 Seidler designed a group of houses for superintendants of the Australian Oil Refinery at Kurnell. Economy was noted as being the key factor in the design and layout. Each had three or four bedrooms with a playroom with built in furniture and kitchens constructed of face brick with private courtyards and north facing living areas.²²

The three bedroom version (**Figure 4.4**) has a similar floor plan as the subject building with porch and courtyard spaces and service area near the laundry. The site was flat, so the floor and roof are level. Whilst the refinery has closed and operations on the site have altered, the houses remain, located off Cook Street, Kurnell.

A house in Clontarf (Breakspear House, 1956, **Figure 4.5**), also uses a similar plan on a sloping site that also had views to the water. Described as a smaller, "economical" house with two bedrooms it has the smooth, sleek and elevated look of Seidler's earlier, prism like houses.

²⁰ Blake, P., *Architecture for the New World: the Work of Harry Seidler* (1973), Seidler, H. 1955/63: *houses, building and projects* (1963).

²¹ SMH, "House on three levels for sloping site", July 17th, 1958, p. 10.

²² Seidler, H. 1955/63: *houses, building and projects* (1963), p. 84.

The Glass House in Chatswood also constructed in 1957 (**Figure 4.6**) is also a relatively modest example of the period and whilst constructed of painted masonry, was also designed with suspended slabs and skillion roof form which steps and follows the slope of the site and continuous roof extending over the carport and entry. The bedroom and living zones are separated on two differing levels and also incorporate built in furniture. The house (at No. 78 Hawthorne Avenue, Chatswood West) is extant, however, appears to have undergone some alterations.

The Kalowski House in Dover Heights (**Figure 4.7**) and Luursema House in Castlecrag (**Figure 4.8**) were also both constructed in c. 1958 and each display differing plan system and form, it would appear to suit the site, particularly in the case of the latter which was constructed on a sloping site with water views. Like the Breakspear House in Clontarf they are characterised by their sharp, prismatic forms.

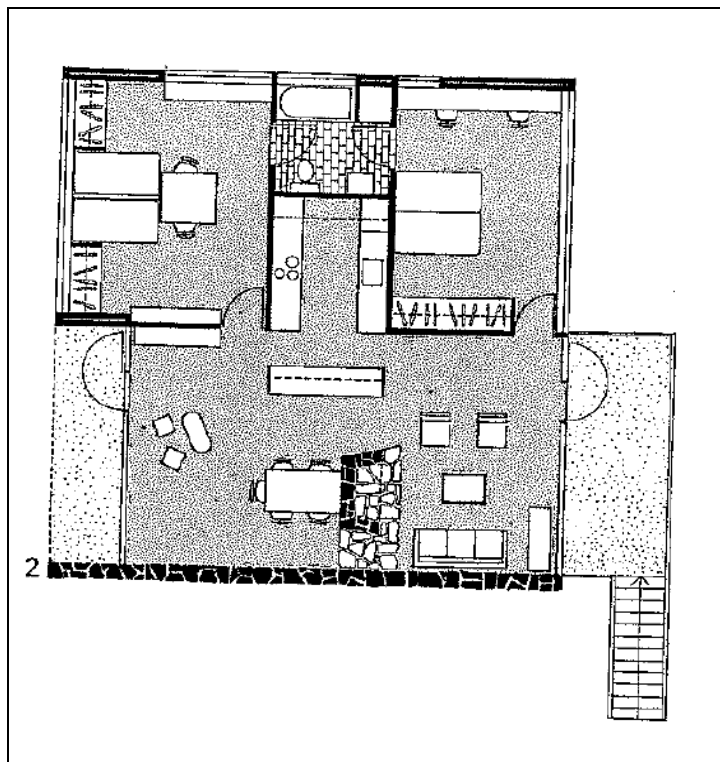


Figure 4.1 The Tuck House, Gordon (1951-52) also a relatively modest house, constructed earlier, however, with differing form and “ring” plan and layout.

(Source: Blake, P., *Architecture for the New World: the Work of Harry Seidler* (1973) p. 18)

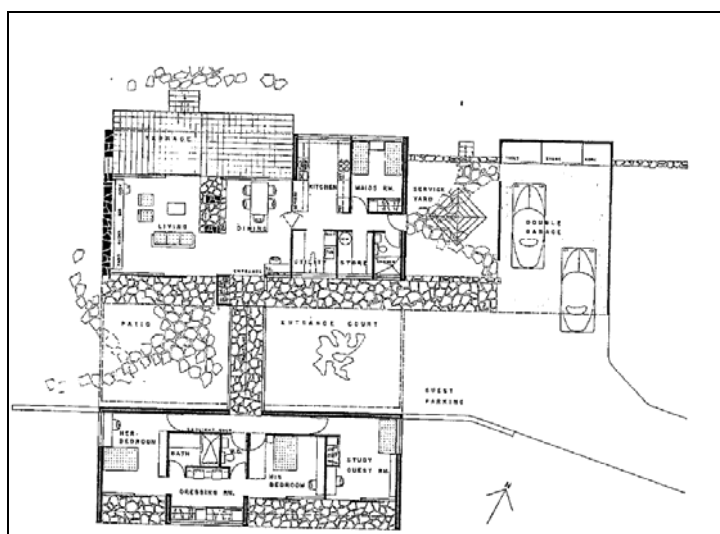


Figure 4.2 The Hutter House, Turramurra (1952) is a larger house, constructed a little earlier with “H” form bi-nuclear plan and patio and courtyard spaces between the two habitable wings.

(Source: Blake, P., *Architecture for the New World: the Work of Harry Seidler* (1973) p. 253)



Figure 4.3 The Lessing House, Pymble (1953-57) is a larger two storey face brick house.

(Source: Blake, P., *Architecture for the New World: the Work of Harry Seidler* (1973) p. 257)

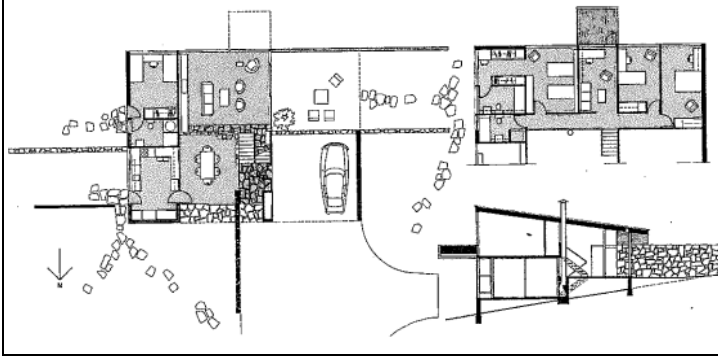
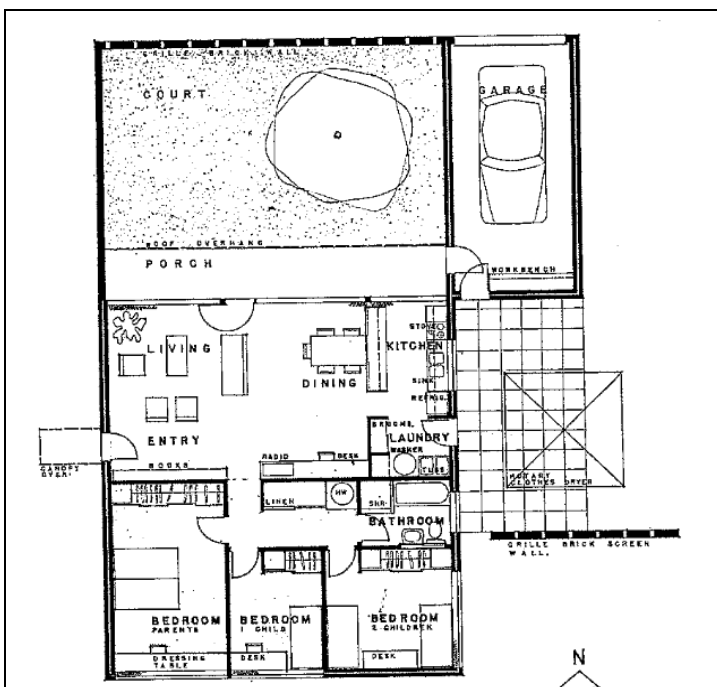


Figure 4.4 One of the three bedroom houses at Kurnell (1955).

