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18/08/2021

Woollahra Municipal Council
PO Box 61
Double Bay NSW 1360

Dear Sir/Madam,

RE: 136-140 NEW SOUTH HEAD ROAD, EDGECLIFF - HERITAGE STATEMENT PLANNING PROPOSAL: DESIGN STATEMENT

Introduction

This letter seeks to supplement the revised Heritage Assessment that has been prepared to accompany a Planning Proposal for the site. Urbis specifically seeks to address concerns raised by Council regarding the proposed revised design principles which involves cantilevering in part over the heritage building on the larger site. The heritage item is a two storey late Inter-war functionalist former bank building erected in 1940.

The proposal

In Councils' review of the initial proposal there were a number of matters that were raised as set out below. I will respond to each matter in turn.

- *Concern regarding the cantilever across the heritage item as it does not provide a backdrop for its appreciation in a three-dimensional manner. The parapet is reduced in prominence and key views are affected. The tower will appear overwhelming.*

The proposal has been reduced in scale and has been redesigned to have regard to this matter. The form of the proposal has been designed into three components and the curved nature of the development above the subject item is complementary to the streamline design of the item. The scale of the building has therefore been reduced and the views to the building provide a more compatible setting for the building on this corner site. The parapet of the item is clearly read due to the scale and setback of the proposal. The indicative openings are consistent with the existing building and will assist in the legibility of the building and better integrate it with the overall design.

- *The recommendation was made that the tower element should not extend over the heritage item by more than one third of the item.*

The redesign of the building has reduced the amount of 'overhang' so that is now not more than one third for the floor plate of the building. The item will clearly read as an independent building that has been respected in the massing of the proposed new work.

- *88 Walker street North Sydney I presented as a good example of the principles to be followed as it presents as a gentle cantilever.*

The principles endorsed by Urbis are listed below and have regard to the satisfactory design principles of the 88 Walker Street, North Sydney, proposal. These principles are included in the draft DCP provisions detailed in the Planning Proposal. These principles aim to ensure that development will maintain and enhance the significance of the item. The following comments are provided on how the indicative concept responds to these principles.

1. *The item should be clearly visible and form a prominent element of the design. It should retain its integrity and be more prominent in views from the east along New South Head Road. Appropriate openings may be considered for the eastern facade.*

The proposal provides for the clear delineation of the item. The current situation has a taller blank façade to the east of the item and the proposal provides for a lower replacement adjacent podium to complement the item and a significant setback. There is a recess along the eastern side of the item to give it a more prominent appearance in the New South Head Road streetscape, with much of the original eastern elevation exposed. The item will clearly be read in the round.

2. *The new addition should complement but not replicate the materials and details of the item.*

The proposal provides for rendered bands to the proposal with contemporary banded windows. The render is compatible with the heritage item however is used in a more void to solid relationship than the very solid to void elevation of the bank. This relationship complements the materiality however is clearly used in a different configuration to distinguish the new from the old.

3. *There should be a clear delineation between the item and the addition, either by a physical separation, shadow line or material change.*

The setback from the corner of the item and the minimal soffit of the proposal is such that there is a clear delineation with little impact. The delineation is such that the the shadow line is clear and the shape of the proposal is clearly different however the soffit is not so high as to provide an intrusive element in the view towards the item. The item is integrated into the design of the proposal whilst retaining its own identity.

4. *The item should retain and enhance a contextual relationship to the streetscape.*

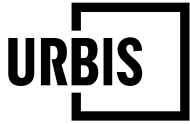
The proposal provides for the item to be more clearly delineated in its corner position than currently exists whilst maintaining a strong street podium from Darling Point Road to the adjoining residential flat building to the east.

5. *The ability for a use to complement the new context.*

The existing heritage item has the opportunity to be connected in its rear, less significant spaces, to the proposed development, being clearly independent in form but connected for integration and access and ongoing viability.

Discussion:

The proposed amended design is for a well resolved concept for the addition of contemporary new accommodation in a place well serviced by transport. The subject heritage item is a well resolved example of its type however has been subject to change internally over time.



The proposal will integrate the item into a comprehensive redevelopment and will serve to add a new dynamic to this section of New South head Road.

The proposal meets the key principles for successful cantilevered and integrated design in much the same way as the successful North Sydney example as highlighted by Council. The key principles and controls will be embodied in site specific DCP provisions that will ensure a high-quality response.

A detailed conservation schedule will be prepared for the heritage item and the detailed proposal will be the subject of a Heritage Impact Statement.

Whilst subject concept requires a detailed architectural design it can meet the key design principles as:

- The addition will be of high-quality contemporary design.
- The structural support will be well resolved.
- The soffit will not overwhelm the item.
- The item will form part of a well-designed streetscape.
- The item will integrate new uses sympathetic to the overall podium for the proposal

Urbis considers that the proposed DCP provisions will ensure that the future development will maintain and enhance the heritage significance of the subject listed building. The indicative concept design is consistent with these principles and confirms that the overall heritage outcome for the site will be a positive one.

Kind regards,

A handwritten signature in black ink that reads "Stephen Davies". The signature is fluid and cursive, with a small dot at the end.

Stephen Davies
Director

The logo for URBIS, featuring the word "URBIS" in a bold, white, sans-serif font. The text is contained within a white square frame that is partially open on the right side. A thick white horizontal line extends from the right side of the square frame across the top of the page.

URBIS

HERITAGE ASSESSMENT

136-148 New South Head
Road

Prepared for
EDGECLIFF CENTRAL PTY LTD
16 July 2021

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CONTENTS

Executive Summary	1
Conclusions & Recommendations	1
1. Introduction	2
1.1. Background	2
1.2. Site Location	2
1.3. Heritage Listing	3
1.4. Methodology	3
1.5. Author Identification	4
2. Site Description	5
2.1. Setting	5
2.2. 136 New South Head Road	6
2.2.1. Description of Exterior	6
2.2.2. Description of Interior	10
2.3. 138-140 New South Head Road	14
2.3.1. Description of Exterior	14
2.3.2. Description of Interior	15
2.4. 142-146 New South Head Road	20
2.4.1. Description of Exterior	20
2.4.2. Description of Interior	23
2.4.2.1. Ground-Floor	23
2.4.2.2. First Floor	24
2.5. 148 New South Head Road	30
2.5.1. Description of Exterior	30
2.5.2. Description of Interior	35
2.5.2.1. Ground-Floor	35
2.5.2.2. First Floor	42
3. Historical Overview	43
3.1. Area History	43
3.1.1. Darling Point	43
3.1.2. First People	43
3.1.3. The Europeans	43
3.1.4. First Developers	43
3.1.5. Reshaping Mrs Darling Point.....	44
3.1.6. A Place of Worship	45
3.1.7. Educating the Young	47
3.1.8. Mid-century Newcomers.....	47
3.1.9. Late 19 th Century Newcomers	48
3.2. Site History.....	49
3.2.1. 136 New South Head Road.....	50
3.2.1.1. Former buildings.....	50
3.2.1.2. The current building.....	52
3.2.1.3. Property Ownership.....	56
3.2.2. 138-140 New South Head Road	59
3.2.2.1. Former land use	59
3.2.2.2. Current building	60
Property Ownership	62
3.2.3. 142-146 & 148 New South Head Road	65
Property Ownership	66
3.3. Historic Photos.....	71
4. Heritage Significance	77
4.1. What is Heritage Significance?.....	77
4.2. Significance Assessment – 136 New South Head Road.....	77
4.2.1. Statement of Significance - 136 New South Head Road	79

4.3.	Significance Assessment – 138-140 New South Head Road.....	80
4.3.1.	Statement of Significance – 138-140 New South Head Road	82
4.4.	Significance Assessment – 142-146 & 148 New South Head Road	82
4.4.1.	Statement of Significance – 142-146 & 148 New South Head Road	85
5.	Conclusions and Recommendations	87
6.	Bibliography and References	88
6.1.	Bibliography	88
6.2.	References.....	88
	Disclaimer.....	89

FIGURES

Figure 1 – Location map, boundaries of amalgamated site area indicated.....	2
Figure 2 - Extract of heritage map showing the subject site outlined in blue.	3
Figure 3 – View of subject sites from southern side of New South Head Road.....	5
Figure 4 – View of subject sites from southern side of New South Head Road with apartment tower visible behind.	5
Figure 5 – View from parking facilities associated with Ranelagh, Edgecliff Centre visible at left.....	6
Figure 6 – View of 136 and 138-140 New South Head Road from Darling Point Road, Edgecliff visible at right, 136 New South Head Road parking facilities in foreground.....	6
Figure 7 – Oblique aerial imagery of site facing north-east.....	7
Figure 8 – Rear of subject site and associated parking facilities, from Darling Point Road.....	7
Figure 9 – Main entrance to ground floor banking chamber with metal grilles.....	7
Figure 10 – Window arrangement on southern façade with curved corners.....	7
Figure 11 – Main entry door enclosed with glazed infill.....	8
Figure 12 – Side entrance from Darling Point Road.....	8
Figure 13 – View of No 136 showing the curved form of the painted rendered masonry walls with horizontal banding to spandrel panels, parapets and other decorative elements.....	8
Figure 14 - Original decorative metal grille over window.....	9
Figure 15 – Corner entry porch with decorative sliding grille and later addition door opening with aluminium doors	9
Figure 16 – East Elevation with later addition plant structure and kitchen on raised plinth. Former bank walls are rendered with horizontal banding	10
Figure 17 – Decorative air vent set into tiled wall finish	10
Figure 18 – 136 New South Head Road, showing floor plan – Ground Floor below and First Floor above	11
Figure 19 – Ground floor commercial space.	12
Figure 20 – Ground floor commercial space.	12
Figure 21 – Internal fabric, first floor apartment, including horizontal decorative fireplace	12
Figure 22 – Internal bathroom to first floor apartment.	12
Figure 23 – First floor commercial space.	13
Figure 24 – First floor commercial space.	13
Figure 25 – First Floor, apartment kitchen.....	13
Figure 26 – First Floor, laundry and kitchen with later addition metal security door	13
Figure 27 – View of southern façade fronting New South Head Road.....	14
Figure 28 – Masonry wall and lower ground floor amenities area separates main building structure from street.....	14
Figure 29 – View of western façade from carpark at rear of 136 New South Head Road. “Knightsbridge 1919” raised letter signage on parapet pediment.....	15

Figure 30 – View of eastern façade with concrete awning over upper windows. The corner windows appear to be later addition infilled balconies.	15
Figure 31 – View of northern façade and sandstone flagging at rear of building.	15
Figure 32 – Detail of bay windows clad with timber shingles expressing the feature bay.	15
Figure 33 – Interior fabric, ground floor apartment with plaster finish masonry walls, timber architraves, skirting and pictures rails.	17
Figure 34 – Interior fabric, ground floor apartment.	17
Figure 35 – Interior fabric, kitchen with rudimentary fitout and tiled flooring.	17
Figure 36 – Interior fabric, third floor apartment, bay window with casement windows with multipaned leaves and built in timber seat.	17
Figure 37 – Interior fabric, third floor apartment alcove with multipaned, double-hung sash windows.	17
Figure 38 – Interior fabric third floor apartment windows and alcove.	17
Figure 39 – Interior fabric, third floor apartment.	18
Figure 40 – Interior fabric, third floor apartment ceiling detailing with batten over plaster sheeting and expressed timber beams with original shellac finish.	18
Figure 41 – Interior fabric, view of enclosed balcony, third floor apartment.	18
Figure 42 – Interior of kitchen fabric with servery connecting to living room.	18
Figure 43 – Interior fabric, original cupboard joinery in entry area.	18
Figure 44 – Interior fabric, third floor apartment, with timber panel door.	18
Figure 45 – Interior fabric, third floor apartment, early sideboard joinery and picture rail is evident only in this apartment.	19
Figure 46 – Bathroom fabric with later addition fitout.	19
Figure 47 – Roof top apartment - timber roof structure with exposed stained beams and lining.	19
Figure 48 – View of roof top apartment from roof deck.	19
Figure 49 – Stairwell and staircase with simple decoration to newel post and metal balustrading.	19
Figure 50 – Stairwell, window and timber staircase and stained-glass window to upper sash.	19
Figure 51 – Principal (south) elevation, viewed from New South Head Road. 142-146 is to the left of the building.	21
Figure 52 – Detail of principal elevation to New South Head Road showing later addition infilled verandahs.	21
Figure 53 – Entrance gate and stairs from New South Head Road.	21
Figure 54 – Main entrance to building on west elevation.	21
Figure 55 – Western elevation with later addition painted brickwork.	22
Figure 56 – Detail of eaves overhang and exposed timber rafters to roof at rear of dwelling. Later addition windows.	22
Figure 57 – Rear (northern wing) of dwelling, with single-storey masonry extension. Note also face brick chimney on roof of adjoining property (148 New South Head Road).	22
Figure 58 – Rear (north-western side) of property, showing rear elevations with altered window openings extended to create full length windows and French doors.	22
Figure 59 – 142-146 New South Head Road, showing Ground Floor (left) and First Floor (right). North at top of page.	23
Figure 60 – Main door entry, internal view. Original timber architraves and stained-glass panel fanlights and side lights.	24
Figure 61 – Ground floor, view from hallway into north-western room.	24
Figure 62 – Ground-floor, south-eastern room.	25
Figure 63 – South-western room (with bay window), ground-floor level.	25
Figure 64 – Ground floor, north-western room.	25
Figure 65 – Kitchen at rear (north) of ground-floor, with view into rear wing extension.	25
Figure 66 – Ground-floor, bathroom with later addition fitout.	25
Figure 67 – Ground-floor, central hallway looking north.	25
Figure 68 – Ground-floor, single-storey laundry and store wing extension with concrete slab floor.	26

Figure 69 – View from front door to staircase at ground-floor, facing east.	26
Figure 70 – Detail of painted, timber tongue-and-groove soffit to stair.	26
Figure 71 – Detail of timber balustrade to stair and timber framed skylight in ceiling.	26
Figure 72 – First floor, stair landing, view towards south-eastern room.	27
Figure 73 – First floor, south-eastern room incorporating later addition enclosed verandah.	27
Figure 74 – First floor, southern hallway with original timber architraves and skirtings.	27
Figure 75 – First floor, south-western room with bay configuration, viewed from hallway.	27
Figure 76 – First floor, timber-framed bay window in south-western room (all windows have later addition secondary frame for acoustic screening).	28
Figure 77 – First floor, south-western room with later addition, plasterboard ceiling and cornice and air condition vent.	28
Figure 78 – First floor, showing original timber framed double-hung sash window and skirting.	28
Figure 79 – First floor, later addition timber door with original timber architrave and skirting board.	28
Figure 80 – First floor, large-format north-western room with later addition plasterboard ceiling.	29
Figure 81 – First floor, western-facing room with timber-framed, multi-paned top sash windows.	29
Figure 82 – Northern hallway, first floor.	29
Figure 83 – First Floor, Bathroom with recent fitout.	29
Figure 84 – First floor, north-western room with pitched roof – former verandah – and later addition, plasterboard ceilings and a/c vents.	30
Figure 85 – First floor, north-western room, later addition French doors and enclosed former verandah.	30
Figure 86 – First floor, northern room – note timber tongue-and-groove ceiling.	30
Figure 87 – First floor, northern room – note chimney breast along eastern wall.	30
Figure 88 – Principal (southern) elevation, viewed from New South Head Road. 148 is to the right of the image.	32
Figure 89 – Detail of rusticated sandstone boundary wall, which runs across 142-148 New South Head Road where the semi-detached properties sit.	32
Figure 90 – Detail of south elevation to New South Head Road. Note the enclosed verandah to ground and first floors.	32
Figure 91 – Detail of faceted bay at south-eastern corner, abutting face brickwork gabled wall to New South Head Road. Brickwork has been painted.	32
Figure 92 – Entrance gate posts at New South Head Road differ stylistically from sandstone wall.	33
Figure 93 – Entrance to southern section of ground-floor tenancy, at south-eastern side of building.	33
Figure 94 – Rear (north-eastern side) of property, showing rear elevations of dwelling and masonry chimneys.	33
Figure 95 – Detail of fenestration at upper level of building rear.	33
Figure 96 – North-eastern façade, ground-floor level. Note secondary bay at left of image.	34
Figure 97 – Rear (northern) section of building. Note secondary entrance to rear tenancy at corner.	34
Figure 98 – Sandstone steps and boundary wall at north-eastern corner of the property.	34
Figure 99 – 148 New South Head Road, Ground Floor.	35
Figure 100 - 148 New South Head Road, First Floor.	35
Figure 101 – Main entry foyer, internal view showing timber door and window architraves, skirting and ceiling with shellac finish. Later addition front door and timber panel ceiling. Stained glass removed and windows modified.	36
Figure 102 – Timber panel door to room off main hallway (common foyer).	36
Figure 103 – Detail of original timber door with finger pad.	36
Figure 104 – Front hallway, view looking east towards front door.	36
Figure 105 – Timber stair at western side of ground-floor.	37
Figure 106 – Detail of timber tongue-and-groove soffit to stair and skylight above.	37
Figure 107 – Access to treatment room under stair.	37
Figure 108 – Timber door to treatment room under stair.	37
Figure 109 – North-south hallway at centre of ground-floor.	38

Figure 110 – Treatment room within eastern portion of ground-floor. Partition wall evident at left.....	38
Figure 111 – Treatment room at eastern side of ground-floor, facing east towards partition wall.	38
Figure 112 – Detail of marble fireplace and hearth in ground-floor treatment room.	38
Figure 113 – Bay window located on east elevation of ground-floor treatment room.	39
Figure 114 – Subdivided rooms at southern portion of ground-floor.....	39
Figure 115 – Space at south-western corner of ground-floor (enclosed veranda), with New South Head Road visible from window. This area was formerly a verandah, since enclosed.	39
Figure 116 – Timber tongue-and-groove ceiling in enclosed veranda space.	39
Figure 117 – Sub-divided spaces in southern portion of the building. Lightweight partitions.	40
Figure 118 – Subdivided rooms at southern portion of ground floor.	40
Figure 119 – Ground-floor, showing subdivided rooms in southern portion. False ceilings installed.	40
Figure 120 – Ground-floor, kitchen has been subdivided within southern section of building.	40
Figure 121 – Timber architraves and sills to windows in room at south-eastern portion of ground floor.	41
Figure 122 – Lightweight partition screens at southern portion of ground floor.	41
Figure 123 – Modern kitchen at southern portion of ground floor.	41
Figure 124 – Office space within second tenancy at northern wing of ground floor. Later addition plasterboard ceiling and cornices.	41
Figure 125 – Bathroom within secondary tenancy on northern wing of ground-floor.....	42
Figure 126 – Kitchen within secondary tenancy at northern wing of ground-floor. Painted face brickwork walls.....	42
Figure 127 – Early sketch at Mrs Darling’s Point c1835, artist, Robert Russell.....	44
Figure 128 – Plan of Mrs Darling’s Point divided into villa allotments for sale June 15, 1833, by Thomas Livingstone Mitchell.....	45
Figure 129 – Early sketch plan of Glen Rook Estate at New South Head Road, area belonging to Thomas Ware Smart indicated.	46
Figure 130 – Sydney Metropolitan Detail series 1891, approximate location of subject site circled in blue.	48
Figure 131 - Photo of buildings comprising subject site, undated.....	49
Figure 132 – Photograph of buildings comprising subject site taken c.2009.	50
Figure 133 – Plan of earlier building located at 136 New South Head Road, dated October 28, 1928, property of the Government Savings Bank of NSW.	51
Figure 134 – Photo of bank building c.1942 soon after completion.	53
Figure 135 – Bank building, June 1959.....	53
Figure 136 – Interior of ground floor banking chamber, June 1959.	54
Figure 137 – Interior of ground floor banking chamber, June 1959.	54
Figure 138 – Former bank building located at 136 New South Head Road, c1991.....	55
Figure 139 – The Darling Point Road façade of 136 New South Head Road.....	55
Figure 140 – Bank building, c2009.	56
Figure 141 – 1908 Glanworth Estate Subdivision Plans. Former structure ‘Redbank’ (indicated) was replaced later with the existing former bank building.	57
Figure 142 – 1949 aerial imagery of site, annotated.....	58
Figure 143 – View of New South Head Road c1988, former bank building at left.	58
Figure 144 – Early sketch of subject land included on 1890 land title, purchased by Australian Joint Stock Bank.....	59
Figure 145 – Early sketch of subject site included on 1917 land title, purchased by Edgar Louis Jacobs.....	60
Figure 146 – Plan of new shop premises along New South Head Road, 1934.	63
Figure 147 – Extract from <i>The Sydney Morning Herald</i> , advertisement listing flats for rent at 140 New South Head Road.	64
Figure 148 – “Women’s War Work” - Red Cross Depot at 140 New South Head Road.....	64
Figure 149 – Plans of Knightsbridge Flats, dated 20 th May 1971.....	65

Figure 150 – Plans dated June 1989 for 142 New South Head Road.	68
Figure 151 – Plans dated 1975 for alterations and additions to 148 New South Head Road.....	68
Figure 152 – Extract from Sydney Morning Herald advertisements.....	69
Figure 153 – Early sketch of site included on 1956 land title, under the ownership of Emily Smith.	70
Figure 154 – Aerial imagery of Sydney from 1943, subject site indicated.	71
Figure 155 – Darling Point, 1870.....	71
Figure 156 – Shops along New South Head Road, 1920s – showing earlier commercial building at No 136 on corner at left.....	72
Figure 157 - New south Head Road, facing east. Apartment complex tower Ranelagh visible in background.....	72
Figure 158 – View of New South Head Road, facing east c1972, newly constructed Edgecliff visible in background.	73
Figure 159 – Motor garage located on the corner of New South Head Road and Darling Point Road.....	73
Figure 160 – View of New South Head Road facing north-east c1972. Edgecliff Centre at right, retaining wall and 136 New South Head Road visible at left.....	74
Figure 161 – View of New South Head Road facing south-east c1972, Edgecliff Centre indicated.	74
Figure 162 – View of New South Head Road facing east at the intersection of Darling Point and New McLean Street c1972. Subject site area indicated.	75
Figure 163 – View of Darling Point Road facing south c1972, Edgecliff Centre and 136 New South Head Road indicated.	75
Figure 164 – View of Darling Point Road facing south c1972, Edgecliff Centre visible (centre) and Ranelagh apartment complex at left.....	76
Figure 165 – Oblique aerial imagery of New South Head Road, 1967.	76

TABLES

Table 1 – Property Owners, 136 New South Head Road, Edgecliff.....	56
Table 2 – Table of ownership, 138-140 New South Head, Edgecliff.....	62
Table 3 – Property ownership, 142-146 New South Head Road - ‘Muirton’	66
Table 4 – Property ownership, 148 New South Head Road - ‘Corryong’.....	67
Table 5 – Assessment of heritage significance	77
Table 6 – Assessment of heritage significance – 138-140 New South Head Road, Knightsbridge	80
Table 7 – Assessment of heritage significance - 142-146 & 148 New South Head Road	82

EXECUTIVE SUMMARY

Urbis has been engaged by Edgecliff Central Pty Ltd to prepare this heritage assessment for three buildings located at 136-148 New South Head Road, Edgecliff (the subject site). The subject site is located within the Woollahra Local Government Area (LGA) and includes the following addresses:

- 136 New South Head Road, Edgecliff
- 138-140 New South Head Road, Edgecliff
- 142-146/148 New South Head Road, Edgecliff

The subject site is administered under the Woollahra Local Environmental Plan (LEP). The subject site is not located within a Heritage Conservation Area. The subject site includes one heritage listed item:

- 'Building', located at 136 New South Head Road, listed on the Woollahra LEP 2014, as I238.

