

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The letters are partially enclosed by a white square frame that is open on the right side.

**URBIS**

# **DEMOLITION REPORT**

57-69 Strathallen Avenue  
Northbridge

Prepared for  
**SJD NB P/L**  
December 2024

**URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:**

Director	Kate Paterson, B Arch, B Arts (Architecture), M.ICOMOS		
Consultant	Rebecca Zulaikha, B Fine Arts (Hons), B Landscape Architecture, Grad Cert Herit Cons		
Project Code	P0049873		
Report Number	01	31/10/2023	Issue A
	02	15/03/2024	Final Issue

**Urbis acknowledges the important contribution that Aboriginal and Torres Strait Islander people make in creating a strong and vibrant Australian society.**

**We acknowledge, in each of our offices, the Traditional Owners on whose land we stand.**

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

© Urbis Pty Ltd  
50 105 256 228

All Rights Reserved. No material may be reproduced without prior permission.

You must read the important disclaimer appearing within the body of this report.

**[urbis.com.au](http://urbis.com.au)**

# CONTENTS

<b>Executive Summary.....</b>	<b>1</b>
<b>1. Introduction .....</b>	<b>2</b>
1.1. Background & Purpose .....	2
1.2. Site Location .....	2
1.3. Methodology & Limitations.....	2
1.4. Author Identification .....	2
<b>2. Site Description .....</b>	<b>3</b>
2.1. Setting .....	3
2.2. Subject Site Description.....	4
2.2.1. 57 Strathallen Avenue – Northbridge Hotel.....	5
2.2.2. 59 Strathallen Avenue .....	7
2.2.3. 69 Strathallen Avenue .....	9
<b>3. Historical Overview .....</b>	<b>10</b>
3.1. Area History – Northbridge (Post European Settlement).....	10
3.2. Subject Site History.....	14
3.3. Property Ownership History .....	26
3.3.1. 57 Strathallen Avenue (NorthBridge Hotel) .....	26
3.3.2. 59-67 Strathallen Avenue .....	26
3.3.3. 69 Strathallen Avenue .....	27
3.4. Construction Date .....	27
3.5. Alterations & Additions.....	28
<b>4. Heritage Significance.....</b>	<b>29</b>
4.1. What is Heritage Significance? .....	29
4.2. Heritage Listing .....	29
4.3. Significance Assessment.....	30
4.3.1. 57 Strathallen Avenue (Northbridge Hotel) .....	30
4.3.1.1. Criterion A – Historic Significance .....	30
4.3.2. Criterion B – Historical Association .....	30
4.3.3. Criterion C – Aesthetic/Creative/Technical.....	31
4.3.4. Criterion D – Social, Cultural and Spiritual .....	32
4.3.5. Criterion E – Research Potential .....	32
4.3.6. Criterion F – Rare .....	33
4.3.7. Criterion G – Representative .....	33
4.4. Statements of Significance .....	35
4.4.1. 57 Strathallen Avenue, Northbridge (Northbridge Hotel) .....	35
4.4.2. 59-67 Strathallen Avenue and 69 Strathallen Avenue, Northbridge. ....	35
<b>5. Conclusion and Recommendations .....</b>	<b>36</b>
<b>6. Bibliography &amp; References .....</b>	<b>37</b>
<b>Disclaimer.....</b>	<b>38</b>

## FIGURES

Figure 1 Location map showing the subject site outlined in red.....	2
Figure 2: Aerial photograph showing the subject site outlined in red, and the addresses that comprise the subject site.....	3
Figure 3: Looking north along Strathallen Avenue in vicinity of the subject site. ....	4
Figure 4: Development located opposite the subject site on Strathallen Avenue. ....	4
Figure 5: Contemporary development located at the intersection of Strathallen Avenue and Sailors Bay Road. ....	4

Figure 6: Looking east along Sailors Bay Road. ....	4
Figure 7: Overall view of corner elevation. ....	5
Figure 8: Overall view of south elevation towards Baringa Road. ....	5
Figure 9: Closeup view of ground floor elevation towards Baringa Road. ....	5
Figure 10: Contemporary internal stairs. ....	5
Figure 11: Overall view of bar area. ....	6
Figure 12: Overall view of bistro area. ....	6
Figure 13: External rear elevation. ....	6
Figure 14: Bathroom. ....	6
Figure 15: Outdoor seating area. ....	7
Figure 16: First floor common area. ....	7
Figure 17: First floor hallway. ....	7
Figure 18: Overall view of rear elevation and roof form. ....	7
Figure 19: Overall view of terrace style shops on eastern boundary of site. ....	8
Figure 20: Overall view of two-storey building that adjoins the Northbridge Hotel and car park. ....	8
Figure 21: Closeup view of eastern elevation. ....	8
Figure 22: Looking north showing overall view of terrace style shops and car park area. ....	8
Figure 23: Overall internal view of retail shop. ....	8
Figure 24: Overall internal view of retail glazing. ....	8
Figure 25: Front elevation of 69 Strathallen Avenue. ....	9
Figure 26: Ground floor of 69 Strathallen Avenue. ....	9
Figure 27: Overall view of ground floor internal space of 69 Strathallen Avenue. ....	9
Figure 28: Overall rear view of 69 Strathallen Avenue. ....	9
Figure 29: Suspension Bridge, Northbridge, c.1890s. ....	13
Figure 30: Northbridge Shop Site subdivision plan, 1925. ....	14
Figure 31: 1913, Vol. 2378 Fol. 249. ....	15
Figure 32: First Subdivision, 1913. Approximate location of subject site outlined in red. ....	15
Figure 33: Northbridge Second Subdivision plan, undated (no boundaries shown). ....	16
Figure 34: Northbridge Second Subdivision plan, 1913. Approximate location of subject site shown outlined in red. ....	17
Figure 35: 1913, Vol. 2401 Fol. 217. ....	18
Figure 36: 1919, Vol. 2978 Fol. 91. ....	18
Figure 37: 1921, Vol. 3253 Fol. 73. ....	18
Figure 38: 1924, Vol. 3575 Fol. 160. ....	19
Figure 39: Main corner, intersection of Sailors Bay Road and Strathallen Avenue, Northbridge, 1924. Red arrows indicate buildings located on the subject site. ....	19
Figure 40: Strathallen Avenue showing original buildings located on the subject site (now demolished), 1924. Red arrows indicate buildings located on the subject site. ....	20
Figure 41: Northbridge Hotel, 1932. ....	20
Figure 42: Northbridge Hotel, 1934. ....	21
Figure 43: Northbridge Village Shopping Centre (subject site), 1994. ....	21
Figure 44: 1943 aerial photograph, approximate location of subject site shown outlined in red. ....	22
Figure 45: 1965 aerial photograph, approximate location of subject site shown outlined in red. ....	22
Figure 46: 1970 aerial photograph, approximate location of subject site shown outlined in red. ....	23
Figure 47: 1986 aerial photograph, approximate location of subject site shown outlined in red. ....	23
Figure 48: 1991 aerial photograph, approximate location of subject site shown outlined in red. ....	24
Figure 49: 1994 aerial photograph, approximate location of subject site shown outlined in red. ....	24
Figure 50: 2004 aerial photograph, approximate location of subject site shown outlined in red. ....	25
Figure 51: 2004 aerial photograph, approximate location of subject site shown outlined in red. ....	25
Figure 52: 1914, Vol. 2543 Fol. 165. ....	27

Figure 53: 1986, Vol. 15336 Fol. 76. ....	27
Figure 54 – Heritage context of subject site. Subject site outlined in red.....	29

## **TABLES**

Table 1 Property Ownership History.....	26
Table 2 Property Ownership History.....	26
Table 3 Property Ownership History.....	27
Table 4 Alterations & Additions .....	28
Table 5 Assessment of Heritage Significance Criterion A – Historic Significance .....	30
Table 6 Assessment of Heritage Significance Criterion B – Historical Association .....	30
Table 7 Assessment of Heritage Significance Criterion C – Aesthetic/Creative/Technical.....	31
Table 8 Assessment of Heritage Significance Criterion D – Social, Cultural and Spiritual .....	32
Table 9 Assessment of Heritage Significance Criterion E – Research Potential .....	32
Table 10 Assessment of Heritage Significance Criterion F – Rare .....	33
Table 11 Assessment of Heritage Significance Criterion G – Representative .....	33



# EXECUTIVE SUMMARY

Urbis has been engaged by SJB NB Pty Ltd to prepare the following Demolition Report for the site located at 57-69 Strathallen Avenue, Northbridge (subject site).

As it is proposed to demolish the existing structures located on the subject site, including the Northbridge Hotel located at 57 Strathallen Avenue, a demolition report has been prepared to accompany the development application and provide information about the potential heritage significance of the buildings located on the site, particularly the Northbridge Hotel. This Demolition Report satisfies this reporting requirement.

