

8.9. Interim Heritage Order - 1 Shirley Road, Wollstonecraft

AUTHOR: Surb Bhatti, Heritage Conservation Planner

ENDORSED BY: Joseph Hill, Director City Strategy

ATTACHMENTS:

1. ATTACHMENT 1 Draft Heritage Inventory Sheet - 1 Shirley Road WOLLSTONCRAFT [8.9.1 - 8 pages]
2. ATTACHMENT 2 Site images 1 Shirley Road Feb 2021 [8.9.2 - 2 pages]

PURPOSE:

To seek Council endorsement to request the Minister of Arts to impose an Interim Heritage Order under the Heritage Act 1977 over 1 Shirley Road, Wollstonecraft.

EXECUTIVE SUMMARY:

On 13 January 2021, Council received development application (DA 2/21) for 1 Shirley Road, Wollstonecraft involving alterations to the internal layout of the existing dwelling, a dormer addition, changes to the existing garage and pool.

The property is current listed as a contributory item within the Wollstonecraft Heritage Conservation Area under North Sydney Local Environmental Plan 2013 (NSLEP 2013).

Following preliminary research which included an external and internal inspection of the building, Council's Heritage Conservation Planner concluded:

“That the dwelling at 1 Shirley Road is worthy of listing as an Item of Environmental Heritage in Council's Local Environmental Plan. As such, its protection by way of an Interim Heritage Order is warranted and the extent of demolition proposed as part of DA 2/21 should not be consented to at this time.”

This report details the implications of the findings made and a way forward to better protect the heritage values of the site.

FINANCIAL IMPLICATIONS:

Should an IHO be imposed by the Minister, there will be costs associated with the preparation of a comprehensive heritage assessment and preparation and processing of a planning proposal for the inclusion of the property in LEP2013 as a locally listed heritage item. These costs can be funded within existing budget lines.

RECOMMENDATION:

1. THAT Council request the Minister for Heritage impose an Interim Heritage Order over 1 Shirley Road, Wollstonecraft, to enable Council to undertake the appropriate comprehensive research to determine whether the property should be identified as a heritage item under North Sydney Local Environmental Plan 2013.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

4. Our Social Vitality

4.4 North Sydney's history is preserved and recognised

5. Our Civic Leadership

5.1 Council leads the strategic direction of North Sydney

BACKGROUND

On 13 January 2021, Council received a development application (DA 2/21) for alterations and additions to a dwelling at 1 Shirley Road, Wollstonecraft involving alterations to the internal layout of the existing dwelling, a dormer addition, changes to the existing garage and pool.

The property is current listed as a contributory item within the *Wollstonecraft Heritage Conservation Area* under *North Sydney Local Environmental Plan 2013 (NSLEP 2013)*.

Following preliminary research which included an external and internal inspection of the building, Council's Heritage Conservation Planner has concluded:

"That the dwelling at 1 Shirley Road is worthy of listing as an Item of Environmental Heritage in Council's LEP. As such, its protection by way of an Interim Heritage Order is warranted and the extent of demolition proposed as part of DA 2/21 should not be consented to at this time."

The development application has yet to be determined.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

1. Subject site

The subject site comprises two allotments identified as Lots 1 and 2, /section 14 in Deposited Plan 662, otherwise known as 1 Shirley Road, Wollstonecraft (refer to Figure 1).



FIGURE 1: Aerial Photo

The subject site is a trapezoid shaped lot on the north-eastern corner of Shirley Road and Tyron Avenue. It has an area of approximately 1909sqm with a frontage of 54m to Shirley Road and 45m to Tyron Avenue. The site occupies two lots being Lots 1 and 2, Section 14 in Deposited Plan 6622. The site context is residential but for the Badangi Reserve to the south. The main site entrance to the site is located on the corner of Shirley Road and Tyron Street. The garage and vehicular access to the site is set to the north from Shirley Road.

The existing dwelling has a deep frontage from both Shirley Road and Tyron Street and is set on the most elevated portion of the site affording it views out to the harbour. The dwelling has a single storey scale set above a stone base. Part of the under-croft area under the southern portion of the dwelling, is utilised for storage. The existing dwelling is a highly intact inter war dwelling designed by Buden & Greenwell architects. It is named “Dunaird” and was and constructed in Californian bungalow style. The dwelling has remained relatively unchanged since circa 1998 when some minor modifications and alterations to its garage were made. The buildings original construction and features remain consistent and its interior intact.

2. Heritage Context

The subject site is not identified as a heritage item within Schedule 5 – Environmental Heritage to NSLEP 2013. However, it is located within the Wollstonecraft Heritage Conservation Area (CA25). The current statutory heritage context is provided in Figure 2.