(Source: Seidler, H. 1955/63: *houses, building and projects* (1963), p. 86)



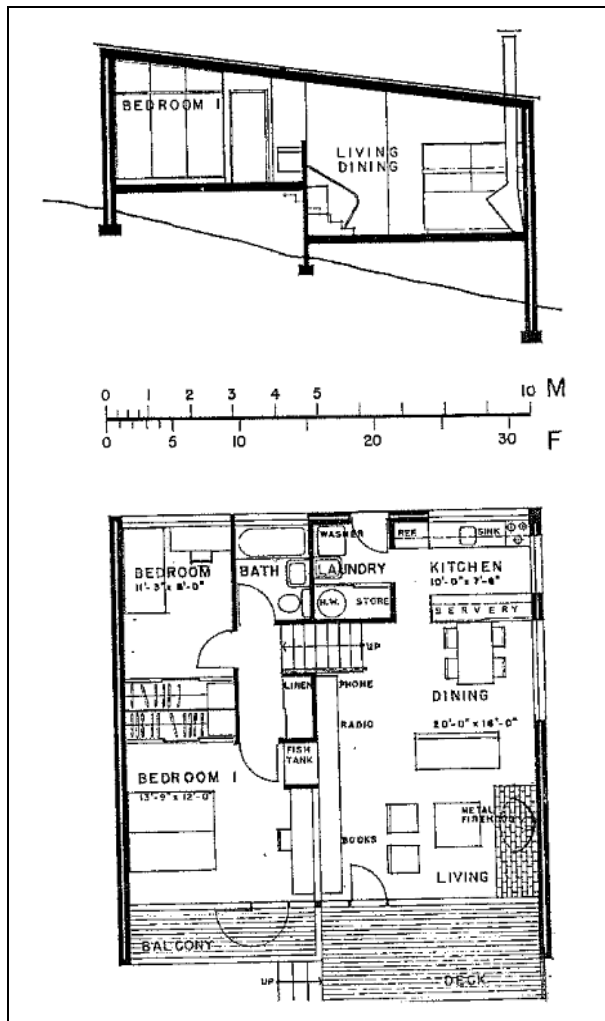


Figure 4.5 The Breakspear House in Clontarf (1956) which has similar plan and split levels to suit the slope and fall of the site and layout to take advantage of harbour views.

(Source: Seidler, H. 1955/63: *houses, building and projects* (1963), p. 40)

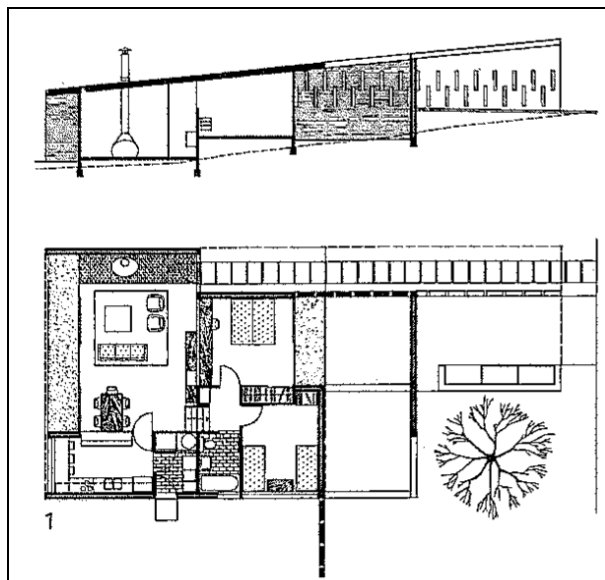


Figure 4.6 The Glass House, Chatswood (1957) is a similarly modest house with painted masonry walls.

(Source: Blake, P., *Architecture for the New World: the Work of Harry Seidler* (1973) p. 254)

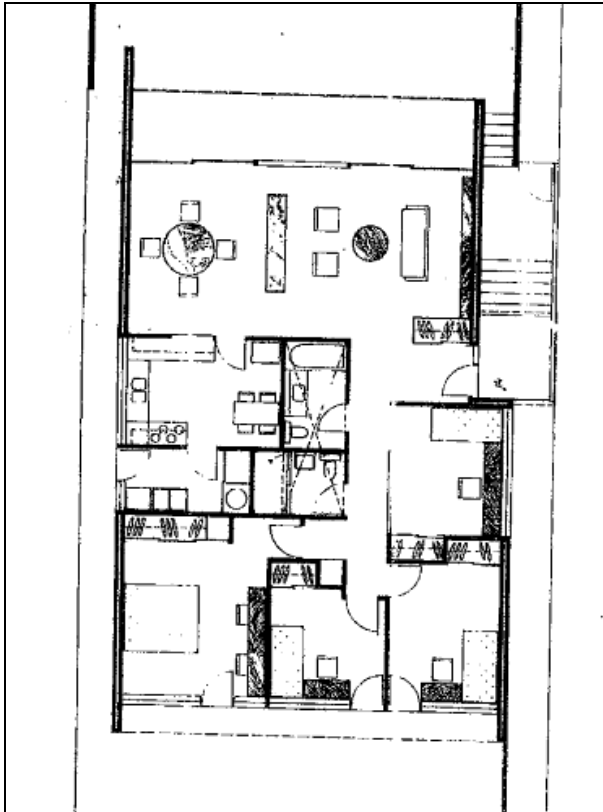


Figure 4.7 The Kalowski House in Dover Heights constructed around the same time in 1958 has differing floor plan system and layout.

(Source: Frampton, K & Drew, P., Harry Seidler: Four decades of architecture (1992), p. 402)

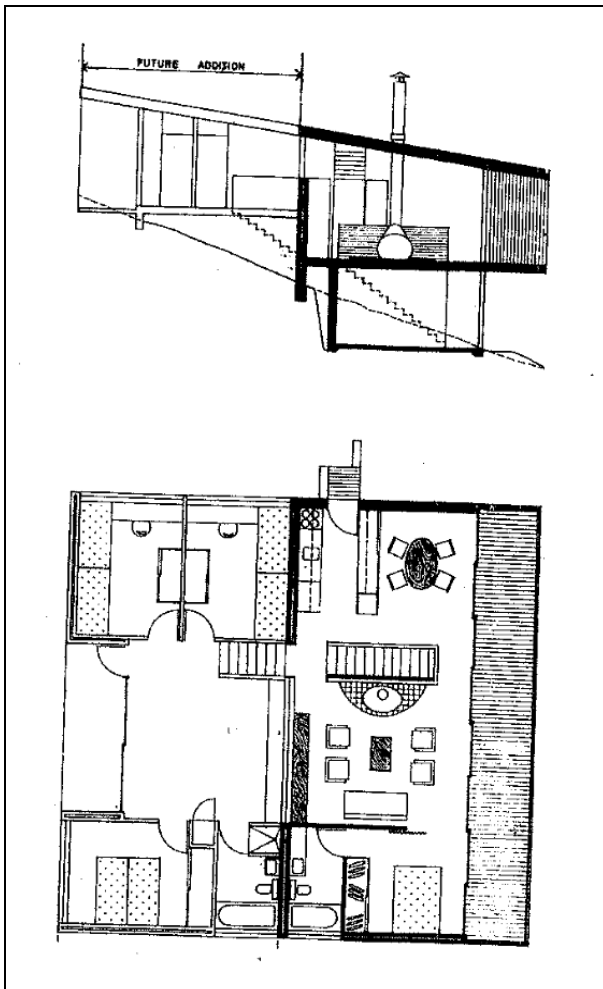


Figure 4.8 The Luursema House in Castlecrag which has similar floor plan and bi-nuclear plan system to suit the steeply sloping site.

