

Item No: D2
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF FOUR SITES IN THE DOUBLE BAY COMMERCIAL CENTRE**
Author: Kristy Wellfare, Senior Strategic Heritage Officer
Approvers: Anne White, Manager - Strategic Planning & Place
Scott Pedder, Director - Planning & Place
File No: 22/118247
Purpose of the Report: To seek the advice of the Woollahra Local Planning Panel in relation to a planning proposal to list four sites in the Double Bay Commercial Centre as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014
To seek the advice of the Woollahra Local Planning Panel in relation to the nomination of the Gaden House at 2A Cooper Street (24 Bay Street) Double Bay to the State Heritage Register.
Alignment to Delivery Program: Strategy 4.2 Conserving our rich and diverse heritage.

Recommendation:

- A. THAT the Woollahra Local Planning Panel advises Council to proceed with the planning proposal to list the following sites as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Environmental Plan 2014:
- i. *(former) InShoppe building, 45A Bay Street (Lot 1 DP 208325)*
 - ii. *Cooper's Corner, 475-479 New South Head Road, Double Bay (Lot 1 DP13051)*
 - iii. *Royal Oak Hotel, 28 Bay Street (Lot 1 DP 60445 and Lot 1 DP 570584)*
 - iv. *Twenty-one, 21-25 Knox Street (Lot 1 DP 208922)*
- B. That the Woollahra Local Planning Panel provides advice to Council staff to proceed with the nomination to the State Heritage Register of Gaden House at 2A Cooper Street (24 Bay Street) Double Bay (Lots 11 and 12 in DP 4606).

Executive Summary:

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

- i. *(former) InShoppe building, 45A Bay Street (Lot 1 DP 208325)*
- ii. *Cooper's Corner, 475-479 New South Head Road, Double Bay (Lot 1 DP13051)*
- iii. *Royal Oak Hotel, 28 Bay Street (Lot 1 DP 60445 and Lot 1 DP 570584)*
- iv. *Twenty-one, 21-25 Knox Street (Lot 1 DP 208922)*

We recommend that the Woollahra LPP provides advice to Council to proceed with the planning proposal at **Attachment 2**.

Council staff are also seeking feedback from the Woollahra LPP on the proposed nomination to the State Heritage Register (SHR) of Gaden House at 2A Cooper Street (24 Bay Street) Double Bay (Lots 11 and 12 in DP 4606).

Discussion:

Reason for report to the Woollahra Local Planning Panel

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

- A Council to whom this direction applies is required to refer all planning proposals to be prepared after 1 June 2018 to the local planning panel for advice, unless the council's general manager determines that the planning proposal relates to:
 - a) the correction of an obvious error in a local environmental plan
 - b) matters that are of a consequential, transitional, machinery or other minor nature, or
 - c) matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land.
- When a planning proposal is referred to the panel, it must be accompanied by an assessment report prepared by council staff setting out recommendations, including whether or not the planning proposal should proceed.
- A proposal is to be referred to the local planning panel before it is forwarded to the Minister under section 3.34 of the Environmental Planning and Assessment Act 1979 (the Act).

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

Background

On 26 April 2021 Council considered a Notice of Motion (NOM 16.5) regarding the potential heritage significance of properties located in the Double Bay centre. At this meeting, it was resolved:

THAT Council:

- A. *Notes the following properties in the Double Bay Centre are identified as character buildings in Chapter D5 Double Bay: Section 5.6.3.8 Heritage items and character buildings of the Woollahra DCP 2015 and that those buildings have a positive contribution to the streetscape and architectural character of the area:*
 - 37 Bay Street
 - 35 Bay Street
 - 29-33 Bay Street
 - 9 Bay Street
 - 11 Bay Street
 - 13 Bay Street
 - 15 Bay Street
 - 21-25 Knox Street.
- B. *Notes the following additional character buildings which are considered to positively contribute to the streetscape and architectural character of the Double Bay Centre:*
 - 39-43 Bay Street and 17-19 Bay Street: the existing terraces on the eastern side of Bay Street between Short Street and New South Head Road
 - 28 Bay Street: Royal Oak Hotel
 - 12 Bay Street: the existing two storey terrace.
- C. *Requests staff to undertake, as a matter of urgency, a report to investigate the potential heritage significance of the buildings identified in paragraphs A and B above in order to identify whether these sites warrant listing as:*
 - (a) a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP); and/or
 - (b) an item on the State Heritage Register under the Heritage Act 1977 and/or;
 - (c) part of a heritage conservation area in the WLEP.

In the background to the Notice of Motion it was noted that:

It has become apparent through discussions with staff that many significant buildings in the Double Bay Centre do not currently enjoy heritage protection under the WLEP and that those items may have cultural and architectural heritage significance to the communities residing in the municipality. A proper identification and assessment of such buildings needs to be undertaken to address the current position as a matter of urgency, given current development in the area and the review of the planning controls for the area that is currently underway.

On 14 February 2022 Council also considered a Notice of Motion (NOM 16.16) regarding strengthening protections for character buildings and at this meeting it was resolved:

THAT staff prepare a report on any avenues that may be available to strengthen protections for Character buildings in the Woollahra municipality and in Double Bay in particular.

In response to both Council decisions, in February 2021, Council staff engaged Lucas Stapleton Johnston & Partners Pty Ltd (LSJ Architects) to prepare the *Double Bay Centre Heritage Review of Character Buildings*, henceforth referred to as the Double Bay Heritage Study.

Character buildings

Figure 1 below is an extract from the *Chapter D5 Double Bay Centre* of the *Woollahra Development Control Plan 2015* (Woollahra DCP 2015).



Figure 1: Character buildings in the Double Bay Centre, identified in Chapter D5 of the Woollahra DCP 2015

This extract identifies the buildings in the Double Bay Centre which are identified as character buildings in the Woollahra DCP 2015. It is noted that the Woollahra DCP 2015 contains the following statement:

These have high streetscape value because of their strong architectural character and the way in which they address the street:

However, character buildings in the Woollahra DCP 2015 do not have any statutory heritage protection via Clause 5.10 of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014). Accordingly, these character buildings are increasingly under development pressure for demolition.

Whilst the Council decision mentioned above identified most of these character buildings, it did not address all of them. The character buildings absent from the NOM are:

- Coopers Corner, 475-479 New South Head Road;
- 45A Bay Street;
- 24-26 Bay Street¹; and
- 14 Bay Street.

Accordingly, the Double Bay Heritage Study reviewed the heritage significance of the following 18 properties.

- 1) 9 Bay Street (legally described as Lot 1 DP 84004)
- 2) 11 Bay Street (legally described as Lot 1 DP 996522)
- 3) 12 Bay Street (legally described as Lot 19 DP 4606)
- 4) 13 Bay Street (legally described as Lot 1 DP 196874)
- 5) 14 Bay Street (legally described as Lot 18 DP 4606)
- 6) 15 Bay Street (legally described as Lot 1 DP 996523)
- 7) 17 Bay Street (legally described as Lot 1 DP 203535)
- 8) 19 Bay Street (legally described as Lot 1 DP 90466)
- 9) 28 Bay Street: Royal Oak Hotel (legally described as Lot 1 DP 570584 and Lot 1 DP 60445)
- 10) 29-33 Bay Street (legally described as Lots B,C,D, DP 162727)
- 11) 35 Bay Street (legally described as Lot A DP 162727)
- 12) 37 Bay Street (legally described as Lot B DP 371452)
- 13) 39 Bay Street (legally described as Lot A DP 371452)
- 14) 41 Bay Street (legally described as Lot 21 DP 998825)
- 15) 43 Bay Street (legally described as Lot 22 DP 78412)
- 16) 45A Bay Street (legally described as Lot 1 DP 208325)
- 17) 21-25 Knox Street (legally described as Lot 1 DP 208922)
- 18) Coopers Corner, 475-479 New South Head Road (legally described as Lot 1 DP 13051)

Figure 2 below identifies all the buildings that were then considered in the Double Bay Heritage Study, either shown in yellow or with a red border.

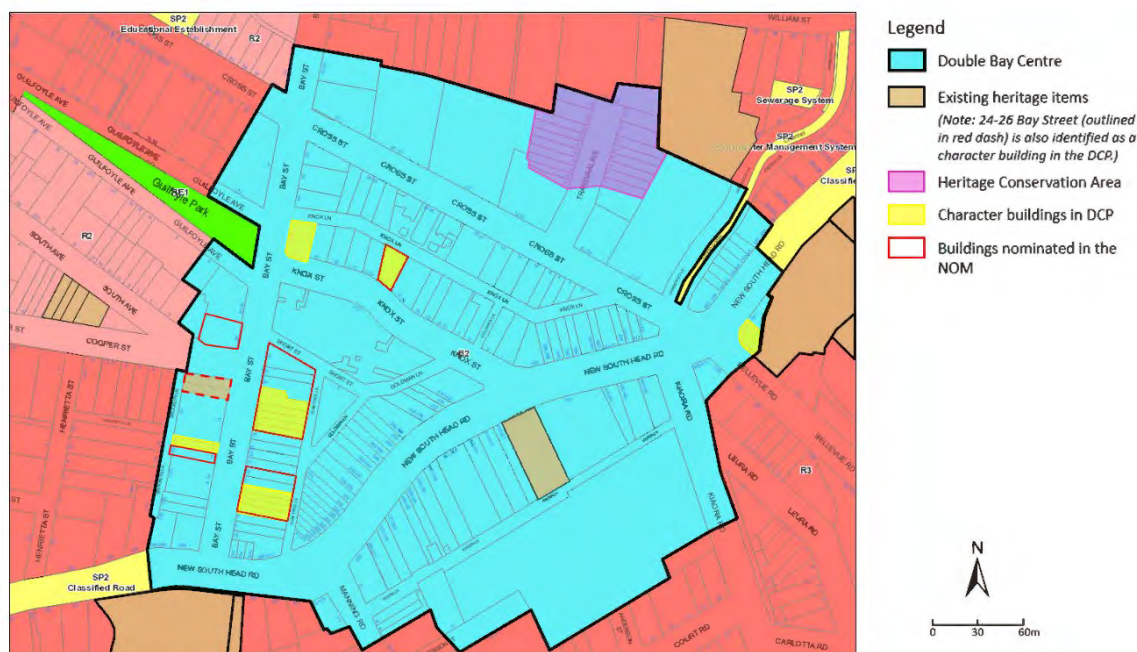


Figure 2: Woollahra LEP 2014 zoning map, with sites included in the Double Bay Heritage Study shown in yellow and/or bounded in red

¹24-26 Bay Street (2A Cooper Street) otherwise known as Gaden House was listed as a heritage item in the Woollahra Local Environmental Plan 2014 on 6 September 2019.

In preparing the Double Bay Heritage Study, LSJ were asked to assess whether each of the properties should be individually listed as:

- a local heritage item in Schedule 5 of Woollahra LEP 2014 and/or if any of the properties should form part of one or more heritage conservation areas (HCA) to be listed in Schedule 5 of Woollahra LEP 2014.
- an item on the State Heritage Register under the *Heritage Act 1977*.

Draft Double Bay Heritage Study

The Draft Double Bay Heritage Study (see **Attachment 1**) was prepared in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001 and *Investigating heritage significance: A guide to identifying and examining heritage items in NSW*, published by Heritage NSW in 2021.

Each of the 18 properties listed above were assessed against the seven criteria in the guidelines (see **Table 1** below). Each criterion has inclusions and exclusions guidelines which are used to assist in the assessment process. If an item meets one of the seven heritage criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance.

Table 1: NSW Heritage assessment criteria summary

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

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

It is noted that during initial discussions with LSJ it was suggested that the area of Bay Street (south) between New South Head Road and Cooper/Short Streets would have warranted listing as a HCA to protect the majority of the remaining "character buildings" in the Double Bay Centre. However, the majority of the buildings in this area are now the subject of approved development applications for demolition, resulting in the imminent removal of many of these buildings. Accordingly, LSJ concluded that proposing an HCA is not appropriate.

Having assessed the 18 sites against the significance criteria in the Heritage NSW guidelines, it was concluded that the following sites meet the threshold for listing as items of local heritage significance. A summary of the assessment of each of these sites against the significance criteria is provided in **Table 2**.

Table 2: NSW Heritage criteria assessment summary (Local significance)

Property	(a) historic	(b) association	(c) aesthetic	(d) social	(e) technical/ research	(f) rarity	(g) representative
'Twenty-one', 21-25 Knox Street	✓	✓	✓	P	✓	✓	✓
Cooper's Corner	✗	✓	✓	P	✓	✓	✓
Royal Oak Hotel	✓	✓	✓	✓	✓	✓	✓
45A Bay Street	✓	✓	✓	P	✓	✓	✓

Note: P means that the building may have potential significance under this criterion.

For Gaden House it was concluded that based on the comparative analysis and as established in the heritage assessment undertaken by Anne Warr (2018), the building also meets the heritage criteria at the State level as summarised in **Table 3** below:

Table 3: NSW Heritage criteria assessment summary (State Significance)

Property	(a) historic	(b) association	(c) aesthetic	(d) social	(e) technical/ research	(f) rarity	(g) representative
Gaden House	✓ State	✓ State	✓ State	✓ State	✓ State	✓ State	✓ Local

The Double Bay Heritage Study report by LSJ recommended that four sites be included in Schedule 5 of the Woollahra Local Environmental Plan 2014 as local heritage items, being:

- i. (former) *InShoppe building*, 45A Bay Street (Lot 1 DP 208325)
- ii. *Cooper's Corner*, 475-479 New South Head Road, Double Bay (Lot 1 DP13051)
- iii. *Royal Oak Hotel*, 28 Bay Street (Lot 1 DP 60445 and Lot 1 DP 570584)
- iv. *Twenty-one*, 21-25 Knox Street (Lot 1 DP 208922)

In addition, based on the comparative analysis undertaken as part of this report with respect to other work by the architect Neville Gruzman, the following recommendation is made:

"Gaden House, No. 24 Bay Street (No. 2A Cooper Street) should be nominated for inclusion on the NSW State Heritage Register. Refer to previous heritage assessment *Gaden House, 2A Cooper Street, Double Bay: A Heritage Assessment* prepared by Anne Warr Heritage Consulting (2018) and accompanying inventory sheet for State heritage listing."

https://www.woollahra.nsw.gov.au/_data/assets/pdf_file/0006/199113/Planning_proposal_-_Gaden_House_-_Heritage_Proposal_-_Appendix_2_-_Heritage_Significance_Assessment_-_4_September_2018.PDF

Gaden House was listed as a local heritage item in 2019 (Item 681) and was recommended to be nominated for listing as a heritage item of State significance on the State Heritage Register. The matter was considered but ultimately not listed. This site has been reconsidered as part of the comparative analysis undertaken for the Double Bay Heritage Study and, upon review, the recommendation for State listing has been reiterated by LSJ.

The LSJ report also recommended that additional objectives and controls within D5.4.4 Bay Street (south) of the *Woollahra DCP* 2015 to protect and enhance the historic character of the locality and the historic buildings located within it. This is intended to form part of a future project as part of the amendments to DCP provisions associated with the progression of the *Draft Double Bay Centre Planning and Urban Design Strategy*.

The sites

The five sites that are the subject of this report are summarised below.

“Twenty-one”, 21-25 Knox Street

“Twenty-one” is located at 21-25 Knox Street, Double Bay, on the northern side of Knox Street between Bay Street and Goldman Lane. The site is legally described as Lot 1 in DP 208922. Existing development on the site comprises a part two storey and part three storey commercial building of rendered masonry construction accommodating shops and offices, with double fronted curved glass façade and arcade. The building was designed by Douglas Forsyth-Evans and is identified in the Double Bay Heritage Study as “a stylish Moderne building”.



Figure 3: 21-25 Knox Street January 2022 (Source: LSJ, 2022)

Coopers Corner, 475-479 New South Head Road

“Cooper’s Corner” is located at 475-479 New South Head Road, Double Bay, on the corner of Bellevue Road. The site is legally identified as Lot 1 in DP 13051. Existing development on the site consists of a curved, three-storey mixed use commercial and residential flat building of masonry construction featuring dark face brick and render in the Arts & Crafts Style with tiled roof and distinctive chequerboard gable designed by Edwin R. Orchard, a noted architect of the Arts & Crafts style. At the southeast of the main building is a two storey postwar addition of brick construction with crenelated parapet and aluminium windows, constructed c.1959-61.



Figure 4: Coopers Corner, January 2022 (Source: LSJ, 2022)

Royal Oak Hotel, 28 Bay Street

The Royal Oak Hotel is located at 28 Bay Street, Double Bay, on the corner of South Avenue. The site comprises two allotments, legally identified as Lot 1 DP570584 and Lot 1 DP 60445. Existing development on the site consists of a two storey commercial hotel building of rendered masonry construction with a hipped Marseilles tile roof. The original hotel was constructed on the site in c.1869, with the current building on the site being rebuilt in the Inter-war Georgian Revival Style by Prevost, Synott & Ruwald for Tooth & Co in 1924.

Existing development on adjoining sites consists of a four-storey commercial building at 30-36 Bay Street known as Pallas House to the north of the site, and a 1.5 storey residential cottage of masonry and tile construction at 3 South Avenue to the west of the site.



Figure 5: Royal Oak Hotel January 2022 (Source: LSJ, 2022)

(former) In Shoppe building, 45A Bay Street

The building formerly known as the InShoppe building is located at 45A Bay Street, Double Bay. It is located on the corner of Knox Street and is alternatively known as 43 Knox Street. The site is legally identified as Lot 1 DP 208325. Existing development on the site consists of a four storey mixed use commercial building with basement, of rendered masonry construction with vertically proportioned glazing. 45A Bay Street is an example of the work of noted architect Neville Gruzman, who was a former Mayor of the Woollahra Municipality. The building exhibits many of the characteristics of Gruzman's work the reliance on horizontality, stepped forms, and a contrast between heavy masonry forms and lightweight bands of glazing.

Existing development on the neighbouring site to the east at 41 Knox Street comprising a four storey commercial building accommodating the Savoy Hotel and ground floor level shops.



Figure 6: 45A Bay Street, January 2022 (Source: LSJ, 2022)

Gaden House, 24-26 Bay Street (2A Cooper Street)

Gaden House is located at 24-26 Bay Street (also known as 2A Cooper Street). The site comprises two allotments, legally identified as lots 11 and 12 in DP 4606. The site accommodates Gaden House, a mixed use commercial building (retail and office), with three-storeys above ground and a lower ground level. The building occupies the entire site bounded by Cooper Street, Bay Street, Brooklyn Lane and the neighbouring site at 16 Bay Street, Double Bay. Gaden House was designed in 1969 by Sydney architect, Neville Gruzman, and was opened by Premier Askin in 1971. The ground floor level is raised above street level and was designed with seven retail tenancies, five facing Cooper Street and two facing Bay Street. A lobby extends from the Cooper Street frontage to a spiral stair linking the ground floor to the two upper storeys, which are currently used as offices. A separate, external staircase allows access to the lower ground level, which was originally designed for D'Arcy's restaurant and one retail tenancy.



Figure 7: 24 Bay Street (2A Cooper Street) April 2021 (Source: Google Street view)

Planning Proposal

Consistent with the recommendations of the Draft Double Bay Heritage Study, a planning proposal (see **Attachment 2**) has been prepared to list the following sites as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra LEP 2014:

- i. (former) *InShoppe building*, 45A Bay Street (Lot 1 DP 208325)
- ii. *Cooper's Corner*, 475-479 New South Head Road, Double Bay (Lot 1 DP13051)
- iii. *Royal Oak Hotel*, 28 Bay Street (Lot 1 DP 60445 and Lot 1 DP 570584)
- iv. *Twenty-one*, 21-25 Knox Street (Lot 1 DP 208922)

The planning proposal has been prepared in accordance with section 3.33 of the *NSW Environment Planning and Assessment Act 1979* and the document prepared by the NSW Department of Planning and Environment titled *Local Environmental Plan Making* (December 2021).

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

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

The objective of the planning proposal is to recognise the heritage significance of these four sites in Double Bay, and provide these sites with the appropriate level of statutory heritage protection consistent with its identified significance. Heritage listing aims to provide the sites with ongoing protection and recognition of the heritage significance of each site.

Relationship to strategic planning framework

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

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

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

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

- Planning Priority 5 Conserving our rich and diverse heritage.

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

Options:

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

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

Any person or organisation can nominate a place or object believed to be of state significance for listing on the State Heritage Register. Nominations are made by completing the SHR nomination form, which is currently being prepared by Council staff. The Woollahra LPP may also choose to provide advice to Council staff with regards to the nomination to list Gaden House at 2A Cooper Street (24 Bay Street) on the SHR under the *Heritage Act, 1977*.

Community Engagement and / or Internal Consultation:

The land owners were notified on 25 February 2022, that the Double Bay Heritage Study was underway. Subsequent to this, Council's heritage consultant Kate Denny of LSJ attended a site visits on 17 and 18 March 2022 of the publicly available areas of all properties. An internal inspection was also undertaken for the Royal Oak Hotel at 28 Bay Street.

On 21 October 2022, a copy of the heritage inventory sheets was provided to the owners of each of the four affected properties, and responses were requested by 18 November 2022 (which equates to four weeks). This is our usual notification period for a heritage study of this nature.

Notification was undertaken by post, and by email where the owners electronic information was known.

Various responses were received on behalf of the owners of the following sites (**Attachment 3**) indicating that they would be seeking independent heritage advice and asking for additional time of up to three months in which to procure this advice:

- (former) *InShoppe building*, 45A Bay Street (Lot 1 DP 208325)
- *Royal Oak Hotel*, 28 Bay Street (Lot 1 DP 60445 and Lot 1 DP 570584)
- *Twenty-one*, 21-25 Knox Street (Lot 1 DP 208922)

Due to our meeting schedules, additional time could not be granted beyond 25 November 2022.

On behalf of 45A Bay Street, preliminary advice was received from Zoltan Kovacs Architect, and this is included at **Attachment 3**. In summary, the submission requests that the matter be deferred from the Woollahra LPP, as concerns were raised regarding the proposal to list the building and that the assessment included a number of errors and omissions. The following issues were raised, and the table below provides a response from LSJ.

Issue raised in submission

Whilst Neville Gruzman did design the building, his intentions for the site which were part of his vision for Double Bay, were not carried out, because disputes quickly arose between the architect and the client over building costs (the cost estimate was too high and there were concerns over the feasibility of construction). The pedestrian bridge was dropped and the client instructed the architect to simplify the design. Gruzman refused to comply. As this conflict is not addressed in the study, their assessment of local historical significance will need a review.

Written evidence has been found that Neville Gruzman formally resigned from the project and transferred intellectual property rights to the owners. That is why it does not appear in the list of Neville Gruzman's body of work. This is not addressed.

The building was extensively redesigned by Gergely & Pinter Architects Pty Ltd in 1973 to effect cost savings. They provided full architectural services for documentation and construction supervision. The building is more reflective of their involvement than that of Neville Gruzman. This is not addressed.

The Gergely & Pinter redesign resulted in a very different building, as built. The LSJ study has not evaluated the differences between the original intentions and the result, weakening the case for aesthetic significance.

The LSJ study has not provided a comparative analysis between the property and 'Gaden House' (24 Bay Street, Double Bay), which is also by Neville Gruzman and recently listed as a heritage item. A

Response from Council's consultant

Council's consultants were asked to respond to the submission regarding 45A Bay Street, with the following matters raised in response:

The letter from Zoltan Kovacs references specific written evidence regarding the history of the development of the building, which we do not have access to. Further detailed research of that information, as well as an internal inspection of the building would assist in identifying how this matter is progressed.

We acknowledge that 45a Bay Street is not a fine example of the work of Gruzman, and the recommendation for listing is not based on the architectural/technical significance of the building. Rather, the property was put forward as potentially warranting heritage listing as being part of a group of late 20th century buildings along Bay Street that relate to the redevelopment of the area instigated by Council and underpinned by Gruzman's approach to urban planning; and for being one of a group of buildings within the same commercial precinct with direct associations with Gruzman, which is considered to be rare. These aspects of significance are also acknowledged by Anne Warr (as part of the assessment of Gaden House) and Professor Phillip Goad:

The collection of three Gruzman commercial buildings in Bay Street contributed to the growing cosmopolitan and international nature of Double Bay from the 1970s when it embodied a sophistication unknown in most Sydney suburban shopping centres (Warr, 2018:42).

As noted by Professor P. Goad, the significance of the architecture of Neville Gruzman is the special place that it occupies in the development of postwar architecture in Australia (Gruzman & Goad 2006:17).

As noted in the report: No. 45a Bay Street, although not as architecturally fine as Gaden House, nor as exciting or innovative as Gruzman's numerous residential designs, it nevertheless is an important building within the context of the historical development of Bay Street and redevelopment scheme for the Double Bay Centre

Issue raised in submission

comparison is essential to establish the real aesthetic significance of the property. The LSJ study has not identified the Builder, calling it 'unknown'. Whilst the submitter has evidence that the builder was George Coleman Constructions Pty Ltd of 76 Carrington Road, Waverley.

The above show that Gruzman's involvement was limited. The suggested connection with In Shoppe Pty Ltd may also be tenuous as ownership of the property and the company by the same individuals does not automatically confer associative significance. The property was never In Shoppe's flagship store; they had a small outlet on the Knox Street side. The LSJ study has not shown that evidence exists that still connects the embassies and the Imperial Peking Restaurant to the place. The LSJ study has confused facts about historical associations and social significance and these will need careful reassessment.

A site inspection revealed a simple, ordinary commercial interior. For example, the coffered concrete ceilings proposed by Gruzman were dropped from the final design. The interiors are based entirely on the work of Gergely & Pinter and the LSJ study errs when it assigns technical/research significance on the basis of Gruzman's construction methodologies.

LSJ did not undertake an interior site inspection. The submission states that the interiors are ordinary, lacking in aesthetic value and technical/research significance. The validity of the study's findings in terms of aesthetic significance, technical/research significance, representativeness and integrity are questioned.

Response from Councils consultant

that was underway in the early 1970s. Together with Gaden House, the Mainline Building, Bay House and No. 16-22 Bay Street, No. 45a Bay Street forms part of a group of late 20th century commercial buildings that are in direct contrast to the small scale, finer grained converted terrace housing that up until the 1970s had defined the character of the Bay Street retail precinct. It is also of note that Bay Street contains two examples of the work of a noted Modernist architect.

The aspects of significance identified with respect to 45a Bay as being part of a group and representative of the 1970s commercial redevelopment of the Double Bay Centre was highlighted in personal communications by Professor Goad (22/06/2022) as referenced in the Double Bay Heritage Study document: You're right about the building individually – but I would not be so swift to dismiss the building altogether as with Gaden House, also in Double Bay and in the same street (24a and 45), an argument could be made that the two buildings should be seen together as an unusual and rare attempt by a postwar architect to bring high-style modernism to an everyday commercial shopping precinct, i.e. develop a language of glass, solar blade fins and stepped back forms etc. as an idiom for retail and commerce. If this was a 19th century shopping precinct and the same architect also did more than one building, significance would be drawn to the collection. I think that a similar argument could be made here.

I would also ask the question – where else in Sydney suburbs is there an example of more than one commercial/retail building in the same precinct by the same architect that attempts something similar? I suspect very few (especially any of any distinction) – hence, while not of state significance, an argument for local significance can be developed, especially as Gruzman had his office in Woollahra, did the Rudy Komon Gallery in Paddington, as well as houses in Darling Point – i.e. he had significant influence locally.

Further research into the surviving Gruzman buildings throughout the Woollahra LGA would be of benefit to gain a greater understanding of his influence on the architecture of the eastern suburbs of Sydney, and to further understand the context of 45a Bay Street.

Even though, as suggested, 45a Bay street, appears to have been finalised by another, noted architectural firm (Gergely & Pinter), and Gruzman's original design may not have been realised, the associations with Gruzman still stands. The involvement of Gergely & Pinter however would alter the suggested statement of significance as put forward in the inventory sheet for 45a Bay Street and a further analysis of Gruzman plans and the Gergely & Pinter plans would need to be undertaken to understand where Gruzman's involvement began and ended in the final building.

In summary, the comments and additional information submitted by Zoltan Kovacs on behalf of the owners of 45A Bay Street are noted. However, the response from Council's consultant emphasises that the proposed heritage listing is not solely based on the aesthetic significance of the building. Rather, it is its place within the context of the collection of Gruzman buildings in Double Bay and its remaining legible association with Gruzman himself that supports the proposed local heritage listing.

The matters raised questioning the veracity of the assessment of this building are based on the inventory sheet that was provided to the owners. The larger Double Bay Heritage assessment report demonstrates that a comparative analysis of Gruzman's architecture has been carried out as part of the Double Bay Heritage Study (**Attachment 1**, p.55-58). The comparative analysis establishes that the cantilevering and horizontality of the building is a key characteristic of Gruzman designs.

The remaining claims in the submission from Zoltan Kovacs are yet to be verified. However, Council staff recommend that the planning proposal proceeds on the basis that LSJ carries out further research in order to address all the matters raised in the submission, and that this further research is reported to a meeting of Council.

A submission was also received from Edward Malouf of the Royal Hotel Group in response to the proposed listing of the building at 28 Bay Street. The following issues were raised, and the table below provides a response from LSJ.

Issue raised in submission

I met councils heritage consultant who conducted the report and the inspection. We spend probably 20 minutes walking through the building internal and naturally externally.

After the inspection I asked what she thought of the chances of the Royal Oak being suitable for a heritage listing, her answer was "there is no way I could possibly recommend to council that this property should be a heritage item, there is not enough original features internally and externally, there has been too many changes over the years for it be considered"

She then went on to say that if council was to consider making the Double Bay centre a Heritage Conservation area that she would recommend "that the exposed rafters under the eaves would have some heritage value"

Naturally I did not bother engaging with a heritage consultant back at the beginning of the year to do our own report, until now that I have received this letter of wanting to heritage list 28 bay street Double Bay. I do find this whole process somewhat strange to say the least.

I request that we are given an extension to undertake our own heritage study / report of 28 Bay Street.

Response from Council's consultant/staff

The submission regarding 28 Bay Street was forwarded to Council's Consultant for their response, with the following advice received:

At the time that the site inspection was conducted, the Double Bay Heritage Review project had two objectives:

- To determine whether a heritage conservation area was warranted over any part of the Double Bay Centre encompassing the character buildings and*
- Whether any of the character buildings warranted listing as local heritage items.*

In our opinion the Royal Oak Hotel has historical significance, as being a hotel building that has existed on the site since 1869 (albeit in different built forms), and as one of the earliest commercial buildings to be constructed in the Double Bay Centre. The existing building, although of some aesthetic significance and with significant associations with architectural firm Prevost, Synod & Ruwald, can no longer be considered to be intact or of high integrity, although its upper level externally and the roof form remain substantially intact to their 1928 configuration and detailing.

Given that the building had lost integrity, the initial recommendation was for this building to be included within a heritage conservation area covering the southern end of Bay Street and to be identified as a Contributory Item. However, subsequent to the site inspection, the consideration of a heritage conservation area was no longer relevant given the number of recent development approvals that had been issued resulting in the demolition of a number of buildings along the southern end of Bay Street. As such, a heritage conservation area would not be warranted given

the diminishment of the historical character of the street should the development approvals be implemented. This then required a re-examination of those individual Character buildings along Bay Street to consider whether they warranted listing as local heritage items. It is within this context that The Royal Oak Hotel has now been recommended for potential heritage listing, based on its historical significance and associational significance, as mentioned above.

Should the property be listed as local heritage item, it would be our recommendation that the inventory sheet allow for future development work to occur in support of the ongoing use of the place as a public hotel. Aspects of the building that should be conserved are the overall form and configuration of the building, including the roof, and the fabric and detailing of the roof and exteriors of the first-floor level, including (but not only) the exposed eaves rafters.

In response to the request for an extension to carry out a further heritage assessment, staff note that the matter will not be forwarded to a meeting of Council until February 2023, which would permit additional time to have a heritage assessment undertaken for the building in response to the Double Bay Heritage Study.

The submission received from 21-25 Bay Street also sought a deferral of the LPP matter until they could procure their own consultant advice. For the reasons identified above, this request could not be accommodated beyond 25 November 2022. Staff note that the matter will not be forwarded to a meeting of Council until February 2023, which would permit additional time to have a heritage assessment undertaken for the building in response to the Double Bay Heritage Study.

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

Policy Implications:

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

From 16 March 2022 to 27 May 2022, Council exhibited the *Draft Double Bay Centre Planning and Urban Design Strategy* (the Strategy), a document that if adopted by Council will guide future development in the Double Bay Centre. The draft strategy recommends built form strategies that aim to protect and preserve Double Bay, while providing a strengthened framework to guide future development in the Centre.

Council staff are currently in the process of reviewing the Strategy in light of the issues raised in submissions. The Draft Double Bay Heritage Study is being used to inform the Strategy, and due to their heritage significance (and subject to the advice from the Woollahra LPP and future decisions of Council) these four properties may be removed from the Strategy in terms of any potential development uplift.

Financial Implications:

NIL

Resourcing Implications:

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

Conclusion:

This report seeks the advice of the Woollahra LPP on a planning proposal to list four sites in Double Bay as local heritages item in Schedule 5 and on the Heritage Map of Woollahra LEP 2014.

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

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

We recommend that the Woollahra LPP provides advice to Council to proceed with the planning proposal at **Attachment 2** to list the subject sites as local heritage items in the Woollahra LEP 2014.

Staff also seek the advice of the Woollahra LPP in relation to the nomination to list Gaden House as a property on the SHR under the *Heritage Act, 1977*.

Attachments

1. Double Bay Centre Heritage Review Character Buildings (including inventory sheets)
2. Planning proposal - Double Bay Heritage Study - Draft
3. Submissions - Redacted

Double Bay Centre Heritage Review of Character Buildings



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Woollahra Municipal Council

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Executive Summary

This report is an assessment of the potential heritage significance of a number of individual buildings located within the Double Bay Centre, the main commercial precinct for the suburb of Double Bay. This heritage assessment report has been prepared for Woollahra Municipal Council by Lucas, Stapleton, Johnson & Partners.

On the 26th April 2021, Woollahra Council considered a Notice of Motion (NOM 16.5) regarding the potential significance of properties located in the Double Bay Centre (see Appendix B). Council resolved that, as a matter of urgency, a report to investigate the potential heritage significance of a nominated list of buildings be carried out in order to identify whether these sites warrant listing as:

- (a) a local heritage item in the *Woollahra Local Environmental Plan 2014 (WLEP)*; and/or
- (b) an item on the *State Heritage Register* under the *Heritage Act 1977* and/or;
- (c) part of a heritage conservation area in the *WLEP*.

The properties identified as warranting heritage assessment are, in the main, those that have been identified as “character buildings” in Chapter D5 Double Bay: Section 5.6.3.8 Heritage Items and Character Buildings of the *Woollahra Development Control Plan (DCP) 2015*. These buildings have been identified as having a positive contribution to the streetscape and character of the area.

In addition, Council noted that there were other buildings that could be considered to be “character buildings” (although not identified in Chapter D5 Double Bay of the *Woollahra CP 2015*), and these buildings are also to be assessed as to their heritage values.

This heritage assessment report involved the following:

- Site inspections and survey all of the nominated properties (Section 3: Physical Evidence)
- Researching the history of the properties to inform the heritage assessment (Section 2: Historical Evidence);
- Providing an overview of each building’s style to establish whether it is a representative example (Section 3: Physical Evidence);
- Undertaking a comparative analysis of other architectural works by the architect/builder of the properties (Section 4: Heritage Assessment);
- Carrying out an assessment of heritage significance of each property (Section 4: Heritage Assessment);
- Preparing a brief survey sheet for each property inspected (Appendix A);
- Making recommendations in response to Woollahra Council’s Notice of Motion (NOM 16.5) (Section 5: Recommendations).

Following submission of the draft report, a request was made by Council for the following to also be considered as part of the preparation of this report, with specific reference to the feasibility of implementing any heritage conservation area within the Double Bay Centre:

- *Draft Double Bay Centre Planning and Urban Design Strategy*, Woollahra Council, May 2022; and
- Recently approved development applications, particularly for new mixed-use development along the east and west sides of Bay Street (south).

Based on the analysis undertaken in the preparation of this report in relation to the historical context, historical associations and physical evidence of each of the subject properties, and the subsequent assessment of significance, the following recommendations are provided:

- No. 21-25 Knox Street should be listed as a local heritage item (does not warrant listing as a State heritage item).
- Cooper's Corner, No. 475-479 New South Head Road should be listed as a local heritage item (does not warrant listing as a State heritage item).
- The Royal Oak Hotel, No. 28 Bay Street should be listed as a local heritage item (does not warrant listing as a State heritage item).
- No. 45A Bay Street should be listed as a local heritage item (does not warrant listing as a State heritage item).
- The area of Bay Street (south) between New South Head Road and Cooper/Short streets warrants listing as a heritage conservation area to protect the majority of "character buildings" in the Double Bay Centre; however, due to the extent of already approved development within this area, the implementation of a heritage conservation area may not be appropriate.

In addition, based on the comparative analysis undertaken as part of this report with respect to the architectural works of Neville Gruzman (architect for No. 45A Bay Street), the following recommendation is made:

- Gaden House, No. 24 Bay Street (No. 2A Cooper Street) should be nominated for inclusion on the NSW State Heritage Register. Refer to previous heritage assessment *Gaden House, 2A Cooper Street, Double Bay: A Heritage Assessment* prepared by Anne Warr Heritage Consulting (2018) and accompanying inventory sheet for State heritage listing.

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Appendices

Appendix A: Double Bay Centre Character Buildings Survey Sheets

A1

Appendix B: Woollahra Council Notice of Motion (NOM 16.5)

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1. Introduction

This report is an assessment of the potential heritage significance of a number of individual buildings located within the Double Bay Centre, the main commercial precinct for the suburb of Double Bay.

This heritage assessment report has been prepared for Woollahra Municipal Council by Sean Johnson, Kate Denny and Jessica Kroese of Lucas, Stapleton, Johnson & Partners. The history components of the report have been prepared by Nicholas Jackson and Kate Denny.

1.1. Background to the Study

On the 26th April 2021, Woollahra Council considered a Notice of Motion (NOM 16.5) regarding the potential significance of properties located in the Double Bay Centre (see Appendix B). Council resolved that, as a matter of urgency, a report to investigate the potential heritage significance of a nominated list of buildings be carried out in order to identify whether these sites warrant listing as:

- (a) a local heritage item in the *Woollahra Local Environmental Plan 2014 (WLEP 2014)*; and/or
- (b) an item on the *State Heritage Register* under the *Heritage Act 1977* and/or;
- (c) part of a heritage conservation area in the *WLEP*.

The properties identified as warranting heritage assessment are, in the main, those that have been identified as “character buildings” in Chapter D5 Double Bay: Section 5.6.3.8 Heritage Items and Character Buildings of the *Woollahra Development Control Plan (DCP) 2015*. These buildings have been identified as having a positive contribution to the streetscape and character of the area.

In addition, Council noted that there were other buildings that could be considered to be “character buildings” (although not identified in Chapter D5 Double Bay of the *Woollahra DCP 2015*), and these buildings are also to be assessed as to their heritage values.

1.1.1. The Brief

The brief for this report outlined the following tasks:

- Undertake site inspections and survey all of the nominated properties (Section 3: Physical Evidence)
- Research the history of the properties to inform the heritage assessment (Section 2: Historical Evidence);
- Provide an overview of each building’s style to establish whether it is a representative example (Section 3: Physical Evidence);
- Undertake a comparative analysis of other architectural works by the architect/builder of the properties and/or of the architectural style to establish whether any of the properties are representative of a type or of an architect’s design (Section 4: Heritage Assessment);
- Using the process and heritage assessment criteria contained in the New South Wales Heritage Office Guidelines *Assessing Heritage Significance* (2001), carry out an assessment of heritage significance of each property (Section 4: Heritage Assessment);

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- Prepare a brief survey sheet for each property inspected (Appendix A);
- Make a recommendation as to whether any of the properties should be individually listed as a local heritage item in Schedule 5 of Woollahra LEP 2014 and/or if any of the properties should form part of one or more heritage conservation areas to be listed in Schedule 5 of Woollahra LEP 2014 (Section 5: Recommendations);
- Make a recommendation as to whether any of the properties should be individually listed as an item on the State Heritage Register under the *Heritage Act 1977* (Section 5: Recommendations);
- If any of the properties are recommended for heritage listing, prepare recommendations for the management of the item/s (Section 5: Recommendations);
- For each potential heritage conservation area, provide the following to be incorporated into the Woollahra DCP 2015 (Section 5: Recommendations):
 - a desired future character;
 - general recommendations for its management; and
 - a list of contributory items.

Following submission of the draft report, a request was made by Council for the following to also be considered as part of the preparation of this report, with specific reference to the feasibility of implementing any heritage conservation area within the Double Bay Centre:

- *Draft Double Bay Centre Planning and Urban Design Strategy*, Woollahra Council, May 2022; and
- Recently approved development applications, particularly for new mixed-use development along the east and west sides of Bay Street (south) including:
 - Nos. 2 and 4-10 Bay Street and 294-298 New South Head Road: Demolition of existing buildings and construction of new five storey shop top housing development (DA2021/69)
 - No. 14 Bay Street (character building): Demolition of the existing terrace house and construction of a new 5 storey shop top housing development (DA2020/449)
 - No. 17 Bay Street: Substantial alterations and additions of an existing commercial building to facilitate a shop top housing development consisting of two-levels of commercial and two-level residential dwelling with rooftop terrace (DA2022/65)
 - Nos. 19-27 Bay Street: Demolition of the existing buildings and construction of a five-storey commercial development with four levels of basement parking (DA2021/535)
 - No. 21-27 Bay Street: Demolition of existing buildings and construction of a new five-storey commercial premises building including three basement levels, vehicular access via Guntree Lane and provision of a through-site pedestrian link (DA2021/14).

1.2. The Study Area

The suburb of Double Bay is located within the eastern suburbs of Sydney, in the local government area of Woollahra Municipal Council, the Parish of Alexandria, County of Cumberland.

The Double Bay Centre (DBC), the focus of this report, is the commercial centre of Double Bay and consists of a triangular portion of land defined by New South Head Road to the south, Bay Street to the west and Cross Street to the north (refer to Figure 1.1 below). The DBC contains a wide range of commercial buildings dating from the late 19th century to recent development. Evidence of the historic pattern of development throughout the centre is evident in the architectural styles and building forms of the building stock that defines the centre, as well as the subdivision pattern and alignment of the roads.

The Double Bay Centre contains a small number of local heritage items: Gaden House, No. 24 Bay Street (2A Cooper Street) (Item No. I681), and The Golden Sheaf Hotel, Nos. 423-431 New South Head Road (Item No. I208), as well as a single archaeological site at the former Double Bay Compressed Air Ejector Station (Item No. A2). A section of the *Transvaal Heritage Conservation Area* (C7) is located in the north-east portion of the Double Bay Centre. Refer to Figure 1.1 below for the location of existing heritage items.

The majority of the buildings that have been nominated for assessment are located along the southern portion of Bay Street, Double Bay with other individual buildings of interest identified on Knox Street and New South Head Road, Double Bay. The individual properties that are the subject of this heritage assessment are as follows:

- 9 Bay Street (Lot 1 DP 84004)
- 11 Bay Street (Lot 1 DP 996522)
- 12 Bay Street (Lot 19 DP 4606)
- 13 Bay Street (Lot 1 DP 196874)
- 14 Bay Street (Lot 18 DP 4606)
- 15 Bay Street (Lot 1 DP 996523)
- 17 Bay Street (Lot 1 DP 203535)
- 19 Bay Street (Lot 1 DP 90466)
- 28 Bay Street: Royal Oak Hotel (Lot 1 DP 570584 and Lot 1 DP 60445)
- 29, 31 and 33 Bay Street (Lots B, C, D, DP 162727)
- 35 Bay Street (Lot A DP 162727)
- 37 Bay Street (Lot B DP 371452)
- 39 Bay Street (Lot A DP 371452)
- 41 Bay Street (Lot 21 DP 998825)
- 43 Bay Street (Lot 22 DP 78412)
- 45A Bay Street (Lot 1 DP 208325)
- 21-25 Knox Street (Lot 1 DP 208922)
- 475-479 New South Head Road: Coopers Corner (Lot 1 DP 13051)

1.3. Methodology

The form and methodology of this report follows the general guidelines for conservation management plans outlined in the following documents:

- *The Conservation Plan*, J. S. Kerr, Australia ICOMOS, Seventh edition, 2013
- *Australia ICOMOS Charter for Places of Cultural Significance (The Burra Charter)*, Australia ICOMOS Inc., 2013
- *Assessing Heritage Significance*, Heritage NSW, 2001
- Heritage NSW's publication *Heritage Manual*, 2002 including the publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996).

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1.3.1. Terms

This report adheres to the use of terms as defined in the Australia ICOMOS *Burra Charter* (see Appendix 1).

Place: means a geographically defined area that may include elements, objects, spaces and views. Place may have tangible and intangible dimensions. The term place is defined under the *Burra Charter* and is used to refer to sites and areas of cultural significance.

Abbreviations

c.	circa	No.	Number
DBC	Double Bay Centre	SHR	State Heritage Register
DP	Deposited Plan	SLNSW	State Library NSW
LRS	Land Registry Services, NSW	SR	State Records
LSJ	Lucas, Stapleton, Johnson & Partners Pty Ltd	WDCP 2015	<i>Woollahra Development Control Plan 2015</i>
ML	Mitchell Library	WLEP 2014	<i>Woollahra Local Environmental Plan 2014</i>
NLA	National Library of Australia		

1.3.2. Exclusions

This report addresses only the European cultural significance of the place. This report does not address Aboriginal heritage significance (archaeology and cultural values).

Historical archaeology and the ecological values of the locality have also not been addressed as part of this study.

1.3.3. Limitations

The inspection of the interiors of the subject properties for this study was dependant on permission being granted by the relevant owners of the properties. Woollahra Council contacted all owners of the properties the subject of this report requesting permission for LSJ Architects to undertake internal inspections. Only a small number of relevant owners responded. As such, not all of the interiors of the subject properties have been inspected as part of this study (refer to individual survey sheets identifying which properties were inspected internally).

External site inspections of all subject properties and their settings were undertaken as part of this study.

1.3.4. Copyright of Images

The images and photographs (except those of the authors) used in this report have been reproduced for this report only. Copyright continues to reside with the copyright owners and permission must be sought for their use in any other document or publication. Unless otherwise stated, photographs are by the authors.

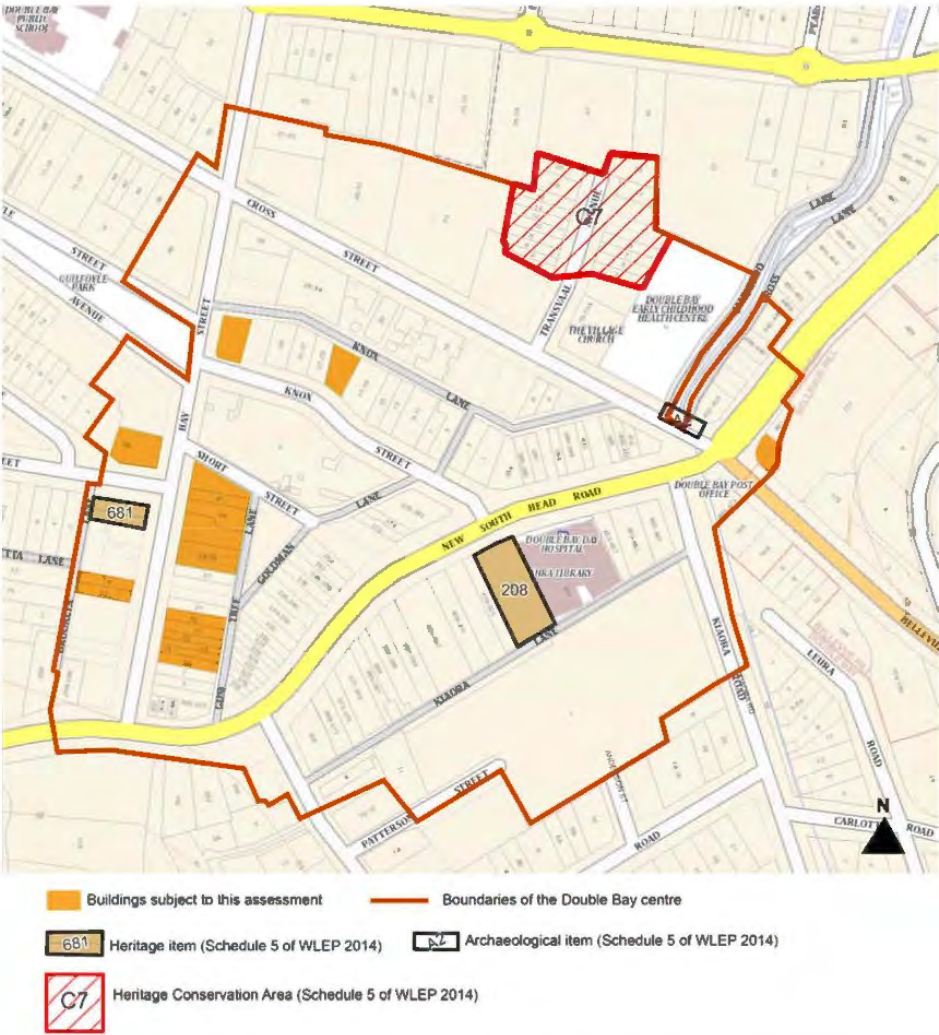


Figure 1. 1: Map of the Double Bay Centre study area showing buildings subject to this assessment and existing heritage items. Source: SIXMaps/WLEP2014

1. Introduction

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2. Historical Evidence

2.1. Introduction

The following historical overview of the development of the Double Bay Centre has been prepared by Nicholas Jackson and Kate Denny to provide context of the historical development of the “character buildings”, the subject of this report. Where discussed in the following history, the “character buildings” are bolded.

The Woollahra Local Government Area is situated on Gadigal and Birrabirragal land along the southern side of Sydney Harbour between the harbour mouth at South Head and Rushcutters Bay and includes the suburb of Double Bay.

This Heritage Review report documents the European occupation of the locality only, and the cultural significance of the place in this context. This report therefore does not represent a complete history of the place or represent the perspectives of Gadigal and Birrabirragal Traditional Owners in relation to the colonial impacts on the suburb of Double Bay. For further information regarding the Aboriginal history of the Woollahra LGA, refer to the *Woollahra Local Government Area Aboriginal Heritage Study*, prepared by Coast History & Heritage (2021).

2.2. Historical Development of the Double Bay Centre

The “character buildings” that are the subject of this report are located within the principal commercial centre of Double Bay, known as the Double Bay Centre, with the largest number located along the southern end of Bay Street. Bay Street forms the boundary between the government declared Village Reserve and the Point Piper Estate.

2.2.1. The Point Piper Estate

The Double Bay Centre is located in part of the land grant promised to Captain John Piper in 1816 and issued in 1820, together with another grant that collectively comprised an area of 690 acres. The grant stretched from the eastern side of Darling Point and Ocean Street eastwards to Rose Bay and southwards to Old South Head Road in what is now Paddington and Woollahra and included the whole of Point Piper. These grants were later acquired by Daniel Cooper and his then business partner Solomon Levey.

Daniel Cooper (1785-1853, Daniel Cooper I) was an emancipist who, on his pardon in 1821, went on to become a successful businessman, investing in local shipping and becoming a partner in a flour mill (later to become the Waterloo Company and later still known as Cooper & Levey). Joining with another emancipist Solomon Levey (1794-1833), Cooper and Levey purchased the Point Piper Estate in 1826, with a further purchase by Cooper alone of 190 acres of land in 1827. Title to the land was confirmed in 1830 and by 1847, Daniel Cooper was the sole owner of the property, residing in John Piper’s former residence Henrietta Villa at Point Piper. Cooper returned to England in 1831, continuing to manage his colonial interests through his London office.

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In 1853, following Cooper's death, the whole of the Point Piper Estate was inherited by his nephew, Sir Daniel Cooper (1821-1902, Daniel Cooper II), who managed the estate as a trustee from 1854 to 1869. The terms of Daniel Cooper I's will were such that the land could not be released (sold) during the period of trusteeship. However, leasing of the land was permissible.¹



Figure 2. 1: Detail from undated (1820s) map of the Parish of Alexandria showing John Piper's combined land of 690 acres known as the Point Piper Estate. The approximate location of the Double Bay Centre is circled. Source: Historical Land Records Viewer (HLRV)/New South Wales Land Registry Services (NSW LRS)

2.2.2. Double Bay Village Reserve

In 1830 the government decided that the frontage to Double Bay would be ideal for a Village Reserve and rescinded part of the Point Piper estate lands. The rescission included 20 acres of low-lying ground that Governor Macquarie in 1821 had previously set aside from sale for a future botanic garden, although it never eventuated (see Figure 2.1 which indicates an area on the western side of Double Bay noted "Garden").²

The village area encompassed the whole of the bay frontage and the western side of Bay Street across to Ocean Street and was surveyed in 1834 by James Larmer who set out 50 allotments of a half-acre each within a network of streets named South, Ocean, Cross, William, Bay, Adelaide, and the now removed Marine Parade. A watercourse crossing through the lands became Swamp Street, later renamed Guilfoyle Avenue. The village was connected to New South Head Road (surveyed in 1831) by Ocean Avenue and Bay Streets, although the reserve did not extend to New South Head Road, terminating instead at what was to become Holt Street.

¹ Broomham, R., *Land Dealings on the Point Piper Estate*, Woollahra Research Project, p. 13

² Broomham R, *Double Bay-Thematic History*, 2006 (Broomham 2006)



Figure 2. 2: Detail from map entitled Mrs Darling's Point to South Head Road, dated between 1833 and 1837, showing the location of the Double Bay village reserve. Source: SLNSW Z/M2 811.1811/1837/1

As the Village Reserve was no longer part of the Point Piper Estate, the allotments could be sold freehold, and they were advertised for sale in August 1834.³ Cooper however reclaimed the allotments of land fronting the bay to the east of The Steyne (the village square) and between Ocean and Bay Street, south of South Street, excluding these lands from any prospective sales.

Despite the government's hopes for a future bayside fishing village attracting mechanics and fishermen, instead the area developed more along the lines of a semi-rural outpost and the locality appears to have been gradually developed for cottages and farmlets (including the so called "temporary summer residence" of Samuel Terry).⁴ For example, in 1840, three allotments of land were advertised for sale, with one containing a "capital Cottage upon this lot, in good condition and fit for the occupation of a respectable family, it contains Four Good Rooms upon the Ground Floor and one above"; while another allotment was described as: "the land is of a rich description and at present under cultivation, having an excellent crop of Barley upon the ground".⁵

Although the population of Double Bay was very small, by 1840 at least one public house existed, the Halfway House or Halfway House Tea Gardens, owned by John Stuart.⁶ This was followed in the late 1860s by the **Royal Oak Hotel** on the corner of Bay and Cooper Streets and by the 1870s the Royal Double Bay Hotel on the corner of Ocean Street and New South Head Road.