CONCLUSIONS & RECOMMENDATIONS

Urbis has reviewed the subject site comprising the following three buildings:

- Former two-storey Inter-War Functionalist style bank building at 136 New South Head Road;
- Inter-War three-storey flat building at 138-140 New South Head Road; and
- Federation Arts and Crafts two-storey, semi-detached building comprising professional suites at 142-146 and 146 New South Head Road

Having undertaken this heritage assessment, the following conclusions and recommendations are provided:

1. Urbis is of the opinion only the existing heritage item, the former bank building at 136 New South Head Road, meets the threshold for heritage listing. There are opportunities to remove some of the fabric and spaces of lesser heritage significance in this building for sympathetic future development.
2. Given the deteriorated condition of the Inter-War flat building at No 138-140 New South Head Road and the loss of original fabric and detailing within the building, we have assessed the building to have little heritage significance. There is little opportunity to adaptively reuse or salvaging any fabric associated with the Inter-War Flat building due to degradation of fabric throughout the building. Urbis supports the demolition of the flat building.
3. The two-storey, semi-detached Federation Arts and Crafts building comprising professional suites at 142-146 and 146 New South Head Road does not meet the threshold for heritage listing. However, the building does contain a number of quality materials that would be considered suitable for salvaging, including joinery, stained glass windows, ceiling timbers, timber panel doors and hardware and marble fireplaces.
4. Consideration should be given to retaining the sandstone retaining wall on the northern boundary of the site throughout construction and should be assessed by a structural engineer. In the event that the wall cannot be retained, consideration should be given to salvage and reconstruction, or reinterpretation in the development.
5. In the design of a new development on the site, due heritage consideration would need to be given to the Inter-War Functionalist style former bank building at 136 New South Head Road and heritage items in close proximity, namely:
 - Concrete balustrade, Darling Point Road, near intersection with New South Head Road, Darling Point; and
 - Ascham school precinct, 188 New South Head Road, Edgecliff.

1. INTRODUCTION

1.1. BACKGROUND

Urbis has been engaged by Edgecliff Central Pty Ltd to prepare the following Heritage Impact Statement. The owner is keen to understand the heritage significance of each building and its grounds to assist in determining possible future development of the subject site.

1.2. SITE LOCATION

The subject site comprises four allotments located at 136-148 New South Head Road (Figure 1). The individual allotments have the following street addresses - Nos 136, 138-140, 142-146 and 148 New South Head Road, Edgecliff. The buildings are located within a block bounded by New South Head Road to the south, Darling Point Road to the west, Greenoaks Avenue to the north and Ocean Avenue to the east.

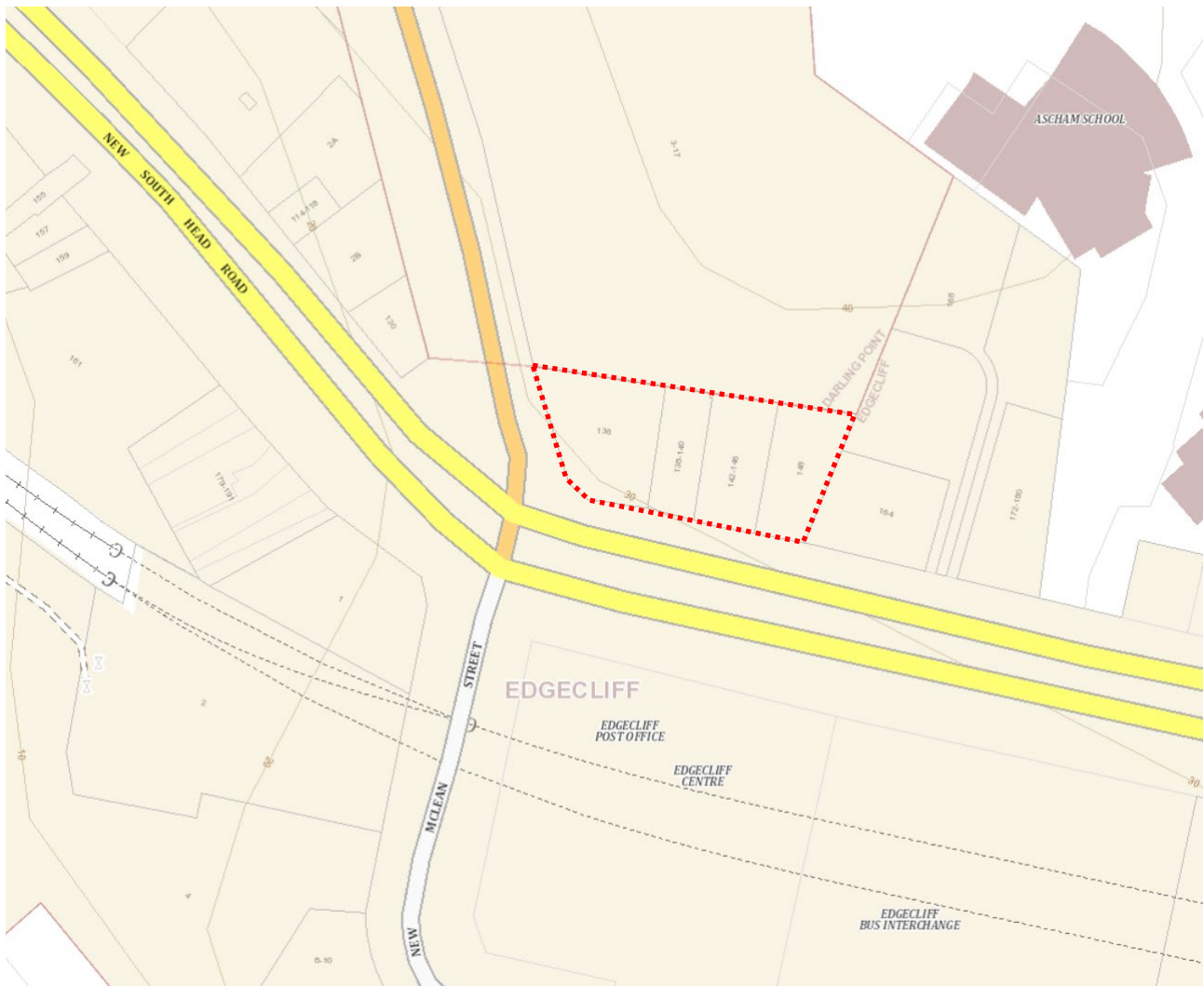


Figure 1 – Location map, boundaries of amalgamated site area indicated.

Source: SIX Maps, 2020 with Urbis overlay.

1.3. HERITAGE LISTING

The subject site comprises a heritage item of local significance identified in the *Woollahra Local Environmental Plan 2014* (Woollahra LEP), Schedule 5 Environmental heritage as follows:

- 136 New South Head Road, Edgecliff - Building and interiors (Item No: 238).

The subject site is not located within a conservation area. A heritage item of local significance in the road reserve to the west of the subject site:

- Concrete balustrade, Darling Point Road, near intersection with New South Head Road, Darling Point (Item No: 114).

In addition, some distance east of the subject site is a heritage item of local significance:

- Ascham school precinct, 188 New South Head Road Edgecliff (Item No: 239).

The heritage context of the subject site is shown in Figure 2.

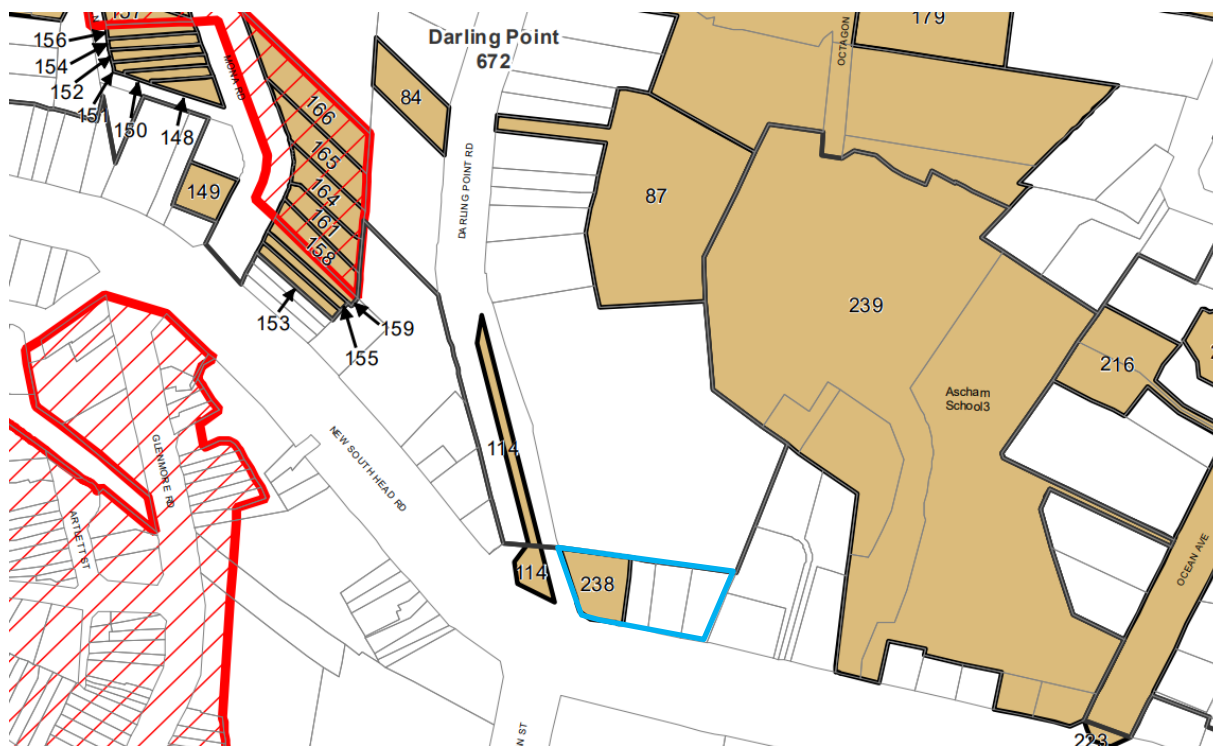


Figure 2 - Extract of heritage map showing the subject site outlined in blue.

Source: *Woollahra LEP 2014, Heritage Map HER_003A*

1.4. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter 1999* (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the *Woollahra Local Environmental Plan 2014* and the *Woollahra Development Control Plan 2014*.

This report has undertaken research of the *Woollahra Local Studies Collection*, *Building Registers* and *Valuations*.

1.5. AUTHOR IDENTIFICATION

The following report has been prepared by Annabelle (Heritage Assistant), Sarah Hawkins (Heritage Consultant), Anthony Kiliias (Senior Consultant) and Lynette Gurr (Associate Director, Heritage). Stephen Davies provided project direction and endorsed its content.

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

2. SITE DESCRIPTION

2.1. SETTING

The subject sites are situated at the corner of New South Head Road and Darling Point Road. New South Head Road is a main arterial road extending through the eastern suburbs from the Sydney CBD to Vaucluse. New South Head Road facilitates six lanes of traffic and is generally a busy road as the main route used to access the eastern suburbs of Sydney. The subject sites are located opposite The Edgecliff Centre. The Edgecliff Centre comprises an underground carpark, ground floor retail and premises with commercial premises above, the building is tall and imposing over New South Head Road and is a landmark of the Edgecliff area. The Edgecliff Centre is also a major transport hub for the area. It is connected to Edgecliff Station and functions as a bus terminal at the rear.

East along New South Head Road is Ascham School, located at 188 New South Head Road. The school campus is not visible from the main road. The entrance is defined by prominent sandstone and steel gates. Located on adjacent to 136 New South Head Road at the entrance to Darling Point Road is the entrance to a large apartment complex known as Ranelagh, located at 3 Darling Point Road. The complex takes the form of a large tower. The building is well-known for its size and prominent corner location.

New South Head Road is generally defined by commercial occupancies with some residential apartment arrangements. The sites are accessible to pedestrians from New South Head Road and Darling Point Road. There is limited vehicular access all buildings with the exception of 136 New South Head Road which has some parking facilities at the rear of the building, accessed via Darling Point Road. New South Head road has minimal landscaping as it functions as main traffic corridor.



Figure 3 – View of subject sites from southern side of New South Head Road.



Figure 4 – View of subject sites from southern side of New South Head Road with apartment tower visible behind.



Figure 5 – View from parking facilities associated with Ranelagh, Edgecliff Centre visible at left.



Figure 6 – View of 136 and 138-140 New South Head Road from Darling Point Road, Edgecliff visible at right, 136 New South Head Road parking facilities in foreground.

2.2. 136 NEW SOUTH HEAD ROAD

2.2.1. Description of Exterior

The site at 136 New South Head Road Edgecliff is defined legally as Lot 1, DP1092694. The subject property is approximately 624 square metres in size and features a two-storey former bank building at the south-west corner and a large 9 space open air car park at the rear. The topography slopes up to the north. The site has been terraced. The property has a rendered masonry fence adjoining the footpath and is separated from its neighbour to the east by a tall brick wall on a sandstone base. This appears to relate to an early boundary marker. It is separated from the northern neighbour by a tall brick retaining wall and associated with an earlier neighbouring property.

The subject building is constructed in the Inter-War Functionalist style with strong vertical elements in the centre and window bays contrasting with regular horizontal bands. The building presents to the street intersection with a somewhat symmetrical design centred on the corner, which is recessed from the side elevations, with regularly spaced windows. The ground floor windows appear to have been replaced with single panes of glass. The first-floor windows are original timber-framed, sashes with horizontal glazing bars. The building has a simple parapet on all sides, obscuring views of a double hipped roof clad in terracotta tile. There is a later kitchen with roof terrace addition on the eastern side. The original design of the building exterior is generally intact with only minor alterations evident.

The main entrance to the former ground floor banking chamber is via an entry porch with steps fronting the street intersection. The entry porch can be locked with a sliding metal grate door. Faux sidelights are decorated with similar metal grates. The original front door has been closed to create a window and a new door added on the western side of the porch. A gate onto New South Head Road originally provided access to the ground floor and a small external courtyard has been closed. The original metal gate and masonry wall remain in place. A similar entry to the first floor, off Darling Point Road, also remains, as does the back entry including stairs and small porch.



Figure 7 – Oblique aerial imagery of site facing north-east.

Source: www.realcommercial.com.au



Figure 8 – Rear of subject site and associated parking facilities, from Darling Point Road.



Figure 9 – Main entrance to ground floor banking chamber with metal grilles.



Figure 10 – Window arrangement on southern façade with curved corners.



Figure 11 – Main entry door enclosed with glazed infill



Figure 12 – Side entrance from Darling Point Road.

Source: Anka Property Group, 2020



Figure 13 – View of No 136 showing the curved form of the painted rendered masonry walls with horizontal banding to spandrel panels, parapets and other decorative elements



Figure 14 - Original decorative metal grille over window



Figure 15 – Corner entry porch with decorative sliding grille and later addition door opening with aluminium doors



Figure 16 – East Elevation with later addition plant structure and kitchen on raised plinth. Former bank walls are rendered with horizontal banding



Figure 17 – Decorative air vent set into tiled wall finish

2.2.2. Description of Interior

136 New South Head Road is accessed via an original vestibule at the corner of the building. The foyer features original decorative materials such as tiling and steel security grille doors. At the north side of the vestibule is a contemporary aluminium doorway which provides entry into the current office space. The existing foyer is a contemporary room constructed of plasterboard walls. The foyer provides access to the main open plan office space and to a conference room, which is also a plasterboard wall non-original room.

The ground floor features a large, central open plan room with smaller rooms to the sides. There are contemporary toilets on the rear (north) wall, and two small storage rooms, one being the original bank safe and the other the strong room, located along the northern wall. The original ceiling has been replaced with a plasterboard ceiling but the masonry walls retain their original horizontal banding. A later kitchen addition is accessed via a short stairway off the main room and features a contemporary kitchen fit out. An external doorway into the kitchen space has been closed in. While the ground floor features some later partitions and openings, it remains relatively intact and interpretable as a banking chamber.

The first floor is accessed via an entry door off Darling Point Road. A stylised timber stairway to the first floor appears to be original although the secondary handrail is likely a later addition. The first floor, former bank managers residence, features a complex layout of rooms and hallways, some of which appear to have been altered from their original design. Many rooms retain their original stepped cornices and simplified skirtings and original light fittings. Other rooms including the kitchen, bathrooms and hallway have a simple edging. The kitchen and bathroom are a mid-twentieth century fitout which appears to be original to the building and retains features such as a servery from the kitchen into the original dining room. While some elements of the

first floor have been altered, the floor remains interpretable as a bank manager's residence. The subject building appears to be in generally good condition with no major maintenance issues readily evident.

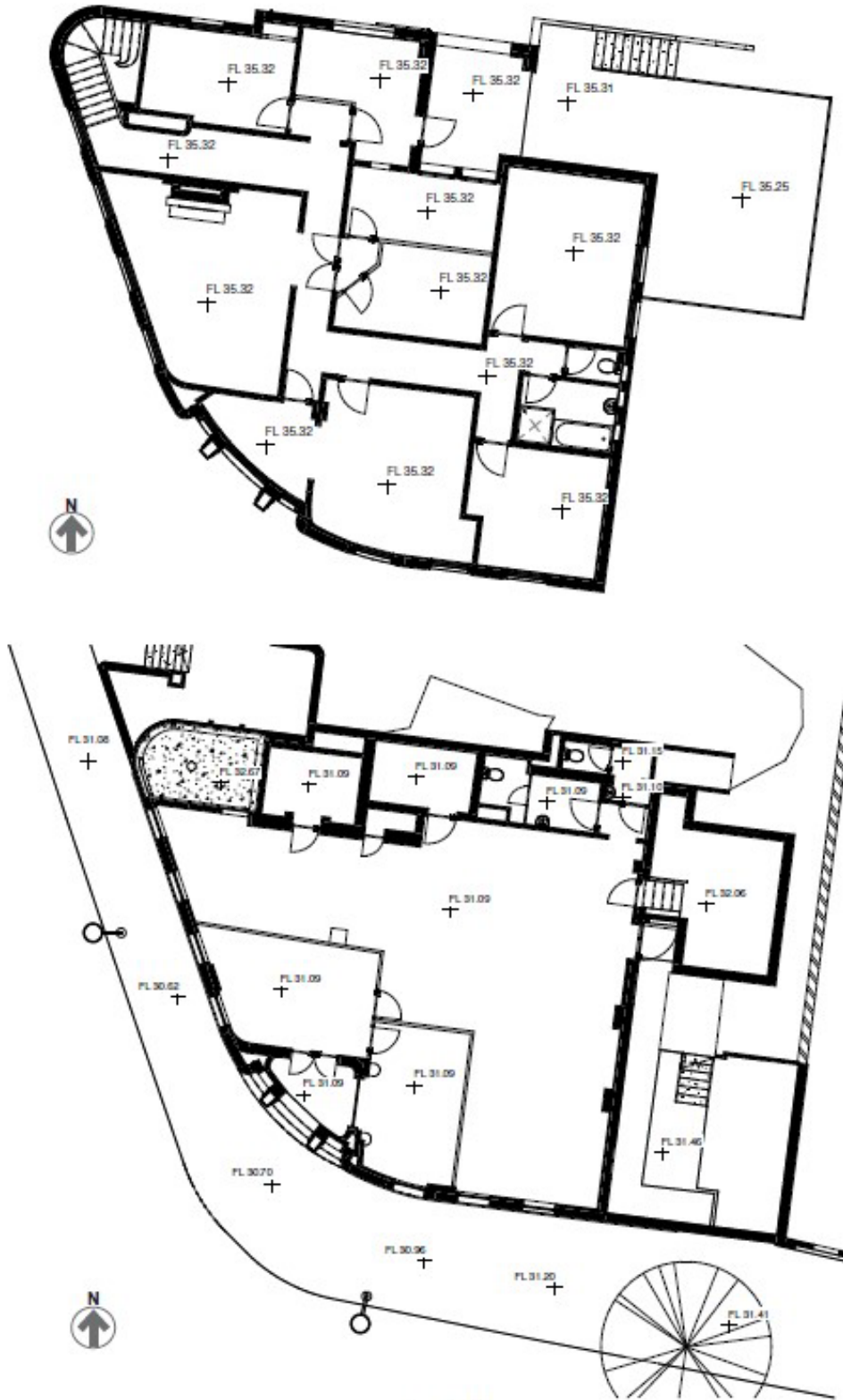


Figure 18 – 136 New South Head Road, showing floor plan – Ground Floor below and First Floor above
Source: GBA, HIS 2020



Figure 19 – Ground floor commercial space.