(Source: Frampton, K & Drew, P., Harry Seidler: Four decades of architecture (1992), p. 402)

A house in Pennant Hills constructed in 1960 (**Figure 4.9**) has a similar plan form, full glass walls and skillion roof form, however, both levels open out to large covered terraces at the end of each wing. A fireplace has also been used to divide the living area. Also constructed in 1960 the Long House, No. 20 Morris Avenue (corner of Zelda Avenue, **Figures 4.10-4.11**) has a differing “in-line” plan with the main rooms located to take advantage of the northern aspect. The house is extant. The design and architect were recognised and highlighted in advertisements and articles relating to its upcoming sale in late 2015.²³

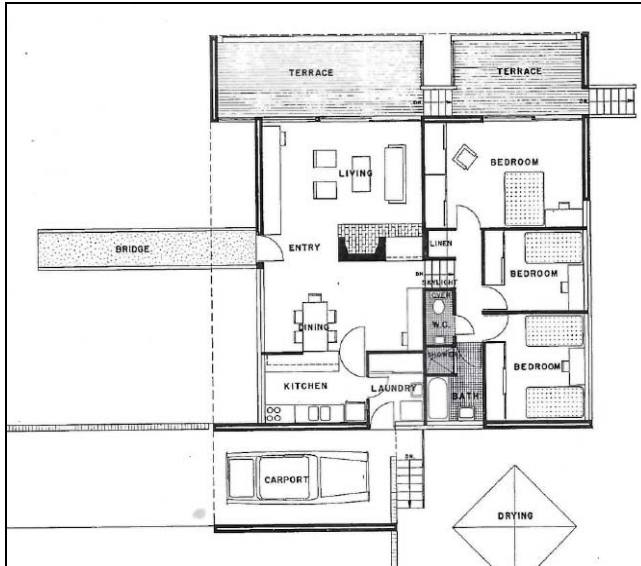


Figure 4.9 A house in Pennant Hills (1960) which has similar but differing plan.

(Source: Seidler, H. 1955/63: *houses, building and projects* (1963), p. 54)

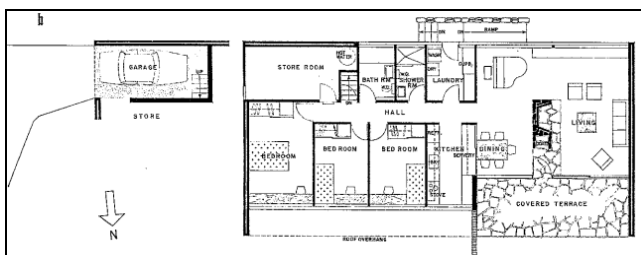


Figure 4.10 The Long House in Wahroonga (1960) which exhibits a differing plan system.

(Source: Seidler, H. 1955/63: *houses, building and projects* (1963), p. 28)

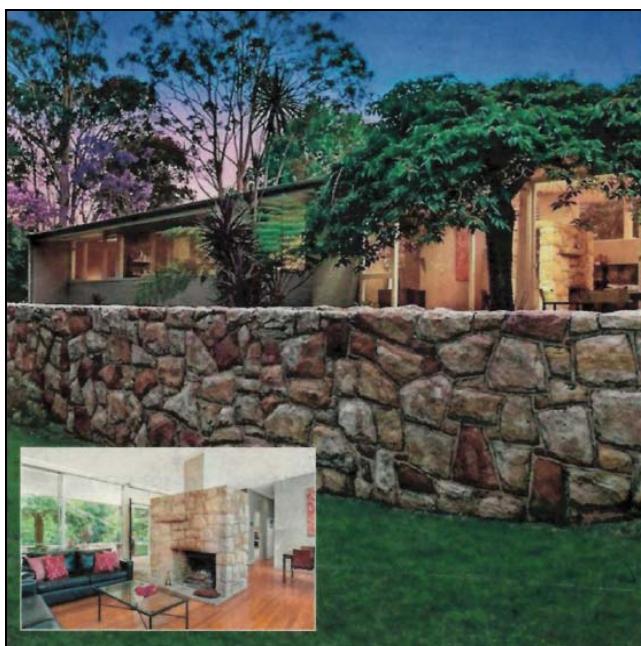


Figure 4.11 The Long House.

(Source: North Shore Times, “November 27, 2015, p. 41)

²³ North Shore Times, “Architecture set to draw massive crowds”, November 27, 2015, p. 41.

In summary, whilst Seidler's houses of the 1950s exhibit similar planning concepts and features they are each different and unique being true to his "modern" philosophy of building to the conditions of each site and context, way of life, taste and means of the client. His later buildings, particularly in Ku-ring-gai including his own house in Killara (1967-68) which was designed in a rectilinear Brutalist style with concrete forms and the "Gissing House" in Wahroonga (1972) are larger, late 20th century dwellings exhibiting his evolving style and influences and exploration of different geometries and materials.

A number of his houses have been recognised by heritage listings. The following houses have been listed on the State Heritage Register (SHR):

- "Harry and Penelope Seidler House", No. 13 Kalang Avenue, Killara (SHR 01793);
- "The Igloo House", No. 65 Parriwi Road, Mosman (1952-1953, which has curved concrete forms, SHR 01652); and
- "Rose Seidler House", Nos. 69-71 Clissold Road, Wahroonga (SHR 00261).

The "Harry and Penelope Seidler House" and "Rose Seidler House" have also been listed in Schedule 5 of the KLEP 2015 with the following items identified as being of "local" significance:

- "J Tuck House", No. 22 Waugoola Road, Gordon (I243); and
- "Gissing House", No. 9A Water Street, Wahroonga (I1006).

The "J Tuck House" has been recognised as being a good and highly intact early example of his work with ring plan whilst the "Gissing House" is a later example, exhibiting stylistic features and influences of Seidler's work in the 1970s.

4.2 Evaluation criteria

The following assessment of heritage significance has been prepared utilising the current evaluation criteria established by the New South Wales Heritage Council.

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

The building is of local historic significance as part the Post-war development of the local area. Constructed in c. 1957-58 as a family home, the efficient plan and character of the house demonstrates a shift away from more "traditional" styles of the architecture and "modern" influences and response to the site and socio-economic climate of the period following the Second World War.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

The site, like the surrounding area is associated with early local land speculators and "farmers" including the Reginald Edmund Finlay after whom Finlay Road is named.

The house is significant as a design of prominent architect Harry Seidler who was influenced by European architects with whom he studied and worked, Walter Gropius and Marcel Breuer also Josef Albers and Oscar Neimeyer. The "modern" architectural philosophy and lack of Australian colonial influences inspired his work, particularly his early houses.