³ "Village at Double Bay- Allotments for Sale"; *NSW Government Gazette*, Wednesday 13th August 1834 (Issue No. 128), p. 128

⁴ "Advertising", *The Sydney Morning Herald*, Monday 27th July 1840, p. 8

⁵ "Advertising", *The Sydney Morning Herald*, Monday 15th June 1840, p. 5

⁶ "Public Houses", *The Sydney Morning Herald*, Monday 27th April 1840, p. 2

2. Historical Evidence

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Figure 2. 3: Undated, ca 1835, sketch of the government village of Double Bay as planned (edged red) and with the portions (edged yellow) claimed by Daniel Cooper and Solomon Levey at the time and removed from the dedicated village. The allotments in the government village were available for purchase with freehold title. Otherwise, the east side of Bay Street and the west side of Bay Street south of Cooper Street were within Cooper's grant, which was sold in leasehold from the mid 1850s. Source: NSW State Archives and Records Surveyor General Fieldbook Vol. 5 fol. 18



Figure 2. 4: Detail of the plan of Point Piper Estate of 1844 prepared by Thomas L Mitchell showing the extent of development undertaken from 1835 within the village. Also recorded was the low-lying swamp land (yellow tint) that attracted market gardeners and nursery men to Double Bay. This same survey was included in TL Mitchell's 'Trigonometrical survey of Port Jackson' published in London in 1853. Source: State Library of NSW (ZM2 811.181/1844/2)

The relatively slow rate of development in the Double Bay village was due in part to its isolation. Although a jetty was constructed at Double Bay in 1869, the Watson's Bay ferry service was infrequent and expensive and access to Double Bay relied mainly on road transport. Initially transport to Double Bay was via private carriages and a relatively expensive horse bus service and this situation was not to improve until the mid to late 1800s.

A further impediment to the development of the Double Bay village was due to the Cooper family's continued ownership of the land surrounding the government Village Reserve and the restrictions on the sale of this land.

In 1851, James Cooper (no relation), attorney for Daniel Cooper I, advertised that the Point Piper Estate was now on the market, noting that land at Rushcutter's Bay, Double Bay, South Head Road, Botany and the North Shore was available to let on lease "for market gardeners and suburban residences."⁷

James Cooper's idea that the area of Double Bay was suitable for market gardeners was realised from the 1850s and gardeners and nurserymen took up much of the land to the east of Bay Street, which, due to being low-lying and intersected by creeklines, was substantially swamp (see Figure 2.3).⁸ Michael Guilfoyle's three and half acre Exotic Nursery was located between South Avenue and The Steyne from 1851 to 1873. By the late 1880s, much of this land had been taken up by Chinese market gardeners.⁹

⁷ Broomham, R. 2001, p. 10

⁸ State Archives NSW Surveyor General Fieldbook Vol. 5 fol. 18

⁹ Broomham, R.; p. 11

Those who purchased leaseholds throughout the Point Piper Estate surrounding Double Bay either amalgamated the allotments for villas with expansive gardens overlooking Sydney Harbour (such as Cranbrook, Redleaf and Gladswood Gardens), or held onto the land for speculative purposes and future subdivision. Gentlemen's villas were also developed along the harbour front land to the east of The Steyne (such as Banksia and Hulverston).

During this period Double Bay was considered a "favourite place of suburban residence", and in an 1871 article, Double Bay together with Darling Point was described as the "fashionable suburb of Sydney".¹⁰



Figure 2. 5: Detail of 1855 plan of the Point Piper Estate lands indicating the extent of the land surrounding the Double Bay village that had been taken up following James Cooper's advertisement. Allotments edged in red indicate 99 year leases, while those edged in green were freehold title, which at this time was only Woolcott's land on the eastern side of Bay Street at the intersection of New South Head Road. Source: State Library of NSW (Z/M4 811.1812/1855/1)

The economic boom of the 1880s in Sydney and the growing demand for suburban housing finally encouraged the development of land already leased. Improvements to transportation from the city to Double Bay also played an important role in the development of the area. In 1881, a tram service had commenced along Old South Head Road, although Double Bay could only be reached by foot from the tram line. Eventually a cable tram service to Ocean Avenue was opened in 1894, and by 1896 it had been extended right through Double Bay.¹¹

In the mid-1880s, Daniel Cooper III, the eldest son of Daniel Cooper II and inheritor of the Point Piper Estate, placed the remainder of his land in the hands of real estate developers Batt and Purves. Subsequently, from 1885 the Point Piper Estate lands from Double Bay to Rose Bay through to Paddington, Woollahra and Bellevue Hill gradually developed in line with market demand,¹² although Double Bay continued to remain a mainly residential area.

In 1883 Double Bay Public School opened on the corner of William and Ocean Streets indicating the growth of the community in the area. Based on the *Sands Directory* of 1889, Cross Street contained a mix of residences (namely cottages and villas), interspersed with fuel merchants, contractors, a greengrocer, gardeners, a dairyman and a grazier, as well as an architect and a draftsman. A similar diversity of occupants is also listed for Cooper, Short and William Streets.¹³

¹⁰ Gruzman, N., 1971; *Double Bay Shopping Centre*, p. 31

¹¹ Broomham 2006

¹² Broomham, R., 2001; p. 37

¹³ *Sands Sydney, Suburban and Country Commercial Directory* (Sands Directory), 1889

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This pattern of residential development with scattered trades and commercial premises through the Double Bay village and surrounds continued into the early 20th century (such as **No. 39 Bay Street** which was originally a motor garage trading as J & S Galbraith, established in c1915), with businesses such as grocers, fruiterers, hairdressers, bootmakers, butchers etc. located mainly along New South Head Road (although due to road widening of the 1930s, many of these early buildings were later demolished).¹⁴



Figure 2. 6: Detail of Higginbotham & Robinson's commercial map of Map of the Municipality of Woollahra published in 1889. The extent of subdivision undertaken in Double Bay prior to 1889 is shown in this map. Woolcott's subdivision of late 1885 with its narrow allotments presents as a prominent land release. Source: State Library of NSW (Z/M4 811.181/1889/1)

By the late 1880s through to the first decade of the 20th century, speculative developers who had purchased the leaseholds over the land surrounding the Village Reserve began to make available small housing blocks in freehold that were popular for cottages. It is also during this period that terrace housing began to appear, notably along the southern end of Bay Street, including **Nos. 9 to 17 Bay Street** and **Nos. 29 to 37 Bay Street**.

In the re-subdivisions new streets were formed including Transvaal Avenue and Knox Street by Edward Knox Harkness between 1900 and 1903. Knox Street was connected to a cul-de-sac, The Retreat (since removed), which carried through to Bay Street. With the emerging resident population came places of worship, with the first, in 1904, being the Presbyterian Hall in Cross Street (that site is now a carpark).¹⁵

¹⁴ Sands Directory, 1919

¹⁵ Broomham, R., 2006

2.2.3. Inter War Development of the Double Bay Centre

The Inter-war period marked the spread of the Inter-war flat buildings throughout much of the eastern suburbs of Sydney. Typically, the Inter-war flat is of dark face brick with a tiled hipped roof and up to a height of 6 to 7 storeys, although many were only of two to four storeys in height. Although instigated by developers and investors, they were often architect designed in a range of architectural styles used commonly in-house designs and were distinctly domestic in appearance. Initially located on New South Head Road around Edgecliff, they gradually moved along this main roadway eastwards. At Double Bay they replaced many of the older cottages and villas developed from the 1850s to the 1880s, including along Cross Street, Short Street and William Street.¹⁶

According to Rosemary Broomham (2001), in the year 1921, 56 new buildings were erected in the Double Bay-Rose Bay area, comprised of 42 houses, 6 residential flat buildings, 8 combined shops and dwellings and an additional 7 existing houses were converted into residential flat buildings. By 1928, although the number of new builds had barely changed (rising from 56 to 57 in the Double Bay-Rose Bay area), more than half were residential flat buildings and by 1938, the percentage of residential flat buildings rose to 70% of the total number of new builds in the locality.¹⁷ An example includes **No. 43 Bay Street**, originally a two storey, face-brick residential flat building, constructed in 1926.



Figure 2. 7: 1930 aerial photograph of the Double Bay Centre showing its distinctly residential appearance as suburb at that time, with commercial buildings fronting New South Head Road between Bay Street and Cross Street. Source: NSW Spatial Services Historical Imagery Viewer

This was also the period of shop-top housing, often fronting main thoroughfares (such as New South Head Road) and consolidating the commercial centres of the suburbs through which these roadways passed. At Double Bay, although commercial premises such as motor garages and grocers could be found at intersections throughout the original Village Reserve lands, the majority of businesses were located along New South Head Road.

¹⁶ Broomham, R., 2006; p. 9

¹⁷ Broomham, R., 2001; p. 33

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However, during the Inter-war period, the shopping precinct of Double Bay began to be extended back (northwards and westwards) from New South Head Road, taking in Bay Street, Knox Street and Cross Street. Unlike Rose Bay where shop buildings were more often purpose built, at Double Bay most were created by adding shop fronts to existing houses (a practice that continued well into the late 20th century and is evidenced in many of the commercial buildings located along Bay Street). Notably, in 1938, a Miss Jane Ramsay erected 7 new shops on Bay Street, in the Woolcott Subdivision, extending the shopping precinct back from the main road.¹⁸ **Cooper's Corner, No. 475-479 New South Head Road**, is a grander example of the shop top housing building, constructed in 1928 and located on a prominent corner at the northern end of the Double Bay commercial centre.

2.2.4. Post WWII immigration and Late 20th century development

By the mid-20th century, a high proportion of Sydney's wealthy residents lived in the Woollahra municipality and the city of Sydney continued to be the main shopping centre for day-to-day needs, with only minor purchases being made from local shopping centres. Until the 1950s, the commercial centre of Double Bay remained predominantly along New South Head Road, with shop top housing, as well as a cinema and two hotels; and it was just one of a number of local shopping centres found in the area along with Edgecliff, Rose Bay, Rose Bay North and Vaucluse.

The end of WWII marked the beginning of a notable shift in Australian society and culture as a result of the entry of migrants, displaced by the war. Between 1945 and 1965, two million immigrants arrived in Australia, including the first government sanctioned non-British migrants.¹⁹ This notable influx of people transformed Australian society, including Sydney and Double Bay, where new migrants could find suitable accommodation in the Inter-War residential flat buildings that threaded their way through the eastern suburbs. Migrants from European countries established businesses, shops and restaurants, contributing to the "Europeanization" of the urban areas and the establishment of the "café society".

"My grandfather, a Hungarian Jewish immigrant, started Twenty One in 1958," says Michael Schiffer, who now runs the café with his father George. "Back then Double Bay had very few shops; just a couple of milk bars, and two pubs ... the Golden Sheaf and the Royal Oak. Grandfather put chairs and tables out on the footpath; nobody else was doing it at the time, he didn't even ask the council's permission. He also imported one of the first espresso machines in Sydney."²⁰

In 1960, Woollahra Council decided to attract business and commercial interest in Double Bay by providing better facilities.²¹ This included the acquisition of off-street parking space, the redevelopment of properties on Knox Street and the widening and extending of Knox Street to Bay Street by taking in the former The Retreat.

In 1962, Council acquired a large portion of land bounded by Knox Street, Bay Street, Short Street and Goldman Lane and decided to develop the site. Known at the time as the Knox Street Redevelopment, the land was tendered for lease on a 99-year basis with the condition that the land be developed and was to include a first-floor free parking deck constructed over the whole land, with shops, offices, professional rooms, showrooms, shopping arcades and public toilets at ground floor

¹⁸ Broomham, R., 2001; p. 97

¹⁹ National Museum of Australia, www.nma.gov.au/defining-moments/resources/postwar-immigration-drive

²⁰ Article: "From Cool to Daggy and back again: How Sydney's Double Bay got its mojo back", *The Sydney Morning Herald: Domain*, 14th March 2018

²¹ Gruzman, N., 1971; p. 35

and a car parking area and commercial business, hostel and other accommodation on the upper floors.²² In 1966 the Cosmopolitan Centre at Nos. 2-4 Knox Street opened.



Figure 2. 8: 1951 aerial photograph of the Double Bay Centre, which still appears as predominantly residential with the commercial area concentrated along New South Head Road. Source: NSW Spatial Services Historical Imagery Viewer



Figure 2. 9: Early 1960s aerial photograph of the Double Bay Centre, prior to the development of the Cosmopolitan Centre but showing the large, open air carpark area fronting Short Street and Goldman Lane created by the demolition of Inter-war flat buildings. Council was to develop almost this entire block. By this time, Knox Street had been extended to Bay Street, removing The Retreat. Source: *Double Bay Centre Redevelopment Scheme*, 1971

²² Minutes of WMC Ordinary Council Meeting 28th May 1962 and 12th November 1962

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At this time, Council also encouraged a revitalisation process via alterations and extensions to many old buildings in Knox, Bay and Cross Streets, while seeking to retain the architectural character of existing facades where possible.²³

The approach worked and Double Bay became a voguish place to meet and shop, catering for the cafe-set, with food, clothing, and general goods for sale in Double Bay that would otherwise have been hard to find.²⁴ According to Carla Zampatti in 1980, the only geographically stylish areas where women were their own fashion experts, were "Double Bay on a Saturday morning and South Yarra."²⁵

Double Bay was, some thought, a social phenomenon masquerading as a shopping centre where the "in" people went.²⁶ In a 2004 article entitled "Paradise Lost", John Gyrfas, a Hungarian immigrant and former Double Bay restaurant owner (Dee Bee's café) reminisced about the hey days of Double Bay in the 1960s and 1970s, noting that what had started as a place for homesick Europeans, very quickly became hot. "The Australians caught on very quickly to the ambience of Double Bay... Nobody else had the cafes and the boutiques. People came from everywhere. There was Barry Humphries, Bob Hawke, Sonia McMahon, Sir Peter Abels, society women with beautiful hats. It was the place to see and be seen."²⁷



Figure 2. 10: Article about a luncheon and fashion parade at Eliza's arranged by the social committee of the Alliance Francaise. Source: *The Australian Women's Weekly* Wednesday 6th May 1970 p. 11



Figure 2. 11: *Walkabout* Vol 36 No. 7 (1st July 1970)



Figure 2. 12: *The Australian Jewish Times*, Thursday 17th December 1987 p. 20



Figure 2. 13: *The Daily Telegraph*, Sunday 2nd April 1960, p 13

²³ Development Planning & Research Associates, 1971; p. 35

²⁴ Broomham, R., 2006

²⁵ Article: "Carla Zampatti", *The Australian Women's Weekly*, Wednesday 17th September 1980, p. 19

²⁶ *Walkabout*, July 1970

²⁷ Article: "Paradise Lost", *The Sydney Morning Herald*, 29th November 2004

Although the Knox Street/Cosmopolitan Centre Development of the 1960s firmly established the Double Bay Centre as the commercial heart of the suburb, the pattern of development of commercial buildings being located along New South Head Road and reaching backwards (north and west) through the former swamp lands (now Knox Street) can be seen to have commenced in the mid to late 19th century.

Double Bay Centre Redevelopment Control Code 1971

Following the success of the Knox Street/Cosmopolitan Centre Development, Woollahra Council sought to further encourage commercial development within the Double Bay Centre and the *Double Bay Centre Redevelopment Control Code*, was exhibited in 1969 (as the *Interim Redevelopment Control Code Double Bay Street Shopping Centre and Environs*). The Interim Code was prepared by Woollahra Council and consultant town planners Development Planning & Research Associates, and it provided for a redevelopment zone between William Street and New South Head Road, east of Bay Street. It included as Objective 1: 'To preserve and develop the established "village character" of the Double Bay Shopping Centre.'²⁸

Following public exhibition of the Interim Code it became clear that the community was strongly opposed to the plan, objecting to the limitations placed on future development opportunities and height restrictions (amongst other issues).²⁹ One of the loudest voices of opposition was Neville Gruzman (architect and Honorary Landscape Consultant for Woollahra Council) who pointed out that very few streets within the Double Bay Centre could be considered to have a "village character", noting that "Double Bay had not been a village since widening of New South Head Road began in 1939 although it once was."³⁰

Although Gruzman acknowledged that Bay Street alone could be considered to have a village atmosphere due to the predominance of rows of terrace housing (although altered for commercial/retail uses) and small residential flat buildings, he also suggested that such character would not remain for much longer due to (assumed) development pressures on the locality for larger scale commercial development.³¹

Subsequently, Neville Gruzman was engaged as a consultant to the consultant planners to prepare a revised Redevelopment Scheme. Gruzman's view was that the Double Bay Centre should be developed as a two-level shopping centre with offices above. He promoted the proposition that future development of the locality should move away from the village-like atmosphere of Bay Street. His proposal for No. 45a Bay Street (constructed 1975-78) sought to demonstrate how this could be achieved.

The resultant *Double Bay Redevelopment Scheme: Redevelopment Control Code* was presented to Woollahra Council in 1971. The plan zoned both sides of Bay Street, Knox Street, New South Head Road, and the south side of Cross Street as a "Zone A" precinct allowing a range of commercial uses, even though commercial development in the forms of shops and restaurants had been permitted since the mid-1960s and conversion of existing buildings into commercial premises (shops and other businesses) had been occurring anyway since the 1950s. However, the Code also allowed for bonus Floor Space Ratio for commercial development (either new buildings or alterations to existing buildings) if the development scheme provided for arcades, colonnades, interconnections between

²⁸ Gruzman, N.; 1971; p. 66

²⁹ Ibid.; p. 52

³⁰ Ibid.; p. 70

³¹ Ibid.; p. 69

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buildings to encourage pedestrian movement at first floor level, landscaping and architectural detailing to the exteriors.³²



Figure 2. 14: The planning scheme prepared by Development Planning & Research Associates in 1971 for consideration by Woollahra Council, showing the proposed commercial zoning of the Double Bay Centre. Source: *Double Bay Centre Redevelopment Scheme*, 1971

The Redevelopment Scheme resulted in a number of new commercial buildings being constructed along Bay Street in the late 1960s and 1970s that interrupted the predominantly residential scale of the streetscape. These buildings were: the Mainline Building, No. 32 Bay Street (1968),³³ Bay House, No. 2 Guilfoyle Avenue (1971), Neville Gruzman's Gaden House, No. 24 Bay Street (2A Cooper Street) (1971), No. 16-22 Bay Street by Mainline Constructions (1975, since demolished and replaced with new multi-level mixed use building) and No. 45a Bay Street also by Neville Gruzman (1975-78).

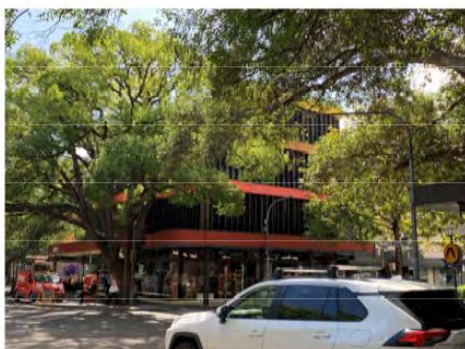


Figure 2. 15: No. 45a Bay Street



Figure 2. 16: Gaden House, No. 24 Bay Street (2A Cooper Street)



Figure 2. 17: Mainline building, No. 32 Bay Street, constructed 1968. Source: www.realcommercial.com.au

³² Development Planning and Research Associates, 1971; *Double Bay Redevelopment Scheme: Redevelopment Control Code*

³³ Mainline Corporation Ltd was one of Australia's largest construction companies during the late 1960s and early 1970s and was responsible for building some of Australia's most notable landmark buildings before its collapse in 1974 (https://en.wikipedia.org/wiki/Mainline_Corporation).



Figure 2. 18: 1978 aerial photograph of the Double Bay Centre illustrating the impact of the Double Bay Redevelopment Scheme on the bulk and scale of late 20th century development, notably along the central portion of Bay Street. Source: NSW Spatial Services Historical Imagery Viewer

Recent Development

Following the apparent rush to take advantage of the new development scheme for the Double Bay Centre that occurred in the 1970s, development throughout the Centre slowed in the main until the 21st century. Along Bay Street (south), alterations and additions to the original/early terrace housing continued in order to modernise the appearance of the buildings and to accommodate modern commercial/retail uses, however, bulk and scale remained fairly consistent, and the 19th century/early 20th century development continues to dominate. Two notable exceptions are the four to five storey mixed use building replacing the Mainline Building at No. 16-22 Bay Street (approved in 2012) and the four-storey mixed use building at No. 4-10 Bay Street (assumed constructed in the 1980s).

Recently however a series of development applications for new, multi-level developments have obtained approval for properties along Bay Street (south). These include:

- Nos. 2 and 4-10 Bay Street and 294-298 New South Head Road: Demolition of existing buildings and construction of new five storey shop top housing development (DA2021/69)
- No. 14 Bay Street (character building): Demolition of the existing terrace house and construction of a new 5 storey shop top housing development (DA2020/449)
- No. 17 Bay Street: Substantial alterations and additions of an existing commercial building to facilitate a shop top housing development consisting of two-levels of commercial and two-level residential dwelling with rooftop terrace (DA2022/65)
- Nos. 19-27 Bay Street: Demolition of the existing buildings and construction of a five-storey commercial development with four levels of basement parking (DA2021/535)

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- No. 21-27 Bay Street: Demolition of existing buildings and construction of a new five-storey commercial premises building including three basement levels, vehicular access via Gumtree Lane and provision of a through-site pedestrian link (DA2021/14).

Aside than the proposal for No. 14 Bay Street which is identified as a character building and is an early 20th century terrace house, the majority of the historic terrace houses, including all other identified character buildings located along Bay Street (south) will remain.

Other notable changes in the Double Bay Centre include the proposal to form a new public plaza along Knox Street (funded under the NSW Government Public Spaces Legacy Program) and in May 2022 Woollahra Council exhibited the *Draft Double Bay Centre Planning and Urban Design Strategy* providing guidelines for the future development of the Double Bay Centre.

Much like the previous *Double Bay Centre Redevelopment Control Code*, the current draft strategy acknowledges the village character of Bay Street, outdoor dining and diversity of businesses that define the locality. However, it is also noted that recent developments in the Centre have exceeded height and density limits and the Centre is going through a built form transition. The draft strategy aims to control and coordination this transition in a way that “reinforces Double Bay’s village character”.



Figure 2. 19: 2021 aerial photograph of the Double Bay Centre. Source: Woollahra Municipal Council

2.3. Historical Subdivision

The following provides brief historical outlines of the streets and immediate surrounds of the “character buildings”. For individual histories of the “character buildings”, refer to Appendix A: Survey Sheets.

2.3.1. Bay Street

Bay Street was formed as a public road in the Village Reserve of Double Bay, established by the colonial government in 1834, and formed the eastern boundary of the Reserve lands. The road was one of two (the other being Ocean Avenue) within the village accessing the bay from New South Head Road.

The west side of Bay Street, north of Cooper Street is within the new village that was subdivided into large allotments that were made available for purchase with freehold title from the 1830s.

All land on the eastern side of Bay Street and on the western side of Bay Street to the south of Cooper Street remained in the hands of the Cooper family, as part of the Point Piper Estate, portions of which were sold in leasehold to Walter Scott in 1857³⁴ and James Pindulles Edwards in 1862.³⁵

In 1886 the portion of land on the eastern side of Bay Street fronting New South Head Road on the south was purchased freehold by William Prout Woolcott.³⁶

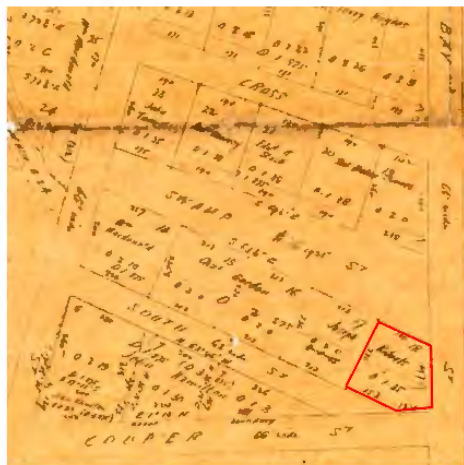


Figure 2. 20: Detail from a sketch plan of the Double Bay area (undated, assumed 1830s), showing the names of the original land-owners of the allotments within the Double Bay Village Reserve. Roberts is shown as the owner of Lot 18 (outlined in red) where the Royal Oak Hotel would eventually be constructed. Source: SLNSW, Z/SP/D9/71



Figure 2. 21: Detail of the plan of Point Piper Estate of 1855 (with later annotations) showing the location of the three early land-owners, Edwards, Scott and Woolcott, of the southern end of Bay Street. Source: State Library of NSW (ZM4 811.1812/1855/1)

³⁴ Old System Lease Book 61 No. 572

³⁵ Old System Lease Book 84 No. 310

³⁶ Old System Conveyance Book 334 No. 276

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Village Reserve

The Royal Oak Hotel at **No. 28 Bay Street** (on the northern side of the intersection with Cooper Street) is sited within one Village Reserve allotments. Lot 18 of the Village Reserve was purchased by Joseph Roberts in 1835 (see Figure 2.9 above). However, it was not until c.1869 that the land was developed by then owner, stonemason and contractor Joseph Gale, who built the original Royal Oak Hotel.



Figure 2. 22: A photograph of Bay Street in the early 1870s made by the American and Australasian Photographic Company. Looking north down Bay Street towards Gale's Royal Oak Hotel (indicated with an arrow) and the cottage opposite beside Short Street. The area in the foreground at right was subdivided in 1885 in Woolcott's subdivision and formed part of the swamp lands, behind which were the market gardens. Source: State Library of NSW (ON 4 Box 56 No. 238)



Figure 2. 23: Detail from Metropolitan detail series plan Woollahra Sheet 20 showing a portion of the Double Bay Village Reserve and its level of development in 1889. The footprint of the Royal Oak Hotel is seen fronting Bay Street the intersection with Cooper and South Streets (indicated with an arrow). Source: SLNSW, M Ser 4 811.17/1

James Pindulles Edwards

J. P. Edwards (1821-1908) migrated to Australia in the mid-19th century and married Charlotte the daughter of Captain George Banks in 1855. Banks was an early settler of Double Bay and the uniting of the Edwards and Banks families may be the reason that Edwards also settled in the locality. James made a career in the development of the railway system in NSW, initially as a contractor and later as a stationmaster. In 1860, he was elected as a councillor for Woollahra Council and served at various times on the improvement, finance and water committees of Council and was chairman of the Double Bay Reserve committee.³⁷

Edwards's leasehold between Cross Streets and what is now Short Street was traversed by a creek and elsewhere comprised swamp land. The western portion of Knox Street now traverses this former creek/swamp. These natural resources were exploited for market gardens, and within the pocket of higher ground a cottage was built beside Short Street (there were other developments fronting Cross Street).

The multi-storey commercial building at **No. 45a Bay Street**, developed in 1976, to designs by architect Neville Gruzman is located within Edwards' leasehold land.

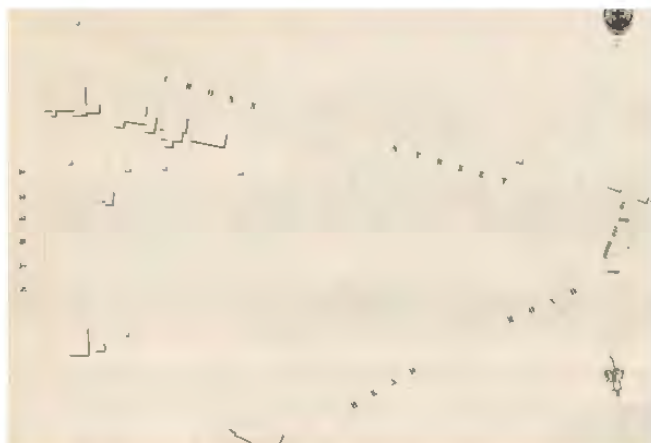


Figure 2. 24: Detail from Metropolitan detail series plan Woollahra Sheet No. 24 dated 1889 (tracing of an earlier, 1887?, survey) showing the leasehold land of J.P. Edwards. At this time, the land that would become Knox Street and The Retreat was in use as a market garden then owned by the Macpherson family. Source: SLNSW, M Ser 4 811.17/1

Walter Scott

Walter Scott esq. of Eskdale, Seaham was the managing agent for Dr Walter Scott of Wallalong, Hunter Valley, his uncle.³⁸

Scott's leasehold comprised the land on the western side of Bay Street rising to a New South Head Road frontage (on the south) within which Scott developed a villa estate called Brooklyn (see Figure 2.11). In 1877, the leasehold of Brooklyn house and garden was purchased by William Prout Woolcott,³⁹ however, it was not until 1905 that the former Scott lands were subdivided as the Brooklyn Estate.

The vendor was Mrs Frances Leonora Mackay (1845-1915), the widow of grazer Duncan Forbes Mackay (1834-1887) of Dulcalmah at Singleton. Mrs Mackay in 1904 had purchased the leasehold of Brooklyn from the executors of Woolcott's estate,⁴⁰ and the Cooper family sold her the freehold also

³⁷ www.woollahra.nsw.gov.au/library/local_history/council_history/electing_the_first_council/first_councillors

³⁸ https://www.freesettlerorfelon.com/walter_scott1.htm

³⁹ Old System Assignment of Lease Book 172 No. 765

⁴⁰ Old System Assignment of Lease Book 774 No. 788

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in that year.⁴¹ The Brooklyn Estate land release of 1905 formed 17 allotments fronting Bay Street and a laneway (Brooklyn Lane) to service them. Each of allotments was narrow at 20 feet, but deep at 100 feet.

Nos. 12 and 14 Bay Street are located within the Brooklyn Estate lands.



Figure 2. 25: Detail from Metropolitan detail series plan Woollahra Sheet 19 dated 1889 showing the leasehold land of Walter Scott, with his residence fronting Henrietta Street. This portion of Bay Street has not been developed by this time. Source: SLNSW, M Ser 4 811.17/1

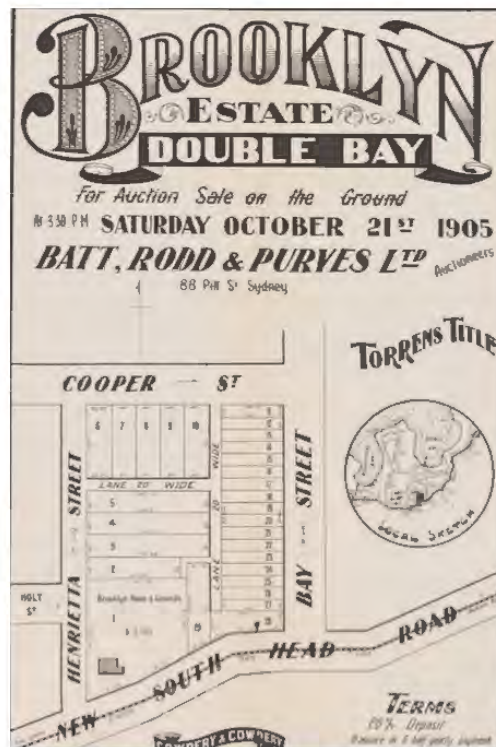


Figure 2. 26: Plan of the Brooklyn Estate land release of 1905 that formed the allotments on the west side of Bay Street. Source: NLA, LFSP 719-F50

William Prout Woolcott

William Prout Woolcott (1826-1887) was a house and estate agent in Sydney. His land, located on the east side of Bay Street between New South Head Road and Short Street was conveyed by the Cooper family in 1886 to Woolcott for 4550 pounds,⁴² although Woolcott had possession by late 1885. This sale was in freehold.

In late 1885 Woolcott subdivided his land to form 22 allotments fronting the east side of Bay Street, and 18 allotments fronting New South Head Road. Each allotment was narrow at 20 feet, but deep (110 feet in the instance of the Bay Street allotments). To service these allotments two narrow (20 feet) laneways, now known as Gum Tree Lane and Goldman Lane, were formed. As Woolcott had purchased the freehold from the Cooper family, these allotments came with freehold title, which was uncommon in Double Bay in the nineteenth century beyond the Village Reserve lands.

⁴¹ Not registered

⁴² Old System Conveyance Book 334 NO. 276

Woolcott died unexpectedly in 1887 and eventually the bulk of his subdivision was purchased in 1889 by Augustus Timewell Fleay (1837-1905), an accountant.⁴³ In the intervening years a number of sales had been made and these were registered by Fleay in 1889.

Nos. 9 to 19 Bay Street and Nos. 29 to 43 Bay Street are located in the Woolcott Subdivision.



Figure 2.27: Detail from Metropolitan detail series plan Woollahra Sheet No. 24 dated 1889 showing the freehold land of W. P. Woolcott. At this time, none of the “character buildings” located along Bay Street are shown to have been constructed. The alignment of Short Street is seen (indicated with an arrow). Source: SLNSW, M Ser 4 811.17/1



Figure 2.28: The subdivision plan of William Prout Woolcott's land release of late 1885. The sales were in freehold in a district otherwise characterised by leasehold title. Source: SLNSW, Double Bay Subdivision Plan No. 29

2.3.2. Knox Street

Knox Street is within the Cooper family leasehold of $2\frac{3}{4}$ acres situated between New South Head Road and Cross Street that was leased to Gooy Chum (see Figure 2.11 above) and was developed as a market garden in the nineteenth century.

In 1901 the Cooper family sold the freehold of around $1\frac{1}{4}$ acres of the former leasehold to Mrs Mary Ann Harkness, the wife of Edward Knox Harkness.⁴⁴ The sale comprised the eastern portion of Knox Street (from No. 21) to New South Head Road, which had been formed by 1902.⁴⁵

Harkness (1864-1924) has been considered the most active speculative builder in Double Bay in the first two decades of the twentieth century. An outcome of his building activity was the making of new streets such as Knox and Transvaal.⁴⁶ As part of his speculative building activity, Harkness built a number of cottages (the exception being the flats at No.19 Knox Street) on the north side of Knox

⁴³ Old System Conveyance Book 404 NO. 815

⁴⁴ Old System Conveyance Book 693 No. 352

⁴⁵ Torrens Title CT 1432-3

⁴⁶ Broomham 2006

2. Historical Evidence

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Street in the early 1900s,⁴⁷ inclusive of the first development of No. 21 Knox Street sold by Harkness in 1905.⁴⁸



Figure 2. 29: Detail from a photograph of the late 1870s depicting the market garden (looking northeast) where Knox Street is today. New South Head Road is seen in the foreground and Cross Street is seen defining the northern boundary of the market garden lands. Source: State Library of NSW (SPF/652)

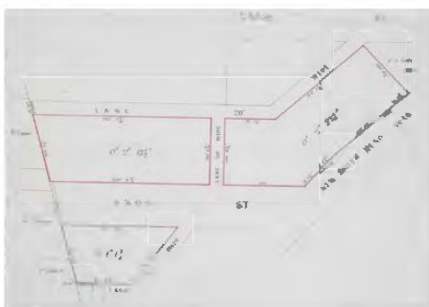


Figure 2. 30: The extent Harkness's land fronting Knox Street. Harkness had purchased the freehold of the land in 1901 and he formed Knox Street. Prior to the 1950s the western termination of Knox Street was No. 21. Source: NSW Land Registry Services (CT 1432-3)

In the early 1950s Woollahra Council implemented a road improvement scheme that reconfigured the western end of Knox Street and merged it with the The Retreat, a short cul-de-sac off Bay Street formed in about 1900. When fully implemented, by the early 1960s it seems, this continued Knox Street west to the intersection with Bay Street. This work formed part of the overall redevelopment of Knox Street brought about by Woollahra Council in an attempt to attract business and commercial interest in Double Bay.

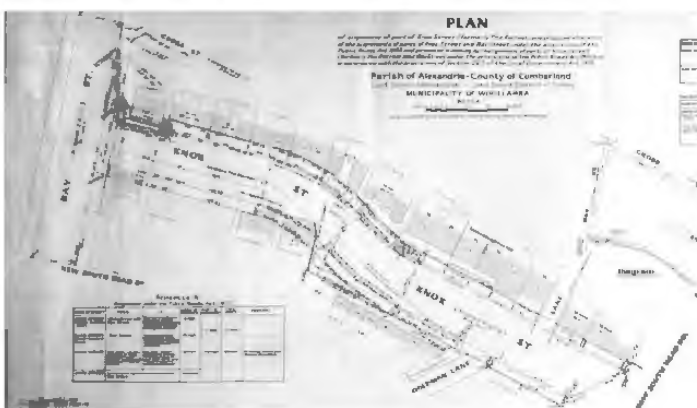


Figure 2. 31: Plan of the new Knox Street after reforming by Woollahra Council undertaken from 1952 to the early 1960s. In the process The Retreat was consigned to history. This survey is dated 1963. Source: Woollahra Library (M20)

⁴⁷ Woollahra Council Rate Valuation - Double Bay Ward 1904, entry for Knox Street

⁴⁸ Torrens Title Dealing 410786

The first new development in Knox Street of this era was the shopping arcade at Nos. **21-25 Knox Street** designed in 1955 by architect Douglas Forsyth-Evans (1899-1968).⁴⁹ Also built in 1955 were shops at No. 3 Knox Street,⁵⁰ and a bank at the intersection to New South Head Road,⁵¹ with both now demolished.

Redevelopment of the western section of Knox Street (formerly The Retreat) commenced in 1959 with new shopping arcades and offices.⁵² The Cosmopolitan Centre at No. 4 Knox Street was built in 1966 and the multi-level commercial building at **No. 45a Bay Street**, which stretches between Knox Street and Knox Lane, was erected in 1978.



Figure 2. 32: Knox Street looking east towards New South Head Road in the 1950s before the redevelopment by Woollahra Council. Source: Woollahra Library, Acc. No. pf008026 1950s



Figure 2. 33: Photograph of Knox Street 1959 looking west towards The Retreat prior to redevelopment. Source: Woollahra Library, Acc. No. pf008007



Figure 2. 34: Photograph of Knox Street in 1977 looking east towards New South Head Road, taken from an upper level of the Cosmopolitan Centre. Source: Woollahra Library, Acc. No. pf004719



Figure 2. 35: Photograph of Knox Street in the 1970s looking west after redevelopment. Source: Woollahra Library, Acc. No. pf006360/0098

⁴⁹ Woollahra Council Building Application 58/55

⁵⁰ Woollahra Council Building Application 90/55

⁵¹ Woollahra Council Building Application 210/55

⁵² Woollahra Council Building Applications 82/59, 371/59, 429/59

2. Historical Evidence

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2.3.3. New South Head Road

New South Head Road was surveyed in 1831 and formed by 1834. The road, one of the principal arterial roads within the municipality of Woollahra was widened in the inter-war era of the twentieth century to the width seen today.

The “character building” at Nos. 475-479 New South Head Road, known as Cooper’s Corner is located on the north-east corner of the intersection of New South Head Road and Bellevue Road, within the former Colebrook estate lands.

Colebrook, originally located to the northeast of the Double Bay Centre, was built by William Augustine Duncan in the early 1860s. Duncan migrated to Australia in 1837 as a Catholic school teacher, however he soon moved on to a career in publishing, being the founding editor of the *Australasian Chronicle*, a Catholic newspaper of the time. Through this newspaper he pushed for the expansion of representative institutions in the colony over the entrenched class interests of the major land-owners and squatters. After his support of Governor Gipps in the land crisis of 1844 Duncan was rewarded with a customs position at Morton Bay. He remained in the customs service for the remainder of his career reaching the position of NSW Collector General of Customs in 1859, a position he held until his retirement in 1881.



In 1923 the grounds of Colebrook, originally extending back to Fairfax Road, were subdivided into 9 blocks and it appears the house itself was converted into flats. It is also at this time that Cooper’s Corner, Nos. 475-479 New South Head Road on the corner of New South Head and Bellevue Roads was built. This landmark corner development was built in 1928 and designed by architect Edwin Roy Orchard (1891-1963).⁵³

In 1960 it was announced that the historic Colebrook mansion was to be demolished and a seventeen storey unit block built in its place. It is this building which now bears the name Colebrook. A small memento of the original house may be seen today at Lyne Park, Rose Bay where the gates from Colebrook now form the entrance to the Rose Bay War Memorial.⁵⁴

Figure 2. 36: The plan of subdivision of Colebrook undertaken in 1923 that formed the allotment of Nos. 475-479 New South Head Road. Source: SLNSW, Edgecliff Subdivision Plan No. 8

⁵³ Woollahra Council Building Application 297/28

⁵⁴ https://www.woollahra.nsw.gov.au/_data/assets/pdf_file/0015/16044/Colebrook.pdf

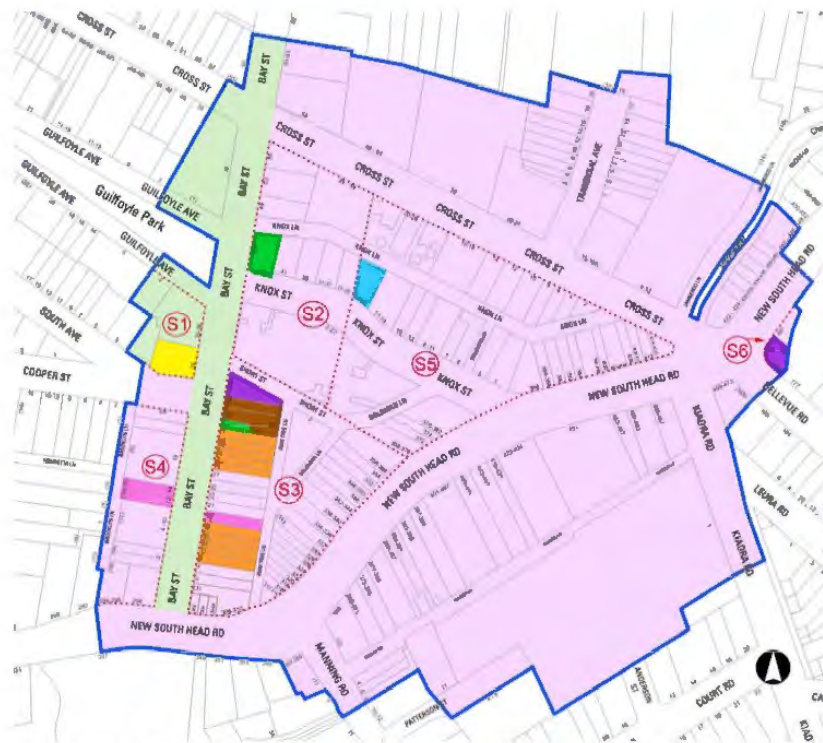
2.4. Historical Development of the Subject Properties

The following table provides a brief outline of subject buildings, their date of construction, known architect and date of conversion from residential to commercial use as follows. Refer also to Figure 2.34 below.

Property Address	Building Type	Architect/Builder	Date of Construction	Date of Conversion
Bay Street West				
12 Bay Street	Terrace house	Possibly John Foley (builder, first owner)	c1908	1972
14 Bay Street	Terrace house	Unknown	1914	1967
28 Bay Street (Royal Oak Hotel)	Hotel	First build: unknown Second build: Prevost, Synott & Ruwald	c1869 Rebuilt 1924-25	-
Bay Street East				
9 Bay Street	Terrace house	possibly Samuel Beaumont (first owner)	1889	1910 and 1964
11 Bay Street	Terrace house	Unknown	1897	1967
13 Bay Street	Terrace house	Unknown	1897	1966
15 Bay Street	Terrace house	Unknown	1897	1965
17 Bay Street	Terrace house	Unknown	1894	1960
19 Bay Street	Terrace house	Unknown	c1901	1954
29 Bay Street	Terrace house	Unknown	1892	1925 and 1968
31 Bay Street	Terrace house	Unknown	1892	1968
33 Bay Street	Terrace house	Unknown	1892	1968
35 Bay Street	Terrace house	Unknown	1892	1958
37 Bay Street	Terrace house	Unknown	c1898 & c1976	c1976
39 Bay Street	Commercial	Unknown	1991	-
41 Bay Street	Commercial	Scott Wilson, designer	1995	-
43 Bay Street	Residential Flat building	Charles Arthur Smith (builder and owner)	1926	1962
45a Bay Street	Commercial	Neville Gruzman, architect	1975-78	-
Knox Street				
21-25 Knox Street	Commercial	Douglas Forsyth-Evans, architect	1954	-
New South Head Road				
475-479 New South Head Road	Shop top housing	Edwin Roy Orchard, architect	1928	-

2. Historical Evidence

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DOUBLE BAY CENTRE HISTORICAL PHASES OF DEVELOPMENT

- Double Bay Centre
- Double Bay Village Reserve (established 1834)
- Point Piper Estate lands (granted 1820)

CONSTRUCTION PHASES OF THE CHARACTER BUILDINGS

- 1860-1869
- 1885-1899
- 1900-1919
- 1920-1929
- 1950-1959
- 1970-1979
- 1980-1989
- 1990-1999

SUBDIVISION PHASES

- | | |
|--|---|
| S1 Double Bay Village Reserve 1834 | S4 Brooklyn Estate 1905 |
| S2 James Pindulles Edwards 1862 | S5 Mary Ann & Edward Knox Harkness 1901 |
| S3 Woolcott land release 1885 | S6 Colebrook Mansion and Grounds 1923 |

Figure 2. 37: Diagram showing the historical phases of development. The above diagram does not take into account later changes to the nominated character buildings or the phases of development for other buildings throughout the Double Bay Centre.

3. Physical Evidence

3.1. Introduction

A site inspection of the Double Bay centre and the nominated properties was undertaken in March 2022 and each building was recorded and photographed. Preliminary research into each building was undertaken to identify the date, architect (where known) and original and/or early use of the place and has been condensed and presented in Section 3.3 below. Refer also to the separate inventory sheets for each property for further information (Appendix A).

3.2. General Description

The Double Bay Centre is located in the suburb of Double Bay and forms the commercial focus of the area. The boundaries of the Double Bay Centre follow generally the triangular area formed by the intersection of Cross Street, to the north, New South Head Road to the southeast and Bay Street to the west, while a number of laneways and minor streets provide cross-connections through the area.

Medium to high-density commercial development is concentrated around these primary streets, while the surrounding area comprises low-to-medium density residential development. The *Transvaal Avenue* heritage conservation area is also located within the Double Bay Centre, and which comprises semi-detached single storey Federation cottages, all converted for commercial use.

The area comprises a mix of building periods, types and styles, ranging from converted Victorian terrace houses, modernist offices, later infill development and contemporary flat buildings. The prevalence of converted residences for commercial use, and the later accumulations and additions to the rear of the properties, reflects the rapid change from residential to commercial uses that occurred in the locality in the mid-20th century.



Figure 3.1: Map of Double Bay Centre (outlined in orange), showing buildings subject to this assessment (in yellow). Source: SIXMaps.

3. Physical Evidence

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3.2.1. Bay Street

Generally

Bay Street forms the boundary between the two primary land grants that form present day Double Bay.

The eastern side of Bay Street and western side south of Cooper Street forms part of the Point Piper Estate, later purchased by Robert Cooper (together with Solomon Levey) in 1826 and subdivided and developed by Cooper's descendants from the 1850s. The western side of Bay forms part of the Double Bay Village Reserve, which was subdivided into large allotments that were made available for purchase with freehold title from the 1830s.

Bay Street comprises the main shopping street in the Double Bay Centre and extends from New South Head Road at the south end, all the way north to the Double Bay Wharf. It is a moderately trafficked two-lane road with on-street parking to both sides, and the length of the street is lined with well-established Chinese elms (*Ulmus parvifolia*) on the footpath and in the roadway, which provide a consistent canopy over the road, particularly to the southern end of the street.

The footpath to either side of Bay Street is wide, and partially covered by awnings of varying heights and style. Street furniture is located on the footpath to serve the restaurants and cafes that occupy Bay Street and collectively lend the street a pedestrian scale.

The area is characterised by a mix of commercial buildings of varied periods and styles, as well as some contemporary residential flat buildings. Guilfoyle Park intersects midway along Bay Street and provides an area of open space for pedestrian use.

Character of Bay Street

Bay Street (south)

The built fabric of Bay Street (south) consists, in the main of, late 19th and early 20th century terrace housing that has been sympathetically converted for retail/commercial use in the mid to late 20th century. Physical change is concentrated on the ground level street frontage, retaining the configurations, detailing and forms of the original terrace houses, including moulded rendered parapets running across groups of terraces and upper-level balconies, some cantilevered over the footpath. The result is a commercial precinct of a distinctly domestic scale (2 storeys), form and detailing, particularly on the eastern side of the street.

In the majority, these historic terrace houses are those that are identified as being the "character buildings", however, there are also a number of other historic terrace houses and buildings of architectural interest located within Bay Street (south) that could be considered to be "character buildings"; these are: Nos. 3 to 9 Bay Street and No. 4 Bay Street. Given the brief for this report, these additional historic buildings have not been assessed as to their histories or significance.

In amongst the historic building fabric are also a number of late 20th century commercial developments that do not correspond to the scale, form or detailing of the rows of terrace houses located along the eastern side of Bay Street (south). These later buildings (No. 2 Bay Street, Nos. 6-10 Bay Street, Nos. 16-22 Bay Street, Nos., 17-19 Bay Street, Nos. 23-25 Bay Street and No. 27 Bay Street) disrupt the fine grain historic character of Bay Street (south), although the large commercial developments on the western side of the street are setback from the predominant front building line which somewhat lessens their visual impact.

A strong contributing feature of the mixed historical residential/commercial character of Bay Street (south) is the treatment of the public domain, with mature street tree plantings of Chinese elm (*Ulmus parvifolia*) and traditional style street lighting, creates a sense of enclosure that enhances the intimacy of the locality.

The fine grain, low scale development comprising the southern end of Bay Street (south of Short Street), combined with the heavy canopy of trees overhead provides a dense, 'enclosed' character to the area, in contrast to the larger allotments at the northern end of Bay Street (north of Short Street). As such, long range views up or down Bay Street are limited from the southern end of the street.



Figure 3.2: View towards Nos. 35-41 Bay Street, on the eastern side of Bay Street.



Figure 3.3: Looking north up Bay Street, from No. 12 Bay Street. The later development of Nos. 16-18 Bay Street is seen in the background.



Figure 3.4: Mix of 19th century terrace housing (Nos. 13 and 15 Bay Street) adjacent to former terrace housing with detracting alterations (Nos. 17 and 19 Bay Street)



Figure 3.5: Looking south down Bay Street.



Figure 3.6: Nos. 3 to 7 Bay Street (not identified as "character buildings")



Figure 3.7: No. 4 Bay Street (not identified as "character buildings")

3. Physical Evidence

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Bay Street (central)

Bay Street (south) culminates around the intersections of Cooper Street, Knox Street, Short Street and Guilfoyle Avenue and this central area is defined by buildings of a larger scale including the Royal Oak Hotel, No. 28 Bay Street, the former residential flat building at No. 43 Bay Street, and the commercial development at No. 45a Bay Street (along with other more recent developments) which, together with the heritage listed Gaden House, No. 24 Bay Street (2A Cooper Street), serve as transition elements between the traditional residential character in the south to the contemporary commercial character of the Double Bay Centre.



Figure 3.8: Looking south down Bay Street, at the intersection of Bay Street and Cross Street.



Figure 3.9: Looking north up Bay Street, at the intersection of Bay Street and Cooper Street. The Royal Oak Hotel is visible in the foreground.



Figure 3.10: No. 45a Bay Street at the intersection of Bay and Cross Streets.



Figure 3.11: Gaden House, No. 24 Bay Street (2A Cooper Street) at the intersection of Bay and Cooper Streets.

Bay Street (north)

The northern end of Bay Street is characterised by larger allotments with 2-4 storey commercial buildings dating predominantly from the mid to late 20th century and aligned to the footpath. Buildings located at intersections are oriented to address both streets, often with corner entries.

The northern end of Bay Street appears more open, comprising larger scale buildings and allotments. This is further emphasised by the intersection of Bay Street, Knox Street, Knox Lane and Guilfoyle Park at a central point along Bay Street. As a result, long range views northward towards Double Bay Wharf and Double Bay itself are available, as are clear views down the side streets and cross laneways.



Figure 3.12: Long view looking south down Bay Street from near the intersection of William Street in Bay Street (north).
Source: Google Streetview

Gum Tree Lane

Gum Tree Lane is a narrow laneway located to the east of Bay Street, running parallel to Bay Street from New South Head Road to Short Street. The rear of the buildings fronting Bay Street and New South Head Road face onto this laneway. Many of the buildings along Bay Street have had one to three storey rear wings constructed to accommodate new or expanded uses, with some original features and forms still visible. Most of the rear additions extend the full length of the rear of the property to align with the street and incorporate garages or carports.

Although of little aesthetic interest, the modified rear wings and secondary buildings located to the rear of the Bay Street (south) terrace houses are evidence of the dramatic change of use from residential to commercial that commenced in the mid-20th century, with a number of the rear buildings having been constructed to house workshops for the fashion and interior design businesses of the 1950s and 1960s.

The laneway is largely devoid of vegetation, and where rear additions have not been constructed, the rear of the properties comprise concrete parking areas or back of house services.



Figure 3.13: Looking south down Gum Tree Lane.



Figure 3.14: Looking north up Gum Tree Lane.

Brooklyn Lane

Brooklyn Lane is a narrow laneway located to the west of Bay Street, running parallel to Bay Street from New South Head Road to Cooper Street, however, does not intersect with New South Head Road. The rear of the buildings fronting Bay Street and Henrietta Street to the west face onto this laneway, which largely comprises vehicular entry to underground carparking, or handstand areas. There is little vegetation and buildings are either built to the boundary, or setback to provide carparking.

3. Physical Evidence

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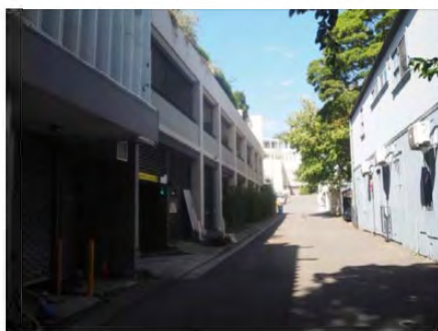


Figure 3.15: Looking south down Brooklyn Lane.



Figure 3.16: Looking north up Brooklyn Lane, towards Cooper Street.

3.2.2. Knox Street

Generally

Knox Street is located at the centre of the Double Bay Centre and extends east to west from New South Head Road to Bay Street. Knox Lane is located parallel to the north. It is a wide, moderately trafficked two lane road with on-street parking to both sides. There is little vegetation, excepting some low hedging and small trees within the median strip.

The area is characterised by a mix of commercial buildings of varied periods and styles. Buildings are primarily built to the front boundary and follow the curve of the street.

Character of Knox Street

The southern side of Knox Street comprises the development/planning undertaken in the 1970s and comprises large allotments that occupy entire blocks. Most of the southern side of Knox Street is defined by the Cosmopolitan Centre, a five storey commercial building with hotel, which has been built to the boundary and follows the curve of the street. As such, it forms a defined, impermeable boundary along almost the entire length of the street, in contrast to the lower-scale, mixed character of the northern side opposite.

The western section of Knox Street that now intersects Bay Street was formerly a cul-de-sac called The Retreat, removed in the early 1960s as part of the redevelopment works undertaken by Woollahra Council in the 1950s and 1960s.