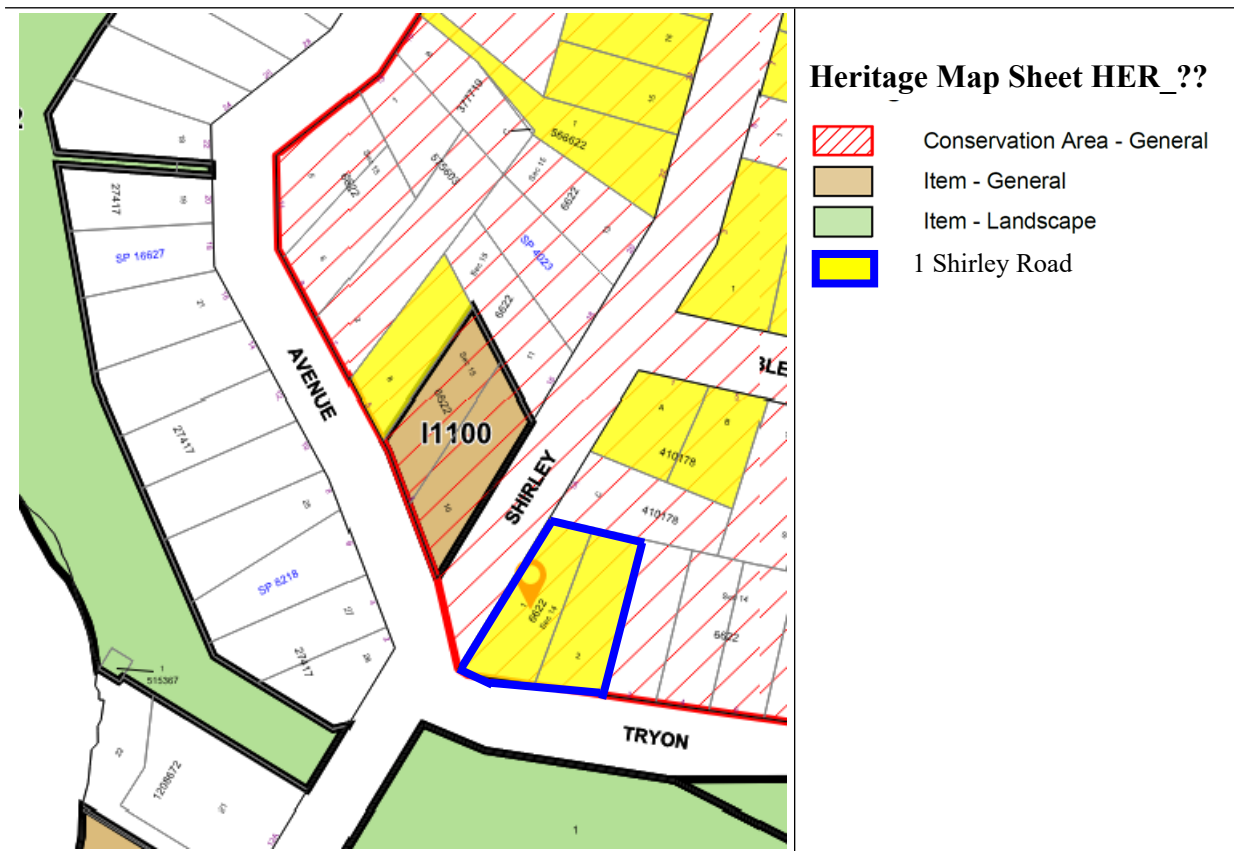


FIGURE 2: Extract from NSLEP 2013 Heritage and Conservation Map

The subject site is identified as a “contributory item” under North Sydney Development Control Plan 2013 (NSDCP) 2013. Contributory items are part of the collective significance of the particular conservation area in which they are located, being important for what they offer to the streetscape or character of the heritage conservation area.

3. Assessment of significance

A preliminary Heritage Assessment has been prepared by Council’s Conservation Planners which includes an assessment against the NSW Heritage Assessment Criteria. The preliminary assessment found that the property potentially satisfies the criterion for:

- Historical Significance,
- Aesthetic values,
- Social/ cultural significance,
- Rarity,
- Representativeness, and
- Intactness/integrity.

Two attachments to this report support the above assessment, being an draft heritage inventory sheet and Site images dated February 2021.

4. Process for listing as a heritage item

The principal way for the consideration of the listing of building as a Heritage is via the preparation of a Planning Proposal to include the potential item within the heritage schedule to NSLEP 2013. This process can take 6-9 months for a single listing.

However, there is a chance that any potential heritage item may be harmed prior to it being formally protected under the LEP. Under Part 3 of the NSW Heritage Act 1977 (Heritage Act) it is possible to impose an Interim Heritage Order (IHO) over a property which provides a temporary protection measure against the demolition or partial demolition of a potential heritage item. Such a process provides time to assess the heritage significance of a potential item and take the appropriate steps to list the item if this is warranted.