The subject site encompasses three properties and a large centrally located carpark area, none of which are identified as items of heritage significance nor are they located within a Heritage Conservation Area (HCA) under the *Willoughby Local Environmental Plan (LEP) 2012*. As such, there are no statutory heritage requirements for the retention of the three existing properties on the subject site. The three buildings comprise of mid c.1980s buildings and the Interwar period Northbridge Hotel, which has been substantially modified. Urbis has provided a significance assessment at Section 4 of this report for the Northbridge Hotel.

It is noted that recent revisions to the *Willoughby LEP 2012* and *Willoughby DCP 2012* have not identified the Northbridge Hotel as having any heritage significance, nor has the area been recognised as having any heritage significance, that would warrant the area being identified as a heritage conservation area.

The intersection of Strathallen Avenue and Sailors Bay Road, in vicinity of the subject site is clearly in a process of changing to medium density residential and mixed use. Contemporary infill development within vicinity of the subject site and the intersection of Strathallen Avenue and Sailors Bay Road, make up a large percentage of the building typology within the commercial precinct of Northbridge, which is focused along Sailors Bay Road, in proximity to the subject site. Recent amendments to the controls within *Willoughby LEP 2012* and *Willoughby DCP 2012* facilitate development of the site including increasing the allowable height for development from 14metres to 17metres, in recognition that the site is appropriate for greater massing and scale.

The properties located at 59-67 Strathallen Avenue and 69 Strathallen Avenue are late 20<sup>th</sup> century developments and therefore are considered to have no heritage value or historical contribution. This report has included a brief history of these properties in Section 3 and included them as part of the site description in Section 2. However, due to them being considered pedestrian examples of contemporary construction, and in light of the above, we have elected to not assess them from a heritage perspective.

The Northbridge Hotel, located at 57 Strathallen Avenue was originally constructed in 1931 as an Interwar period hotel under the ownership of Toohey & Co. The hotel has undergone substantial contemporary modifications both internally and externally, including changes to its primary elevations. The heritage significance of the Northbridge Hotel has been assessed in Section 4 of this report, which concluded that the building does not meet the requisite threshold for heritage listing under any of the seven criteria as provided by the NSW Heritage Division guidelines for assessing significance, as summarised below:

*The Northbridge Hotel located at 57 Strathallen Avenue does not meet the criteria for heritage listing on a state or local level.*

*Although the Northbridge Hotel reflects the subdivision history and development of the commercial precinct of Northbridge, this is not sufficient to meet the criteria for listing.*

*The hotel reflects a restrained and generic example of the period, and has been substantially altered with contemporary additions and renovations both externally and internally, including new fenestrations, painting and rendering of the original face brick, removal of ground level original features including tiling and refurbishment and reconfiguration of internal spaces, such that limited original fabric remains externally, and no original fabric remains internally.*

The three properties located at 57-69 Strathallen Avenue are not required to be retained on heritage grounds and demolition of these buildings is supported.

# 1. INTRODUCTION

## 1.1. BACKGROUND & PURPOSE

Urbis has been engaged by SJB NB Pty Ltd to prepare the following Demolition Report for the site located at 57-69 Strathallen Avenue, Northbridge (subject site).

As it is proposed to demolish the existing structures located on the subject site, including the Northbridge Hotel located at 57 Strathallen Avenue, a demolition report has been prepared to accompany the development application and provide information about the potential heritage significance of any of the buildings located on the site, particularly the Northbridge Hotel. This Demolition Report satisfies this reporting requirement.

## 1.2. SITE LOCATION

The subject site is located at 57-69 Strathallen Avenue, Northbridge within the Local Government Area (LGA) of Willoughby. The site comprises several lots, legally described as Lot 1 DP 726736, Lot 1 DP 172561, Lot 4A and Lot 4B DP 305190 and Lot 5 and 6 of DP 7122. The site is situated on Gamaragal land.

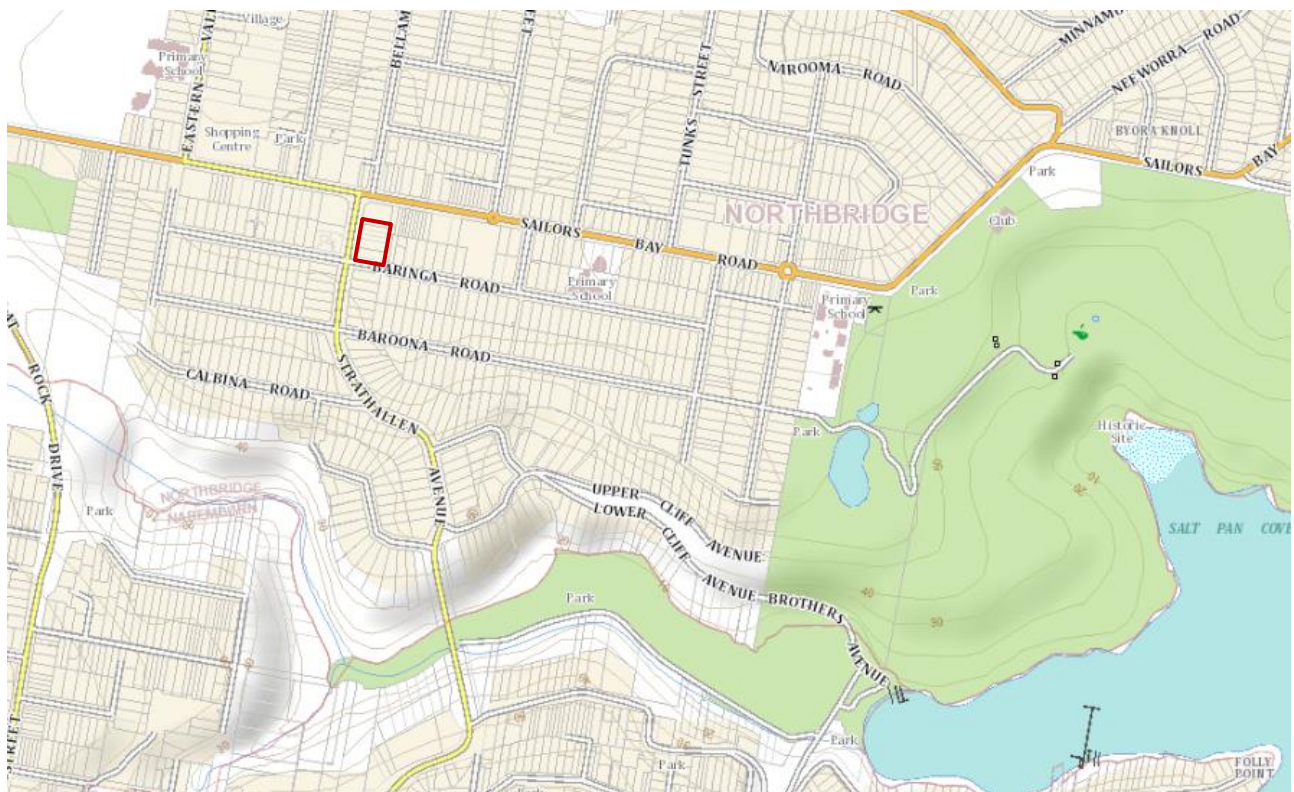


Figure 1 Location map showing the subject site outlined in red.

Source: SIX Maps 2023.

## 1.3. METHODOLOGY & LIMITATIONS

This report has been prepared in accordance with the Heritage NSW guidelines 'Assessing Heritage Significance'. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

## 1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Rebecca Zulaikha (Heritage Consultant). Kate Paterson (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.



## 2. SITE DESCRIPTION

### 2.1. SETTING

Northbridge is a suburb on the Lower North Shore of Sydney. It is approximately 6 kilometres north of the Sydney Central Business District, in the local government area of the City of Willoughby. The commercial and retail area of Northbridge is focused along Sailors Bay Road, to the north of the subject site.

Development in the vicinity of the subject site and intersection of Strathallen Avenue and Sailors Bay Road is characterised by contemporary medium-scale infill development. Interwar shop-top development is located along Sailors Bay Road, to the north of the subject site.

Strathallen Avenue is a main arterial road that runs predominantly in a northwest direction, and provides direct access to the Sydney CBD via the Northbridge Suspension Bridge and Sydney Harbour Bridge. Strathallen Avenue is a main transport corridor, with a bus stop located on Strathallen Avenue in front of the subject site.



Figure 2: Aerial photograph showing the subject site outlined in red, and the addresses that comprise the subject site.

Source: SIX Maps 2023.



Figure 3: Looking north along Strathallen Avenue in vicinity of the subject site.



Figure 4: Development located opposite the subject site on Strathallen Avenue.



Figure 5: Contemporary development located at the intersection of Strathallen Avenue and Sailors Bay Road.



Figure 6: Looking east along Sailors Bay Road.

## 2.2. SUBJECT SITE DESCRIPTION

The subject site is located on the eastern side of Strathallen Avenue, in proximity to the intersection of Strathallen Avenue and Sailors Bay Road.