Source: Anka Property Group, 2020



Figure 20 – Ground floor commercial space.

Source: Anka Property Group, 2020



Figure 21 – Internal fabric, first floor apartment, including horizontal decorative fireplace

Source: Anka Property Group, 2020



Figure 22 – Internal bathroom to first floor apartment.

Source: Anka Property Group, 2020



Figure 23 – First floor commercial space.
 Source: Anka Property Group, 2020



Figure 24 – First floor commercial space.
 Source: Anka Property Group, 2020



Figure 25 – First Floor, apartment kitchen.
 Source: Anka Property Group, 2020



Figure 26 – First Floor, laundry and kitchen with later addition metal security door
 Source: Anka Property Group, 2020

2.3. 138-140 NEW SOUTH HEAD ROAD

2.3.1. Description of Exterior

The subject building at 138-140 New South Head Road is defined legally as Lot 1 of Deposited Plan 1092694. The three-storey flat building identified as 'Knightsbridge' occupies the rectangular shaped site. The flat building is setback from the street boundary. A lower floor amenities area is located at street level. It is detailed with attached pilasters and forms a plinth to the building. The flat building is rendered and painted masonry construction. The architectural detailing of the parapet has been painted black to match black timber framed windows on the first, second and third floors. The exterior of the main façade is separated from the street by a masonry wall of the same architectural style and features as the main building.

The building is entered via stairs leading from the street at the eastern end of the main façade to a landing along the eastern side of the building. The southern façade of the building fronting New South Head Road features a large bay window in the centre accompanied by a smaller window to the east, on each level. The southern façade is defined by a modest parapet and Inter-war architectural detailing around the bay windows. The eastern and western facades feature modest rectangular windows with white framing, and tall parapets showcasing the building's name 'Knightsbridge'. Ancillary structures to the top floor apartment are partially visible from street level from various angles. The rear of the property is visible from Darling Point road. The building is deep and occupies majority of the lot. There is access to the rear of the site via the eastern side of the building which comprises sandstone flagging.

The eastern façade features square bay windows with awnings over upper window group at the southern end of the building, one on each level. These may have been verandahs, since infilled with timber-framed windows. The exterior of the bay windows is clad in shingles. The entrance to the building is located immediately north of the bay windows via a brick archway leading into a small landing and stairwell. The ground floor apartments are accessed via this landing while first and third floor apartments are accessed via a timber staircase located inside the archway. There are landing areas at each level which are currently tiled.



Figure 27 – View of southern façade fronting New South Head Road.



Figure 28 – Masonry wall and lower ground floor amenities area separates main building structure from street.



Figure 29 – View of western façade from carpark at rear of 136 New South Head Road. “Knightsbridge 1919” raised letter signage on parapet pediment.



Figure 30 – View of eastern façade with concrete awning over upper windows. The corner windows appear to be later addition infilled balconies.



Figure 31 – View of northern façade and sandstone flagging at rear of building.



Figure 32 – Detail of bay windows clad with timber shingles expressing the feature bay.

2.3.2. Description of Interior

No plan of the flat building is available for this building. Each floor contains two flats accessible from the eastern stair. The interiors of the ‘Knightsbridge’ flats are generally in poor condition. The interior of the building is divided into multiple apartments across the three levels. The apartments contain early fabric, including timber framed sash windows, doors, decorative plaster ceiling and expressed timber ceilings and drop beam detailing, alcoves, timber joinery cabinetry and timber flooring, generally with carpet covering or tiled finish.

The internal layout of the apartments on the first, second and third floors are generally similar. The apartments comprise a main living room, a small kitchen, and bathroom. Some apartments contain multiple bathrooms. In several of the apartments, original doorways and entry points have been blocked to reconfigure the spaces. This includes the enclosure of former balcony spaces. Bathrooms and kitchens are generally modified through various phases of later additions and fitouts. These spaces are in poor condition. Early floors throughout the building have been covered with tiles, carpet or laminate flooring. Windows, alcoves, and roof detailing in the main rooms are largely intact with indication of general degradation. Some

detailing remains including early joinery, cupboards, serveries and ceiling features, however most of the original cornices, ceiling roses, architraves and skirting have been removed. Many of the ceilings indicate evidence of mould. Sections of ceiling have been replaced overtime as a means of repair.

There is a single apartment located at the top of the building in the roof space which opens out onto the main roof plane of the building. The apartment contains early wooden ceilings, however, has clearly been modified to accommodate living quarters. The stairwell, located on the eastern side of the building is tiled throughout and the timber staircase has been repainted. The timber posts of the staircase appear early, however other elements are likely later additions. There are windows located on each level within the stairwell. Some windows have been replaced, the windows feature various different frames and panes including stained glass.

The exterior presentation of the subject building is simplified version of this style is not a good example. The interior of the building has deteriorated and lost much of the original character and fabric of the building.



Figure 33 – Interior fabric, ground floor apartment with plaster finish masonry walls, timber architraves, skirting and pictures rails.



Figure 34 – Interior fabric, ground floor apartment.



Figure 35 – Interior fabric, kitchen with rudimentary fitout and tiled flooring.



Figure 36 – Interior fabric, third floor apartment, bay window with casement windows with multipaned leaves and built in timber seat.



Figure 37 – Interior fabric, third floor apartment alcove with multipaned, double-hung sash windows.



Figure 38 – Interior fabric third floor apartment windows and alcove.



Figure 39 – Interior fabric, third floor apartment.



Figure 40 – Interior fabric, third floor apartment ceiling detailing with batten over plaster sheeting and expressed timber beams with original shellac finish.



Figure 41 – Interior fabric, view of enclosed balcony, third floor apartment.



Figure 42 – Interior of kitchen fabric with servery connecting to living room.



Figure 43 – Interior fabric, original cupboard joinery in entry area.



Figure 44 – Interior fabric, third floor apartment, with timber panel door.



Figure 45 – Interior fabric, third floor apartment, early sideboard joinery and picture rail is evident only in this apartment.



Figure 46 – Bathroom fabric with later addition fitout



Figure 47 – Roof top apartment - timber roof structure with exposed stained beams and lining.



Figure 48 – View of roof top apartment from roof deck.



Figure 49 – Stairwell and staircase with simple decoration to newel post and metal balustrading.



Figure 50 – Stairwell, window and timber staircase and stained-glass window to upper sash.

2.4. 142-146 NEW SOUTH HEAD ROAD

2.4.1. Description of Exterior

The subject site at 142-146 New South Head Road is defined legally as Section A, DP443992. The site contains a semi-detached, two-storey building of masonry construction, enclosed with hipped and gabled roofs finished with modern slate tiles. The eaves overhang, to all sides of the building, contains expressed timber rafters. The chimneys have been removed. The skylight installed over the internal stair is possibly modification to an original skylight. The commercial building dating to 1897 is designed in the Federation Queen Anne Style with elements of Arts and Crafts.

The southern property boundary to New South Head Road is defined by a rusticated sandstone wall with extended piers forming a balustrade. The entrance to the property is made from the south-western side, via a later addition metal entrance gate set between early rendered masonry piers. The masonry piers are painted the same colour as the later addition painted brickwork of the building.

The south elevation, presenting to New South Head Road, contains arched and rectangular windows on both levels. A prominent bay exists at the south-western corner and spans the building's two levels. The double-hung sash and casement windows are timber-framed and multi-paned top lights. All windows are original, apart from the large arched ground-floor window which is a later addition infilled verandah. The corner bay has a pyramidal roof clad with slate tiles and similar timber eaves and rafter detailing as the remaining roof.

From the front gate, the property is accessed via a set of external garden steps, leading to a paved yard. The main entrance at the western side of the building comprises a timber framed door, covered with a timber framed awning. A later-addition, lightweight wall screens the 'rear' yard at the north-western corner of the property. The western elevation has several narrow, timber-framed, multi-paned top light sash windows.

The west elevation of the northern wing is asymmetrical, comprising window and door openings, including French doors at ground-floor level and windows with lower timber panel to openings at first floor, possible location of former balcony. There is a small, single-storey rear area to the northern extent of the building. This may have accommodated a laundry. Landscaping at the property comprises later addition pavers, with some shrub plantings. The northern (rear) boundary marker of the property comprises a high sandstone retaining wall.



Figure 51 – Principal (south) elevation, viewed from New South Head Road. 142-146 is to the left of the building.



Figure 52 – Detail of principal elevation to New South Head Road showing later addition infilled verandahs.



Figure 53 – Entrance gate and stairs from New South Head Road.



Figure 54 – Main entrance to building on west elevation.



Figure 55 – Western elevation with later addition painted brickwork.



Figure 56 – Detail of eaves overhang and exposed timber rafters to roof at rear of dwelling. Later addition windows.



Figure 57 – Rear (northern wing) of dwelling, with single-storey masonry extension. Note also face brick chimney on roof of adjoining property (148 New South Head Road).



Figure 58 – Rear (north-western side) of property, showing rear elevations with altered window openings extended to create full length windows and French doors.



Figure 59 – 142-146 New South Head Road, showing Ground Floor (left) and First Floor (right). North at top of page

Source: Anka Property

2.4.2. Description of Interior

2.4.2.1. Ground-Floor

The entry to the dwelling is made at the western side of the ground-floor. The timber panel front door is surrounded by a tall transom with fanlight and large fixed side light. The door and surrounding elements contain decorative coloured stained-glass panels.

The ground-floor contains several large rooms which are accessed off an east-west hallway between the main entry and stairwell. The rooms to the south (including the room with the bay window) have timber flooring, possibly original (carpeted over), original timber skirting boards, and original timber architraves and door surrounds. Ceilings and cornices are modern and have been modified to introduce air-conditioning throughout. Concrete slab flooring is evident at the southern extent, a door opening with fanlight above from the adjoining room, and a non-original window within the original arched opening suggests a former verandah, since enclosed.

The ground-floor north-western room has retained original timber-framed sash windows at the western wall and timber skirting boards to the western, southern and eastern walls, however, new floors and ceilings have been introduced. This room provides access to the 'rear' yard of the property via a set of three French doors.

The ground-floor rooms to the north – bathroom, kitchen and laundry – are mostly later addition fitouts. However, the timber flooring, skirting boards and architraves remain in the north-south hallway. With the exception of the main entry, all door leaves throughout the ground-floor are timber replacements. It is noted, original ground floor timber joinery was shellac finish and has been overpainted in white.

2.4.2.2. First Floor

The First Floor is accessed via the original timber stair adjoining the eastern side of the building. The exposed soffit of the stair is timber tongue-and-groove timber. Above the stair is a skylight (probably original) which provides natural light to the stairwell.

The first floor contains seven (7) rooms of varying dimensions, all of which run off a north-south hallway. The original north-western room has been sub-divided using lightweight, timber-framed and plasterboard walling. The northern wall contains later addition French doors mirroring door openings to the ground-floor room beneath. Rooms comprises infilled former verandah.

All rooms have timber flooring with carpeted finish and original timber architraves, timber skirting boards and multi-paned timber-framed windows. All ceilings and cornices – except for northern room – contain later addition plasterboard ceilings and cornices, with air conditioning mounted in the roof space and ceiling-mounted vents.

The northern first floor wing contains a pitched ceiling lined with timber tongue-and-groove lining boards. This ceiling has been modified to allow for the introduction of services above. Along the eastern wall, this room contains a chimney breast and two French doors at the western wall. The room previous had a verandah (now infilled) and incorporated within room.

All first floor doors are later addition timber leaves. As with the ground-floor, all first floor timber elements are painted white.



Figure 60 – Main door entry, internal view. Original timber architraves and stained-glass panel fanlights and side lights.



Figure 61 – Ground floor, view from hallway into north-western room.



Figure 62 – Ground-floor, south-eastern room.



Figure 63 –South-western room (with bay window), ground-floor level.



Figure 64 – Ground floor, north-western room.



Figure 65 – Kitchen at rear (north) of ground-floor, with view into rear wing extension.



Figure 66 – Ground-floor, bathroom with later addition fitout.

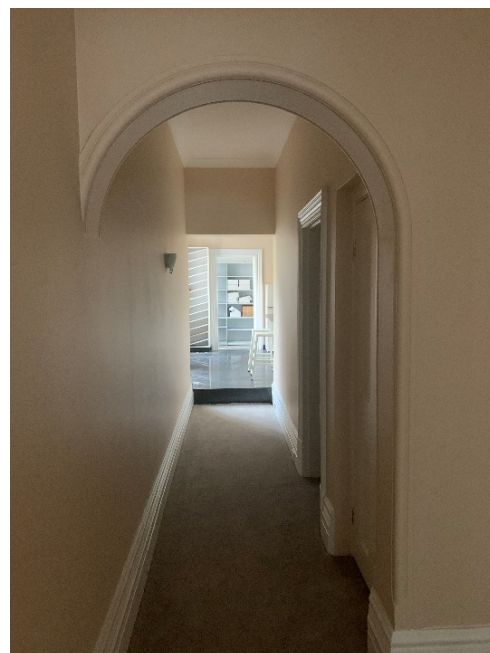


Figure 67 – Ground-floor, central hallway looking north.



Figure 68 – Ground-floor, single-storey laundry and store wing extension with concrete slab floor.



Figure 69 – View from front door to staircase at ground-floor, facing east.



Figure 70 – Detail of painted, timber tongue-and-groove soffit to stair.



Figure 71 – Detail of timber balustrade to stair and timber framed skylight in ceiling.



Figure 72 – First floor, stair landing, view towards south-eastern room.



Figure 73 – First floor, south-eastern room incorporating later addition enclosed verandah.



Figure 74 – First floor, southern hallway with original timber architraves and skirtings.



Figure 75 – First floor, south-western room with bay configuration, viewed from hallway.



Figure 76 – First floor, timber-framed bay window in south-western room (all windows have later addition secondary frame for acoustic screening).



Figure 77 – First floor, south-western room with later addition, plasterboard ceiling and cornice and air condition vent.



Figure 78 – First floor, showing original timber framed double-hung sash window and skirting.



Figure 79 – First floor, later addition timber door with original timber architrave and skirting board.



Figure 80 – First floor, large-format north-western room with later addition plasterboard ceiling.



Figure 81 – First floor, western-facing room with timber-framed, multi-paned top sash windows.



Figure 82 – Northern hallway, first floor.



Figure 83 – First Floor, Bathroom with recent fitout.



Figure 84 – First floor, north-western room with pitched roof – former verandah – and later addition, plasterboard ceilings and a/c vents.



Figure 85 – First floor, north-western room, later addition French doors and enclosed former verandah.



Figure 86 – First floor, northern room – note timber tongue-and-groove ceiling.



Figure 87 – First floor, northern room – note chimney breast along eastern wall.

2.5. 148 NEW SOUTH HEAD ROAD

2.5.1. Description of Exterior

The subject site at 148 New South Head Road, Edgecliff, is defined legally as Section B, DP443992. The site contains a semi-detached, two-storey building of masonry construction, enclosed with a series of overlaid hipped and gabled roofs clad with concrete tiles. The eaves overhang – at all sides of the building – contains expressed timber rafters. Three face brickwork chimneys surmount the roof – one at the principal elevation, and two at the rear.

The building, dating to 1897, was designed as professional suites / consultation rooms in the Federation Queen Anne Style with elements of Arts and Crafts. The commercial use of the building is evident from the public domain due to signage mounted to the building and sandstone boundary wall.

The southern property boundary at New South Head Road is defined by a rusticated sandstone wall with extended piers forming a balustrade – this is the same wall extending from adjoining semi-detached property at Nos 142-146. The entrance to the property is made from the eastern end of the property, via a metal entrance gate set between early rendered masonry gateposts. The masonry rendered gateposts are painted to match the non-original finish of the building.

The south elevation of the building, presenting to New South Head Road, contains a series of arched and rectangular windows across the lower and upper levels, including the prominent bay at the south-eastern corner which spans the building's two levels. The windows are all original timber-framed sash windows with the exception of the large arched window at ground-floor level and the large, rectangular window above. Timber detailing at the bottom of this window, as well as a shadow line to the brickwork directly beneath, suggests that this section of the building originally contained open verandas before being enclosed. The corner bay is enclosed with a pyramidal roof clad with concrete tiles and exhibits similar eaves and rafter detailing as the rest of the building. However, unlike the bay at 142-146, the bay at 148 abuts a gabled wall, making the bay less prominent and presenting as an asymmetrical elevation.

From the front gate, the property is accessed via a set of external steps, leading to the ground-floor entry on the east elevation. The main entry comprises a later addition open masonry porch.

The 'rear' (north-western) building wing contains a secondary entry to a ground-floor medical tenancy (principally accessed from the south-eastern door), as well as an entry to the north to a secondary ground-floor tenancy. The easternmost point of the building is defined by a two-storey bay which forms part of the building envelope.

The east and north elevations contain timber-framed, double-hung sash windows – some are multi-pane to the upper sash (similar to 142-146). The elevations also contain exposed, wall-mounted services which serve the building's commercial tenancies.

Landscaping at the property comprises brick pavers, with some shrub plantings. The sandstone retaining wall at the northern boundary extends from 142-146. At No 148 the adjoining property to the rear is accessed via a set of sandstone steps in the rear yard.



Figure 88 – Principal (southern) elevation, viewed from New South Head Road. 148 is to the right of the image.



Figure 89 – Detail of rusticated sandstone boundary wall, which runs across 142-148 New South Head Road where the semi-detached properties sit.



Figure 90 – Detail of south elevation to New South Head Road. Note the enclosed verandah to ground and first floors.



Figure 91 – Detail of faceted bay at south-eastern corner, abutting face brickwork gabled wall to New South Head Road. Brickwork has been painted.



Figure 92 – Entrance gate posts at New South Head Road differ stylistically from sandstone wall.



Figure 93 – Entrance to southern section of ground-floor tenancy, at south-eastern side of building.



Figure 94 – Rear (north-eastern side) of property, showing rear elevations of dwelling and masonry chimneys.



Figure 95 – Detail of fenestration at upper level of building rear.



Figure 96 – North-eastern façade, ground-floor level. Note secondary bay at left of image.



Figure 97 – Rear (northern) section of building. Note secondary entrance to rear tenancy at corner.



Figure 98 – Sandstone steps and boundary wall at north-eastern corner of the property.