The northern side of Knox Street appears more fragmented and varied, comprising of commercial buildings of varying styles, ages, heights, and forms. While most buildings have been constructed to align to the front boundary, many also feature recesses or arcades within or between buildings to create a highly articulated street frontage.

The wide street and little vegetation along Knox Street means that clear views are available eastward and westward along Knox Street, however due to the curve of the street direct views are somewhat limited. The Golden Sheaf Hotel on New South Head Road is visible looking eastward along much of Knox Street, while mid-range views through to Guilfoyle Park are available westward. The monolithic form of the Cosmopolitan Centre blocks any available views southward.

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3. Physical Evidence



Figure 3.17: Looking east mid-way along Knox Street.



Figure 3.18: Looking east up Knox Street, at the intersection of Knox Street and Bay Street.



Figure 3.19: Looking west along Knox Street



Figure 3.20: View north through Goldman Lane from Knox Street towards Knox Lane

Knox Lane

Knox Lane is a narrow, one-way laneway located to the north of Knox Street, running parallel to Knox Street from Bay Street, before turning northward to intersect with Cross Street. The rear of buildings fronting Knox Street and Cross Street face onto this laneway and provide access to off-street garages. In addition, a number of shopfronts located at the rear of buildings and a residential flat building principally front Knox Lane. On street parking is available to the northern side of the laneway, which otherwise comprises a footpath to either side of the street and minimal vegetation.

Due to the narrowness and curve of the laneway, views east and west along the laneway are largely restricted.



Figure 3.21: Looking west along Knox Lane.



Figure 3.22: Looking east along Knox Lane

3. Physical Evidence

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3.2.3. New South Head Road

Generally

New South Head Road is a historically significant road connecting the CBD to South Head. The road intersects the Double Bay Centre along its eastern side, traversing north-east to south-west and intersecting to Bay Street, Knox Street and Cross Street, enclosing the triangular area of land that defines the Double Bay Centre.

New South Head Road is a heavily trafficked, six lane road with on street parking available for small lengths along the road. At the northern end of New South Head Road is a busy intersection at which a number of principal through-roads intersect.

The area of New South Head Road located within the Double Bay Centre is characterised by attached two storey shop top housing and terrace houses, converted for entirely commercial uses and contemporary two-to-four storey commercial buildings, built to the street frontage with awnings at ground level over the footpath.

Character of New South Head Road

The narrow subdivision pattern along New South Head Road dates from the interwar period, where shop-top housing was constructed fronting main thoroughfares (such as New South Head Road), consolidating the majority of commercial uses in the Double Bay Centre to New South Head Road at this time.

Much of the shop-top buildings located along both sides of New South Head Road still remain, however have since been altered and converted for only commercial use. The northern side of New South Head Road in particular retains its overall fine grain character and consistency in scale, form, and style, albeit all have been altered. Some stylistic decorative elements, parapets, and chimneys also remain and form part of the streetscape.

The southern side of New South Head is less consistent, comprising larger scale contemporary commercial buildings, including the amalgamation of allotments, and as such does not form a consistent streetscape.

Buildings that are landmarks or are of otherwise interesting design are located at the intersection of New South Head Road and other principal streets within the Double Bay Centre. These include the Golden Sheaf Hotel and National Australian Bank building at the intersection of New South Head Road and Knox Road, and Cooper's Corner at the intersection of New South Head Road, Cross Street and Bellevue Road, all taking into consideration in their designs their prominence in views along New South Head Road.

Due to the curve in the road, views eastward along New South Head Road terminate in a clear view of Coopers Corner, set against a backdrop of vegetation and a residential flat building, while views westward look towards the heavily vegetated and steep slope upwards to the ridge of Ocean Street, punctuated by residential flat buildings at the lower and upper slope.



Figure 3.23: Looking northeast at the intersection of New South Head Road and Knox Street.



Figure 3.24: Looking towards Coopers Corner, at the intersection of New South Head Road and Cross Street.



Figure 3.25: Looking southwest towards the northern side of New South Head Road.


3. Physical Evidence

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3.3. Description of the Character Buildings


Research into each building was undertaken to identify the date, architect (where known) and original and/or early use of the place and historical associations. This preliminary information is presented below. For detailed descriptions of the nominated “character buildings” refer to Appendix A: Survey Sheets.

Address	Description	Photograph
Bay Street (east side)		
9 Bay Street (Lot 1 DP 84004)	Date	1889
	Form/Type	Single terrace house
	Architectural style	Victorian terrace
	Architect/s	Unknown
	Original and Current Use	Residential and Commercial / Commercial
11 Bay Street (Lot 1 DP 996522)	Date	c1897
	Form/Type	Terrace house (one of three)
	Architectural style	Victorian terrace
	Architect/s	Unknown
	Original and Current Use	Residential and Commercial / Commercial
11 Bay Street (rear) (Lot 1 DP 996522)	Date	1967
	Form/Type	Rear addition
	Architectural style	Functional
	Architect/s	Unknown
	Original and Current Use	Commercial / Commercial
13 Bay Street (Lot 1 DP 196874)	Date	1897
	Form/Type	Terrace house (one of three)
	Architectural style	Victorian terrace
	Architect/s	Unknown
	Original and Current Use	Residential and Commercial / Commercial

Address	Description		Photograph
15 Bay Street (Lot 1 DP 996523)	Date	c1897	
	Form/Type	Terrace house (one of three)	
	Architectural style	Victorian terrace	
	Architect/s	Unknown	
	Original and Current Use	Residential and Commercial / Commercial	
15 Bay Street (rear) (Lot 1 DP 996523)	Date	1978	
	Form/Type	Rear addition	
	Architectural style	Functional	
	Architect/s	Unknown	
	Original and Current Use	Commercial and Garage / Commercial and Garage	
17 Bay Street (Lot 1 DP 203535)	Date	1894	
	Form/Type	Single terrace house	
	Architectural style	Contemporary commercial (significantly altered)	
	Architect/s	Unknown	
	Original and Current Use	Residential and Commercial / Commercial	
17 Bay Street (rear) (Lot 1 DP 203535)	Date	1964	
	Form/Type	Rear addition	
	Architectural style	Contemporary (significantly altered)	
	Architect/s	Unknown	
	Original and Current Use	Residential and Commercial / Residential and Commercial	
19 Bay Street (Lot 1 DP 90466)	Date	c1901	
	Form/Type	Single terrace house	
	Architectural style	Contemporary commercial (significantly altered)	
	Architect/s	Unknown	
	Original and Current Use	Residential and Commercial / Commercial	






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Address	Description		Photograph
19 Bay Street (rear) (Lot 1 DP 90466)	Date	1954	
	Form/Type	Rear addition	
	Architectural style	Contemporary commercial (significantly altered)	
	Architect/s	Unknown	
	Original and Current Use	Residential and Commercial / Commercial	
	Original and Current Use	Hotel / Hotel	
29 -33 Bay Street (Lot B, C, D DP 162727)	Date	1894	
	Form/Type	Terrace house (one of four)	
	Architectural style	Victorian terrace	
	Architect/s	Unknown	
	Original and Current Use	Residential and restaurant/ Commercial	
35 Bay Street (Lot A DP 162727)	Date	1894	
	Form/Type	Terrace house (one of four)	
	Architectural style	Victorian terrace	
	Architect/s	Unknown	
	Original and Current Use	Residential and commercial/ Commercial	
37 Bay Street (Lot B DP 371452)	Date	1886, 1976 (infill addition)	
	Form/Type	Terrace house and infill addition	
	Architectural style	Victorian terrace	
	Architect/s	Unknown, Bruce L. Hains, Architect (infill development)	
	Original and Current Use	Residential and commercial / Restaurant	
39 Bay Street (Lot A DP 371452)	Date	1991	
	Form/Type	Commercial building	
	Architectural style	Contemporary commercial	
	Architect/s	Humphrey and Edwards Architects	
	Original and Current Use	Garage (demolished) / Commercial and residential	





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3. Physical Evidence

Address	Description		Photograph
41 Bay Street (Lot 21 DP 998825)	Date	1995	
	Form/Type	Single storey cottage	
	Architectural style	Contemporary (interpretation of simple weatherboard cottage)	
	Architect/s	Scott Williams	
	Original and Current Use	Commercial	
43 Bay Street (and 1 Short St) (Lot 22 DP 78412)	Date	1926, 1996 (extension)	
	Form/Type	Residential flats	
	Architectural style	Interwar	
	Architect/s	Charles Arthur Smith (builder)	
	Original and Current Use	Residential flats / commercial	
45A Bay Street (Lot 1 DP 208325)	Date	1975	
	Form/Type	Multi-storey commercial	
	Architectural style	Modernist	
	Architect/s	Neville Gruzman	
	Original and Current Use	Mixed commercial / Mixed commercial	
Bay Street (west side)			
12 Bay Street (Lot 19 DP 4606)	Date	c1908	
	Form/Type	Terrace house	
	Architectural style	Mediterranean/Spanish	
	Architect/s	Unknown	
	Original and Current Use	Residential/Commercial	
14 Bay Street (Lot 18 DP 4606)	Date	1914	
	Form/Type	Terrace house	
	Architectural style	Victorian Italianate	
	Architect/s	Unknown	
	Original and Current Use	Residential/Commercial	

3. Physical Evidence

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Address		Description	Photograph
28 Bay Street: Royal Oak Hotel (Lot 1 DP 60445)	Date	c1869 / 1924-5	
	Form/Type	Hotel	
	Architectural style	Inter-war Georgian revival/ Mediterranean	
	Architect/s	Prevost, Synott & Ruwald	
	Original and Current Use	Hotel	
Knox Street			
21-25 Knox Street (Lot 1 DP 208922)	Date	1955	
	Form/Type	Shopping Arcade	
	Architectural style	Moderne	
	Architect/s	Douglas Forsyth-Evans and Associates	
	Original and Current Use	Restaurant, offices / Restaurant, barber, offices	
New South Head Road			
Coopers Corner, 475- 479 New South Head Road (Lot 1 DP 13051)	Date	1928	
	Form/Type	Corner flat building	
	Architectural style	Arts and crafts	
	Architect/s	Edwin Roy Orchard	
	Original and Current Use	Shop top housing	
Coopers Corner, 475- 479 New South Head Road (eastern addition) (Lot 1 DP 13051)	Date	1959-61	
	Form/Type	Side addition	
	Architectural style	Functional	
	Architect/s	Magoffin & Poiner	
	Original and Current Use	Travel agency and record bar / Commercial	

4. Assessment of Significance

4.1. Introduction

The brief for this report requires an assessment of the cultural significance of the following:

- The individual character buildings as to whether they meet the threshold for individual heritage listing (local and/or State); and
- The locality (or parts thereof) as to whether it meets the threshold for listing as a heritage conservation area (local).

The Australia ICOMOS *Burra Charter* defines cultural significance as aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. (*Burra Charter*, Article 1.2).

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

4.1.1. NSW Heritage Assessment Criteria

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

- Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (b) An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (c) An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in local area).
- Criterion (d) An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.
- Criterion (e) An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (f) An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (g) An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments).

Heritage NSW recommends that all criteria be referred to when assessing the significance of an item, even though only complex items will be significant under all criteria. Heritage NSW also recommends that items be compared with similar items of local and/or State significance in order to fully assess their heritage significance. (Refer to Section 4.4 Comparative Analysis).

4.2. Existing Heritage Status

The Double Bay Centre is not identified as a heritage conservation area and none of the properties the subject of this report are listed as local heritage items under the *Woollahra Local Environmental Plan (LEP) 2014*. However, a section of the *Transvaal Heritage Conservation Area (C7)* is located in the north-east portion of the Double Bay Centre and the area contains two local heritage items: Gaden House, No. 24 Bay Street (2A Cooper Street) (Item No. I681), The Golden Sheaf Hotel, 423-431 New South Head Road (Item No. I208), as well as a single archaeological site at the former Double Bay Compressed Air Ejector Station (Item No. A2). Refer to Figure 1.1 for the location of existing heritage items.

Under Chapter D5: Double Bay Centre of the *Woollahra Development Control (DCP) 2015*, the Double Bay Centre is identified as being: “a unique local centre, which enjoys a privileged position near the southern edge of Sydney Harbour at the base of a large natural amphitheatre. Its accessibility and distinctive landscape quality evoke an appealing cosmopolitan character that is warmly valued by local residents and users of the centre.”¹

The Double Bay Centre contains a mix of retail, commercial, service and residential buildings of varying ages, styles and architectural interest. High quality small-scale speciality retailing defines the image and character of the Double Bay Centre and is concentrated along New South Head Road, Knox Street, Cross Street and Bay Street. Laneways and plazas provide a further layer of interest and arcaded commercial buildings are a distinctive feature of the Double Bay Centre.

Chapter D5 Double Bay Centre of the *Woollahra DCP 2015* provides the following descriptions of the character of the streets and laneways that contain the subject properties:

Part	Street	Existing Character
D5.4.3	New South Head Road	New South Head Road is a historically significant road connecting the city to South Head. The road traverses the Double Bay Centre where it has a strong curved form punctuated with vistas of green at either end. The quality and scale of existing buildings do not yet realise the potential of the space.
D5.4.4	Bay Street (south)	Bay Street connects New South Head Road with the harbour. Its north-south orientation results in the street being sunny throughout the day. It is lined by modest buildings on narrow lots, with irregular setbacks at street level and street trees. Together the elements contribute to an intimate and relaxed atmosphere. There are a number of buildings that have been identified as character buildings in Section 5.6.3.8 Heritage items and character buildings. These include several Victorian terraces that have been modified for retail use.
D5.4.5	Bay Street (centre)	The central section of Bay Street is focused on Guilfoyle Park, which together with the surrounding streets, creates a generous area of open space. This space is defined and contained by the buildings on Bay Street and Guilfoyle Avenue.
D5.4.6	Knox Street	Knox Street is located at the physical centre of Double Bay, and has high value retail premises. The street section is asymmetrical with the Cosmopolitan Centre having a higher form to the south. The lower built edge to the north is fragmented and varied, and

¹ Woollahra DCP 2015, Chapter D5, p. 1

Part	Street	Existing Character
		some buildings suggest street level connections to other streets. The street has a pronounced curve which is articulated by the buildings on the north side and the lower levels of the Cosmopolitan Centre.
D5.4.8	The Lanes	Most of the lanes are currently the “back” of lots. These are characterised by their lack of pedestrian amenity and extensive vehicle crossovers and tend to be visually blighted by service areas and unscreened rubbish areas.
D5.4.10	Short Street	The building on the northern side of Short Street, and its extensive vehicle crossovers, establishes an overbearing scale and unmodulated façade which dominates the spatial quality of Short Street.
D5.4.11	Gumtree Lane	Gumtree Lane is spatially defined by the discontinuous two storey built form on its west side and the lane geometry that creates a central triangular site.

4.2.1. Character Buildings

Under Part 5.6.3.8 Heritage Items and Character Buildings of the Woollahra DCP 2015, a number of buildings located within the Double Bay Centre have been identified as character buildings.

Character buildings are defined as being those properties that: “have high streetscape value because of their strong architectural character and the way in which they address the street...”.

Although character buildings have no identified heritage values and are not subject to the same level of protection or consideration as local heritage items and/or contributory buildings located within a heritage conservation area, they are nevertheless subject to additional development controls aimed at achieving the following objectives:

- O1 *Protect and enhance heritage items and conservation areas.*
- O2 *Encourage the sensitive adaptation or reuse of buildings that contribute to the spatial definition of the urban spaces they address.*

The character buildings identified within Part 5.6.3.8 of the Woollahra DCP 2015 are as follows:

- Coopers Corner, 475-479 New South Head Road;
- Twenty One, 21-25 Knox Street;
- 45A Bay Street;
- 24-26 Bay Street;
- 14 Bay Street;
- 37 Bay Street;
- 35 Bay Street;
- 29-33 Bay Street;
- 9 Bay Street;
- 11 Bay Street;
- 13 Bay Street; and
- 15 Bay Street.

Since the development of the Woollahra DCP 2015, No. 24 Bay Street (2A Cooper Street) (Gaden House) has been listed as a local heritage item under Schedule 5 of the Woollahra LEP 2014 (Item No. 681). (Note: based on the comparative analysis undertaken as part of this report with respect to other works by the architect of Gaden House, Neville Gruzman, it is the opinion of the authors of this report that Gaden House should be nominated for inclusion on the NSW State Heritage Register.)

4. Assessment of Significance

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In addition, Council has also identified the following properties as being worth considering as character buildings and/or as local heritage items:

- Royal Oak Hotel, 28 Bay Street;
- 12 Bay Street;
- 17 Bay Street;
- 19 Bay Street;
- 39 Bay Street;
- 41 Bay Street; and
- 43 Bay Street.

4.3. Local and State Historical Themes

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

State Historical Theme	National Historical Theme	Historical Associations
Commerce	3 Developing local, regional and national economies	<ul style="list-style-type: none"> • Royal Oak Hotel, initially constructed in c.1869, one of the oldest commercial properties in the Double Bay Centre. • No. 21-25 Knox Street, constructed 1954, one of the first purposes built commercial buildings on Knox Street. • Rapid change of use to commercial/retail that occurred from the 1950s to former residential buildings along Bay Street in particular
Towns, suburbs and villages	4 Building settlements, towns and cities	<ul style="list-style-type: none"> • Establishment of the Double Bay Village Reserve (1834) • Subdivision of former Point Piper Estate throughout the late 19th and early 20th century, resulting in allotments and street alignments. • Subsequent initial development of the locality as a predominantly residential precinct with commercial development concentrated along New South Head Road • Change of use and gradual spread of commercial development into former residential precincts from the Inter-war period. • Groups of terrace housing along Bay Street.
Land tenure		
Accommodation		
Labour	5 Working	<ul style="list-style-type: none"> • Sympathetic alterations to terrace housing along Bay Street to accommodate commercial/retail uses.

State Historical Theme	National Historical Theme	Historical Associations
		<ul style="list-style-type: none"> Separate rear buildings and/or extended rear wings to Bay Street terraces to accommodate workshops. Purpose built commercial buildings of architectural note, designed by known architects.

4.4. Comparative Analysis

As per the publication *Assessing Heritage Significance* (2001), Heritage NSW recommends that items be compared with similar items of local and/or State significance in order to fully assess their heritage significance. Therefore, in order to establish whether any of the buildings the subject of this report warrant listing as individual heritage items, a comparative analysis is required.

Amongst the identified group of character buildings located within the Double Bay Centre are a small group of buildings that are distinctive in terms of their architectural design and still retain architectural merit regardless of the extent of change. These character buildings have been identified as having significant historical associations with architects of note, as per the following:

Property	Architect
Royal Oak Hotel, 28 Bay Street	Prevost, Synott & Ruwald
45A Bay Street	Neville Gruzman
Cooper's Corner, 475-479 New South Head Road	Edwin Orchard
21-25 Knox Street	Douglas Forsyth Evans

In order to determine whether these buildings may warrant individual listing as local heritage items, a comparative analysis of the works of the above architects has been undertaken as follows:

4.4.1. Douglas Forsyth Evans

Evans (1899-1968) trained as an architect in Sydney under Varney Parkes and was registered as an architect in 1923 and in 1930, he worked with L.G.H McCredie. He was a member of the Sydney Technical College Architectural Club and the Ku-ring-gai Tree Lovers' Civic League. His sister, Annie Wyatt, was the founder of the National Trust of Australia, and Douglas was the first honorary architect for the National Trust.

Of his pre-war works Marton Hall (1938), Margaret Street, Wynyard is considered the most significant, comprising 16 floors of bachelor flats (since demolished), which attracted considerable attention for its height and stylish Moderne facade.²

² Pickett, C. and Butler-Bowdon, C., "Evans, Douglas Forsyth", cited in *The Encyclopedia of Australian Architecture*, Goad, P. & Willis, J. eds. Cambridge University Press, 2012

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Figure 4. 1: Early photograph of Marton Hall, Wynyard (now demolished). Source: www.flickr.com/photos/9028007



Figure 4. 2: Detail from article about Marton Hall in *Decoration and Glass*, showing the entry arrangement. Source: *Decoration and Glass*, Vol. 6, No. 3 (1st July 1940), p. 9



Forsyth Evans was at his most productive during the 1950s, producing several distinctive apartment buildings and in 1954 he designed the commercial building at **No. 21-25 Knox Street**, Double Bay. Other examples of Forsyth Evans's work are as follows:

Property	Image
<p>Chilterns, 593 New South Head Road, Rose Bay</p> <p>Local heritage item: Woollahra LEP 2014, Item No. 320 and included in the <i>RAIA Register of Significant Buildings in NSW</i>.</p> <p>Constructed in 1952, the residential flat building comprises a three-storey concrete framed structure set over a tapering cantilevered slab supported on a central row of massive, oval shaped, tapered columns or piloti above an open ground floor car park. Within the building's externally expressed concrete frame are infill walls of timber framed glazing and solid panelling providing a pattern of varied openings with awning sash windows, large 'picture' windows and low-level fixed glazing. The building is of local significance by virtue of its aesthetic form being a rare and early example in Australia of European Modernism (the International Style) reflecting the influence of Swiss-French Architect Le Corbusier's 'Unite' apartment buildings constructed in provincial France after World War 2. The building is also significant for the involvement of the noted structural engineer Peter Miller, acknowledged for his later design achievements in the use of reinforced and precast concrete structures. Referred to as the "flat on stilts", its unusual design garnered much attention when first constructed, and it was profiled in <i>Building</i> magazine.</p>	 <p>Figure 4. 3: Chilterns, as it appeared shortly after completion. Source: <i>Building, Lighting and Engineering</i>, 24 July 1953, p. 23</p>

Property	Image
<p>North Water, 13 King Avenue, Balgowlah</p> <p>Local heritage item: Manly LEP 2013, Item No. I17</p> <p>Constructed in 1937 for publisher David Hampton. As originally designed, the two-storey residence consisted of polychrome banded brick and painted stucco with flat roof. The symmetrical front consists of squared flanks with flat roofs and a central cylindrical section with overhanging flat eave. The central section has a vertical obscure glass window which is triangular in section. Unfortunately, the polychrome brickwork has been rendered over and a large flat roofed garage constructed in front of the house. The house was profiled in <i>Australian Home Beautiful</i> shortly after completion.</p>	 <p>Figure 4. 4: Photograph of North Water from <i>Australian Home Beautiful</i> magazine, December 1st 1937, p. 25</p>
<p>Glenhurst Gardens, 11 Yarranabee Road, Darling Point</p> <p>Architect D. Forsyth Evans was engaged to design what was dubbed “the largest block of home units in Australia” by builders Stuart Brothers, to replace the Victorian mansion Glenhurst in 1959. New technology was used for the slab and lift construction of the building, and during marketing, mention was made of the 200ft per minute lifts leading down to the foyer at one end, and garage at the other. In order to maximise views of the garden and harbour, and allow for cross breezes, the architect designed Glenhurst Gardens to have an ambulatory, which was a very different approach to apartment building design. (www.glenhurstgardens.com.au/history)</p>	 <p>Figure 4. 5: Glenhurst Gardens shortly after construction in 1959. Source: SLNSW< ON 388/Box 043/Item 099</p>
<p>Catalina Restaurant, Lyne Park, Rose Bay</p> <p>Originally constructed as the Caprice nightclub and opened in 1957 by noted nightclub owner Jim Bendrodt to designs by D. Forsyth Evans. It has since held a number of restaurants including Sails, Views, Seven Seas and now Catalina. Working with the late architect Leigh Prentice, the current owners gutted the building and rebuilt it to a classic design in the 1990s.</p>	 <p>Figure 4. 6: J.C. Bendrodt's new Caprice restaurant shortly after construction in 1956. Source: SLNSW, Australian Photographic Agency - 02281</p>

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Property	Image
<p>Watergleam, 21 East Crescent, McMahon's Point</p> <p>'Watergleam' is a 17-storey block of 82 bedsits and one- and two-bedroom flats, built in 1965 to designs by D. Forsyth Evans. The property, between East Crescent Street and Lavender Bay, includes a nine-floor car park and swimming pool. The 'slip-form' construction method allowed the concrete shell to be erected in only 13 weeks. (Stanton Library, North Sydney Council)</p>	 <p>Figure 4. 7: Recent photograph of Watergleam. Source: www.raywhite.com</p>
<p>Seven Seas, 2 Parkes Street, Kirribilli</p> <p>Seven Seas, Kirribilli was constructed in 1958 to designs by D. Forsyth Evans and was one of the first slab format apartment blocks built in Australia; and one of the first Sydney buildings constructed using lift slab concrete floors.</p>	 <p>Figure 4. 8: Sevens Seas, Kirribilli. Source: www.property.com</p>

Conclusion

Douglas Forsyth Evans was an innovative and fashionable architect of the 1930s to the 1950s, drawn to International Modernist architectural styles, however, until recently little attention has been paid to his output and few of his buildings are listed as heritage items, despite their architectural attributes. His seemingly long collaboration with noted structural engineer Peter Owen Miller AM (of Miller Milston Ferris) is an important aspect to his success as a designer of large-scale Post War International Modernist style apartment buildings.

Based on the above examples of his work, Forsyth Evans allowed for a degree of "quirkiness" to be incorporated into his smaller scale work as opposed to his more formal International Modernist style designs for his large-scale apartment buildings. Hence, Chiltern Flats, the former Caprice nightclub, North Water, Balgowlah (his own house) and No. 21-25 Knox Street, have a playfulness in their overall form and detailing. Combining stepped and curved forms, an emphasis on horizontality, glazed walls, and expressed structural concrete framing, Forsyth Evans still utilised the new architectural language of Post-war International style architecture within his smaller works.

No. 21-25 Knox Street is a representative example of Evans's smaller scale work. As originally constructed, the building combined a stepped built form moving away from the street frontage, combined with a strong entry statement of two, two storied bowed shop frontages with open arcade between, that visually and physically invites the passer-by into the building. Originally of face brick with rendered banding and Marseille tiled roof, the building combined old-fashioned detailing with Modernist elements of large glass areas, contrasting textures and contrasting non-rectangular shapes with rectangular forms and horizontality. Similar design features are also found in the form and detailing of Chiltern Flats, the former Caprice nightclub and North Water, Balgowlah.



As one of the first purpose-built commercial buildings to be constructed on Knox Street, the arcaded form of the building set a pattern of development that has become a defining element in the Double Bay Centre. Constructed in 1954, No. 21-25 Knox Street, was consciously designed by Evans as a fashionable, retail/commercial building, that played an important part in the establishment of the “cosmopolitan” character of the precinct.

4.4.2. Edwin Orchard

Edwin (Ted) Roy Orchard was born at Mosman Bay, Sydney and schooled at Sydney Boys High School with later training at Sydney Technical College. He commenced his articles under John Burcham Clamp in 1907 and his name appears frequently at this time winning IA NSW student prizes. He began his own practice in 1912 in Pitt Street and one of his earliest known works is the extant house at 35 Muston Street, Mosman (1912). Soon after he designed houses in Lindfield, Neutral Bay, Mosman, Bondi Junction, Manly, Cremorne and Clifton Gardens. These houses were erected by 1915 and *Building* magazine featured the work in an article ambitiously titled “Australian domestic architecture, how ‘type’ is evolved” suggesting that Sydney architects, were, due to the city’s topography, developing a characteristic Australian style. Orchard continued to practice principally throughout the Lower North Shore of Sydney until in 1931 he relocated to Queensland (perhaps because of a lack of work due to the Depression).



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

In 1928, Orchard designed the mixed commercial and residential development now known as **Cooper’s Corner, 475-479 New South Head Road**, Double Bay. Other examples of Orchard’s work include the following:

Property	Image
<p>Cazna flats, 10-12 East Crescent, McMahon’s Point</p> <p>Local heritage item: North Sydney LEP 2013, Item No. I0465</p> <p>Constructed in c.1917, Cazna Flats is a three-storey brick apartment building with undercroft area, on a rusticated ashlar foundation with hipped tile roof. The top floor walls are roughcast rendered, with shingles to the lower spandrels of the enclosed corner verandahs which splay to form small eaves on the middle floor. It is a distinctive and prominent inter war flat building that makes a strong contribution to the streetscape.</p>	 <p>Figure 4. 9: Cazna Flats. Source: lsre.com.au/rental/apartment-nsw-mcmahons-point</p>
<p>Melton Flats, 116-118 Victoria Street Potts Point</p> <p>Local heritage item: Sydney LEP 2014, Item No. 1177</p> <p>Constructed c.1918, Melton Flats are of historical significance as providing evidence of the early 20th century redevelopment of Potts Point for high rise apartments. They are of aesthetic significance as a fine and locally rare example of a Federation Arts and Crafts style residential flat building.</p>	 <p>Figure 4. 10: Melton Flats. Source: wiki commons</p>

4. Assessment of Significance

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Property	Image
<p>Alabama Flats, 7 Ithaca Road, Elizabeth Bay</p> <p>Local heritage item: Sydney LEP 2012, Item No. I589</p> <p>Constructed in 1925, Alabama Flats is a good example of an inter-war flat building, having a mixture of design elements from Spanish Mission and Arts and Crafts styles, which makes a positive contribution to the streetscape.</p> <p>The building is a three storey Inter-War residential flat building constructed of rendered brickwork with timber double hung windows and timber doors, with a high parapet with bracketed cornice screening a simple skillion roof form, and deep balconies with robust masonry columns and bracketed supports on each level.</p>	 <p>Figure 4. 11: Alabama Flats. Source: Google Maps Street view</p>
<p>Daniel's Building, 68-70 Oxford Street, Darlinghurst</p> <p>Local heritage item: Sydney LEP 2012, Item No. I387</p> <p>Constructed in c1912, the Daniel's Building is part of an architecturally consistent group of buildings that were the result of the resumption and widening of Oxford Street between Whitlam and Taylor Squares. The building designed by architect Edwin R Orchard, is a fine example of Federation Freestyle architecture, makes an important contribution to the streetscape.</p>	 <p>Figure 4. 12: Daniel's Building. Source: Heritage Impact Statement: 56-76 Oxford Street, Darlinghurst, Rod Howard & Associates 2009, p3</p>

Conclusion

Cooper's Corner, 475-479 New South Head Road, Double Bay is an unusual and distinctive example of the retail and flat building architecture of Edwin Orchard. Sited in a landmark position, at the intersection of New South Head Road and Bellevue Road, Orchard took advantage of the location in his designs with a rounded face brick elevation and panelled tiled roof following the curve taking in the intersection and the main, decorative elevation fronting New South Head Road, with a chequered gabled parapet which draws. The building is unified across its frontage through the use of moulded render details to the inset balcony and spandrels.

The design of the building is an eclectic mix of the Californian bungalow influenced residential flat building with Arts & Crafts style elements, for which Orchard is well known. Cooper's Corner displays a number of key architectural design features that Orchard employed in his work including the shouldered gable ends with rendered design, rendered spandrel panels, extensive use of face brick with brick motifs giving the appearance of quoining, gabled tiled roof with terracotta hip and ridge capping and multi-pane double hung sash windows.

Cooper's Corner is one of only a small number of retail and residential flat buildings known to be designed by Orchard, who is more commonly associated with Arts & Crafts style bungalows, thus is considered to be a rare example of Orchard's commercial work. Despite the changes undertaken to the ground level shop frontages, the building remains a strong, architectural feature and landmark building within the Double Bay Centre.


4.4.3. Neville Gruzman

Neville Gruzman (1925-2005), born in Sydney and raised in Bondi and Bellevue Hill, commenced studying architecture at the University of Sydney in 1946. The major influences from his student days were architect, educator and cartoonist George Molnar and landscape painter Lloyd Rees. His first built work was while still a student: Lapin House, Rose Bay (1952) for his aunt (still extant). During the 1950s, Gruzman travelled to Europe and Japan, with the latter greatly influencing his future work.

Gruzman mostly built residential houses in Sydney, of which a number are recognised as local heritage items. His works are varied forms of Modernism known as Organic Modernism, or Regionalism; some show a strong influence by the works of Frank Lloyd Wright. His houses were consistently published in the late 1950s and early 1960s. In 1983, a commemorative exhibition devoted to Gruzman's work was held at the RAlA NSW Chapter, and another retrospective in 1992 at the Rex Irwin Gallery in Sydney.




Gruzman became a central figure in the distinctive architectural identity to emerge in Sydney in the 1950s and 1960s. He was a public and often contentious figure, serving as mayor of Woollahra Council in 1996. As he resided in the LGA, examples of Gruzman's work can be found throughout the area and he was heavily involved with the redevelopment of the Double Bay Centre in the late 1960s and early 1970s.

Aside from **No. 45a Bay Street** which he designed in 1975 and Gaden House, No. 24 Bay Street (2A Cooper Street) (see below), Gruzman designed a number of buildings throughout Double Bay including the Wentworth Bowling Green, R.G. Menzies building (location unknown), Double Bay Steak House in the Knox Arcade, 15 Knox Street; Vardi Restaurant, 29 Knox Street, as well as the conversion of **No. 11 Bay Street** for Barbara McKewan interiors. Other examples of Gruzman's work include the following:

Property	Image
<p>Gaden House, No. 24 Bay Street (2A Cooper Street), Double Bay</p> <p>Local heritage item: Woollahra LEP 2014, Item No. 681</p> <p>Constructed in 1970-71, Gaden House was developed as a suburban branch office for the established firm of solicitors, Gaden, Bowen and Stewart.</p> <p>It is a three-storey commercial building with lower ground level and opened by Premier Robert Askin in 1971. Its form and appearance were intended to stand out. Designed as a piece of light sculpture hovering above a white terrazzo podium, each façade was modelled by deep louvres on the east (angled vertical), north (horizontal) and west (vertical) elevations. The exterior and lobby were originally decorated with a Michael Kitching sculpture that made its way inside and up the circular glass, precast concrete and stainless-steel stair which led to the two levels of offices. The upper spaces were distinguished by a special ceiling system devised by Gruzman which both uniformly lit the space and acted as a giant plenum for the air-conditioning system. (Gruzman & Goad 2006: 152)</p>	 <p>Figure 4. 13: Gaden House. Source: Heritage NSW</p>

4. Assessment of Significance

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Property	Image
<p>Empire Hotel 30-32A Darlinghurst Road, Potts Point</p> <p>Local heritage item: Sydney LEP 2012, Item No. I2291</p> <p>The building which houses the former Les Girls theatre nightclub, is a three storey modernist building with a curved corner by the Sydney architect Neville Gruzman, constructed in 1961-62. This mixed-use building was designed to incorporate retail uses to the ground floor, a theatre restaurant on the first floor and commercial offices on the top floor. By 1965 both upper floors were functioning as night clubs.</p> <p>The building has significance as it dates from a key period in the development of Potts Point from residential uses to specific mixed-use commercial uses. The architectural form and detail of the site is evident in the design of a mixed-use commercial building designed and built during the early 1960s. The design of this building was associated with a significant phase of cosmopolitan life within Potts Point where retail uses faced the street and night club uses were located to the upper level.</p>	 <p>Figure 4. 14: Empire Hotel. Source: City of Sydney Archives</p>
<p>Former Chadwick House and Garden, 82 Arthur Street, Forestville</p> <p>Local heritage item: Warringah LEP 2011, Item No. I139</p> <p>The Chadwick House and garden, Forestville, designed by prominent architect Neville Gruzman, designed in 1961 and built by 1974 with additions in 1968 & 1976 retains a high degree historical significance as one of Gruzman's best known buildings and is highly regarded as an outstanding work of architecture by the architectural profession.</p> <p>A remarkable, unusual house in the Australian context, comprised of interlocking hexagonal forms and constructed of timber and bush stone, stepping down its site and engaging with its complex bush garden. Oversailing, timber-framed parasol roofs, stepped like the floors and terraces. Unfinished stone walls internally, with clear finished timber joinery imparting a "cave-like" character to the interiors. Extended twice for the original client by the original architect.</p>	 <p>Figure 4. 15: Former Chadwick House in its garden setting. Source: www.realestate.com</p>
<p>Goodman House, 17 North Arm Road Middle Cove</p> <p>Local heritage item: Willoughby LEP 2012, Item No. I153</p> <p>Goodman House was the first house designed by Neville Gruzman after returning from Japan in 1955 and shows the influence of his study of traditional Japanese temples in its use of post-and-beam construction, black timberwork, copper panels and curved Japanese-inspired surfaces. It was built for a physician, Ben Goodman.</p>	 <p>Figure 4. 16: Goodman House, Middle Cove. Source: rorythearchitect.tumblr.com</p>

Property	Image
<p>Rosenberg Hills House, 36 Banks Avenue, Turramurra</p> <p>Local heritage item: Ku ring gai LEP 2015, Item No. I488</p> <p>Built for Sam Rosenberg, a nudist, in 1966 Gruzman's idea was to build a series of hills that surround the site on three sides making it visually and acoustically private. Later (19836), the house was expanded for a family with three children. The building is referred to by Philip Goad as a product of two iconic 20th-century houses (Wright's Fallingwater and Mies van der Rohe's Farnsworth House) that created the ultimate diagram of abstract shelter in the landscape</p>	 <p>Figure 4. 17: Rosenberg Hills House, Turramurra. Source: www.hotel-hotel.com.au/stories/iconic-australian-houses</p>
<p>Gruzman House, 4 - 8 Oswald Street Darling Point (1958, 1965, 1995)</p> <p>Gruzman's own house is a hidden sanctuary, entirely private and distant from noise (Philip Goad). Constructed in 1958, with later alterations in 1956 and 1995, The living area was joyous, with its classical organic interior embellished with a collection of paintings, sculpture, and porcelain. Jørn Utzon has judged that the house possessed the best living room in Australia. Another focus point is Gruzman's wife's dressing room with infinite light reflections from the mirrors on the walls on all four sides and on the ceiling.</p>	 <p>Figure 4. 18: Gruzman House, Darling Point. Source: www.domain.com</p>

Conclusion

No. 45a Bay Street, Double Bay is one of a relatively small number of commercial buildings designed by Neville Gruzman, whose work mostly consisted of residences.

Gruzman's work did not consistently adhere to any identified style or school of architecture. Each project responded to its site and client with its own architectural solutions. As such, there is great diversity across his body of work, although there is also commonality including material selection, strong horizontality in form, expressed structural components and large areas of glazing.

No. 45a Bay Street is similar in form to the heritage listed Gaden House, with an emphasis on horizontality, stepped forms, masonry cantilevered construction and large sheets of glazing, although without the delicacy of structure and reliance on natural light that is exhibited at Gaden House. With its boldly coloured, heavy cantilevered levels, supporting columns, projecting dark metal louvres and what appears to be smoked glazing to the upper levels, No. 45A Bay Street is a large scale and imposing building, although somewhat obscured by street trees. The deep cantilevering over the ground level means that the retail spaces are set well back from the street frontage forming a paved plaza fronting both Bay and Knox streets.

Gruzman was instrumental in the redevelopment of the Double Bay Centre in the early 1970s, being appointed Honorary Landscape Consultant to Woollahra Council in 1967 to design a planting scheme to "beautify" the Double Bay Centre and as a consultant to Development and Planning Research Association in 1969, the firm who developed the Double Bay Centre Redevelopment Scheme (1971).

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Gruzman advocated the redevelopment of the Double Bay Centre as a two-level shopping centre with offices above. He promoted the proposition that future development of the locality should move away from the village-like atmosphere of Bay Street and embrace the precedents set by the Mainline Building, No. 32 Bay Street (1968), Bay House, No. 2 Guilfoyle Avenue (1971), his own Gaden House, No. 24 Bay Street (2A Cooper Street) (1971) and the later development of No. 16-22 Bay Street also by Mainline Constructions (1975, since demolished). His proposal for No. 45a Bay Street sought to demonstrate how this could be achieved.


No. 45a Bay Street, although not as architecturally fine as Gaden House, nor as exciting or innovative as Gruzman's numerous residential designs, it nevertheless is an important building within the context of the historical development of Bay Street and redevelopment scheme for the Double Bay Centre that was underway in the early 1970s. Together with Gaden House, the Mainline Building, Bay House and No. 16-22 Bay Street, No. 45a Bay Street forms part of a group of late 20th century commercial buildings that are in direct contrast to the small scale, finer grained converted terrace housing that up until the 1970s had defined the character of the Bay Street retail precinct. It is also of note that Bay Street contains two examples of the work of this noted Modernist architect.

4.4.4. Prevost, Synott & Ruwald



The architectural firm of Prevost, Synott & Ruwald was formed in Sydney in 1924 consisting of partners Reginald Argyle de Tessier Prevost (1887-1942), Reymond Synnot (1888-1965) and Cyril Christian Ruwald (1895-1959). The firm was particularly well known for its hotel designs and between 1924 and 1931, the three partners produced dozens of hotels in Sydney suburbs and regional NSW towns for Tooth's brewery, drawing on an eclectic mix of the Mediterranean, Georgian Revival and English Domestic Revival styles.³

Synott departed the firm in 1931 and concentrated on residential work, followed by Ruwald in 1935/36. Prevost continued on, joining with Sydney Anchor in 1937 and together they designed a number of noted Steamlined Moderne hotels. Prevost also undertook a number of Moderne hotel commissions in the late 1930s and 40s, including the Golden Sheaf Hotel, Double Bay.

The Royal Oak Hotel, No. 28 Bay Street, was remodelled in 1924-25, by Prevost, Synott & Ruwald. A selection of other listed hotel buildings by the firm are as follows:

Property	Image
<p>Court House Hotel, 189 Darlinghurst Road, Darlinghurst</p> <p>Local heritage item: Sydney LEP 2012, Item No. I415</p> <p>The Court House Hotel is a four-storey building located on a prominent corner site. The three upper levels are designed in the Inter War Free Classical style and have face brick walls with decorative mouldings and cornices of cement render. The parapet is interrupted by a pediment at the corner of the building and by a raised section in the Bourke Street façade that contains decorative plaques and a cartouche.</p>	 <p>Figure 4. 19: Court House Hotel in 1930. Source: ANU Archives Tooth & Co. Ltd.</p>

³ "Prevost, Synott & Ruwald" by J. Willis and A. Higham, cited in *The Encyclopedia of Australian Architecture*, P. Goad and J. Willis (eds), 2012, Cambridge University Press, Melbourne, p. 561-2

Property	Image
<p>Brighton Hotel, 75-77 Oxford Street, Darlinghurst</p> <p>Local heritage item: Sydney LEP 2012, Item No. I390</p> <p>The Brighton Hotel is a four-storey building located on a prominent site. The ground floor level retains a number of wide openings that formed part of the 1934 alterations by Prevost, Synott & Ruwald. The first and second storey sections of the facades are overlaid with a grid of classically derived mouldings, cornices and pilasters.</p>	 <p>Figure 4. 20: Brighton Hotel in 1956. Source: CoS Archives</p>
<p>Tempe Hotel, 735 Princes Highway, Tempe</p> <p>Local heritage item: Marrickville LEP 2011, Item No. I300</p> <p>Rebuilt by Prevost, Synott & Ruwald in 1929.</p> <p>This two-storey hotel has a painted brick façade and rendered brick side elevations. The roof is steeply pitched, hipped and gabled, with a large central gable with timber ventilator to the façade. The roof is clad in corrugated steel. The building contains Victorian period details with an Inter-war period Free Classical style façade added.</p>	 <p>Figure 4. 21: Tempe Hotel in 1930 Source: ANU Archives Tooth & Co. Ltd.</p>

Conclusion

The Royal Oak Hotel, 28 Bay Street, Double Bay is an example of the early work of Prevost, Synott & Ruwald in the Inter-war Georgian Revival style. Although still relatively intact to its exterior detailing at the upper level and retaining its overall form, the hotel has been extensively altered at ground level and internally. Regardless, the surviving original details and form of the hotel continue to contribute to the historic character of Bay Street, Cooper Street and South Avenue.

The Royal Oak Hotel is also a representative example of the hotel work of Prevost, Synott & Ruwald. All three were skilled architects, capable of working in the range of architectural styles that were fashionable at the time (1920s-1930s) and the Royal Oak Hotel, albeit altered, retains evidence of the Inter-war Georgian Revival detailing employed by the firm. Along with Art Deco, Functionalist and Free Classical styles, the Georgian Revival style was popular for both new and modified hotels. Although relatively simple in detailing, as a suburban hotel, the Royal Oak Hotel is comparable to other Tooth & Co. hotels designed by their in-house architects and despite the alterations to the ground level facades, the overall form and detailing of the upper-level facades continue to make a strong contribution to the Bay Street streetscape.

4.5. The Significance of the Character Buildings

The assessments of significance undertaken for the individual properties the subject of this report have been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001).

4.5.1. Summary Statements of Significance

The following Table 4.1 provides the suggested summary statement of significance for each of the identified character buildings and identifies whether or not the property is considered to meet the threshold for individual listing as a heritage item (local and/or State). For the full statement of significance for each property, refer to Appendix A: Survey Sheets.

It is worth noting that *Criterion (d): Social Significance* has not been formally assessed. Rather the statements made under this criterion are assumptions based on the history of the place.

Table 4. 1: Summary Statements of Significance for the Character Buildings

Address	Summary Statement of Significance	Recommended for Listing? (local or State)
Bay Street (East side)		
9 Bay Street (Lot 1 DP 84004)	<p>No. 9 Bay Street is of only minor significance as a Victorian terrace house (constructed 1889) that, as part of a group of similar building types in the immediate vicinity contributes to the historic, residential character of the Bay Street (south) streetscape, although it is one of numerous similar buildings located throughout the Woollahra LGA.</p> <p>No. 9 Bay Street has some social significance for its associations with Donald Horn Hall, a noted interior designer of the mid-to-late 20th century who contributed to the establishment of the "cosmopolitan" character of the Double Bay Centre.</p> <p>The building is of minor significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20th century, although the work was not undertaken by an architect of note and is not of architectural interest.</p>	Does not meet the criteria for local or State listing.
11 Bay Street (Lot 1 DP 996522)	<p>Although originally constructed as part of a group of late Victorian terrace houses (together with Nos. 13 and 15), No. 11 Bay Street has been substantially altered with very few surviving original details and makes minimal contribution to the historic character of the Bay Street (south) streetscape.</p> <p>No. 11 Bay Street has some social significance for its associations with Barbara McKewan, a noted socialite interior designer of the late 20th century who contributed to the establishment of the "cosmopolitan" character of the Double Bay Centre, and evidence of her occupation remains in the form</p>	Does not meet the criteria for local or State listing.

Address	Summary Statement of Significance	Recommended for Listing? (local or State)
	<p>of a painted sign on the former rear workshop building.</p> <p>The building is of minor significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20th century, although the work was undertaken by noted architect Neville Gruzman, what physical evidence survives is not of architectural interest.</p>	
13 Bay Street (Lot 1 DP 196874)	<p>No. 13 Bay Street, as a late Victorian terrace house, is of some aesthetic significance as one of a group of three terraces (alongside No. 11 and 15), that together contributes to the historic, residential character of the Bay Street (south) streetscape, although it is one of numerous similar buildings located throughout the Woollahra LGA.</p> <p>The historic use of the place by Lloyd Lomas, hairdresser, since the mid 1970s is also of note as a contributing factor in the view of the Double Bay Centre as a “cosmopolitan” shopping precinct, although Lloyd Lomas is not well known today.</p> <p>The building is of minor significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20th century, although the work was not undertaken by an architect of note and is not of architectural interest.</p>	Does not meet the criteria for local or State listing.
15 Bay Street (Lot 1 DP 996523)	<p>No. 15 Bay Street, as a late Victorian terrace house, is of some aesthetic significance as one of a group of three terraces (alongside No. 11 and 13), that together contributes to the historic, residential character of the Bay Street (south) streetscape, although it is one of numerous similar buildings located throughout the Woollahra LGA. The building is of minor significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20th century; and the sympathetic alterations undertaken by noted architect Espie Dods in the late 1970s, although the works are of little architectural interest.</p> <p>No. 15 Bay Street has some social significance for its associations with Morson Clift and his business Cassano Couture, a premier dressmaker of the late 20th century who contributed to the establishment of the “cosmopolitan” character of the Double Bay Centre, although Clift and his business is not well known today.</p>	Does not meet the criteria for local or State listing.
17 Bay Street (Lot 1 DP 203535)	<p>No. 17 Bay Street is of little significance as a substantially altered late Victorian terrace house, with very few surviving details, that makes minimal contribution to the historic character of the Bay Street (south) streetscape. The building is of some significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid-20th century, and forms part of the historical development of the Double Bay Centre.</p>	Does not meet the criteria for local or State listing.

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Address	Summary Statement of Significance	Recommended for Listing? (local or State)
19 Bay Street (Lot 1 DP 90466)	No. 19 Bay Street is of little significance as a substantially altered late Victorian terrace house with very few surviving details and that makes minimal contribution to the historic character of the Bay Street (south) streetscape. The building is of some significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid-20 th century, and forms part of the historical development of the Double Bay Centre.	Does not meet the criteria for local or State listing.
29, 31 and 33 Bay Street (Lots B, C, D, DP 162727)	Nos. 29-33 Bay Street, as a group of late Victorian terrace houses together with No. 35 Bay Street, is a contributing element to the historic character of the Bay Street (south) streetscape and are of minor aesthetic significance as a group of terraces that remain somewhat intact to their street presentation. The buildings are also of minor significance for demonstrating in their built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20 th century, although the work was not undertaken by an architect of note and is not of architectural interest. It is one of numerous similar buildings located throughout the Woollahra LGA. The historic use of the place by Eliza's Restaurant from 1968/9 until at least the 1990s is of note as a contributing factor in the view of the Double Bay Centre as a "cosmopolitan" shopping precinct, although the restaurant is no longer well known.	Does not meet the criteria for local or State listing.
35 Bay Street (Lot A DP 162727)	No. 35 Bay Street, as one of a group of late Victorian terrace houses (alongside Nos. 29-33 Bay Street), is a contributing element to the historic character of the Bay Street (south) streetscape and is of minor aesthetic significance as a terrace that remains somewhat intact to its street presentation. The building is also of some significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20 th century, although the work was not undertaken by an architect of note and is not of architectural interest. It is one of numerous similar buildings located throughout the Woollahra LGA.	Does not meet the criteria for local or State listing.
37 Bay Street (Lot B DP 371452)	No. 37 Bay Street, as a former Victorian terrace house, continues to contribute to the historic character of the Bay Street (south) streetscape, although its significance is degraded by the later addition (albeit sympathetic in form, scale and detailing) on its northern side. No. 37 Bay Street is of some significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20 th century, although the work was not undertaken by an architect of note and is not of architectural interest and it is one of numerous similar buildings located throughout the Woollahra LGA.	Does not meet the criteria for local or State listing.

Address	Summary Statement of Significance	Recommended for Listing? (local or State)
39 Bay Street (Lot A DP 371452)	No. 39 Bay Street, as a modern two-storey commercial building, is of some significance in forming part of the historical development of the Double Bay Centre, although this incidental. As a modern infill development, it is sympathetic in scale, form and configuration to the predominant late Victorian and early 20 th century character of the immediate locality but is not of aesthetic or historical significance in itself.	Does not meet the criteria for local or State listing.
41 Bay Street (Lot 21 DP 998825)	41 Bay Street, as a modern single storey cottage is of some significance in forming part of the historical development of the Double Bay Centre. As a modern infill development it is sympathetic in scale, form and configuration to the historical character of the locality, but is not of historical or aesthetic significance in itself.	Does not meet the criteria for local or State listing.
43 Bay Street (Lot 22 DP 78412)	No. 43 Bay Street, as an early 20 th century residential flat building converted to commercial use, is of some significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20 th century, and forms part of the historical development of the Double Bay Centre, although the building itself is not of historic or aesthetic significance. The historic use of the place since at least the early 1970s by renown model agency, Vivien's, Australia's first model agency with no school of deportment attached is also of note as a contributing factor in the view of the Double Bay Centre as a "cosmopolitan" shopping precinct.	Does not meet the criteria for local or State listing.
45A Bay Street (Lot 1 DP 208325)	No. 45A Bay Street is of significance as a representative example of the work of noted architect Neville Gruzman (1925-2005), who was a central figure in the distinctive architectural identity of Sydney of the mid 20 th century and had a significant influence on the architecture and planning of Double Bay in the mid to late 20 th century. Exhibiting many of the characteristics found in Gruzman's work the reliance on horizontality, stepped forms, and a contrast between heavy masonry forms and lightweight bands of glazing, No. 45A Bay Street makes a strong contribution to the commercial identity of Bay Street and the Double Bay Centre. No. 45A Bay Street is considered rare as being one of a group of buildings all designed by the one architect of note, Neville Gruzman, located within one commercial precinct. No. 45A Bay Street, Gaden House, No. 24 Bay Street (2A Cooper Street), No. 11 Bay Street, the former Double Bay Steak House, No. 15 Knox Street; and the former Vardi Restaurant, 29 Knox Street are a rare group of buildings that demonstrate Gruzman's dedication to the redevelopment of the Double Bay Centre and his attempts to introduce a Post-war Modernist architectural language to the locality.	Meets the criteria for listing (local). Does not meet the criteria for State listing.

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Address	Summary Statement of Significance	Recommended for Listing? (local or State)
	The building is of significance as forming part of the historical development of the Double Bay Centre, in particular, the post war development of the area and the aspirations of the local council to develop Double Bay into a commercial centre and Neville Gruzman's influence on the redevelopment scheme of the 1970s. No. 45A Bay Street was designed specifically to reinforce the new architectural language and built form being introduced along Bay Street in the late 20 th century as part of the redevelopment of the Double Bay Centre.	
Bay Street (West side)		
12 Bay Street (Lot 19 DP 4606)	12 Bay Street, as an early 20 th century terrace house, is a contributing element to the historic character of the Bay Street (south) streetscape. The building is of some aesthetic significance as a relatively intact (externally) terrace house in the Spanish/Mediterranean style, although it is one of numerous similar buildings located throughout the Woollahra LGA. The building is of some significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20 th century, although the work is not of architectural interest. No. 12 Bay Street has some social significance for its associations with noted Australian fashion designer Carla Zampatti AC OMRI who has occupied the building since 1978, and whose presence in Double Bay contributed to the establishment of the "cosmopolitan" character of the Double Bay Centre.	Does not meet the criteria for local or State listing.
14 Bay Street (Lot 18 DP 4606)	No. 14 Bay Street, as a largely intact early 20 th century terrace house, is a contributing element to the historic character of the Bay Street (south) streetscape and is one of numerous similar buildings located throughout the Woollahra LGA. The building is of minor significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20 th century.	Does not meet the criteria for local or State listing.
28 Bay Street: Royal Oak Hotel (Lot 1 DP 570584 and Lot 1 DP 60445)	The Royal Oak Hotel, No. 28 Bay Street, is of significance as being one of the oldest surviving commercial buildings located within the Double Bay Centre (originally constructed c.1869) and as a representative example of the work of noted architectural firm Prevost, Synott & Ruwald, who rebuilt the hotel in 1924 for Tooth & Co. Designed in the Inter-war Georgian Revival style, the building has some aesthetic significance and its surviving external features including overall form, Marseille tile roof, arcaded balconies (now enclosed), blind arched recesses with classical swags, and classically inspired balustrades, make a strong contribution to the historic character of Bay Street and the immediate surrounds.	Meets the criteria for listing (local). Does not meet the criteria for State listing.