4.1. Can an Interim Heritage Order be imposed?

IHOs can be made by the Minister for Heritage under s.24 of the Heritage Act on the recommendation of the Heritage Council, or by local councils under delegation, under s.25 of the Heritage Act. All councils in NSW were granted delegation to make IHOs on 12 July 2013. In addition, North Sydney Council has granted delegation to the General Manager to make such orders. However, the delegation to Council and thus the General Manager falls away if the building concerned is within a Heritage Conservation Area.

A council may still make a request to the Minister for Heritage to impose an IHO over a property under s.24 of the Heritage Act. The Minister retains this power regardless of the existing Heritage status of the building. The timing associated with this process is unknown as it is outside of Council's control.

Within six (6) months of imposing an IHO, Council will be required to determine the heritage status of the site and resolve to list the property under its LEP, or the IHO is automatically lifted. This timeframe provides councils with time to undertake the required studies on potential heritage items, so that they can make more informed decisions on heritage matters.

4.1.1. Is there a threat of harm?

One of the key requirements for imposing an IHO over a property, is that that the authority must consider if the subject property "is being or is likely to be harmed." The NSW Heritage Office's Local Government Heritage Guidelines indicate that a threat of harm can constitute:

- Council's own observation of the item (i.e. actual works to the item),
- Notification under other legislation,
- Predevelopment application consultation,
- Lodgement of a development application, or
- Community lobbying.

DA 2/21 seeks to undertake extensive alterations to the dwelling and is considered to represent a threat as consent can be issued by Council or the Court. Other internal demolition works

which would significantly devalue the heritage contribution of the building could also be undertaken as Complying Development issued by a Private Certifier. The threat of potential harm is clearly apparent as the works would degrade the heritage value of the site.

4.1.2. Options for progressing the matter.

Planning proposal

The Council may resolve to prepare an amendment to NSLEP 2013 to identify 1 Shirley Road as a heritage item. This would progress by way of the Planning Proposal process and a detailed heritage assessment will need to be undertaken, which would include an external and internal inspection of the building and its curtilage.

The property would have no protection until the Planning Proposal was placed on public exhibition and the property deemed to be a “draft heritage item.” This process could take up to six months to complete with a minimum anticipated process time of around three months for any material protection to be achieved.

Interim Heritage Order

Council can request the Minister for Heritage to place an IHO over the property under s.24 of the Heritage Act. This would serve to provide protection for a period of up to twelve months to research and review whether the listing of the property as a local heritage item is warranted.

Council is unable to use its delegation to impose an IHO due to the property being located in a heritage conservation area. The Minister is the only person who can impose such an order and provide interim protection while the appropriateness of Heritage listing is full investigated.

5. Conclusion

During the assessment of development application DA 2/21, it was found that 1 Shirley Road has the potential to be identified as a heritage item under NSLEP 2013.

To ensure that the potential heritage significance property is not diminished it is recommended that Council resolves to urgently request the Minister for Heritage to place an IHO over the property, to enable Council to undertake the appropriate comprehensive research to determine whether the property should be heritage listed or not.

SHI number
2182060
Study number**Item name:** [POTENTIAL HERITAGE ITEM] Dunaird**Location:** 1 Shirley Road Wollstonecraft 2065

North Sydney

Address: 1 Shirley Road **Planning:** Sydney North

Suburb/nearest town: Wollstonecraft 2065

Local govt area: North Sydney **Parish:** Willoughby
State: NSW **County:** Cumberland

Other/former names:

Area/group/complex: **Group ID:**

Aboriginal area:

Curtilage/boundary:

Item type: Built **Group:** Residential buildings (private) **Category:** House

Owner: Private - Individual

Admin codes: **Code 2:** **Code 3:**

Current use: Private residential

Former uses:

Assessed significance: Local **Endorsed significance:** Local

Statement of significance: An exceptional example of a substantial Inter-war period home, 'Dunaird' is emblematic of development in the Wollstonecraft area at the time, demonstrating a high calibre of design and quality of materials. One of the few surviving major houses in the precinct in an imposing and key position in the streetscape with an expanded curtilage over the Badangi Reserve and Sydney Harbour intact, the place retains intact original fences, gardens and dwelling (interior and exterior). There is a significant and unusual enclosed courtyard to the rear which opens from the front entrance and bedrooms. The garage is also original but an addition. Constructed by local builder Percy Bottomley in 1922, Dunaird was designed by Architects Budden & Greenwell for prominent businessman and manufacturer, Sir Clifton Love, who resided here until his death in 1951. The large front setback and intact garden to the dwelling are highly significant as a deliberate design decision by the architect whose angular building forms to address location and views were a signature style. The dwelling boldly addresses the corner and gains harbour views from the highest point on the site. With a high level of intact original fabric, Dunaird has only been sympathetically modified three times since its completion, making it a rare contribution associated with the major phase of development within the Wollstonecraft Conservation Area. The Mission Craftsman style interior has high significance as a rare and mostly-intact expression of the style that complements the strong architectural design of the dwelling and includes fireplaces and a rare Inglenook fireplace, beamed ceilings, obscure glass doors, decorative plaster ceilings, timber floors, joinery including timber wall paneling and fretwork to the main rooms.