The site comprises of built structures around the periphery of the site and a centrally located car park. The Northbridge Hotel is located on the south part of the site, on the corner of Strathallen Avenue and Baringa Road.



### 2.2.1. 57 Strathallen Avenue – Northbridge Hotel

The Northbridge Hotel is a modified two-storey building that was originally constructed in 1931, in the characteristic Interwar style. It is currently operating as a hotel, with bars and bistro located on ground floor and bedsit accommodation on first floor.

It is a corner hotel with facades to both Strathallen Avenue and Baringa Road. It has a low hipped roof that is clad in terracotta tiles. Its primary elevation towards Baringa Road features a segmental pediment with a recessed balcony on first floor with double hung timber framed windows. Both ground floor elevations have been substantially altered, including new fenestration openings, windows and doors. There is a two-storey contemporary glazed window towards the Strathallen Avenue elevation and a contemporary rectangular shaped window on first floor towards Baringa Road. The northern elevation of the building is further impacted by the contemporary building located on the adjoining site, that abuts the northern elevation of the hotel.

The interior is heavily modified, with room layout completely reconfigured and contemporary refurbishment. There is no internal original fabric remaining.

The following photographs further describe the Northbridge Hotel.



Figure 7: Overall view of corner elevation.



Figure 8: Overall view of south elevation towards Baringa Road.



Figure 9: Closeup view of ground floor elevation towards Baringa Road.

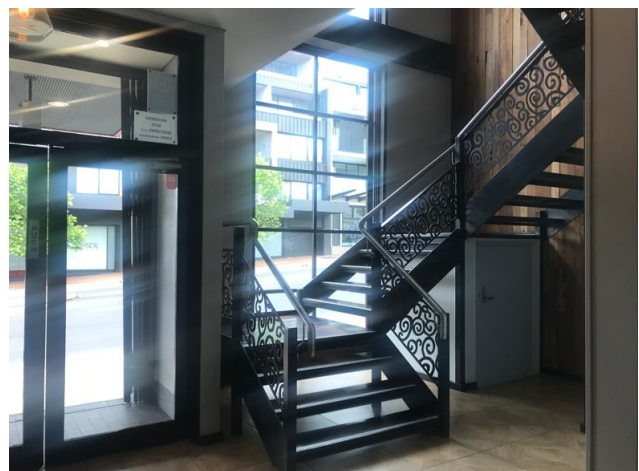


Figure 10: Contemporary internal stairs.



Figure 11: Overall view of bar area.



Figure 12: Overall view of bistro area.



Figure 13: External rear elevation.



Figure 14: Bathroom.





Figure 15: Outdoor seating area.



Figure 16: First floor common area.



Figure 17: First floor hallway.



Figure 18: Overall view of rear elevation and roof form.

### 2.2.2. 59-67 Strathallen Avenue

The building at 59-67 Strathallen Avenue comprises a contemporary single storey terrace style shops, a two-storey built structure that adjoins the northern elevation of the Northbridge Hotel and a centrally located car park area. The buildings were constructed in c.1986. The building spans the eastern and southern boundary of the central car park area. The shopfronts located to the east are separated from the car park by a covered walkway and low concrete walls. At the time of inspection, the shops were vacant, however it is apparent that various retail and commercial tenancies were accommodated, including hairdressers, restaurants, and laundry.

The following photographs further describes the buildings at 59-67 Strathallen Avenue.



Figure 19: Overall view of terrace style shops on eastern boundary of site.



Figure 20: Overall view of two-storey building that adjoins the Northbridge Hotel and car park.



Figure 21: Closeup view of eastern elevation.



Figure 22: Looking north showing overall view of terrace style shops and car park area.



Figure 23: Overall internal view of retail shop.



Figure 24: Overall internal view of retail glazing.



### 2.2.3. 69 Strathallen Avenue

The building at 69 Strathallen Avenue, located on the northern part of the subject site is a shop-top terrace style building that was constructed between c.1982-1986. The ground floor level is one open retail space that most recently accommodated a laundry. It has large glazed windows towards Strathallen Avenue on both ground floor and first floor. The south elevation bounds the centrally located carpark area associated with the subject site, and has no fenestrations.

The following photographs further describe the building located at 69 Strathallen Avenue.



Figure 25: Front elevation of 69 Strathallen Avenue.



Figure 26: Ground floor of 69 Strathallen Avenue.



Figure 27: Overall view of ground floor internal space of 69 Strathallen Avenue.



Figure 28: Overall rear view of 69 Strathallen Avenue.

## 3. HISTORICAL OVERVIEW

### 3.1. AREA HISTORY – NORTHBRIDGE (POST EUROPEAN SETTLEMENT)

The following historical summary of Northbridge has been extracted from the exert for 'Northbridge' prepared by Mark Butler available on the Dictionary of Sydney website:

#### **Northbridge**

*Northbridge is a tranquil, leafy but rugged peninsula jutting eastwards into Middle Harbour, flanked by Long Bay to the south and Sailors Bay to the north. It is seven kilometres north of the Sydney central business district in the Willoughby City local government area and it covers an area of 2.8 square kilometres. Now often considered a hidden gem, it was originally regarded as having little resource value to the fledgling colony of New South Wales. [1] Its inaccessibility meant it was never industrialised and port facilities were not developed despite considerable harbour depths of up to 20 metres.*

#### **Name**

*Until 1913 the Northbridge area had no specific name. When the Municipality of North Willoughby was formed in 1865, Northbridge was still known as either Willoughby or Middle Harbour, and remained so until 1890. The suburb's modern name was derived from the bridge (originally going to be called the 'North Bridge') completed in 1892 at a cost of £100,000. The structure's name has evolved several times over the decades having been variously known as Cammeray Bridge, North Sydney Suspension Bridge, Suspension Bridge, Cammeray, Suspension Bridge, Northbridge and Suspension Bridge, North Sydney. It is currently listed with Roads and Maritime Services as being Long Gully Bridge but it is still commonly referred to locally as the 'suspension bridge.'*

#### **Early days**

*The first Crown grant in the Northbridge area was made in 1837 but because of its inaccessibility the area was left undisturbed by European settlers until the first public auctions in 1855. No free grants were ever made in the present day suburb area of Northbridge. Early settler Henry Hocken Bligh, first purchased land in 1856 and was signatory to the petition for the incorporation of Willoughby as a municipality. Although he did not live locally, he was mayor of Willoughby in 1865, 1869 and 1871. Another early resident was William Twemlow who lived at The Hermitage, a large two-storey sandstone house at Fig Tree Point, now Hallstrom Point, Hallstrom Close, from the mid 1870s until his death in 1909. This point was previously known as either Koorowal or Kuruwal, Aboriginal words meaning 'a wild fig tree'.*

*Later it was owned by Sir Edward Hallstrom, a philanthropist, inventor and refrigeration industrialist, but was demolished after his death in 1970. The property contained a private zoo, in-ground salt water swimming pool and a ballroom. The house originally fronted Coolawin Road but its grounds now form Hallstrom Close. Hallstrom is most famously known as the inventor and manufacturer of the highly successful Silent Knight refrigerator which he produced in a factory in Willoughby Road, Artarmon. He was also a very generous benefactor, trustee and honorary director of the Taronga Park Zoo, to which he directed a large amount of his wealth both during his life and following his death.*

#### **Suspension bridge**

*With the land boom of the 1880s, most of the peninsula belonged to the North Sydney Investment and Tramway Company or the North Shore and Middle Harbour Land Company, who were planning to build a tramway and a bridge across the gully at Long Bay in order to expand the area. The bridge was originally called the North Sydney Bridge but the depression of 1892 saw both companies go into liquidation and at that point the name Northbridge began to appear. This downturn was caused by a number of factors including a severe drought, the sinking of wool, wheat and metal prices, and most of all, the withdrawal of British investment in NSW on a major scale.*



*It was the latter that had a great impact on the expansion of Northbridge. The Cammeray Bridge (or the 'suspension bridge' as it was known among locals) was opened to traffic in January 1892, yet public transport across the original suspended structure began 22 years later. [12] Nevertheless, it was considered one of the engineering wonders of Sydney and soon became a great tourist attraction. Designed by Professor William H Warren of the University of Sydney and JEF Coyle, consulting engineer, it had taken two years and nine months to complete using imported steel from Scotland and local sandstone from Castle Cove. A toll of threepence return for adults and one penny for children was charged. The tramway was not yet built, land sales slumped and the suburb's development slowed:*

*The original suspension bridge had a 500 ft. main span supported by steel cables and steel hanger rods. The deck was stiffened by an under truss which was pin connected at the centre of the span. The steel cables were supported on ornate sandstone towers and anchored into bedrock at each end of the gorge. The wooden deck carried two lanes of traffic plus two tram tracks and footways. Deterioration of the bridge due to corrosion led to the replacement of the suspension design by an arch in the 1930s. With a main span of 344 feet, the arch consists of two concrete ribs, peaking some 167 feet above stream level. Supported on the arches are columns carrying the deck on 14 reinforced concrete beam slab spans.*