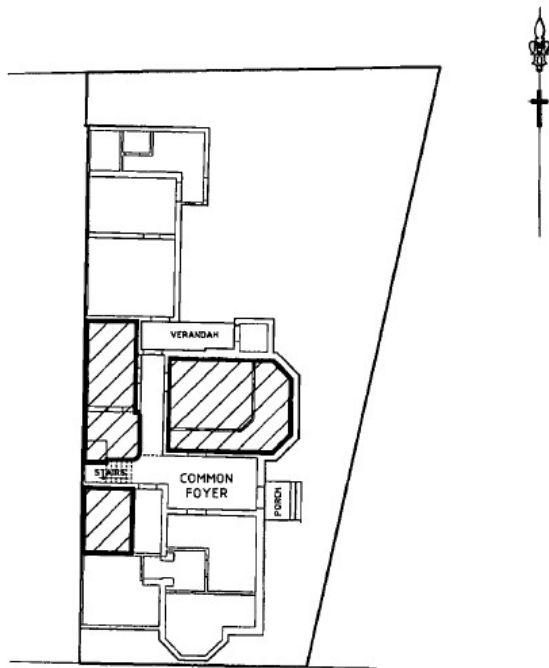


Figure 99 – 148 New South Head Road, Ground Floor

Source: Anka Property

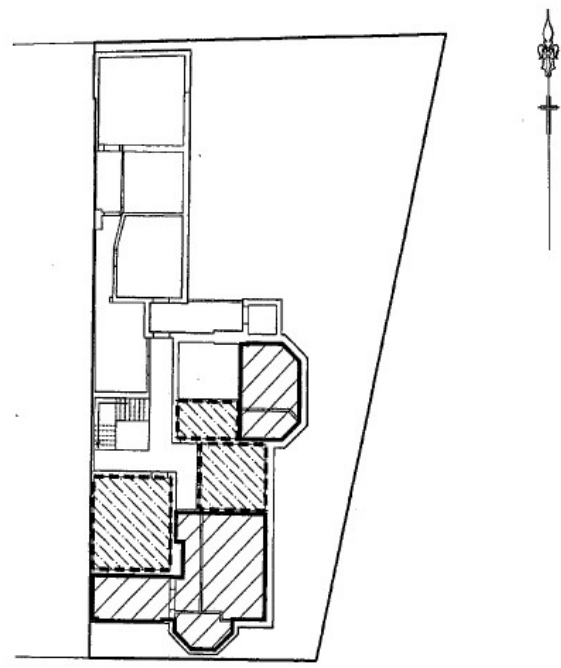


Figure 100 - 148 New South Head Road, First Floor

Source: Anka Property

2.5.2. Description of Interior

2.5.2.1. Ground-Floor

The ground-floor is subdivided into two commercial tenancies. The larger tenancy, a dental surgery, is contained within the southern portion of the building. A smaller tenancy is contained at the northern wing of the building. The southern-most section of the ground floor is vacant.

Entering the building at the south-eastern side, there is a short east-west hallway which provides access to rooms at the north and the south. The original timber staircase is located along the western wall. This configuration mirrors that found in the adjoining building at No 142-146.

The ground-floor contains several rooms, including smaller rooms formed with lightweight partitions. This replanning of the internal space has not, in large part, resulted in the removal of original fabric. Original timber flooring, exposed beam with timber lined ceilings, skirting boards, architraves, timber panel door leaves and hardware are extant. A fireplace with marble surrounds is also extant within the eastern room. The timber doors, architraves, skirting boards, stair and ceilings throughout this main tenancy have a shellac finished.

Non-original fabric is associated with lightweight partitions, replacement window frames, plasterboard ceilings and new timber door leaves. Stained glass windows have been removed from the main entry.

The secondary, smaller tenancy at the north of the ground-floor is accessed via a separate northern entry. This tenancy contains three small rooms – office, kitchen, and bathroom. Internal partitions are lightweight, ceilings are plasterboard and the flooring to this section is concrete slab.



Figure 101 – Main entry foyer, internal view showing timber door and window architraves, skirting and ceiling with shellac finish. Later addition front door and timber panel ceiling. Stained glass removed and windows modified.



Figure 102 – Timber panel door to room off main hallway (common foyer).



Figure 103 – Detail of original timber door with finger pad.



Figure 104 – Front hallway, view looking east towards front door.



Figure 105 – Timber stair at western side of ground-floor.



Figure 106 – Detail of timber tongue-and-groove soffit to stair and skylight above.



Figure 107 – Access to treatment room under stair.



Figure 108 – Timber door to treatment room under stair.



Figure 109 – North-south hallway at centre of ground-floor.



Figure 110 – Treatment room within eastern portion of ground-floor. Partition wall evident at left.



Figure 111 – Treatment room at eastern side of ground-floor, facing east towards partition wall.



Figure 112 – Detail of marble fireplace and hearth in ground-floor treatment room.



Figure 113 – Bay window located on east elevation of ground-floor treatment room.



Figure 114 – Subdivided rooms at southern portion of ground-floor.



Figure 115 – Space at south-western corner of ground-floor (enclosed veranda), with New South Head Road visible from window. This area was formerly a verandah, since enclosed.



Figure 116 – Timber tongue-and-groove ceiling in enclosed veranda space.



Figure 117 – Sub-divided spaces in southern portion of the building. Lightweight partitions.



Figure 118 – Subdivided rooms at southern portion of ground floor.



Figure 119 – Ground-floor, showing subdivided rooms in southern portion. False ceilings installed.



Figure 120 – Ground-floor, kitchen has been subdivided within southern section of building.



Figure 121 – Timber architraves and sills to windows in room at south-eastern portion of ground floor.



Figure 122 – Lightweight partition screens at southern portion of ground floor.



Figure 123 – Modern kitchen at southern portion of ground floor.



Figure 124 – Office space within second tenancy at northern wing of ground floor. Later addition plasterboard ceiling and cornices.



Figure 125 – Bathroom within secondary tenancy on northern wing of ground-floor.



Figure 126 – Kitchen within secondary tenancy at northern wing of ground-floor. Painted face brickwork walls.

2.5.2.2. First Floor

The First Floor of the semi-detached tenancy was not accessible during the site inspection and therefore the level of integrity and intactness could not be assessed.

3. HISTORICAL OVERVIEW

3.1. AREA HISTORY

The following history has been sourced from the Dictionary of Sydney, contributed by Patricia Jacobsen, 2016.

3.1.1. Who Darling Point

Darling Point is a peninsula suburb on the eastern side of Sydney Harbour, approximately four kilometres from the Sydney central business district bounded by Edgecliff, Rushcutters Bay, Double Bay and Sydney Harbour. Darling Point was first called 'Mrs Darling's Point' in Surveyor Larmer's 1831 field book, in honour of Eliza, wife of Governor of New South Wales, Ralph Darling. The name was subsequently shortened to its present form.

3.1.2. First People

The Darling Point area was originally part of the larger territory of the Cadigal clan of the Eora people whose country extended across the southern shores of Sydney Harbour. They lost traditional land and harbour resources after European arrival in 1788 and a smallpox outbreak in 1789 resulted in widespread annihilation with few survivors. Several sources also confirm an Indigenous presence (a 'tribe', and a 'king': Yerinibe or Yaranabi) in the area, well into the nineteenth century.

3.1.3. The Europeans

Steep and heavily wooded terrain, a high ridge and an unstable shoreline delayed European occupation of Darling Point until the 1830s. The construction of a new road in 1831 and Bentley's Bridge over a swampy gully in 1838, improved access slightly. Governor Ralph Darling reserved the land for public purposes having earlier rejected an application for a whaling station. In June 1831, the English Colonial Office introduced a new English crown land policy which effectively abolished the issue of free grants to selected colonial residents. Regulations under the new policy stipulated that all unreleased crown land had to be surveyed, valued and sold at public auction.

There were delays in the release of Darling Point land for several reasons including disruption caused by a change of governor in late 1831, and (unsuccessful) manoeuvring by the Colonial Treasurer Campbell Drummond Riddell to gain special access to a reserved sixteen acres (6.5 hectares). The land in question was ultimately included in the 1833 gazettal of the proposed auction of 'Villa Allotments on Mrs Darling's Point'.

By the early 1830s, acquisition of urban and rural land was a major investment strategy for colonial entrepreneurs and the proposed auction of the Darling Point villa allotments generated a considerable amount of interest. The subdivision prepared by Surveyor Mortimer William Lewis provided thirteen allotments ranging from six to fifteen acres (2.4–6 hectares), together with two government roads (early versions of today's Darling Point and Yarranabbe roads) and an intended road along the western shoreline. When nine allotments were auctioned in October 1833, they realised an average price of £34 per acre (13.76 hectare), well above the government's reserve of £10 per acre. The six successful tenderers included retired Third Fleet Private James Chisholm Senior, widowed hotel keeper Elizabeth Pike and four successful businessmen: James Holt, Thomas Barker and emancipists, William MacDonald and Joseph Wyatt.

Holt, Barker and Wyatt each bought two allotments. Thomas Barker purchased another allotment when a further three on the southern end of the peninsula were sold in 1835, increasing his Darling Point land holding to 25.75 acres (10.4 hectares). Successful businessman, Thomas Smith, bought two allotments comprising 28.5 acres (11.5 hectares) on the south-eastern corner. Another allotment of 15 acres (6 hectares) on the south-western corner was granted to the Colonial Astronomer, James Dunlop, in 1835, conditional upon the construction of a single dwelling on his land to the value of £1,500.

3.1.4. First Developers

The original purchasers of the Darling Point allotments soon profitably disposed of their land, to a second group of short-term investors. Within six weeks of his October 1833 purchase, James Holt realised a considerable profit on the sale of his 16 acres (6.4 hectares) at the north-eastern end of the peninsula to Colonial Treasurer Riddell who had earlier attempted to gain a free grant for that land. In 1835, Joseph Wyatt

sold his two allotments at the north-western end of the peninsula to the Surveyor-General, Sir Thomas Mitchell. Both James Chisholm's and Elizabeth Pike's allotments on the eastern side of the peninsula were sold between 1835 and 1837.

By 1845, all of the original allotments had been subdivided into smaller allotments, thus setting the trend for endless subdivisions and re-subdivisions during the nineteenth and twentieth centuries. It has been suggested elsewhere that Thomas Barker built his large residence, Roslyn Hall, in Darling Point, but this is incorrect. Thomas Smith was the only original purchaser to construct a family residence, Glenrock, in 1836, on his Darling Point land – after he had disposed of a large part of his original holding. In Smith's opinion, Darling Point land 'was becoming too valuable to be idle', a view confirmed by Darling Point's position in the 2011 census as one of the most closely populated suburbs of Sydney at 56.57 persons per hectare.



Figure 127 – Early sketch at Mrs Darling's Point c1835, artist, Robert Russell

Source: National Library of Australia.

3.1.5. Reshaping Mrs Darling Point

During the early 1840s, original Darling Point allotments continued to be subdivided for profit or to deal with the ongoing effects of the serious economic depression. The Lindesay, Mount Adelaide, Delamere and Glenhurst subdivisions provided a large number of new allotments for which new access roads were required. Subsequent Darling Point subdivisions and re-subdivisions were also facilitated by that strategy, resulting in today's myriad of intersecting streets, cul-de-sacs, one-way streets and battleaxe blocks. Very few of the homes constructed on those early subdivisions remain intact but several, which were built on re-subdivisions, now appear in state and local heritage lists.

The number of Darling Point residences increased from six in 1841 to 13 at the end of the decade and a permanent close-knit community began to emerge. During the ensuing decades, Darling Point's reputation as a desirable suburb was firmly established by affluent residents who built large villas on their land which they maintained with readily available domestic labour. The owners of those estates enjoyed a high standard of living and several had close familial and business connections. One contemporary journal article described that community as the exclusive 'Darlingpointonians'. Members of the community entertained lavishly in their palatial residences which were the venues for events such as soirees and balls that were so famous that a surviving score from the late nineteenth century was entitled 'The Darling Point Polka'.

Among the new settlers in Darling Point during the 1840s were Thomas Ware Smart MLC and MLA, and Thomas Sutcliffe Mort, who both helped to forge its permanent community. Each played prominent roles in

colonial politics, including the campaigns for responsible government and against renewed convict transportation in the late 1840s to early 1850s. Mort was an auctioneer and colonial entrepreneur who made a significant contribution to the emerging Australian pastoral industries with the construction of infrastructure such as Mort's Dock at Balmain, railway rolling stock and the early development of refrigeration for the meat export market. Smart and Mort created large estates where they built their grand villas – Mona and Greenoakes.



Figure 128 – Plan of Mrs Darling's Point divided into villa allotments for sale June 15, 1833, by Thomas Livingstone Mitchell

Source: State Library of New South Wales, [a4692001 / Ca 83/16]

3.1.6. A Place of Worship

As the Darling Point community grew, several residents including Smart, Mort and Thomas Whistler Smith MLA (son of early settler, Thomas Smith) – known locally as the 'three Toms' – requested Sydney's Church of England Bishop, W Broughton, to provide them with a place of worship. Broughton agreed to a temporary 'Chapel of Ease' which opened in 1847 in a coach house on Thomas Smart's property, Mona. Mort then donated part of his land for the St Marks Church which was designed by Edmund Blacket and opened on 7 November 1852. During the following decades, the 'three Toms' served as trustees and wardens of St Marks and, together with many other generous parishioners, provided considerable financial support for the church. Both Mort and Smart later allowed access through their estates to shorten the parishioners' route to services.

As well as a place of worship, St Marks provided its parishioners with a social centre, and a surviving diary written by Sir Thomas Mitchell's daughter, Blanche, confirms the important role of the church in the lives of those families. Blanche described how her sister and friends sang in the choir, taught Sunday school and joined other parishioners at social gatherings hosted in the parsonage. Two of Blanche's sisters, Alice and Camilla, were married in a double wedding ceremony at St Marks on 16 April 1857. St Marks remains a

popular venue for weddings, baptisms and funerals, for its parishioners and the wider community. It is a significant example of nineteenth century Australian ecclesiastical architecture.



Figure 129 – Early sketch plan of Glen Rook Estate at New South Head Road, area belonging to Thomas Ware Smart indicated.

Source: New South Wales State Library

3.1.7. Educating the Young

Many nineteenth century Darling Point children were either educated overseas, at home by governesses and tutors, or attended fee-paying private schools. Good, free education was not available until late in the century, but during the century's middle years the colonial government provided some financial assistance to approved church schools for teachers' salaries and school supplies. St Marks Church was able to open an elementary parish school in part of Thomas Smart's coach house, where it remained until 1859 when it moved to a site in nearby Edgecliff which was then known as 'St Marks Village'. Secondary education was also provided by the Reverend Henry Cary, a highly qualified Oxford graduate, in his home at St Marks Crescent. His successor, the Reverend George McArthur, also taught boys at the secondary level but moved the secondary section (St Marks Collegiate School) to Macquarie Fields and later resigned his ministry.

The Cooksey Sisters' Young Ladies' Academy was conducted at the Mitchell family's Carthona, and other private schools, were also established during the latter part of the nineteenth century, namely the St Marks Crescent Preparatory Day and Boarding School for boys conducted by the Misses Macaulay, and Mrs Robinson's Preparatory School for boys, Brooksby, in Lower Ocean Street. The non-denominational private girls' school, Ascham, was founded in 1886 by a German woman, Miss Marie Wallis, in a surviving end terrace house at 1 Marathon Avenue. As student numbers increased at Ascham additional educational and residential accommodation was leased in local residences, including Delamere, Queenscliff and Mount Adelaide.

Ascham's next move was to the second Glenrock on the south-eastern corner of Darling Point which was built by John Marks in the late 1870s on the site of Thomas Smith's original Glenrock. The school's new owner and headmaster, Herbert Carter, proceeded to subdivide and sell some of the surrounding land for new home sites. Although Ascham's official geographical address changed to Edgecliff around 1918, it remains the custodian of several of Darling Point's nineteenth and early twentieth century heritage listed residences. Glenrock, Fiona, The Octagon, The Dower House, Yeo-merry (renamed Raine House) and Duntrim House all now form part of the current Ascham school campus.

3.1.8. Mid-century Newcomers

After the passage of the *New South Wales Constitution Act 1855*, and the gradual development of self-government, an increasing number of politicians and members of the judiciary took up residence in Darling Point. The establishment of the elected Woollahra Municipal Council in 1860 and the introduction in 1863 of a reliable new land registration system (Torrens Title) undoubtedly increased the locality's appeal. Several residents owned their own carriages but in 1848 a fairly expensive daily omnibus service was provided between Darling Point and the GPO and it remained the main form of public transport until the end of the century.

During the 1850s, two prominent solicitors – Robert Ebenezer Johnson and James Norton – took up residence respectively in Brooksby and Ecclesbourne, both of which were built on the original Darling Point allotment bounded on the east by Lower Ocean Street which subsequently became part of the suburb of Double Bay. Johnson was an 1856 appointee to the first New South Wales Legislative Council and lived in Brooksby until his death in 1866. Norton was another nominee. He purchased Ecclesbourne in 1857 from the estate of Thomas Whistler Smith and resided there until his death in 1906. Irish-born barrister and politician Edward Butler built his home, St Canice, in the 1860s on part of Thomas Barker's third allotment and lived there until his death in 1879.

The first mayor of the municipal council of Sydney, John Hosking, resided in the mid-nineteenth century Darling Point residence Callooa at 5 Bennett Avenue while the first Woollahra mayor, George Thornton, lived at Longwood on Thornton Street. Judge Alfred Cheeke, the first New South Wales district judge, was listed in the 1860 Woollahra Municipal Council Rate Assessment Record as the owner of allotments on the south-eastern corner of Darling Point which he held until his death in 1876. After Cheeke's death in 1876, his land was purchased by the politician James Watson to enlarge his adjoining Glanworth which had been built in 1863 by Robert Coveny on part of Thomas Smith's original land.



Figure 130 – Sydney Metropolitan Detail series 1891, approximate location of subject site circled in blue.

Source: Sydney Metropolitan Detail series key map [cartographic material] / Dept. of Lands.

3.1.9. Late 19th Century Newcomers

During the last two decades of the nineteenth century, Darling Point continued to appeal to new residents who built family homes on remnants of previous subdivisions. It remained the preferred address of politicians, members of the legal fraternity and successful businessmen. As well as the surviving heritage listed homes on Darling Point Road, namely Swifts and Cleveland, several other homes were built on remnants of the Delamere subdivision. The solicitor, John Williamson built his new residence, Denholm, circa 1888–89, and the politician and judge, Sir Joseph George Innes, purchased an existing residence, Winslow, on Darling Point Road.

Another member of the Judiciary, the Australian born District Judge, Legislative Councillor and Attorney-General, George Bowen Simpson, commissioned the architect John Horbury Hunt in 1884 to design his large Victorian Free Gothic style residence, Cloncorrick, on remnants of the 1841 Glenhurst Estate subdivision. Although converted into apartments in the twentieth century, Cloncorrick remains on part of its original site at 1 Annandale Street. Horbury Hunt may also have partly designed The Annery, which was built in 1884–86 by the company director and solicitor, George Montague Merivale, in Marathon Road on the easterly slope of Darling Point at the top of the 'Break Neck Steps' leading to William Street, Double Bay. After Edward Butler's death in 1879, his home at 9–12 Loftus Street, St Canice, was occupied by Sir John Henniker. Butler's home remains on part of its original site, having been used as the Jean Colvin Cancer Care Centre until sold in 2014.

Two other residences, Newstead and Lillianfels, which were built on residues of the Glenhurst Estate have survived into the twenty-first century. The former, a three storey Federation Queen Anne style residence, was built in 1890 and remains at 1 Yarranabbe Road. Lillianfels, an early Victorian Regency town house built

circa 1890 (replacing Restormel) remains at 5–9 Yarranabbe Road. During the period, several other responses to changing architectural tastes were built throughout Darling Point, such as the surviving pair of highly decorative duplexes, Lorne-Lindisfarne and Trevenna-Roskear in Darling Point Road.

The 1891 census showed that the number of Darling Point residences had increased to 114 and the population was then 709. However, by the end of the nineteenth century, several owners of large Darling Point estates had died, and their families were unable, or unwilling, to maintain their large homes and gardens. Others were adversely affected by the severe economic depression of the 1890s as well as the diminishing availability of the domestic workforce. Subdivisions during the pre-World War I period included Etham, Glenhurst, Mount Adelaide, Mona Estate and Mona Extension, Springfield, Glanworth, Greenoaks, Carthona, Avoca and Lindesay. As well as providing a large number of small allotments, several new access roads were provided for the subdivisions.

3.2. SITE HISTORY

The subject site comprises a former bank building located at 136 New South Head Road (Figure 131, at left), 138-140 New South Head Road (Figure 131, centre) and 142-146 New South Head Road (Figure 131, at right). The following section will provide a separate site history for each of the buildings.



Figure 131 - Photo of buildings comprising subject site, undated.

Source: Woollahra Library, Local History Digital Archives.



Figure 132 – Photograph of buildings comprising subject site taken c.2009.

Source: Woollahra Council Archives

3.2.1. 136 New South Head Road

3.2.1.1. Former buildings

Sections of the historical account of this site have been sourced from the report, “Statement of Heritage Impact for 136 New South Head Road” (January 2020) prepared by GBA Heritage.

Number 136 New South Head Road originally formed part of the land granted to Thomas Smith in April 1935. The land was subsequently transferred to a major land holder of the area, John Hosking, before it was on-sold to Thomas Ware Smart in 1857. In 1867, the land was sold to Alexander Oliver and Arthur Frederick Smart who owned the property until 1880 when it was purchased by James Ewan. Two titles were attached to the property in 1890, being James Ewan and George Walker Waddell. Waddell was the Bank Manager of the City of Sydney Bank. James Ewan’s title was transferred to the Australian Joint Stock Bank in 1890 and George Walker Waddell’s title was transferred in 1891 to the Australian Joint Stock Bank.

The 1896 *Sands Sydney and Suburban Postal Directory* is the first to list a building on the subject site, at the corner of New South Head Road and Darling Point Road. It seems likely, a commercial building was constructed on the site, c1895, and named “Redbank”. Two barristers are listed as inhabitants, suggesting the structure was used for professional offices.

The 1908 subdivision plans for the Glanworth Estate (Figure 141) show the footprint of “Redbank” at the corner of New South Head Road and Darling Point Road. The 1908 *Sands Directory* lists Miss ME Whish as the resident. The latest listing for “Redbank” is in the 1916 *Sands Directory*. An existing sandstone base to the brick wall along the eastern property line may have been part of the original fence to Redbank, and since used as the base for a brick wall.