Heritage Inventory Sheets are often not comprehensive and should be regarded as a general guide only. Inventory sheets are based on information available and often do not include information on landscape significance, interiors or the social history of sites and buildings. Inventory sheets are updated by Council as further information becomes available. An inventory sheet with little information may simply indicate that there has been no building work done to the item recently; it does not mean that items are not significant. Further research is always recommended as part of preparation of development proposals for heritage items and is necessary in preparation of Heritage Impact Assessments and Conservation Management Plans, so that the significance of heritage items can be fully assessed prior to submitting development applications.

Date: 10/05/2021

Full report

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North Sydney

Historical notes of provenance: The subject site is part of 524 acres of land granted by Governor Lachlan Macquarie in 1821 to Edward Wollstonecraft, who arrived in Australia in 1819. When Wollstonecraft died in 1832, his estate passed to his sister Elizabeth Berry, and on her death in 1845, passed to her husband Alexander Berry. Berry's death in 1871, more land was released on what was then known as the 'Berry Estate'. Increased development and subdivision occurred in the area following the completion of the North Shore railway line between Hornsby and Milsons Point in 1893 but was mostly limited to areas adjacent to the train line. Improvements to the sewers and water supply in the area encouraged further development, with land released as the Crows Nest/Berry Estate. The subject site, consisting of Lots 1 and 2 of Section 14 of the Berry Estate, was part of the Wollstonecraft No. 4 Subdivision, sold at auction by Hardie & Gorman on 4 November 1911.

The site of two lots was later acquired by Joseph Clifton Love (1867-1951), manufacturer and businessman. His father Clifford love had founded the firm Clifford Love & Co., tea merchants. Clifton was manager of the Imperial Manufacturing Co. Ltd which joined with his father's firm in 1911 when he became manager of the new firm Clifford Love & Co. Ltd. In 1919 he became general manager. The firm, manufacturers of cereal and other similar foodstuffs (notably 'Uncle Toby's Oats', 'Wade's Cornflour' and 'Laundrena Starch'), operated throughout Australia and their establishments included oatmeal mills at Kent Street, Sydney, and large cornflour and starch mills on the Lane Cove River. He was a founder of the New South Wales Chamber of Manufactures in 1895 (vice-president 1915-20, president 1920-22) and president of the Associated Chambers of Manufactures of Australia. He was knighted in 1925 and was known thereon as 'Sir Clifton Love'. Love was President of the Wollstonecraft Progress Association in 1925-26 and was prominent in the effort to lobby the NSW Government to declare Ball's Head and Berry Island as a nature reserve for public recreation, which was achieved in 1926. Love declared in a 1925 meeting with the previous Premier of NSW, Sir George Fuller: "what is the use of the harbour to the people of Sydney, if they are denied access to it?". Love was present at the ceremony on Ball's Head on 23 October 1926, when Premier Jack Lang declared the lands for public recreation. Love praised Lang, noting that he "had an eye to beauty, and generations yet unborn would bless his action in deciding in create public reserves at Berry Island and Ball's Head." Love later advocated for the preservation of the entire foreshore between Gore Cove and Oyster Cove for public use.

Love submitted a Building Application (276/22) on 12 July 1922 to the Municipality of North Sydney for the construction of a residence at the cost of £6,200. The builder was Percy Bottomley of North Sydney and the architects were Budden & Greenwell, both prominent Congregationalists which may have influenced Love's choice, being a prominent Congregationalist himself. The house, which Love named 'Dunaird' (after a township in County Antrim, Ireland) was approved by Council on 15 July 1922. His son, Clifford Joseph Drummond Love, acquired two lots across the road at 3 Milray Avenue in August 1923 and built his own house, 'Oweence' (SHI 2182062), also built by Bottomley but designed by John K. Shirley, who had entered into partnership with Carlyle Greenwell in 1922.