*In 1912 the bridge was handed over to the government as a gift by the company on the condition that it be repaired. The tramway was extended in 1914 to a terminus in Sailors Bay Road near the public school.*

*However, in 1936 the suspension bridge was condemned as structurally unsound, designated for pedestrians only and closed to all vehicles. It was reconstructed as a concrete arch bridge and completed in 1939. When the reconstructed bridge was reopened there was a ballot to rename it and one proposal, 'Kent Bridge', actually received the most votes in a local election held in Northbridge Theatre but tradition won out with the name Northbridge being retained. During World War II, trams ran across it once more due to petrol shortages.*

*Adjacent to the bridge, on the corner of Strathallen and Cliff avenues, stands the War Memorial Clock erected by Northbridge Comforts Fund in 1948 in memory of those who died during World War II. It is a square obelisk shape with a simple clock face at its apex atop a square base, constructed of the same yellow sandstone as the bridge.*

## **Transport**

*Transport was difficult in the early days with the main route on water through The Spit and around Middle Head to Circular Quay. There was no public transport to the Northbridge peninsula until 1913. Electric trams were introduced in 1898 along Mowbray Road and Penshurst Street, Willoughby, at the western perimeter of Northbridge thereby accelerating land sales towards the Willoughby side of the suburb. In 1914 a tram line was laid across the suspension bridge which operated until 1936. Trams are inextricably bound to the history of the development of the suburb as they were its first viable form of public transport available in staged development linked to the suspension bridge. However, apart from a brief return during World War II in 1943, they all but disappeared in January 1948. The overhead lines remained in place but disused until 1953.*

*The redesigned bridge was reopened on September 14, 1939, by the Right Honourable William Morris Hughes, immediately after he relaunched the original suspension bridge in its new incarnation as a concrete arch. The new bridge was originally conceived by architect Walter Burley Griffin and built during the 1930s. This roadway was designed to give increased access to Middle Harbour and the upper North Shore. However, its completion spelled the end a number of local streets including Eric Street, Lyle Street and part of Warrane Road.*

*Like many projects in the Willoughby local government area these projects were funded across various tiers of government to provide work for the unemployed during the Great Depression of the 1930s. Other projects included Northbridge Sporting Pavilion, Northbridge*

*Baths, Northbridge Golf Course, Willoughby Incinerator, stormwater drainage, sports fields and the laying and maintenance of tram tracks.*

### **Retail and industries**

*When people think of retail at Northbridge they assume that it originated near its greatest modern concentration around the intersection of Sailors Bay Road and Strathallen Avenue. While the current retail centre of Northbridge is to the west of Northbridge Plaza, the first shop and residence was built in 1915 further east on the corner of Woonona and Sailors Bay roads by renowned Sydney architect, Donald T Esplin, as an owner/occupier. By the 1930s, the trade on Sailors Bay Road consisted of six estate agents, one bank, two bank agencies, four grocers, three butchers, three fruiterers, a baker, two boot makers, three drapers, five refreshment rooms, two stationers (with lending libraries), one ironmonger, one tobacconist, one hairdresser, four doctors, two dentists, and one chemist.*

*A large shopping mall, Northbridge Plaza, was built in 1961 on Sailors Bay Road, near Eastern Valley Way. It was significantly expanded in 1984 and again in 2007. Smaller retail outlets on Bonds Corner at the intersection of Neworra and Sailors Bay roads provide a well-known landmark and popular meeting point because of its distinctive façade and prominent location on a crest and jutting out from surrounding low structures. It is a largely intact, stripped, inter war classical two-storey pair of shops and demonstrates the early commercial development of Sailors Bay Road further east. The name 'Bonds Corner' originates with the real estate agent William D F Bond, who owned the land with two of his sisters and commissioned the building in the early 1920s. It was designed by A V Gorrell Architects of Kensington. Bond senior died shortly after gaining approval, leaving it to his son R H Bond to finalise and carry the business name. The family name is immortalised as the Sailors Bay Road elevation still carries the original signage.*

### **Architecture and development**

*World War I interrupted the development of Northbridge but in the 1920s, with the extension of the tramway and the imminent prospect of the opening of the Sydney Harbour Bridge, there was considerable growth in the area. In fact, in 1922 there were more new residences constructed in Northbridge than any other municipality except Canterbury and Randwick.*

*Six church buildings, three kindergarten/primary schools, Northbridge Theatre, Northbridge Baths and shops were all built soon after. The Depression of the 1930s and World War II slowed development until the late 1940s after which building supplies and transport avenues both increased and Northbridge flourished.*

*Northbridge boasts examples of the work of some of Australia's most prominent architects, including Harry Seidler and Donald Esplin. It has a mixture of residential styles but features many intact Federation and Californian bungalow-style freestanding houses. Today, a good number of these older homes have made way for waterfront multilevel modern structures.*

*The company of Devine Erby Mazlin (DEM) was a multidisciplinary award-winning architectural firm that was based in Northbridge for over 20 years and responsible for much of the commercial development in Northbridge, having designed their headquarters at 115 Sailors Bay Road in 1984. They relocated to Chatswood in 2005.*



Figure 29: Suspension Bridge, Northbridge, c.1890s.

Source: Willoughby City Library, cited on Dictionary of Sydney, <https://dictionaryofsydney.org/media/5464>.





Figure 30: Northbridge Shop Site subdivision plan, 1925.

Source: State Library of NSW,

[https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps\\_pid=IE9039821&change\\_ing=](https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9039821&change_ing=)

## 3.2. SUBJECT SITE HISTORY

The subject site originally comprised of Lots 3, 4, 5 and 6 of Section 3 in a plan deposited in the Land Titles Office Sydney, No. 7122 and being part of 10 acres 3 roods 20 perches (Portion 517 of Parish) and 14 acres 2 roods 20 perches (Portion 518 of Parish) delineated in the Public Map of the said Parish in the Department of Lands, originally granted to Edward Cohen by two several Crown Grants both dated the 12 August 1856.

In 1913, historical land titles document that the New North Sydney Investment and Tramway Company Limited was nominated to subdivide the land that was situated on Long Bay and Flat Rock Creek comprising of a total of one hundred and thirty-eight acres two roods or thereabouts, including the subject site (Figure 31).

Between 1913 to the 1930s the North Sydney Investment and Tramway Company Limited subdivided their land holding under various land releases. Subdivision advertisements indicate that the subject site was part of the First Subdivision, in 1913 (Figure 32). Sales were slow, and later in 1913, part of the first subdivision including the subject site was remarketed as Sydney's New Suburb; Northbridge, and the land was released as part of the second subdivision (Figure 33 and Figure 34).

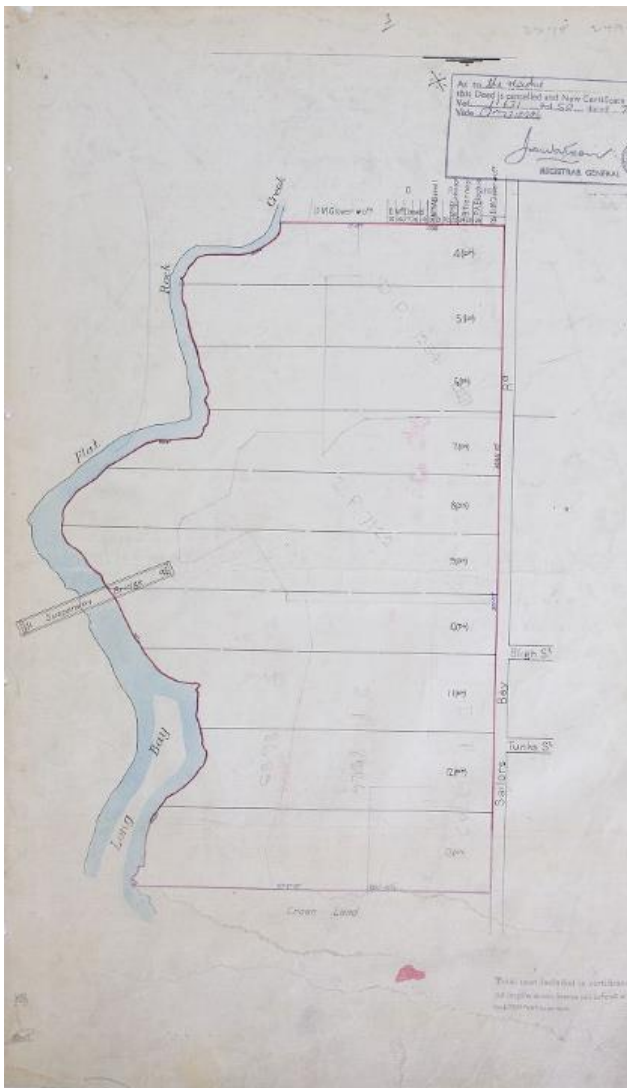


Figure 31: 1913, Vol. 2378 Fol. 249

Source: NSW HLRV.