In 1917, the property was transferred to the Commissioners of the Government Savings Bank of New South Wales. A tender is listed in the *Sydney Morning Herald* on Wednesday 25 July 1917 for the “Renovations to branch premises of State Savings Bank at Woollahra.” Following this advert, the Government Savings Bank of NSW is listed in the 1918 *Sands Directory* and suggests the “Redbank” residence was altered for use as the Woollahra branch of the Government Savings Bank of NSW.

In August 1928, alterations were undertaken to the Woollahra premises of the Government Savings Bank of NSW¹. The architects are listed as Messrs. Ross and Rowe. Alterations were undertaken to include a laundry facility (Figure 133).

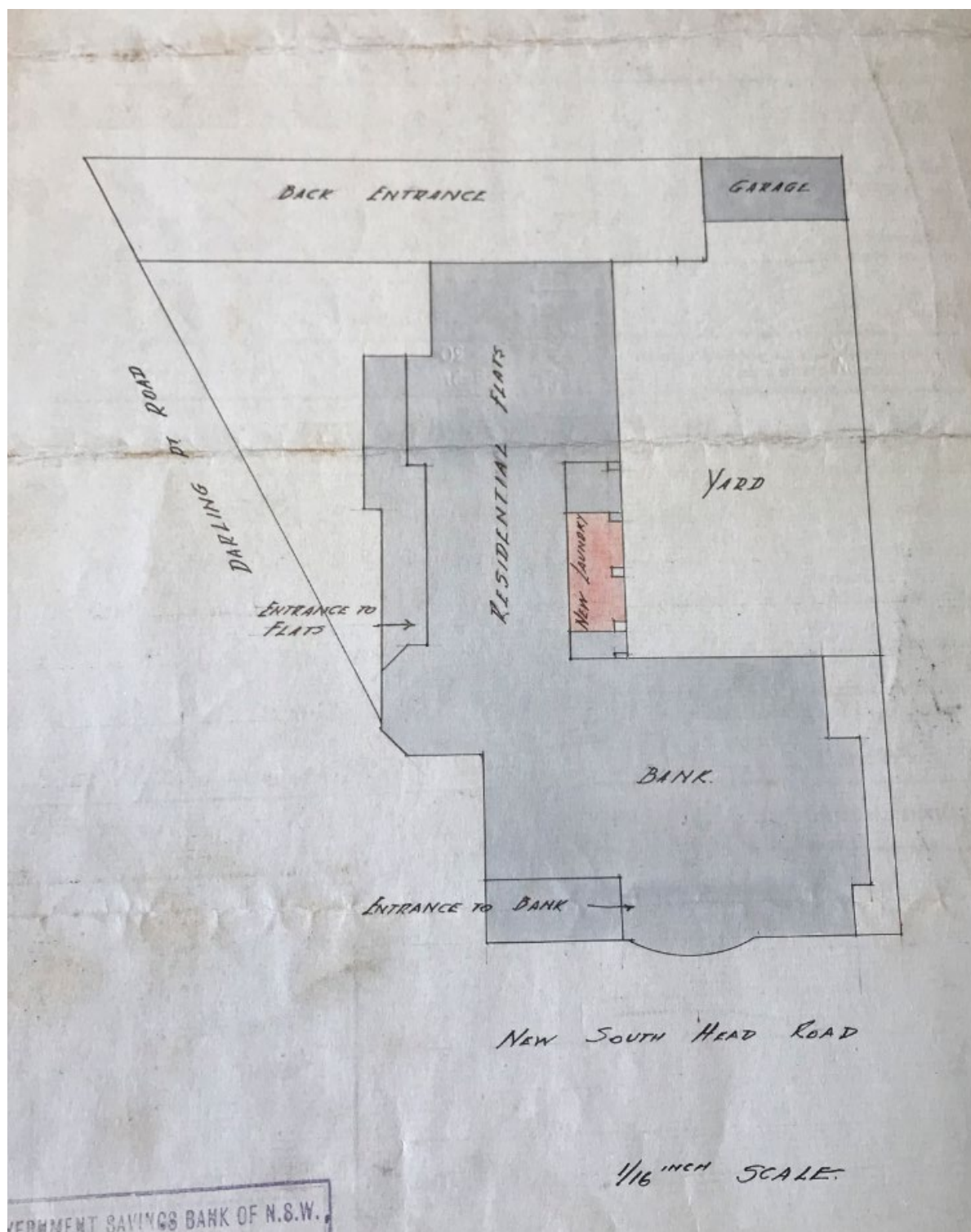


Figure 133 – Plan of earlier building located at 136 New South Head Road, dated October 28, 1928, property of the Government Savings Bank of NSW.

Source: Woollahra Council Archives.

¹ "Notes", *The Sydney Morning Herald*, Wednesday, 8 August 1928, p11.

3.2.1.2. The current building

In 1938 the building was demolished for the widening of Darling Point Road by the Department of Main Roads. The current building dates to 1940. It was custom designed in the Inter-War Functionalist style by the Commonwealth Department of the Interior specifically for the Commonwealth Bank.²

From 1918 to 1932-33, the *Sands Directory* lists the Government Savings Bank of NSW as the occupants. A certificate of title dated 1940 lists the Commonwealth Savings Bank of Australia as the registered proprietor. This building was purpose built as a bank branch. Its layout was typical of bank buildings of the period with a banking chamber and offices on the ground floor and a manager's residence above.³ Early photographs of the building show a thick coffered ceiling which has since been plastered over. The building was entered through the foyer into an open plan area, with the strong room, voucher room, and toilets at the far (north) wall of the building.

The original layout of the building's ground floor was likely similar to its current state, with the exception of the plasterboard walls which contain the foyer and conference room. It is unlikely that former walls within the ground floor have been demolished. The original bank teller's desks and joinery was likely a freestanding structure, as visible in the interior photographs available. The teller's desks appear to have been aligned along the far wall of the building, with several desks located behind the tellers cabinets. These photographs also show that the flooring was originally carpeted.

The first floor of the building likely served as the bank manager's residence, as was typical of public buildings and bank buildings in the Inter-War period. The upper residence was accessed internally, stairs removed previously, and from Darling Point Road. Original joinery and details such as the staircase and servery remain intact. A 1943 newspaper article names Mr C.R. Maybury as the manager of the Edgecliff branch of the Commonwealth Bank, whose role involved travel to regional branches such as at Wagga Wagga.⁴ The first floor appears to have limited modifications however additional partition walls have been constructed to create a second bedroom.

1949 aerial imagery of the site shows much of the external form and features of the subject property (Figure 142). A rear structure, possibly a garage, has since been demolished and a kitchen addition constructed. New South Head Road was widened post-1949, requiring the demolition of the structures to the south. The northern side remains relatively intact. Figure 142 has been annotated to indicate design features extant today.

The building was altered during the 1970s to accommodate new facilities for increased bank staff, which was constructed at the eastern side of the building. The bank ceased operation in 1990 when the bank relocated to premises at 179-191 New South Head Road. Since then, the bank has hosted various tenants including a medical centre, video rental store, real estate agency and photographic studio.⁵ It is assumed that these various tenants have utilised the existing floorplan with little modification, with temporary and reversible plasterboard walls constructed where necessary. Modifications such as the construction of the existing foyer and conference room have somewhat altered the legibility of the original floorplan. The construction of the plaster drop ceilings has subsequently lessened the visibility of internal windows. The original coffered ceiling may remain present beneath the drop ceiling. There are no extant office fittings associated with the bank.

From 1990 to 1991 the building was leased to the Commonwealth Bank, following the sale of the building to new owners. From 1991 to 2001 the ground floor office was leased as a video rental store, with a secondary tenant leasing the first floor.⁶ From 2002 to 2007 the building was leased by a medical centre who occupied both the ground and first floor. These works involved the establishment of additional openings in both floors and of a more open-plan office space. From 2007 the medical centre vacated the first floor, which was subsequently leased to the JOM photography studio which is still located within the building.

² Heritage Impact Statement, Stephenson & Tumer International, 2011.

³ Heritage Impact Statement, Stephenson & Tumer International, 2011.

⁴ *Daily Advertiser*, 29 September 1943. 'Personal.' Accessed online via Trove 11/5/2021 at:

<https://trove.nla.gov.au/newspaper/article/144008642?searchTerm=%22commonwealth%20bank%22%20%22edgecliff%22>

⁵ Heritage Impact Statement, Stephenson & Tumer International, 2011.

⁶ Stephenson & Turner, 2011. *Heritage Impact Statement Section 96 Modification of Development Consent 136 New South Head Road, Edgecliff*, 7.



Figure 134 – Photo of bank building c.1942 soon after completion.

Source: Woollahra Council Archives

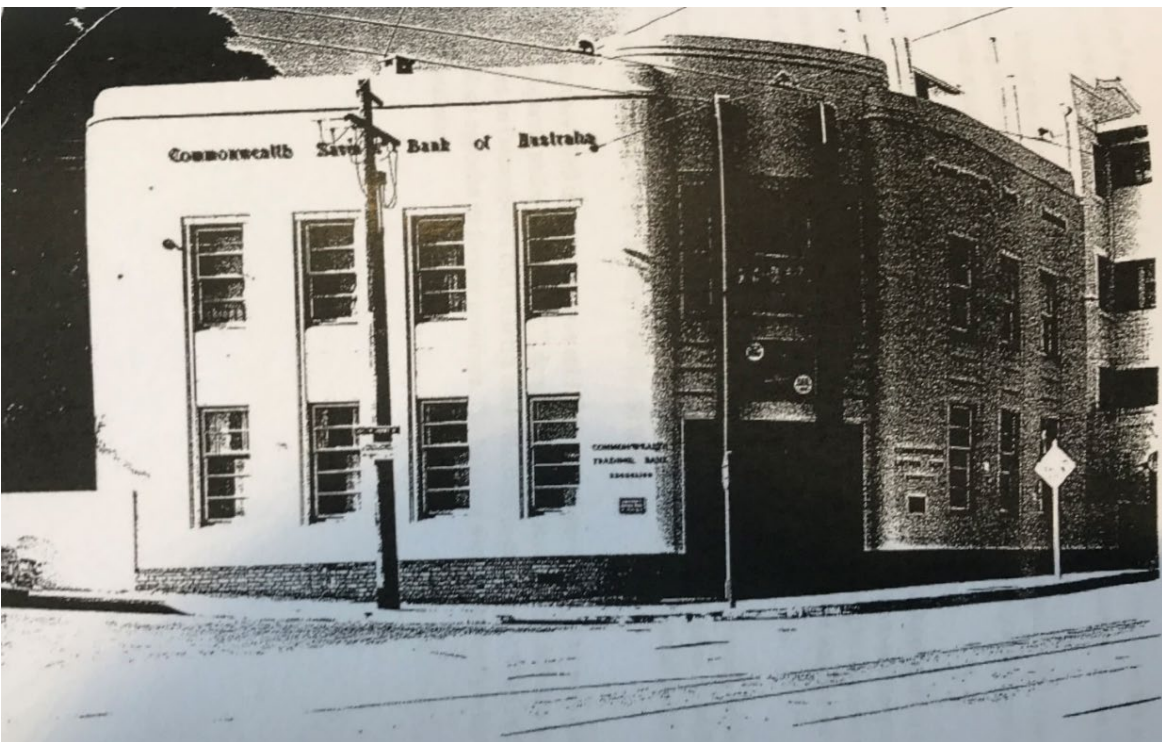


Figure 135 – Bank building, June 1959.

Source: Commonwealth Bank Archives.

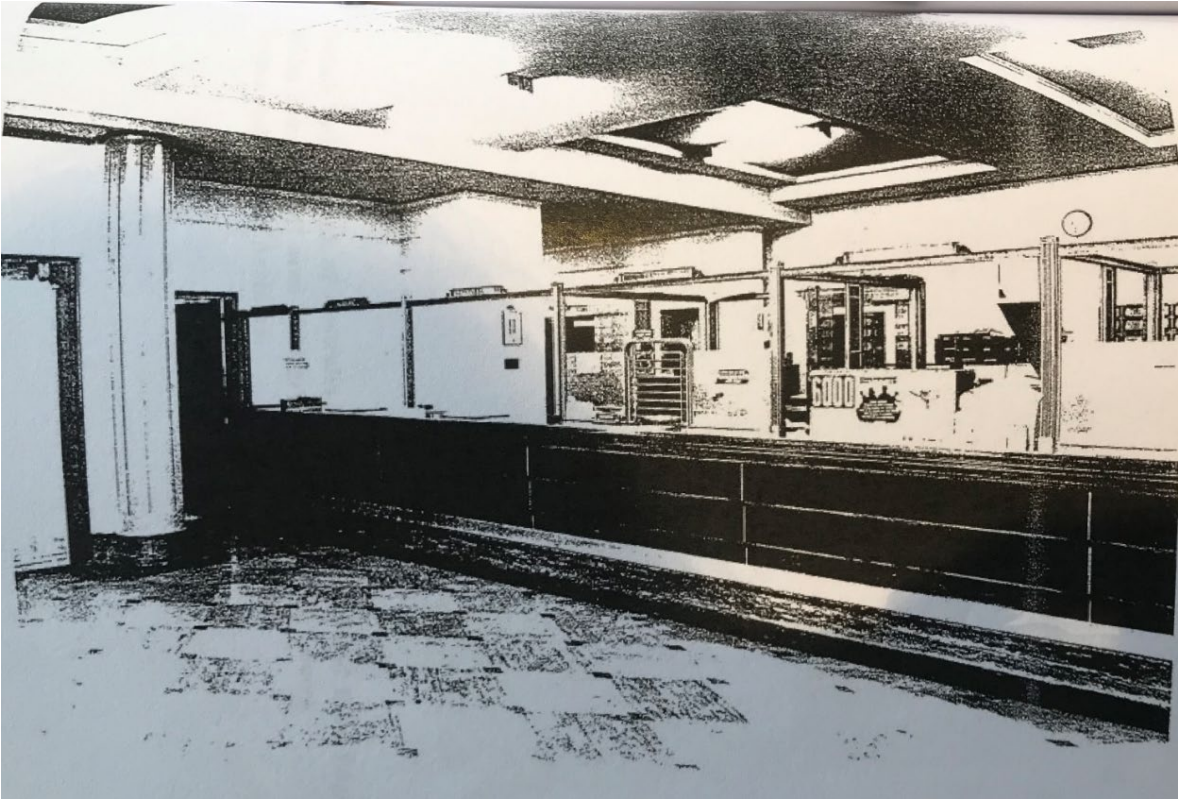


Figure 136 – Interior of ground floor banking chamber, June 1959.

Source: Commonwealth Banking Archives.



Figure 137 – Interior of ground floor banking chamber, June 1959.

Source: Commonwealth Bank Archives.



Figure 138 – Former bank building located at 136 New South Head Road, c1991.

Source: Woollahra Library, Local History Digital Archives.



Figure 139 – The Darling Point Road façade of 136 New South Head Road

Source: Woollahra Council Archives.



Figure 140 – Bank building, c2009.

Source: Woollahra Council Archives.

3.2.1.3. Property Ownership

A list of known property owners of the subject site are recorded in Table 1.

Table 1 – Property Owners, 136 New South Head Road, Edgecliff

136 New South Head Road, Edgecliff		
Year	Owner	Title Reference
April 1835	Crown Grant Thomas Smith	Vol: 5162 Fol: 202
February 1841	John Hosking & Trustees of Hosking's Estate	Appn: 441
September 1857	Thomas Ware Smart	Appn: 441
September 1864	Thomas Ware Smart	Vol: 7 Fol: 49
July 1867	Alexander Oliver + Arthur Frederick Smart	Vol: 48 Fol: 233
October 1880	James Ewan	Vol: 508 Fol: 114
November 1888	James Ewan	Vol: 901 Fol: 215
April 1890	James Ewan	Vol: 966 Fol: 177
January 1890	The Australian Joint Stock Bank	Vol: 966 Fol: 177

136 New South Head Road, Edgecliff

Year	Owner	Title Reference
August 1917	The Commissioners of the Government Savings Bank of New South Wales	Vol: 2782 Fol: 68
August 1940	Commonwealth Savings Bank of Australia	Vol: 5162 Fol: 202
August 1989	Sterling Agencies Pty Ltd	Vol: 5162 Fol: 202



Figure 141 – 1908 Glanworth Estate Subdivision Plans. Former structure ‘Redbank’ (indicated) was replaced later with the existing former bank building.

Source: NSWSL, Object no. 230161486-1

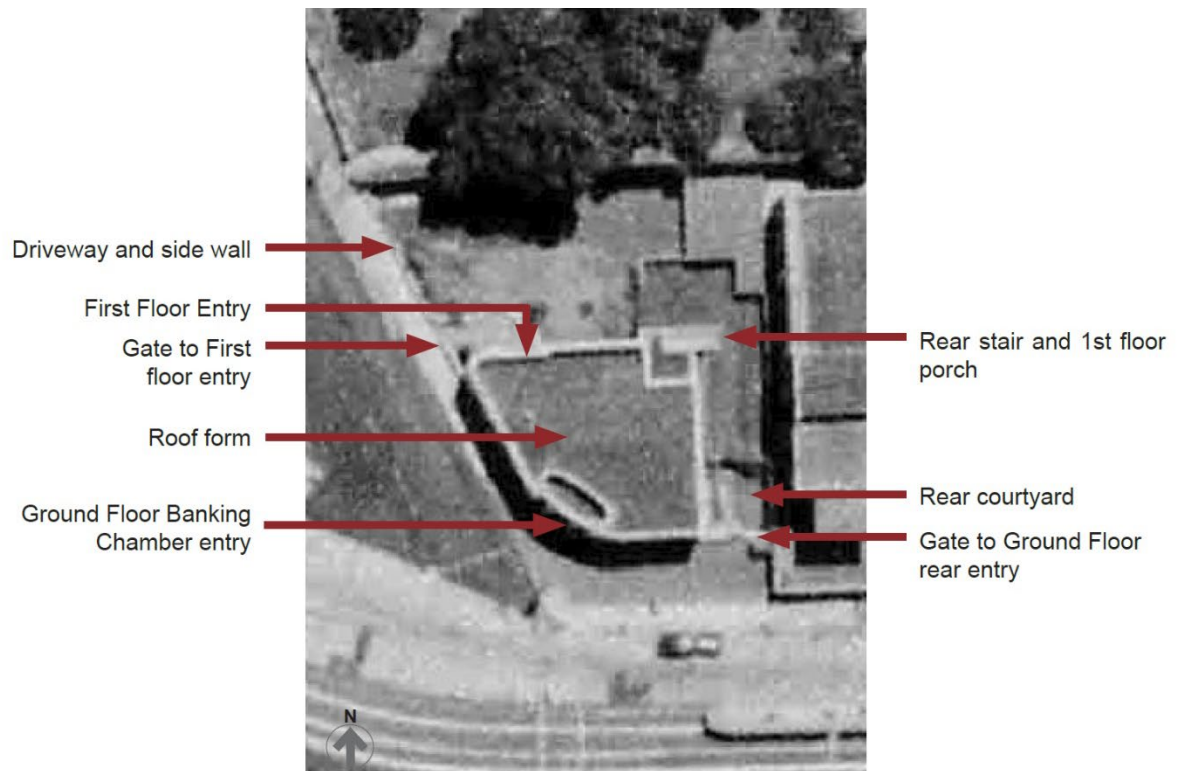


Figure 142 – 1949 aerial imagery of site, annotated.

Source: 1949 aerial image, sheet 29, City of Sydney Historical Atlas with GBA Heritage overlay.



Figure 143 – View of New South Head Road c1988, former bank building at left.

Source: Woollahra Library, Local History Digital Archives.

3.2.2. 138-140 New South Head Road

3.2.2.1. Former land use

The flat-building known as “Knightsbridge”, located at No 138-140 New South Head Road, was constructed in 1919. The land occupied by the current building originally formed part of the Crown grant awarded to Thomas Smith in 1835. By 1841 the land was under the ownership of John Hosking before it was purchased in 1864 by Thomas Ware Smart. In 1880 the land was sold to major landholder James Ewan. The parcel of land at the corner of Darling Point Road and New South Head Road (34¼ perches) was sold to the Australian Joint Stock Bank in 1890. A 12ft wide passage was retained at the rear of the parcel of land (Figure 144). This parcel included the land now occupied by 136 New South Head Road. Between 1890 and 1917, the parcel of land was subdivided and the portion (13 perches) pertaining to 138-140 New South Head Road was purchased by manufacturer, Edgar Louis Jacobs (Figure 145).