Henry 'Harry' Ebenezer Budden CBE FRIBA (1871-1944) was a Sulman Award-winning architect whose long career up until his death encompassed the styles of the Federation Arts and Crafts and Bungalow through to the Inter-War Stripped Classical and Art Deco. Born in Rockley, near Bathurst, Budden was brought up in a strong Congregationalist family and was educated at Newington College before serving his articles in architecture in 1889 to Harry Kent. After completing Architectural studies at Sydney Technical College and the University of Sydney in 1894, he won the John Sulman Travelling Scholarship which enabled studies at the Royal Academy, admission to the Royal Institute of British Architects (later made a Fellow), and work for Sir Aston Webb and Peabody & Stearns in Boston. On his return to Australia in 1899, he entered into partnership with Harry Kent as "Kent & Budden". The Budden family had moved to Hunter's Hill in Sydney in 1892, where Budden's father possessed significant landholdings. Arthur Budden owned four acres of land on Woolwich Road since 1889 and undertook subdivision and housing development with his son from 1899. Henry Budden designed the houses, most of which are now heritage-listed and display a distinctive approach to the early Federation style.

Budden initially lived with his parents at 'Mooocooboolah', 65 Alexandra Street Hunters Hill, until he married in 1902 and designed his own house, 'Morillah', at 54 Woolwich Road (SHI 7442), which exemplified Budden's signature style that used angular forms to take advantage of the site's aspect, views and location. It was this signature that is most evident in the design of 'Dunaird', with its prominent corner block, in 1922. For his service

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as an Australian War Chest Commissioner during World War I he received appointment as a Commander of the Order of the British Empire in 1918. In 1913, Kent & Budden were joined in partnership by Carlyle Greenwell who had served his articles with the firm. With the departure of Kent in 1919, the firm became Budden & Greenwell until Greenwell's departure in 1922. In 1931-1932 Budden served as President of the New South Wales Institute of Architects, and continued work including with Nicholas Mackey (1931-39), which produced Railway House, York Street (1938, Sulman Medal), and the Water Board Building, Pitt Street (1939). Budden lived in Killara from 1910 and as a lifelong Congregationalist (like Kent and Greenwell) took commissions from Congregational Parishes including the Killara Congregational Church with Greenwell in 1924. On his death in 1944, Adrian Ashton, Editor of 'Construction', described Budden thus: "Probably no one has been more intimately associated with the architectural life of Sydney since the beginning of the century than "H. E." and the number of different architects with whom he had been associated in partnership was almost proverbial."

Carlyle Greenwell FRAIA (1884-1961) was the junior partner architect in the firm of Kent, Budden & Greenwell when he joined in 1913. Born in the Town of Windsor, he was trained at the Sydney Technical College and obtained a degree in architecture from the University of Pennsylvania in 1911. After serving his articles with Kent & Budden, Greenwell joined the partnership and was noted for his residential work, including heritage-listed houses in Strathfield and Killara. A notable example of his work is the heritage-listed 1918 house at 65 Woodside Avenue, Strathfield (SHI 1250131), which used the Bungalow and Old English styles and featured large tapered roughcast masonry columns that Greenwell would use regularly in his work. Greenwell left the partnership in 1922, entered into partnership with John Shirley from 1927 until 1935 and was later made a Fellow of the Royal Australian Institute of Architects.

Percy Bottomley FAIB (d.1974), was a master builder of North Sydney. He worked with Budden & Greenwell on other projects including the Killara Congregational Church (Now Uniting Church) in 1924. Bottomley won the tender for Robert Macintosh Isaacs' design of the Lane Cove Council Chambers on Longueville Road in in March 1924. Bottomley was elected President of the Master Builders Association of NSW (1953-1954) and was awarded a Fellow of the Australian Institute of Building.

Sir Clifton Love lodged a building application in 1937 (55/37) for various alterations to the north east corner of the dwelling including a new entry porch, but these works were sympathetic and minor. Love's prominent position in the community and his wealth inevitably became a target for thieves, and the house was burgled several times between 1930 and 1938, which led Love to install greater security measures. Love lived in the house until his death in 1951 and his estate sold the property to Anthony Gordon Whelan, grazier and company director, on 17 November 1953 for £11,000. Whelan sold the property to Dr. N. Newton and Pamela Mary Newton on 19 March 1955, and ownership was transferred to N C Noel Pty Ltd on 20 January 1961. The swimming pool in the rear setback was added by Council approval of Building Application No. 370/62 on 23 October 1962.

The southern sections of Lots 11 (1 Cable Street) and 12 (5 Cable Street) Section 14 DP 6622 along the property's northern boundary were subdivided on 26 November 1958 to form Lot C DP410178. This new lot was subsequently purchased by the owners of 1 Shirley Road for use as a tennis court and expanded grounds. Development Application No. 2317/76 for the conversion of the existing garage into a games room with new windows on the northern wall, a fibreglass-covered carport in front of original garage, a concreted tiled paved area between the dwelling and games room and a concrete paved area between the pool and the new games room, was approved by Council on 8 June 1976. Development Application No. 1200/89 for the conversion of the old garage (used as a games room) into a cabana with new bathroom and windows was approved by Council on 13 September 1989. Development Application No. 276/98 for the construction of a new dwelling and tennis court on the site of the old tennis court and garden at Lot C DP410178, creating No. 1A Shirley Road, was approved by Council on 28 September 1998.