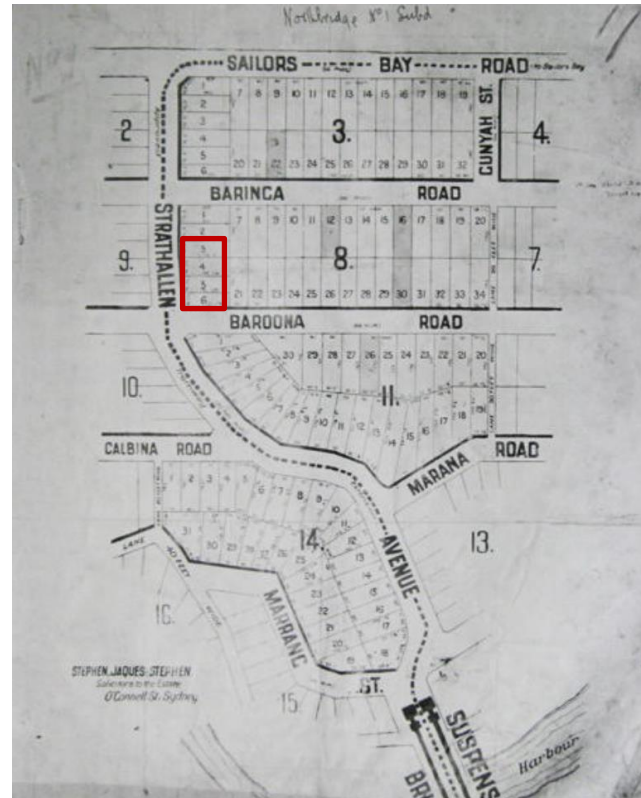


Figure 32: First Subdivision, 1913. Approximate location of subject site outlined in red.

Source: Willoughby Local History Library, Ref No. 0011281.

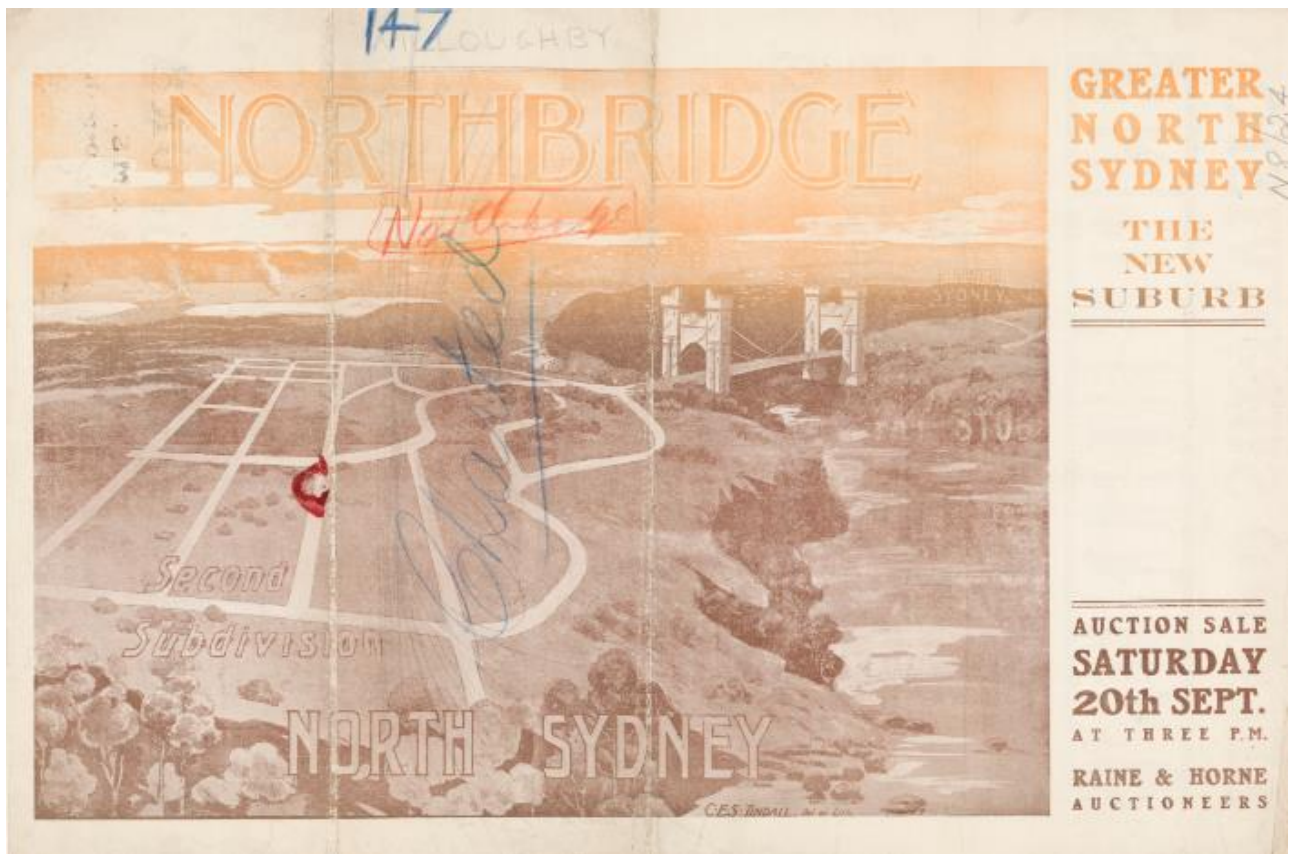
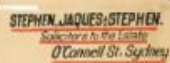


Figure 33: Northbridge Second Subdivision plan, undated (no boundaries shown).

Source: State Library of NSW,  
[https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps\\_pid=IE9041380&change\\_ing=](https://digital.sl.nsw.gov.au/delivery/DeliveryManagerServlet?dps_pid=IE9041380&change_ing=)



Just a



Turnpage to  
**Dobbie and Kenny**  
the Tarts  
Castlereagh House  
Castlereagh St. Sydney

*Auctioneers*  
**RAINE & HORNE**  
*in conjunction* 86 Pitt St. Sydney.  
**R.T. FORSYTH.**

10% Deposit: Balance in 12 equal quarterly payments. Interest at 5% per annum.

Torrens Title



**NOTE** All dimensions are subject to Depreciated Plans

N8/40

William B. F. R. 6-6 12<sup>th</sup> 10th. Sec 200

Historical land titles document that Caroline Elizabeth Bakewell (Vol. 2401 Fol. 217) purchased Lots 1, 2, 3 (69 Strathallen Avenue) and 7 from the North Sydney Investment and Tramway Company Limited. In 1919, Bakewell subdivided the land holding, and the portion that included the current 69 Strathallen Avenue was purchased by Walter William Charles Middleton and Alice Beatrice Middleton (Vol. 2978 Fol. 91). Two years later, in 1921, the Middletons subdivided their land, and 69 Strathallen Avenue was purchased by Cyril Hugh Davis (Vol. 3253 Fol. 73). The 1921 subdivision would provide the current lot boundaries for 69 Strathallen Avenue.

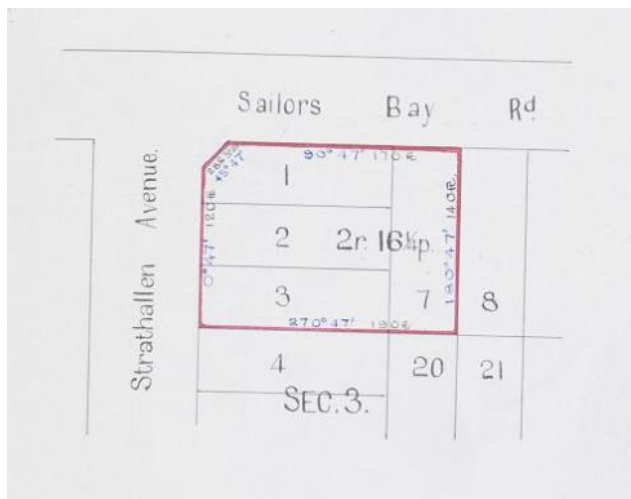


Figure 35: 1913, Vol. 2401 Fol. 217.

Source: NSW Spatial Viewer.

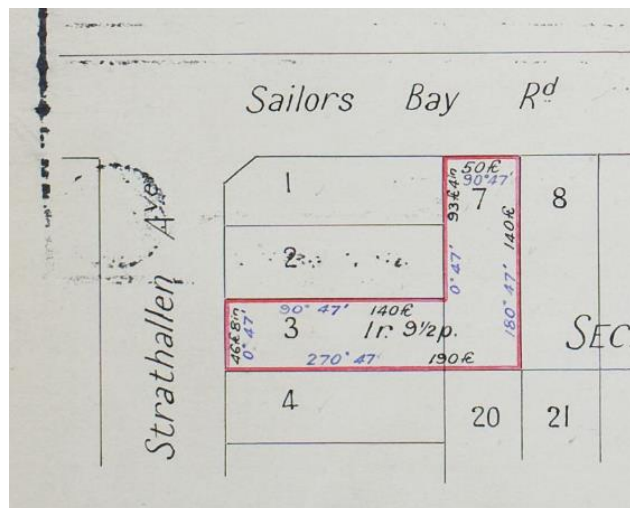


Figure 36: 1919, Vol. 2978 Fol. 91.