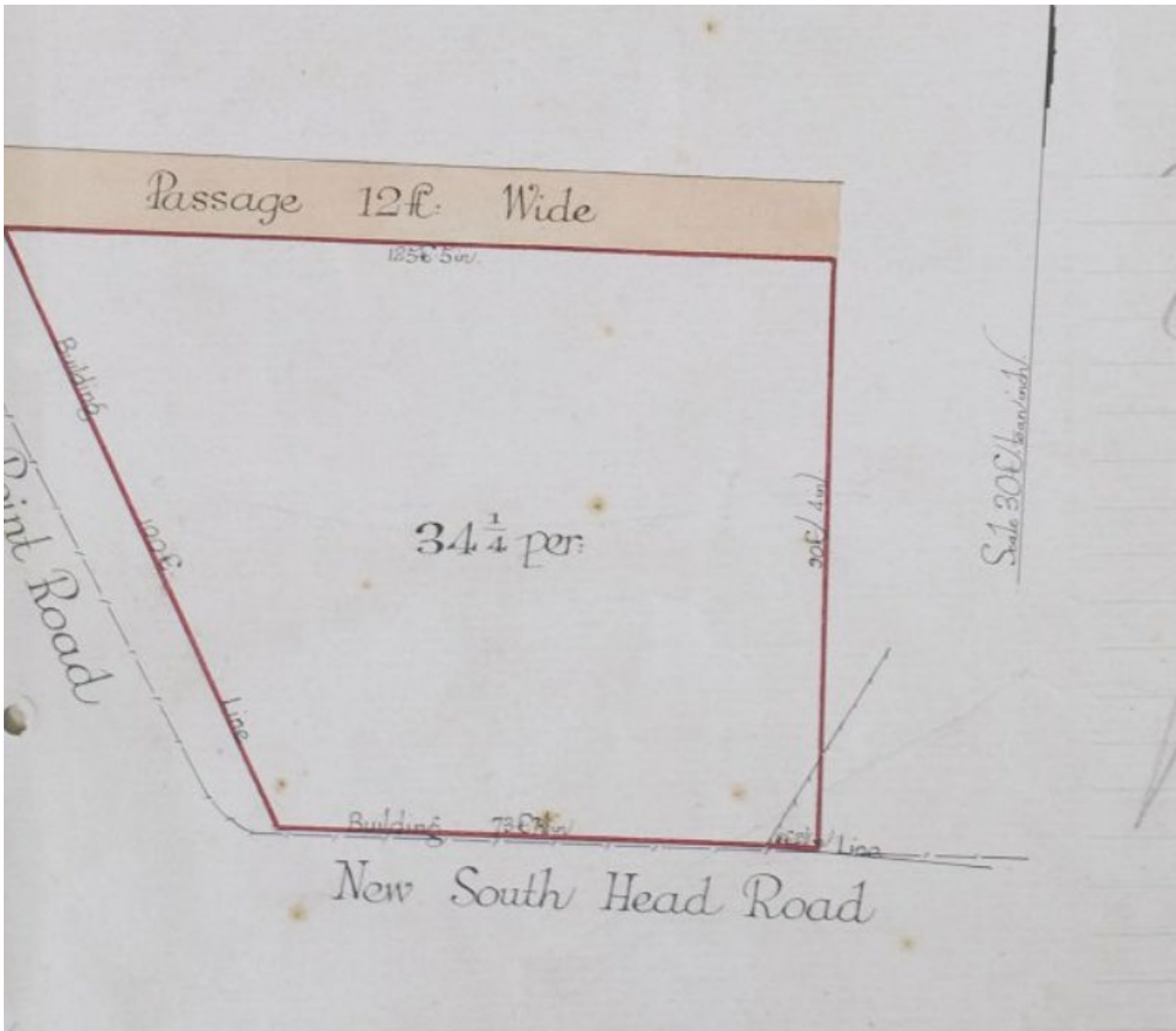


Figure 144 – Early sketch of subject land included on 1890 land title, purchased by Australian Joint Stock Bank.

Source: NSW HLRV, Vol: 966 Fol: 177

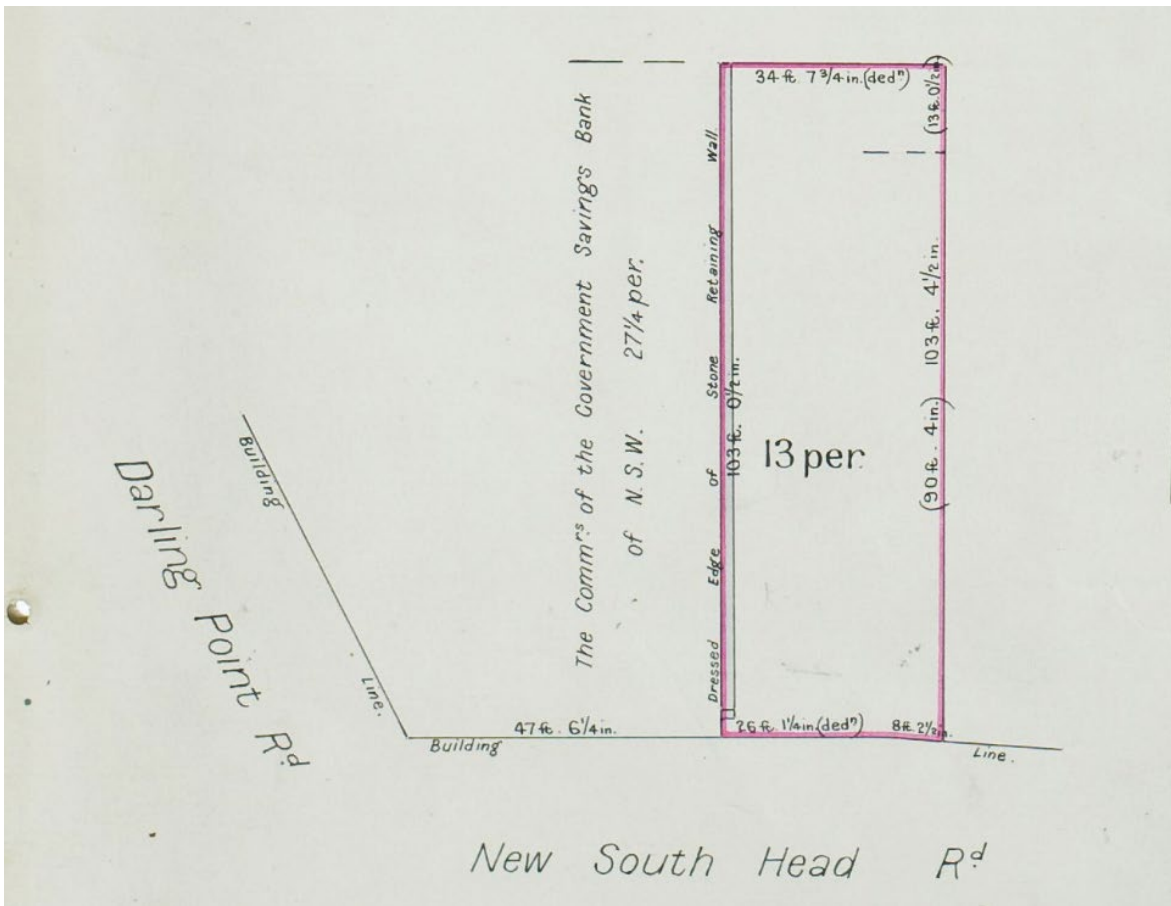


Figure 145 – Early sketch of subject site included on 1917 land title, purchased by Edgar Louis Jacobs.

Source: NSW HLRV, Vol: 2814 Fol: 88

3.2.2.2. Current building

In 1919, the property was purchased by Frederick John Woodland, who likely constructed the Knightsbridge Flats. In February 1929, two titles were attached to the property, one being to motor car proprietor, Herbert John Ward, and the other to Mathew Patrick Murphy. The flats included at least five individual residences with garage spaces at ground level. The provision of private garage spaces at this time would have been somewhat unusual, as private vehicle ownership was still not common. The garage spaces would have increased the value of the flats however and added to the ease of commuting to the Sydney CBD from the building, further serviced by the popular bus and tram routes along New South Head Road. The flats were accessed via an external staircase located at the east side of the building, which provided access to the residential lobby with central staircase. The entrance to the flat building was constructed with a grander façade which features Ionic column capitals and decorations. 1934 modifications to the entrance included the provision of neon signage above the entrance doorway.

In 1934 plans were drafted for the conversion of garages at the front of Knightsbridge flats into shop premises, facing New South Head Road for Messrs Murphy & Ward. The plans were designed by Architect E. Lindsay Paul of 88 Pitt Street Sydney. The 1934 garage conversion resulted in significant modification to the exterior of the building, in addition to the interior of the ground floor. It appears that the original building configuration comprised of two garage spaces, which were each infilled as part of the shopfront conversion. The western two garage spaces were infilled with brick plinths, double glazed doors, and a large glazed shopfront window. Decorative signage was also installed, originally for the provision of a chemist store. The eastern two garage spaces were partially infilled with brick, with the eastern portion converted into the new entrance for the building. The interior works involve the demolition of the internal partition walls between the two western garages, which also required the removal of piers and store walls at the rear of the garage. The easternmost garage space was converted into a utility area. The space was divided into three new rooms comprising of the original meter room, a cloak room, and a W.C. The cloak room could be accessed through the new shopfront space, while the W.C. was accessed through the cloak room. New internal walls were

constructed to separate these three spaces, which appear to have been constructed for the store staff and were not likely utilised by residents of the Knightsbridge flats.

During the 1940s, the building operated as a depot for Red Cross workers of the Darling Point-Woollahra branch members. The building provided accommodation in the form of flats for members and allowed them to produce pyjamas, dressing gowns, socks and the like for distribution to British Seamen and their families⁷. The building was known as the 'Knightsbridge Depot'⁸. Upon Mathew Patrick Murphy's death, his title was transferred in 1954 to his widow, Gladys Winifred Murphy. In 1955, the property was under the sole ownership of Gladys Winifred Murphy.

Modifications in the 1970s to the Knightsbridge Flats included alterations to each flat throughout the building, as well as to the exterior. Alterations to each flat included the construction of built-in wardrobes at the northern wall of each flat, which were constructed to full ceiling height. These were constructed following the demolition of the original cupboard in the bedrooms. Major alterations were undertaken to the bathrooms of each flat, which included the bricking up of external doorways and the construction of new partition walls and rehangings of doors in these partitions. The kitchens and bathrooms of each flat were also renovated with new fittings and waterproofing. The plans from these renovations note that wall and floor tiles were defective throughout each kitchen space, requiring replacement. The kitchen layouts were converted from a galley kitchen along the western wall, to a U-shaped kitchen with bench space along north, west, and south walls. Finally, shelving was installed within the store cupboards in each living room.

External modifications associated with these works included the removal of several defective window lintels and sashes across each elevation, particularly on the western elevation. Extensive areas of roofing were replaced due to defects, as were the original box gutters and flushing across the building. On the roof level, which included a sundeck and laundry space, several modifications were also undertaken. New wash tubs and laundry fitouts were installed, and the existing roof decking was replaced with bitumen felt roofing. Sketches of the building from plans drafted in 1971 by building consultants Newton & Associates, for Messrs Lawbel Pty Ltd are included at Figure 149. These show modifications to the flats.

Knightsbridge was sold again in May 1974 to Mazol Pty Ltd following the major renovations and was on-sold in the late 1970s. In the late 1980s building ownership changed again following sale, where it was purchased by John and Sarah Hanna. The individual flats do not appear to have ever been put up for individual sale based on available real estate data, with the building appearing to have been retained by one owner and with individual flats leased out.

⁷ *The Sydney Morning Herald*, Thursday, 8th August 1940, p20.

⁸ *The Sydney Morning Herald*, Monday, 12th July 1943, p2.

Property Ownership

Table 2 – Table of ownership, 138-140 New South Head, Edgecliff.

Year	Owner	Title Reference
April 1835	Crown Grant Thomas Smith	Vol: 6947 Fol: 174
February 1841	John Hosking & Trustees of Hosking's Estate	Appn: 441
September 1864	Thomas Ware Smart	Vol: 7 Fol: 49
July 1867	Alexander Oliver and Arthur Frederick Smart	Vol: 48 Fol: 233
October 1880	James Ewan	Vol: 508 Fol: 114
April 1890	The Australian Joint Stock Bank	Vol: 966 Fol: 177
November 1913	Calveley Colleton McEwan (school master)	Vol: 966 Fol: 177
November 1917	Edgar Louis Jacobs	Vol: 2814 Fol: 88
April 1919	Frederick John Woodland	Vol: 2926 Fol: 234
February 1929	Herbert John Ward	Vol: 4244 Fol: 98
	Mathew Patrick Murphy	Vol: 4244 Fol: 97
September 1954	Gladys Winifred Murphy	Vol: 4244 Fol: 98
March 1955	Gladys Winifred Murphy	Vol: 6947 Fol: 174
May 1974	Mazol Pty Limited	Vol: 6947 Fol: 174
July 1978	PAV Investments Pty Limited	Vol: 6947 Fol: 174
April 1987	John Peter Hanna & Sarah Hanna	Vol: 6947 Fol: 174

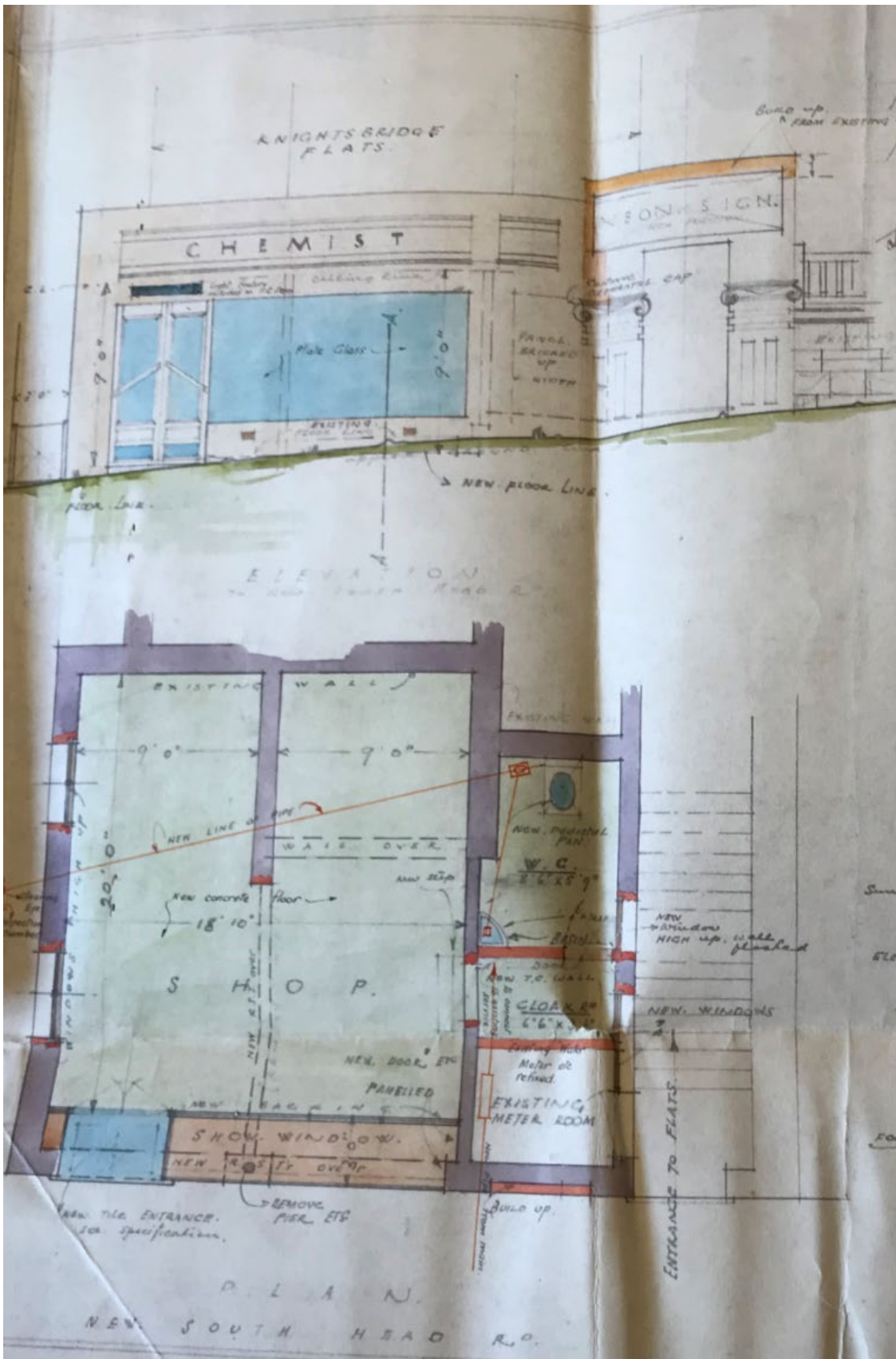


Figure 146 – Plan of new shop premises along New South Head Road, 1934.

Source: Woollahra Council Archives

FLAT, 3 rooms, nicely furnished, best offer. No. 1 Flat **KNIGHTSBRIDGE, 140 New South Head-road, Edgecliff.**

Figure 147 – Extract from *The Sydney Morning Herald*, advertisement listing flats for rent at 140 New South Head Road.

Source: *The Sydney Morning Herald, Advertising, Tuesday 8th November 1932, p6, via Trove.*

Women's War Work.

AID FOR CHILDREN OF BRITISH SEAMEN.

A PIANO has been sent to Palestine and another to St Anne's Red Cross Home by the Woollahra-Darling Point branch of the Red Cross during the past year. More than 16,000 articles have been sent to Headquarters and Junior Red Cross for distribution among children of British seamen and the seamen themselves. During the year 7,000 yards of flannelette have been made up into pyjamas and dressing gowns; 3,000 pairs of socks have been made. The sum of £1,500 has been collected by the branch in this time. Several regular sewing bees are run by the branch, and two small shops and a main depot are also conducted. The depot is at **140 New South Head Road (FM3166)**, and there is a sub-depot at **471 New South Head Road**. The president is Miss Milner Stephen, the honorary secretary is Miss H. M. Sands, and the honorary treasurer is Mrs. K. F. Coles.

James Anderson Stuart, D. C. Evans Macarthur Brown, and C. Jaede. The guild hopes to send another parcel soon and has been assisted in its work by many donations, including a large parcel from Orange.

THE women's auxiliary working for the 2/17th Battalion Comforts Fund has undertaken to provide supper for 2,000 persons at the battalion dance at Ingleburn Camp on Saturday night, arranged as a send-off to the men before setting out on the Bathurst route march. This auxiliary, which has Mrs. McLeod Bolton as its president, raised about £90 in the past nine weeks. Previously to that it worked as an auxiliary to the 17th Militia Battalion, for which it raised £600 in 13 months. It was the first militia auxiliary formed in the Commonwealth. The Mayoress of North Sydney, Mrs. J. O. Cramer, is honorary treasurer, and Miss Dorothy Roberts honorary sec-

Figure 148 – "Women's War Work" - Red Cross Depot at 140 New South Head Road.

Source: *The Sydney Morning Herald, Thursday 8th August 1940, p20.*

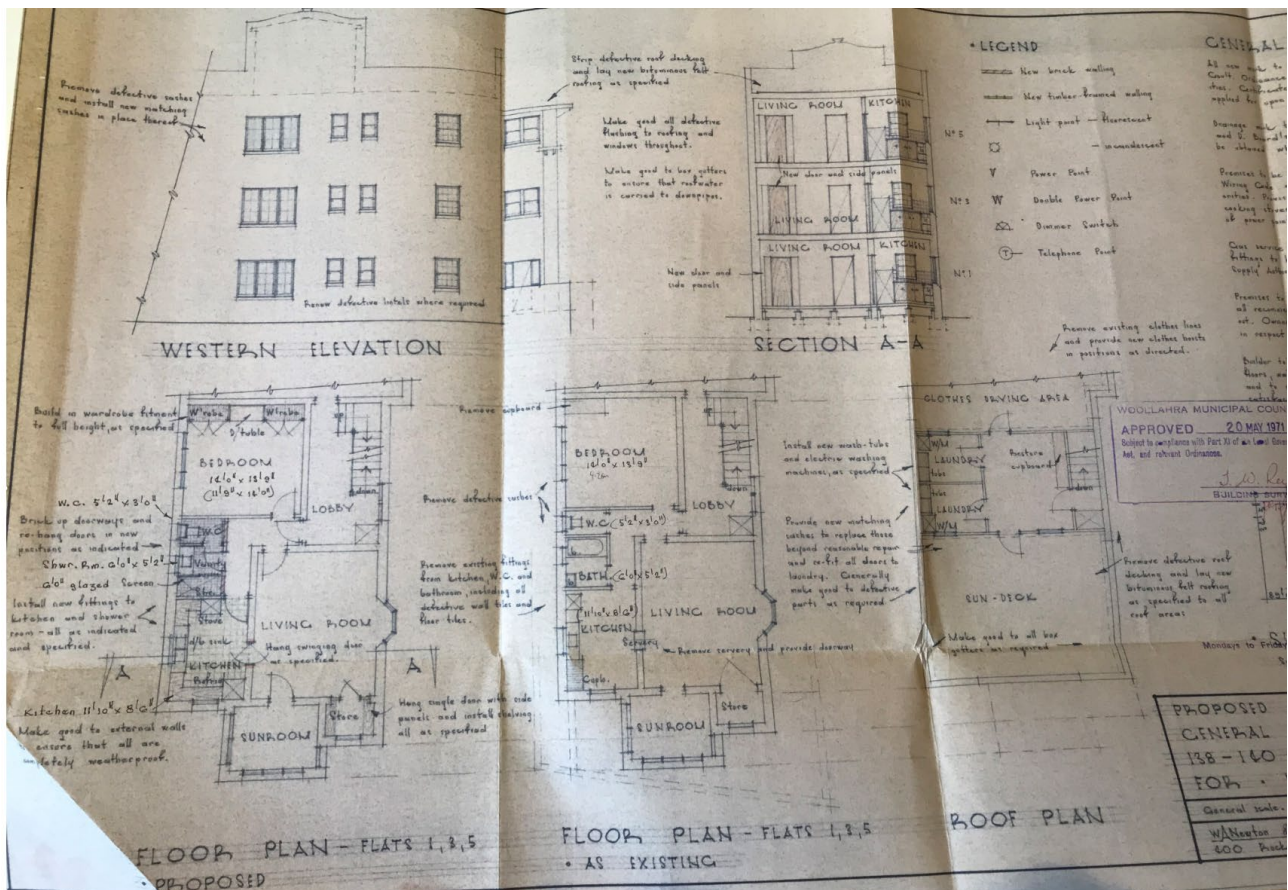


Figure 149 – Plans of Knightsbridge Flats, dated 20th May 1971.