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

The house is of aesthetic significance as a good and highly intact example of a Post-War International style dwelling that despite some additions retains its overall scale, form, character, and details, particularly the face brick, concrete block and glass walls, continuous skillion roof form, projecting skylight and chimney, porch and terrace spaces that connect to the garden areas.

The building form and roof significantly follows the slope and fall of the site. The split level form and separation of garage, living and bedroom zones, physical and visual connections between internal and external spaces is synonymous with Seidler's early residential work and demonstrates his philosophy particularly reference to the site and context. The building is also enhanced by its green and garden setting which includes a number of native trees and plantings and makes a positive contribution to the Finlay Road streetscape.

The building also significantly retains original plan and internal features and details including face brick feature walls, built-in shelving, desks and dressing table units, kitchen cabinets, coloured panelling and flush doors and a fireplace and brick mantle. The rear addition was also designed by Seidler's office and reflects the original character of the building. The addition and other internal additions are minor and do not detract from the modest scale, spatial qualities and detailing of the building. The living spaces also retain a visual relationship to external terrace and garden areas.

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

The site and building have no strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

The building reveals information about the design philosophies and building practices and materials of the Post-war period and work of "modern" architects such as Harry Seidler at this time.

The building appears to be the first to be constructed on the site, however, the archaeological potential is considered to be low with any early resources likely to have been disturbed by the farming and clearing of the land, subdivision and construction of the building.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

The building remains as a relatively rare example of a modest face brick, single storey example of Harry Seidler's early dwellings in Ku-ring-gai. Other examples of the period in Ku-ring-gai incorporate smooth, painted brick and stone walls.

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

The house is a good representative example of a Post-War International style dwelling designed by Harry Seidler in the late 1950s. It is one of a number of private houses designed by Seidler located in Ku-ring-gai, however, differs in its response to the site and modest materials and form.

4.2 Statement of Significance

"Exley House" at No. 27 Finlay Road, Warrawee, is of historic, aesthetic and technological significance as a good and largely intact example of a Post-War International style dwelling designed by Harry Seidler and constructed in 1957-58. Despite some minor additions, the building retains its overall form, low scale, character and details that are synonymous with Seidler's early residential work and demonstrates his early design philosophies, international influences and response to the site, context and aspect. Whilst it is one of a number of Seidler houses located in Ku-ring-gai it is a good and rare example of a modest, single storey example of his work constructed in face brick with concrete block and glass walls and floors constructed close to grade. The spaces also retain a relationship to external spaces and overall the building is enhanced by its garden setting and makes a positive contribution to the street and area.

4.3 Significant elements

The following elements are considered to be of **high significance** and make a strong contribution to the significance of the place and should be retained and conserved:

- the overall form of the building and garage wing, existing setbacks and relationship to the street;
- the brick retaining walls open garden setting around the building and mature trees;
- the single storey scale, skillion roof including projecting skylight and chimney;
- the pathway and drive, drying yard/service court, covered entry and connection to the garage and steps and open porch and terrace spaces adjacent to the dining and living areas;
- the face brick and concrete block walls, the glass walls and coloured panelling and timber framed windows and doors;
- the internal layout and spatial quality including the raked ceilings and built-in furniture including kitchen cabinets, counter/ servery, fixed and sliding coloured and translucent panels, face brick feature walls and fireplace (but not the small copper hood), coloured flush doors and bedroom built-in furniture.

The following elements make some contribution to the significance of the place and are considered to be of **moderate significance** and should be retained, however, some alterations or adaptation is permissible;

- the planting and boulder at the front of the house; and
- garden beds at the rear of the house which indicate the planting when the house was constructed.

The following elements make no particular contribution to the significance of the place and are considered to be of relatively **low significance** and may be retained or replaced with care to the significant features;

- vines and creepers on the walls of the drying yard/service court;
- the driveway finish;
- the clothesline;
- the slate, carpet and ceramic tiled floor finishes;
- modern bathroom fixtures and fittings;
- the screen doors;
- bathroom hand and safety rails;
- later services and lighting fixtures;
- paving and concrete finishes around the rear of the building;
- the air conditioning unit, antenna fixed to the rear of the building and solar heating unit to the roof.

4.4 Curtilage

The house occupies a relatively large site with street frontage that is wider than some of the immediate neighbours and deep setback from the front, north and southern boundaries and deep rear garden.

The house continues to “address” the street frontage with driveway and pedestrian path extending from the northern half of the street boundary. There currently is no front fence, however, mature trees and plantings with the front service court provide separation and some privacy from the street.

The house was designed to suit and responds to the fall and slope of the site with glass walls also providing views to courtyard spaces created but also the rear garden area which originally had a wattle grove at the rear. The rear garden is currently divided by garden beds which frame views from the rear of the house and surrounding open grassed areas.

There are a number of battle-axe type properties in the area, in particular to the west of the site, along Blythewood Avenue.

An open setback, particularly to the front and northern sides of the building should be retained. No new development or additions should be constructed in front and to the north of the building to ensure continued views to and from the front of the building and relationship and access to the street.

There may be some opportunity to use the deeper southern setback to access the rear of the site. Subdivision may also be considered provided that it comply with Council requirements and a setback with open grassed area and garden beds and planting at the immediate rear of the house and mature native trees are largely retained. Additions and construction of a new building should be restricted to the rear of the building and site and should also make use of the slope of the site and be relatively low scale and setback from the existing building. A pavilion style addition may be considered provided that the overall form of the existing building remains discernible. Consultation with Seidler’s office or family is recommended.

5.0 Conclusion

5.1 Summary & recommendations

In summary No. 27 Finlay Road, Warrawee is considered to be local cultural significance and should be listed as a local heritage item in the Ku-ring-gai LEP.

The reasons for listing are as follows:

- the building is a good and highly intact example of a modest, relatively rare face brick dwelling designed by prominent architect Harry Seidler;
- the building is a good and large intact example of Post-war International style dwelling that retains its original form, scale and details that are synonymous with Seidler's early work and demonstrates the Post-war influences, design philosophies and response to the site;
- the building retains its original internal layout and original and early internal features and finishes; and
- the various additions are relatively minor and do not detract from the overall character, form and scale and significance of the place;
- the building is enhanced by a garden setting including a number of native trees and plantings and overall makes a positive contribution to the area.

The existing building height, form and character should be retained and conserved. Elements identified as being of high and moderate significance should be retained, with works restricted to repair and reconstruction to match with like materials and details. Elements identified as being of moderate significance may be adapted, provided any changes are carefully considered and that there is no impact to any highly significant elements or features. Elements identified as being of low significance may be retained or replaced as required with care.

The identified significance does not preclude any further changes to the building and site. Any changes should retain highly significant elements and ideally make use of existing planning and spatial qualities of the building and should be a "good fit" so that any intervention such as introduction of additional services that may be required is minimised.

Alterations and additions may be considered to the rear, however, should be secondary to the main building form and details and retain highly significant features and visibility and interpretation of these elements. Subdivision of the site may also be considered provided that it comply with Council requirements and a deep setback and rear garden setting and mature trees are retained. Consultation with Seidler's office or family is recommended.