Source: NSW Spatial Viewer.

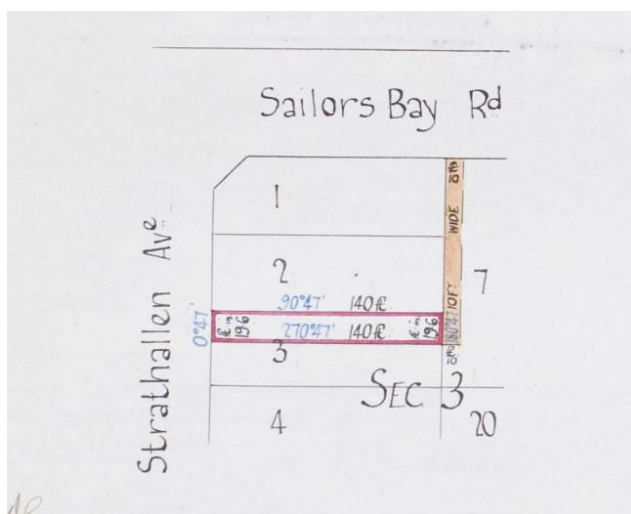


Figure 37: 1921, Vol. 3253 Fol. 73

Source: NSW Spatial Viewer.

Historical land titles indicate that the site pertaining to the Northbridge Hotel was purchased from the North Sydney Investment and Tramway Company Limited by Jessie Arneman in 1924. Arneman is described as a Ladies Taylor (Vo. 3575 Fol. 160). In 1930, the historical land titles document that the site was purchased by Kathleen Frautwein before being purchased by Tooth & Co. in 1931. The 1931-32 Sands Directory first lists the Northbridge Hotel as occupying the site. The historical land titles indicate that the Northbridge Hotel was leased to various publicans throughout its history, whilst under the ownership of Tooth & Co. Historical records indicate that Tooth & Co continued to own the site until the twentieth-first century.



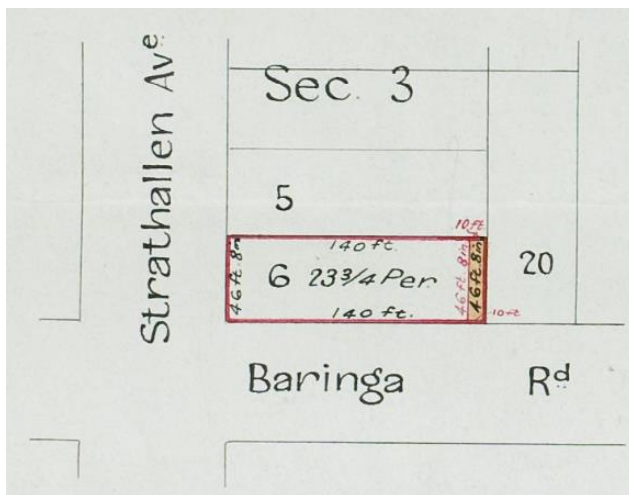


Figure 38: 1924, Vol. 3575 Fol. 160.

Source: *SIX Maps 2023*.

Historical photographs, dated from 1924 show that the subject site contained two freestanding shop-top buildings (Figure 39 and Figure 40), one located on the site of 69 Strathallen Avenue and the other located on the site of 59-67 Strathallen Avenue. The Northbridge Hotel constructed in 1931, is not built at the time. The early structure located at 69 Strathallen Avenue was demolished between c.1970-c.1986. Historical records indicate that the extant building located at 69 Strathallen Avenue was constructed in c.1986. The early building located at 59-67 Strathallen Avenue was demolished between 1943 to 1965, when it was replaced by ancillary style structures between c.1965 to c.1986. The historical aerial photographs indicate that the existing building located at 59-67 Strathallen Avenue was constructed in c.1986.



Figure 39: Main corner, intersection of Sailors Bay Road and Strathallen Avenue, Northbridge, 1924. Red arrows indicate buildings located on the subject site.

Source: *Willoughby Local History Library, Local History Digital Collection, Reference No. 6540978*.

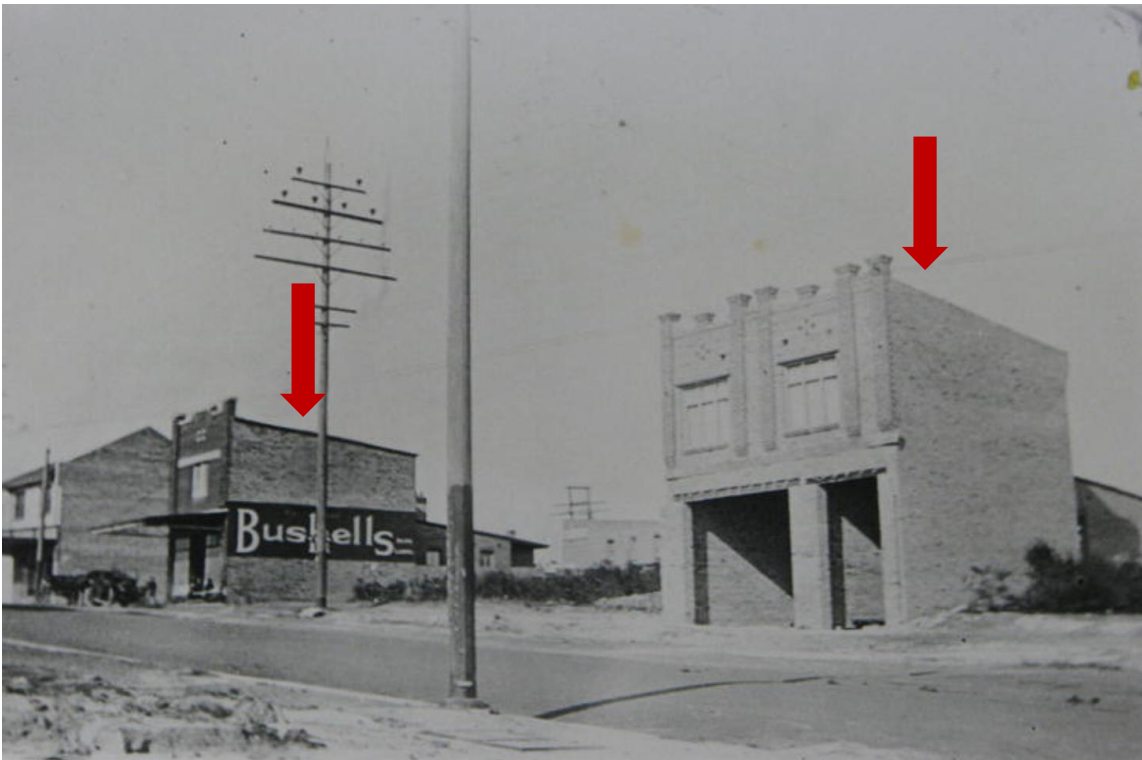


Figure 40: Strathallen Avenue showing original buildings located on the subject site (now demolished), 1924. Red arrows indicate buildings located on the subject site.

Source: Willoughby Local History Library, Local History Digital Collection, Reference No. 6540978.



Figure 41: Northbridge Hotel, 1932, showing earlier building adjoining the Northbridge Hotel to the north (now demolished).

Source: Tooth & Company yellow cards, ANU Open Research Library, <https://openresearch-repository.anu.edu.au/handle/1885/101883>



Figure 42: Northbridge Hotel, 1934.

Source: Willoughby Local History Library, Local History Digital Collection, Reference No. 004776.



Figure 43: Northbridge Village Shopping Centre (subject site), 1994, showing existing buildings located at 59-67 Strathallen Avenue.

Source: Willoughby Local History Library, Local History Digital Collection, Reference No. 6536615.



The following aerial photographs date from 1946 to 2023 document the development of the subject site.



Figure 44: 1943 aerial photograph, approximate location of subject site shown outlined in red.

Source: NSW Historical Imagery Spatial Viewer.



Figure 45: 1965 aerial photograph, approximate location of subject site shown outlined in red.

Source: NSW Historical Imagery Spatial Viewer.



Figure 46: 1970 aerial photograph, approximate location of subject site shown outlined in red.

Source: NSW Historical Imagery Spatial Viewer.



Figure 47: 1986 aerial photograph, approximate location of subject site shown outlined in red.

Source: NSW Historical Imagery Spatial Viewer.





Figure 48: 1991 aerial photograph, approximate location of subject site shown outlined in red.

Source: NSW Historical Imagery Spatial Viewer.



Figure 49: 1994 aerial photograph, approximate location of subject site shown outlined in red.