Source: Woollahra Council Archives.

3.2.3. 142-146 & 148 New South Head Road

The property now known as 142-146 and 148 New South Head Road was originally part of the Crown grant awarded to Thomas Smith in April 1835. In November 1888 the land was under the ownership of major land holder in the area James Ewan. Figure 144 depicts the original parcel of land purchased by Ewan on which the existing buildings currently stand. In 1890, the land was purchased by George Walker Waddell, Esquire. A portion of the land was sold to the Australian Joint Stock Bank in 1891. The site was reserved for the construction of a commercial building at 136 New South Head Road. Following the widening of the road in 1938, the bank building was demolished and a new bank building constructed in 1940 in the Inter-War Functionalist style. The site to the south was also built upon c1919 for the construction of a flat building, known as Knightsbridge, located at 138-140 New South Head Road.

In 1897, the property was purchased by Alexander MacCormick. It is understood MacCormick constructed professional medical suites on the site around this time.

A two-storey, semi-detached commercial building was constructed on the site, comprising 'Muirton' at 142-146 New South Head Road to the west and the other known as 'Corryong', located at 148 New South Head Road to the east. The commercial building was designed with elements of the Federation Queen Anne style and Arts and Craft style. The building operated as professional suites and possibly dwelling leased to medical professionals. The building was originally a double storey construction, with the ground floor and first floor layouts directly reflecting each other. The entrance to the ground floor was accessed via a small external staircase on the west side of the property, which led into a central lobby room. At the front of the building, fronting New South Head Road, each floor featured a bay window within the primary room, with a fireplace on the ground floor. To the (east) of this primary room was a large rectangular room. An internal staircase was located at the eastern wall of the property, with a central stairwell. Smaller secondary rooms were placed along the eastern wall at the rear of the building, accessed via a hallway. Access was also provided via the primary staircase to the roof level, which featured a small rooftop terrace with short parapets creating a division from the tiled roof.

Until the 1960s, the two semi-detached units were owned as one property. From 1897 until November 1955, various members of the MacCormick family owned the semi-detached building. In 1914, 'Muirton' and 'Corryong' were transferred to Alison Mary Campbell MacCormick. In June 1925, it was purchased by cousins Charles William Cropper, secretary, and Charles Malcolm Campbell MacCormick, engineer, as joint tenants.

In October 1934, Charles William Cropper sold his portion of the property to solicitor, Edward Telford Simpson. Charles Malcolm Campbell MacCormick and Edward Telford Simpson owned the property jointly until 1955 when it was purchased by John James Hilton Watson of Darling Point. In 1956, 142-146 New South Head Road was jointly owned by dentist, Garnet Roy Bowerman and Emily Smith. No 148 New South Head Road was transferred to Emily Smith in the same year. In the early 1960s, 148 New South Head Road was sold to Gwendoline Forster. It was sold again in the late 1960s and the early 1970s. In 1984 additional modifications occurred, with the construction of a ducted air condition system throughout the building.

Owners of the property, particularly in the early site history, were doctors and medical professionals. Later owners were engineers and solicitors who worked from other establishments. Rooms within 'Muirton' and 'Corryong' were leased as professional rooms.

Plans dated 1975 detail a working floor plan for surgeries belonging to Dr Derek Freeman Group. Alterations and additions were drafted by Architects Clarke Gazzard Pty Ltd. The 1975 plans of 148 New South Head Road show the modification of the floorplan to accommodate a new fit-out, which involved the construction of several new partition walls. The principal room was separated out into a lobby and two new surgery rooms through the creation of several partition walls. The adjoining rectangular rooms were also separated by plasterboard partitions, with a new door constructed at the hallway adjacent to the staircase. This created a distinctive separation between the public spaces and the consulting rooms and surgeries. The lobby room was converted into a waiting room, with direct access from the porch and stairs up to the dwelling. At the rear of the dwelling, former ancillary rooms were converted into staff lockers, storage and bathroom spaces.

Property Ownership

Table 3 – Property ownership, 142-146 New South Head Road - 'Muirton'

Year	Owner	Title Reference
April 1835	Thomas Smith	Vol: 7196 Fol: 64
November 1888	James Ewan	Vol: 905 Fol: 215
June 1890	George Walker Waddell	Vol: 972 Fol: 3
June 1897	Alexander MacCormick	Vol: 1052 Fol: 32
January 1914	Alison Mary Campbell MacCormick	Vol: 1052 Fol: 32
June 1925	Charles William Cropper (secretary) and Charles Malcolm Campbell MacCormick (engineer) as joint tenants	Vol: 1052 Fol: 32
October 1934	Charles Malcolm Campbell MacCormick and Edward Telford Simpson (solicitor) as joint tenants	Vol: 1052 Fol: 32
November 1955	John James Hilton Watson of Darling Point	Vol: 1052 Fol: 32
October 1956	Garnet Roy Bowerman	Vol: 1052 Fol: 32
March 1956	Emily Smith	

Table 4 – Property ownership, 148 New South Head Road - ‘Corryong’

Year	Owner	Title Reference
April 1835	Thomas Smith	Vol: 7196 Fol: 65
November 1888	James Ewan	Vol: 901 Fol: 215
June 1890	George Walker Waddell	Vol: 972 Fol: 3
April 1892	George Walker Waddell	Vol: 1052 Fol: 32
June 1897	George Walker Waddell Alexander MacCormick	Vol: 1052 Fol: 32
January 1914	Alison Mary Campbell MacCormick	Vol: 1052 Fol: 32
June 1925	Charles William Cropper Charles Malcolm Campbell MacCormick	Vol: 1052 Fol: 32 Vol: 1052 Fol: 32
October 1934	Charles Malcolm Campbell MacCormick Edward Telford Simpson	Vol: 1052 Fol: 32
November 1955	John James Hilton Watson	Vol: 1052 Fol: 32
October 1956	Emily Smith	Vol: 7196 Fol: 65
May 1963	Gwendoline Forster	Vol: 7196 Fol:65
May 1969	Ronald Plater Holdings Pty Ltd	Vol: 7196 Fol: 65
April 1968	Robert Plater Holdings Pty Ltd	Vol: 7196 Fol: 65
May 1974	Aybee Pty Limited	Vol: 7196 Fol: 65

RICHARDSON & WRENCH LTD.

(Continued from Previous Column)

Darling Point

ATTRACTIVE PAIR HOUSES MAIN ROAD POSITION

"MUIRTON" AND "CORYONG," 142-148 NEW SOUTH HEAD ROAD. North side, close to Darling Point Road. Outstanding position.

Transport at door.

TWO-STOREY SEMI-DETACHED, solidly constructed of brick, slate roofs. "Muirton" is occupied as Professional rooms and dwelling and comprises side entrance, porch, entrance vestibule, 2 Surgeries, Living-room, 4 Bedrooms, 2 Staff Bedrooms, Bathroom, 2 Toilets, Kitchen, Laundry, Balcony and offices.

"Corryong" is occupied as a Residential, comprising: Entrance Porch, Hall, 10 Rooms, 3 Kitchens, Laundry, Bathroom, 2 Toilets.

TOTAL GROSS RENTS, £465 PER ANNUM.

LAND: 82ft 1 $\frac{3}{4}$ in frontage to New South Head Road, by depths of 92ft 8 $\frac{3}{4}$ in and 99ft 10in, rear line 105ft 2in. TORRENS TITLE.

Inspections through Auctioneers.

MINTER, SIMPSON & CO., Vendor's Solicitors.

Figure 152 – Extract from Sydney Morning Herald advertisements.

Source: *The Sydney Morning Herald*, Saturday 13th February 1954, p31.

Persons are cautioned against altering or adding to this Certificate or ar

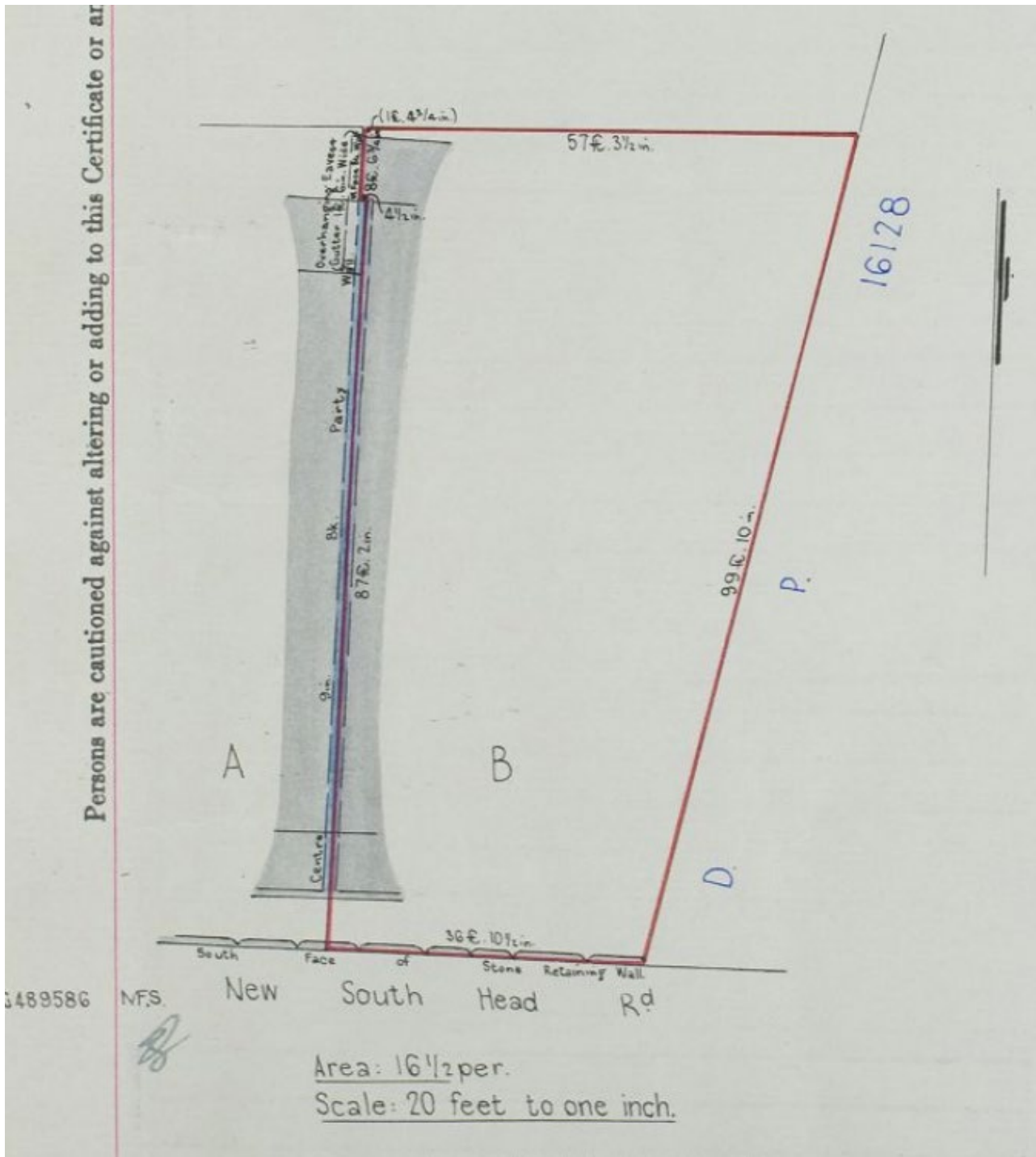


Figure 153 – Early sketch of site included on 1956 land title, under the ownership of Emily Smith.

Source: NSW HLRV, Vol: 7196 Fol: 65

3.3. HISTORIC PHOTOS

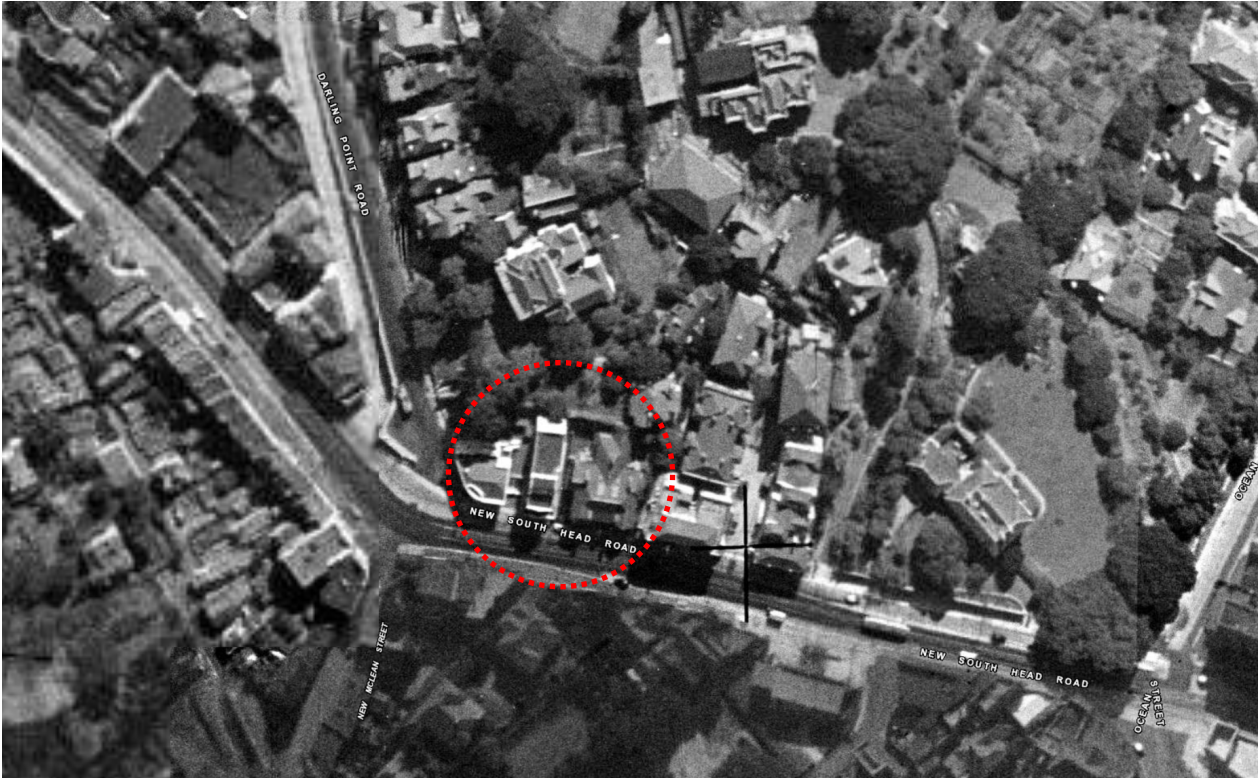


Figure 154 – Aerial imagery of Sydney from 1943, subject site indicated.

Source: SIX Maps, 2020



Figure 155 – Darling Point, 1870.

Source: National Library of Australia via: <https://nla.gov.au/nla.obj-141476580/view>



Figure 156 – Shops along New South Head Road, 1920s – showing earlier commercial building at No 136 on corner at left.

Source: Woollahra Library, Photograph 8863, Accession number: pf000316



Figure 157 - New south Head Road, facing east. Apartment complex tower Ranelagh visible in background

Source: Woollahra Library, Local History Digital Archives.



Figure 158 – View of New South Head Road, facing east c1972, newly constructed Edgecliff visible in background.

Source: Woollahra Library, Local History Digital Archives.



Figure 159 – Motor garage located on the corner of New South Head Road and Darling Point Road.

Source: Woollahra Library, Local History Digital Archives.

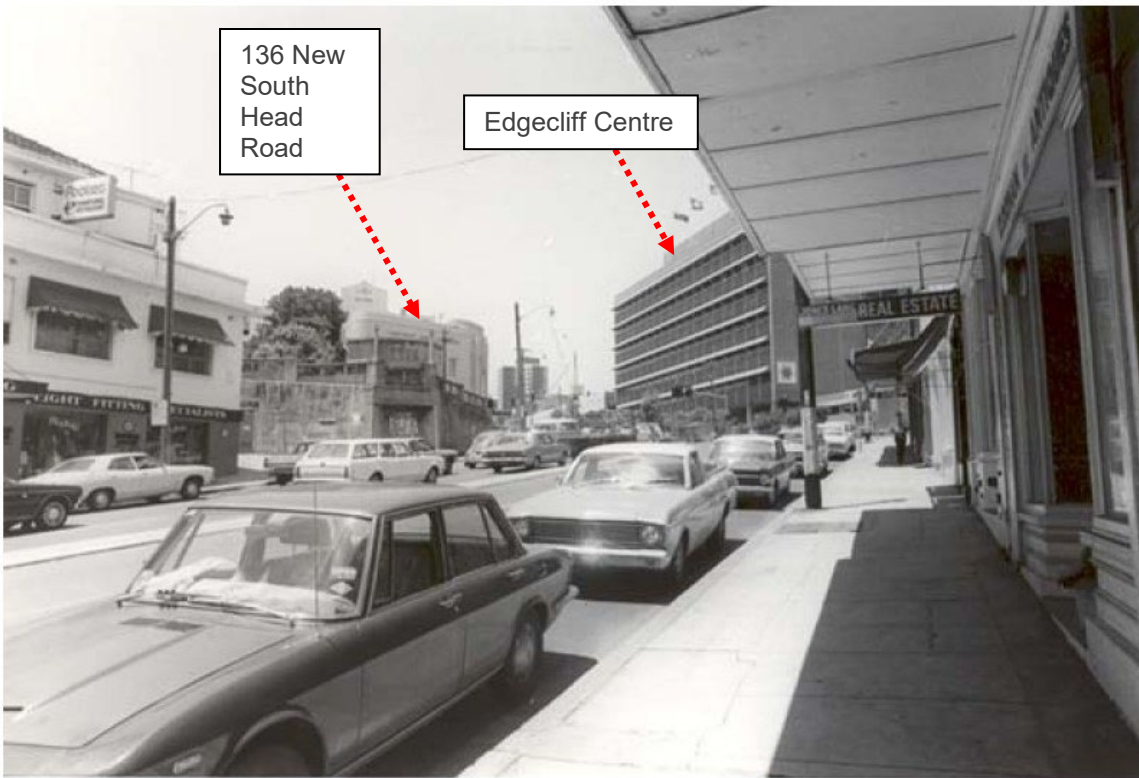


Figure 160 – View of New South Head Road facing north-east c1972. Edgecliff Centre at right, retaining wall and 136 New South Head Road visible at left.

Source: Woollahra Library, Local History Digital Archives.]

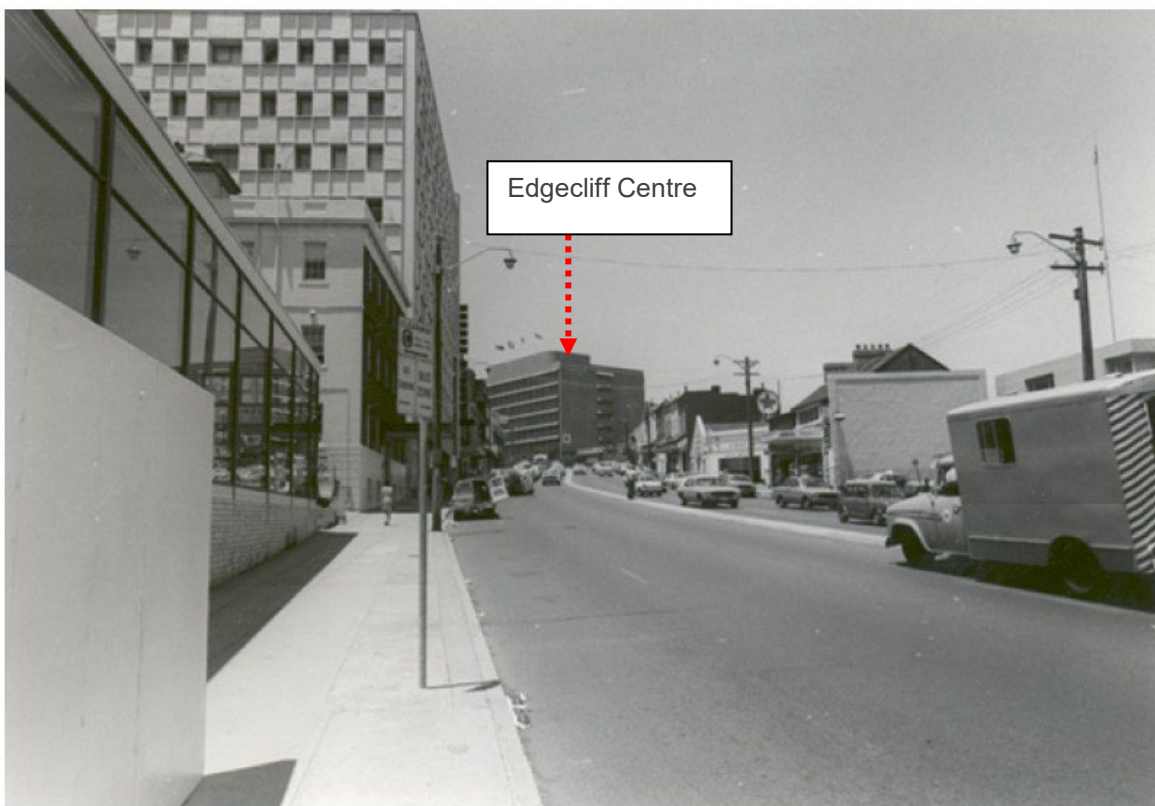


Figure 161 – View of New South Head Road facing south-east c1972, Edgecliff Centre indicated.