6.0 Bibliography

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SIX Maps

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7.0 Appendix

7.1 SHI form

APPENDIX D – Heritage Inventory Sheet

Heritage Data Form

ITEM DETAILS							
Name of Item	Exley House						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)							
Item category (if known)	House						
Area, Group, or Collection Name							
Street number	27						
Street name	Finlay Road						
Suburb/town	Warrawee				Postcode	2074	
Local Government Area/s	Ku-ring-gai						
Property description	Lot 5B Section 2, DP 978020						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Private						
Current use	Residential						
Former Use	Residential						
Statement of significance	"Exley House" at No. 27 Finlay Road, Warrawee, is of historic, aesthetic and technological significance as a good and largely intact example of a Post-War International style dwelling designed by Harry Seidler and constructed in c. 1957. Despite some minor additions, the building retains its overall form, low scale, character and details that are synonymous with Seidler's early residential work and demonstrates his early design philosophies, international influences and response to the site, context and aspect. Whilst it is one of a number of Seidler houses located in Ku-ring-gai it is a good and rare example of a modest, single storey example of his work constructed in face brick with concrete block and glass walls and floors constructed close to grade. The spaces also retain a relationship to external spaces and overall the building is enhanced by its garden setting and makes a positive contribution to the street and area.						
Level of Significance	State ☐				Local ☒		

Heritage Data Form

DESCRIPTION	
Designer	Harry Seidler
Builder/ maker	
Physical Description	No. 27 Finlay Road is a single storey, split level face brick dwelling with timber framed windows and doors and skillion roof clad in profiled metal sheeting. A simple face brick chimney with flat capping and projecting skylight extend above the main roof plane. The roof is continuous and connects the house to a garage wing. A concrete block wall, steps and pathway also connects the two structures and frames the building entry. The roof also provides cover over the main entry. The garage is located above the main level of the house and also has simple face brick structure with timber windows and doors and roller door with timber framed infill over facing the street. Concrete block walls also enclose the entry and a small courtyard with clothesline and open bin store located in front of the house. The front façade of the building has timber framed windows and coloured panels which are largely concealed by the service courtyard wall. The southern façade has large timber framed fixed and hopper windows on solid brick base and has a deep setback from the southern site boundary. The rear façade comprises a number of bays separated by the brick blade walls and faces a large rear yard. The yard is also divided into sections with garden beds, mature trees and plantings located in the mid section of the site and bounding open grassed lawns which surround the rear of the house. The western end of the rear garden has open lawn with some perimeter planting. A small steel shed is located in the south western corner of the site. The building is setback from the street frontage. An asphalted driveway extends from the front boundary to the garage. The garage and driveway are setback from the northern boundary with open lawn and a number of trees located between. The front, northern and rear yard feature a number of trees including several mature blue gums (Blue Gum High Forest). A simple metal post box and a large boulder and planting frame a pathway which also extends from the front boundary to the building entry and service courtyard. The interior has slate, tiled and carpeted floor finishes on concrete slab floors with rendered and face brick walls and graded flat ceilings with recessed downlights and no cornices. Internal details include feature face brick walls, coloured panelling and coloured internal flush doors. The layout of the house comprises of two wings in a "bi-nuclear" plan arrangement with open plan living areas and separate bedroom wing located on two attached levels and separated by a central wall with fireplace and several steps. The building entry is defined by a built-in timber bookshelf and cupboards. Kitchen cabinets with fixed coloured and sliding panels and servery both connect and separate the kitchen, dining and living areas. The kitchen also overlooks the front service courtyard. A laundry is located adjacent to the kitchen and provides access to the space. The living area has a face brick feature wall with fireplace and brick shelf and views to the large rear garden via a large glazed wall with flush timber door. A small copper hood has been added over the fireplace. The dining space also features a glazed wall with flush timber door. Both doors access paved areas. The bedroom wing comprises of three bedrooms, bathroom and separate WC connected by a central hallway. The main bedroom at the western end also has a small study nook with high timber framed window, ensuite and externally accessed WC which are later additions. Each bedroom has a built in cupboard on the internal wall and built-in timber desk/ dressing table with storage. Two of the units have a box section with concealed hinge which lifts to reveal a mirror. The bathroom is located at the eastern end of the wing and features simple ceramic tiles to floors

Heritage Data Form

	and walls, bath, basin and shower. A simple shower screen has been added to the shower recess. The separate WC is centrally located which what appears to be a cupboard door and is lit by a clerestory type skylight. The garage has simple concrete slab floor. Cantilevered concrete steps extend up from the entry courtyard to a simple timber door and forms part of the connection between the house and garage wing. An internal concrete block wall encloses a store/ workshop with timber shelving and high, timber framed strip window facing the rear yard at the western end of the garage wing. A separate door on the northern wall also provides access to the garden. The bathroom is located at the eastern end of the wing and features simple ceramic tiles to floors and walls, bath, basin and shower. A simple shower screen has been added to the shower recess. The separate WC is centrally located which what appears to be a cupboard door and is lit by a clerestory type skylight. The garage has simple concrete slab floor. Cantilevered concrete steps extend up from the entry courtyard to a simple timber door and forms part of the connection between the house and garage wing. An internal concrete block wall encloses a store/ workshop with timber shelving and high, timber framed strip window facing the rear yard at the western end of the garage wing. A separate door on the northern wall also provides access to the garden.					
Physical condition and Archaeological potential	In good condition.					
Construction years	Start year	1957	Finish year	1958	Circa	☐
Modifications and dates	BA82/ 00657 – Garden Shed. Other changes to the building and site include the following: ▪ addition of curved garden path at the rear of the house and garden beds; ▪ replacement of sanitary fixtures (basins and WCs) and addition of safety and towel rails and a shower screen in the main bathroom; ▪ addition of small copper hood over the fireplace; ▪ addition of solar water heater and external, wall mounted air-conditioning unit; ▪ addition of aluminium screen doors to the laundry, entry and dining room single doors; ▪ addition of a garage roller door and timber framed infill over; and ▪ addition of a skylight in the garage and some shelving The slate flooring to the terrace areas, entry and kitchen and laundry are also a later additions and the roof was also replaced after a severe storm in 1990/1991.					
Further comments	Some minor issues, cracking and staining, are visible, however, the external building form remains highly intact and retains original details despite the addition to the bedroom wing and other minor elements. The additions were designed by Seidler's office and incorporate matching details and elements. The internal layout of the building with its stepped wings responding to the form and slope of the site and "bi-nuclear" plan with living areas separated from the bedrooms and garage and internal features including fireplace, built-in furniture and cabinets, shelves, desks and robes all remain. Original highlight colours also remain. Large windows and glazed wall with visual and physical					

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	connection to the terrace areas and rear yard also remains. The addition of the elements such as the screen doors, shelves and infill of the garage has not detracted from the overall character and appearance or setbacks of the building and its relationship to the site.
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HISTORY