Source: NSW Historical Imagery Spatial Viewer.





Figure 50: 2004 aerial photograph, approximate location of subject site shown outlined in red.

Source: NSW Historical Imagery Spatial Viewer.



Figure 51: 2004 aerial photograph, approximate location of subject site shown outlined in red.

Source: NSW Historical Imagery Spatial Viewer.

### 3.3. PROPERTY OWNERSHIP HISTORY

#### 3.3.1. 57 Strathallen Avenue (NorthBridge Hotel)

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 1 Property Ownership History

Year/Date	Owner	Source
3 July 1913	New North Sydney Investment and Tramway Company Ltd.	Vol. 2378 Fol. 249
31 March 1924	Jessie Arneman, Ladies Tailor	Vol. 3575 Fol. 160
11 June 1930	Kathleen Frautwein	Vol. 3575 Fol. 160
16 January 1931	Tooth & Co. Ltd.	Vol. 3575 Fol. 160
14 February 2007	Parras and Mrs	Core Logic Professional
20 August 2010	Winners Circle Group Pty Ltd	Core Logic Professional

#### 3.3.2. 59-67 Strathallen Avenue

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 2 Property Ownership History

Year/Date	Owner	Source
3 July 1913	New North Sydney Investment and Tramway Company Ltd.	Vol. 2378 Fol. 249
31 December 1914	John Carr, Dockyard Police Constable	Vol. 2543 Fol. 165
22 July 1924	William Kidby, Plumber	Vol. 3618 Fol. 197 & Fol. 198
28 January 1926	William Kidby,	Vol. 3824 Fol. 120
28 December 1953	Ampol Petroleum	Vol. 3824 Fol. 120
20 May 1985	Sahab Holdings Pty Ltd.	Vol. 15336 Fol. 76



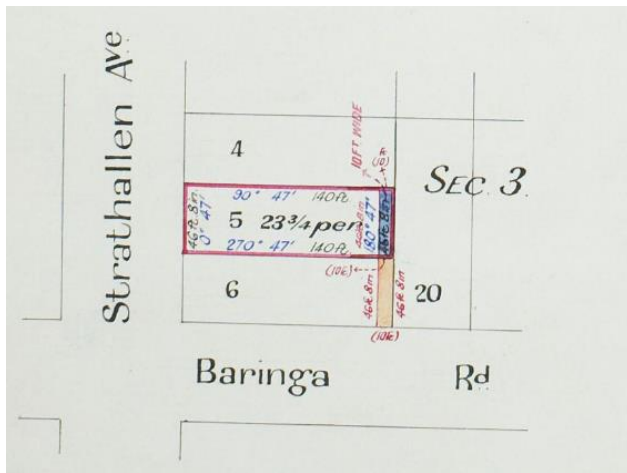


Figure 52: 1914, Vol. 2543 Fol. 165.

Source: NSW Spatial Viewer.

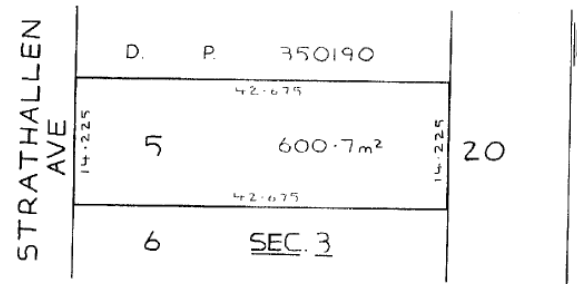


Figure 53: 1986, Vol. 15336 Fol. 76.

Source: NSW Spatial Viewer.

### 3.3.3. 69 Strathallen Avenue

The relevant post European settlement property owners as identified through historical research are outlined below for reference.

Table 3 Property Ownership History

Year/Date	Owner	Source
3 July 1913	New North Sydney Investment and Tramway Company Ltd.	Vol. 2378 Fol. 249
20 September 1913	Caroline Elizabeth Bakewell	Vol. 2401 Fol. 217
11 October 1919	Walter William Charles Middleton and Alice Beatrice Middleton	Vol. 2978 Fol. 91
19 November 1921	Cyril Hugh Davis	Vol. 3253 Fol. 73
7 April 1922	Jo Gordon Victor Cormack	Vol. 3253 Fol. 73
21 September 1951	Robert Albert Broomham	Vol. 3253 Fol. 73
27 March 1980	Egbert Wessels and Kerrie Anne Wessels	Vol. 3253 Fol. 73
12 October 1981	Leslie Charles Howard and Maria Howard	Vol. 3253 Fol. 73

## 3.4. CONSTRUCTION DATE

Based on the historical research outlined herein, we have identified the following construction dates for the extant buildings located on the subject site:

- 57 Strathallen Avenue (Northbridge Hotel) – c.1931.
- 59-69 Strathallen Avenue – c.1986.

### 3.5. ALTERATIONS & ADDITIONS

A review of historical building approvals confirm that the following alterations have been undertaken.

Table 4 Alterations & Additions

Year/Date	Alterations/Addition	Source
2006	59-67 Strathallen Avenue Upgrade and minor alterations to existing retail/ commercial development	DA-2006/681
2007	57 Strathallen Avenue (Northbridge Hotel) Alterations and additions to existing hotel and use of areas and operating details	DA-2007/525
2007	57 Strathallen Avenue (Northbridge Hotel) Internal Changes from commercial kitchen to storage area	DA-2007/525/A
2009	59-67 Strathallen Avenue Extend existing restaurant seating area to adjoining shop	DA-2009/685

## 4. HERITAGE SIGNIFICANCE

### 4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

### 4.2. HERITAGE LISTING

The properties located at 57-69 Strathallen Avenue, Northbridge are not individually listed as heritage item's nor are they located within a Heritage Conservation Area under *Willoughby Local Environment Plan (LEP) 2012*.



Figure 54 – Heritage context of subject site. Subject site outlined in red.

Source: NSW Planning Portal eSpatial Viewer.

## 4.3. SIGNIFICANCE ASSESSMENT

There are generally four levels of heritage significance used in Australia: local significance, state significance, national significance and world significance. The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. To be considered for heritage listing for local significance, an item must meet at least one of the seven assessment criteria. To be considered for heritage listing for state significance, an item must meet at least two of the seven assessment criteria, or be considered by the Heritage Council of NSW to be of such particular significance under one criterion to warrant listing.

The following assessment of heritage significance has been prepared in accordance with the Heritage NSW 'Assessing Heritage Significance' guidelines (2023) to determine whether the subject site meets the requisite threshold for heritage listing and at what significance level.

### 4.3.1. 57 Strathallen Avenue (Northbridge Hotel)

#### 4.3.1.1. Criterion A – Historic 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).

Table 5 Assessment of Heritage Significance Criterion A – Historic Significance

Criterion A – Historic Significance	
Significance Indicators	Significance Assessment
<input type="checkbox"/> Association with an event, or series of events, of historical, cultural or natural significance.	<p>The Northbridge Hotel and its site reflects the history of subdivision of the First and Second Northbridge Estate which was developed in the early twentieth century and is evidence of the growth of the suburb of Northbridge and its commercial district. The Northbridge Hotel reflects a typical Interwar corner hotel typology, and is characteristic of early 20<sup>th</sup> century development, was constructed in 1931.</p> <p>The building has been variously altered including substantial modifications internally throughout, as well as to its primary elevations.</p> <p>This is not considered sufficient to meet the criteria for heritage listing. The site does not meet the threshold for historic significance.</p>
<input type="checkbox"/> Demonstration of important periods or phases in history.	
<input type="checkbox"/> Association with important cultural phases or movements.	
<input type="checkbox"/> Demonstration of important historical, natural or cultural processes or activities.	
<input type="checkbox"/> Symbolism and influence of place for its association with an important historical, natural or cultural event, period, phase or movement.	

#### 4.3.2. Criterion B – Historical Association

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).

Table 6 Assessment of Heritage Significance Criterion B – Historical Association

Criterion B – Historical Association	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>A key phase(s) in the establishment or subsequent development at the place or object was undertaken by, or directly influenced by, the important person(s) or organisation.</i> <input type="checkbox"/> <i>An event or series of events of place over an extended period historical importance occurring at the place or object were undertaken by, or directly influenced by, the important person(s) or organisation.</i> <input type="checkbox"/> <i>One or more achievements for which the person(s) or organisation are considered important are directly linked to the place or object.</i>	<p>The subject site has no known significant associations with the life or works of a group or persons.</p> <p>The subject properties do not meet the threshold for heritage listing under this criterion.</p>

### 4.3.3. Criterion C – Aesthetic/Creative/Technical

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

Table 7 Assessment of Heritage Significance Criterion C – Aesthetic/Creative/Technical

Criterion C – Aesthetic/Creative/Technical	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>Recognition as a landmark or distinctive aesthetic natural environment.</i> <input type="checkbox"/> <i>Recognition of artistic or design excellence.</i> <input type="checkbox"/> <i>Represents a breakthrough or innovation in design, fabrication or construction technique, including design/technological responses to changing social conditions.</i> <input type="checkbox"/> <i>Distinctiveness as a design solution, treatment or use of technology.</i> <input type="checkbox"/> <i>Adapts technology in a creative manner or extends the limits of available technology.</i>	<p>The Northbridge Hotel is a restrained example of the period and Interwar period typology. The hotel has been considerably altered by contemporary additions and renovations both externally and internally throughout. There is limited original fabric remaining externally and what remains is limited to the first floor. There is no original fabric internally. The overall built form of the building, including the primary elevation towards Baringa Road and roof form remains evident, however has been substantially impacted by the two-storey adjoining building to the north.</p> <p>Due to the degree of contemporary modifications and as a generic example of the typology, the Northbridge Hotel is not considered to meet the threshold for aesthetic significance.</p>

#### 4.3.4. Criterion D – Social, Cultural and Spiritual

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.