Address	Summary Statement of Significance	Recommended for Listing? (local or State)
Knox Street		
21-25 Knox Street (Lot 1 DP 208922)	<p>Nos. 21-25 Knox Street is of historic and aesthetic significance for its associations with notable architect Douglas Forsyth Evans, who designed the building in 1954. The playfulness expressed in the form of the building, with a strong entry statement of double fronted curved glass façade and arcade, visually and physically inviting the passer-by into the building, is a feature of Forsyth Evans smaller scale work and representative of his architectural style. The building combines old-fashioned detailing with Modernist elements of large glass areas, contrasting textures and contrasting non-rectangular shapes with rectangular forms and horizontality and similar design features are also found in the form and detailing of Forsyth Evans's other works: Chiltern Flats, the former Caprice nightclub and North Water, Balgowlah. The place is also rare as one of a small number of known extant buildings by noted architect Douglas Forsyth-Evans.</p> <p>As one of the first purpose-built commercial buildings to be constructed on Knox Street, the arcaded form of the building set a pattern of development that has become a defining element in the Double Bay Centre. Constructed in 1954, No. 21-25 Knox Street, was consciously designed by Evans as a fashionable, retail/commercial building, that played an important part in the establishment of the "cosmopolitan" character of the precinct.</p> <p>The place also has some social significance for its associations with Café 21, who have occupied the building since 1959 and as a contributing factor in the establishment of the "cosmopolitan" character of the Double Bay Centre in the late 20th century.</p>	<p>Meets the criteria for listing (local).</p> <p>Does not meet the criteria for State listing.</p>
New South Head Road		
Coopers Corner, 475-479 New South Head Road (Lot 1 DP 13051)	<p>No. 475-479 New South Head Road is of significance as a landmark commercial/residential building, designed in the Arts & Crafts style by noted architect Edwin R. Orchard and is a rare example of Orchard's commercial work. Sited on a prominent corner, the place benefits from broadscale views from the south and west and the unusual form of the building has been designed with its prominent corner location in mind. The building is representative of Orchard's work as one of the lead proponents of Arts & Crafts style architecture and the place has landmark qualities due to its siting, form, scale and architectural detailing.</p> <p>No. 475-479 New South Head Road is also of significance for demonstrating in its built fabric the change from residential to commercial uses that occurred in the locality in the early to mid 20th century, and forms part of the historical development of the Double Bay Centre and is rare as a surviving historic building within the principal commercial street of New South Head Road within the Centre.</p>	<p>Meets the criteria for listing (local).</p> <p>Does not meet the criteria for State listing.</p>

4.6. Potential Heritage Conservation Area

As per the brief, one of the aims of this report is to determine whether the identified “character buildings” warrant protection via inclusion within a heritage conservation area in the WLEP 2014.

The NSW Heritage publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (Heritage Office and Dept. of Urban Affairs and Planning, 1996) provides a definition of a heritage conservation area as follows:

There is widespread community recognition that a particular precinct, streetscape, suburb, landscape, town or group of buildings, can have particular heritage values which distinguish it from other places and from its surroundings. These values are rooted in the area's history, although it may also be worthy of protection because of its urban design and neighbourhood amenity qualities.

A heritage conservation area is more than a collection of individual heritage items. It is an area in which the historical origins and relationships between the various elements create a sense of place that is worth keeping.⁴

A heritage area is identified by analysing its heritage significance and the special characteristics which make up that significance. Heritage areas include such elements as street and subdivision layout, pattern of development, landscape elements, buildings of various styles, forms, types and functional uses, historical or symbolic sites, streetscapes and skylines, urban spaces, landmarks, and internal and external views.

4.6.1. Applying the NSW Heritage Criteria to Conservation Areas

The publication *Assessing Heritage Significance* provides guidelines for the inclusion or exclusion of an item, place, or area under each of the NSW heritage assessment criteria (see Section 4.5.1 above). These guidelines are pointers to assist in making an assessment against this criterion but should not constrict the consideration.

Likewise, the publication *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996) also provides a useful guide for the assessment of the cultural significance of a whole area. As with an individual building or item, the heritage significance of an area is embodied in the actual fabric or physical remains, its relationship with its setting, and the photographs, public records and associated documents which help tell its story.⁵ The publication provides a method by which the NSW heritage assessment criteria can be applied to a whole area or precinct by providing inclusion guidelines for each criterion as follows:

Criterion (a): Historical Significance

- The ability to reveal the cultural, political or economic development of a precinct.

Criterion (b): Historical Associations

- Clear associations with the life or activities of a prominent individual, group or institution.

⁴ Heritage Office & Dept. of Urban Affairs and Planning, 1996; *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas*, p. 3

⁵ Ibid. p. 7

- An area may reflect historic events (even where there is little or no visible physical evidence of the events).
- Areas associated with important designers.

Criterion (c): Aesthetic Significance

- Ability to demonstrate important creative accomplishments that influence (or challenge) society's standards of beauty or refinement of design.

Criterion (d): Social Significance

- Areas that provide a focus of identity for groups or for the community as whole.

Criterion (e): Technical/Research Significance

- Potential to provide information vital for research, or for interpretation and education.

Criterion (f): Rarity

- A rare surviving example of something once widespread but now scarce.
- Unique or rare in construction, function and design.

Criterion (g): Representativeness

- Established via a comparative analysis with other similar areas to determine whether it is a good example of its type, optimal development of its type or a significant variation of a type.

The integrity of an area is also to be considered. The degree to which an area retains the particular values and character that were an integral part of its original design or historical development must also be considered. The integrity of an area may be evident in the retention of original materials or setting, or the maintenance of its associations.

4.6.2. Assessment of Significance of Bay Street (south)

The following statement of significance based on the foregoing analysis in this report has been prepared in accordance with the guidelines set out in the NSW Heritage Office and Planning NSW's publication, *Assessing Heritage Significance* (2001) and *Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas* (1996).

The following assessment only addresses Bay Street (south), as this is the area that contains the majority of the identified "character buildings" within the Double Bay Centre.

Criterion (a) Historical Significance

Bay Street, Double Bay is of historical significance on a local level as forming the boundary between the Double Bay Village Reserve, established in 1834 (western side of the street) and the Point Piper Estate (eastern side of the street). Together with New South Head Road, Bay Street forms the basis for the eventual commercial development of the Double Bay Centre, and it still retains one of the oldest commercial buildings in Double Bay, the Royal Oak Hotel, No. 28 Bay Street, established c.1869 (substantially rebuilt in 1924).

Bay Street (south) retains physical evidence of major historical phases of development in its alignment, the cross streets of Cross Street, Short Street and South Avenue, and the subdivision pattern resulting from the land releases of the Double Bay Village Reserve (1830s), the Woolcott Estate (1886) and the Brooklyn Estate (1905). The current configurations of the Bay Street (south) terrace houses are the result of the historical progression of development in the Double Bay Centre, from the

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initial phase of subdivision and residential development to the rapid development of the locality as a commercial precinct that occurred from the 1950s, driven by market forces and reinforced by council planning controls.

Meets the criterion.

Assessing Heritage Significance (2001)	
Guidelines for Inclusion	
Show evidence of a significant human activity	No
Is associated with a significant activity or historical phase	Yes
Maintains or shows the continuity of a historical process or activity	No
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important activities or processes	No
Provides evidence of activities or processes that are of dubious historical importance	No
Has been so altered that it can no longer provide evidence of a particular association.	No
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
The ability to reveal the cultural, political or economic development of a precinct.	Yes

Criterion (b) Historical Associational Significance

Bay Street contains buildings with known historical associations to architects of note including Neville Gruzman (Gaden House and 45a Bay Street) and Prevost, Synott & Ruwald (the Royal Oak Hotel). The involvement of Neville Gruzman in the development of individual buildings along Bay Street, coupled with his involvement in the development of the *Double Bay Redevelopment Scheme: Redevelopment Control Code* (1971) is noteworthy and his influence on the future planning of the Double Bay Centre remains clearly evident today.

In addition, many of the Bay Street (south) terraces also have historical associations with architects of note, including E.M. Nichols (11 Bay St), Neville Gruzman (11 Bay Street), McConnel Smith and Johnson (13 Bay St) and Espie Dods (15 Bay St). However, the work of these architects was minimal and is now difficult to distinguish given the extent of later changes. No architect of note has been identified as being responsible for the initial design and construction of the Bay Street (south) terrace houses.

The individual properties along Bay Street (south) may also be of significance on a local level for their historical associations with past owners/occupiers and retail outlets, known for their contribution to the social life of Sydney in the 1950s through to the 1970s, including Carla Zampatti fashion designer, Lloyd Lomas hairdresser, Morson Clift dressmaker, Vivien's model agency, Barbara McKewan Interior Designs, Eliza's Restaurant and others, who contributed to the "cosmopolitan" character of the Double Bay Centre, for which the locality is known.

Meets the criterion.

Assessing Heritage Significance (2001)	
Guidelines for Inclusion	
Show evidence of significant human occupation	No
Is associated with a significant event, person or group of persons	Yes
Guidelines for Exclusion	
Has incidental or unsubstantiated connections with historically important people or events	Yes
Provides evidence of people or events that are of dubious historical importance	No

Has been so altered that it can no longer provide evidence of a particular association.	No
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Clear associations with the life or activities of a prominent individual, group or institution.	Yes
An area may reflect historic events (even where there is little or no visible physical evidence of the events).	Yes
Areas associated with important designers.	Yes

Criterion (c) Aesthetic Significance

The properties located on Bay Street (south), including Nos. 9 to 19 Bay Street, Nos. 12 & 14 Bay Street and Nos. 29 to 37 Bay Street still retain their overall forms and detailing as per their original construction and are clearly recognisable as terrace houses. Although altered to their street frontages, this work, undertaken in the late 20th century, is generally sympathetic and has resulted in a consistency in form and detailing accommodating a range of non-residential uses.

The surviving architectural detailing of the street frontages including decorative parapets, cantilevered verandahs, ironwork, traditional timber framed doors and windows, front gardens and fences etc. results in a historic character that continues to define Bay Street (south), regardless of the introduction of later developments and the potential future development of greater bulk and scale within the streetscape. This historic residential character of Bay Street (south) is further reinforced by surviving adjacent historic terrace houses (not identified as “character buildings”), the Royal Oak Hotel, the former flat building at No. 43 Bay Street amongst others.

The treatment of the public domain, with mature street trees and traditional style street lighting reinforces the historic, residential character of the area, and provides a sense of intimacy and enclosure that reinforces the distinctive characteristics of the street.

Meets the criterion.

Assessing Heritage Significance (2001)	
Guidelines for Inclusion	
Shows or is associated with, creative or technical innovation or achievement	No
Is the inspiration for a creative or technical innovation or achievement	No
Is aesthetically distinctive	Yes
Has landmark qualities	No
Exemplifies a particular taste, style or technology	No
Guidelines for Exclusion	
Is not a major work by an important designer or artist	No
Has lost its design or technical integrity	No
Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded	No
Has only a loose association with a creative or technical achievement	No
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Ability to demonstrate important creative accomplishments that influence (or challenge) society's standards of beauty or refinement of design.	No

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Criterion (d) Social Significance

As part of the historic development of the Double Bay Centre from the late 1950s which resulted in the former terrace housing being converted to retail/commercial uses, Bay Street (south) played an important role in the development of the “cosmopolitan” character of the precinct, and the past and current occupiers and owners who contributed to this social identity may be valued by local residents and the broader population of the Woollahra LGA.

Potential to meet the criterion.

Assessing Heritage Significance (2001)	
Guidelines for Inclusion	
Is important for its associations with an identifiable group	No
Is important to a community's sense of place	No
Guidelines for Exclusion	
Is only important to a community for amenity reasons	No
Is retained only in preference to a proposed alternative	No
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Areas that provide a focus of identity for groups or for the community as whole.	Potential

Criterion (e) Research Potential

Bay Street (south), due to its history of development and historical associations, has the potential to offer further information with respect to the social history of Double Bay and the influence of post World War II migrants on the cultural, fashion and social life of Sydney in the mid 20th century, as well as further information into the works of a range of noted architects. Although information gained from further research into the Bay Street properties is also available elsewhere throughout the Double Bay Centre, given the similar history of development.

Does not meet the criterion.

Assessing Heritage Significance (2001)	
Guidelines for Inclusion	
Has the potential to yield new or further substantive scientific and/or archaeological information	No
Is an important benchmark or reference site or type	No
Provides evidence of past human cultures that is unavailable elsewhere	No
Guidelines for Exclusion	
The knowledge gained would be irrelevant to research on science, human history or culture	Yes
Has little archaeological or research potential	Yes
Only contains information that is readily available from other resources or archaeological sites	Yes
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Potential to provide information vital for research, or for interpretation and education.	No

Criterion (f) Rarity

The history of development of the Bay Street (south) locality is not considered rare within the Woollahra LGA, as the conversion of terrace houses for retail/commercial uses forming a characterful retail precinct is found throughout the LGA, in particular throughout Paddington and Woollahra.

Does not meet the criterion.

Assessing Heritage Significance (2001)	
Guidelines for Inclusion	
Provides evidence of a defunct custom, way of life or process	No
Demonstrates a process, custom or other human activity that is in danger of being lost	No
Shows unusually accurate evidence of a significant human activity	No
Is the only example of its type	No
Demonstrates designs or techniques of exceptional interest	No
Shows rare evidence of a significant human activity important to a community	No
Guidelines for Exclusion	
Is not rare	Yes
Is numerous but under threat	No
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
A rare surviving example of something once widespread but now scarce.	No
Unique or rare in construction, function and design.	No

Criterion (g) Representativeness

The Bay Street (south) area is a representative example of a retail/commercial precinct that developed via the adaptation of late 19th and early 20th century terrace housing, that retains evidence of the history of original residential development of area and subsequent patterns of development. Similar commercial/retail precincts located within former residential streets of higher integrity can be found throughout the Woollahra LGA.

Does not meet the criterion.

Assessing Heritage Significance (2001)	
Guidelines for Inclusion	
Is a fine example of its type	No
Has the principal characteristics of an important class or group of items	No
Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity	No
Is a significant variation to a class of items	No
Is part of a group which collectively illustrates a representative type	No
Is outstanding because of its setting, condition or size	No
Is outstanding because of its integrity or the esteem in which it is held	No
Guidelines for Exclusion	
Is a poor example of its type	No
Does not include or has lost the range of characteristics of a type	No
Does not represent well the characteristics that make up a significant variation of a type	Yes
Conservation Areas: Guidelines for Managing Change in Heritage Conservation Areas (1996)	
Guidelines for Inclusion	
Established via a comparative analysis with other similar areas to determine whether it is a good example of its type, optimal development of its type or a significant variation of a type.	No

4. Assessment of Significance

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Summary Statement of Significance

Bay Street (south), between New South Head Road and Cooper Street/Short Street, is of significance on a local level as a distinct locality that retains evidence of the initial phase of subdivision in the 1830s, 1880s and early 1900s, subsequent residential development of the late 19th and early 20th centuries, and the rapid re-development of the locality as a commercial/retail precinct that occurred from the late 1950s, driven by market forces and reinforced by council planning controls.

The area is of aesthetic significance as a historic streetscape defined by terrace housing sympathetically altered to accommodate retail/commercial uses, enhanced by individual buildings of architectural note and mature tree plantings. The locality has a sense of enclosure and the fine grain, low scale development of Bay Street (south), bookended by New South Head Road and the Royal Oak Hotel and No. 43 Bay Street, forms an enclave of historic and aesthetic interest.

Forming part of the Double Bay Centre, Bay Street (south) is of significance for its historical associations with numerous architects, owners and occupiers of note and fashionable businesses, that together contributed to the establishment and development of the “cosmopolitan” character of the Double Bay Centre as a whole, a social identity that persists to date. The mid 20th century phase of development of Bay Street (south) formed part of an important period of influence by post World War II migrants and others, on the cultural, fashion and social life of Sydney.

4.7. Conclusion

4.7.1. “Character Buildings”

The majority of the “character buildings” located within the Double Bay Centre are clustered in the southern half of Bay Street between New South Head Road and Short Street and Cooper Street/South Avenue and consist of late 19th or early 20th century terrace houses converted for commercial/retail uses in the latter half of the 20th century.

As a result of the historical development of the area and the extent of change that has occurred to the individual buildings, most of the “character buildings” located along Bay Street (south) cannot be considered to be representative examples of terrace housing (of which there are many excellent examples already listed as local heritage items throughout the Woollahra LGA, notably in Paddington); nor are they representative of suburban retail/commercial development, which the more typical example would be the corner shop and/or shop top housing (examples of which are already listed as local heritage items throughout the Woollahra LGA).

As such, it is not recommended that the individual terrace houses assessed as part of this report be listed as heritage items (either local or State).

In addition, the “character buildings” of No. 43 Bay Street (former residential flat building), No. 39 Bay Street (commercial building) and No. 41 Bay Street (commercial building), are either sympathetic later introductions in the streetscape or have undergone substantial change and have lost their integrity. These buildings therefore are also not recommended for listing as heritage items (either local or State).

However, there are a small number of “character buildings” that are known to have been designed by architects of note and that are distinctive, historic landmark buildings within the Double Bay Centre. These are:

- No. 21-25 Knox Street;
- Cooper's Corner, No. 475-479 New South Head Road;
- No. 45A Bay Street; and
- The Royal Oak Hotel, No. 28 Bay Street.

Based on the assessments undertaken as part of this report, it is recommended that the above four properties warrant listing as local heritage items under Schedule 5 of the *Woollahra Local Environmental Plan 2014*.

The above properties however do not warrant listing as State heritage items under the *NSW Heritage Act 1977*.

4.7.2. Potential Bay Street (south) Heritage Conservation Area

Based on the assessment undertaken of the history and current configuration of the "character buildings" located along Bay Street (south), the southern end of Bay Street between New South Head Road (in the south) and Cooper Street and Short Street (in the north) could be included as a heritage conservation area under Schedule 5 of the *Woollahra Local Environmental Plan 2014*.

Characterised by late 19th and early 20th century residential development, Bay Street (south) contains physical evidence of three subdivisions: the Double Bay Village Reserve (1834), the Woolcott Estate (1886) and the Brooklyn Estate (1905), which remain discernible in the alignment of the roads and laneways and in the allotments to both sides of Bay Street.

The built fabric of Bay Street (south) consists, in the main of, late 19th and early 20th century terrace housing that has been sympathetically converted for retail/commercial use in the mid to late 20th century. Physical change is concentrated on the ground level street frontage, retaining the configurations, detailing and forms of the original terrace houses, including moulded rendered parapets running across groups of terraces and upper-level balconies, some cantilevered over the footpath. The result is a commercial precinct of a distinctly domestic scale (2-3 storeys), form and detailing, despite the later introduction of larger scale commercial buildings.

A strong contributing feature of the mixed historical residential/commercial character of Bay Street (south) is the treatment of the public domain, with mature street tree plantings of Chinese elm (*Ulmus parvifolia*) and traditional style street lighting, creating a sense of enclosure that enhances the intimacy of the locality.

However, based on a series of recently approved development applications to increase the height of buildings along Bay Street (south), it appears that the street is at a point of transition in terms of its built form. Coupled with the recent exhibition of the *Draft Double Bay Centre Planning and Urban Design Strategy* (2022), it appears there is a tangible push for greater bulk and scale to be permitted throughout the Double Bay Centre, including along parts of Bay Street (south).

The *Draft Double Bay Centre Planning and Urban Design Strategy* (Draft Strategy) acknowledges that Bay Street has evolved as one of the locality's most popular precincts, and the southern end of the street (between Short Street and New South Head Road) is defined by "a unique built form character, including several well-maintained two storey terraces used for commercial purposes". In seeking to control and coordinate development pressures in a way that "reinforces Double Bay's village character", the Draft Strategy suggests that developments with greater building heights (6 storeys with

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4 storey wall height fronting Bay Street) should be concentrated at the intersection of Bay Street and New South Head Road only, thus forming a gateway into the historic precinct.

The Draft Strategy also acknowledges the existing identified “character buildings”, taking into account their heritage values, and suggests that these buildings within Bay Street (south) and their immediately adjoining neighbours continue to conform to the existing building height requirements as per Clause 4.3 of the *Woollahra Local Environment Plan 2014* (i.e. 14.5 metres or approximately 4 storeys).



Figure 4. 22: Detail from *Draft Double Bay Centre Planning and Urban Design Strategy* (2022) detailing the Urban Design Principles identified for Bay Street (south). Properties shaded in red/brown indicate sites available for increased heights and properties outlined in purple are those identified as “sensitive adaptation of character buildings”. Source: *Draft Double Bay Centre Planning and Urban Design Strategy*, Woollahra Municipal Council, p. 42

However, as previously discussed, latterly a number of development applications have been approved that breach this height limit along Bay Street (south) with Nos. 2-10, 14 and 19-27 Bay Street all approved for five storeys mixed use buildings. In addition, Gaden House, No. 24 Bay Street (2A Cooper Street), is currently undergoing works to add a further two storeys, resulting in a five-storey building once complete.

It should be noted however, that other than No. 14 Bay Street which is a “character building” and has consent for demolition and replacement with a new five storey mixed use building, at the time of writing, all other “character buildings” along Bay Street (south) are to be retained and will continue to benefit from the existing building height control of 14.5 metres.

In addition, those 19th century terrace houses and other historic or architecturally distinctive buildings not identified as being “character buildings” (i.e. No. 2 Bay Street and Nos. 3 to 9 Bay Street), are also to be retained and will continue to benefit from the existing building height control of 14.5 metres. The heritage values of these buildings are yet to be assessed.

In considering a potential Heritage Conservation Area that encompasses Bay Street (south), it would be remiss to not also consider the potential impacts of recently approved developments on the identified heritage values and character of the locality.

Should Council be of the mind to implement a heritage conservation area (HCA) encompassing Bay Street (south), the recommended area (between New South Head Road and Cooper/Short streets) would result in approximately nine (9) contributory buildings with a further six (6) potential contributory buildings (to be assessed), as well as one local heritage item and one potential local heritage item (refer to Figure 4.23 below). Later development within the boundaries of the potential

HCA would be considered to be either Neutral (if sympathetic in form, scale and detailing) or Intrusive (if unsympathetic in form, scale and detailing).

However, should the already approved developments for Nos. 2-10, 14 and 19-27 Bay Street be implemented, and at this stage there is no suggestion otherwise, then the number of buildings considered to be Intrusive (i.e. unsympathetic to the form and scale of the historic adjacent development) would be substantially increased (refer to Figure 4.24 below).

In addition, given that already approved development involves site amalgamations and buildings of five storeys, the bulk and scale of this new development will visually and physically overwhelm the fine grained, two storey terrace houses that currently define the character of the area. Notably, the western side of Bay Street (south) will be almost exclusively large scale, mixed used buildings of 5 storeys, with a single two storey terrace house “character building” (No. 12 Bay Street) isolated in the middle of the streetscape.



Figure 4.23: Locality plan outlining Potential HCA for Bay Street (south) identifying contributory, neutral and intrusive buildings, proposed local heritage items and potential contributory buildings.

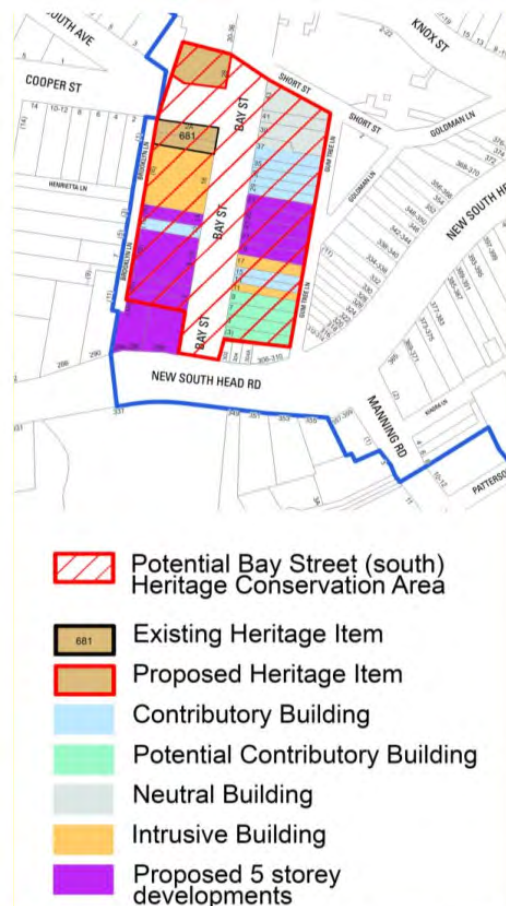


Figure 4.24: Locality plan outlining Potential HCA for Bay Street (south) identifying contributory, neutral and intrusive buildings, proposed local heritage items and potential contributory buildings, overlaid with the location of already approved 5 storey mixed use developments.

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Given the above and considering the potential negative impacts that the already approved development will have on the historic character of Bay Street (south) and on the individual “character buildings”, it appears that future development will substantially degrade the attributes of any recommended heritage conservation area. Within this context, recommending a heritage conservation area for Bay Street (south) is not appropriate.

However, this situation should not be interpreted as meaning that the identified heritage values of Bay Street (south) and the individual “character buildings” and other historic and architecturally distinct buildings located along the street are not worth protecting.

5. Recommendations

5.1. Introduction

The overall aim of this study is to determine whether the “character buildings” located within the Double Bay Centre warrant listing as local heritage items and/or State heritage items and/or if any of the properties should form part of one or more heritage conservation areas.

Based on the analysis undertaken in the preparation of this report in relation to the historical context, historical associations and physical evidence of each of the subject properties, and the subsequent assessment of significance, the following recommendations are provided:

- No. 21-25 Knox Street should be listed as a local heritage item (does not warrant listing as a State heritage item).
- Cooper’s Corner, No. 475-479 New South Head Road should be listed as a local heritage item (does not warrant listing as a State heritage item).
- The Royal Oak Hotel, No. 28 Bay Street should be listed as a local heritage item (does not warrant listing as a State heritage item).
- No. 45A Bay Street should be listed as a local heritage item (does not warrant listing as a State heritage item).
- The area of Bay Street (south) between New South Head Road and Cooper/Short streets warrants listing as a heritage conservation area to protect the majority of “character buildings” in the Double Bay Centre; however, due to the extent of already approved development within this area, the implementation of a heritage conservation area may not be appropriate.

In addition, based on the comparative analysis undertaken as part of this report with respect to the architectural works of Neville Gruzman (architect for No. 45A Bay Street), the following recommendation is made:

- Gaden House, No. 24 Bay Street (No. 2A Cooper Street) should be nominated for inclusion on the NSW State Heritage Register. Refer to previous heritage assessment *Gaden House, 2A Cooper Street, Double Bay: A Heritage Assessment* prepared by Anne Warr Heritage Consulting (2018) and accompanying inventory sheet for State heritage listing.

5.2. Recommendations for Local Heritage Listings

The following are recommendations for properties that are considered to warrant listing as **local heritage items** under Schedule 5 of the *Woollahra Local Environmental Plan 2014*. These recommendations are based on site inspections and preliminary research undertaken for this report.

Recommendations have been indicated in Table 5.1. Refer also to Appendix A for copies of inventory sheets for the individual properties listed below.

5. Recommendations

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Table 5. 1: Recommendations for local heritage listings for individual buildings in the Bay Street (south) HCA.

Address	Summary Statement of Significance	Comment
21-25 Knox Street (Lot 1 DP 208922)	<p>Nos. 21-25 Knox Street, as a post-war shopping arcade is significant for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20th century, and forms part of the historical development of the Double Bay Centre and the post-war aspirations of the local council to develop Knox Street and Double Bay into a commercial centre.</p> <p>The place is of aesthetic significance as a largely intact shopping arcade in the Moderne style, designed by noted Sydney architect Douglas Forsyth-Evans. The place also has some social significance for its associations with Café 21, who have occupied the building since 1959 and as a contributing factor in the establishment of the “cosmopolitan” character of the Double Bay Centre in the late 20th century.</p>	<p>Meets the criteria for historical, associational, aesthetic, technical rarity and representative significance on a local level.</p> <p>Potential for social significance at a local level.</p> <p>Does not meet the criteria for State heritage listing.</p>
Coopers Corner, 475-479 New South Head Road (Lot 1 DP 13051)	<p>No. 475-479 New South Head Road is of significance as a landmark commercial/residential building, designed in the Arts & Crafts style by noted architect Edwin R. Orchard and is rare example of Orchard’s commercial work. Sited on a prominent corner, the place benefits from broadscale views from the south and west and the unusual form of the building has been designed with its prominent corner location in mind.</p> <p>No. 475-479 New South Head Road is also of significance for demonstrating in its built fabric the change from residential to commercial uses that occurred in the locality in the early to mid 20th century, and forms part of the historical development of the Double Bay Centre.</p>	<p>Meets the criteria for associational, aesthetic, technical research, rarity & representative significance on a local level.</p> <p>Potential for social significance at a local level.</p> <p>Does not meet the criteria for State heritage listing.</p>
28 Bay Street: Royal Oak Hotel (Lot 1 DP 570584 and Lot 1 DP 60445)	<p>The Royal Oak Hotel, No. 28 Bay Street, is of significance as being one of the oldest surviving commercial buildings located within the Double Bay Centre (originally constructed c.1869) and as a representative example of the work of noted architectural firm Prevost, Synott & Ruwald, who rebuilt the hotel in 1924 for Tooth & Co.</p> <p>Designed in the Inter-war Georgian Revival style, the building has some aesthetic significance and its surviving external features including overall form, Marseille tile roof, arcaded balconies (now enclosed), blind arched recesses with classical swags, and classically inspired balustrades, make a strong contribution to the historic character of Bay Street and the immediate surrounds.</p>	<p>Meets the criteria for historical, associational, aesthetic, social, technical rarity and representative significance on a local level.</p> <p>Does not meet the criteria for State heritage listing.</p>
45A Bay Street (Lot 1 DP 208325)	<p>No. 45a Bay Street is of significance as a representative example of the work of noted architect Neville Gruzman (1925-2005), who was a central figure in the distinctive architectural identity of Sydney of the mid 20th century and had a significant influence on the architecture and planning of Double Bay in the mid to late 20th century. Exhibiting many of the characteristics found in Gruzman’s work the</p>	<p>Meets the criteria for historical, associational, aesthetic, technical research, rarity & representative significance on a</p>

Address	Summary Statement of Significance	Comment
	<p>reliance on horizontality, stepped forms, and a contrast between heavy masonry forms and lightweight bands of glazing, No. 45a Bay Street makes a strong contribution to the commercial identity of Bay Street and the Double Bay Centre.</p> <p>No. 45A Bay Street is considered rare as being one of a group of buildings all designed by the one architect of note, Neville Gruzman, located within one commercial precinct. No. 45A Bay Street, Gaden House, No. 24 Bay Street (2A Cooper Street), No. 11 Bay Street, the former Double Bay Steak House, No. 15 Knox Street; and the former Vardi Restaurant, 29 Knox Street are a rare group of buildings that demonstrate Gruzman's dedication to the redevelopment of the Double Bay Centre and his attempts to introduce a Post-war Modernist architectural language to the locality.</p> <p>The building is of significance as forming part of the historical development of the Double Bay Centre, in particular, the post war development of the area and the aspirations of the local council to develop Double Bay into a commercial centre and Neville Gruzman's influence on the redevelopment scheme of the 1970s. No. 45A Bay Street was designed specifically to reinforce the new architectural language and built form being introduced along Bay Street in the late 20th century as part of the redevelopment of the Double Bay Centre.</p>	<p>local level.</p> <p>Potential for social significance at a local level.</p> <p>Does not meet the criteria for State heritage listing.</p>

5.3. Potential Heritage Conservation Area

As previously discussed, (see Section 4.7 of this report), based on the assessment undertaken of the history and current configuration of the "character buildings" located along Bay Street (south), Bay Street between New South Head Road (in the south) and Cooper Street and Short Street (in the north) warrants listing as a heritage conservation area under Schedule 5 of the *Woollahra Local Environmental Plan 2014*.

Should Council be of the mind to implement a heritage conservation area (HCA) encompassing Bay Street (south), the recommended area (between New South Head Road and Cooper/Short streets) would result in approximately nine (9) contributory buildings with a further six (6) potential contributory buildings (to be assessed), as well as one local heritage item and one potential local heritage item (refer to Figure 4.23).

Characteristics of Bay Street (south)

The following (Table 5.2) outlines the principal characteristics of the Bay Street (south) area that are considered to positively contribute to the heritage significance and historical character of the area:

5. Recommendations

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Table 5. 2: Positive characteristics of the Bay Street (south) area

Aspect	Positive Characteristics
Subdivision Pattern	<ul style="list-style-type: none"> Alignment of principal road: Bay Street. Alignment of intersecting roads and laneways: Cooper Street, South Avenue, Short Street, Brooklyn Lane and Gum Tree Lane. Surviving allotments dating from the initial phases of subdivision of the Double Bay Village Reserve, the Woolcott Estate and the Brooklyn Estate.
Landscape Elements	<ul style="list-style-type: none"> Established street trees along Bay Street. Traditional style lamp posts.
Views	<ul style="list-style-type: none"> Long and mid-range views up and down Bay Street from New South Head Road of street frontages through street tree plantings. Mid-range views from intersecting roads of street frontages through street tree plantings. Short to mid-range views from laneways to rear roofscape of terrace groups.
Siting of Buildings	<ul style="list-style-type: none"> Located on the street frontage or set back from street frontage with front fences (metal palisade) and small front gardens. Later infill commercial buildings set back from street frontage with paved plazas along frontages. Accommodating outdoor dining within front setbacks of former terrace houses.
Scale and Forms of Buildings	<ul style="list-style-type: none"> Two to three storey Victorian terrace houses, individual or small groups of two to four (some with basements below street level), with hipped roofs behind parapets, and flat roofed rear wings and secondary buildings. Corner buildings of two storeys with prominent roofs of architectural merit and/or traditional in form and detailing. Rear wings and secondary buildings of two to three storeys with flat roofs, located on street alignment.
Detailing	<ul style="list-style-type: none"> Terrace housing: face brick (often now painted) or rendered masonry exteriors with tiled roofs, upper-level balconies, some cantilevered; decorative moulded render detailing to parapets and facades; timber framed doors and windows; French doors to upper-level balconies. Corner buildings: rendered masonry with hipped tiled roofs.
Land Use	<ul style="list-style-type: none"> Former residential buildings (terrace housing) converted for use as retail/commercial premises.
Signage	<ul style="list-style-type: none"> Commercial signage restricted to ground level facades and fascias of balconies and awnings.

Recent Development within Bay Street (south)

It is noted that a number of development applications have recently been approved along Bay Street (south) with Nos. 2-10, 14 and 19-27 Bay Street all approved for five storeys mixed use buildings, as well as site amalgamations. In addition, Gaden House, No. 24 Bay Street (2A Cooper Street), is currently undergoing works to add a further two storeys, resulting in a five-storey building once complete.

Should these recent approvals be implemented then a series of new development on both the east and west sides of Bay Street (south), within the boundaries of the suggested HCA, will be introduced that will substantially detract from the historic and aesthetic significance of Bay Street (south). The resultant bulk and scale of the recent approvals will visually and physically overwhelm the “character buildings”, on both sides of the street and substantially degrade the attributes of any recommended heritage conservation area.

Within this context, recommending a heritage conservation area for Bay Street (south) is not appropriate.

As previously stated, this situation should not be interpreted as meaning that the identified heritage values of Bay Street (south) and the individual “character buildings” and other historic and architecturally distinct buildings located along the street are not worth protecting.

5.3.1. Existing DCP Controls

Bay Street (south) is already recognised by Council as a distinct precinct and is described in Chapter D5 Double Bay Centre of the Woollahra DCP 2015 as per the following:

Bay Street connects New South Head Road with the harbour. Its north-south orientation results in the street being sunny throughout the day. It is lined by modest buildings on narrow lots, with irregular setbacks at street level and street trees. Together the elements contribute to an intimate and relaxed atmosphere.

The “intimate and relaxed atmosphere” of Bay Street is concentrated at the southern end of the street, while the central section (around Guilfoyle Park) and the northern end (leading to the wharf), differ in character and do not contain the density of historic residential built fabric that is found at the southern end.

Should Council decide not to implement a Heritage Conservation Area for the Bay Street (south) locality, there is nevertheless an opportunity for additional controls to be included within the Woollahra DCP 2015 to assist in protecting the heritage values, historical character and historic buildings that define the Bay Street (South) locality in its current configuration.

For any additional DCP controls that may be introduced with respect to Bay Street (south), the overall intent should be to achieve the following:

- Maintain the historical residential character that defines Bay Street (south).
- Encourage retention of the overall form, scale and detailing of the surviving historic terrace houses fronting the east and west sides of Bay Street (south).
- Respect the established front building alignments of surviving terrace rows.
- Encourage the retention of shared architectural details (i.e. parapets) and continuity in form and scale across rows of terrace housing.
- Encourage the reconstruction/restoration of missing historic architectural details to terrace houses, particularly to their street frontages.
- Discourage the reproduction of historic or traditional architectural detailing in contemporary development.
- Maintain and enhance street tree plantings to unify the streetscape and provide landscape screening to detracting sites.

5. Recommendations

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Appendix A


Double Bay Centre Character Buildings Survey Sheets

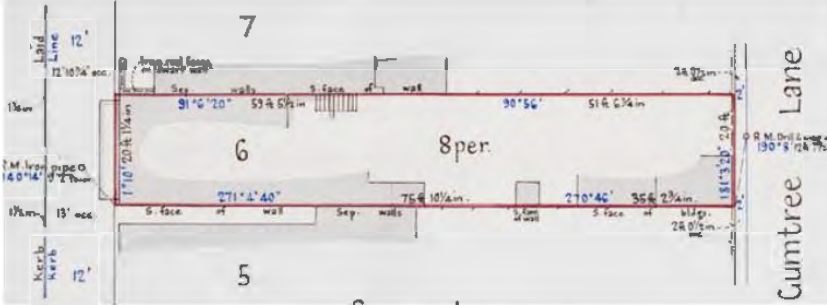


Appendices

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ITEM DETAILS	
Name of Item	-
Address	9 Bay Street
Lot DP/SP	Lot 1 DP 84004
Building Type	Single terrace house
Current use	Cosmetic Surgery clinic
Former Use	Residential/Commercial
DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown (possibly Samuel Beaumont, carpenter, the first owner)
Physical Description	<p>Located on eastern side of Bay Street within a row of mixed terrace housing, all converted for commercial/retail uses.</p> <p>Wide two-storey terrace house with basement level to rear, with rendered masonry frontage and ornate rendered parapet with date 1889. Painted brick to side and rear elevations.</p> <p>The first floor balcony is cantilevered over the footpath and has a concave hipped roof of corrugated metal. The timber posts and metal balustrade appear to be modern and are an unconvincing reproduction.</p> <p>Ground floor frontage altered via introduction of a large shop window and new timber front door.</p> <p>Evidence remains of alterations at rear of the property with one window and door to the rear wing having been bricked up and the lightwell has been infilled sometime between 1966 and 2002.</p> <p>The rear yard to Gum Tree Lane has been largely covered in asphalt and used for carparking. No evidence of earlier rear outbuildings remain.</p> <p>Based on documentary evidence, interiors have been altered including removal of partition walls and removal of original stair.</p>
Recent Photos	  <p>Figure 1 (above): Ground level frontage of No. 9 Bay Street, 2022</p> <p>Figure 2 (left): Street frontage (west elevation) of No. 9 Bay Street, 2022</p>

	 <p>Figure 3 (left): Rear of no. 9 Bay Street, viewed from Gum Tree Lane, 2022</p>	
Site Inspection	Exterior: Yes	Interior: No
Physical condition	Good	
Construction Date	1889	
Modifications and dates	<p>1939: Addition of a bathroom (BA 144/1939)</p> <p>1966: Alterations and internal reconfiguration. New toilet block and changes to frontage to create shop window, including new door (DA 143/1966)</p> <p>Between 1966 and 2002: Infill of rear lightwell</p> <p>1987: Internal alterations (BA 1271/1987)</p> <p>1996: Internal alterations (BA 869/1996 and DA 211/1996)</p> <p>2002: Change of use to real estate office and associated new office fitout (DA 932/2002)</p> <p>2011: Proposed change of use to lower ground and ground floor to a hairdressing salon including associated fitout (DA 393/2011)</p> <p>2018: External alterations & additions to commercial terrace (DA 154/2018)</p>	
HISTORY		
Historical notes	<p>The allotment of No. 9 Bay Street was formed in the subdivision undertaken by William Prout Woolcott in 1886 (Lot 6 in Section 1). This allotment was conveyed in 1892 to carpenter Samuel Beaumont (1838-1929) for 95 pounds, however Beaumont had possession of the land by 1887.</p> <p>By 1889 Beaumont had erected a dwelling occupied by him and his family, which by the late 1890s had been part converted into a shop. By 1915 the shop was let by a bootmaker.</p> <p>Beaumont died at his residence in 1929, and members of his family continued to own the property until 1938 when it was sold to public servant Binden Blood Smythe (1895-??) for 1099 pounds. Smythe undertook an addition of a bathroom in 1939.</p> <p>The well-known architect Samuel Lipson owned the property between 1959 and 1964 (it is not known whether Lipson was responsible for any of the changes to the building), and after this by interior decorator Donald Horn Hall from 1964 to his death in 1972.</p> <p>Donald “Don” Hall was an interior designer who alongside Deric (Frederick) Deane operated an interior decoration studio “Deane and Hall” until the partnership was dissolved in 1954. Hall later moved to a shop in Double Bay (No. 9 Bay Street), known as “Duveen Interiors.” Noted interior designer Merle du Boulay is also listed as having worked “Duveen” at No. 9 Bay Street in 1971.</p> <p>Hall was a contemporary of many other high-profile interior designers, including Marion Best, Barbara McKewan and Tom Gillies, many of whom also occupied studios in the Edgecliff, Double Bay and Woollahra areas.</p>	

	<p>Hall undertook works in 1966 to form a new toilet block, alterations and internal reconfiguration and made changes to the frontage to create a new shop window (replaced in 2002).</p> <p>The property passed from Donald Hall to his sons (assumed) John James Horn Hall, director and Peter George Horn Hall, dealer, in 1973.</p> <p>By the late 1990s, the building was in use as a restaurant with function rooms at first floor level.</p>
<p>Historical Images</p>	 <p>Figure 4: The building footprint of No. 9 Bay Street as recorded in 1939, showing the projecting street verandah and rear laneway outbuildings.</p> <div style="display: flex; justify-content: space-around;"> <div data-bbox="534 940 877 1444">  <p>Figure 5: Street frontage of No. 9 Bay Street, 2002</p> </div> <div data-bbox="965 940 1316 1444">  <p>Figure 6: Rear of No. 9 Bay Street, 2002</p> </div> </div>

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>No. 9 Bay Street is of some historical significance on a local level for forming part of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826 and subdivided and developed by Cooper's descendants from the 1850s.</p> <p>The place is also of some historical significance on a local level as clearly demonstrating in its built fabric the rapid change from residential to commercial uses that occurred throughout the locality in the mid-20th century, eventuating in the Double Bay Centre as it is known today, although this is incidental and not uncommon.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Historical association significance SHR criteria (b)	<p>No. 9 Bay Street is associated with Donald Horn Hall, a noted interior designer of the mid-to-late 20th century, whose presence in Double Bay in the 1960s and 70s contributed to the establishment of the "cosmopolitan" character of the Double Bay Centre, although Donald Horn Hall is not well known today.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Aesthetic significance SHR criteria (c)	<p>No. 9 Bay Street is of some aesthetic significance as a late Victorian terrace house, which retains its upper level with ornate rendered parapet and cantilevered balcony (albeit altered), and which remains relatively intact to its street presentation. Regardless of the ground level alterations, the form and configuration of the upper-level street façade contributes to the historic character of the immediate locality.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology

APPLICATION OF CRITERIA	
	<p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
<p>Social significance SHR criteria (d)</p>	<p>No. 9 Bay Street, as a former late Victorian terrace house, converted for commercial use in the mid-to-late 20th century, forms part of a distinctive streetscape along the southern end of Bay Street of similar building types, that appears to be valued by the community as a contributing element to the historic character of the Double Bay Centre and Bay Street in particular, however social significance has not been formally assessed. Its history of use by noted interior designer Donald Horn Hall may be of some value to the local community as a contributing factor in the establishment of the “cosmopolitan” character of the Double Bay Centre in the late 20th century, although Donald Horn Hall is not well known today.</p> <p>Potentially meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community’s sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative
<p>Technical/ Research significance SHR criteria (e)</p>	<p>No. 9 Bay Street, as a former late Victorian terrace house has no more potential to yield new information regarding its development and historical use than numerous other similar terrace houses found throughout the Woollahra Local Government Area.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
<p>Rarity SHR criteria (f)</p>	<p>No. 9 Bay Street, as a former late Victorian terrace house is not considered rare, with numerous examples of similar type buildings found throughout the Woollahra Local Government Area and NSW.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a

APPLICATION OF CRITERIA	
	<p>community</p> <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
<p>Representativeness SHR criteria (g)</p>	<p>No. 9 Bay Street is a representative example of a former late Victorian terrace house that was converted for commercial use in the mid 20th century, and its current configuration is evidence of an historical pattern of development that has resulted in the historical character of Bay Street (south), although the building is not aesthetically distinct or notable and numerous other examples are found throughout the Woollahra LGA.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
Integrity	<p>Considering the extent of physical change, No. 9 Bay Street, has little integrity as an example of a late Victorian terrace house.</p>
STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>No. 9 Bay Street is of only minor significance as a Victorian terrace house (constructed 1889) that, as part of a group of similar building types in the immediate vicinity contributes to the historic, residential character of the Bay Street (south) streetscape, although it is one of numerous similar buildings located throughout the Woollahra LGA.</p> <p>No. 9 Bay Street may have some social significance for its associations with Donald Horn Hall, a noted interior designer of the mid-to-late 20th century who contributed to the establishment of the “cosmopolitan” character of the Double Bay Centre.</p> <p>The building is of minor significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20th century, although the work was not undertaken by an architect of note and is not of architectural interest.</p>
Level of Significance	<p>Does not meet the threshold for listing.</p>
Recommendations	<p>Not recommended for listing as a local or State heritage item.</p>
LIST OF REFERENCES	
<p><i>Government Gazette of the State of New South Wales</i>, “Private Advertisements,” 27th August 1954 (Issue No. 134), p. 2666.</p> <p>Old System Conveyance Book 488 No. 836; Book 1834 No.985</p>	

APPLICATION OF CRITERIA

Sand's Directory

<https://www.smh.com.au/national/designer-mixed-colour-with-tact-20120312-1uvs4.html>

Rooms on View 1971, catalogue of an exhibition held to celebrate the Twentieth anniversary of the Society of Interior Designers of Australia, 1971. Caroline Simpson Library and Research Collection, Record No. 14467.