Historical notes	The site is part of 60 acres granted to John Wood on the 19th October 1831. The area (Portion 408 of the Parish) covered what is presently located between the Pacific Highway, Finlay Road, Monteith Street and Roland Avenue. In July 1881 the 60 acres were formally acquired by Owen McMahon, a farmer, who had apparently occupied the land for some 50 years prior as no heirs for Wood had been located. In April 1882 Reginald Edmund Finlay purchased the land which extended south west and had "frontage" along Lane Cove Road (now the Pacific Highway). Finlay constructed "Blytheswood" at the corner of what is now Finlay Road and the Pacific Highway. In c. 1902 he subdivided his estate into three sections each comprising a number of acreage "farmlet" lots. The three sections were laid about Blytheswood Avenue which extended down the middle of the estate and formed a "T" junction with Mildred Street. It would appear that by 1903 only the two larger lots in Section 1, south of Mildred Street, had sold. Finlay retained ownership of the land in Sections 2 and 3 at this time, however, from 1905 the lots were sold by The Mutual Life Association of Australasia as mortgagees exercising power of sale. The site, part of Lot 5 of Section 2 was part of land transferred to the NSW Realty Co. Limited in 1913. The land acquired by the Company included part of Lot 4 and Lots 5 to 10 of Section 2 and parts of Section 3. The Company continued to sell the lots, which were subject to a covenant from this time. Lot 5 was subsequently subdivided into four "residential" sized allotments which were advertised for sale as part of the Blytheswood Estate. Part of Lot 5 of Section 2 was purchased in December 1915. Lot 5A, which addressed Blytheswood Avenue was transferred in January 1919 and another part of Lot 5 was transferred in 1923. The subject site, Lot 5B, was not transferred until September 1944. In a transfer dated 19th January 1945 Cecil Exley, of Sans Souci, an engineer who worked for the Water Board became the registered owner of the site, (Lot 5B of Section 2 DP 978020) which had just under 100 feet frontage to Finlay Road. Exley commissioned Harry Seidler to design a house on the site and the building was constructed in c. 1957. By this time Seidler was known for his work in Ku-ring-gai which included a group of three houses including a house for his parents in Wahroonga (Rose Seidler House, 1948-1950 followed by the Marcus Seidler House and the Rose House in 1950), also the Tuck House in Gordon (1951), Hutter House in Turramurra (1952), the Lessing House in Pymble (1953-1957) in addition to houses in Northbridge, Kurrajong Heights, Chatswood, Clontarf, Mosman and Double Bay constructed during this period. These houses were neat, well designed and detailed incorporating features now associated with the International style and influenced by the works of Le Corbusier and Marcel Breuer. The early houses were either raised above the ground level and were glassy boxes on recessed masonry walled pedestals with "in-line" or "ring" plan or were "bi-nuclear" plan with "H" shaped plans that separated the night from the day time areas. All displayed a design philosophy that recognised the "fundamentals" of the modern movement which was based on the use of new materials and methods of construction; a growing fusion with the visual arts and examination of new needs and "regional" characteristics. In terms of domestic planning Seidler noted of his early works that the plan forms must firstly deal with the relationship of the building to its surroundings. It was noted that the "<i>general atmosphere of the setting</i>" and "<i>topographical characteristics</i>" were important in the "<i>placing</i>" of the structure on the site.
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	The Exley House design incorporates these “ideals” in a simple “bi-nuclear” plan form which was considered ideal for families with separation of the living area from the bedrooms and bathrooms. The slope and fall across the site appears to have influenced the design and “stepping” down of the suspended slab floors of the two main house zones with carport (later infilled to form a garage) and workshop also separated from the main house. A drying and service courtyard and outdoor living spaces and terraces were also provided, it would appear to connect to the front and rear garden areas. The original drawings of the proposed residence dated October 1956 show compact and efficient plan with living spaces occupying the northern half of the building with main bedroom and two smaller bedrooms in the southern side of the building and floors located close “to grade”. A separate carport with workshop and gravel drive and attached by the covered entry and terrace with screen wall between is located to the north of the house. The external door in the workshop is not shown on the original plan, however, appears on later working drawing. The drying yard with “brick” screen walls and Rotary hoist is also shown, adjacent to the paved path that extends to the building entry. The building entry is framed by a bookshelf, coat cupboard and store (accessed in the laundry). The living space features the signature fireplace constructed in face brick “on edge” and face brick hearth which was to be laid with tight joints on mortar bed and flush with the tallowwood timber floor. The chimney/ flue was to be capped with precast capping slab with drip grooves at the perimeter of the underside and grout fixed. Glass walls face the rear garden and covered porch (off living room) and a larger covered terrace between the house and carport. Both were noted cement topped floor and asbestos cement to the (roof) soffit. The kitchen and laundry areas are also separated by counters and a servery with cabinets over and coloured and translucent fixed and sliding panels. “Lino” tiles were noted on the drawing for the kitchen floor whilst the laundry has a concrete floor. The bedrooms each have wide windows spanning the width of the rooms, between the separating walls and for efficiency built-in robes, desks and dressing tables, linen and towel stores were provided in the hall. A narrow bathroom and separate, central WC with louvred skylight projecting above the skillion roof with “Super Six” corrugated asbestos cement roofing noted on the drawing. Tallow wood floors, rendered walls and fibrous plaster ceilings were also noted in each room Unlike Seidler's earlier house designs the house is not elevated but rather sits close to the ground with zones and pitch of the roof following the fall of the site to the south. The siting and materials are possibly in deference to the Finlay Road streetscape. Some of the houses in the immediate context today (apart from No. 29 and some replacement dwellings) are modest, single storey Post-war dwellings assumed to have been constructed just prior to the subject building of face brick with pitched, gabled and hipped roof forms. The Exley House is relatively low lying and incorporates face brick walls but also concrete breeze block and glass walls to frame the entry and courtyard spaces, connect the internal and external spaces and provide interest. The Exley family retained ownership of the house. In c. 1975 an addition with ensuite, small study alcove and external WC was added to the south western corner of the building. The plans were prepared by Seidler & Associates. Other minor changes and additions such as service elements (shower screen, rails and fixtures) and floor finishes were also undertaken. A small copper hood has also been added over the fireplace. The carport was infilled with the addition of a roller door and timber framed panel over. Some external landscaping has also been undertaken with the addition of trees and planting and garden beds particularly in the mid section of the site. A small detached shed has also been added to the south western corner of the site. In 2015, the property was advertised for sale. The advertisement made reference to the potential redevelopment of the site which raised alarms regarding the fate of the house. An interim heritage order was placed on the site pending further investigation. Harry Seidler was born in Vienna in 1923 and was educated and interned in England and later
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	Canada where he obtained a Bachelor of Architecture with first class honours. After working in Canada for a year he won a scholarship and completed post-graduate studies with Walter Gropius and Marcel Breuer at Harvard University (1945-46). He also completed a summer school program with Josef Albers, a former design teacher at the Bauhaus. He commenced work in Breuer's first office in New York and stayed until March 1948, when he left for Australia on what was intended to be a short visit to design and construct a house for his parents who had immigrated to Sydney in the 1930s. He travelled to Sydney via Brazil where he spent some months working with Oscar Niemeyer. The "Rose Seidler House" in Clissold Road, Wahroonga was his first commission. Seidler was 25 years old at the time. It was built in 1948-1950 and part of a family estate comprising of three houses which occupied 16 acres of natural bushland overlooking Ku-ring-gai National Park. Early designs for the house were influenced by houses designed by Breuer's office at this time. Seidler's early work, including the "Tuck House" in Waugoola Street, Gordon (1951), continued the idiom of Breuer's light North American timber houses with rough masonry walls and timber cladding with vertical boards. These houses appeared light. The main floors were raised above the ground on columns or rubble stone walls with flat or butterfly roof forms, which soon became synonymous with the Seidler name in Australia. The social and economic climate of the 1950s suited this style of architecture. Many Australians at this time were uncomplicated and responded to the clarity and rationalism of modernism. Many of his early clients were of limited means which reinforced a degree of economy and austerity in the planning of the houses. The building industry had also suffered from a wide range of material restrictions following World War II which also resulted in the more restrictive use of materials and the design of built-in furniture. However, this did not mean that his designs were widely accepted. Like other architects of the period, such as Sydney Anchor, commissions for his early houses often brought about confrontation with local councils on matters of design and often ended in litigation. Much public attention was drawn to the arguments and despite rulings for and encouragement of "progressive architecture", Seidler continued to face continued objections. Despite this the commissions continued. The basic plan types introduced by Seidler were influenced by Le Corbusier and Breuer and included the "long in-line" plan which was rectangular, economical to construct and simple to expand and the "H" or "U" (indented square) which provided private terraces between the wings. The ring plan also came through, used at his "Marcus Seidler House" in Turramurra in 1950 and "Tuck House" in 1951. An "H" shaped bi-nuclear plan type was used for the Hutter House in Turramurra in 1952. His style continued to reflect his overseas influences and in the 1960s Seidler also began to experiment with circular, elliptical and curvilinear geometries. By this time he had also received commissions for apartment and office buildings and he incorporated many of these influences and local influences in both small and large scale projects. Like other architects, Ken Woolley and Robin Boyd, he also developed designs for Pettit and Sevvitt project homes during this period. The culmination of his residential work and mix of his overseas and local influences is perhaps visible in his own house, located in Kalang Avenue, Killara, constructed in 1966-67. Surrounded by a natural bushland the house features four and half levels which step down the sloping site. It incorporates maintenance free materials including off-form concrete and textured blue basalt stone. It has been widely regarded as the most outstanding example in Australia of a house constructed in the "Brutalist" style, and it also incorporates the split level, influenced by the the sloping site and works of Le Corbusier, with steps and ramps and opening up of the interior spaces. Seidler is now recognised as one of Australia's leading architects. He was awarded the RAIA Gold Medal in 1977 and won many other awards and accolades over a career spanning nearly
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	60 years. He died in March 2006.
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THEMES	
<i>National historical theme</i>	Settlement
<i>State historical theme</i>	Land Tenure Accommodation
<i>Local historical them</i>	Suburban Consolidation