Table 8 Assessment of Heritage Significance Criterion D – Social, Cultural and Spiritual

Criterion D – Social, Cultural and Spiritual	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>Highly regarded by a community as a key landmark (built feature, landscape or streetscape) within the physical environment.</i> <input type="checkbox"/> <i>Important to the community as a landmark within social and political history.</i> <input type="checkbox"/> <i>Important as a place of symbolic meaning and community identity.</i> <input type="checkbox"/> <i>Important as a place of public socialisation.</i> <input type="checkbox"/> <i>Important as a place of community service (including health, education, worship, pastoral care, communications, emergency services, museums).</i> <input type="checkbox"/> <i>Important in linking the past affectionately to the present.</i>	<p>Research does not indicate any strong or special association with any group or cultural community.</p> <p>Notwithstanding the above, the Northbridge Hotel has operated as a hotel since 1931, serving the local community. Further, community consultation may be required to substantiate if the hotel has any social significance.</p> <p>Based on research undertaken for this report, the Northbridge Hotel does not meet the threshold for social significance.</p>

#### 4.3.5. 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).

Table 9 Assessment of Heritage Significance Criterion E – Research Potential

Criterion E – Research Potential	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>Comparative analysis.</i> <input type="checkbox"/> <i>Potential to improve knowledge of a little-recorded aspect of an area's past or to fill gaps in our existing knowledge of the past.</i> <input type="checkbox"/> <i>Potential to inform/confirm unproven historical concepts or research questions relevant to our past.</i> <input type="checkbox"/> <i>Potential to provide information about single or multiple periods of occupation or use.</i>	<p>There is no indication that the Northbridge Hotel utilised any remarkable construction techniques or that further research would yield any further information that would contribute to an understanding of historic practices.</p> <p>It is also noted that the hotel has been heavily modified with contemporary alterations and additions.</p> <p>The Northbridge Hotel does not reach the threshold for research potential.</p>

Criterion E – Research Potential	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>Potential to yield site-specific information that would contribute to an understanding of significance against other criteria.</i>	It is beyond the scope of this report to assess the archaeological potential of the site.

#### 4.3.6. Criterion F – Rare

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).

Table 10 Assessment of Heritage Significance Criterion F – Rare

Criterion F – Rare	
Significance Indicators	Significance Assessment
<input type="checkbox"/> <i>Rare surviving evidence of an event, phase, period, process, function, movement, custom or way of life in an area's history that continues to be practised or is no longer practised.</i> <input type="checkbox"/> <i>Evidence of a rare historical activity that was considered distinctive, uncommon or unusual at the time it occurred.</i> <input type="checkbox"/> <i>Distinctiveness in demonstrating an unusual historical, natural, architectural, archaeological, scientific, social or technical attribute(s) that is of special interest.</i> <input type="checkbox"/> <i>Demonstrates an unusual composition of historical, natural, architectural, archaeological, scientific, social or technical attributes that are of greater importance or interest as a composition/collection.</i>	<p>Within the Willoughby LGA there are several and much better examples of Interwar period hotels, confirmed by their listing on the State Heritage Inventory. The subject site is a highly modified and restrained example of a hotel constructed in the Interwar period. It is one of many examples within the Willoughby LGA and wider Sydney area, and cannot be considered rare or a particularly good example in this context.</p> <p>The subject site does not meet the threshold for heritage listing under the rare criterion.</p>

#### 4.3.7. Criterion G – Representative

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

Table 11 Assessment of Heritage Significance Criterion G – Representative

## Criterion G – Representative

Significance Indicators	Significance Assessment
<p><input type="checkbox"/> <i>A class of places or objects that demonstrate an aesthetic composition, design, architectural style, applied finish or decoration of historical importance.</i></p> <p><input type="checkbox"/> <i>Representative of a class of places that demonstrate a construction method, engineering design, technology, or use of materials, of historical importance.</i></p> <p><input type="checkbox"/> <i>Representative of a class of places that demonstrate an historical land use, environment, function, or process, of historical importance.</i></p> <p><input type="checkbox"/> <i>Representative of a class of places that demonstrates an ideology, custom or way of life of historical importance.</i></p>	<p>While the Northbridge Hotel is characteristic of the Interwar period and typology for hotel design, it was a restrained example in its original form and has been substantially altered, including new fenestrations and painting of the original facebrick. The internal layout, features and fixtures are all contemporary.</p> <p>The Northbridge Hotel does not meet the threshold of representative significance.</p>



## **4.4. STATEMENTS OF SIGNIFICANCE**

### **4.4.1. 57 Strathallen Avenue, Northbridge (Northbridge Hotel)**

The Northbridge Hotel located at 57 Strathallen Avenue does not meet the criteria for heritage listing on a state or local level.

Although the Northbridge Hotel reflects the subdivision history and development of the commercial precinct of Northbridge, this is not sufficient to meet the criteria for listing.

The hotel reflects a restrained and generic example of the period, and has been substantially altered with contemporary additions and renovations both externally and internally, including new fenestrations, painting and rendering of the original face brick, removal of ground level original features including tiling and refurbishment and reconfiguration of internal spaces, such that limited original fabric remains externally, and no original fabric remains internally.

### **4.4.2. 59-67 Strathallen Avenue and 69 Strathallen Avenue, Northbridge.**

The buildings located at both 59-67 Strathallen Avenue and 69 Strathallen Avenue do not meet the threshold for heritage listing.

Buildings pertaining to the two sites were constructed in c.1986 and are both pedestrian examples of c.1980s shops.

## 5. CONCLUSION AND RECOMMENDATIONS

The subject site comprises of three separate properties and a centrally located carpark at 57-69 Strathallen Avenue, Northbridge. None of the properties that are within the boundaries of the subject site are individually listed as heritage items, nor are they located within a Heritage Conservation Area under *Willoughby Local Environment Plan (LEP) 2012*.

The properties located at 59-67 Strathallen Avenue and 69 Strathallen Avenue are late 20<sup>th</sup> century developments and therefore are considered to have no significant heritage contribution. This report has included a brief history of these properties in Section 3.

The Northbridge Hotel, located at 57 Strathallen Avenue was originally constructed in 1931 as an Interwar period hotel under the ownership of Toohey & Co. The hotel has undergone substantial contemporary modifications both internally and externally, including significant changes to its primary elevations. The significance assessment in Section 4 has determined that the Northbridge Hotel does not meet the criteria for heritage significance.

This assessment has found that none of the three properties located at 57-69 Strathallen Avenue meet the requisite threshold for heritage listing and do not warrant retention on heritage grounds. Demolition of the subject buildings is supported.

## 6. BIBLIOGRAPHY & REFERENCES

Apperly, R., Irving, R. and Reynolds, P. (eds) 2002, A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present, Angus and Robertson, Pymble.

Australia ICOMOS 1999, The Burra Charter: 2013 The Australia ICOMOS Charter for Places of Cultural Significance, Australia ICOMOS, Burwood.

Environment and Heritage, and NSW Department of Planning and Environment 2023, Assessing heritage significance Guidelines for assessing places and objects against the Heritage Council of NSW criteria, Parramatta.

Environment and Heritage, and NSW Department of Planning and Environment 2023, Guidelines for preparing a statement of heritage impact, Parramatta.

Heritage Office and Department of Urban Affairs & Planning 1996, NSW Heritage Manual, Heritage Office and Department of Urban Affairs & Planning (NSW), Sydney.

Heritage Office 2001, Assessing Heritage Significance, Heritage Office, Parramatta.

NSW Government (2021) Investigating Heritage Significance: A guide to identifying and examining heritage items in NSW, NSW Government through the Heritage Council of NSW.

NSW Government SIX Maps (Spatial Information Exchange), available at <https://maps.six.nsw.gov.au/>.

NSW Planning Portal ePlanning Spatial Viewer, available at <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>.

*[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]*

# DISCLAIMER

This report is dated 15 December 2024 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of SJD NB P/L (**Instructing Party**) for the purpose of to provide a heritage assessment for the purpose of a demolition report (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