Torrens Title Vol. 5090 Fol. 160



Woollahra Council Building Application 144/39; 143/66


Woollahra Council Rate Valuation - Double Bay Ward 1887, entry 2470; 1893, entry 178; 1897, entry 177



<https://www.daa0.org.au/bio/frederick-deane/people/>

<https://www.daa0.org.au/bio/don-hall/biography/>

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ITEM DETAILS	
Name of Item	Leinster
Address	11 Bay Street
Lot DP/SP	Lot 1 DP 996522
Building Type	Terrace house (one of three with No. 13 and No. 15).
Current use	Retail Store (vacant)
Former Use	Residential/Commercial
DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	<p>Located on the eastern side of Bay Street, the southmost of a group of three terrace houses.</p> <p>Two storey terrace, with basement level below Bay Street level. The frontage of No. 11 was realigned with the footpath around 1967 and a new fibre cement? and glazed front façade was later constructed to this same alignment around 1995. A metal (?) awning over the ground floor shop window and door projects over the footpath.</p> <p>While the street frontage of No. 11 has been significantly altered and no longer appears as a group with No. 13 and 15, the original parapet with its rendered decoration survives across all three terraces and is partially visible from the street.</p> <p>Access to the rear of the property is via Gum Tree Lane. A two-storey masonry block with corrugated metal roof addition, constructed in 1967, is located at the rear and extends to the rear boundary. The ground floor open carport has since been enclosed.</p> <p>Based on documentary evidence, the interiors have been altered, including removal of partitions, new openings, and internal finishes.</p>
Recent Photos	<div>  <p>Figure 1: Street frontage of No. 11 Bay Street, 2022. Note parapet remains visible behind later addition shop front.</p> </div> <div>  <p>Figure 2: Rear of No. 11 Bay Street, 2022</p> </div>



		Figure 3: Rear of No. 11 Bay Street. The painted sign for Barbara McKewan Interiors is just visible on the side of the rear addition, 2022
Site Inspection	Exterior: Yes	Interior: No
Physical condition	Fair	
Construction date	c1897	
Modifications and dates	<p>1953: Internal and external alterations to residence, including infill of balcony with louvres. (DA 294/1953)</p> <p>1967: Construction of new rear wing and change of use to commercial. Alterations to front façade (DA 303/1967)</p> <p>1967: Awning (BA 462/1967)</p> <p>1967: Realigned frontage (BA 1967/307)</p> <p>Unknown 1969? New carport to rear</p> <p>1995: New shopfront and internal works for Christofle (BA 1018/1995 and DA 1814/1995)</p>	
HISTORY		
Historical notes	<p>The allotment of No. 11 Bay Street was formed in the subdivision undertaken by William Prout Woolcott in 1886 (Lot 7 in Section 1). This allotment, and also Lot 8, was conveyed in 1892 to Miss Maria Josephine Byrne (died 1935) for 190 pounds. These two allotments today comprise Nos. 11-15 Bay Street. Byrne undertook no development by the early 1890s, however by the late 1890s a terrace of three houses had been completed. In the instance of No. 11 Bay Street the house was named ‘Leinster’ and first appears in the <i>Sands Directory</i> in 1897, resided in by Thomas Griffin.</p> <p>In 1902 Miss Byrne sold these properties to stationer Herbert Tuke (1842-1913) of Paddington for 1100 pounds, and he and later members of family owned the row of three terraces, letting them out, until 1934. Between 1934 and 1935 the owner was builder Richard Newlands Danks (1900-1986). Between 1935 and 1952 the owner was Miss Joan Wostenholm Rundle.</p> <p>In 1952 Mrs Litchfield (nee Rundle) sold the properties to Mrs Julia Walsh of Burradoo for 3,100 pounds. Possibly the dwelling was damaged by fire in 1953 for in that year Mrs Walsh lodged a building application to undertake a reconstruction. The works involved enclosing the front balcony and the enclosing of the rear second floor balcony and the insertion of a bathroom and the rebuilding of the stairs. The works were detailed by architect Eric Nicholls.</p> <p>Mrs Walsh died in 1958 and her executors sold the properties individually, with No. 11 Bay Street being conveyed to Eleven Bay Street Pty Ltd in 1966 for \$32,000. The conversion to shop premises occurred in 1967, including a new front façade and the addition of a second level to the rear wing and a rear carport. The works were reportedly designed by noted architect Neville Gruzman and detailed by C. C. Phillips, architect and the property was used by</p>	


	<p>Barbara McKewan Interiors. A painted sign for the business is still seen on the north elevation of the rear wing (visible from Gum Tree and Goldman's Lane to the north).</p> <p>Barbara McKewan was an interior designer of note who operated her own studio out of No. 11 Bay Street. McKewan was an exhibitor of a number of model rooms as part of the Society of Interior Designers Australia (SIDA) exhibitions of display rooms held between 1953 and 1986, organised in conjunction with other groups, often charities. They presented idealized spaces, often for known Australian or International personalities and were generally very popular with the public and featured in newspapers and magazines of the day. Other exhibitors included members of SIDA, including Hilda Abbott, Marion Hall Best, Barbara Bridges, D Chalmers, Roger Dunn, Tom Gillies, Don Johnston, Stuart Low, Don Shaw, Ruth Sloane, Joyce Tebbutt, Mary White, and Frank Wilson.</p> <p>The building was completely remodeled in 1995 for Christofle Paris including a new shop frontage and internal layout. The works to the front façade as shown on the plans do not seem to have been fully implemented.</p>
<p>Historical Images</p>	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Figure 4: The street frontage of No. 11 Bay Street, not dated</p> </div> <div style="text-align: center;">  <p>Figure 5: Proposed new shopfront for Christofle (BA 1018/1995 and DA 1814/1995)</p> </div> </div>
<p>APPLICATION OF CRITERIA</p>	
<p>Historical significance SHR criteria (a)</p>	<p>No. 11 Bay Street is of some historical significance on a local level for forming part of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826 and subdivided and developed by Cooper's descendants from the 1850s. The allotment forms part of the subdivision of the Woolcott Estate, undertaken in 1886.</p> <p>The place is also of some historical significance on a local level as clearly demonstrating in its built fabric the rapid change from residential to commercial uses that occurred throughout the locality in the mid-20th century, eventuating in the Double Bay Centre as it is known today, although this is incidental and not uncommon.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association

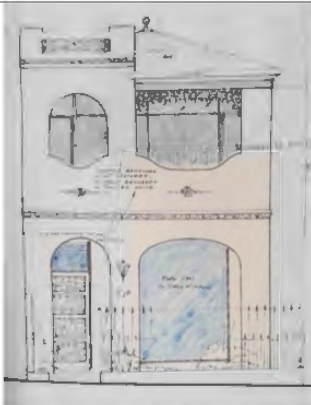
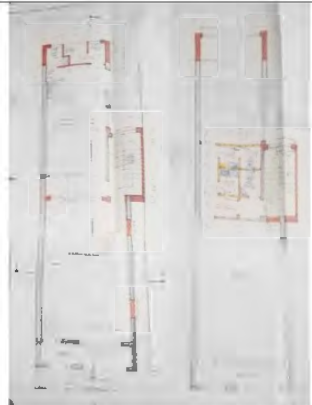
<p>Historical association significance SHR criteria (b)</p>	<p>No. 11 Bay Street is associated with Barbara McKewan, a noted socialite interior designer of the late 20th century (although no longer well known today), whose presence in Double Bay in the 1960s and 70s contributed to the establishment of the “cosmopolitan” character of the Double Bay Centre.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association.
<p>Aesthetic significance SHR criteria (c)</p>	<p>No. 11 Bay Street is of minimal aesthetic significance as one of a group of three altered Victorian terrace houses (albeit altered). The place is no longer intact to its original configuration, although the original parapet remains visible and makes a small contribution to the historical character of the locality. The later rear workshop building has no aesthetic attributes.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
<p>Social significance SHR criteria (d)</p>	<p>No. 11 Bay Street, as a former late Victorian terrace house, converted for commercial use in the mid 20th century, minimally contributes to historic character of the streetscape along the southern end of Bay Street. Its history of use by noted interior designer Barbara McKewan may be of some value to the local community as a contributing factor in the establishment of the “cosmopolitan” character of the Double Bay Centre in the late 20th century, although Barbara McKewan is not well known today.</p> <p>Potentially meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community’s sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative
<p>Technical/ Research significance SHR criteria (e)</p>	<p>No. 11 Bay Street, as a former late Victorian terrace house has no more potential to yield new information regarding its development and historical use than numerous other similar terrace houses found throughout the Woollahra Local Government Area.</p> <p>Does not meet the criterion.</p>

	<p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
<p>Rarity SHR criteria (f)</p>	<p>No. 11 Bay Street as a former late Victorian terrace house is not considered rare, with numerous examples of similar type buildings found throughout the Woollahra Local Government Area and NSW.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
<p>Representativeness SHR criteria (g)</p>	<p>No. 11 Bay Street is a representative example of a former late Victorian terrace house (albeit substantially altered) that was converted for commercial use in the mid 20th century, and its current configuration is evidence of an historical pattern of development that eventuated in the Double Bay Centre as we know it today, although the building is not aesthetically distinct or notable and numerous other examples are found throughout the Woollahra LGA.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
<p>Integrity</p>	<p>Considering the extent of physical change, 11 Bay Street, has little integrity as an example of a late Victorian terrace house.</p>

STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>Although originally constructed as part of a group of late Victorian terrace houses (together with Nos. 13 and 15), No. 11 Bay Street has been substantially altered with very few surviving original details and makes minimal contribution to the historic character of the Bay Street (south) streetscape.</p> <p>No. 11 Bay Street has some social significance for its associations with Barbara McKewan, a noted socialite interior designer of the late 20th century who contributed to the establishment of the “cosmopolitan” character of the Double Bay Centre, and evidence of her occupation remains in the form of a painted sign on the former rear workshop building.</p> <p>The building is of minor significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20th century, although the work was undertaken by noted architect Neville Gruzman, what physical evidence survives is not of architectural interest.</p>
Level of Significance	Does not meet the threshold for listing.
Recommendations	Not recommended for listing as a local or State heritage item.
LIST OF REFERENCES	
<p><i>Rooms on view 1971: [catalogue of an exhibition held to celebrate the Twentieth anniversary of the Society of Interior Designers of Australia, 1971. Caroline Simpson Library and Research Collection, record No. 14467.</i></p> <p><i>The Australian Women's Weekly</i> “Rooms on View, 1971” September 1, 1971, p21.</p> <p>Old System Conveyance Book 485 No. 255; Book 718 No. 453; Book 1718 No. 623; Book 1692 No. 745; Book 2817 No. 777; Book 2240 No. 986</p> <p>Woollahra Council Building Application 294/53; 1018/1995</p> <p>Woollahra Council Development Application 303/67</p> <p>Woollahra Council Rate Valuation - Double Bay Ward 1893, entry 179; 1897, entry 178</p>	

ITEM DETAILS	
Name of Item	Fernleigh or Fairleigh / Kinwarra
Address	12 Bay Street (and 10 Brooklyn Lane)
Lot DP/SP	Lot 19 DP 4606
Building Type	Single terrace house
Current use	Retail Store
Former Use	Residential/commercial
DESCRIPTION	
Designer	Unknown
Builder/ maker	John Foley
Physical Description	<p>Located on the western side of Bay Street, amongst a mixed streetscape of terrace housing and 2-4 storey office buildings.</p> <p>No. 12 Bay Street is a two-storey painted brick and render building with hipped Marseilles tile roof, currently painted in a honey-orange colour. The rendered front façade comprises arched openings to both the ground floor and first floor balcony and gives the building a Spanish character.</p> <p>Excepting the ground floor shop window, the full height glazing to both levels is recessed behind the rendered façade.</p> <p>The ground floor of the place functions as a retail outlet for Carla Zampatti, while the second floor is used as an office. Internally, documentary evidence suggests that the interiors have been altered in the past, including the removal of internal partitions, demolition of the original stair and construction of a new stair within a brick addition in the side passageway on the north of the building.</p> <p>The 2 storey painted masonry rear wing functions as a separate commercial building known as 10 Brooklyn Lane, access via the laneway and the side passage of No. 12 Bay Street. The rear wing appears to have originally been constructed as two storeys and was extended and altered in the early 1970s in a sympathetic style. It is similarly painted in a honey-orange colour and features arched windows to both the ground and first floor.</p> <p>The rear yard has been concreted over and is used for vehicle parking.</p>
Recent Photos	<div>  <p>Figure 1: Street frontage of No. 12 Bay Street</p> </div> <div>  <p>Figure 2: Upper floor of no 12, Bay Street, 2022</p> </div>

			Figure 3: Rear of No. 12 Bay Street, viewed from Brooklyn Lane
Site Inspection	Exterior: Yes	Interior: No	
Physical condition	Good		
Construction date	c.1908		
Modifications and dates	1972: Internal alterations, new toilet block to rear and alterations to frontage (DA 1496/1972) 1986: Internal alterations (BA 316/1986)		
HISTORY			
Historical notes	<p>The allotment of No. 12 Bay Street (Lot 19) was formed in 1906 in the Brooklyn Estate land release (Deposited Plan 4606). This allotment was purchased in 1906 by builder John Foley (died 1916). The Title Deed included a covenant that any new building should be of brick with a build cost greater than 250 pounds. In c.1908 Foley had erected the dwelling called Fairleigh or Fernleigh. Foley did not reside there, as the <i>Sands Directory</i> indicates that an Edward Tobin was living at Fernleigh House in 1908.</p> <p>In 1912 Foley sold the property to Miss Matilda McGuinness (died 1943), and members of the McGuinness family later owned and occupied it until 1970. The McGuinness family called this house Kinwarra.</p> <p>The use as a dwelling seems to have continued until the early 1970s and in 1972 was converted to a shop, for Mario Bartalesi (then owner). Bartalesi was already established in the Double Bay area, with a leather goods shop in Cross Street.</p> <p>The 1972 works comprised the restoration of the Mediterranean style front façade (repair of render and painted white) and included alterations to the front elevation of the building behind the face (new shop window, entry door and glazing to first floor level), removal of internal partitioning to form showroom with office and store at ground floor level and offices at first floor level, demolition of original stair and construction of a new stair within a brick addition in the side passageway on the north of the building. The two storey rear wing was also extended. The works were detailed by Oswald Deomedede and Associates, architects.</p> <p>In 1973 the property was in use for the manufacture and sale of men's and women's clothing by Mario and Vera Bartalesi.</p> <p>By 1978 the premises was in use by Carla Zampatti (1942-2021), the well-known Australian fashion designer, as a boutique and this use continues today. Carla Zampatti AC OMRI has been awarded a number of honours for her work in the Australian fashion and textile industries including Companion of the Order of Australia, Centenary Medal for service to Australian society in business leadership and was named Designer of the Year in 1994. In 2004 the Government of Italy appointed her a Commander of the Order of Merit of the Italian Republic and she received the Australian Fashion Laureate Award in 2008. Zampatti also holds two honorary doctorates from the University of Western Sydney and the University of Wollongong.</p>		



<p>Historical Images</p>	 <p>Figure 4: Front Elevation on Bay Street DA 1496/1972</p>  <p>Figure 5: Ground and first floor plans, DA 1496/1972</p>
<p>APPLICATION OF CRITERIA</p>	
<p>Historical significance SHR criteria (a)</p>	<p>12 Bay Street is of some historical significance on a local level for forming part of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826. The land on which the property is located was sold leasehold to Walter Scott in 1857 and forms part of the Brooklyn Estate subdivision of 1905.</p> <p>The place is also of some historical significance on a local level as clearly demonstrating in its built fabric the rapid change from residential to commercial uses that occurred throughout the locality in the mid-20th century, eventuating in the Double Bay Centre as it is known today, although this is incidental and not uncommon.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
<p>Historical association significance SHR criteria (b)</p>	<p>No. 12 Bay Street is associated with Carla Zampatti, noted Australian fashion designer who has occupied the building since 1978, and whose presence in Double Bay since this time contributed to the establishment of the “cosmopolitan” character of the Double Bay Centre, however this is one of a number of Carla Zampatti retail outlets located throughout Sydney.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance

	<ul style="list-style-type: none"> has been so altered that it can no longer provide evidence of a particular association
Aesthetic significance SHR criteria (c)	<p>12 Bay Street is of some aesthetic significance as an early 20th century terrace with Spanish/Mediterranean features. While the interiors have been altered, the street frontage and rear remain largely intact and contribute to the historic character of the immediate locality, although it is one of numerous similar building types located throughout the Woollahra LGA.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement is the inspiration for a creative or technical innovation or achievement is aesthetically distinctive has landmark qualities exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is not a major work by an important designer or artist has lost its design or technical integrity its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded has only a loose association with a creative or technical achievement
Social significance SHR criteria (d)	<p>12 Bay Street, as a former early 20th century terrace house, converted for commercial use in the mid 20th century, forms part of a distinctive streetscape along the southern end of Bay Street of similar building types, that appears to be valued by the community as a contributing element to the historic character of the Double Bay Centre. Its history of use by noted Australian fashion designer Carla Zampatti may be of some value to the local community as a contributing factor in the establishment of the “cosmopolitan” character of the Double Bay Centre in the late 20th century, although social significance has not been formally assessed.</p> <p>Potentially meets the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> is important for its associations with an identifiable group is important to a community’s sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is only important to the community for amenity reasons is retained only in preference to a proposed alternative
Technical/ Research significance SHR criteria (e)	<p>12 Bay Street as a former early 20th century terrace house has no more potential to yield new information regarding its development and historical use than numerous other similar terrace houses found throughout the Woollahra Local Government Area.</p> <p>As a terrace house of a distinct Spanish/Mediterranean character, No. 12 Bay Street has the potential to provide some information into the application of the Spanish/Mediterranean architectural style to modest single terrace houses, although this information is available elsewhere and any information uncovered would not be new or substantial.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information is an important benchmark or reference site or type provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p>



	<ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture has little archaeological or research potential only contains information that is readily available from other resources or archaeological sites
Rarity SHR criteria (f)	<p>12 Bay Street as a former early 20th century terrace house with Mediterranean/Spanish characteristics is somewhat rare in the immediate locality of the Double Bay Centre, being the only Mediterranean style building in the study area; although it is not a rare architectural style and numerous other examples are located throughout the eastern suburbs of Sydney.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process demonstrates a process, custom or other human activity that is in danger of being lost shows unusually accurate evidence of a significant human activity is the only example of its type demonstrates designs or techniques of exceptional interest shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is not rare is numerous but under threat
Representativeness SHR criteria (g)	<p>No. 12 Bay Street is a representative example of a former early 20th century terrace house that was converted for commercial use in the mid 20th century, and its current configuration is evidence of an historical pattern of development that eventuated in the Double Bay Centre as we know it today. The Mediterranean/Spanish features as applied to an early 20th century terrace is representative of a distinct variation of a type, however No. 12 Bay Street cannot be considered to be good example of the type and is of moderate integrity.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> is a fine example of its type has the principal characteristics of an important class or group of items has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity is a significant variation to a class of items is part of a group which collectively illustrates a representative type is outstanding because of its setting, condition or size is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is a poor example of its type does not include or has lost the range of characteristics of a type does not represent well the characteristics that make up a significant variation of a type
Integrity	<p>While the interiors have been altered, the exterior of 12 Bay Street retains much of its original features, and as such the place has a moderate level of integrity as an example of early 20th century terrace house.</p>

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STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>12 Bay Street, as an early 20th century terrace house, is a contributing element to the historic character of the Bay Street streetscape (south). The building is of some aesthetic significance as a relatively intact (externally) terrace house in the Spanish/Mediterranean style, although it is one of numerous similar buildings located throughout the Woollahra LGA. The building is of some significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20th century, although the work is not of architectural interest.</p> <p>No. 12 Bay Street has some social significance for its associations with noted Australian fashion designer Carla Zampatti AC OMRI who has occupied the building since 1978, and whose presence in Double Bay contributed to the establishment of the “cosmopolitan” character of the Double Bay Centre.</p>
Level of Significance	Does not meet the threshold for listing.
Recommendation	Not recommended for listing as a local or State heritage item.
LIST OF REFERENCES	
<p>Advertising, <i>The Australian Jewish Times</i>, Friday 24th September 1965, p. 7</p> <p>Stockists, <i>The Australian Women's Weekly</i>, Wednesday 18th October 1978, p. 153</p> <p>Torrens Title Dealing 445208; 646598; 445208 Transfer of Lot 19</p> <p>Woollahra Council Development Application 1496/1972</p> <p>Woollahra Council Rate Valuation - Double Bay Ward 1909 entry 462</p>	

ITEM DETAILS	
Name of Item	Hazelmere
Address	13 Bay Street
Lot DP/SP	Lot 1 DP 196874
Building Type	Terrace house (one of three with No. 11 and No. 15).
Current use	Hair Salon
Former Use	Residential/Commercial
DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	<p>Located on the eastern side of Bay Street, No. 13 Bay Street forms part of a group of three Italianate terrace houses (together with Nos. 11 and 15 Bay Street). No. 13 and 15 Bay Street retain most of their original details, while No. 11 Bay has a new street frontage. The original parapet with its rendered decoration survives across all three terraces.</p> <p>No. 13 Bay Street is a three-storey rendered terrace, painted a light pink, with the joinery, fence and (now infilled) balcony fascia painted black.</p> <p>The ground floor elevated off street level, and basement level are both accessible via steps. The original cast iron palisade fence to the front boundary remains.</p> <p>The balcony of No. 13 is enclosed with full height glazing and a fabric awning is located over both the first floor and ground floor windows. The straight, corrugated metal roof of the balcony appears non-original.</p> <p>A large shopfront window, matching that at No. 15, encloses the ground level verandah adjacent to the entry portico. Rendered decoration to the front entry surround survives and the front door has been relocated into the original portico entry archway.</p> <p>Alterations to the rear as it presently exists were likely undertaken in 1975. The rear elevation comprises a three storey addition clad with fibrous cement sheeting with metal-framed windows and a smaller additional brick extension with metal corrugated roof to the ground floor.</p> <p>The rear yard is accessed from Gum Tree Lane. It is paved in brick and enclosed by a metal palisade vehicle access gate and used for carparking.</p> <p>The interiors have been altered somewhat in the past, however documentary evidence suggests that internal changes have been relatively minor.</p>
Recent Photos	<div>  <p>Figure 1: Street frontage of No. 13 Bay Street, 2022</p> </div> <div>  <p>Figure 2: Rear of No. 13 Bay Street</p> </div>



Site Inspection	Exterior: Yes	Interior: No
Physical condition	Good	
Construction date	1897	
Modifications and dates	<p>1964: Internal alterations and extension to rear of existing two lower levels. add rooms to existing 3 storey terrace dwelling at rear (DA 923/1964)</p> <p>DA 39/1966 - Convert terrace to shop</p> <p>1976: Change of use of lower ground level to milliners from residence. Remainder of building used as an antiques store (DA 82/1967)</p> <p>1970: Construction of new 2 storey addition to rear (not undertaken as per drawings) (DA 30/1970)</p> <p>1975: Alterations and additions related to use as hairdresser (BA 1064/1975)</p> <p>1981: Alterations to rear wing (DA 980/1981)</p> <p>1997: Internal reconfiguration related to use as a hairdresser (DA 1064/1997)</p>	
HISTORY		
Historical notes	<p>The allotment of No. 13 Bay Street was formed in the subdivision undertaken by William Prout Woolcott in 1886 (Lot 8 in Section 1). This allotment and also Lot 7 was purchased in 1892 by Miss Maria Josephine Byrne for 190 pounds. These two allotments today comprise Nos. 11-15 Bay Street. Byrne undertook no development by the early 1890s, however by the late 1890s a terrace of three houses had been completed.</p> <p>In the instance of No. 13 the house was named 'Hazelmere' and first appears in the <i>Sands Directory</i> in 1897, with J. Gilmore as occupant.</p> <p>In 1902 Miss Byrne sold these properties to Herbert Tuke of Paddington for 1100 pounds, and he and later members of family owned and let them until 1934. Between 1934 and 1935 the owner was builder Richard Newlands Danks. Between 1935 and 1952 the owner was Miss Joan Wostenholm Rundle.</p> <p>In 1952 Mrs Litchfield (formerly Rundle) sold the properties to Mrs Julia Walsh of Burradoo for 3,100 pounds. Mrs Walsh died in 1958 and her executors sold individually the properties, with No. 13 Bay Street being conveyed in 1960 for 6000 pounds.</p> <p>Additions and alterations were undertaken in 1964 to provide additional bedrooms and bathrooms at the rear at basement and ground floor levels, with the change to a shop use occurring in 1966 (antiques dealer with residence at basement level). In 1967, the basement level underwent a change of use for millinery manufacturing and retail.</p> <p>At some point prior to 1970, a new external stair was constructed within the front yard providing access into the basement level via the conversion of a window into a door. The ground level front façade was also altered to provide a shop window at the same alignment as the front wall of the entry porch.</p> <p>An application for a two storey rear addition was approved in 1970 although was never constructed as the rear yard remains undeveloped and used as a parking area. The last approved internal reconfiguration occurred in 1997.</p> <p>Lloyd Lomas hairdressers has occupied the property since the mid 1970s. From the late 1960s through to the 1980s, Lloyd Lomas was a well-known 'society hairdresser' who appeared in numerous magazines discussing the latest trends in women's hair styles.</p>	


<p>Historical Images</p>	 <p>(Above) Figure 3: Frontages of Nos. 13 and 15 Bay Street, 1990s</p>  <p>(Right) Figure 4: Page from the <i>Australian Women's Weekly</i>, 1979 featuring hair styled by Lloyd Lomas, and clothes by Carla Zampatti, who occupies No. 12 Bay Street opposite.</p>
<p>APPLICATION OF CRITERIA</p>	
<p>Historical significance SHR criteria (a)</p>	<p>13 Bay Street is of some historical significance on a local level for forming part of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826 and subdivided and developed by Cooper's descendants from the 1850s. The allotment forms part of the subdivision of the Woolcott Estate, undertaken in 1886.</p> <p>The place is also of some historical significance on a local level as clearly demonstrating in its built fabric the rapid change from residential to commercial uses that occurred throughout the locality in the mid-20th century, eventuating in the Double Bay Centre as it is known today, although this is incidental and not uncommon.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
<p>Historical association significance SHR criteria (b)</p>	<p>13 Bay Street is associated with Lloyd Lomas, hairdresser, who has occupied the property since the mid 1970s, and his association with the Double Bay Centre in the mid to late 20th century enhanced the "cosmopolitan" character of the locality, although Lloyd Lomas is not well known today.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p>

	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Aesthetic significance SHR criteria (c)	<p>13 Bay Street is of some aesthetic significance as one of a group of three late Victorian terrace house that remains largely intact externally and internally (assumed), that contributes to the historic character of the immediate locality.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
Social significance SHR criteria (d)	<p>13 Bay Street, as a former late Victorian terrace house, converted for commercial use in the mid 20th century, forms part of a distinctive streetscape along the southern end of Bay Street of similar buildings types, that appears to be valued by the community as a contributing element to the historic character of the Double Bay Centre, however social significance has not been formally assessed.</p> <p>Its long occupation by fashion hairdresser Lloyd Lomas may be of some value to the local community as a contributing factor in the establishment of the “cosmopolitan” character of the Double Bay Centre in the late 20th century, although Lloyd Lomas is not well known today.</p> <p>Potentially meets the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community’s sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative
Technical/ Research significance SHR criteria (e)	<p>No. 13 Bay Street, as a former late Victorian terrace house has no more potential to yield new information regarding its development and historical use than numerous other similar terrace houses found throughout the Woollahra Local Government Area. Any information uncovered would not be new or substantial.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human

	<p>history or culture</p> <ul style="list-style-type: none"> • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
<p>Rarity SHR criteria (f)</p>	<p>13 Bay Street, as a former late Victorian terrace house is not considered rare, with numerous examples of similar type buildings found throughout the Woollahra Local Government Area and NSW.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
<p>Representativeness SHR criteria (g)</p>	<p>13 Bay Street is a representative example of a former late Victorian terrace house that was converted for commercial use in the mid 20th century, and its current configuration is evidence of an historical pattern of development that eventuated in the Double Bay Centre as we know it today, although the building is not aesthetically distinct or notable and numerous other examples are found throughout the Woollahra LGA.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
<p>Integrity</p>	<p>No. 13 Bay Street has undergone some minor internal and external alterations and as such the place has a moderate level of integrity as an example of a late Victorian terrace house.</p>
STATEMENT OF SIGNIFICANCE	
<p>Summary Statement of significance</p>	<p>No. 13 Bay Street, as a late Victorian terrace house, is of some aesthetic significance as one of a group of three terraces (alongside No. 11 and 15), that together contributes to the historic, residential character of the Bay Street (south) streetscape, although it is one of numerous similar buildings located throughout the Woollahra LGA.</p>

	<p>The historic use of the place by Lloyd Lomas, hairdresser, since the mid 1970s is also of note as a contributing factor in the view of the Double Bay Centre as a “cosmopolitan” shopping precinct, although Lloyd Lomas is not well known today.</p> <p>The building is of minor significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20th century, although the work was not undertaken by an architect of note and is not of architectural interest.</p>
Level of Significance	Does not meet the threshold for listing.
Recommendations	Not recommended for listing as a local or State heritage item.
LIST OF REFERENCES	
<p>Old System Conveyance Book 485 No. 255; Book 718 No. 453; Book 1692 No. 745; Book 1718 No. 623; Book 2240 No. 986; Book 2551 No. 411</p> <p><i>The Australian Women's Weekly</i>, 31 October 1979, p 142.</p> <p>Woollahra Council Building Applications 923/64; 490/66; 82/1967; 13/70; 1064/75</p> <p>Woollahra Council Development Application 30/1970; 980/1981; 1064/1997</p> <p>Woollahra Council Rate Valuation - Double Bay Ward 1893, entry 180; 1897, entry 179</p>	

ITEM DETAILS	
Name of Item	Dunolly
Address	14 Bay Street
Lot DP/SP	Lot 18 DP 4606
Building Type	Single terrace house
Current use	Hair Salon
Former Use	Residential/commercial
DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	<p>Located on the western side of Bay Street, amongst a mixed streetscape of terrace housing and 2-4 storey office buildings.</p> <p>No. 14 Bay Street is a painted brick terrace (originally face brick) with an unusual Art Nouveau cast iron balcony balustrade, non-matching cast iron valences to ground and first floor, bullnose verandah roof and rough cast rendered panels in parapet. All elements of the building have been uniformly painted an unsympathetic dark grey.</p> <p>The building entry is set back from the street, and the cast iron palisade fence and gate remain intact to enclose a small front porch. Front door, frame, transom and fanlight appears to be intact. A glass shop window has been inserted relatively recently.</p> <p>A recent first floor addition of fibre cement(?) with standing seam metal roofing has been constructed above the existing rear wing. A 1953 drawing shows a proposal for a first floor addition to the rear, however it was not approved and differs from that constructed.</p> <p>The side passage/lightwell has also been infilled on the ground level with a new single story concrete(?) and corrugated metal roof structure. The rear yard has been concreted over and is used as a parking space.</p> <p>There is little documentary evidence of changes that occurred following 1967. It appears that the building has been somewhat altered, but some evidence of its original internal detailing and configuration survives.</p>
Recent Photos	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Figure 1: Street frontage of No. 14 Bay Street, 2022</p> </div> <div style="text-align: center;">  <p>Figure 2: Rear of No. 14 Bay Street, viewed from Brooklyn Lane, 2022</p> </div> </div>



Site Inspection	Exterior: Yes	Interior: No
Physical condition	Good	
Construction date	c1909	
Modifications and dates	1953: Construction of 1st floor level sunroom at rear of residence (not approved) (DA 303/1953) 1967: Convert terrace to home furnishers shop (BA 710/1967) 2020: Demolition of the existing terrace house and construction of a new 5 storey shop top housing development (DA2020/449)	
HISTORY		
Historical notes	<p>The allotment of No. 14 Bay Street (Lot 18) was formed in 1906 in the Brooklyn Estate land release (Deposited Plan 4606). This allotment was purchased in 1909 by Richard Alexander McDougall (died 1943), clerk, of Paddington.</p> <p>By 1909 McDougall had already arranged for the building of a dwelling called Dunolly, which he occupied.</p> <p>By 1934 the building had been converted to flats, although it had been returned to a single residence by 1953.</p> <p>In 1938 McDougall sold the allotment to master builder Charles Amos Baker. Later in 1938 Baker sold the property to the Bernard family who owned it until the 1970s.</p> <p>The change in use to a shop occurred in 1967, when it was converted for use as a home furniture shop (detailed by J. Nisbet, architect). In 1973, the building was in use for the retail of cookware and imported foods and in 1976 it was in use as a fashion boutique.</p>	
Historical Images	 <p>Figure 3: Ground floor and first floor plan for proposed first floor rear addition (not approved), showing the layout of the original house. DA 303/1953</p>	
APPLICATION OF CRITERIA		
Historical significance SHR criteria (a)	<p>12 Bay Street is of some historical significance on a local level for forming part of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826. The land on which the property is located was sold leasehold to Walter Scott in 1857 and forms part of the Brooklyn Estate subdivision undertaken in 1905.</p> <p>The place is also of some historical significance on a local level as clearly demonstrating in its built fabric the rapid change from residential to commercial</p>	

	<p>uses that occurred throughout the locality in the mid-20th century, eventuating in the Double Bay Centre as it is known today, , although this is incidental and not uncommon.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
<p>Historical association significance SHR criteria (b)</p>	<p>Although associated with accomplished Sydney architect John Nisbet, who undertook the sympathetic conversion work in 1967, his work at No. 14 Bay Street is unremarkable.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
<p>Aesthetic significance SHR criteria (c)</p>	<p>14 Bay Street is of some aesthetic significance as an early 20th century terrace house that remains relatively intact externally and internally (assumed) contributes to the historic character of the immediate locality, however it is not aesthetically distinctive.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
<p>Social significance SHR criteria (d)</p>	<p>14 Bay Street, as a former early 20th century terrace house, converted for commercial use in the mid 20th century, forms part of a distinctive streetscape along the southern end of Bay Street of similar buildings types, that appears to be valued by the community as a contributing element to the historic character of the Double Bay Centre, although social significance has not been formally</p>

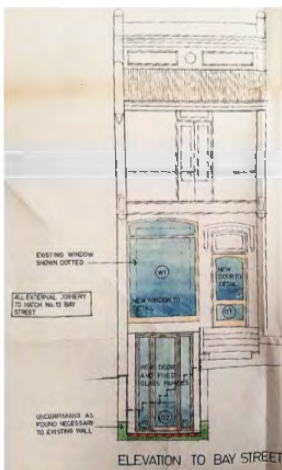
	<p>assessed.</p> <p>Potentially meets the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> is important for its associations with an identifiable group is important to a community's sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is only important to the community for amenity reasons is retained only in preference to a proposed alternative
<p>Technical/ Research significance SHR criteria (e)</p>	<p>14 Bay Street as a former early 20th century terrace house has no more potential to yield new information regarding its development and historical use than numerous other similar terrace houses found throughout the Woollahra Local Government Area and any information uncovered would not be new or substantial.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information is an important benchmark or reference site or type provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture has little archaeological or research potential only contains information that is readily available from other resources or archaeological sites
<p>Rarity SHR criteria (f)</p>	<p>While a particularly intact example, 14 Bay Street as a former early 20th century terrace house is not considered rare, with numerous examples of similar type buildings found throughout the Woollahra Local Government Area and NSW.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process demonstrates a process, custom or other human activity that is in danger of being lost shows unusually accurate evidence of a significant human activity is the only example of its type demonstrates designs or techniques of exceptional interest shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is not rare is numerous but under threat
<p>Representativeness SHR criteria (g)</p>	<p>14 Bay Street is a representative example of a former early 20th century terrace house that was converted for commercial use in the mid 20th century, and its current configuration is evidence of an historical pattern of development that has resulted in the historical character of Bay Street (south), although the building is not aesthetically distinct or notable and numerous other examples are found throughout the Woollahra LGA.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> is a fine example of its type has the principal characteristics of an important class or group of items

	<ul style="list-style-type: none"> • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
Integrity	No 14 Bay Street has undergone some minor internal and external alterations and as such the place has a moderate to high level of integrity as an example of an early 20 th century terrace house.
STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	No. 14 Bay Street, as a largely intact early 20 th century terrace house, is a contributing element to the historic character of the Bay Street (south) streetscape and is one of numerous similar buildings located throughout the Woollahra LGA. The building is of minor significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20 th century.
Level of Significance	Does not meet the threshold for listing.
Recommendations	Not recommended for listing as a local or State heritage item.
LIST OF REFERENCES	
<p><i>Sand's Directory</i>, 1909</p> <p>Torrens Title Dealing 517130; C712290</p> <p>Torrens Title Vol. 1948 Fol. 238</p> <p>Woollahra Building Application Index (white series)</p> <p>Woollahra Council Building Application 710/1967</p> <p>Woollahra Council Development Application 303/1953</p> <p>Woollahra Council Rate Valuation - Double Bay Ward 1914, entry 544; 1934, entry 51</p>	

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ITEM DETAILS	
Name of Item	Avenel
Address	15 Bay Street
Lot DP/SP	Lot 1 DP 996523
Building Type	Terrace house (one of three with No. 11 and No. 13).
Current use	Commercial/Office space
Former Use	Residential/Commercial
DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	<p>Located on the eastern side of Bay Street, No. 15 Bay Street forms part of a group of three Italianate terrace houses (together with Nos. 11 and 13 Bay Street). No. 15 and 13 Bay Street retain most of their original details, while No. 11 Bay has a new street frontage.</p> <p>No. 15 Bay Street is a three-storey rendered terrace house, painted grey with details picked out in black.</p> <p>The ground floor elevated off street level, and basement level are both accessible via steps. The original cast iron palisade fence to the front boundary remains.</p> <p>The first floor balcony of No. 15 appears to retain much of its original detailing, including tracery, decorative metal balustrade and possibly French window with fanlight. The original parapet with its rendered decoration survives across all three terraces.</p> <p>A large shopfront window, matching that at No. 13, encloses the ground level verandah adjacent to the entry portico. Rendered decoration to the front entry surround survives and the front door has been relocated into the original portico entry archway.</p> <p>A two-storey masonry rear addition with corrugated metal roof was constructed in 1978, which occupies the entire allotment to the rear boundary. The ground level of the addition comprises a parking space with garage door, accessible from Gum Tree Lane, while the upper floor windows have been recently replaced.</p> <p>Internally, the building has been substantially altered, although some evidence survives of its original configuration.</p>
Recent Photos	<div>  <p>Figure 1: Street frontage of No. 15 Bay Street</p> </div> <div>  <p>Figure 2: Rear of No. 15 Bay Street, viewed from Gum Tree Lane</p> </div>



Site Inspection	Exterior: Yes	Interior: No
Physical condition	Good	
Construction date	c1897	
Modifications and dates	<p>1965: Alterations and additions to ground floor rear workshop for Cassano fashions (DA 436/1965)</p> <p>1965: Frock shop and workshop, including new shopfront window (DA 15/1965)</p> <p>1978: New frontage, including new shop window and door, and rear and internal works (BA 932/78)</p> <p>2002: Change of Use Shop fitout as a day spa with associated signage (DA 239/2002)</p> <p>2002: Alteration and/or Additions to existing Mechanical Ventilation (DA 518/2002)</p>	
HISTORY		
Historical notes	<p>The allotment of No. 15 Bay Street was formed in the subdivision undertaken by William Prout Woolcott in 1886 (Lot 8 in Section 1). This allotment and also Lot 7 was purchased in 1892 by Miss Maria Josephine Byrne for 190 pounds. These two allotments today comprise Nos. 11-15 Bay Street. Byrne undertook no development by the early 1890s, however by the late 1890s a terrace of three houses had been completed.</p> <p>In the instance of No. 15 Bay Street, the house was named ‘Avenal’ and although the building forms one of a row of three terraces, it does not appear in the Sands Directory until 1898, one year after its adjoining terraces at Nos. 11 and 13 Bay Street.</p> <p>In 1902 Miss Byrne sold these properties to Herbert Tuke (1842-1913) of Paddington for 1100 pounds, and he and later members of family owned and let them until 1934. Between 1934 and 1935 the owner was builder Richard Newlands Danks (1900-1986). Between 1935 and 1952 the owner was Miss Joan Wostenholm Rundle.</p> <p>In 1952 Mrs Litchfield (formerly Rundle) sold the properties to Mrs Julia Walsh of Burradoo for 3,100 pounds. No. 15 Bay Street was conveyed by Mrs Walsh in 1955 to the widowed Mrs Hope Stewart for 3300 pounds.</p> <p>In 1965 a building application was submitted for internal alterations and the documentation notes that the building was already in commercial use by this time. In 1962, the property had changed hands to John Venters Beresford, a manufacturer’s agent, who may have been responsible for the change of use.</p> <p>The works undertaken in 1965 included altering the ground floor level front facade to provide a shop window at the same alignment as the front wall of the entry porch (similar to the work undertaken at No. 13 Bay Street), internal reconfiguration and new rear wing and carport, extended with a second level in 1966. The rear wing extension provided a workroom for the making of clothes for Cassano, premium dressmakers of the 1950s and 1960s.</p> <p>Cassano, was established by Morson Clift and Hal Hertzberg. Morson Clift worked with the royal dressmaker, Madame Handley Seymour in the 1930s. Returning to Australia pre-WWII, Clift initially established a salon in the Trust Building, Castlereagh Street and made clothes for the visiting Ballets Russes. Following the war, Clift returned to Australia and in 1955 went into business with his partner Hal Hertzberg and for 30 years they dressed Sydney’s elite.</p> <p>In 1978, a new external stair was constructed within the front yard providing access into the basement level via the conversion of a window into a door, a new</p>	

	front door and an enlarged shop window and alterations to the rear elevation of the rear wing. The works were detailed by 'society architect' Espie Dods, a noted late 20 th century architect who designed many houses for high profile clients in Sydney, particularly the eastern suburbs and noted for his sympathetic treatment of old buildings.
Historical Images	 <p>Figure 3: Architectural plans by architect Espie Dods for alterations to the street frontage, dated 1978 (BA 932/78)</p>
APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>15 Bay Street is of some historical significance on a local level for forming part of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826 and subdivided and developed by Cooper's descendants from the 1850s. The allotment forms part of the subdivision of the Woolcott Estate, undertaken in 1886.</p> <p>The place is also of some historical significance on a local level as clearly demonstrating in its built fabric the rapid change from residential to commercial uses that occurred throughout the locality in the mid-20th century, eventuating in the Double Bay Centre as it is known today, although this is incidental and not uncommon.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Historical association significance SHR criteria (b)	<p>No. 15 Bay Street is associated with Espie Dods, a noted 'society architect' of the late 20th century, who undertook sympathetic alterations to the building in 1978, although the work is minor. The place also has significance for its associations with Morson Clift and Cassano Couture, the premier dressmakers of the 1950s and 1960s, although their names are not well known today.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p>



	<ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Aesthetic significance SHR criteria (c)	<p>15 Bay Street is of some aesthetic significance as one of a group of three late Victorian terrace house that remains largely intact externally to the Bay Street frontage and contributes to the historic character of the immediate locality.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
Social significance SHR criteria (d)	<p>15 Bay Street as a former late Victorian terrace house, converted for commercial use in the mid 20th century, forms part of a distinctive streetscape along the southern end of Bay Street of similar building types, that appears to be valued by the community as a contributing element to the historic character of the Double Bay Centre, although social significance has not been formally assessed.</p> <p>Its long occupation by premier dressmaker Morson Clift and his business Cassano Couture may be of some value to the local community as a contributing factor in the establishment of the “cosmopolitan” character of the Double Bay Centre in the late 20th century, although Clift and Cassano Couture are not well known today.</p> <p>Potentially meets the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community’s sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative
Technical/ Research significance SHR criteria (e)	<p>15 Bay Street has some minor potential to yield information regarding the work of noted architect Espie Dods, although the information would not be substantial and is available from other sources.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere.

	<p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture has little archaeological or research potential only contains information that is readily available from other resources or archaeological sites
<p>Rarity SHR criteria (f)</p>	<p>15 Bay Street as a former late Victorian terrace house is not considered rare, with numerous examples of similar type buildings found throughout the Woollahra Local Government Area and NSW.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process demonstrates a process, custom or other human activity that is in danger of being lost shows unusually accurate evidence of a significant human activity is the only example of its type demonstrates designs or techniques of exceptional interest shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is not rare is numerous but under threat
<p>Representativeness SHR criteria (g)</p>	<p>15 Bay Street is a representative example of a former late Victorian terrace house that was converted for commercial use in the mid 20th century, and its current configuration is evidence of an historical pattern of development that has resulted in the historical character of Bay Street (south), although the building is not aesthetically distinct or notable and numerous other examples are found throughout the Woollahra LGA.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> is a fine example of its type has the principal characteristics of an important class or group of items has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity is a significant variation to a class of items is part of a group which collectively illustrates a representative type is outstanding because of its setting, condition or size is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is a poor example of its type does not include or has lost the range of characteristics of a type does not represent well the characteristics that make up a significant variation of a type
<p>Integrity</p>	<p>No 15 Bay Street has undergone some minor internal and external alterations and as such the place has a moderate level of integrity as an example of a late Victorian terrace house.</p>
STATEMENT OF SIGNIFICANCE	
<p>Summary Statement of significance</p>	<p>No. 15 Bay Street, as a late Victorian terrace house, is of some aesthetic significance as one of a group of three terraces (alongside No. 11 and 13), that together contributes to the historic, residential character of the Bay Street (south) streetscape, although it is one of numerous similar buildings located throughout the Woollahra LGA. The building is of minor significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred</p>

	<p>in the locality in the mid 20th century; and the sympathetic alterations undertaken by noted architect Espie Dods in the late 1970s, although the works are of little architectural interest.</p> <p>No. 15 Bay Street has some social significance for its associations with Morson Clift and his business Cassano Couture, a premier dressmaker of the late 20th century who contributed to the establishment of the “cosmopolitan” character of the Double Bay Centre, although Clift and his business is not well known today.</p>
Level of Significance	Does not meet the threshold for listing.
Recommendations	Not recommended for listing as a local or State item.
LIST OF REFERENCES	
<p>https://www.afr.com/politics/architects-to-the-rich-and-or-famous-19930903-k5m6z</p> <p>Clive Lucas, Stapleton and Partners. <i>Heritage and Contemporary Architecture: Engaging with the Architects as Part of Local Heritage Listing</i>. AICOMOS.</p> <p><i>The Australian Jewish Times</i>. “Statement in excellence in colonial-style home.” 16 March 1990.</p> <p>Article: “He knew high society's secrets” by M. McGinness, <i>The Sydney Morning Herald</i>, 15th March 2007</p> <p>Old System Conveyance Book 485 No. 255; Book 718 No. Book 745; Book 1718 No. 623; Book 2240 No. 986; Book 2347 No. 439</p> <p>Woollahra Council Building Application 436/64; 932/78</p> <p>Woollahra Council Development Application 15/1965</p> <p>Woollahra Council Rate Valuation - Double Bay Ward 1893, entry 179; 1897, entry 180</p>	

ITEM DETAILS		
Name of Item	Catherstone	
Address	17 Bay Street	
Lot DP/SP	Lot 1 DP 203535	
Building Type	Single Terrace House	
Current use	Beauty Salon / Commercial/ Residential	
Former Use	Residential/Commercial	
DESCRIPTION		
Designer	Unknown	
Builder/ maker	Unknown	
Physical Description	<p>Located on eastern side of Bay Street within a row of mixed terrace housing, all converted for commercial/retail uses.</p> <p>No. 17 Bay Street is a wide two-storey terracc, with modern façade aligned to the street. The façade is plain, rendered and painted dark grey with a line of square windows at first floor level. The parapet and flanking balcony wall of the original terrace can just be seen above the facade.</p> <p>A later addition, with rendered facade and corrugated metal roof and parapet is located at the rear of the property and accessible via Gum Tree Lane. A single-storey addition in this location was first constructed in 1960, and a first-floor studio added in 1964.</p> <p>The rear façade was significantly altered in 1998 and now comprises a rear entry and shop window to the ground floor and two Juliet balconies to the first floor.</p> <p>No space for parking is available at the property or to the rear lane.</p>	
Recent Photos	<div></div> <div></div> <div><p>Figure 1: Street frontage of No. 17 Bay Street</p><p>Figure 2: Rear of No. 17 Bay Street, viewed from Gum Tree Lane.</p></div>	
Site Inspection	Exterior: Yes	Interior: No
Physical condition	Good	
Construction date	1894	

Modifications and dates	<p>1960: New shopfront and new single storey rear wing. Bottling and packaging cosmetics</p> <p>1964: Replace pitched roof with reinforced concrete slab at rear with new roof garden and second storey studio (BA 879/1964 and DA 1226/1964)</p> <p>1968: Change of use from factory to interior decorator office (BA 346/1968)</p> <p>1987: Alterations to front elevation (DA 756/1987)</p> <p>1994: Internal works and new facades for National Wide Realty (BA 111/1994)</p> <p>1998-1999: Alterations to rear façade and addition of second storey over existing rear wing (DA 277/98)</p> <p>2022: Substantial alterations and additions of an existing commercial building to facilitate a shop top housing development consisting of two-levels of commercial and two-level residential dwelling with rooftop terrace (DA2022/65)</p>
HISTORY	
Historical notes	<p>The allotment of No. 17 Bay Street was formed in the subdivision undertaken by William Prout Woolcott in 1886 (Lot 9 in Section 1). This allotment was conveyed to Edwin Arthur Board (1855-1922) in 1887 for 120 pounds. Board arranged for the building of a dwelling occupied by him and his family by the early 1890s, which was called Catherstone and first appears in the <i>Sands Directory</i> in 1894.</p> <p>Board died in 1922 at No. 17 Bay Street, but it was some decades later, in 1956, when the executors of his Will sold the property. The purchasers were sisters Mrs Gwendoline Lucy Abdy (died 1984) and Miss Eulalie Irene Ray (died 1980).</p> <p>There was a change in owners in 1960, and the change to a commercial use (bottling and packaging of cosmetics for Mrs Bainbridge-Hawker) occurred at this time with a new shopfront that extended the front façade and new single storey rear wing.</p> <p>Based on archival architectural plans dated 1960s, it appears that Catherstone was of a similar appearance and configuration as the adjacent terraces at Nos. 13 and 15 Bay Street, with a projecting entry porch at ground level with balcony over, a distinctive design feature of this row of terrace houses.</p> <p>In 1964 a new roof garden and studio over the rear wing rear were built. In 1965, a part of the building was approved for use as research and service laboratories for A. L. Mather. The change to a retail space occurred in 1968 for an interior decorator.</p> <p>Later approved changes were a new shopfront to the rear premises in 1987, internal works (Graham Ormsby and Associates, architects) and new facades in 1994 (Christopher Owens Designs).</p> <p>The current configuration of the Bay Street and Gum Tree Lane facades date from 1998 (Cyril Smith & associates, architects).</p>

Historical Images	
	
<p>Figure 3: Architectural plans dated 1960 by Travaux Pty Ltd showing alterations to the original terrace house to accommodate the manufacture and sale of cosmetics by Mrs. Bainbridge-Hawker.</p> <p>Figure 4: The second floor addition to the rear under construction, 1965 (DA 1226/1964). The rear extensions to the neighbouring property at No. 19 Bay Street is also visible.</p>	
APPLICATION OF CRITERIA	
<p>Historical significance SHR criteria (a)</p>	<p>17 Bay Street is of some historical significance on a local level for forming part of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826 and subdivided and developed by Cooper's descendants from the 1850s. The allotment forms part of the subdivision of the Woolcott Estate, undertaken in 1886.</p> <p>The place is also of some historical significance on a local level as clearly demonstrating in its built fabric the rapid change from residential to commercial uses that occurred throughout the locality in the mid-20th century, eventuating in the Double Bay Centre as it is known today, although this is incidental and not uncommon.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
<p>Historical association significance SHR criteria (b)</p>	<p>17 Bay Street is not associated with any known persons or events of significance.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events

	<ul style="list-style-type: none"> • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Aesthetic significance SHR criteria (c)	<p>17 Bay Street is of minimal aesthetic significance as a late Victorian terrace house (substantially altered). The place is no longer intact to its original configuration, although the parapet and flanking balcony wall of the original terrace remain visible and make a minor contribution to the historical character of the locality. The later rear addition has no aesthetic attributes of note.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities <p>exemplifies a particular taste, style or technology</p> <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
Social significance SHR criteria (d)	<p>17 Bay Street, as a substantially altered former late Victorian terrace house that makes minimal contribution to historic character of Bay Street (south), is unlikely to be valued by the local community.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community's sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative
Technical/ Research significance SHR criteria (e)	<p>17 Bay Street as a former late Victorian terrace house that has been substantially altered, has no more potential to yield new information regarding its development and historical use than numerous other similar terrace houses found throughout the Woollahra Local Government Area.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
Rarity SHR criteria (f)	<p>17 Bay Street, as a former late Victorian terrace house that has been substantially altered, is not considered rare, with numerous examples of similar type buildings found throughout the Woollahra Local Government Area and NSW.</p>



	<p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
Representativeness SHR criteria (g)	<p>Although substantially altered, No. 17 Bay Street is a representative example of a former late Victorian terrace house that was converted for commercial use in the mid 20th century, and its current configuration is evidence of an historical pattern of development that eventuated in Bay Street (south) as we know it today, although the building is not aesthetically distinct or notable and numerous other examples are found throughout the Woollahra LGA.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
Integrity	<p>Considering the extent of physical change, 17 Bay Street, has little integrity as an example of a late Victorian terrace house.</p>
STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>No. 17 Bay Street is of little significance as a substantially altered late Victorian terrace house, with very few surviving details, makes minimal contribution to the historic character of the Bay Street (south) streetscape.</p> <p>The building is of some significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid-20th century, and forms part of the historical development of the Double Bay Centre.</p>
Level of Significance	<p>Does not meet the threshold for listing.</p>
Recommendations	<p>Not recommended for listing as a local or State item.</p>

LIST OF REFERENCES


Old System Conveyance Book 2399 No. 779; Book 2554 No. 787

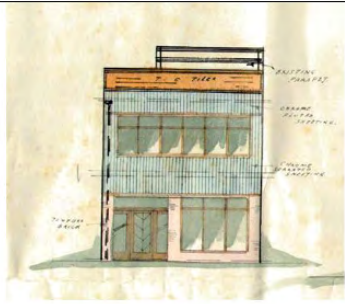
Woollahra Council Building Application 1897, entry 182; 491/60; 879/1964; 1226/64; 28/1965;
346/1968; 111/1994

Woollahra Council Development Application 756/1987; 277/1998

ITEM DETAILS	
Name of Item	Orlando (formerly)
Address	19 Bay Street
Lot DP/SP	Lot 1 DP 203535
Building Type	Single Terrace House
Current use	Beauty Salon
Former Use	Residential/Commercial
DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	<p>Located on eastern side of Bay Street within a row of mixed terrace housing, all converted for commercial/retail uses.</p> <p>No. 19 Bay Street is a modern office building with double height Modernist glass façade, steel beam and bold rendered frame. Likely a significant reworking of a terrace of which little original remains.</p> <p>A rendered brick two storey addition with rooftop terrace and garage to ground level is located facing Gum Tree Lane and has been largely altered since its initial construction around 1954-1965.</p> <p>Internally, the building has been significantly altered, with the majority of partitions removed, as well as a portion of the first floor to create an atrium space at the entry.</p>
Recent Photos	<div>  <p>Figure 1: Street frontage of No. 19 Bay Street, 2022</p> </div> <div>  <p>Figure 2: Rear of No. 19 Bay Street, viewed from Gum Tree Lane, 2022</p> </div>
Site Inspection	Exterior: Yes
	Interior: No
Physical condition	Good
Construction date	c1901
Modifications and dates	<p>1954: Construction of new rear addition (artist's display studio and garage), new shopfront and rear frontage to existing two storey residence (BA 303/1954)</p> <p>DA 886/1961: internal (works unknown)</p>

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	<p>1972: Change of use to hairdresser (DA 913/1972)</p> <p>DA 1332/1985 (works unknown)</p> <p>1995: Internal works (BA 528/1995)</p> <p>2006: New shopfront and rear elevation and internal alterations (DA 575/2006)</p> <p>2021: Demolition of the existing buildings Nos. 19 to 27 Bay Street and construction of a five-storey commercial development with four levels of basement parking (DA2021/535)</p>
HISTORY	
Historical note	<p>The allotment of No. 19 Bay Street was formed in the subdivision undertaken by William Prout Woolcott in 1886 (Lot 10 in Section 1). This allotment and also Lot 11 was purchased in 1887 by Mrs Mary Smith Banks (died 1927), wife of Richard Jones Banks (1838-1920), for 250 pounds. These two allotments today comprise Nos. 19-21 Bay Street. Banks undertook no development by the late 1890s, however by the 1900s a dwelling had been erected that was called Orlando and appears in the <i>Sands Directory</i> in 1901 occupied by Mrs. M.A. MacLaughlin.</p> <p>Mrs. Banks sold No. 19 Bay Street in 1921 to milk vendor Frederick William Trow Bayley (1864-1933) for 960 pounds, although according to the <i>Sands Directory</i>, he had been residing at the premises since 1905. Bayley ran his milk business from this address.</p> <p>Bayley died in 1933 at No. 19 Bay Street, but it was some decades later, in 1954, when the executors of his Will sold the property. The purchasers were property developers or builders Busch & Fischer Pty Ltd.</p> <p>Alterations were undertaken in 1954 for a new rear addition, new shopfront and new frontage to the laneway.</p> <p>In 1972, the premises was approved for use as a hairdressing salon.</p> <p>The existing shopfront, rear elevation and internal configuration of the building dates from 2006.</p>
Historical Images	 <p>Figure 3: Front and rear elevations of proposed new rear addition (BA 303/1954)</p>

	 <p>Figure 4: Proposed front elevation, 1954. (BA 303/1954)</p>
	APPLICATION OF CRITERIA
<p>Historical significance SHR criteria (a)</p>	<p>19 Bay Street is of some historical significance on a local level for forming of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826, and subdivided and developed by Cooper's descendants from the 1850s. The allotment forms part of the subdivision of the Woolcott Estate, undertaken in 1886.</p> <p>The place is also of some historical significance on a local level as clearly demonstrating in its built fabric the rapid change from residential to commercial uses that occurred throughout the locality in the mid-20th century, eventuating in the Double Bay Centre as it is known today, although this is incidental and not uncommon.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
<p>Historical association significance SHR criteria (b)</p>	<p>19 Bay Street is not associated with any known persons or events of significance.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
<p>Aesthetic significance SHR criteria (c)</p>	<p>19 Bay Street is of some of little aesthetic significance as a late Victorian terrace house, which has been significantly altered.</p> <p>Does not meet the criterion.</p>

	<p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
<p>Social significance SHR criteria (d)</p>	<p>19 Bay Street, as a substantially altered former late Victorian terrace house, converted for commercial use in the mid 20th century, minimally contributes to historic character of the streetscape along the southern end of Bay Street and is unlikely to be valued by the local community.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community's sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative
<p>Technical/ Research significance SHR criteria (e)</p>	<p>19 Bay Street as a substantially altered late Victorian house, has no more potential to yield new information regarding its development and historical use than numerous other similar terrace houses found throughout the Woollahra Local Government Area.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
<p>Rarity SHR criteria (f)</p>	<p>19 Bay Street, as a substantially altered late Victorian house, is not considered rare, with numerous examples of similar type buildings found throughout the Woollahra Local Government Area and NSW.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a

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	<p>community</p> <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
<p>Representativeness</p> <p>SHR criteria (g)</p>	<p>Although substantially altered, No. 19 Bay Street is a representative example of a former late Victorian terrace house that was converted for commercial use in the mid 20th century, and its current configuration is evidence of an historical pattern of development, although the building is not aesthetically distinct or notable and numerous other examples are found throughout the Woollahra LGA.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
Integrity	<p>Considering the extent of physical change, 19 Bay Street, has little integrity as an example of a late Victorian terrace house.</p>
STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>No. 19 Bay Street is of little significance as a substantially altered late Victorian terrace house with very few surviving details and that makes minimal contribution to the historic character of the Bay Street (south) streetscape.</p> <p>The building is of some significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid-20th century, and forms part of the historical development of the Double Bay Centre.</p>
Level of Significance	<p>Does not meet the threshold for listing.</p>
Recommendations	<p>Not recommended for listing as a local or State item.</p>
LIST OF REFERENCES	
<p>Old System Conveyance Book 400 No. 189; Book 1217 No. 595; Book 2315 No. 398</p> <p><i>Sand's Directory</i></p> <p>Woollahra Council Building Applications 305/54; 913/72; 72/1972</p> <p>Woollahra Council Development Application 575/2006</p> <p>Woollahra Council Rate Valuation - Double Bay Ward 1893, entries 182-183; 1908, entry 403</p>	

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ITEM DETAILS	
Name of Item	Royal Oak Hotel
Address	28 Bay Street and 1 South Avenue
Lot DP/SP	Lot 1 DP 570584 and Lot 1 DP 60445
Building Type	Hotel
Current use	Hotel
Former Use	Hotel
DESCRIPTION	
Designer	Original: Joseph Gale (assumed) 1924 rebuild: Prevost, Synott & Ruwald architects
Builder/ maker	Unknown
Physical Description	<p>The Royal Oak Hotel is located on the western side of Bay Street, on the corner of Bay Street and Cooper Street.</p> <p>It is a two-storey rendered masonry hotel with textured finish and hipped Marseilles tile roof with exposed rafters.</p> <p>The first floor has arcaded balconies (now enclosed), blind arched recesses with classical swags, and classically inspired balustrades giving the building an inter-war Georgian Revival or Mediterranean style appearance.</p> <p>The ground level facades have been altered with new openings and are tiled in dark green with timber framed doors and windows.</p> <p>The original rear yard has been enclosed to form a new gaming area, with covered area and outdoor deck above.</p> <p>Internally, the hotel has been much changed over the years, including most of the internal finishes, fittings, partitions, and the stairs. Some evidence of the early configuration of the place remains in the upper level with moulded ceilings, timber joinery and at least two or three original room layouts.</p>
Recent Photos	 <p>Figure 1: Street frontage of the Royal Oak Hotel, at the intersection of Bay Street and Cooper Street, 2022</p>



Figure 2: Bay Street frontage of the Royal Oak Hotel, 2022



Figure 3: Cooper Street frontage of the Royal Oak Hotel and No. 1 South Avenue, 2022



Figure 4: Surviving evidence of original interior configuration and detailing at first floor level.



Figure 5: Surviving evidence of original interior configuration and detailing at first floor level.

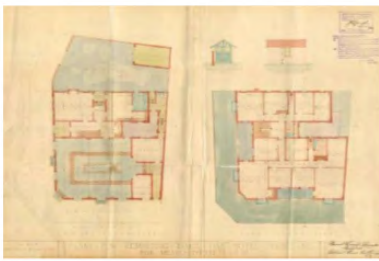



Figure 6: Surviving evidence of original interior configuration and detailing at first floor level.