Source: Woollahra Library, Local History Digital Archives.



Figure 162 – View of New South Head Road facing east at the intersection of Darling Point and New McLean Street c1972. Subject site area indicated.

Source: Woollahra Library, Local History Digital Archives.



Figure 163 – View of Darling Point Road facing south c1972, Edgecliff Centre and 136 New South Head Road indicated.

Source: Woollahra Library, Local History Digital Archives.



Figure 164 – View of Darling Point Road facing south c1972, Edgcliff Centre visible (centre) and Ranelagh apartment complex at left.

Source: Woollahra Library, Local History Digital Archives.



Figure 165 – Oblique aerial imagery of New South Head Road, 1967.

Source: Woollahra Library, Local History Digital Archives.

4. HERITAGE SIGNIFICANCE

4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

4.2. SIGNIFICANCE ASSESSMENT – 136 NEW SOUTH HEAD ROAD

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. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 5 – Assessment of heritage significance

Criteria	Significance Assessment
<p>A – Historical Significance</p> <p><i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The site is part of a sub-division of the original land grant to Thomas Smith in 1835 associated with the early villa development on the shores of Port Jackson and the later sub-division of the grounds of the mid-Victorian mansion, 'Ranaleagh', previously located to the north of the site.</p> <p>The subdivisions record the growth of Edgecliff as a service centre for the residential suburbs of Darling Point, lower Woollahra and Edgecliff. The growth of the centre was furthered in the later 19th century, by its role as the junction of cable tram services from the city and steam trams from Woollahra.</p> <p>The site retains evidence of the growth of the banking industry in NSW being the proposed site of an early small private bank (the AJS Bank) the established site of the Government Savings Bank of NSW (1917-1931) and of the Commonwealth Savings Bank (1931–1990). In 1938, the former bank building was demolished for road widening. The current bank building was constructed in 1940 in the Inter-War Functionalist style for the Commonwealth Savings Bank.</p> <p>The building retains several original built elements internally and externally, including the original floorplan (with modification) and decorative fabric. Sandstone retaining walls on the site may reflect early land use which pre-dates the construction of the bank building, however additional research would be required.</p> <p>The subject former bank building at 136 New South Head Road meets the criterion for historic significance.</p>

Criteria	Significance Assessment
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>The building was the premises for a branch of the Governments Savings Bank of NSW, it was one of many buildings constructed by the bank. It is a building typical of its type and has no strong or special association. The building is not considered to have associative significance.</p> <p>The site does not retain an association with a particular person or group of persons. Its strongest association would be with the successive bank managers who ran the bank and lived in the first floor for a long period of time. For much of the 20th century, these were respected figures in the commercial life of the local community. However, this association is likely to be a minor and remembered only for its amenity values.</p> <p>The former Commonwealth Savings Bank building does not meet the threshold for the criterion of associative significance.</p>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The Inter-War Functionalist style bank building was designed by the Commonwealth Department of the Interior and completed in 1940.</p> <p>The building demonstrates a number of key characteristics of the style, including asymmetrical massing, simple geometric shapes, expression of horizontal and vertical massing, parapet roof and rounded corner. The building is situated on the corner of New South Head Road and Darling Point Road. This prominent location, combined with the distinctive architectural quality, results in a building with landmark qualities. While there has been some modification to the floorplan and therefore the integrity of the building, much of the layout remains legible and original fabric such as joinery, skirting boards, and features such as a servery in the first floor kitchen are retained.</p> <p>The former Commonwealth Savings Bank building (1931–1990), constructed in the Inter-War Functionalist style meets the threshold criterion for aesthetic significance.</p>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>There are no known community or cultural groups that have a strong or special association with the site or building.</p> <p>The former Governments Savings Bank of NSW building does not meet the threshold criterion for social significance.</p>

Criteria	Significance Assessment
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.</i></p>	<p>The former Governments Savings Bank of NSW building is not the first building constructed on the site. Any potential new information that may have been able to contribute to the understanding of the local area (or NSW) is highly likely to have been destroyed when the current building was constructed.</p> <p>The current building did not employ new methods of construction.</p> <p>The former Governments Savings Bank of NSW building does not meet the threshold criterion for research potential.</p>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history.</i></p>	<p>The former Governments Savings Bank of NSW building is not a rare example of Inter-War Functionalist as it is one of many banks in the Sydney area and NSW.</p> <p>The former Governments Savings Bank of NSW building does not meet the threshold criterion for rarity.</p>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area’s):</i></p> <ul style="list-style-type: none"> • <i>cultural or natural places; or</i> • <i>cultural or natural environments.</i> 	<p>The existing building is a good example of the Inter- War Functionalist architectural style used for bank buildings in the 1920s and 1930s. It is representative of the architectural typology used for branch building by the Governments Savings Banks.</p> <p>The integrity of building’s identifiable typology of the external form has been retained.</p> <p>The former Governments Savings Bank of NSW building meets the threshold criterion for representativeness.</p>

4.2.1. Statement of Significance - 136 New South Head Road

The former Commonwealth Savings Bank of Australia building, at 136 New South Head Road has aesthetic significance as an example of the Inter-War Functionalist architectural style. It was designed by the Commonwealth Department of the Interior and completed in 1940. The building demonstrates a number of key characteristics of the style, including asymmetrical massing, simple geometric shapes, expression of horizontal and vertical massing, parapet roof and rounded corner. The former Commonwealth Savings Bank of Australia building has landmark qualities due to its location on the corner of New South Head Road and Darling Point Road and distinctive architectural style.

The subject site has historical significance for its continuous use for banking purposes, including the former Australian Joint Stock Bank (AJS) established 1890 and the Government Savings Bank of NSW, established in 1918 and the Commonwealth Savings Bank of Australia, which occupied the site from 1940. The former Commonwealth Savings Bank of Australia, constructed in 1940 in the Inter-War Functionalist style, is representative of the architectural typology used for branch building by the Governments Savings Banks branch buildings in the Inter-War period.

4.3. SIGNIFICANCE ASSESSMENT – 138-140 NEW SOUTH HEAD ROAD

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. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the ‘Assessing Heritage Significance’ guides.

Table 6 – Assessment of heritage significance – 138-140 New South Head Road, Knightsbridge

Criteria	Significance Assessment
<p>A – Historical Significance</p> <p><i>An item is important in the course or pattern of the local area’s cultural or natural history.</i></p>	<p>The subject three-storey flat building at 138-140 New South Head Road was designed as an infill development in 1919 within a suburban block of Edgecliff that was developed principally for commercial use. The subject flat building was designed in the Inter-War Free Classical style. The designer of the building is unknown.</p> <p>The building forms part of the trend towards early residential flat building development in the Darling Point and Edgecliff suburbs. It is an example of one of many flat buildings that were constructed around the end of the World War I in this area.</p> <p>The building has been altered extensively both internally and externally resulting in loss of original fabric. However, the building has operated continuously as residential flats since 1919. It is understood from drawings dating to the 1930s the undercroft of the flats served as garaging and were later converted to shops. This commercial use no longer operates. Over the period, the amenity of the flats has deteriorated considerably and used for low cost housing.</p> <p>During the 1940s, the building operated as a depot for Red Cross workers of the Darling Point-Woollahra branch members. The building provided flat style accommodation for members who produced pyjamas, dressing gowns, socks and the like for distribution to British Seamen and their families. This was typical of work that occurred in the local area during wartime.</p> <p>While the subject building is representative of Inter-War flat buildings constructed in the local area, there are numerous, intact flat buildings in better condition.</p> <p>The flat building at 138-140 New South Head Road does not meet the criterion for historical significance.</p>

Criteria	Significance Assessment
<p>B – Associative Significance</p> <p><i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>Historical research of the subject flat building identifies it provided accommodation for a wide variety of occupants.</p> <p>In 1919, the property was purchased by Frederick John Woodland. Historic research does not identify the owner as a prominent citizen in the local area. No other person associated with the flat building is known to have been a prominent or well-known person or group of people.</p> <p>The flat building at 138-140 New South Head Road does not meet the criterion for associative significance.</p>
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The three-storey flat building constructed in 1919 and located at 138-140 New South Head Road has some characteristics of the Inter-War Free Classical style. The designer of the building is unknown.</p> <p>The exterior presentation of the subject building is a simplified version of Inter-War Free Classical style and does not represent the creative achievement or technical excellence of that style.</p> <p>In addition, the interior of the building has deteriorated and lost much of the original fabric and detailing. Extensive modifications to Knightsbridge in the 1930s resulted in the conversion of the garage spaces into commercial shopfronts, which saw the demolition of internal walls and piers, and the creation of three ancillary spaces (WC, meter room, and cloak room) for the store staff. 1970s modifications to the building also included the bricking in of several doorways, removal of original bathroom and kitchen fit-outs, replacement of roofing, including sundeck, flushing, and box gutters.</p> <p>The flat building at 138-140 New South Head Road does not meet the criterion for aesthetic significance.</p>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>For over 100 years, numerous occupants have lived in the three-storey flat building at 138-140 New South Head Road. Whilst no extensive social significance investigation has been undertaken, it seems unlikely the place is recognised as a place of held in high esteem by the local community.</p> <p>The subject site has not been listed as a place of heritage significance. This indicates the local community does not hold it in high regard.</p> <p>The subject Inter-War flat building at 138-140 New South Head Road does not meet the criterion for social significance.</p>

Criteria	Significance Assessment
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.</i></p>	<p>Historic research does not identify any other building having occupied the site prior to the construction of the former building flat building in 1919. Therefore, there is unlikely to be archaeological potential on the site.</p> <p>The subject three-storey Inter-War flat building is a typical masonry building construction and does not contain technical information that would not be readily found throughout the local and broader area.</p> <p>The subject Inter-War flat building at 138-140 New South Head Road does not meet the criterion for research potential.</p>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history.</i></p>	<p>The subject Inter-War flat building at 138-140 New South Head Road is not rare. There are numerous examples of the Inter-War Free classical style present within Sydney and the Woollahra LGA, including more intact examples.</p>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area’s):</i></p> <ul style="list-style-type: none"> • <i>cultural or natural places; or</i> • <i>cultural or natural environments.</i> 	<p>There are numerous Inter-War flat buildings evident in the local government area. These flat buildings are finer, more intact representative examples of the style and period.</p> <p>There are numerous examples of flat buildings in the local area of Edgecliff and Darling Point. It does not provide a fine representational example of the typology. Nor does it have sufficient variation to makes it distinctive.</p> <p>The subject Inter-War flat building at 138-140 New South Head Road does not meet the criterion for representativeness.</p>

4.3.1. Statement of Significance – 138-140 New South Head Road

The subject three-storey flat building at 138-140 New South Head Road was designed as an infill development in 1919 within an area principally associated with commercial use. The subject flat building was designed in the Inter-War Free Classical style, although is not a good example of that style.

The building forms part of a period when residential flat buildings were constructed in the Darling Point / Edgecliff area. The exterior presentation of the subject building is a simplified version of Inter-War Free Classical style. However, the building does not represent the creative achievement or technical excellence of that style. In addition, the interior of the building has deteriorated and lost much of the original fabric and detailing. The subject Inter-War flat building at 138-140 New South Head Road does not meet the criterion for heritage listing.

4.4. SIGNIFICANCE ASSESSMENT – 142-146 & 148 NEW SOUTH HEAD ROAD

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. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the ‘Assessing Heritage Significance’ guides.

Table 7 – Assessment of heritage significance - 142-146 & 148 New South Head Road

Criteria	Significance Assessment
<p>A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i></p>	<p>The Federation Queen Anne / Arts and Crafts style semi-detached building located at 142-146 and 148 New South Head Road has historic associations with early subdivision patterns within the Darling Point (later known as Edgecliff) area. The subject site has associations with the establishment of a commercial precinct in Edgecliff at the end of the nineteenth century.</p> <p>The subject site was owned by surgeon Sir Alexander MacCormick, who never occupied the building. The building is associated with the provision of medical care in the local community of Darling Point, Edgecliff and Woollahra.</p> <p>The building provided professional consultation rooms, surgery and dwellings.</p> <p>The two-storey, semi-detached building located at 142-146 and 148 New South Head Road has some historic associations, however, these are not sufficient to reach the threshold for inclusion of the criterion for historical significance.</p>
<p>B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i></p>	<p>The Federation Arts and Crafts style building at 142-146 and 148 New South Head Road has historical associative significance for significant persons that include surgeon, Sir Alexander MacCormick, and solicitor and company director, Edward Telford Simpson (family law firm of, "Minter, Simpson, & Co") who were, for the first 50 years, the principal owners of the building.</p> <p>Whilst MacCormick and Simpson were prominent professionals they did not occupy the professional suites. Both lived in other local suburbs. MacCormick had a passion for property development and was responsible for numerous properties in Sydney. For these prominent citizens, the building provided an income from the rental of the place.</p> <p>The Federation period professional suites at 142-146 and 148 New South Head Road provided medical services to the local community, historic research has not uncovered any strong or special associations with the life or works of a person, or group of persons, of importance in the history of the local area.</p> <p>The Federation Arts and Crafts style semi-detached building located at 142-146 and 148 New South Head Road does not fulfil the criterion for associative significance.</p>

Criteria	Significance Assessment
<p>C – Aesthetic Significance</p> <p><i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i></p>	<p>The semi-detached building at 142-146 New South Head Road is a reasonably intact building used as professional suites (and possibly former residence) since 1897. The original form, scale and fenestration pattern remain on the building's exterior. The semi-detached building with professional medical suites at 142-146 New South Head Road has retained some of its internal fabric and detailing however, ceilings have been removed for the installation of air conditioning throughout the building.</p> <p>Close inspection of both semis reveals the building has undergone some external modifications, which have altered the building's overall integrity. This includes the painting of all the face brickwork, enclosure of original verandahs at the south elevation, changes to fenestration at the rear of the property at No 142-146 and infill of verandahs, changes of roof finish and removal of chimneys and fireplaces.</p> <p>Internally, the professional suites at No 148 have retained original fabric including timber flooring, architraves, skirting boards, staircases and timber panel ceilings. Several partition walls have subdivided rooms and reduced the legibility of the original room configurations. The original, internal features, such as the marble fireplace, timber ceilings, skirtings and stair joinery with shellac finish at 148 are in reasonable condition, but not notable for having any particular creative or technical merit.</p> <p>The internal features and fabric at No 142-146 have been lost through alterations and have removed original ceilings, doors, fireplaces and sections of flooring. However, decorative lead-light panels and internal staircases in both semi-detached tenancies have been retained as part of the main entry are an original feature. This has resulted in some loss of the overall integrity of the interiors.</p> <p>The Federation Arts and Crafts semi-detached building located at 142-146 and 148 New South Head Road is not sufficiently intact to fulfil the criterion for aesthetic significance and listing.</p>
<p>D – Social Significance</p> <p><i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i></p>	<p>It is noted that the subject properties historically served as professional suites and dwellings for local professionals, particularly in the field of medicine.</p> <p>Whilst no direct research has been undertaken in this area, these former occupants are not considered to constitute a particular social, cultural or community group that hold the place in high esteem. The place is known for amenity purposes.</p> <p>The Federation semi-detached building located at 142-146 and 148 New South Head Road does not fulfil the criterion for social significance.</p>

Criteria	Significance Assessment
<p>E – Research Potential</p> <p><i>An item has potential to yield information that will contribute to an understanding of the local area’s cultural or natural history.</i></p>	<p>The existing semi-detached building located at 142-146 and 148 New South Head Road is not known to have been constructed using materials or methods which differed from those used for professional suites in the local area constructed in the last decade of the nineteenth century. The materials and detailing are quality, in accordance with the status expected of professional suites within the local area, serving Darling Point, Edgecliff and lower Woollahra. These features are readily available in other professional suites of the area.</p> <p>Historic research identifies no other building was located on this parcel of land prior to the construction of the existing semi-detached building. Therefore, there is unlikely to be archaeological potential on the subject site.</p> <p>The Federation period semi-detached building located at 142-146 and 148 New South Head Road does not fulfil the criterion for research significance.</p>
<p>F – Rarity</p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area’s cultural or natural history.</i></p>	<p>The Federation Arts and Crafts style professional suites are not uncommon throughout Sydney’s Eastern suburbs, with many examples of the style found within the Woollahra LGA. The subject site is therefore not assessed to be rare.</p>
<p>G – Representative</p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area’s):</i></p> <ul style="list-style-type: none"> • <i>cultural or natural places; or</i> • <i>cultural or natural environments.</i> 	<p>The property is an example of a Federation Arts and Crafts style semi-detached building comprising professional suites. Notwithstanding some extant original features, collectively, there has been sufficient modification to diminish the integrity of the semi-detached pair. They have lost the potential to be a fine representative example of this period and type and there are numerous examples within the local area.</p> <p>Additionally, the degree of change at 142-146, has resulted the pair being unable to meaningfully constitute a good, intact example of a semi-detached pair.</p> <p>The Federation period semi-detached building located at 142-146 and 148 New South Head Road does not fulfil the criterion for representativeness.</p>

4.4.1. Statement of Significance – 142-146 & 148 New South Head Road

The subject building, comprising 142-146 and 148 New South Head Road, presents to the public domain as a somewhat intact pair of semi-detached professional suites and residences. While its original form and scale have been retained, there have been a number of external and internal changes which have diminished its overall integrity. A degree of original internal fabric and spaces remains, there have also been modifications which have diminished the building’s architectural finishes and detailing. The Federation Arts and Craft style semi-detached building would not be considered a fine, intact, representative example of this typology. This has diminished the integrity of the pair.

Research has made associations with the original and early owners of the property, notably, the surgeon, Sir Alexander MacCormick, and solicitor and company director, Edward Telford Simpson (family law firm of, "Minter, Simpson, & Co"). For the first 50 years, these persons and their families, were the principal owners of the building. However, the prominent professionals did not occupy the professional suites and lived in other suburbs. MacCormick had a passion for property development and was responsible for numerous properties in

Sydney. For these prominent citizens, the building provided an income from the rental of the place.

On the whole, the subject building does not exhibit any particular architectural, creative or technical merit which would deem it worthy of listing.

5. CONCLUSIONS AND RECOMMENDATIONS

Urbis has reviewed the subject site comprising the following three buildings:

- Former two-storey Inter-War Functionalist style bank building at 136 New South Head Road;
- Inter-War three-storey flat building at 138-140 New South Head Road; and
- Federation Arts and Crafts two-storey, semi-detached building comprising professional suites at 142-146 and 146 New South Head Road

Having undertaken this heritage assessment, the following conclusions and recommendations are provided:

1. Urbis is of the opinion only the existing heritage item, the former bank building at 136 New South Head Road, meets the threshold for heritage listing. There are opportunities to remove some of the fabric and spaces of lesser heritage significance in this building for sympathetic future development.
2. Given the deteriorated condition of the Inter-War flat building at No 138-140 New South Head Road and the loss of original fabric and detailing within the building, we have assessed the building to have little heritage significance. There is little opportunity to adaptively reuse or salvaging any fabric associated with the Inter-War Flat building due to degradation of fabric throughout the building. Urbis supports the demolition of the flat building.
3. The two-storey, semi-detached Federation Arts and Crafts building comprising professional suites at 142-146 and 146 New South Head Road does not meet the threshold for heritage listing. However, the building does contain a number of quality materials that would be considered suitable for salvaging, including joinery, stained glass windows, ceiling timbers, timber panel doors and hardware and marble fireplaces.
4. Consideration should be given to retaining the sandstone retaining wall on the northern boundary of the site throughout construction and should be assessed by a structural engineer. In the event that the wall cannot be retained, consideration should be given to salvage and reconstruction, or reinterpretation in the development.
5. In the design of a new development on the site, due heritage consideration would need to be given to the Inter-War Functionalist style former bank building at 136 New South Head Road and heritage items in close proximity, namely:
 - Concrete balustrade, Darling Point Road, near intersection with New South Head Road, Darling Point; and
 - Ascham school precinct, 188 New South Head Road, Edgecliff.

6. BIBLIOGRAPHY AND REFERENCES

6.1. BIBLIOGRAPHY

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