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The building is of local historic significance as part the Post-war development of the local area. Constructed in c. 1957-58 as a family home, the efficient plan and character of the house demonstrates a shift away from more “traditional” styles of the architecture and “modern” influences and response to the site and socio-economic climate of the period following the Second World War.
Historical association significance SHR criteria (b)	The site, like the surrounding area is associated with early local land speculators and “farmers” including the Reginald Edmund Finlay after whom Finlay Road is named. The house is significant as a design of prominent architect Harry Seidler who was influenced by European architects with whom he studied and worked, Walter Gropius and Marcel Breuer also Josef Albers and Oscar Neimeyer. The “modern” architectural philosophy and lack of Australian colonial influences inspired his work, particularly his early houses.
Aesthetic significance SHR criteria (c)	The house is of aesthetic significance as a good and highly intact example of a Post-War International style dwelling that despite some additions retains its overall scale, form, character, and details, particularly the face brick, concrete block and glass walls, continuous skillion roof form, projecting skylight and chimney, terrace and courtyard spaces that connect to the garden areas. The building form and roof significantly follows the slope and fall of the site. The split level form and separation of garage, living and bedroom zones, physical and visual connections between internal and external spaces is synonymous with Seidler’s early residential work and demonstrates his philosophy particularly reference to the site and context. The building is also enhanced by its green and garden setting which includes a number of native trees and plantings and makes a positive contribution to the Finlay Road streetscape. The building also significantly retains original plan and internal features and details including face brick feature walls, built-in shelving, desks and dressing table units, kitchen cabinets, coloured panelling and flush doors and a fireplace and brick mantle. The rear addition was also designed by Seidler’s office and reflects the original character of the building. The addition and other internal additions are minor and do not detract from the modest scale, spatial qualities and detailing of the building. The living spaces also retain a visual relationship to external terrace and garden areas.
Social significance SHR criteria (d)	
Technical/Research significance SHR criteria (e)	The building reveals information about the design philosophies and building practices and materials of the Post-war period and work of “modern” architects such as Harry Seidler at this time. The building appears to be the first to be constructed on the site, however, the archaeological potential is considered to be low with any early resources likely to have been disturbed by the farming and clearing of the land, subdivision and construction of the building.
The building remains as a relatively rare example of a modest face brick, single storey example	

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Rarity SHR criteria (f)	of Harry Seidler's early dwellings in Ku-ring-gai. Other examples of the period in Ku-ring-gai incorporate smooth, painted brick "prismatic" forms and stone walls.
Representativeness SHR criteria (g)	The house is a good representative example of a Post-War International style dwelling designed by Harry Seidler in the late 1950s. It is one of a number of private houses designed by Seidler located in Ku-ring-gai, however, differs in its response to the site and modest materials and form.
Integrity	High

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Primary Application, DP & Certificates of Title	PA 5265, DP 4076, Certificate of Titles, Volume 636 Folio 209, Volume 1462 Folio 204, Volume 2422 Folio 40, Volume 5471 Folio 21		Department of Lands
Written	Peter Blake	"Architecture for the New World. The work of Harry Seidler"	1973	State Library
Written	Kenneth Frampton, and Philip Drew	"Harry Seidler Four Decades of Architecture"	1992	Ku-ring-gai Library
Written	RAIA NSW Architects Bibliographic Information	<i>Dr. Harry Seidler, AC OBE M.Arch (Harvard), Hon FAIA, LFRAIA, MRAIC, FTS,</i>		RAIA
Written	Harry Seidler	"1955/63: houses, buildings and projects"	1964	State Library
Written	Harry Seidler	"Houses and Interiors 1, 1948-1970"	2003	State Library
Drawings	Harry Seidler Collection	PXD 613 Tube No. 33	1956/ 1957	Mitchell Library, Special Collections

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RECOMMENDATIONS	
Recommendations	It is recommended that No. 27 Finlay Road, Warrawee be listed as a heritage item. The reasons for listing are as follows: - the building is a good and highly intact example of a modest, relatively rare face brick dwelling designed by prominent architect Harry Seidler; - the building is a good and large intact example of Post-war International style dwelling that retains its original form, scale and details that are synonymous with Seidler's early work and demonstrates the Post-war influences, design philosophies and response to the site; - the building retains its original internal layout and original and early internal features and finishes; and - the various additions are relatively minor and do not detract from the overall character, form and scale and significance of the place; - the building is enhanced by a garden setting including a number of native trees and plantings and overall makes a positive contribution to the area. The identified significance does not preclude any further changes to the building and site. Any changes should retain original features and ideally make use of existing planning and spatial qualities of the building. Face brick and concrete block walls should remain unpainted, whilst timber elements should continue to be maintained and painted in appropriate or matching colours. Roof claddings may be replaced, however, should be metal sheeting preferably to match and the projecting skylight and chimney should also be retained. No additions or structures should be constructed to the front or north of the building. Alterations and additions may be considered to the rear, however, should be secondary to the main building form and details and retain visibility and interpretation of these elements. Subdivision of the site may also be considered provided that it comply with Council requirements and a deep setback and rear garden setting and mature trees particularly planting at the rear of the house are retained. Consultation with Seidler's office or family is recommended regarding any works.