Site Inspection	Exterior: Yes	Interior: Yes
Physical condition	Good	
Construction date	c1869 / 1924-5	
Modifications and dates	1920: Internal reconfigurations (DA 355/1920) 1924: Complete rebuild of hotel (DA 224/1924) 1934: Internal alterations to form a saloon bar (BA 257/1934) 1939: New 3 bay arched windows to Bay and Cooper Street frontages.	

	<p>1951: Alterations and additions, beer garden and WCs, demolition of garage (BA 338/1951)</p> <p>1953: Alterations to rear WCs and interiors along north side (DA 47/1953)</p> <p>BA 190/1959: Works unknown</p> <p>1963: Internal refurbishment and enclosing of beer garden (DA 163/1963)</p> <p>1964: Demolition of incinerator and new opening on Cooper Street frontage (BA 18/1964)</p> <p>1965: Cut back awning and replace (BA 183/1965)</p> <p>1978 Internal works</p> <p>2000: Alterations and additions to existing hotel, footpath restaurant license, extension of trading hours (283/2000)</p> <p>2001: Internal alterations and additions and minor external alterations (DA 11/2001)</p> <p>2001: New covered outdoor structure, BBQ and store (DA 776/2001)</p> <p>2001: Minor alterations, remove corner window and replace with door (DA 76/2001)</p> <p>2012: Hotel Alterations and additions to the rear of the Royal Oak Hotel including a new gaming area, covered area and outdoor deck with hours of operation for this area generally consistent with the approved hours of operation for the hotel, footpath seating, the removal of one tree and ancillary landscaping. (DA 387/2012)</p>
HISTORY	
Historical notes	<p>The southern side of Bay Street west of Cooper Street is within the government Village Reserve of Double Bay, established in 1834. In the instance of No. 28 Bay Street it was within Lot 18 of the Village purchased by Joseph Roberts in 1835. Shortly after, in 1838 Roberts sold Lot 18 together with Lot 17 that he also acquired in 1835, to Edward Robert Stack for 80 pounds. In 1853 Stack sold both allotments to Thomas Sutcliffe Mort for 350 pounds. Mort's interest in the land is thought to have been speculative. That interest had waned by 1868 when Mort sold Lot 17 & 18 to Henry Steriker Killick (clerk of Woollahra Council) for 600 pounds.</p> <p>In March 1869, a portion of Killick's land was purchased by Joseph Gale (1816-1890), stonemason and contractor, in the amount of 400 pounds. The land was located at the intersection of Bay and Cooper Streets and already contained a "messuage or dwelling house". In September 1869, Joseph Gale received a license for the Bay Street hotel, Double Bay. A month later, the hotel was known as the Royal Oak Hotel. It is assumed that the "dwelling house" sold to Gale in 1869 was in fact the hotel building and it seems probable that Gale was responsible for its construction. Gale was born at Oakhampton in England, and it is also assumed he named the hotel after his place of birth, although the name Royal Oak was a fairly popular name for a hotel at this time with others found in Paddington and the city of Sydney.</p> <p>Between 1872 and 1920 the hotel was owned and licensed by members of the Mortimer family, initially William (1823-1900), and after 1898 by his son Henry Walter (1861-1922).</p> <p>The Sydney brewers Tooth & Co purchased the freehold in 1920 and retained it until 1990. While Tooth & Co undertook some improvements in 1920, in 1924 the company planned to rebuild the hotel along modern lines and a full</p>

	<p>set of drawings was completed. These plans were approved by the Metropolitan Licensing Board in February 1925 (BA. 559/24).</p> <p>The new hotel was designed by the partnership of architects Reginald Argyle de Tessler Provost (1887-1942), Raymond William Synott (1891-1971) and Cyril Christian Ruwald (1895-1959). The firm was particularly well known for its hotel designs and between 1924 and 1931, the three partners produced dozens of hotels in Sydney suburbs and regional NSW towns for Tooth's brewery, drawing on an eclectic mix of the Mediterranean, Georgian Revival and English Domestic Revival styles.</p> <p>When re-opened in 1925 the Royal Oak Hotel comprised on the ground floor a large public bar with a U plan counter, two private parlours, a dining room and kitchen beside it. The first floor comprised nine bedrooms with communal sitting room and bathroom for guests. The whole site was cleared of the nineteenth century structures.</p> <p>Following the sale of the hotel in 1990, more substantial changes have occurred involving the internal reconfiguration of the ground and first floor levels and removal of the majority of the 1920s internal detailing and features, including the U plan counter. The ground floor level exteriors fronting Bay and Cooper Streets have been completely re-modelled and the rear beer garden enclosed.</p> <p>The long association with brewer/hoteliers Tooth & Co means that the building is well-documented archivally in local, state and national repositories, as well as in records held by Woollahra Council. These records support interpretation of the building's history of physical change over time in line with the local community's expectations.</p>
<p>Historical images</p>	<div data-bbox="563 1120 949 1366"> </div> <div data-bbox="563 1366 949 1422"> <p>Figure 7: The first Royal Oak Hotel in about 1870.</p> </div> <div data-bbox="949 1120 1356 1377"> </div> <div data-bbox="949 1377 1356 1467"> <p>Figure 8: Undated, possibly 1920s, photograph of stables of the first Royal Oak Hotel</p> </div> <div data-bbox="563 1467 949 1713"> </div> <div data-bbox="563 1713 949 1780"> <p>Figure 9: The Royal Oak Hotel in 1930 soon after it was remodelled in 1925.</p> </div> <div data-bbox="949 1467 1356 1747"> </div> <div data-bbox="949 1747 1356 1830"> <p>Figure 10: This detail of a government survey published in 1895 recorded the first Royal Oak Hotel and its outbuildings</p> </div>



	 <p>Figure 11: Provost, Synott and Ruwald's floor plans of the new Royal Oak Hotel designed in 1924</p>	 <p>Figure 12: Provost, Synott and Ruwald's elevations and section of the new Royal Oak Hotel designed in 1924.</p>
APPLICATION OF CRITERIA		
<p>Historical significance SHR criteria (a)</p>	<p>The Royal Oak Hotel, No. 28 Bay Street is of historical significance on a local level for forming part of the historical development of the Double Bay Village Reserve, established by the government in 1834. The hotel was constructed in c.1869, making it one of the oldest commercial buildings within the Double Bay Centre and has been in continuous use as a hotel since that time. Although the building was entirely rebuilt in 1924, it retains its original name, entry configuration and siting at the corner of Bay and Cooper Streets.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association 	
<p>Historical association significance SHR criteria (b)</p>	<p>No. 28 Bay Street is associated with noted hotel architects Prevost, Synott & Ruwald, who designed the remodelled Royal Oak Hotel in 1924 for then owners Tooth & Co. The architectural firm designed numerous hotels in NSW between 1924 and 1931 for Tooth & Co., a highly successful and influential brewer and hotelier company.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association 	
<p>Aesthetic significance</p>	<p>No. 28 Bay Street is of aesthetic significance as a hotel designed by noted architectural firm Prevost, Synott & Ruwald in the Inter-war Georgian Revival style. The hotel makes a strong contribution to the historic character of the</p>	


SHR criteria (c)	<p>immediate locality and retains architectural details of note including the overall form of the hotel, Marseille tile roof, exposed rafters, arcaded balconies (now enclosed), blind arched recesses with classical swags, and classically inspired balustrades. Although the ground level facades have been altered (sympathetically), and little evidence of the original internal configuration and detailing remains, the hotel serves as a charming transition between the residential character to the west of Bay Street and the commercial development to the east.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
Social significance SHR criteria (d)	<p>No. 28 Bay Street is likely to be of some value to the local community as a contributing element to the historic character of the western side of the Double Bay Centre and as one of the oldest surviving commercial buildings to be located in the area. As a hotel in continuous operation since 1869, the place is likely to be of social significance to the local residents as an historical gathering place and recreational venue.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community's sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative
Technical/ Research significance SHR criteria (e)	<p>As a hotel almost entirely rebuilt in 1924 by noted architectural firm Prevost, Synott & Ruwald, No. 28 Bay Street may have potential to yield further information regarding the design of hotels for Tooth & Co. and by Prevost, Synott & Ruwald. The Royal Oak Hotel retains evidence of its evolution as an early 20th century Sydney pub and together with the archival records of its adaptation over time, it demonstrates the processes of change in buildings of its type, responding to the changing needs of the community which it continues to serve.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture



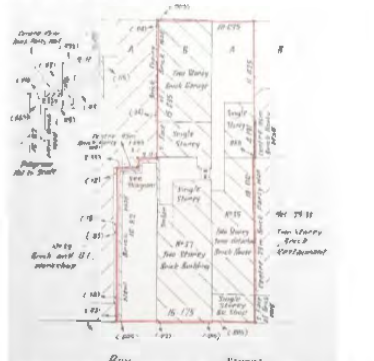
	<ul style="list-style-type: none"> • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
Rarity SHR criteria (f)	<p>Originally constructed in c.1869 (and substantially altered in 1924), the Royal Oak Hotel, is rare as the oldest surviving commercial building located on Bay Street and possibly within the Double Bay Centre. The name of the hotel and its siting at the corner of Bay and Cooper Street, can be traced back to the original building. As a hotel building designed for Tooth & Co by architects Prevost, Synott & Ruwald, the Royal Oak Hotel is not rare being one of dozens of hotels with a similar history located throughout Sydney and NSW. However, being one of only two hotel buildings located within the Double Bay Centre, with historical links to the early commercial development of the area, the Royal Oak Hotel is considered rare within the immediate locality.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
Representativeness SHR criteria (g)	<p>No. 28 Bay Street is a representative example of a hotel building designed by Prevost, Synott & Ruwald for Tooth & Co in the Inter-war Georgian Revival style. The Royal Oak Hotel is one of a number of similar, suburban hotels that remain extant throughout NSW.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
Integrity	<p>Given the extent of change (internally and externally), The Royal Oak Hotel, No. 28 Bay Street has a moderate to little level of integrity, although the exteriors at first floor level and the roof form have a relatively high level of integrity to their 1924 configuration.</p>

STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>The Royal Oak Hotel, No. 28 Bay Street, is of significance as surviving evidence of the historical development of the Double Bay Village Reserve, established by the government in 1834s and as being one of the oldest surviving commercial buildings located within the Double Bay Centre (originally constructed c.1869), and the oldest surviving commercial building located on Bay Street, making the place rare within the local context. The place is also of historical significance and rarity on a local level for being in continuous operation as the Royal Oak Hotel since 1869.</p> <p>The hotel has significant historical associations with noted architectural firm Prevost, Synott & Ruwald, who rebuilt the hotel in 1924 for then owners Tooth & Co., an historically significant brewer/hotelier company of the 19th and 20th centuries in NSW.</p> <p>Designed in the Inter-war Georgian Revival style, the hotel is a representative example of the work of Prevost, Synott & Ruwald. The building has some aesthetic significance for its surviving upper-level external features including its overall form, Marseille tile roof, arcaded balconies (now enclosed), blind arched recesses with classical swags, and classically inspired balustrades. The hotel makes a strong contribution to the historic character of Bay Street and a charming transition between the residential and commercial precincts on the western side of the Double Bay Centre.</p>
Level of Significance	Local significance
Recommendations	The Royal Oak Hotel (excluding interiors) should be listed as a local heritage item in Schedule 5 of the Woollahra LEP 2014. Does not warrant listing as a State heritage item.
LIST OF REFERENCES	
<p>Old System Conveyance Book L No. 719; Book 28 No. 722; Book 110 No. 291; Book 128 No. 537, Book 112 No. 998</p> <p>Primary Applications 17958 and 10445</p> <p>State Records NSW Plans 70407-70413</p> <p>Torrens Title Dealing 12656; A361223; Z48854</p> <p>"Water Police Court", <i>The Sydney Morning Herald</i>, Wednesday 11th August 1869, pg. 9 and Wednesday 31st January 1872, pg. 2</p> <p>"Borough Council", <i>The Sydney Morning Herald</i>, Friday 3rd September 1869, pg. 2</p>	

ITEM DETAILS	
Name of Item	-
Address	29-33 Bay Street
Lot DP/SP	Lots B, C, D DP 162727
Building Type	Group of terrace houses
Current use	Restaurant, commercial (vacant)
Former Use	Residential, restaurant

DESCRIPTION	
Designer	Unknown
Builder/ maker	Unknown
Physical Description	<p>Located on the eastern side of Bay Street, Nos. 29-33 and 35 together form a group of four terraces within a row of mixed terrace housing, all converted for commercial/retail uses.</p> <p>Nos 29-33 Bay Street are two storey terraces with rendered façades, moulded string courses in parapet, concave curved verandah roofs, modern steel balustrades, modern joinery, and modern shop fronts at ground level.</p> <p>The original parapet and line of balcony roofs are visible from the street and contribute to the character of the streetscape.</p> <p>The terraces are set back further from the street than the neighbouring buildings. The original ground floor front walls to all three buildings have been removed and new glazing inserted in alignment with the balconies above.</p> <p>Internally, all three terraces have been amalgamated to form one restaurant space. Additions to the rear have been constructed at varying times since the mid-20th century.</p> <p>A later addition brick boundary wall encloses a covered courtyard to the rear of Nos. 31 and 33, while a later garage/food store is located at the boundary of No. 29.</p> <p>The interiors have been significantly altered, including the removal of the dividing walls between nos. 31 and 33, partition walls, and original finishes.</p>
Recent Photos	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Figure 1: Street frontage of 29-33 Bay Street, 2022.</p> </div> <div style="text-align: center;">  <p>Figure 2: Rear of nos. 31-33 Bay Street, from Gum Tree Lane, 2022.</p> </div> </div>



			Figure 3: Rear of No. 29 Bay Street, from Gum Tree Lane, 2022
Site Inspection	Exterior: Yes	Interior: No	
Physical condition	Good		
Construction date	c1894		
Modifications and dates	<p>1968: 29-33 Bay Street: Restaurant and wine bar with florist, first floor hair dresser and health salon (DA 124/1968)</p> <p>1968 Change of use to restaurant – Eliza’s</p> <p>1969: Convert first floor residence to store room (DA 103/1969)</p> <p>1972: Amalgamation of 31 and 33 (DA 90/1972)</p> <p>1974: Eliza’s Restaurant – extension, likely to rear ground floor of No. 29 (DA 214/1974)</p> <p>1990: Eliza’s restaurant - internal works (DA 910/1990)</p>		
HISTORY			
Historical notes	<p>The allotments of Nos. 29-33 Bay Street were formed in the subdivision undertaken by William Prout Woolcott in 1886 (Lot 15-16 in Section 1). This allotment and also Lot 17 (No. 35 Bay Street) were purchased in 1891 by Robert Kirkham (1865-1896) for 352 pounds 10 shillings. These two allotments today comprise Nos. 29-35 Bay Street.</p> <p>Subsequently, in 1892 Kirkham conveyed the two allotments to Thomas Henry Holdship (1864-1910) for 330 pounds. While Kirkham was a building contractor, the loss on the sale in 1892 indicates Holdship, a merchant, arranged for the building of the terrace of four dwellings (Nos. 29-35). In the instance of Nos.29-33 Bay Street the houses were named Falaine (No. 29), Wairoa/Kiora (No. 31), and Tarawera (No. 33). By 1925 No. 29 Bay Street had been converted to a grocery shop and dwelling.</p> <p>Between 1902 and 1935 the owner was estate agent Walter George Duke Allerton (died 1933). From 1935 the owner was builder Richard Newland Danks (1900-1986). Danks undertook a subdivision in 1958 to form individual title to each of the properties, with Nos 29-33 Bay Street (Lots B, C and D) being conveyed to Ravenswood Investment Pty Ltd for \$31,000 in 1969.</p> <p>Around 1968 and 1969 alterations were undertaken to convert all three premises to a restaurant trading as Eliza’s Restaurant offering French cuisine, smorgasbord and wine bar, with the upper floor spaces being converted to a hairdresser and beauty salon. Eliza’s was a fashionable place to go to, used for fashion shoots and appearing in magazines of the day in the social pages. New works to accommodate its popularity were undertaken in 1974 and 1990.</p>		

<p>Historical Images</p>	 <p>Figure 4: The street frontage of Nos. 29-33 Bay Street in 1975 when the premises were Eliza's Restaurant.</p>  <p>Figure 5: Proposed works to interior of Nos. 31 and 33 Bay Street, and rear of Nos. 29 and 35 Bay Street, 2009</p>  <p>Figure 6: Survey Plan of Nos. 37 and 37 Bay Street, 1975</p>
<p>APPLICATION OF CRITERIA</p>	
<p>Historical significance SHR criteria (a)</p>	<p>Nos. 29-33 Bay Street are of some historical significance on a local level for forming part of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826 and subdivided and developed by Cooper's descendants from the 1850s. The allotments forms part of the subdivision of the Woolcott Estate, undertaken in 1886.</p> <p>The place is also of some historical significance on a local level as clearly demonstrating in the built fabric the rapid change from residential to commercial uses that occurred throughout the locality in the mid-20th century, eventuating in the Double Bay Centre as it is known today, although this is incidental and not uncommon.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
<p>Historical association significance SHR criteria (b)</p>	<p>Nos. 29-33 Bay Street are associated with the fashionable and popular Eliza's Restaurant, which occupied the premises form 1968/9 to at least the 1990s and its associations with the Double Bay Centre in the mid to late 20th century enhanced the "cosmopolitan" character of the locality, although the restaurant is</p>

	<p>no longer well known.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> shows evidence of a significant human occupation is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events provides evidence of people or events that are of dubious historical importance has been so altered that it can no longer provide evidence of a particular association
<p>Aesthetic significance</p> <p>SHR criteria (c)</p>	<p>29-33 Bay Street is of some aesthetic significance as a group of four (alongside No. 35 Bay Street) late Victorian terrace houses (albeit substantially altered) that retain their upper level and parapet and form part of a group of similarly altered terrace houses. Regardless of the ground level alterations, the form and configuration of the upper level street façades contribute to the historic character of the Bay Street (south) streetscape.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement. is the inspiration for a creative or technical innovation or achievement. is aesthetically distinctive. has landmark qualities. exemplifies a particular taste, style or technology. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is not a major work by an important designer or artist has lost its design or technical integrity. its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded. has only a loose association with a creative or technical achievement.
<p>Social significance</p> <p>SHR criteria (d)</p>	<p>29-33 Bay Street, as a group of former late Victorian terrace houses (alongside No. 35 Bay Street), converted for commercial use in the mid 20th century, forms part of a distinctive streetscape along the southern end of Bay Street of similar building types, that appears to be valued by the community as a contributing element to the historic character of the Double Bay Centre, although social significance has not been formally assessed.</p> <p>Its long term use as Eliza's Restaurant may be of some value to the local community as a contributing factor in the establishment of the "cosmopolitan" character of the Double Bay Centre in the late 20th century, although the restaurant is no longer well known.</p> <p>Potentially meets the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> is important for its associations with an identifiable group is important to a community's sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is only important to the community for amenity reasons is retained only in preference to a proposed alternative
<p>Technical/Research significance</p>	<p>29-33 Bay Street as a group of former late Victorian terrace houses (alongside No. 35 Bay Street) has no more potential to yield new information regarding its development and historical use than numerous other similar terrace houses found</p>


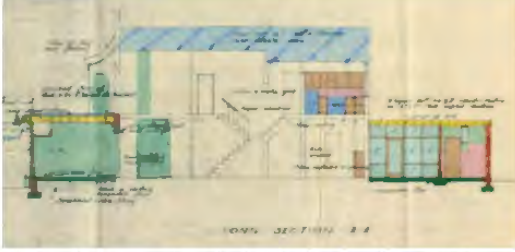

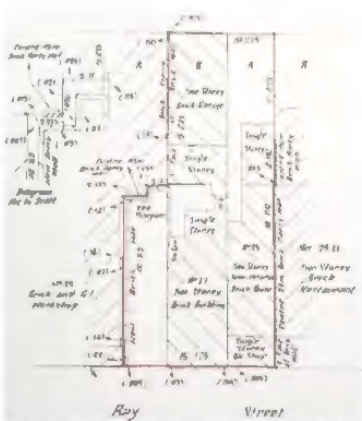
SHR criteria (e)	<p>throughout the Woollahra Local Government Area and any information uncovered would not be new or substantial.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
<p>Rarity</p> <p>SHR criteria (f)</p>	<p>29-33 Bay Street as a group of former late Victorian terrace houses (alongside No. 35 Bay Street) is not considered rare, with numerous examples of similar type buildings found throughout the Woollahra Local Government Area and NSW.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
<p>Representativeness</p> <p>SHR criteria (g)</p>	<p>Although substantially altered, Nos. 29-33 Bay Street is a representative as a group of former late Victorian terrace houses (alongside No. 35) that were converted for commercial use in the mid-20th century, and its current configuration is evidence of an historical pattern of development that has resulted in the historical character of Bay Street (south), although the building is not aesthetically distinct or notable and numerous other examples are found throughout the Woollahra LGA.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type

	<ul style="list-style-type: none"> • does not represent well the characteristics that make up a significant variation of a type
Integrity	Considering the extent of physical change, 29-33 Bay Street, has little integrity as an example of a group of late Victorian terrace houses.
STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>Nos. 29-33 Bay Street, as a group of late Victorian terrace houses together with No. 35 Bay Street), is a contributing element to the historic character of the Bay Street (south) streetscape and are of minor aesthetic significance as a group of terraces that remain somewhat intact to their street presentation. The buildings are also of minor significance for demonstrating in their built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20th century, although the work was not undertaken by an architect of note and is not of architectural interest. It is one of numerous similar buildings located throughout the Woollahra LGA.</p> <p>The historic use of the place by Eliza's Restaurant from 1968/9 until at least the 1990s is of note as a contributing factor in the view of the Double Bay Centre as a "cosmopolitan" shopping precinct, although the restaurant is no longer well known.</p>
Level of Significance	Does not meet the threshold for listing.
Recommendations	Not recommended for listing as a local or State item.
LIST OF REFERENCES	
<p>Miscellaneous Plan of Subdivision 12727 (now DP 162727)</p> <p>Old System Conveyance Book 480 No. 702; 490 No. 350; 718 No. 642; 1720 No. 525; 2928 No. 904</p> <p><i>Sand's Directory</i>, 1925</p> <p>Woollahra Council Rate Valuation - Double Bay Ward 1893, entries 187-189; 1934, entry 17</p> <p>Woollahra Council Development Application 124/1968; 214/1974; 910/1990</p>	

ITEM DETAILS		
Name of Item	Waitara	
Address	35 Bay Street	
Lot DP/SP	Lot A DP 162727	
Building Type	Group of Terraces	
Current use	Retail Store	
Former Use	Residential/Commercial	
DESCRIPTION		
Designer	Unknown	
Builder/ maker	Unknown	
Physical Description	<p>Located on the eastern side of Bay Street, Nos. 29-33 and 35 together form a group of four terraces within a row of mixed terrace housing, all converted for commercial/retail uses.</p> <p>No. 35 Bay Street comprises a two storey terrace with rendered façade, moulded string courses in parapet, concave curved verandah roof, modern steel balustrade, modern joinery, and modern shop fronts. The front façade has been painted uniformly in pink.</p> <p>The original parapet and line of balcony roofs to Nos. 29-35 are visible from the street and contribute to the character of the streetscape.</p> <p>The original balcony has been enclosed by glazing and a rooftop terrace formed over the extended ground floor, with the existing handrail realigned with the new shopfront below.</p> <p>Internally, the building has been much changed. A portion of the original first floor front wall remains however the internal partitions and details have been removed.</p>	
Recent Photos	<div><p>Figure 1: Street frontage of No. 35 Bay Street, 2022</p></div> <div><p>Figure 2: Rear of No. 35 Bay Street, from Gum Tree Lane, 2022</p></div>	
Site Inspection	Exterior: Yes	Interior: No
Physical condition	Good	
Construction date	1894	
Modifications and dates	<p>1958: 35 Bay Street: Internal works and new shopfront and rear addition (DA 261/1958)</p> <p>1963: 35 Bay Street: Internal alterations - shop and residence and new shopfront (BA 1001/1967)</p>	

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	<p>1969: 35 Bay Street: Change of use to dress shop from antique shop (DA 258/1969)</p> <p>1969: Alterations to rear carport (DA 816/1969)</p> <p>1974: Reconfiguration new front and rear works (BA 744/1974)</p> <p>1976: Internal alterations - hair salon (DA 504/1976)</p> <p>1991: 35 and 37 Bay Street: Fitouts for retail and offices, and changes to frontages and rear (DA 401/1991)</p> <p>2008: Internal reconfiguration, change of use and new glazing to shopfronts (DA 543/2008)</p> <p>2008: 35 Bay Street: upgrade shopfront, internal alterations (DA 171/2008)</p>
HISTORY	
Historical notes	<p>The allotment of No. 35 Bay Street was formed in the subdivision undertaken by William Prout Woolcott in 1886 (Lot 17 in Section 1). This allotment and also Lots 15-16 were purchased in 1891 by Robert Kirkham, for 352 pounds 10 shillings. These two allotments today comprise Nos. 29-35 Bay Street. Subsequently, in 1892 Kirkham conveyed the two allotments to Thomas Henry Holdship (1864-1910) for 330 pounds. While Kirkham was a building contractor the loss on the sale in 1892 indicates Holdship, a merchant, arranged for the building of the terrace of four dwellings (Nos. 29-35). In the instance of No 35 Bay Street the house was named Waitara.</p> <p>Between 1902 and 1935 the owner was estate agent Walter George Duke Allerton (died 1933). From 1935 the owner was builder Richard Newland Danks (1900-1986). Danks undertook a subdivision in 1958 to form individual title to each of the properties, with No. 35 Bay Street (Lot A) in 1958 being sold to Thomas Oliver Johnson (1915-2001) for 3750 pounds.</p> <p>Johnson converted the building to a shop in 1958 (assumed for antiques) with internal works, new shopfront and rear addition (works by Cranna and Mitchell architects). The shopfront was changed again in 1967 and 1974, and internal alterations also were made. In 1975, No. 35 Bay Street was described as a single storey brick shop and a two storey semi-detached brick house and a single storey building located on Lot A. A new amenities block was constructed to the rear of No. 35 in 1991, possibly replacing an earlier 1954 addition in the same location.</p> <p>The division into two commercial occupants occurred in 1984.</p> <p>During the 1990s, the place housed the Double Bay Bridge Club (now located at No. 45a Bay Street).</p> <p>The most recent approved works were undertaken in 2008 which affected the shop frontage and internal configuration. Works undertaken in 2008 included the sharing of services at the rear of No. 35 Bay with its neighbours to the north, Nos. 37 and 39 Bay Street, to increase the capacity for the restaurant uses at No. 37 Bay Street.</p>



<p>Historical Images</p>	 <p>Figure 3: Proposed works to front elevation, DA 261/1958</p>  <p>Figure 4: Proposed works to No. 35 Bay Street, DA 261/1958</p>  <p>Figure 5: Proposed works to interior of Nos. 31 and 33 Bay Street, and rear of Nos. 29 and 35 Bay Street, 2009</p>  <p>Figure 6: Survey Plan of Nos. 37 and 39 Bay Street, 1975</p>
<p>APPLICATION OF CRITERIA</p>	
<p>Historical significance SHR criteria (a)</p>	<p>35 Bay Street is of some historical significance on a local level for forming part of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826, and subdivided and developed by Cooper's descendants from the 1850s. The allotment forms part of the subdivision of the Woolcott Estate, undertaken in 1886.</p> <p>The place is also of some historical significance on a local level as clearly demonstrating in its built fabric the rapid change from residential to commercial uses that occurred throughout the locality in the mid-20th century, eventuating in the Double Bay Centre as it is known today, although this is incidental and not uncommon.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes

	<ul style="list-style-type: none"> • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Historical association significance SHR criteria (b)	<p>35 Bay Street is not associated with any known persons or events of significance.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Aesthetic significance SHR criteria (c)	<p>35 Bay Street is of some aesthetic significance as one within a group of four (alongside Nos. 29-33) late Victorian terrace houses (albeit altered) that remains relatively intact to its street presentation and contributes to the historic character of the immediate locality.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
Social significance SHR criteria (d)	<p>35 Bay Street, as one of a group of four (alongside Nos. 29-33) late Victorian terrace houses, converted for commercial use in the mid 20th century, forms part of a distinctive streetscape along the southern end of Bay Street of similar buildings types, that appears to be valued by the community as a contributing element to the historic character of the Double Bay Centre, although social significance has not been formally assessed.</p> <p>Potentially meets the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community's sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative
Technical/Research significance	<p>35 Bay Street as one of a group of four (alongside Nos. 29-33) late Victorian terrace houses has no more potential to yield new information regarding its development and historical use than numerous other similar terrace houses found throughout the Woollahra Local Government Area. Any information uncovered</p>


SHR criteria (e)	<p>would not be new or substantial.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
Rarity SHR criteria (f)	<p>35 Bay Street as one of a group of four (alongside Nos. 29-33) former late Victorian terrace houses is not considered rare, with numerous examples of similar type buildings found throughout the Woollahra Local Government Area and NSW.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
Representativeness SHR criteria (g)	<p>Although altered, No. 35 Bay Street is a representative example of a former late Victorian terrace houses that was converted for commercial use in the mid 20th century, and its current configuration is evidence of an historical pattern of development that has resulted in the historical character of Bay Street (south), although the building is not aesthetically distinct or notable and numerous other examples are found throughout the Woollahra LGA.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type

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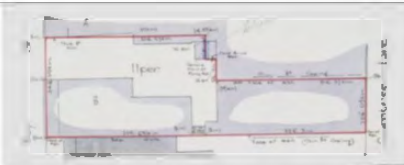
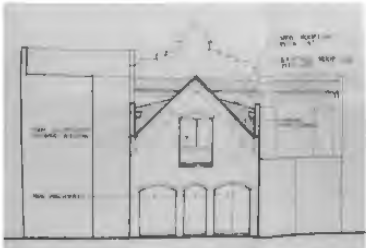
Integrity	Considering the extent of physical change, 35 Bay Street, has little integrity as an example of a late Victorian terrace house.
STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	No. 35 Bay Street, as one of a group of late Victorian terrace houses (alongside Nos. 29-33 Bay Street), is a contributing element to the historic character of the Bay Street (south) streetscape and is of minor aesthetic significance as a terrace that remains somewhat intact to its street presentation. The building is also of some significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20 th century, although the work was not undertaken by an architect of note and is not of architectural interest. It is one of numerous similar buildings located throughout the Woollahra LGA.
Level of Significance	Does not meet the threshold for listing.
Recommendations	Not recommended for listing as local or State item.
LIST OF REFERENCES	
<p>BA 1001/1967 BA 744/1974</p> <p>K. J. Austin & CO. Surveyors, survey notes, 25th March 1975</p> <p>Miscellaneous Plan of Subdivision 12727 (now DP 162727)</p> <p>Old System Conveyance Book 480 No. 702; Book 490 No. 350; Book 718 No. 642; Book 1720 No. 525; Book 2248 No. 293</p> <p>Woollahra Council Building Application 361/58</p> <p>Woollahra Council Development Application 200/1984; 543/2008; 171/2008</p> <p>Woollahra Council Rate Valuation - Double Bay Ward 1893, entry 190</p>	

ITEM DETAILS	
Name of Item	Zetland
Address	37 Bay Street
Lot DP/SP	Lot A and B DP 371452
Building Type	Terrace house and infill addition
Current use	Restaurant
Former Use	Residential/commercial
DESCRIPTION	
Designer	Unknown (original terrace), Bruce L. Hains, Architect (infill development)
Builder/ maker	Unknown
Physical Description	<p>No. 37 Bay Street is located on the eastern side of Bay Street, within a row of mixed terrace housing, all converted for commercial/retail use.</p> <p>No. 37 comprises two buildings: a converted terrace and later infill of sympathetic form. The southern building is the original two-storey painted brick terrace with rendered decoration, probably originally face brick with rendered details, including an elaborate rendered pedimented parapet with the date 1886. It features a first floor verandah with bullnosed roof, cast iron balustrade and valence, French doors with fanlights. It is unclear whether the joinery is original or a later addition.</p> <p>The northern building is a two-storey painted brick infill dressed up with balcony similar to the southern building, but is otherwise plain and clearly modern.</p> <p>The ground floor to the original terrace has been altered significantly, and the former central passage has been opened up in order to amalgamate the two buildings. Documentary evidence suggests that the upper floor of the southern building has also been altered, including the removal of all existing internal partitions and stairs.</p> <p>To the rear of the property, a covered courtyard is located behind the two buildings. A separate two storey painted brick building, presently used as a salon, is also located behind the original terrace and infill, and fronts Gum Tree Lane. This building shows evidence of its former single storey configuration with steeply pitched roof. Around 1974, an additional storey was added within the roof space of the existing building and new openings created.</p> <p>To the north of the rear building (also behind No. 39), is an open concreted carparking area, covered with a cloth awning.</p>
Recent Photos	<div>  <p>Figure 1: Frontage of the converted terrace at No. 37 Bay Street</p> </div> <div>  <p>Figure 2: Frontage of infill development at No. 37 Bay Street</p> </div>

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		Figure 3: Rear of No. 37 Bay Street, from Gum Tree Lane, 2022
Site Inspection	Exterior: Yes	Interior: No
Physical condition	Good	
Construction date	1886 and 1976 (infill building)	
Modifications and dates	<p>1969: Alterations to rear carport (DA 816/1969)</p> <p>1974: Alterations to front and rear (BA 744/1974)</p> <p>1976: Internal alterations - hair salon (DA 504/1976)</p> <p>1984: Shop 2 - create separate shop. Coffee Lounge and Real Estate (DA 200/1984)</p> <p>1991: New fitouts for retail and offices and changes to frontages (DA 401/1991)</p> <p>2008: Internal reconfiguration, change of use, new glazing to shopfronts (also 35 and 39) (DA 543/2008)</p> <p>2008: Upgrade shopfront, internal alts (also 35) (DA 171/2008)</p> <p>2008: Restaurant/Cafe change of use including alterations and additions to the building (543/2008)</p>	
HISTORY		
Historical notes	<p>The terrace house at No. 37 Bay Street is located on Lot 18 in Section 1 of the subdivision undertaken by William Prout Woolcott in 1886.</p> <p>This allotment was purchased in 1892 by James Galbraith for 120 pounds. James Galbraith, a cab proprietor, first appears in the 1898 Sands Directory as residing in Bay Street. In the early 1890s No. 37 comprised vacant land, however a dwelling had been completed by the late 1890s, which was called Zetland. James Galbraith died in 1898 with outstanding debts, which were settled in 1901 by his brother John Galbraith who then acquired No. 37 Bay Street.</p> <p>John Galbraith (1870-1923) carried on his brother's cab business and was a partner with brother Samuel in the motor garage trading as J&S Galbraith at No. 39 Bay Street until he died in 1923. He was an alderman of Woollahra Council representing Double Bay from 1914.</p> <p>After John's death the property came to be owned by members of his family. The extent of Galbraith's property comprised Lot 18 (No. 37. Bay Street), Lots 19 and 20 (No. 39 Bay Street), and Lot 21 (No. 41 Bay Street).</p> <p>In 1948 No. 37 Bay Street was transferred to Galbraith's daughter, Mrs Amy Grace Elizabeth Johnson, who retained ownership until 1968.</p> <p>In 1975, No. 37 Bay Street was described as consisting of a one and two storey brick building with a one and two storey brick garage, located on Lot B. On the northern side of the original terrace house was vacant land (see survey plan below). This was later infilled in c1976 with a new two storey building, in a style sympathetic to the Victorian era terraces that characterised this portion of Bay</p>	



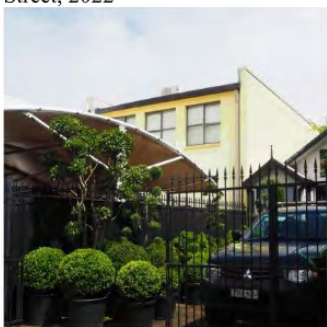
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	<p>Street. Other alterations and additions were undertaken in 1976 including conversion of the rear two storey garage into a separate commercial space.</p> <p>In 2008, the property was in use as a jeweller and café with commercial offices in the former rear garage. DA 543/2008 involved the conversion of the rear garage into a hairdressing salon and the amalgamation of the original terrace house with the later addition building on its north to form a restaurant with new glazed shop fronts to both buildings. The change of use included the provision of a kitchen prep area, offices and store located at the rear of No. 39 Bay Street and toilet facilities at the rear of No. 35 Bay Street.</p>
Historical Images	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Figure 4: No. 37 Bay Street, c2008</p> </div> <div style="text-align: center;">  <p>Figure 5: The building footprint of No. 37 Bay Street as recorded in 1951 showing a cottage with street verandah and yard to the north.</p> </div> </div> <div style="text-align: center; margin-top: 20px;">  <p>Figure 6: Proposed rear elevation, BA 744/1974</p> </div>
APPLICATION OF CRITERIA	
<p>Historical significance</p> <p>SHR criteria (a)</p>	<p>No. 37 Bay Street is of some historical significance on a local level for forming part of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826 and subdivided and developed by Cooper's descendants from the 1850s. The allotment forms part of the subdivision of the Woolcott Estate, undertaken in 1886.</p> <p>The place is also of some historical significance on a local level as clearly demonstrating in its built fabric the rapid change from residential to commercial uses that occurred throughout the locality in the mid-20th century, eventuating in the Double Bay Centre as it is known today, although this is incidental and not uncommon.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance



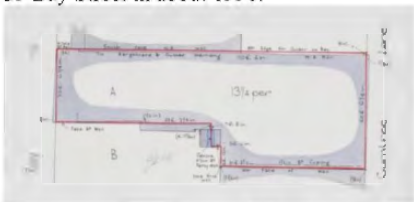
	<ul style="list-style-type: none"> has been so altered that it can no longer provide evidence of a particular association
Historical association significance SHR criteria (b)	<p>No. 37 Bay Street is not associated with any known persons or events of significance.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> shows evidence of a significant human occupation is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events provides evidence of people or events that are of dubious historical importance has been so altered that it can no longer provide evidence of a particular association
Aesthetic significance SHR criteria (c)	<p>The southern building of No. 37 Bay Street is of some aesthetic significance as a late Victorian terrace house, that while altered, remains relatively intact to its street presentation and contributes to the historic character of the immediate locality.</p> <p>The northern building of No. 37 Bay Street is of little aesthetic significance as a modern infill development, however, is sympathetic to the original building and Bay Street streetscape in its scale, overall form and configuration.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement is the inspiration for a creative or technical innovation or achievement is aesthetically distinctive has landmark qualities exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is not a major work by an important designer or artist has lost its design or technical integrity its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded has only a loose association with a creative or technical achievement
Social significance SHR criteria (d)	<p>The southern building of No. 37 Bay Street, as a former late Victorian terrace house, converted for commercial use in the mid 20th century, forms part of a distinctive streetscape along the southern end of Bay Street of similar buildings types, that appears to be valued by the community as a contributing element to the historic character of the Double Bay Centre, although social significance has not been formally assessed.</p> <p>As a modern infill development, the northern building of No. 37 Bay Street is unlikely to be valued by the community.</p> <p>Potentially meets the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> is important for its associations with an identifiable group is important to a community's sense of place (original terrace only) <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is only important to the community for amenity reasons is retained only in preference to a proposed alternative

<p>Technical/ Research significance SHR criteria (e)</p>	<p>The southern building of No. 37 Bay Street as a former late Victorian terrace house has no more potential to yield new information regarding its development and historical use than numerous other similar terrace houses found throughout the Woollahra Local Government Area. Any information uncovered would not be new or substantial.</p> <p>The northern building of No. 37 Bay Street, as a modern infill development has no potential to yield information regarding the development and historical use of the site, formerly vacant land.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
<p>Rarity SHR criteria (f)</p>	<p>The southern building of No. 37 Bay Street as a former late Victorian terrace house is not considered rare, with numerous examples of similar type buildings found throughout the Woollahra Local Government Area and NSW.</p> <p>As a modern infill development, the northern building of No. 37 Bay Street is not rare.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
<p>Representativeness SHR criteria (g)</p>	<p>The southern building of No. 37 Bay Street is a representative example of a former late Victorian terrace house that was converted for commercial use in the mid 20th century, and its current configuration is evidence of an historical pattern of development that has resulted in the historical character of Bay Street (south), although the building is not aesthetically distinct or notable and numerous other examples are found throughout the Woollahra LGA.</p> <p>The northern building of No. 37 Bay Street as a sympathetic infill development is not a representative example of a terrace house.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items

	<ul style="list-style-type: none"> • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
Integrity	Considering the extent of physical change, No. 37 Bay Street has moderate to little integrity as an example of a late Victorian terrace house.
STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>No. 37 Bay Street is of some significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20th century, and forms part of the historical development of the Double Bay Centre.</p> <p>No. 37 Bay Street comprises a late Victorian terrace house with later infill addition. The southern building, comprising a former late Victorian terrace house, is a contributing element to the historic character of the Bay Street (south) streetscape, and which is strengthened by forming part of a group of similar building types in the immediate vicinity, although the work was not undertaken by an architect of note and is not of architectural interest. It is one of numerous similar buildings located throughout the Woollahra LGA.</p> <p>The northern building of No. 37 Bay Street comprises a modern infill development that is sympathetic in form, scale and configuration to the original terrace and streetscape of Bay Street.</p>
Level of Significance	Does not meet the threshold for listing.
Recommendations	Not recommended for listing as a local or State item.
LIST OF REFERENCES	
<p>'Late Ald Galbraith', <i>Evening News</i>, 1/11/1923, p.9</p> <p>Old System Conveyance Book 487 No. 886</p> <p>Old System Conveyance of Equity of Redemption Book 722 No. 794</p> <p>Torrens Title Vol. 5484 Fol. 79</p> <p>Torrens Title Dealing D84268; K994454</p> <p>Woollahra Council Rate Valuation - Double Bay Ward 1893, entry 191; 1897, entry 191</p> <p>Woollahra Council Building Application 574/76, 755/76</p>	

ITEM DETAILS		
Name of Item	-	
Address	39 Bay Street	
Lot DP/SP	Lot 21 DP 998825	
Building Type	Commercial	
Current use	Commercial/Residential	
Former Use	Garage	
DESCRIPTION		
Designer	Humphrey and Edwards Architects	
Builder/ maker	Unknown	
Physical description	<p>Located on the eastern side of Bay Street, the last in a row of mixed terraces, all converted for commercial/retail use.</p> <p>No. 39 is a modern rendered two-storey shop with a flat roof over. The front façade comprises aluminium windows and a frameless glass shop front, flat steel and glass awning with iron balcony in middle.</p> <p>The rear is accessed from Gum Tree Lane and comprises a concreted carparking area with fabric awning over, shared with No. 37.</p>	
Recent Photos		
	Figure 1: Street frontage to No. 39 Bay Street, 2022	Figure 2: Rear of No. 39 Bay Street, from Gum Tree Lane, 2022
		Figure 3: Rear of No. 39 Bay Street, from Gum Tree Lane, 2022
Site Inspection	Exterior: Yes	Interior: No
Physical condition	Good	
Construction date	1991	
Modifications and dates	c1915: Property used as a motor garage 1991: Garage demolished	

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	<p>1991: New retail/offices – new 3 storey building on vacant allotment (BA 0081/1991)</p> <p>1994: Change of use – retail fashion (DA 151/1994)</p> <p>1994: Internal alterations (DA 752/1994)</p>
HISTORY	
Historical notes	<p>The allotment of No. 39 Bay Street was formed in the subdivision undertaken by William Prout Woolcott in 1886 (Lot 19 in Section 1). This allotment was purchased in 1892 by timber merchant Robert Laing for 122 pounds 10 shillings. By the late 1890s No. 39 comprised vacant land.</p> <p>In 1903 the property was conveyed to John Galbraith for 130 pounds. Galbraith (1870-1923) was a cab proprietor who also owned the neighbouring No. 37 Bay Street (Lot 18) from 1901. In 1902 Galbraith purchased Lots 20 and 21 (part No. 39 and Nos. 41 Bay Street) from the owner of Woolcott's subdivision, Augustus Timewell Fleay, for 175 pounds.</p> <p>Galbraith died in 1923, and the property came to be owned by members of his family. By 1915 No. 39 Bay Street (then considered No. 37) had been developed by Galbraith into a motor garage trading as J & S Galbraith with his brother Samuel who resided at No. 41 Bay Street.</p> <p>In 1950 No. 39 Bay Street was conveyed to Leslie Chang (1909-2017). Chang was a garage proprietor, and the garage use of the site continued until 1991 when the existing two storey building was built.</p>
Historical Images	<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Figure 4: The motor garage at No. 39 Bay Street in about 1990.</p> </div> <div style="text-align: center;">  <p>Figure 5: No. 39 Bay Street, c2008</p> </div> </div> <div style="text-align: center; margin-top: 10px;">  <p>Figure 6: The building footprint of No. 39 Bay Street as recorded in 1951 showing the motor garage.</p> </div>
APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>No. 39 Bay Street is of some historical significance on a local level for forming part of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826 and subdivided and developed by Cooper's descendants from the 1850s. The allotment forms part of the subdivision of the Woolcott Estate, undertaken in 1886.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> shows evidence of a significant human activity



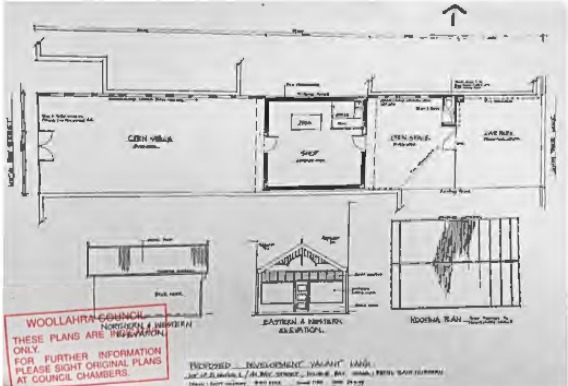
	<ul style="list-style-type: none"> • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Historical association significance SHR criteria (b)	<p>No. 39 Bay Street is not associated with any known persons or events of significance.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Aesthetic significance SHR criteria (c)	<p>No. 39 Bay Street is of little aesthetic significance as a modern two-storey commercial building, located within a group of converted late Victorian and early 20th century terraces in the immediate vicinity. While the building does not contribute to the historic character of the locality, it is sympathetic in scale, overall form, and configuration to the Bay Street streetscape and character of the locality.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusions:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
Social significance SHR criteria (d)	<p>No. 39 Bay Street, as a modern two-storey commercial building is unlikely to be valued by the community as it does not contribute to the historic character of the Double Bay Centre, although social significance has not been formally assessed.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community's sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons

<p>Technical/ Research significance SHR criteria (e)</p>	<ul style="list-style-type: none"> • is retained only in preference to a proposed alternative <p>No. 39 Bay Street, as a modern two-storey commercial building has no potential to yield information regarding the development and historical use of the site, formerly a garage.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
<p>Rarity SHR criteria (f)</p>	<p>No. 39 Bay Street, as a modern two-storey commercial building is not considered rare, with numerous examples of similar type buildings found throughout the Woollahra Local Government Area and NSW.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
<p>Representativeness SHR criteria (g)</p>	<p>No. 39 Bay Street, as a modern two-storey commercial building of indistinct architectural style, is not representative example of a particular type of item.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type

Integrity	No. 39 Bay Street has a high level of integrity and appears to have undergone little change from its original construction.
STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	No. 39 Bay Street, as a modern two-storey commercial building, is of some significance in forming part of the historical development of the Double Bay Centre, although this incidental. As a modern infill development it is sympathetic in scale, form and configuration to the predominant late Victorian and early 20 th century character of the immediate locality, but is not of aesthetic or historical significance in itself.
Level of Significance	Does not meet the threshold for listing.
Recommendations	Not recommended for listing as a local or State item.
LIST OF REFERENCES	
<p>Old System Conveyance Book 487 No. 573; Book 734 No. 732; Book 707 No. 647</p> <p>Sand's Directory, 1930</p> <p>Torrens Title Vol. 5484 Fol. 79</p> <p>Torrens Title Dealing F297273</p> <p>Woollahra Council Building Application 0081/1991</p> <p>Woollahra Council Rate Valuation - Double Bay Ward 1897, entry 192</p>	

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ITEM DETAILS		
Name of Item	-	
Address	41 Bay Street	
Lot DP/SP	Lot 22 DP 78412	
Building Type	Single storey cottage	
Current use	Commercial	
Former Use	Commercial / residential (demolished)	
DESCRIPTION		
Designer	Scott Williams	
Builder/ maker	Unknown	
Physical Description	<p>Located on the eastern side of Bay Street, set far back from the street behind a landscaped garden.</p> <p>No. 41 is a modern single-storey gabled building with brick walls, high level glazed louvres and a fibre cement weatherboard-clad gable with finial. The rear elevation has double fronted gable bays and similarly comprises painted brick walls and fibre cement weatherboard-clad gables.</p> <p>The building at the property was designed in a form and style similar to the original weatherboard cottage previously located on the site.</p> <p>The brick paved rear yard is accessed from Gum Tree Lane and is used for parking. It is lined with plants and enclosed by a metal palisade gate.</p>	
Recent Photos	<div><p>Figure 1: Street frontage of No. 41 Bay Street, 2022</p></div> <div><p>Figure 2: Rear of No. 41 Bay Street, from Gum Tree Lane, 2022</p></div>	
Site Inspection	Exterior: Yes	Interior: No
Physical condition	Good	
Construction date	1995	
Modifications and dates	<p>c1908: Weatherboard cottage constructed</p> <p>c1990: Allotment vacant.</p> <p>1995: New building – plant nursery (BA 404/1995 and DA 1281/1995)</p>	

HISTORY	
Historical notes	<p>The allotment of No. 41 Bay Street was formed in the subdivision undertaken by William Prout Woolcott in 1886 (Lot 21 in Section 1). This allotment and neighbouring Lot 20 (part No. 39 Bay Street) was purchased in 1902 by John Galbraith (1870-1923) from the then owner of Woolcott's subdivision, Augustus Timewell Fleay, for 175 pounds. By the late 1890s No. 41 was vacant ground.</p> <p>Subsequently, in 1903 Galbraith sold No. 41 Bay Street (Lot 21) to his brother Samuel for 90 pounds. Samuel (1873-1942) initially was a printer for the Fairfax press, and later went into the motor car hire and garage business with his brother John trading as J & S Galbraith at No. 39 Bay Street. Samuel seems to have erected the weather board cottage that stood on this allotment until the late 1980s or early 1990s. This cottage, called Seskanore, had been built by 1908.</p> <p>After the death of Samuel Galbraith in 1942, his widow sold No. 41 Bay Street to carriers Peter and James Carnovale in 1947 for 450 pounds. By 1957 the building was considered a shop.</p> <p>The whole site was redeveloped in 1995 in a style and form similar to the original weatherboard cottage previously located on the site, although with a greater setback from the street frontage, and has been in use as a plant nursery/landscape design business since that time.</p>
Historical Images	<div style="display: flex; justify-content: space-around;">   </div> <p>Figure 3: The original cottage at No. 41 Bay Street in about 1990. It was built in the early 1900s for Samuel Galbraith who was part owner of the neighbouring motor garage at No. 39 Bay Street</p> <p>Figure 4: The rear of the original cottage at No. 41 Bay Street in about 1990.</p>  <p>Figure 5: Drawings of the proposed new development in 1995</p>




APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>No. 41 Bay Street is of some historical significance on a local level for forming part of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826 and subdivided and developed by Cooper's descendants from the 1850s. The allotment forms part of the subdivision of the Woolcott Estate, undertaken in 1886, although this is incidental and not uncommon.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Historical association significance SHR criteria (b)	<p>No. 41 Bay Street is not associated with any known persons or events of significance.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Aesthetic significance SHR criteria (c)	<p>No. 41 Bay Street is of little aesthetic significance as a modern single storey cottage, however it is designed in a form, style and materiality sympathetic to the original weatherboard cottage previously located on the site and the historic character of Bay Street.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement

<p>Social significance SHR criteria (d)</p>	<p>No. 41 Bay Street, as a modern infill commercial development, is unlikely to be valued by the community, although social significance has not been formally assessed.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community's sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative
<p>Technical/ Research significance SHR criteria (e)</p>	<p>No. 41 Bay Street, as a modern single storey cottage has no potential to yield information regarding the development and historical use of the site, formerly occupied by a single storey cottage of a similar design.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
<p>Rarity SHR criteria (f)</p>	<p>No. 41 Bay Street, as a modern single storey cottage is not considered rare as it is a recent construction, designed in a form and style similar to the original weatherboard cottage previously located on the site.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
<p>Representativeness SHR criteria (g)</p>	<p>No. 41 Bay Street, as a modern building is not a representative example of a particular type or class of building.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items

	<ul style="list-style-type: none"> • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
Integrity	No. 41 Bay Street has a high level of integrity and appears to have undergone little change from its original construction.
STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	41 Bay Street, as a modern single storey cottage is of some significance in forming part of the historical development of the Double Bay Centre. As a modern infill development it is sympathetic in scale, form and configuration to the historical character of the locality, but is not of historical or aesthetic significance in itself.
Level of Significance	Does not meet the threshold for listing.
Recommendations	Not recommended for listing as a local or State item
LIST OF REFERENCES	
<p>Obituary, <i>Observer</i>, 12/6/1942, p.1</p> <p>Old System Conveyance Book 707 No. 647; Book 734 No. 917; Book 2025 No. 252</p> <p>Woollahra Council Rate Valuation - Double Bay Ward 1908, entry 412; 1897, entry No 194</p> <p>Woollahra Council Building Application 184/57; 404/1995</p> <p>Woollahra Council Rate Valuation - Double Bay Ward</p>	



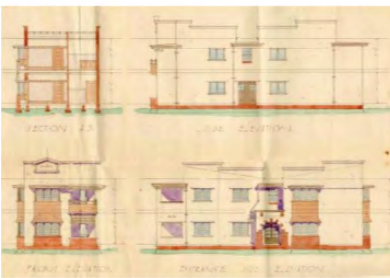

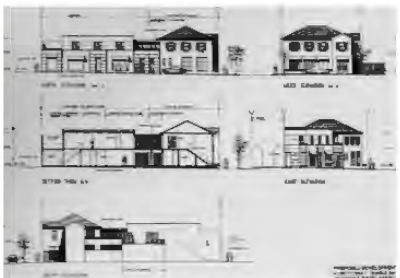
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A90