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North Sydney

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 Municipality of North Sydney Rate and Valuation Records – Belmore Ward

Themes:	National theme	State theme	Local theme
	9. Phases of Life	Persons	Associations with Sir Joseph C
	4. Settlement	Towns, suburbs and villages	5. From Settlement to Townshi
	4. Settlement	Accommodation	(none)
	8. Culture	Creative endeavour	Architectural Styles - The Inter

Designer: Budden & Greenwell**Builder:** Percy Bottomley**Year started:** 1922**Year completed:** 1922**Circa:** No

Physical description: This building is an extravagant design in the Inter-war Californian Bungalow style, with a clear influence from the Prairie and Federation Arts and Crafts styles prominent in the early years of the twentieth century. Set in substantial landscaped grounds within the front setback, the site retains original unpainted brick fence and wrought iron gates, corner gates with piers and lanterns, and a detached garage in the same style that is original to the house. Of a dark unpainted face brick construction, the single storey main house presents a symmetrical form to address the corner site, with double-hung timber sashed windows, timber detailing to gables eaves, hipped terracotta tiled roof. Key façade features include marbled glass entrance door, large panelled window openings plus faceted window near entrance, brick stairs lead from sculptured garden to entrance portico and gables timber portico to main door. Significant internal features include dark unpainted timber panelling to entrance hall and main rooms, timber joinery, decorative plaster ceilings, and original fireplaces, including substantial inglenook fireplace in main lounge. A swimming pool was added in 1962, the original garage was converted to a games room and an unsympathetic double carport with fibreglass roofing was added in front of the former garage in 1976.

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Study number**Item name:** [POTENTIAL HERITAGE ITEM] Dunaird**Location:** 1 Shirley Road Wollstonecraft 2065

North Sydney

Physical condition level: Excellent**Physical condition:** Excellent level of original fabric externally and internally, with some sympathetic additions. Pool added in rear setback in 1962. An unsympathetic double carport with fibreglass roofing was added in front of the former garage in 1976.**Archaeological potential level:****Archaeological potential Detail:****Modification dates:** Building Application No. 276/22 (lodged 12 July 1922) for the construction of the residence was approved by Council on 15 July 1922. Builder P. Bottomley; Architects Budden & Greenwell. Cost of works £6,200.

Building Application No. 55/37 (lodged 24 February 1937) for minor alterations and additions, including a new entry porch on the northern façade, was approved by Council on 4 March 1937. Builder J. Hughes. Cost of works £100.

The southern sections of Lots 11 (1 Cable Street) and 12 (5 Cable Street) Section 14 DP 6622 along the property's northern boundary were subdivided on 26 November 1958 to form Lot C DP410178. This new lot was subsequently purchased by the owners of 1 Shirley Road for use as a tennis court and expanded grounds.

Building Application No. 370/62 (lodged 16 October 1962) for the addition of the swimming pool was approved by Council on 23 October 1962. Builder, Nucrete Swim Pools. Cost of works £1,390.

Development Application No. 2317/76 (lodged 1 March 1976) for the conversion of the existing garage into a games room with new windows on the northern wall, a fibreglass-covered carport in front of original garage, a concreted tiled paved area between the dwelling and games room and a concrete paved area between the pool and the new games room, was approved by Council on 8 June 1976. Building consent for the works was granted under Building Application No. 100/76 on 28 June 1976.

Development Application No. 1200/89 (lodged 16 May 1989) for the conversion of the old garage (used as a games room) into a cabana with new bathroom and windows was approved by Council on 13 September 1989. Building consent for the works was granted under Building Application No. 386/89 (lodged 18 May 1989) on 9 October 1989.

Development Application No. 276/98 (lodged 11 June 1998) for the construction of a new dwelling and tennis court on the site of the old tennis court and garden at Lot C DP410178, creating No. 1A Shirley Road, was approved by Council on 28 September 1998. Minor amendments lodged on 2 December 1999 to add a first floor window on the south facade were approved under Section 109 on 24 January 2000. Brigitte Cesana Architect.

November 2014 – 40 solar panels added to rear roof plane of the main house, not visible from the street, under complying building works.