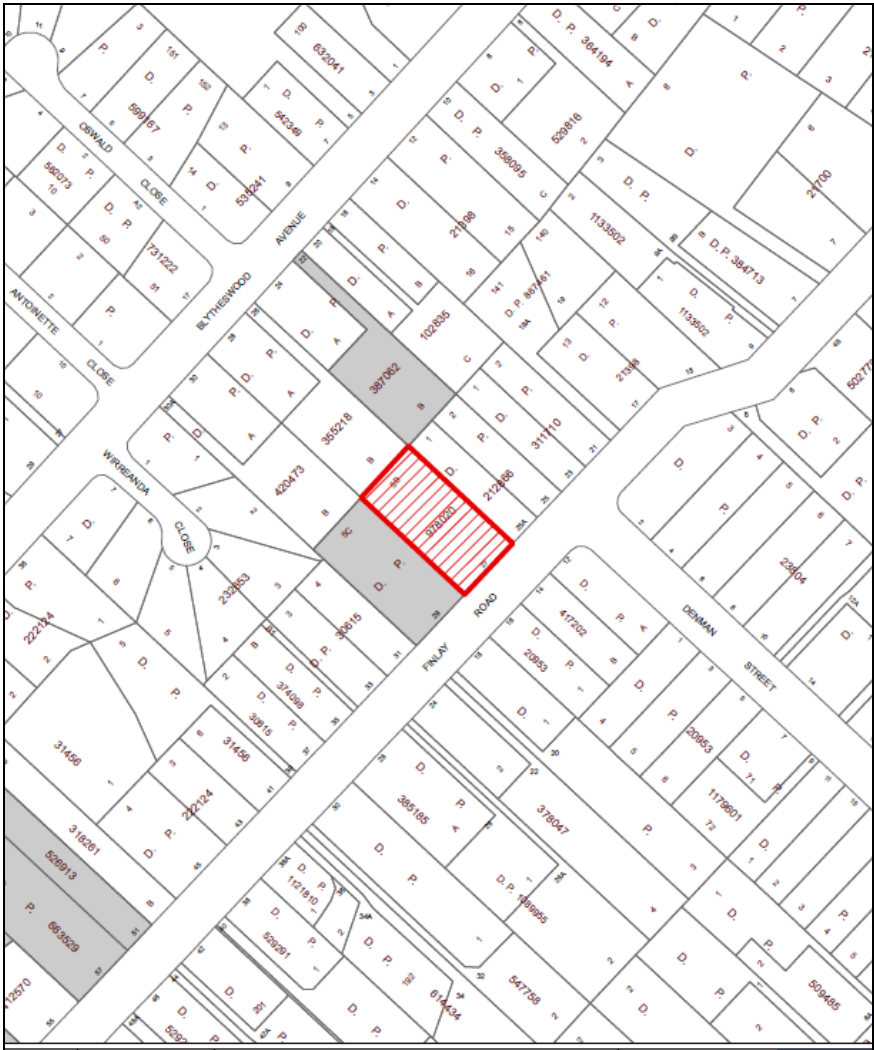
SOURCE OF THIS INFORMATION			
Name of study or report	Heritage Assessment, No. 27 Finlay Road, Warrawee	Year of study or report	2016
Item number in study or report			
Author of study or report	Perumal Murphy Alessi, Heritage Consultants		
Inspected by	LA		
NSW Heritage Manual guidelines used?		Yes ☒	No ☐
This form completed by	LA	Date	Feb 2016

Heritage Data Form

IMAGES - 1 per page

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

Image caption	Location plan				
Image year	2016	Image by	KMC	Image copyright holder	KMC





NORTH

DATE: 10 Feb 2016



Legend

- SUBJECT LAND
- HERITAGE ITEM
- CONSERVATION AREA

Ku-ring-gai Council

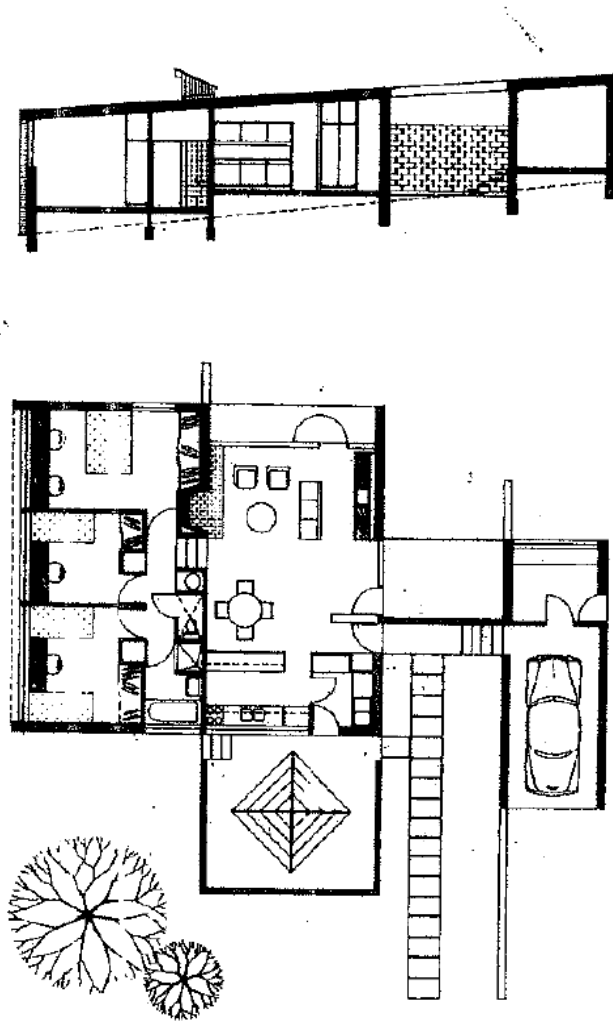


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting. "Harry Seidler Four Decades of Architecture"

Image caption	No. 27 Finlay Road – original plan (Source: Frampton & Drew, "Harry Seidler Four Decades of Architecture" p. 402)				
Image year		Image by		Image copyright holder	



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IMAGES - 1 per page

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

Image caption	No. 27 Finlay Road, Warrawee				
Image year	2015	Image by	PMA	Image copyright holder	KMC



Heritage Data Form

IMAGES - 1 per page

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

Image caption	No. 27 Finlay Road, Warrawee				
Image year	2015	Image by	PMA	Image copyright holder	KMC



Heritage Data Form

IMAGES - 1 per page

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

Image caption	No. 27 Finlay Road, Warrawee - entry				
Image year	2015	Image by	PMA	Image copyright holder	KMC



Heritage Data Form

IMAGES - 1 per page

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

Image caption	No. 27 Finlay Road, Warrawee - rear				
Image year	2015	Image by	PMA	Image copyright holder	KMC



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IMAGES - 1 per page

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

Image caption	No. 27 Finlay Road, Warrawee – south western and southern facade				
Image year	2015	Image by	PMA	Image copyright holder	KMC



Heritage Data Form

IMAGES - 1 per page

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

Image caption	No. 27 Finlay Road, Warrawee – the entry				
Image year	2015	Image by	PMA	Image copyright holder	KMC



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IMAGES - 1 per page

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

Image caption	No. 27 Finlay Road, Warrawee – the kitchen				
Image year	2015	Image by	PMA	Image copyright holder	KMC



Heritage Data Form

IMAGES - 1 per page

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

Image caption	No. 27 Finlay Road, Warrawee – the living room feature wall and fireplace.				
Image year	2015	Image by	PMA	Image copyright holder	KMC



Heritage Data Form

IMAGES - 1 per page

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

Image caption	No. 27 Finlay Road, Warrawee – connection of living and outdoor areas.				
Image year	2015	Image by	PMA	Image copyright holder	KMC



Heritage Data Form

IMAGES - 1 per page

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

Image caption	No. 27 Finlay Road, Warrawee – Example of bedroom built-in furniture.				
Image year	2015	Image by	PMA	Image copyright holder	KMC