ITEM DETAILS	
Name of Item	Bayview
Address	43 Bay Street
Lot DP/SP	Lot 22 DP 78412
Building Type	Residential flats
Current use	Commercial
Former Use	Residential flats
DESCRIPTION	
Designer	Unknown
Builder/ maker	Charles Arthur Smith
Physical Description	<p>Located on the eastern side of Bay Street, at the corner of Bay Street and Short Street.</p> <p>No. 43 is a two storey building containing retail and commercial premises. The exterior has been significantly changed over time, and only the hipped Marseilles tile roof with gable projecting bay remains as evidence of the original building.</p> <p>The building also comprises new-looking beige-coloured rendered walls with rusticated detailing, large format glazing to the ground floor, and sash windows to first floor with Georgian Revival or Mediterranean style shutters.</p> <p>A two-storey extension with rendered walls to match and flat roof has been constructed to the rear, built to the boundary along Short Street and to the rear boundary along Gum Tree Lane, replacing an earlier garage in this location.</p> <p>The triangular shape of the allotment means that the rear of the property is much narrower than the front facing Bay Street.</p>
Recent Photos	<div>  <p>Figure 1: Street frontage of No. 43 Bay Street, 2022</p> </div> <div>  <p>Figure 2: No. 43 Bay Street, from South Street, showing rear extension, 2022</p> </div> <div>  <p>Figure 3: Rear of No. 43 Bay Street, from Gum Tree Lane</p> </div>

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Site Inspection	Exterior: Yes	Interior: Yes
Physical condition	Good	
Construction date	1926, 1996 (extension)	
Modifications and dates	1926: New building: "Bayview" flats 1926: Vehicle garages constructed to rear, along Short Street 1962: Conversion of ground floor flats into shop (DA 77/1962) 1973: Internal and external alterations (including conversion of upper floor into offices and new openings to street frontage (BA 421/1972 and DA 664/1973) 1996: Extension along Short Street for Vivien's Models replacing existing garages (BA 1049/1996 and DA 207/1996)	
HISTORY		
Historical notes	<p>The allotment of No. 43 Bay Street was formed in the subdivision undertaken by William Prout Woolcott in 1886 (Lot 22 in Section 1). This allotment was conveyed in 1889 to wood and coal merchant Robert Atkins for 124 pounds 19 shillings, but Atkins had possession of the allotment by 1887 when Woollahra Council rated his wood and coal yard. By the late 1900s the site was assessed as vacant ground, but shortly after, by 1914, a woodyard with stables had been re-established, and this site use was continued into the mid 1920s.</p> <p>The existing building development at No. 43 Bay Street dates from 1926 when builder Charles Arthur Smith purchased the allotment for 500 pounds, and erected a block of flats called Bayview.</p> <p>The rear of this property (now No. 1 South Street) comprised vehicle garaging built in 1926.</p> <p>In 1962, the ground floor flats were converted for retail use (DA 77/1962 McConnell Smith and Johnson architects).</p> <p>From the early 1970s, the building was used for a variety of businesses and shops including hairdressers, dress shop, art gallery, children's clothing and record store amongst others.</p> <p>At some point before 1987, the building underwent a make over and the original face brick exteriors were painted, new shop windows were introduced at ground level to both the Bay Street and Short Street elevations with awnings above and shutters were added to the upper level windows.</p> <p>In 1996, a new two-storey building for commercial offices was constructed replacing the three-storey commercial building at No. 1 Short Street. The works also included amalgamating the new offices with the original flat building, with two shops at ground level facing Bay Street (DA 207/1996 Christopher Owen Designs).</p> <p>From at least the early 1970s, the model agency Vivien's has been located in the building, established by Vivien McDermott. Vivien's Model Management opened in Sydney in 1967 as the first of its kind in Australia-the first model agency with no school of deportment attached. The company had a reputation for representing internationally high-profile models through the 1970s to 1990s, including Claudia Schigger, Sarah O'Hare, and Deborah Hutton. The company is the second longest established model agency in the world.</p>	

<p>Historical Images</p>	 <p>Figure 4: The residential flat block at No. 43 Bay Street as constructed in the mid 1920s was depicted in this photograph prior to works undertaken in 1973.</p>  <p>Figure 6: 1987 photograph of the frontage of No. 43 Bay Street</p>  <p>Figure 7: Building application plan for No. 43 Bay Street approved in 1925, but not implemented (BA 371/25).</p>	 <p>Figure 5: The Short Street and rear elevations of the residential flat block at No. 43 Bay Street as constructed was depicted in this photograph prior to works undertaken in 1973. Also shown are the garages built in 1926 on the site of No. 1 Short Street.</p>  <p>Figure 8: 1996 alterations, including new extension to rear for Vivien's Models (BA 1049/1996 and DA 207/1996)</p>
<p>APPLICATION OF CRITERIA</p>		
<p>Historical significance SHR criteria (a)</p>	<p>No. 43 Bay Street is of some historical significance on a local level for forming part of the former Point Piper Estate lands, originally granted to Captain Piper in 1812 and later purchased by Robert Cooper (together with Solomon Levey) in 1826 and subdivided and developed by Cooper's descendants from the 1850s. The allotment forms part of the subdivision of the Woolcott Estate, undertaken in 1886.</p> <p>While significantly altered, the place is also of some historical significance on a local level as clearly demonstrating in its built fabric the rapid change from residential to commercial uses that occurred throughout the locality in the mid-20th century, eventuating in the Double Bay Centre as it is known today, although this is incidental and not uncommon.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity 	

	<ul style="list-style-type: none"> • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Historical association significance SHR criteria (b)	<p>No. 43 Bay Street is associated with renown model agency Vivien's, Australia's first model agency with no school of deportment attached. The company have occupied the property since the early 1970s, and their associations with the Double Bay Centre in the mid to late 20th century enhanced the "cosmopolitan" character of the locality, although the occupancy of the agency is not overt and is not demonstrated in the building fabric.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Aesthetic significance SHR criteria (c)	<p>While significantly altered internally and externally from its original configuration, No. 43 Bay Street is of some aesthetic significance as a sympathetic conversion of a former residential flat building, using classical stylistic features. The hipped Marseilles tile roof with gable projecting bay remains as evidence of the original building and is sympathetic to the historic character of the Bay Street locality, although the building itself is not distinctive.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
Social significance SHR criteria (d)	<p>The history and continued use of No. 43 Bay Street by noted modelling agency Vivien's may be of some value to the local community as a contributing factor in the establishment of the "cosmopolitan" character of the Double Bay Centre in the late 20th century, although social significance has not been formally assessed.</p> <p>Potentially meets the criterion.</p>

	<p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> is important for its associations with an identifiable group is important to a community's sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is only important to the community for amenity reasons is retained only in preference to a proposed alternative
<p>Technical/ Research significance SHR criteria (e)</p>	<p>43 Bay Street, as a heavily modified former early 20th century residential flat building, converted for commercial use, has no more potential to yield new information regarding its development and historical use than other similar type buildings located throughout the Woollahra LGA.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> has the potential to yield new or further substantial scientific and/or archaeological information is an important benchmark or reference site or type provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> the knowledge gained would be irrelevant to research on science, human history or culture has little archaeological or research potential only contains information that is readily available from other resources or archaeological sites
<p>Rarity SHR criteria (f)</p>	<p>43 Bay Street, as an altered early 20th century residential flat building, converted for commercial use, is not considered rare, with numerous similar examples found throughout the Woollahra Local Government Area and NSW.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process demonstrates a process, custom or other human activity that is in danger of being lost shows unusually accurate evidence of a significant human activity is the only example of its type demonstrates designs or techniques of exceptional interest shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is not rare is numerous but under threat
<p>Representativeness SHR criteria (g)</p>	<p>43 Bay Street, as an altered early 20th century residential flat building, converted for commercial use, is a representative example of other historic development converted from residential into commercial uses, and its current configuration is evidence of an historical pattern of development that eventuated in the Double Bay Centre as we know it today, although the building is not aesthetically distinct or notable and numerous other examples are found throughout the Woollahra LGA.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> is a fine example of its type has the principal characteristics of an important class or group of items has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity

	<ul style="list-style-type: none"> • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
Integrity	Considering the extent of physical change to the place both internally and externally, No. 43 Bay Street has a low level of integrity as a former early 20 th century residential flat building.
Statement of Significance	<p>No. 43 Bay Street, as an early 20th century residential flat building converted to commercial use, is of some significance for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20th century, and forms part of the historical development of the Double Bay Centre, although the building itself is not of historic or aesthetic significance.</p> <p>The historic use of the place since at least the early 1970s by renown model agency, Vivien's, Australia's first model agency with no school of deportment attached is also of note as a contributing factor in the view of the Double Bay Centre as a "cosmopolitan" shopping precinct.</p>
Level of Significance	Does not meet the threshold for listing.
Recommendations	Not recommended for listing as a local or State item.
LIST OF REFERENCES	
<p><i>Times</i>, "Search is on for super model," 12 May 1995, p16.</p> <p>Old System Conveyance Book 413 No. 272; Book 1433 No. 468</p> <p><i>Sand's Directory</i></p> <p>Woollahra Council Building and Development Application Index (white series)</p> <p>Woollahra Council Development Application 299/1926</p> <p>Woollahra Council Rate Valuation - Double Bay Ward 1887, entry 2483; 1908, entry 413; 1926, entry 25</p> <p>https://viviensmodels.com.au</p>	

ITEM DETAILS	
Name of Item	-
Address	45A Bay Street
Lot DP/SP	Lot 1 DP 208325
Building Type	Multi-storey commercial
Current use	Mixed commercial
Former Use	Mixed commercial
DESCRIPTION	
Designer	Neville Gruzman
Builder/ maker	Unknown
Physical Description	<p>No 45A Bay Street is located on the eastern side of Bay Street, occupying an allotment bounded to the north by Knox Lane, south by Knox Lane, and west by Bay Street. The immediate surrounding streetscape is characterised by a mix of one to five storey commercial and residential flat buildings.</p> <p>The subject building is a mixed-use commercial building of four storeys plus basement, of rendered masonry with vertically proportioned glazing divided by closely spaced aluminium mullions. The external façade is painted in bright colours of orange, yellow and red (originally coloured concrete in shades of blue) and is largely obscured by trees to Bay Street. A paved plaza is located fronting Knox Street and Bay Street with the first and second levels cantilevered over the footpath, supported on concrete columns.</p> <p>The ground floor comprises full length glazing with aluminium mullions and vertical sunshades to all three street frontages. The loading bay on Knox Lane to the north has since been converted into a café.</p> <p>As originally designed, the building contained shops at ground level, restaurant at first floor level and offices at second and third floors. Services and WCs are in the basement and the lift lobby located in the north-eastern corner also provides stair access and other facilities. The original plans also indicate that the ceilings were panelled at levels 1 to 3 and an indication of possible openings were shown for future spiral staircases connecting ground and first floor levels.</p> <p>The interiors to the ground floor appear to have undergone some alteration, including new finishes and ceiling (possibly a false ceiling with original above) and new partitions. However, the intactness of the interiors of the upper levels are unknown.</p>

Recent photos



Figure 1: Street frontage to No. 45A Bay Street, 2022



Figure 2: No. 45A Bay Street, viewed from the corner of Bay Street and Knox Street, 2022



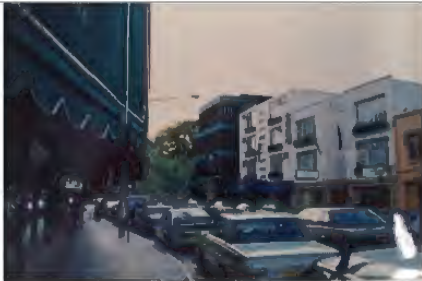

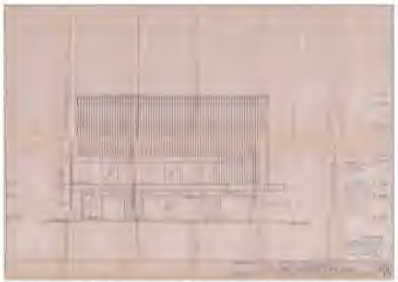

Figure 3: Northern side of No. 45A Bay Street from Knox Lane, 2022

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Site Inspection	Exterior: Yes	Interior: No
Physical condition	Good	
Construction date	1975	
Modifications and dates	<p>c1924: Construction of a block of nine flats, "Remuera"</p> <p>1973: Demolition of existing flats (BA 342/1973)</p> <p>1975: New commercial building constructed, designed by architect Neville Gruzman (DA 1546/ 1975)</p> <p>1975: Spanish consulate to 3rd floor (DA 269/1975)</p> <p>1976: Czech embassy- Bohemian crystal display to 2nd floor (DA 3/1976)</p> <p>1982: Social centre for card playing- Spanish consulate (DA 116/1982)</p> <p>1994: Change of use to restaurant and internal alterations (DA 075/1994 and BA 292/1994)</p> <p>2000: Office Internal office fit out (1117/2000)</p> <p>2001: A/C plant on roof (DA 915/2001)</p> <p>2003: Change of use to office and new fitout to commercial office space.</p> <p>2004: Convert loading dock on Knox Lane to café (DA 0480/2004)</p> <p>2005: Change of use and fitout for recreation facility - pilates and yoga classes (DA 252/2005)</p> <p>2007: New second floor balcony and door to projecting roof (DA 6/2007)</p> <p>2007: Medical Facility/Service Change of use to medical centre and fitout of premises (108/2007)</p> <p>2009: Office fitout - change of use to bridge centre and fit-out (DA 309/2009)</p> <p>2013: Shop fitout – amalgamate two existing retail shops (1a & 1B) into one retail store, internal alterations & new signage (DA 321/2013)</p> <p>2015: Shop fitout – minor internal works to amalgamate two existing retail tenancies, new finishes, partitions, joinery, infill to existing entry doors & additional vinyl signage to glazing (DA 597/2015)</p> <p>2020: Office - internal alterations including layout modifications to kitchen and toilets (58/2020)</p>	
HISTORY		
Historical notes	<p>This northern part of Bay Street was within a Cooper family leasehold, in this instance the two acres purchased in 1862 by James Puidulles Edwards (1831-1908) with the usual terms of 99 years. By 1875 the owner of this leasehold was Edward Augustus Macpherson (1834-1902), and in 1917 the Macpherson family purchased the freehold of the same area from the Cooper family. Within this leasehold was a cottage by 1888 tenanted by Carlton Boyce and elsewhere there was a nursery/garden. By the early 1900s Macpherson's land retained the cottage, but the neighbouring former nursery had been developed into a residential precinct of cottages along a short cul-de-sac The Retreat (now the western length of Knox Street).</p> <p>In 1924 a portion of the Macpherson's freehold was purchased by estate agent Louis Henry Vincent, Woollahra and his wife Rose Mary. A later owner, from 1928, was builder James Oswald Martin (1883-1955) who erected a block of nine residential flats at No. 45A Bay called Remuera (designed by Edwin Orchard), at</p>	

	<p>an address then known as No. 2 The Retreat.</p> <p>The flats and other buildings were demolished in 1973, and the existing commercial building was completed in 1975 with the architect being Neville Gruzman (1925-2005) for In Shoppe Pty Ltd. The tenants of the new commercial building included the Spanish Consulate and the Czechoslovakian Embassy in the mid 1970s. The popular Imperial Peking restaurant occupied a part of the building for a time and currently the Double Bay Bridge Club is located there. In the mid 2000s the loading dock was converted to a cafe use, and the second floor terrace was extended and made trafficable.</p> <p>The In Shoppe company was started by Eva and David Scheinberg in 1966 in the Imperial Arcade. It was Eva's dream to open a 'mod shop' providing fashion for teenagers influenced by what was happening in London at the time. Throughout the 1960s and 1970s the company expanded to 32 shops and employed numerous designers, some of whom went on to have noted careers in the fashion industry, such as Jill Fitzsimon. Prior to the construction of No. 45a Bay Street, an In Shoppe outlet was located at the corner of Bay and Cross Streets. The company is not well known today.</p> <p>Gruzman is a noted Sydney architect who worked in varied forms of Modernism known as Organic Modernism, or Regionalism; some examples showing a strong influence of Frank Lloyd Wright. Gruzman is most well-known for his residential work. Gaden House located to the south at the corner of Bay and Cooper Streets is a heritage listed example of Gruzman's work. According to Gruzman, "As a result from the Gaden House project, I was asked to design a four-storey building on the corner of Knox and Bay Streets, and the former Barbara McKewan interiors shop at 11 Bay Street, so I had put into Double Bay three sophisticated buildings". (Gruzman & Goad; 2006: 293).</p> <p>Gruzman was mayor of Woollahra Council in 1996 and was instrumental in the redevelopment of the Double Bay Centre in the early 1970s, being appointed Honorary Landscape Consultant to Woollahra Council in 1967 to design a planting scheme to "beautify" the Double Bay Centre and as a consultant to Development and Planning Research Association in 1969, the firm who developed the Double Bay Centre Redevelopment Scheme (1971).</p> <p>It appears that 45a Bay Street was designed to fit in with Gruzman's plans for the redevelopment of Double Bay, moving away from the village-like atmosphere of Bay Street and embracing the precedents set by the Mainline Building, 32 Bay Street (1968), Bay House, 2 Guilfoyle Avenue (1971), his own Gaden House, 24 Bay Street (2A Cooper Street) (1971) and the later development of 16-22 Bay Street also by Mainline Constructions (1975). Gruzman advocated, in particular, the development of the Double Bay Centre as a two-level shopping centre with offices above and the proposal for No. 45a Bay Street sought to demonstrate how this could be achieved. Gruzman himself noted that the new building at 45a Bay Street was "key to this particular proposal" (Gruzman, 1971:44). The original design for the building included pedestrianizing the intersection of Knox and Bay Street, with retail shops over supported by a cantilevered concrete slab; although this ambitious design never eventuated.</p> <p>The collection of three Gruzman commercial buildings in Bay Street contributed to the growing cosmopolitan and international nature of Double Bay from the 1970s when it embodied a sophistication unknown in most Sydney suburban shopping centres (Warr, 2018:42).</p> <p>As noted by Professor P. Goad, the significance of the architecture of Neville Gruzman is the special place that it occupies in the development of postwar architecture in Australia (Gruzman & Goad 2006:17).</p>
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<p>Historical images</p>	 <p>Figure 4: Bay Street in the 1980s, looking towards No. 45A (then painted blue)</p>  <p>Figure 5: First floor plan of 45A Bay Street, Gruzman Pty Ltd Architects, 1971</p>  <p>Figure 6: Western elevation of 45A Bay Street, Gruzman Pty Ltd Architects, 1971</p>  <p>Figure 7: North and south elevations of 45A Bay Street, Gruzman Pty Ltd Architects, 1971</p>
<p>APPLICATION OF CRITERIA</p>	
<p>Historical significance SHR criteria (a)</p>	<p>No. 45A Bay Street is of some historical significance on a local level for forming part of the former Point Piper Estate lands and forming part of the subdivision by James Puidulles Edwards in 1862. The place is also of significance as providing evidence of the involvement of architect Neville Gruzman in the Double Bay Centre Redevelopment Scheme of 1971 and his concerted efforts in encouraging Woollahra Council to support high-level architecture creating a two-level shopping centre with offices above. No. 45a Bay Street is Gruzman's design solution for this proposal.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
<p>Historical association significance SHR criteria (b)</p>	<p>No. 45A Bay Street, is associated with noted modernist architect Neville Gruzman, and former Mayor of Woollahra Council, who also designed the nearby Gaden House at No. 24 Bay Street (2A Cooper Street) and refurbished No. 11 Bay Street for interior designer Barbara McKewan and was instrumental in the redevelopment of the Double Bay Centre in 1971. The place is also of significance for its associations with the company In Shoppe Pty Ltd, who developed the building and were, in the 1960s and 1970s, a well regarded and</p>

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	<p>popular fashion company of the time, producing their own designs and expanding to 32 shops in Australia, although no longer well known.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> shows evidence of a significant human occupation is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events provides evidence of people or events that are of dubious historical importance has been so altered that it can no longer provide evidence of a particular association
<p>Aesthetic significance SHR criteria (c)</p>	<p>No. 45A Bay Street is of aesthetic significance as a commercial building designed by noted architect Neville Gruzman. Although not recognised in publications of Gruzman's work, No. 45A Bay Street is notable for utilising much of the same architectural language evident in his residential work and is comparable with Gaden House in its emphasis on horizontality, stepped forms, the contrast between heavy masonry forms and lightweight bands of glazing and the use of external vertical sunshades. The stepped form and cantilevered upper levels minimise the visual impact of the bulk and scale of the large-scale commercial building, while the use of coloured concrete (since painted in a different colour scheme) makes a bold statement in the Bay Street streetscape.</p> <p>Together with the Mainline Building, 30-36 Bay Street (1968), Bay House, 2 Guilfoyle Avenue (1971), Gaden House, 24 Bay Street (1971) and Nos. 16-22 Bay Street also by Mainline Constructions (1975), No. 45A Bay Street forms part of a group of Post-war Modernist buildings that sought to introduce a new architectural language and built form to Bay Street and the Double Bay Centre generally.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> shows or is associated with, creative or technical innovation or achievement is the inspiration for a creative or technical innovation or achievement is aesthetically distinctive has landmark qualities exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> is not a major work by an important designer or artist has lost its design or technical integrity its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded has only a loose association with a creative or technical achievement
<p>Social significance SHR criteria (d)</p>	<p>No. 45A Bay Street may be of some value to the local community as commercial building that has contained a number of notable tenants, including embassies, the popular Imperial Peking restaurant, and the Double Bay Bridge Club, although social significance has not been formally assessed. The place may also be of social significance to the wider community of the Woollahra LGA, as an example of the work of architect Neville Gruzman, who worked and resided in the LGA and had a significant influence on the architecture and planning of the area in the mid to late 20th century.</p> <p>Potentially meets the criterion.</p>

	<p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community's sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative
<p>Technical/ Research significance SHR criteria (e)</p>	<p>As a relatively intact Post-war Modernist commercial building, No. 45A Bay Street has the potential to provide new information regarding the commercial works and construction methodologies of noted Sydney architect Neville Gruzman.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
<p>Rarity SHR criteria (f)</p>	<p>No. 45A Bay Street, as a modern commercial building designed by noted architect Neville Gruzman is uncommon within the portfolio of Gruzman's work, who primarily designed residences throughout Sydney, of which a number remain extant and are recognised on heritage registers.</p> <p>No. 45A Bay Street is considered rare as being one of a group of buildings all designed by a distinguished architect within one commercial precinct. No. 45A Bay Street, together with Gaden House, No. 24 Bay Street (2A Cooper Street), No. 11 Bay Street, the former Double Bay Steak House, 15 Knox Street; and the former Vardi Restaurant, 29 Knox Street are a rare group of buildings that demonstrate Gruzman's dedication to the redevelopment of the Double Bay Centre and his attempt to introduce a Post-war Modernist architectural language to the locality.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
<p>Representativeness SHR criteria (g)</p>	<p>As a Post-war Modernist commercial building designed by architect Neville Gruzman, No. 45A Bay Street is representative of Gruzman's body of work and his interest in Organic or Regional Modernism. The building demonstrates many of the key characteristics of Gruzman's work, including the emphasis on the horizontal and contrasts between heavy masonry forms and the extensive use of</p>

	<p>glazing.</p> <p>No. 45A Bay Street is representative of a historical pattern of development that eventuated in the Double Bay Centre as we know it today. In particular, the post war development of the area and the aspirations of the local council to redevelop the Double Bay Centre and Neville Gruzman's influence on the redevelopment scheme of the 1970s.</p> <p>No. 45A Bay Street is also representative of the group of commercial buildings of the late 1960s and early 1970s, located along Bay Street, all exhibiting Modernist design influences, of a height of 4 storeys with retail at ground level and commercial offices above, developed as part of the redevelopment of the Double Bay Centre and demonstrating a new approach to architecture for a suburban commercial precinct.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
Integrity	<p>Given the intactness of the exterior façade, No. 45A Bay Street can be said to have a moderate to high level of integrity (internal inspection not undertaken).</p>
STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>No. 45a Bay Street is of significance as a representative example of the work of noted architect Neville Gruzman (1925-2005), who was a central figure in the distinctive architectural identity of Sydney of the mid 20th century and had a significant influence on the architecture and planning of Double Bay in the mid to late 20th century. Exhibiting many of the characteristics found in Gruzman's work the reliance on horizontality, stepped forms, and a contrast between heavy masonry forms and lightweight bands of glazing, No. 45a Bay Street makes a strong contribution to the commercial identity of Bay Street and the Double Bay Centre.</p> <p>No. 45A Bay Street is considered rare as being one of a group of buildings all designed by the one architect of note, Neville Gruzman, located within one commercial precinct. No. 45A Bay Street, Gaden House, No. 24 Bay Street (2A Cooper Street), No. 11 Bay Street, the former Double Bay Steak House, 15 Knox Street; and the former Vardi Restaurant, 29 Knox Street are a rare group of buildings that demonstrate Gruzman's dedication to the redevelopment of the Double Bay Centre and his attempts to introduce a Post-war Modernist architectural language to the locality.</p> <p>The building is of significance as forming part of the historical development of the Double Bay Centre, in particular, the post war development of the area and the aspirations of the local council to develop Double Bay into a commercial centre and Neville Gruzman's influence on the redevelopment scheme of the</p>


	1970s. No. 45A Bay Street was designed specifically to reinforce the new architectural language and built form being introduced along Bay Street in the late 20 th century as part of the redevelopment of the Double Bay Centre.
Level of Significance	Local significance
Recommendations	No. 45a Bay Street (excluding interiors) should be listed as a local heritage item in Schedule 5 of the Woollahra LEP 2014. Does not warrant listing as a State heritage item.

LIST OF REFERENCES

NSW Valuer General, Woollahra Council Double Bay Ward 1950, entry 28
 Old System Conveyance Book 1112 No. 643; Book 1238 No. 567; Book 1532 No. 411
 Old System Lease Book 84 No. 310
 Woollahra Council Development Application 467/28; 342/1973; 1546/ 1975; 269/1975; 3/197;
 075/1994; 0480/2004; 6/2007
 Woollahra Council Rate Valuation - Double Bay Ward 1887; 1901 entries 213-222
 Goad, P. & Gruzman, N., 2006; *Gruzman: an Architect and his City*, Craftsmans House, Melbourne
 Gruzman, N., 1971; *Double Bay Shopping Centre: Redevelopment Scheme Analysed*
 Development Planning and Research Associates, 1971; *Double Bay Centre Redevelopment Scheme: Redevelopment Control Code*
 Professor P. Goad, University of Melbourne, pers. Comm. June 2022
 Warr, A., 2018; *Gaden House, 2A Cooper Street, Double Bay: A Heritage Assessment*

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ITEM DETAILS		
Name of Item	“Lands’ Corner”/ “Cooper’s Corner”	
Address	475-479 New South Head Road	
Lot DP/SP	Lot 1 DP 13051	
Building Type	Corner retail/flat building	
Current use	Shop top housing	
Former Use	Shop top housing	
DESCRIPTION		
Designer	Edwin Roy Orchard	
Builder/ maker	Unknown	
Physical Description	<p>Coopers Corner is located on the eastern side of the intersection of New South Head Road and Bellevue Road, a busy intersection at which a number of roads converge. The building is a prominent landmark in the immediate streetscape. The surrounding area along New South Head Road is characterised by a mix of shop top housing of varying ages, commercial buildings, and residential flat buildings.</p> <p>Coopers Corner is an unusual curved, three-storey dark brick and render Arts & Crafts Style shops and flats building with tiled roof and distinctive chequerboard gable. It is largely intact externally and a good and potentially rare example of the commercial work of the noted architect Edwin Roy Orchard.</p> <p>Two new windows on the ground floor on the southern side of the building were constructed in 1957. A two storey brick addition, with crenelated parapet and aluminium framed glazing was constructed in 1959-1961 to the eastern side of the building. The extent of alterations to the interior of the building is unknown.</p>	
Recent Photos	 <p>Figure 1: No. 475-479 New South Head Road, at the corner of New South Head Road and Bellevue Road, 2022</p>	
Site Inspection	Exterior: Yes	Interior: No
Physical condition	Fair	
Construction date	1928	

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Modifications and dates	<p>1928: New building (DA 297/1928)</p> <p>1957: Internal alterations (DA 395/1957)</p> <p>1959: Alterations (DA 330/1959)</p> <p>1959-1961: Extension (DA 513/1959 and BA 406/1961)</p> <p>1961: Alterations and new stairway (BA 547/1961)</p> <p>1967: New aluminium shopfront to No. 477 (BA 123/1967)</p> <p>1968: Cut back awning and repair (DA 714/1968)</p>
HISTORY	
Historical notes	<p>The eastern side of New South Head Road was within a Cooper family leasehold, in this instance the 3&1/2 acres purchased in 1860 by William Augustine Duncan C.M.G., journalist and public servant (1811-1885). Later owners of the leasehold were pastoralist and parliamentarian Sir Patrick Alfred Jennings C.M.G. (1831-1897) between 1881 and 1895, the railway commissioner Edward Miller Gard Eddy (1851-1897) and his wife and later widow between 1895 and 1900, and lastly James Joseph Smith (1843-1921) from 1900 to his death in 1921. Smith was the managing director of Mark Foy's Ltd. where he had been employed since arriving in the colony from Ireland in the 1860s, and had married Mark Foy's youngest daughter, Sophie. The extensive estate was known as Colebrook.</p> <p>Smith died in 1921, and the executors of his estate in 1923 subdivided Colebrook, which since 1900 was in freehold title. This subdivision formed the allotment of No. 475-479 New South Head Road (Lot 1) and another seven lots inclusive of Colebrook within Lot 2 (since demolished).</p> <p>The first owner of No. 475-479 New South Head Road was dispensing chemist George Phillip Knapton (1874-1956) with the allotment being transferred to him in mid 1925. Ownership changed in 1928 with the transfer to Mrs Vittoria Alagna (died 1953), wife of Dr Gaetano Alagna (1884-1952). Dr Alagna came to Australia in 1909 from his native Palermo, Sicily, and then practiced at Werris Creek and later in the Crookwell district. The Alagnas arranged for the building of the block of flats and shops in 1928 with this development being designed by architect Edwin Roy Orchard (1891-1963). In the following year the property was purchased by a syndicate comprising Miss Elizabeth Schneider (whose mother's name was Landes), Mrs Rose Goldstein (born Landes), and jeweller Samuel Landes.</p> <p>Orchard's design for this development comprised three shops fronting the street corner and two floors above each with two flats with the entry to these being from the rear of building off Bellevue Road. When built there was no street address for this property, but it was in the vicinity of what was then No. 385 New South Head Road. By 1931 and after completion the shops were numbered 475-479 and these were tenanted by a confectioner, a hairdresser, and DE Hunt & Co's real estate agency. Very soon after the agency changed to CS Thane. From 1957 the property was owned by estate agent Arthur George Cooper (1911?-2002), and evidently from this time only has the building been known as Cooper's Corner, and prior to this as Landes' Corner, after the owners the Landes family. Cooper incidentally had acquired CS Thane's business by 1940.</p> <p>The building as designed was not substantially altered until the late 1950s and after Cooper purchased it the building acquired a modern two storey commercial building fronting Bellevue Road designed by Magoffin & Poiner, architects, for use as a travel agency and record bar.</p>

Historical Images



Figure 2: This photograph of Double Bay by the American & Australian Photographic Company was taken sometime between 1870 and 1875. It is believed to show Colebrook above the rise of New South Head Road.



Figure 3: Cooper's Corner in the 1950s. At this time it was known as Lands' Corner, although realtor Cooper had opened his agency by this date. The landmark aspect of this busy intersection at Double Bay was enhanced by the fitting of a clock for the benefit of the locals and travellers.



Figure 4: Cooper's Corner in the 1970s, looking east down Bellevue Road.



Figure 5: Western elevation of Cooper's Corner in the 1980s, from New South Head Road.

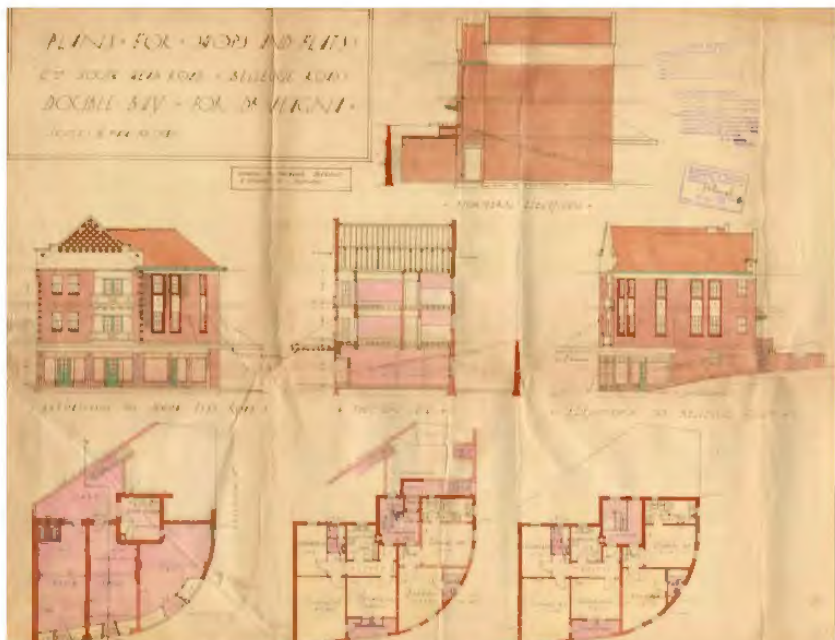


Figure 6: Orchard's building application drawing for Dr Alagna's new development at the corner of New South Head Road and Bellevue Road approved by Woollahra Council in August 1928.

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>No. 475-479 Bay Street is of historical significance on a local level for forming part of the former Point Piper Estate lands, forming part of the Colebrook Estate lands, subdivided in 1923. The development of the place demonstrates the change from residential to commercial uses that occurred throughout the locality in the early-to-mid-20th century, eventuating in the Double Bay Centre as it is known today, although this history is incidental.</p> <p>Does not meet the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Historical association significance SHR criteria (b)	<p>No. 475-479 is associated with noted architect Edwin Roy Orchard who designed many houses and residential flats, and some commercial buildings throughout Sydney in the early 20th century, a number of which are included on heritage registers. Orchard is appreciated as one of the lead Arts & Crafts style architects in Sydney and “Cooper’s Corner” is a rare example of his commercial work.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
Aesthetic significance SHR criteria (c)	<p>No. 475-479 is of aesthetic significance as an unusual corner residential flat building with commercial ground floor in an eclectic style with Arts and Crafts features, located on a prominent corner within the Double Bay Centre.</p> <p>The building’s curved form is site-specific, deliberately built to address both street frontages to New South Head Road and Bellevue Road and appears as two distinct elevations. The building has landmark qualities, given its prominence in views along New South Head Road, emphasised by its corner configuration.</p> <p>The external façade is largely intact and includes interesting architectural features of an Arts and Crafts style building including the checkerboard gable, brick detailing, moulded render and curved façade.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive

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	<ul style="list-style-type: none"> • has landmark qualities • exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
Social significance SHR criteria (d)	<p>No. 475-479 New South Head Road, as a distinct building located on a prominent corner may be of significance to the local community for its landmark contribution to the character and streetscape of New South Head Road, although social significance has not been formally assessed.</p> <p>Potentially meets the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community's sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative
Technical/ Research significance SHR criteria (e)	<p>As a residential and commercial flat building constructed by noted architect Edwin Roy Orchard, No. 475-479 New South Head Road has the potential to yield further information regarding Orchard's body of architectural work, particularly applied to commercial buildings.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
Rarity SHR criteria (f)	<p>As a residential and commercial flat building constructed by noted architect Edwin Roy Orchard, No. 475-479 New South Head Road is relatively rare as an example of Orchard's commercial work. Its landmark qualities, form, scale and detailing and historic character are rare survivors of the mid 20th century commercial development along New South Head Road within the Double Bay Centre.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community

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	<p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
<p>Representativeness SHR criteria (g)</p>	<p>As a landmark residential and commercial building of distinctive form in the Arts and Crafts style, No. 475-479 New South Head Road is not representative of typical shop top housing buildings of the early 20th century.</p> <p>The architectural detailing of the building is representative of the work of noted architect Edwin Roy Orchard, who was one of the lead Arts & Crafts style architects in Sydney.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
Integrity	<p>Given the intactness of the exterior façade, No. 475-479 New South Head Road can be said to have a moderate to high level of integrity (internal inspection not undertaken).</p>
STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>No. 475-479 New South Head Road is of significance as a landmark commercial/residential building, designed in the Arts & Crafts style by noted architect Edwin R. Orchard and is a rare example of Orchard's commercial work. Sited on a prominent corner, the place benefits from broadscale views from the south and west and the unusual form of the building has been designed with its prominent corner location in mind. The building is representative of Orchard's work as one of the lead proponents of Arts & Crafts style architecture and the place has landmark qualities due to its siting, form, scale and architectural detailing.</p> <p>No. 475-479 New South Head Road is also of significance for demonstrating in its built fabric the change from residential to commercial uses that occurred in the locality in the early to mid 20th century, and forms part of the historical development of the Double Bay Centre and is rare as a surviving historic building within the principal commercial street of New South Head Road within the Centre.</p>
Level of Significance	Local significance
Recommendations	<p>"Cooper's Corner" No. 475-479 New South Head Road (potentially including its interiors) should be listed as a local heritage item in Schedule 5 of the Woollahra LEP 2014. Does not warrant listing as a State heritage item.</p>

LIST OF REFERENCES
Old System Conveyance Book 66 No. 49; Book 231 No. 729; Book 570 No. 604; Book 668 No. 359; Book 668 No. 35
<i>Sand's Directory</i> 1930
Torrens Title Dealing B251443; B688301; B858204
Torrens Title Dealing G639455
<i>Wise's NSW Post Office Directory</i> , 1948
Woollahra Council Development Application 405/1961
Woollahra Library PF008041

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ITEM DETAILS	
Name of Item	"Twenty-one"
Address	21-25 Knox Street
Lot DP/SP	Lot 1 DP 208922
Building Type	Shopping Arcade
Current use	Restaurant, barber, offices
Former Use	Restaurant, offices
DESCRIPTION	
Designer	Douglas Forsyth-Evans and Associates
Builder/ maker	Unknown
Physical Description	<p>Located on the northern side of Knox Street, within a row of one to three storey, mixed commercial buildings and converted residential flat buildings.</p> <p>No. 21-25 Knox Street is a stylish Moderne 2/3-storey building containing shops and offices, with double fronted curved glass façade and arcade. The building was designed by an architect of note, Douglas Forsyth Evans (designer of the Chilterns, Rose Bay).</p> <p>The façade comprises rendered brick, painted grey, with a masonry base, aluminium windows and steel framing. Previously, the building comprised face brick, with a rendered parapet and banding detail, a distinction lost when the façade was rendered around 2018. The masonry base appears to have been left as existing and the earlier awning removed.</p> <p>Fenestration has been largely replaced in aluminium but one of the curved glass fronts (at No. 21) retains its framing. The central arcade is now roofed over with a glazed awning (intrusive). The biggest change to the external appearance of the place is the new render, however, enough of the form and stylistic intention remains of the street front to make this building of aesthetic and social significance.</p> <p>Internally, the commercial spaces have all been altered with few original details remaining, although the configuration of the original office and retail spaces remain readable and the stair remains.</p> <p>The rear of the property faces Knox Lane and comprises a flat rendered brick wall, painted to match the front elevation, with a decorative brick edging along the parapet. Like the front elevation, it was rendered around 2018. The windows have also been recently replaced with fixed glazing of varying sizes that are asymmetrical within the façade.</p>

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Recent Photos




Figure 1: Street frontage of 21-25 Knox Street, 2022




Figure 2: Rear of 21-25 Knox Street, 2022




Figure 3: Main stair with altered window fronting Knox Lane.




Figure 4: View at ground level looking through to arcade fronting Knox Street.

		
	Figure 5: Internal view of arcade accessed via Knox Street.	Figure 6: Typical hallway.
Site Inspection	Exterior: Yes	Interior: Yes
Physical condition	Good	
Construction date	1955	
Modifications and dates	<p>1955: Erection of shops and office block (BA 58/195)</p> <p>1957: Amendments (DA 112/1957)</p> <p>1957: Extensions to penthouse/caretaker's flat at 2nd floor level</p> <p>1960: Penthouse conversion to architects office with extension and roof garden (DA 426/1960)</p> <p>1977: Café 21 expanded (DA 153/1977)</p> <p>1994: Alterations, only partially undertaken (DA 161/1994) .</p> <p>2010-2013: Windows to rear elevation replaced.</p> <p>2017/8: Construction of roof over central atrium, face brick rendered and painted white to front and rear elevations.</p>	
HISTORY		
Historical notes	<p>The northern side of Knox Street was within a Cooper family nineteenth century leasehold held by Gooy Chum and developed as a market garden in the nineteenth century. The freehold of the land between New South Head Road and Cross Street was sold to Mary Ann Harkness, wife of Edward Knox Harkness in 1901. Harkness (1864-1924) was a builder who worked extensively in Woollahra. He seems to have erected most of the dwellings within his property in Knox Street between No. 21 Knox Street and New South Head Road as speculative developments in the early 1900s.</p> <p>At No. 21 Knox Street was a cottage called 'York' sold by Harkness in 1905. An irregular shape block to the west of No. 21 Knox Street (No. 25 Knox Street) was sold by Harkness in 1921.</p> <p>Prior to the 1950s the western termination of Knox Street was at No. 21, and the irregular block seems to have been accessed from The Retreat (now the western length of Knox Street). Details of the historical use of this block are scant but it seems to have developed by R. Symons in 1928 as a small block of flats, designed by Thompson, Stafford and Marks, architects.</p> <p>In 1938 Miss Olive Merle Maskay Andrews purchased No. 21 Knox Street. Miss Andrews married Anthony Willoughby in 1940, who in 1950 purchased the neighbouring flats to the west. In 1952 Woollahra Council resumed the street frontage to reconfigure the western end of Knox Street and merge it with The Retreat. When implemented this continued Knox Street west to the intersection</p>	

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	<p>with Bay Street. The Willoughbys subsequently consolidated the two properties and arranged for the development in 1955 at Nos. 21-25 Knox Street seen today.</p> <p>The architect for this development was Douglas Forsyth-Evans and Associates whose working drawings are dated January 1955. Evans's development for the Willoughbys in Knox Street was probably one of the earliest commercial buildings to be constructed at Double Bay in the years after the war.</p> <p>Evans (1899-1968) trained as an architect in Sydney under Varney Parkes and was registered as an architect in 1923 and in 1930, he worked with L.G.H McCredie. He was a member of the Sydney Technical College Architectural Club and the Ku-ring-gai Tree Lovers' Civic League. His sister, Annie Wyatt, was the founder of the National Trust of Australia, and Douglas was the first honorary architect for the National Trust.</p> <p>Of his pre-war works Marton Hall (1938), Margaret Street, Wynyard is considered the most significant, comprising 16 floors of bachelor flats (since demolished), which attracted considerable attention for its height and stylish Moderne facade.</p> <p>Forsyth Evans was at his most productive during the 1950s, producing several distinctive apartment buildings. Other examples of Forsyth Evans's work include Chilterns Flats, Rose Bay (listed as a local heritage item), Glenhurst Gardens, Darling Point, North Water, Balgowlah (his own house), Catalina Restaurant, Rose Bay (originally constructed as the Caprice nightclub and opened in 1957 by noted nightclub owner Jim Bendrodt), Watergleam flats, McMahons Point and Seven Seas flats, Kirribilli.</p> <p>The seemingly long collaboration with noted structural engineer Peter Owen Miller AM (of Miller Milston Ferris) is an important aspect to Forsyth Evans's success as a designer of large-scale Post War International Modernist style apartment buildings.</p> <p>No. 21-25 Knox Street has long been associated with Café 21 that commenced trading in 1959, inclusive of management under the Liberiou family between 1991 and 2005. When completed in 1957 the original tenants of this development, then known as No 21 Knox Street, included:</p> <p>Ground floor</p> <ul style="list-style-type: none"> • Shop 1 - Leased by storekeeper Douglas Westhorpe • Shop 2 - Leased by Catherine Balent Pty Ltd • Shop 3 - Leased by Kathleen Leuwen Duck • Shop 4 - Leased by storekeeper Geoffrey Hamilton Smith • Shop 5 - Not registered • Shop 6 - Leased by storekeeper Ralph Leslie Ellis <p>First floor</p> <ul style="list-style-type: none"> • No. 1 - Office of Knox Real Estate Pty Ltd • No. 2 - Leased by Lily Hart • Nos. 3 & 4 - Offices of architect John Patrick • No. 5 - Leased by mechanic Isador Walter • No. 6 - Hairdressers • No. 7 - Leased by Audrey Catherine Nolan • No. 8 - Leased by the Taylors and Glovers <p>When built, the roof level included a penthouse or caretaker's residence, which was converted to an architects' office shortly after in 1960.</p> <p>Alterations were commenced in 1994 that would have reconfigured the Knox Street façade and added a complete third level, although they were not completed. The works did result in creating an opening at ground level providing direct access</p>
--	--

from the arcade through to the Knox Lane at the rear.

In the early 2000s the hipped tiled roof was replaced with a flat roof behind parapets. At some stage, the steel framed windows were replaced with aluminium framed windows and in 2017, a new roof was constructed over the central arcade and the face brick rendered and painted to front and rear elevations.

Historical Images



Figure 7: This photograph of Nos. 21-15 Knox Street in the 1980s recorded the original features of the building as designed by Evans in 1955 inclusive of the steel framed windows and face brick walls to Knox Street.



Figure 8: Photograph of Nos. 21-15 Knox Street in the 1980s



Figure 9: Evan's Knox Street elevation and section of the proposed "shopping block" at No 21 Bay Street.



Figure 10: Evan's Knox Lane elevation and section of the proposed "shopping block" at No 21 Bay Street.



Figure 11: Evan's ground floor plan of the proposed "shopping block" at No 21 Bay Street. This drawing forms part of his set of working drawings dated January 1955.



Figure 12: Evan's ground floor plan of the proposed "shopping block" at No 21 Bay Street. This drawing forms part of his set of working drawings dated January 1955.

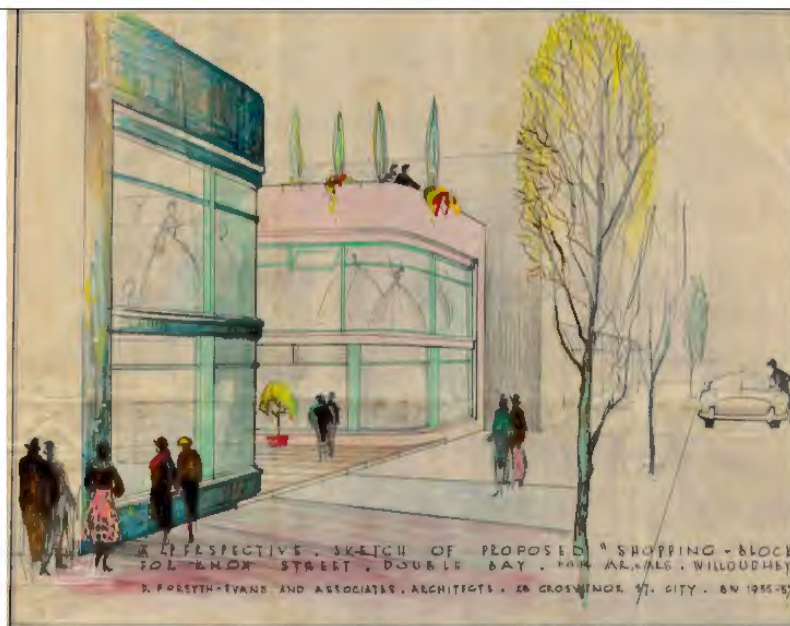


Figure 13: Evan's perspective sketch of the proposed "shopping block" at No. 21 Bay Street. This drawing forms part of his set of working drawings dated January 1955.

APPLICATION OF CRITERIA

<p>Historical significance SHR criteria (a)</p>	<p>No. 21 -25 Knox Street is of historical significance on a local level for forming part of the former Point Piper Estate lands, which were initially developed as market gardens and later purchased and developed by developer Edward Knox Harkness in 1901, for whom the street is named after.</p> <p>The building constructed in 1954, is possibly the first purpose-built commercial building to be constructed on Knox Street post war and the arcaded form of the building set a pattern of development that has become a defining element in the Double Bay Centre. The building demonstrates the post war development of Double Bay (and particularly Knox Street) and the rapid change from residential to commercial uses that occurred throughout the locality in the mid-20th century, eventuating in the Double Bay Centre as it is known today.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
<p>Historical association significance SHR criteria (b)</p>	<p>No. 21-25 Knox Street is associated with architect Douglas Forsyth Evans, a fashionable and innovative Sydney architect of the early to mid 20th century who worked in the International modern style. Although little is known about Forsyth Evans, he was responsible for a number of notable buildings including Chiltern Flats, Rose Bay, the (now) Catalina Restaurant, Rose Bay and Glenhurst</p>

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	<p>Gardens, Darling Point. Constructed in 1954, No. 21-25 Knox Street, was consciously designed by Evans as a fashionable, retail/commercial building, that played an important part in the establishment of the “cosmopolitan” character of the precinct.</p> <p>No. 21 -25 Knox Street is also associated with Café 21, which commenced trading in 1959, inclusive of management under the Liberiou family between 1991 and 2005 and whose presence in Double Bay has contributed to the “cosmopolitan” character of the Double Bay Centre.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows evidence of a significant human occupation • is associated with a significant event, person, or group of persons <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events • provides evidence of people or events that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association
<p>Aesthetic significance SHR criteria (c)</p>	<p>No. 21-25 Knox Street is of aesthetic significance as a relatively intact, stylishly Moderne shopping arcade, designed by architect of note Douglas Forsyth-Evans. While the face brick façade has since been rendered over, the building retains much of its characteristic features, particularly double fronted curved glass façade and arcade (now partially covered) and is a contributing element to the “cosmopolitan” character associated with the locality.</p> <p>Forsyth Evans allowed for a degree of “quirkiness” to be incorporated into his smaller scale work as opposed to his more formal International Modernist style designs for his large-scale apartment buildings. Hence, Chiltem Flats, the former Caprice nightclub, North Water, Balgowlah (his own house) and No. 21-25 Knox Street, have a playfulness in their overall form and detailing. Combining stepped and curved forms, an emphasis on horizontality, glazed walls, and expressed structural concrete framing, Forsyth Evans utilised the new architectural language of Post-war International style architecture within his smaller works, of which No. 21-25 Knox Street is a notable example (albeit altered).</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
<p>Social significance SHR criteria (d)</p>	<p>The history of use of No. 21-25 Knox Street by Café 21 since 1959 is likely to be of value to the local community as a contributing factor in the establishment of</p>

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	<p>the “cosmopolitan” character of the Double Bay Centre in the mid to late 20th century, although social significance has not been formally assessed.</p> <p>Potentially meets the criterion.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community’s sense of place <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is only important to the community for amenity reasons • is retained only in preference to a proposed alternative
<p>Technical/ Research significance SHR criteria (e)</p>	<p>As a shopping arcade designed in the Moderne style, 21-25 Knox Street may have potential to yield new information regarding the application of this style and its characteristics to commercial buildings. The place has the potential to yield further information regarding the works of architect Douglas Forsyth-Evans and the development of the Moderne style in Australian architecture.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere. <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites
<p>Rarity SHR criteria (f)</p>	<p>No. 21-25 Knox Street is rare within the immediate locality of the Double Bay centre, being the only commercial building designed in the Moderne style and its form and architectural detailing a rare surviving example of the Post-war commercial development of Knox Street and the Double Bay Centre. The place is also rare as one of a small number of known extant buildings by noted architect Douglas Forsyth-Evans.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type • demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is not rare • is numerous but under threat
<p>Representativeness SHR criteria (g)</p>	<p>As a shopping arcade constructed in the post-war period, Nos. 21-25 Knox Street is a representative example of the historical pattern of development that eventuated in the Double Bay Centre as we know it today. In particular, it demonstrates the post war development of Knox Street from a residential to commercial precinct.</p> <p>No. 21-25 Knox Street is a representative example of Evans’s smaller scale</p>

	<p>work. Originally of face brick with rendered banding and Marseille tiled roof, the building combined old-fashioned detailing with Modernist elements of large glass areas, contrasting textures and contrasting non-rectangular shapes with rectangular forms and horizontality. Similar design features are also found in the form and detailing of Forsyth Evans's other works: Chiltern Flats, the former Caprice nightclub and North Water, Balgowlah.</p> <p>Meets the criterion on a local level.</p> <p><i>Guidelines for Inclusion:</i></p> <ul style="list-style-type: none"> • is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held <p><i>Guidelines for Exclusion:</i></p> <ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type
Integrity	Nos. 21-25 Knox Street has a moderate to high level of integrity. While the face brick façade has since been rendered, enough of the form and stylistic intention remains of the street frontage to make this building of aesthetic significance.
STATEMENT OF SIGNIFICANCE	
Summary Statement of significance	<p>Nos. 21-25 Knox Street is of historic and aesthetic significance for its associations with notable architect Douglas Forsyth Evans, who designed the building in 1954. The playfulness expressed in the form of the building, with a strong entry statement of double fronted curved glass façade and arcade, visually and physically inviting the passer-by into the building, is a feature of Forsyth Evans smaller scale work and representative of his architectural style. The building combines old-fashioned detailing with Modernist elements of large glass areas, contrasting textures and contrasting non-rectangular shapes with rectangular forms and horizontality and similar design features are also found in the form and detailing of Forsyth Evans's other works: Chiltern Flats, the former Caprice nightclub and North Water, Balgowlah. The place is also rare as one of a small number of known extant buildings by noted architect Douglas Forsyth-Evans.</p> <p>As one of the first purpose-built commercial buildings to be constructed on Knox Street, the arcaded form of the building set a pattern of development that has become a defining element in the Double Bay Centre. Constructed in 1954, No. 21-25 Knox Street, was consciously designed by Evans as a fashionable, retail/commercial building, that played an important part in the establishment of the "cosmopolitan" character of the precinct.</p> <p>The place also has some social significance for its associations with Café 21, who have occupied the building since 1959 and as a contributing factor in the establishment of the "cosmopolitan" character of the Double Bay Centre in the late 20th century.</p>
Level of Significance	Local Significance

Recommendations	No. 21-25 Knox Street (including the ground level arcade and excluding the interiors) should be listed as a local heritage item in Schedule 5 of the Woollahra LEP 2014. Does not warrant listing as a State heritage item.
LIST OF REFERENCES	
Old System Conveyance Book 693 No. 352	
Torrens Title Dealing 410786; A708873; G664921; F232717	
Torrens Title Vol. 7383 Fols. 50 & 51	
<i>Wentworth Courier</i> , 22/6/2005, p.26	
Woollahra Council Building Application 58/55; 372/28	
Woollahra Council Development Application 426/196; 161/1994	
Woollahra Council Rate Valuation - Double Bay Ward 1904, entry for Knox Street	

Appendix B

Woollahra Council Notice of Motion (NOM 16.5)

Appendices

LUCAS STAPLETON JOHNSON & PARTNERS PTY LTD

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Woollahra Municipal Council
Ordinary Council Meeting Minutes

26 April 2021

Item No: 16.5
Subject: NOTICE OF MOTION - DOUBLE BAY HERITAGE
From: Councillors Lucinda Regan, Mark Silcocks, Anthony Marano, Harriet Price, Luise Elsing, Claudia Cullen, Susan Wynne, Mary-Lou Jarvis, Isabelle Shapiro, Peter Cavanagh, Matthew Robertson, Megan McEwin and Toni Zeltzer
Date: 20 April 2021
File No: 21/72688

(Regan/Elsing)

58/21 Resolved without debate:

THAT Council:

- A. Notes the following properties in the Double Bay Centre are identified as character buildings in *Chapter D5 Double Bay: Section 5.6.3.8 Heritage items and character buildings* of the Woollahra DCP 2015 and that those buildings have a positive contribution to the streetscape and architectural character of the area:
- 37 Bay Street
 - 35 Bay Street
 - 29-33 Bay Street
 - 9 Bay Street
 - 11 Bay Street
 - 13 Bay Street
 - 15 Bay Street
 - 21-25 Knox Street.
- B. Notes the following additional character buildings which are considered to positively contribute to the streetscape and architectural character of the Double Bay Centre:
- 39-43 Bay Street and 17-19 Bay Street: the existing terraces on the eastern side of Bay Street between Short Street and New South Head Road
 - 28 Bay Street: Royal Oak Hotel
 - 12 Bay Street: the existing two storey terrace.
- C. Requests staff to undertake, as a matter of urgency, a report to investigate the potential heritage significance of the buildings identified in paragraphs A and B above in order to identify whether these sites warrant listing as:
- (a) a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP); and/or
 - (b) an item on the State Heritage Register under the Heritage Act 1977 and/or;
 - (c) part of a heritage conservation area in the WLEP.