Recommended management: Face brick of fence, garage and dwelling is to remain original and unpainted. Timber windows and terracotta roof tiles to be conserved and retained. Front portico to remain open. Roof plane facing street not to be obstructed by additions or solar panels. Large front setback with sympathetic landscaping to be maintained. Opportunities to remove or replace unsympathetic double carport with fibreglass roofing added in front of the former garage in 1976, to be considered.**Management:** Management category

Management name

Further comments:

Date: 10/09/2021

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Item name: [POTENTIAL HERITAGE ITEM] Dunaird

Location: 1 Shirley Road Wollstonecraft 2065

North Sydney

- Criteria a):** The subject site is on land which was part of the Berry/Wollstonecraft Estate. The dwelling has some association with the major phase of suburban development in Wollstonecraft after World War I, when [Historical significance] Federation or Californian Bungalow residential styles were used, particularly in the context of wealthy professionals choosing the North Sydney area as their primary residence.
- Criteria b):** Associated as the residence of Sir Joseph Clifton Love, prominent businessman and manufacturer who [Historical association significance] commissioned the house on the two Lots in 1922 and lived at Dunaird until his death in 1951. The house is also associated with the architects, Budden & Greenwell, of which Henry Budden appears to have had the most influence on its design. Henry Budden was a prominent architect whose career stretched from the late nineteenth century to his death in 1944. Many of Budden's work has been recognised through heritage listing and was awarded the Sulman Medal in 1938 for his design of Transport House. Budden served as President of the New South Wales Institute of Architects in 1931-32. Of significance also as an example of the work of local Master Builder, Percy Bottomley, who was later President of the Master Builders Association of NSW and a Fellow of the Australian Institute of Building.
- Criteria c):** The exterior and interior of the dwelling strongly demonstrates the aesthetic characteristics of a substantial [Aesthetic/Technical significance] residence in the Inter-war Period, with stylistic influences from the California Bungalow, Arts & Crafts and Prairie styles of architecture. The interiors demonstrate the key elements of the Misson Craftsman style with timber-beam panel ceilings, obscure glass doors, and inglenook fireplace. The Misson Craftsman style was a style popular in Sydney Bungalows in the early Inter-war period, and its high-quality and intact expression here is a rare example of its type. The quality of materials and construction demonstrate the high status of the owner and the artistic skill of the architect and builder, while the substantial size of the block and the house's design to face the corner and the views demonstrate a tailor-made approach to its creation.
- Criteria d):** The property is of social/cultural significance as the long-term residence from 1922 to 1951 of Sir Clifton Love, [Social/Cultural significance] prominent Australian businessman and manufacturer. Love was very actively engaged with community and social matters, including as a founder of the New South Wales Chamber of Manufactures in 1895 (vice-president 1915-20, president 1920-22) and president of the Associated Chambers of Manufactures of Australia. Love was president of the Australian division of the Chartered Institute of Secretaries in 1930 and a commissioner of the Government Savings Bank of New South Wales (1931-33). He was president of the North Sydney district Boy Scouts' Association, the Sydney City Mission, patron of the Wollstonecraft Bowling Club, and chairman of the Scottish Hospital, Paddington. Love was President of the Wollstonecraft Progress Association in 1925-26 and was prominent in the effort to lobby the NSW Government to declare Ball's Head and Berry Island as a nature reserve for public recreation, which was achieved in 1926. Love later advocated for the preservation of the entire harbour foreshore between Gore Cove and Oyster Cove for public use.
- Criteria e):** [Research significance]
- Criteria f):** Dunaird is a substantial Inter-war residence on a large site of two Lots that in stylistic terms is not rare with the [Rarity] North Sydney area, but in terms of its tailor-made stylistic choices to face the corner and views, its overall size and scale, quality of design and finishes, with an excellent/high level of surviving original fabric, mean that it is rare example of substantial architect-designed residences built at the time for prominent citizens of the area. The intact interiors demonstrate the key elements of the Misson Craftsman style popular in Sydney Bungalows in the early Inter-war period, with timber-beam panel ceilings, obscure glass doors, dark timber-panelled walls, and an inglenook fireplace. The inglenook fireplace in particular is a very rare element, as while it was a common feature of the style, its use in Australia was not as widespread as it was in America. The high-quality interiors in the Mission Craftsman style, reflecting the high status of the owner, are exceptional examples of the type in a residential context and are of significant interest in the North Sydney and metropolitan Sydney context.
- Criteria g):** The property is an excellent and highly intact representative example of a substantial architect-designed [Representative] Inter-war Californian Bungalow style residence in Wollstonecraft and the North Sydney area. The intact interiors demonstrate the key elements of the Misson Craftsman style popular in Sydney Bungalows in the early Inter-war period, with timber-beam panel ceilings, obscure glass doors, dark timber-panelled walls, and an inglenook fireplace, and are rare in terms of their level of quality and intactness.
- Intactness/Integrity:** Excellent level of intactness internally and externally. Modern alterations have largely been confined to the rear of the dwelling and have been sympathetic to the dwelling and its appearance from the streetscape, with the exception of the 1976 carport, which is an unsympathetic addition.