Adopted

Woollahra Municipal Council
Ordinary Council Meeting Minutes

26 April 2021

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

For the Motion

Against the Motion

Councillor Cavanagh
Councillor Cullen
Councillor Elsing
Councillor Jarvis
Councillor Marano
Councillor Maxwell
Councillor McEwin
Councillor Price
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Shields
Councillor Silcocks
Councillor Wynne
Councillor Zeltzer

Nil

15/0

Planning Proposal



Double Bay Centre Heritage Study



Version Date:	29 November 2022
Division/Department:	Planning and Place/Strategic Planning
Responsible Officer:	Kristy Wellfare – Strategic Heritage Officer
HPE CM Record Number:	22/196644

Acknowledgement of Country

We acknowledge the Gadigal and Birrabirragal people as the traditional custodians of the land in our local area.

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Supporting documents (circulated separately)

- *Double Bay Centre Heritage Review of Character Buildings*, Lucas Stapleton Johnston and Partners Pty Ltd (LSJ) (14 October 2022)

1. Introduction

1.1. Summary

This planning proposal seeks to amend the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014), at Schedule 5 (Environmental heritage) and the Heritage Map, to include four new local heritage items.

These four properties are currently identified as character buildings in the *Woollahra Development Control Plan 2015*. A study by Lucas Stapleton Johnston & Partners Pty Ltd (LSJ) of twenty-two properties titled the *Double Bay Centre Heritage Review Character Buildings Heritage Study* (October 2022) found that four meet the threshold for local heritage significance and should be listed as local heritage items.

1.2. Background

On 26 April 2021 Council considered a Notice of Motion (NOM 16.5) regarding the potential heritage significance of properties located in the Double Bay centre. At this meeting, it was resolved:

THAT Council:

- A. *Notes the following properties in the Double Bay Centre are identified as character buildings in Chapter D5 Double Bay: Section 5.6.3.8 Heritage items and character buildings of the Woollahra DCP 2015 and that those buildings have a positive contribution to the streetscape and architectural character of the area:*
 - 37 Bay Street
 - 35 Bay Street
 - 29-33 Bay Street
 - 9 Bay Street
 - 11 Bay Street
 - 13 Bay Street
 - 15 Bay Street
 - 21-25 Knox Street.
- B. *Notes the following additional character buildings which are considered to positively contribute to the streetscape and architectural character of the Double Bay Centre:*
 - 39-43 Bay Street and 17-19 Bay Street: the existing terraces on the eastern side of Bay Street between Short Street and New South Head Road
 - 28 Bay Street: Royal Oak Hotel
 - 12 Bay Street: the existing two storey terrace.
- C. *Requests staff to undertake, as a matter of urgency, a report to investigate the potential heritage significance of the buildings identified in paragraphs A and B above in order to identify whether these sites warrant listing as:*
 - (a) *a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP);*
and/or
 - (b) *an item on the State Heritage Register under the Heritage Act 1977 and/or;*
 - (c) *part of a heritage conservation area in the WLEP.*

In the background to the Notice of Motion it was noted that:

It has become apparent through discussions with staff that many significant buildings in the Double Bay Centre do not currently enjoy heritage protection under the WLEP and that those items may have cultural and architectural heritage significance to the communities residing in the municipality. A proper identification and assessment of such buildings needs to be undertaken to address the current position as a matter of urgency, given current development in the area and the review of the planning controls for the area that is currently underway.

In response to the Notice of Motion, Council engaged Lucas Stapleton Johnston and Partners Pty Ltd (LSJ) to undertake a heritage significance assessment for the buildings identified in the notice of motion. In addition to those buildings identified, Council noted that there were other buildings that could be considered to be "character buildings", being 45A Bay Street and 475-479 New South Head Road. These buildings were also assessed for their heritage significance as part of the review.

The *Double Bay Centre Heritage Review of Character Buildings* (circulated separately) included an assessment of the historical context, historical associations and physical evidence of each of the subject properties, and a subsequent assessment of significance for those sites identified as having potential for heritage listing.

Arising from this assessment, the following recommendations were provided by LSJ:

- *No. 21-25 Knox Street should be listed as a local heritage item.*
- *Cooper's Corner, No. 475-479 New South Head Road should be listed as a local heritage item.*
- *The Royal Oak Hotel, No. 28 Bay Street should be listed as a local heritage item.*
- *No. 45A Bay Street should be listed as a local heritage item.*

1.3. Description of this planning proposal

The objective of the planning proposal is to amend Woollahra LEP 2014 to list the properties identified in Table 1 below as local heritage items in Schedule 5 Environmental heritage, Part 1 Heritage items. Heritage listing of these sites will ensure recognition of their significance, as well as provide statutory protection through ensuring that any future development proposals are assessed against the heritage provisions of the Woollahra LEP 2014.

Table 1: Subject sites to which the planning proposal applies

	Item	Address	Lot/DP
1	<i>Twenty-one</i>	21-25 Knox Street, Double Bay	Lot 1 DP 208922
2	<i>Coopers Corner</i>	475-479 New South Head Road, Double Bay	Lot 1 DP 13051
3	<i>Royal Oak Hotel</i>	28 Bay Street, Double Bay	Lot 1 DP570584 and Lot 1 DP 60445
4	<i>(former) In Shoppe building</i>	45A Bay Street, Double Bay	Lot 1 DP 208325

This planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and the document prepared by the Department of Planning, Industry and Environment titled *Local Environmental Plan Making Guideline* (September 2022).

1.4. Assessment of Heritage Significance

A heritage significance assessment was carried out for the Double Bay Commercial Centre by LSJ Heritage Planning & Architecture (LSJ) titled *Double Bay Centre Review of Character Buildings* which is separately circulated to this planning proposal.

This assessment reviewed the subject sites in accordance with the document title *Assessing heritage significance*, published by the NSW Heritage Office in 2001 and *Investigating heritage significance*, published by the Heritage NSW in 2021. There are seven criteria used in the process of assessing heritage significance:

Criterion (a) – Historical significance

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

Criterion (b) – Associative significance

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

Criterion (c) – Aesthetic/technical significance

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

Criterion (d) – Social significance

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

Criterion (e) – Research potential

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

Criterion (f) – Rarity

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

Criterion (g) – Representative

An item is important in demonstrating the principal characteristics of NSW's

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

Each criterion has inclusion and exclusion guidelines which are used to assist in the assessment process. If an item meets one of the seven heritage criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance. To be assessed for State significance an item will meet more than one of the seven heritage criteria at a State level, or if an item satisfies only one of the criteria, the item is of such particular significance to NSW that it should be listed.

The assessment by LSJ concluded that the following sites fulfil the heritage significance criteria at a **local** level:

- *Twenty-one*, 21-25 Knox Street [Lot 1 DP 208922]
- *Coopers Corner*, 475-479 New South Head Road, [Lot 1 DP 13051]
- *Royal Oak Hotel*, 28 Bay Street [Lot 1 DP570584 and Lot 1 DP 60445]
- *(former) In Shoppe building*, 45A Bay Street [Lot 1 DP 208325]

Accordingly, the recommendation of the LSJ report is that these properties be included in Part 1 of Schedule 5 of the Woollahra Local Environmental Plan 2014 and on the Heritage maps.

The inventory sheets for the sites prepared by LSJ, including assessment against all heritage criteria, are included in the information package for this planning proposal. (Separately circulated titled "*Double Bay Centre Review of Character Buildings*")

1.5. Statements of heritage significance

Statements of significance have been prepared for each of the sites that are the subject of this planning proposal, as follows:

1.5.1. *Twenty-one*, 21-25 Knox Street, Double Bay

Nos. 21-25 Knox Street, as a post-war shopping arcade is significant for demonstrating in its built fabric the rapid change from residential to commercial uses that occurred in the locality in the mid 20th century, and forms part of the historical development of the Double Bay Centre and the post-war aspirations of the local council to develop Knox Street and Double Bay into a commercial centre.

The place is of aesthetic significance as a largely intact shopping arcade in the Moderne style, designed by noted Sydney architect Douglas Forsyth-Evans. The place also has some social significance for its associations with Café 21, who have occupied the building since 1959 and as a contributing factor in the establishment of the "cosmopolitan" character of the Double Bay Centre in the late 20th century.

(LSJ, *Double Bay Centre Heritage Review of Character Buildings*, p. A123)

1.5.2. *Cooper's Corner*, 475-479 New South Head Road, Double Bay

No. 475-479 New South Head Road is of significance as a landmark commercial/residential building, designed in the Arts & Crafts style by noted architect Edwin R. Orchard and is a rare example of Orchard's commercial work. Sited on a prominent corner, the place benefits from broadscale views from the south and west and the unusual form of the building has been designed with its prominent corner location in mind. The building is representative of Orchard's work as one of the lead proponents of Arts & Crafts style architecture and the place has landmark qualities due to its siting, form, scale and architectural detailing.

No. 475-479 New South Head Road is also of significance for demonstrating in its built fabric the change from residential to commercial uses that occurred in the locality in the early to mid 20th century, and forms part of the historical development of the Double Bay Centre and is rare as a surviving historic building within the principal commercial street of New South Head Road within the Centre.

(LSJ, *Double Bay Centre Heritage Review of Character Buildings*, p. A112)

1.5.3. The Royal Oak Hotel, 28 Bay Street, Double Bay

The Royal Oak Hotel, No. 28 Bay Street, is of significance as surviving evidence of the historical development of the Double Bay Village Reserve, established by the government in 1834s and as being one of the oldest surviving commercial buildings located within the Double Bay Centre (originally constructed c.1869), and the oldest surviving commercial building located on Bay Street, making the place rare within the local context. The place is also of historical significance and rarity on a local level for being in continuous operation as the Royal Oak Hotel since 1869.

The hotel has significant historical associations with noted architectural firm Prevost, Synott & Ruwald, who rebuilt the hotel in 1924 for then owners Tooth & Co., an historically significant brewer/hotelier company of the 19th and 20th centuries in NSW.

Designed in the Inter-war Georgian Revival style, the hotel is a representative example of the work of Prevost, Synott & Ruwald. The building has some aesthetic significance for its surviving upper-level external features including its overall form, Marseille tile roof, arcaded balconies (now enclosed), blind arched recesses with classical swags, and classically inspired balustrades. The hotel makes a strong contribution to the historic character of Bay Street and a charming transition between the residential and commercial precincts on the western side of the Double Bay Centre.

(LSJ, Double Bay Centre Heritage Review of Character Buildings, p. A60)

1.5.4. (former) In Shoppe building, 45A Bay Street, Double Bay

No. 45a Bay Street is of significance as a representative example of the work of noted architect Neville Gruzman (1925-2005), who was a central figure in the distinctive architectural identity of Sydney of the mid 20th century and had a significant influence on the architecture and planning of Double Bay in the mid to late 20th century. Exhibiting many of the characteristics found in Gruzman's work the reliance on horizontality, stepped forms, and a contrast between heavy masonry forms and lightweight bands of glazing, No. 45a Bay Street makes a strong contribution to the commercial identity of Bay Street and the Double Bay Centre.

No. 45A Bay Street is considered rare as being one of a group of buildings all designed by the one architect of note, Neville Gruzman, located within one commercial precinct. No. 45A Bay Street, Gaden House, No. 24 Bay Street (2A Cooper Street), No. 11 Bay Street, the former Double Bay Steak House, 15 Knox Street; and the former Vardi Restaurant, 29 Knox Street are a rare group of buildings that demonstrate Gruzman's dedication to the redevelopment of the Double Bay Centre and his attempts to introduce a Post-war Modernist architectural language to the locality.

The building is of significance as forming part of the historical development of the Double Bay Centre, in particular, the post war development of the area and the aspirations of the local council to develop Double Bay into a commercial centre and Neville Gruzman's influence on the redevelopment scheme of the 1970s. No. 45A Bay Street was designed specifically to reinforce the new architectural language and built form being introduced along Bay Street in the late 20th century as part of the redevelopment of the Double Bay Centre.

(LSJ, *Double Bay Centre Heritage Review of Character Buildings*, p. A104-5)

2. Existing sites and surrounding context

2.1. *Twenty-one, 21-25 Knox Street*

"Twenty-one" is located at 21-25 Knox Street, Double Bay, on the northern side of Knox Street between Bay Street and Goldman Lane. The site is legally described as Lot 1 in DP 208922. The site is irregular in shape, with a frontage of approximately 11.26m to Knox Street and a rear frontage of approximately 17.11m to Knox Lane and a depth between 23.65m on the western side to 25.05m on the eastern side boundary.

Existing development on the site comprises a part two storey and part three storey commercial building of rendered masonry construction accommodating shops and offices, with double fronted curved glass façade and arcade. Development on adjoining sites consists of a single storey commercial building at 27-29 Knox Street to the west of the site, and a three storey interwar functionalist building of rendered masonry construction to the east of the site at 17-19 Knox Street.

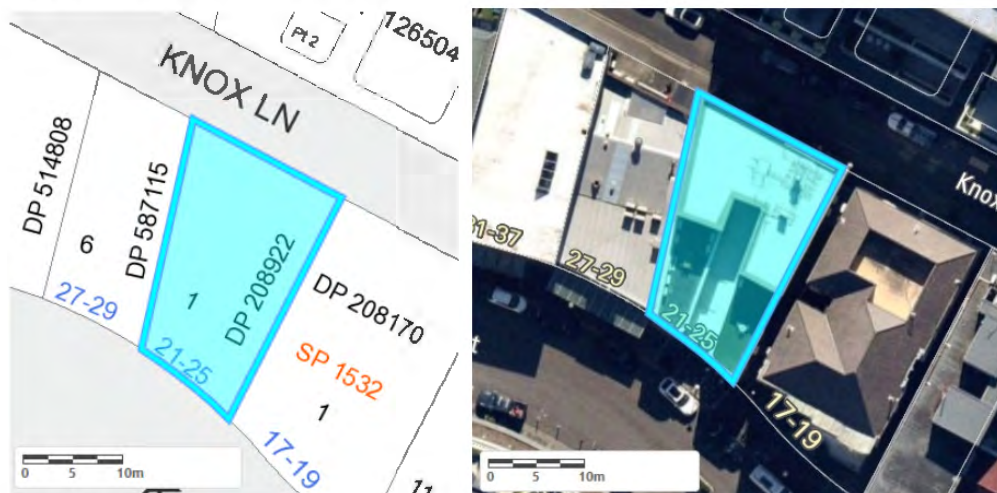


Figure 1: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in blue.
(Source: Woollahra Maps)



Figure 2: Current site photo, January 2022 (Source: LSJ, 2022)

2.2. Coopers Corner, 475-479 New South Head Road

"Cooper's Corner" is located at 475-479 New South Head Road, Double Bay, on the corner of Bellevue Road. The site is legally identified as Lot 1 in DP 13051. The site is irregular in shape, 221.3m² in area with a curved frontage of approximately 44.655m extending from New South Head Road through to Bellevue Road, a northeastern side boundary of 12.19m, and an irregular rear (eastern) boundary of 16.435m.

Existing development on the site consists of a curved, three-storey mixed use commercial and residential flat building of masonry construction featuring dark face brick and render in the Arts & Crafts Style with tiled roof and distinctive chequerboard gable. At the southeast of the main building is a two storey postwar addition of brick construction with crenelated parapet and aluminium windows, constructed c.1959-61.

Existing development on the adjoining property to the rear (east) consists of a post-war residential flat building, "Colebrook" of at least 15 storeys. Existing development to the north of the site consists of an Interwar era four storey mixed use commercial and residential building of rendered masonry construction.



Figure 3: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in blue.
(Source: Woollahra Maps)



Figure 4: Current site photo, January 2022 (Source: LSJ, 2022)

2.3. Royal Oak Hotel, 28 Bay Street

The Royal Oak Hotel is located at 28 Bay Street, Double Bay, on the corner of South Avenue. The site comprises two allotments, legally identified as Lot 1 DP570584 and Lot 1 DP 60445. The allotments are irregular in shape and total approximately 774.23m² in area, with a western frontage of 17.64m to Bay Street, an irregular southern frontage of 43.85m to Cooper Street, an irregular northern boundary of 43.81m and an eastern boundary of 25.39m.

Existing development on the site consists of a two storey commercial hotel building of rendered masonry construction with a hipped Marseilles tile roof. Existing development on adjoining sites consists of a four-storey commercial building at 30-36 Bay Street known as Pallas House to the north of the site, and a 1.5 storey residential cottage of masonry and tile construction at 3 South Avenue to the west of the site.



Figure 5: Cadastral map (L) and Aerial Photo (R) of the subject sites, shown highlighted in red.
(Source: Woollahra Maps)



Figure 6: Current site photo, January 2022 (Source: LSJ, 2022)

2.4. (former) In Shoppe building, 45A Bay Street

The building formerly known as the InShoppe building is located at 45A Bay Street, Double Bay. It is located on the corner of Knox Street and is alternatively known as 43 Knox Street. The site is legally identified as Lot 1 DP 208325. The allotment is mostly regular in shape with a splay corner to Bay and Knox Street and a slightly oblique rear boundary to Knox Lane and is approximately 381.01m² in area, with an eastern frontage of approximately 21.69m to Bay Street, a southern frontage of approximately 12.34m to Knox Street with a splay corner of approximately 3.12m. The site has a rear frontage to Knox Lane of approximately 16.51m and an eastern boundary of approximately 25.8m.

Existing development on the site consists of a four storey mixed use commercial building with basement, of rendered masonry construction with vertically proportioned glazing. Existing development on the neighbouring site to the east at 41 Knox Street comprising a four storey commercial building accommodating the Savoy Hotel and ground floor level shops.



Figure 7: Cadastral map (L) and Aerial Photo (R) of the subject sites, shown highlighted in red.
(Source: Woollahra Maps)



Figure 8: Current site photo, January 2022 (Source: LSJ, 2022)

3. Existing planning controls

All sites are subject to the existing planning controls of the Woollahra LEP 2014. The current zone and key development standards that apply to the land under the Woollahra LEP 2014 are summarised in Table 2, as follows:

Table 2: Summary of current development controls

	Zone	Maximum building height (m)	Floor space ratio
21-25 Knox Street Double Bay	B2	14.7m	2.5:1
475-479 New South Head Road, Double Bay	B2	14.7m	1:1
28 Bay Street, Double Bay, and	B2	Part 18.1m, part 14.7m	2.5:1
45a Bay Street, Double Bay	B2	18.1	2.5:1

The objectives of the B2 Local Centre zone in the Woollahra LEP 2014 are:

- *To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.*
- *To encourage employment opportunities in accessible locations.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To attract new business and commercial opportunities.*
- *To provide active ground floor uses to create vibrant centres.*
- *To provide for development of a scale and type that is compatible with the amenity of the surrounding residential area.*
- *To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.*

4. Objectives of planning proposal

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of four (4) sites in Double Bay and provide these with statutory heritage protection.

The inclusion of these sites as local heritage items will mean any future development proposals either on the subject sites, or on any land within the vicinity, will need to consider the provisions of Clause 5.10 (5) of Woollahra LEP 2014. This will provide a statutory requirement for development proposals to consider the effects of proposed development on the heritage significance of these items.

5. Explanation of provisions

The planning proposal seeks the following amendments to Woollahra LEP 2014:

- Insert a listing for each site in Part 1 (Heritage Items) of Schedule 5 (Environmental Heritage). The exact wording of the amendment will be determined by the Parliamentary Counsel prior to the making of the LEP.
- Amend the Heritage Map to identify four additional heritage items at their relevant addresses.

6. Justification

The planning proposal has strategic merit. The key reason for amending the Woollahra LEP 2014 is that the heritage listing of these sites will ensure their significance is recognised and their ongoing conservation is implemented

These matters are further discussed below in part 6.1 to 6.3.

6.1. Need for planning proposal

1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

Yes. The planning proposal is the result of the recommendations found in the heritage study titled "*Double Bay Centre Review of Character Buildings*" prepared by Lucas Stapleton Johnston & Partners Pty Ltd. The report concluded that four of the sites within the scope of the assessment meet the criteria for listing as local heritage items.

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

Yes. The objective of the planning proposal is to recognise the heritage significance of the four sites as local heritage items and provide them with statutory heritage protection. Heritage listing will provide ongoing protection and recognition of the heritage significance of the sites.

Other options, such as adding site-specific objectives and controls to Woollahra DCP 2015, or including heritage conservation conditions to a potential development consent, will not provide the same level of heritage protection and recognition.

6.2. Relationship to strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including exhibited draft plans or strategies)?

Yes. The planning proposal is consistent with the relevant objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the relevant planning priorities and actions of the *Eastern City District Plan* (2018), as discussed below.

Greater Sydney Region Plan: A Metropolis of Three Cities

The planning proposal is consistent with the directions and objectives of *Greater Sydney Region Plan: A Metropolis of Three Cities*, particularly objective 13: Environmental heritage is identified. Conserved and enhanced.

Eastern City District Plan

The planning proposal is generally consistent with the planning priorities and actions of the *Eastern City District Plan*, particularly *Planning Priority E6 – Creating and renewing great places and local centres and respecting the District's heritage* and Action 20 by:

- Identifying, conserving and enhancing the environmental heritage of the local area through:
 - engaging with the community early to understand heritage values
 - enhancing opportunities for adaptive reuse and the interpretation of heritage to foster distinctive local places
 - managing and monitoring the cumulative impact of development on the heritage values and character of places

Heritage listing of these four sites will provide ongoing protection and recognition of the heritage significance of these items.

4. Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan?

Yes. The planning proposal is consistent with the Council's Community Strategic Plan titled *Woollahra 2030 – our community, our place, our plan*. The planning proposal accords with Goal 4: *Well planned neighbourhoods* under the theme Social strategies, specifically 4.2 *Conserving our rich and diverse heritage*.

The planning proposal is also consistent with the *Woollahra Local Strategic Planning Statement 2020*. In particular, the planning proposal is consistent with Planning Priority 5 under the theme Liveability, specifically *Planning Priority 5 Conserving our rich and diverse heritage* and Action 28:

28. *Continue to proactively conserve and monitor heritage in the Municipality including:*

- *reviewing and updating provisions in Woollahra Local Environmental Plan 2014 and Woollahra Development Control Plan 2015*
- *sustainably managing visitation to our heritage conservation areas and destinations • promoting a high standard of urban design in both the public and private domain that respects and communicates with heritage and our heritage conservation areas*
- *supporting implementation of legislation for Aboriginal Heritage.*

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes. The planning proposal is not inconsistent with any other relevant State or regional study or strategy.

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

Yes. The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable State Environmental Planning Policies (refer to Schedule 1).

7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes. The planning proposal is consistent with applicable section 9.1 directions (refer to Schedule 2).

6.3. Environmental, social and economic impact

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?

No. There are no critical habitat areas, threatened species, populations or ecological communities or their habitats present on the subject land. Accordingly, the proposal will not have any impact in this regard.

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

No. There are no likely environmental effects that would arise as a result of the planning proposal. Protection of the items will be required when development is proposed, or if there is development proposed in its vicinity. Protection measures are not likely to result in environmental harm and will be managed through the development assessment process.

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

Yes. The heritage assessments measured five properties against the criteria for 'cultural significance' as defined in the *Australia ICOMOS Burra Charter*, as meaning the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

The assessment found that these four sites meet a number of heritage criteria at a local level. While the planning proposal does not have any direct economic effect, it has social impact for the local community that appreciates and enjoys local heritage in the Woollahra LGA.

6.4. Infrastructure (Local, State and Commonwealth)

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

Yes. The planning proposal involves the local heritage listing of four sites and does not involve amendments to the planning controls that will facilitate intensified development.

Currently, all properties have access to adequate public infrastructure such as water, sewer, electricity and telephone services.

There is no significant infrastructure demand that will result from the planning proposal. The existing services that are available to the sites are suitable for the proposal of a local heritage listing in a business zone.

6.5. State and Commonwealth Interests

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

Should the planning proposal proceed to public exhibition, consultation with the relevant public authorities will be carried out. These authorities will include, but are not limited to:

- Heritage NSW
- The National Trust of Australia (NSW).

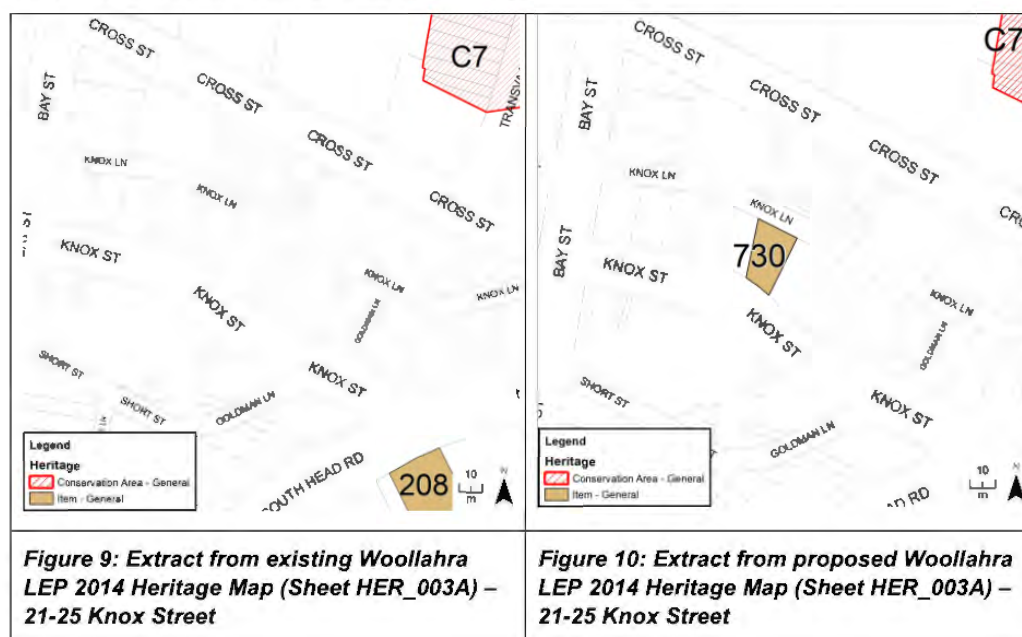
Further consultation will take place with any other authorities identified by the Gateway Determination.

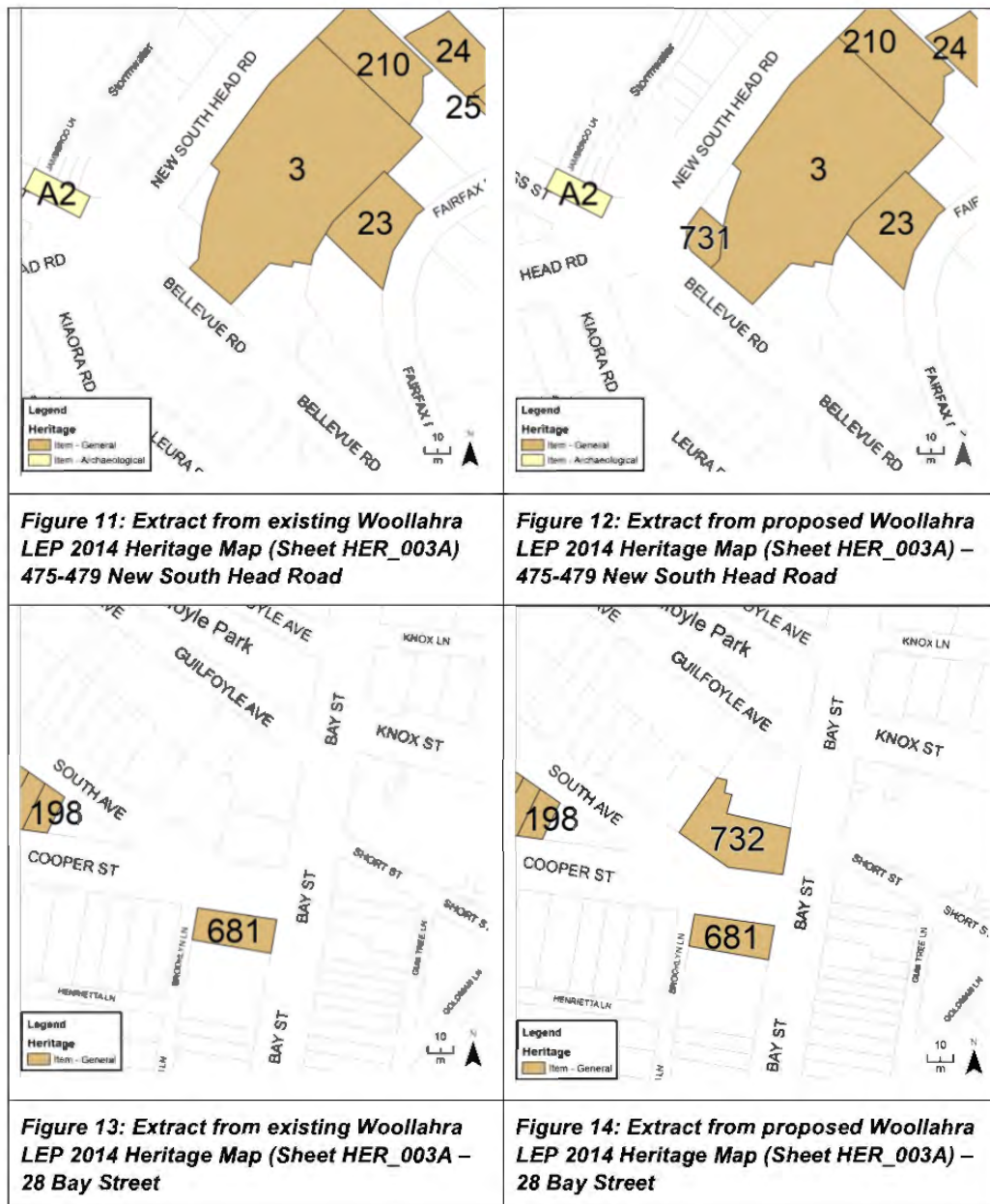
7. Mapping

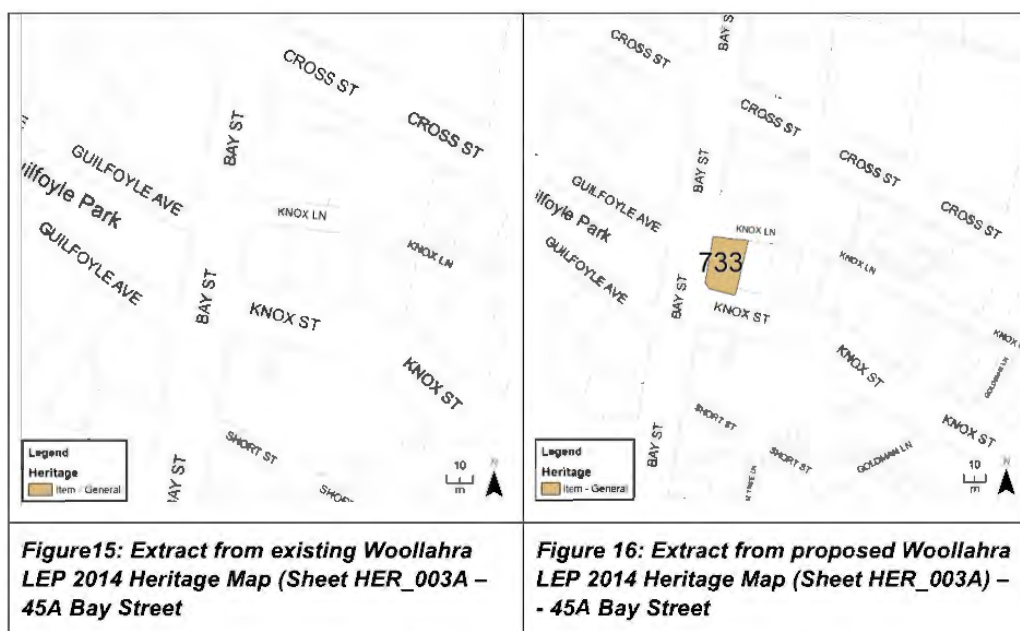
The planning proposal seeks to amend the Woollahra LEP 2014 Heritage Map (Sheet HER_003A) by applying an "Item-General" classification to the following sites:

Item	Address	Lot/DP
<i>Twenty-one</i>	21-25 Knox Street, Double Bay	Lot 1 DP 208922
<i>Coopers Corner</i>	475-479 New South Head Road, Double Bay	Lot 1 DP 13051
<i>Royal Oak Hotel</i>	28 Bay Street, Double Bay	Lot 1 DP570584 and Lot 1 DP 60445
<i>(former) In Shoppe building</i>	45A Bay Street, Double Bay	Lot 1 DP 208325

An extract of the existing and proposed heritage maps are shown in Figures 9 to 16. It should be noted that the heritage item numbers as shown are indicative only and will be subject to confirmation at the finalisation stage.







8. Community consultation

The owners of the properties the focus of the study were notified about the *Double Bay Heritage Study* during the assessment phase and were requested to provide access to their premises. Following the finalisation of the *Draft Double Bay Heritage Study*, the document was circulated to the owners of the affected properties for their information prior to the referral of the planning proposal to the Woollahra Local Planning Panel. At the time of writing, the owners of three of these properties – 45A Bay Street, 28 Bay Street and 21-25 Knox Street – have advised that they will be seeking heritage advice regarding their buildings. Any such advice will be considered during the exhibition stage of the planning proposal.

Public exhibition will be undertaken in accordance with the requirements of the Act and the *Environmental Planning and Assessment Regulation 2021*. It will also have regard to the *Local Environmental Plan Making Guideline* dated 2021 and any conditions of the Gateway Determination.

We recommend that the planning proposal is exhibited for a minimum of 28 days.

Public notification of the exhibition will comprise:

- weekly notice in the local newspaper (the *Wentworth Courier*) for the duration of the exhibition period, when a hardcopy version of that newspaper is being published.
- a notice on Council's website.
- a letter to land owners in the vicinity of each site, which will include every landowner in the Centre.
- notice to local community, resident and business groups such as the Double Bay Residents' Association.

During the exhibition period the following material will be available on Council's website and in the customer service area at Woollahra Council offices:

- the planning proposal, in the form approved by the gateway determination.
- the gateway determination.
- information relied upon by the planning proposal (such as the view analysis and relevant Council reports).
- Woollahra LEP 2014.
- Section 9.1 Directions.

9. Project timeline

As Council is authorised to exercise the functions of the Minister for Planning under section 3.36 of the *Environmental Planning and Assessment Act 1979*, the proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Woollahra Local Planning Meeting	13 December 2022
Environmental Planning Committee recommends proceeding	February 2023
Council resolution to proceed	February 2023
Gateway determination	April 2023
Completion of technical assessment	Usually none required
Government agency consultation	May 2023
Public exhibition period	Same time as agency consultation
Submissions assessment	June 2023
Council assessment of planning proposal post exhibition	July 2023
Council decision to make the LEP amendment	August 2023
Council to liaise with Parliamentary Counsel to prepare LEP amendment	September 2023
Forwarding of LEP amendment to Greater Sydney Commission and Department of Planning and Environment for notification	October 2023
Notification of the approved LEP	November 2023

Schedules

Schedule 1 – Consistency with State Environmental Planning Policies

State environmental planning policy	Comment on consistency
SEPP (Biodiversity and Conservation) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Building Sustainability Index: BASIX) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Exempt and Complying Development Codes) 2008	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Housing) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Industry and Employment) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No.65 – Design Quality of Residential Apartment Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Planning Systems) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Precincts – Central River City) 2021	Not applicable.
SEPP (Precincts – Eastern Harbour City) 2021	Applicable There are currently no identified state significant precincts located in the Woollahra LGA.

State environmental planning policy	Comment on consistency
SEPP (Precincts – Regional) 2021	Not applicable.
SEPP (Precincts – Western Parkland City) 2021	Not applicable.
SEPP (Primary Production) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Resilience and Hazards) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Resources and Energy) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Transport and Infrastructure) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

Schedule 2 – Compliance with section 9.1 directions

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
1	Planning systems	
1.1	Implementation of Regional Plans	Applicable and consistent. The planning proposal is consistent with the objectives of the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities</i> , particularly Objective 13: Environmental Heritage is identified, conserved and enhanced. The heritage listing of these four (4) properties will provide ongoing protection of the heritage significance of these items.
1.2	Development of Aboriginal Land Council land	Not applicable. This planning proposal does not affect Aboriginal Land Council land.
1.3	Approval and referral requirements	Applicable and consistent. The planning proposal seeks to heritage list four (4) properties in the Woollahra Local Government Area. This is not expected to require any additional approval or referral requirements. The planning proposal is consistent with this direction.
1.4	Site specific provisions	Applicable and consistent. The planning proposal does not contain any unnecessarily restrictive site specific planning controls.
1	Planning systems – place based	
1.5 – 1.20	Implementation Plans	Not applicable. These plans do not apply to the Woollahra LGA.
2	Design and place	
3	Biodiversity and conservation	
3.1	Conservation zones	Applicable and consistent. The planning proposal will not affect the conservation standards of any environmentally sensitive land.
3.2	Heritage conservation	Applicable and consistent. The planning proposal will not affect the significance of places with environmental heritage. The proposed Heritage listing of four (4) properties in the Woollahra LGA will provide ongoing protection and recognition of the heritage significance of these properties.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
3.3	Sydney drinking water catchments	Not applicable. This direction does not apply to the Woollahra LGA.
3.4	Application of C2 and C3 zones and environmental overlays in Far North Coast LEPs	Not applicable. This direction does not apply to the Woollahra LGA.
3.5	Recreation vehicle areas	Not applicable. The planning proposal does not apply to sensitive land or land with significant conservation values. It will not allow land to be developed for a recreation vehicle area.
3.6	Strategic Conservation Planning	Not applicable. The planning proposal does not apply to land identified as avoided land or a strategic conservation area under the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
4	Resilience and hazards	
4.1	Flooding	Applicable and consistent. Each of the four sites are located on flood liable land. The planning proposal will not rezone flood liable land or affect the application of controls that ensure that development on flood liable land will not result in risk to life or damage to property. The planning proposal is consistent with the direction.
4.2	Coastal management	Not applicable. The planning proposal will not affect land in a coastal zone.
4.3	Planning for bushfire protection	Not applicable. The planning proposal will not affect bushfire prone land.
4.4	Remediation of contaminated land	Applicable and consistent. The planning proposal does not contain a provision which is contrary to this direction.
4.5	Acid sulfate soils	Applicable and consistent. Existing acid sulfate soils provisions will not be altered by the planning proposal.
4.6	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.
5	Transport and infrastructure	

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
5.1	Integrating land use and transport	Applicable and consistent. The planning proposal does not contain a provision which is contrary to the aims, objectives and principles of: <ul style="list-style-type: none"> • <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and • <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).
5.2	Reserving land for public purposes	Applicable and consistent. The planning proposal does not amend reservations of land for public purposes.
5.3	Development near regulated airport and defence airfields	Applicable and consistent. The planning proposal does not contain a provision which is contrary to this direction.
5.4	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
6	Housing	
6.1	Residential zones	Not applicable. The direction does not apply where sites are zoned for residential development.
6.2	Caravan parks and manufactured home estates	The planning proposal will not affect any caravan parks or manufactured housing estates.
7	Industry and employment	
7.1	Business and industrial zones	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
7.2	Reduction in non-hosted short-term rental accommodation period	Not applicable. This direction does not apply to the Woollahra LGA.
7.3	Commercial and retail development along the Pacific Highway, North Coast	Not applicable. This direction does not apply to the Woollahra LGA.
8	Resources and energy	
8.1	Mining, petroleum production and extractive industries	Not applicable. This planning proposal will not affect any of the nominated activities.
9	Primary production	

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
9.1	Rural zones	Not applicable. This planning proposal will not affect any rural zones.
9.2	Rural lands	Not applicable. This planning proposal will not affect any rural lands.
9.3	Oyster aquaculture	Not applicable. This planning proposal will not affect any Priority Oyster Aquaculture Areas.
9.4	Farmland of state and regional significance on the NSW Far North Coast	Not applicable. This direction does not apply to the Woollahra LGA.

From: George Karavanas [REDACTED] >
Sent: Sunday, 27 November 2022 7:55 PM
To: Anne White [REDACTED]
Cc: Justin Scheinberg [REDACTED]; Angela Grima [REDACTED]
Stephen Gergely & Pinter PTY LTD ([REDACTED]) Zoltan
Kovacs and Ying Chew [REDACTED] >; Mike Doyle [REDACTED]; Olivia
Payne [REDACTED]
Subject: 45A Bay St, Double Bay - Council Ref SC6577 Proposed Local Heritage Listing

Hi Anne,

Hope all is well.

Please find attached Zoltan Kovacs's brief submission in respect of the heritage listing of the subject site, which was submitted to Council on Friday.

Zoltan's submission articulates the reasons why it is our collective opinion that the proposed listing presented at the Panel meeting should be deferred and we should be given a reasonable opportunity to research and present council a more informed heritage opinion.

I trust this brief submission is of assistance to you in the interim. However, should you wish to discuss this matter further, please do not hesitate to contact our office.

Thank you.

Regards,

[george karavanas](#)

managing director

[REDACTED] paddington street, paddington nsw 2000
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co: [REDACTED]
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From: [Mike Doyle](#)
To: [Kristy Welfare](#)
Cc: [Angela Grima](#)
Subject: RE: 45A Bay St, Double Bay - Council Ref SC6577 Proposed Local Heritage Listing
Date: Friday, 25 November 2022 4:53:16 PM
Attachments: [45A Bay Street Double Bay - Proposed Heritage Listing 24 Nov.pdf](#)

Hi Kristy,

I haven't been able to contact George Karavanas from GSA Planning to confirm that our submission has been lodged at Council by 25 November 2022 being the extended date for submissions, consequently I'm attaching the Report dated 23 November 2022 from Zoltan Architects.

Can you please confirm that the Report has now been received by Council.

Thanks

Mike

Mike Doyle | Group Project Manager

GBR REALTY PTY LTD

Unwins Bridge Road, St Peters 2044 Australia

PH [REDACTED] | M [REDACTED]

23/11/2022

To:
General Manager
Woollahra Municipal Council
536 New South Head Road
Double Bay NSW 2028

Attention: Anne White
Manager – Strategic Planning & Place

Dear Anne,

RE: Double Bay Centre Heritage Study
Proposed heritage listing - 45A Bay Street, Double Bay



I am seeking a deferment for this matter from the Local Planning Panel.

I have been engaged by the owners of the building to provide a review of the study and an independent heritage assessment of the building, but as always, my professional opinion is my own and based on my firsthand experience.

As an architect and heritage professional of over thirty years experience, I have a strong interest in Modernist architecture and I am glad to see that society is "catching up" and starting to recognise buildings of the recent past having cultural significance.

In principle I support planning proposals to extend heritage protection to newly identified culturally significant buildings, but it is my firm belief that this process must be well conducted and free of errors as far as possible to be credible. Serious errors in a study reflect poorly on council. Therefore, I would like to register my concern about the proposal to list the property at 45A Bay Street as a heritage item on the basis of the Draft Inventory Sheet prepared by *Lucas Stapleton Johnson Heritage Planning & Architecture (LSJ)*, because the study contains a number of errors and omissions.

I have access to information that challenges the findings of the study, but the nominal extension of time I received to prepare a submission, does not permit a detailed response, thus I am restricted to bring to your notice only a few important points:

- ◆ Neville Gruzman did design the building, but his intentions for the site which were part of his vision for Double Bay, were not carried out, because disputes quickly arose between the architect and the client over building costs (the cost estimate was too high and there were concerns over the feasibility of construction). The pedestrian bridge was dropped and the client instructed the architect to simplify the design. Gruzman refused to comply. As this conflict is not addressed in the LSJ study, their assessment of local historical significance will need review.
- ◆ I have written evidence that Neville Gruzman formally resigned from the project and transferred intellectual property rights to the owners. That is why it does not appear in the list of Neville Gruzman's *oeuvre*. The LSJ study has not addressed this issue.
- ◆ The building was then extensively redesigned by Gergely & Pinter Architects Pty Ltd in 1973 to effect cost savings. They also provided full architectural services for documentation and construction supervision. The building is more reflective of their involvement than that of Neville Gruzman. The LSJ study has not addressed Gergely & Pinter's decisive involvement.
- ◆ The Gergely & Pinter redesign resulted in a very different building, as built. The LSJ study has not evaluated the differences between the original intentions and the result, weakening the case for aesthetic significance.

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- ◆ The LSJ study has not provided a comparative analysis between the property and 'Gaden House' (24 Bay Street, Double Bay), which is also by Neville Gruzman and recently listed as a heritage item. In my opinion a comparison would be essential to establish the real aesthetic significance of the property.
- ◆ The LSJ study has not identified the Builder, calling it 'unknown'. I have evidence that the builder was George Coleman Constructions Pty Ltd of 76 Carrington Road, Waverley.
- ◆ The above cited facts show that Gruzman's involvement was limited. The suggested connection with In Shoppe Pty Ltd may also be tenuous: ownership of the property and the company by the same individuals does not automatically confer associative significance. The property was never In Shoppe's flagship store; they had a small outlet on the Knox Street side. The LSJ study has not shown that any evidence exists that still connects the embassies and the Imperial Peking Restaurant to the place. The LSJ study has confused facts about historical associations and social significance and these will need careful reassessment.
- ◆ Site inspection revealed a very simple, ordinary commercial interior. For example, the coffered concrete ceilings proposed by Gruzman were dropped from the final design. The interiors are based entirely on the work of Gergely & Pinter and the LSJ study errs when it assigns technical/research significance on the basis of Gruzman's construction methodologies.
- ◆ LSJ has not been able to undertake an interior inspection, but I have and found it to be an ordinary commercial interior, lacking in aesthetic value and technical/research significance. The validity of the study's findings in terms aesthetic significance, technical/research significance, representativeness and integrity are still open to question.

I hope for the sake of upholding the integrity and credibility of planning process that the property is removed from the list of potential heritage items to be included in an LEP Amendment until a comprehensive and independent review can be made, and for that reason I seek a deferment from the Local Planning Panel.

Regards

ZOLTAN KOVACS B. Arch (Hons)
Architect

From: [Martin Border](#)
To: [Anne White](#)
Cc: [Kristy Wellfare](#)
Subject: RE: Request for extension - 21-25 Knox St, Double Bay - Proposed Heritage Listing
Date: Friday, 25 November 2022 11:57:42 AM
Attachments: [image001.jpg](#)

Hi Anne & Kirsty,

Hope you are both well.

I have engaged consultants to respond to the Report prepared by Council.

However, as mentioned previously due to the time of year it was received from Council (1 Nov 22) and the consultant's current workload just before the end of the year I will not be able to submit their Report today.

I am pushing hard for them to have their Report completed as soon as possible.

As you know this is not a quick process (Council took 10 months).

I really appreciate your understanding.

Kind regards

Martin Border
Managing Director

Border Group
MPJ Holdings Pty Ltd
Property Investors & Managers
PO Box [REDACTED]
Double Bay NSW 1360

Mob: [REDACTED]

Email: [REDACTED]

From: [Edward Malouf](#)
To: [Kristy Wellfare](#)
Cc: [Jamie Malouf](#); [Susan Wynne](#)
Subject: Royal Oak Hotel Double Bay Proposed local Heritage listing
Date: Tuesday, 15 November 2022 12:41:49 PM
Attachments: [image001.png](#)

Dear Kristy,

Thank you for your time on the phone today. As mentioned I have just opened a letter from council suggesting that the hotel should be a Local Heritage item.

When we were notified earlier this year that council wanted to do a heritage study / report on the building we certainly had no objection to do so.

In fact I met councils heritage consultant who conducted the report and the inspection. We spend probably 20 minutes walking through the building internal and naturally externally.

After the inspection I asked what she thought of the chances of the Royal Oak being suitable for a heritage listing, her answer was "there is no way I could possibly recommend to council that this property should be a heritage item, there is not enough original features internally and externally, there has been too many changes over the years for it be considered"

She then went on to say that if council was to consider making the Double Bay centre a Heritage Conservation area that she would recommend "that the exposed rafters under the eaves would have some heritage value"

Naturally I did not bother engaging with a heritage consultant back at the beginning of the year to do our own report, until now that I have received this letter of wanting to heritage list 28 bay street Double Bay. I do find this whole process somewhat strange to say the least.

I request that we are given an extension to undertake our own heritage study / report of 28 Bay Street.

Respectfully I would also request that once our report is complete we are able to have a meeting with yourself, Ann White, our heritage consultant and the lady who did councils report who I met on site.

Thank you for your time.

Cheers and thank you.

Edward Malouf
Royal Hotels Group

[Redacted]
[Redacted]

From: [Martin Border](#)
To: [Kristy Wellfare](#)
Subject: RE: Request for extension - 21-25 Knox St, Double Bay - Proposed Heritage Listing
Date: Friday, 4 November 2022 2:52:30 PM
Attachments: [image001.jpg](#)

Hi Kristy,

Thanks for your reply.

I have now spoken to 2 Heritage Experts and, as mentioned in my email below, due to the time of the year they both have full schedules leading up to the Christmas break in approx 6 weeks' time.

Once again I reiterate that it is unfair that Council has had 10 months to do their assessment of the building however they are only giving me 3 weeks to respond so close to Christmas.

I don't understand the urgency to submit the Report to the Planning Panel in December especially when there are errors and inaccuracies in the Report which need to be corrected.

As you mentioned Council closes for down part of December/January as do the consultants I have contacted and due to the short notice they have other work commitments.

Once again, I respectfully request an extension in the interest of fairness and am happy to co-operate with council (as I did with your consultant) to ensure the Report is corrected before being submitted to the Planning Panel.

Kind regards

Martin Border
Managing Director

MPJ Holdings Pty Ltd
Property Investors & Managers
PO Box 
Double Bay NSW 1360

Mob: 

Email: 

From: [Mike Doyle](#)
To: [Kristy Wellfare](#)
Cc: [Angela Grima](#)
Subject: 45A Bay St, Double Bay – Council Ref SC6577 Proposed Local Heritage Listing
Date: Tuesday, 1 November 2022 3:52:35 PM

Dear Kristy

Thank you for taking my phone call earlier today and spending time discussing the above property. As advised to you the Owners of 45A Bay St, Double Bay (In Shoppe Pty Ltd) have provided us with a copy of Woollahra Council letter dated 20 October 2022 (Council ref No SC6577) in which Council have advised that 45A Bay St has been recommended by Council staff to be listed as a local heritage item in Schedule 5 (environmental Heritage) of the Woollahra Local Environmental Plan 2014.

The Property Owners have requested that we (GBR Realty Pty Ltd) review and manage the information and process (which Council has advised in the above mentioned letter) and to then make recommendations/comments for their review. If required Inn Shoppe can provide a letter of authority confirming our role and appointment.

The property at 45A was approved and built some 50 years ago and with this in mind the purpose of our call to you was for two reasons:-

Firstly the Property Owners nor ourselves have any files or records relating to the original Development Approval and Conditions issued by Woollahra Council – Development Application No 467/28. We are aware it was approved by Woollahra Council in June 1972, but that is the limit of what we have relating to the approval. We are therefore requesting that Council provide us with a copy of the plans and conditions relating to the Development Approval No 467/28 referred above and also a copy of the Building Approval and Conditions which Council would also have had to issue, the time being well prior to PCA's and Construction Certificates. We are happy to pay Council's reasonable costs in sourcing and/or printing this documentation and we can call in and pick up the documents when advised they are ready, alternatively they could be emailed.

Secondly we request an extension of the time to make a submission beyond Friday 18 November 2022, (being the closing date advised by Council). We request the extension on the basis of the following:-

1. the Building is some 50 years old and it takes time to locate, collate and review the necessary documents, complicated by the fact we or the owners don't have the relevant documents.
2. Council has only provided 21 business days for the Property Owners to engage all the required consultants and specialist experts needed to review and then provide recommendations on what is a very complex and important matter i.e. the proposed heritage listing of a building.
3. Based on the above we respectfully request that Council extend the closing date for submissions until Friday 02 December 2022 or a week later to 09 December 2022 if that is possible. This would provide adequate time for matter at hand to receive the proper review

and attention it deserves.

We hope the above is self-explanatory and we look forward to your early response on the two matters raised, if you need to discuss anything related to the above, please call the undersigned.

Regards

Mike

Mike Doyle – Group Project Manager

GBR REALTY PTY LTD

[REDACTED] Unwins Bridge Road, St Peters 2044 Australia

Ph [REDACTED] | M [REDACTED]

From: [Martin Border](#)
To: [Kristy Welfare](#)
Cc: [Records](#)
Subject: 21-25 Knox St, Double Bay - Woollahra Council Heritage Letter
Date: Wednesday, 2 November 2022 12:16:27 PM
Attachments: [21-25 Knox St - Woollahra Council Heritage Report \(21 Oct 22\).pdf](#)
[21-25 Knox St - Woollahra Council Heritage Letter \(21 Oct 22\).pdf](#)

Dear Kristy,

Thank you for your letter dated 21 Oct 22 (attached) regarding 21-25 Knox St, Double Bay.

Please note the letter was only received by my office on 1 Nov 22.

Council has been reviewing the property for approx 10 months however they have only given me till 18 Nov 22 to respond (ie 14 business days).

I have owned the property for just on 30 years and am well aware of the background of the property.

There are points in the Report which need to be corrected to make a fair assessment of the heritage importance of the property.

I also have Council DA & BA approval to make alterations and additions to the building which has been enacted with substantial commencement works already having been carried out.

I am going to appoint a heritage consultant to assess the Report and for them to make their own assessment of the property considering all the facts.

Could you please provide me with 90 days to appoint a heritage consultant and for them to prepare a Report.

Considering how close to the end of the year your Report was received and the time Council had to prepare their Report I feel the time extension is fair and reasonable.

If you have questions please let me know.

Kind regards,

Martin Border
Managing Director

MPJ Holdings Pty Ltd
Property Investors & Managers
PO Box [REDACTED]
Double Bay NSW 1360

Mob: [REDACTED]