SHI number
2182060
Study number

Item name: [POTENTIAL HERITAGE ITEM] Dunaird

Location: 1 Shirley Road Wollstonecraft 2065

North Sydney

References: Author Title Year

Studies: Author Title Number Year
Paul Davies Heritage and Cultural Resources Study 1998

Parcels: Parcel code Lot number Section number Plan code Plan number
LOT 1 14 DP 6622
LOT 2 14 DP 6622

Latitude: **Longitude:**

Location validity: **Spatial accuracy:**

Map name: **Map scale:**

AMG zone: **Easting:** **Northing:**

Listing:	Name	Title	Number	ListingDate
	Wollstonecraft Conservation Area	Within a conservation area on an LEP	CA25	13/09/2013
	Contributory Item	Local Environmental Plan - Lapsed		01/06/2001
	Contributory Item	Development Control Plan		13/09/2013
	Wollstonecraft Conservation Area	Development Control Plan	3	10/01/1991
	Heritage and Cultural Resources St	Heritage study		13/10/1998

Data entry: Data first entered: 13/10/1998 Data updated: 21/05/2020 Status: Basic

Date: 10/03/2021

Full report

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SHI number
2182060
Study number

Item name: [POTENTIAL HERITAGE ITEM] Dunaird

Location: | Shirley Road Wollstonecraft 2065

North Sydney

Image:



Caption: Item

Copy right: North Sydney Council

Image by: Paul Davies Architects P/L

Image date:

Image number: 1:10

Image url: <http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/218/h2060a.jpg>

Thumbnail url: http://www.environment.nsw.gov.au/maritimeheritageapp/resources/Heritage/shi/218/t_h2060a.jpg



SOURCE: Surb. Bhatti – North Sydney Council



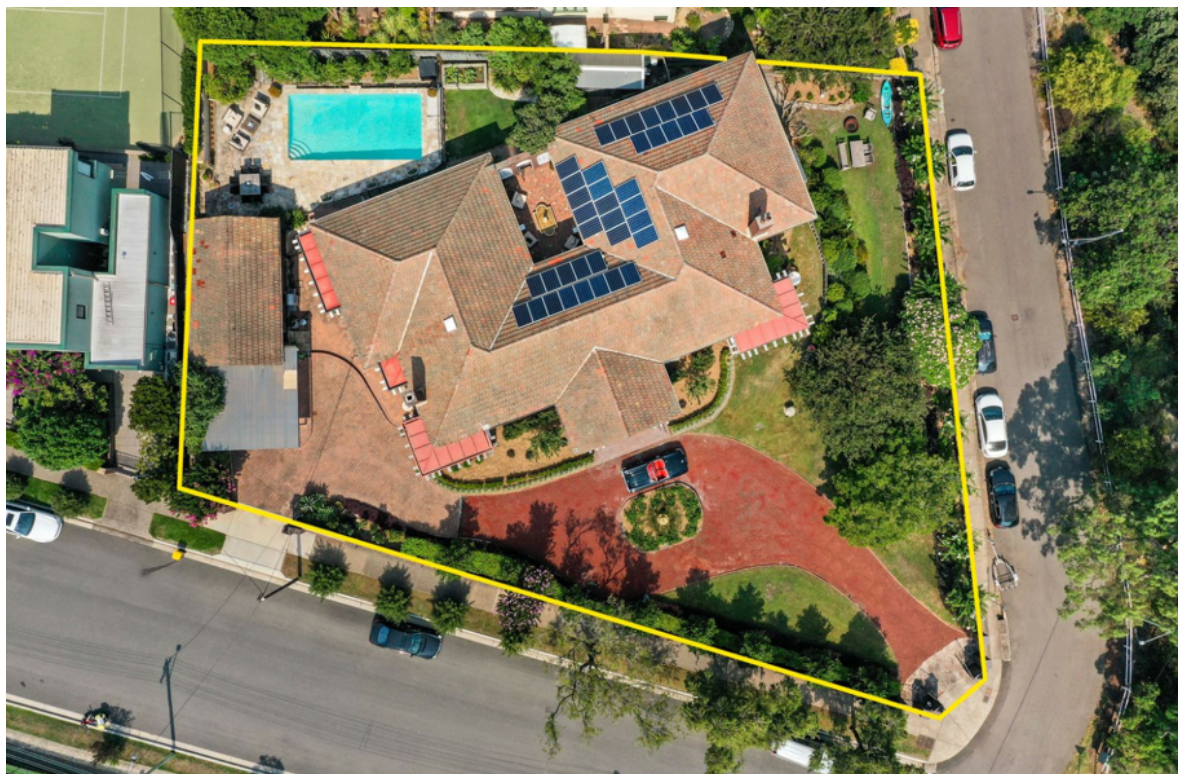
SOURCE: Surb. Bhatti – North Sydney Council



SOURCE: Surb. Bhatti – North Sydney Council

Site Images of 1 Shirley Road WOLLSTONECRAFT

February 2021



SOURCE: Realestate.com.au