

Attachment A12

**Heritage Assessment - 100 Elizabeth Bay
Road, Elizabeth Bay - International Lodge**

Name International Lodge (formerly the Ling Apartments)			
Address	100 Elizabeth Bay Road, Elizabeth Bay	Lot number	Lot 1 DP 69068, Lots 1–68 SP 14897
Architect	Harry Seidler & Associates	Construction date	1970
Builder	Unknown		
Listings	<p>Sydney Local Environmental Plan 2012: Within the Elizabeth and Rushcutters Bays Heritage Conservation Area (C20), identified as detracting on the Sydney Development Control Plan building contributions map.</p> <p>Australian Institute of Architects (NSW Chapter) Register of Significant Architecture.</p>		

Historical overview

The Cadigal people of the Eora nation have lived in the Sydney area for thousands of years and have shaped its landscape and nurtured its plants and animals. The Cadigal people called Rushcutters Bay 'Kogerah'. It was a place where Aboriginal people and Europeans gathered rushes, used respectively for crafting light-weight fishing spears and for thatching settler huts. According to Dr Paul Irish, settlers were cutting rushes in this bay within weeks of the arrival of Europeans in Australia in 1788.¹ Irish further records several different Aboriginal settlements, at different times, occupying land on either side of the Rushcutters Creek (through the present Rushcutters Bay Park) and on higher grounds on either side of the bay.

The subject site formed part of the original 54-acre property granted to Alexander Macleay, Colonial Secretary of New South Wales, by Crown grant in 1831. In 1839 Macleay constructed a stone mansion named Elizabeth Bay House on the property, as well as extensive stables, museums, and a large garden of interesting plants featuring specimen trees, an orchard and an orangery. Financial trouble forced Alexander MacLeay to submit to the foreclosure of his mortgage to his son William Sharp Macleay in 1845. When William died in 1865, the property passed to his brother George. George arranged for the subdivision of the property and sold leaseholds between 1865 and 1882. The subject site is located on part of the Elizabeth Bay Estate, Darlinghurst, advertised for sale by Richardson and Wrench in this period.

A villa named Bramley was erected on the site by the 1870s and was in the occupation of G Lee Lord in the 1880s. The house was demolished on the site in the 1960s.

Harry Seidler & Associates lodged a development application to the City of Sydney (council) in August 1968 to erect two buildings, one two storeys and the other eight storeys, as residential flats for rental at an estimated cost of \$350,000. Parking for 36 cars was allowed for in the design. The owner was two companies listed as Ling Brothers Pty Ltd and Dover Heights Freehold Pty Ltd c/-. At the time of this application the site was vacant land.

The Acting City Building Surveyor wrote on 2 September, 'the plans have been perused and cannot be favourably recommended to council for several important reasons'. (City Building Surveyor's Department, Development Application No 787 Year 1968). The architects responded soon explaining that 'the particular design has been arrived at after consideration of the necessity of preserving views to and from the harbour from adjoining blocks of flats and that, in doing so, the present development sacrifices both height and also certain total floor plan area which would be permissible under Council's Code and under the provisions of schedule seven.' (City Building Surveyor's Department, Development Application No 787 Year 1968).

One of the contentious areas was council's requirements for carparking that exceeded the area available on the site. Following legal advice, the council granted approval to the development application subject to a set of conditions. The final drawings include a detailed contribution from the engineers of Miller Milston & Ferris, long-term collaborators with Seidler and the engineers behind many modernist structures in Sydney of the period.

The 1968 plans for the building refer to the project as 'apartments for Mr Ling'. The original design was for 62 small apartments and two larger penthouse 'owners' residences' on a single title. The small apartments were let as rental accommodation through a management office located on the ground floor, included in the design. The approval was amended in 1968 to two

Historical overview

3-bedroom apartments, six 1-bedroom apartments and 28 studio apartments (in total 36 apartments) in the eastern tower (Block A), and 20 studio apartments in the western terraced apartments (Block B), being 56 apartments in total. As early as March 1970, Mrs Good of 100 Elizabeth Bay Road advertised for housemaids for new serviced apartments.

Final documents from Harry Seidler & Associates in 1968 include plans for a 'entry name wall', presumably the existing cast concrete wall naming the development International Lodge. In May 1970 International Lodge was advertised as 'new project service apartments in quiet select area at Elizabeth Bay, 67 suites, all self-contained kitchens, fully equipped, also TV, radio, background music, swimming pool' (Sydney Morning Herald, 9 May 1970, p 79).

International Lodge operated as rental accommodation until it was sold by the Ling family around 2013. The site was then strata titled and sold as individual apartment lots. During this period several modifications were undertaken, including refitting of apartment interiors, removing the original external operable sunshades on Block A and reconfiguration of communal areas.

Harry Seidler and Associates

Harry Seidler (1923–2006) was born in Vienna to Jewish parents. Following the Nazi occupation of Austria in 1938, Seidler relocated to England where he attended Cambridge Polytechnic, before being deported to Canada in 1940. He was awarded a Bachelor of Architecture in Canada in 1944. He won a scholarship to study at the Graduate School of Design, Harvard University, where Walter Gropius and Marcel Breuer were teachers. He then studied at Black Mountain College, under Josef Albers, before working with Breuer in New York City (1946–1948) and briefly with Oscar Niemeyer in Rio de Janeiro, on his way to Sydney in 1948.

Arriving in Sydney, his first commission was to design a house for his parents (Rose Seidler House, 1948–1950). Seidler gained Australian citizenship and in 1958 married Penelope Evatt, who was to be a significant partner in his career. By the 1960s Seidler's practice began to receive significant commissions including Blues Point Tower (completed 1962) and Australia Square (1960–1967). The latter, designed with engineer Pier Luigi Nervi, became a 'type-model' for Seidler's urban tower designs throughout his career. From the 1970s Harry Seidler and Associates was commissioned for significant large-scale commissions across Australia and overseas. These included the Australian Embassy, Paris (1973); MLC Building, Sydney (1978); Riverside Centre, Brisbane (1984); Shell Headquarters, Melbourne (1988); and QV1, Perth (1992).

Throughout his career, Seidler wrote about architecture and taught at various universities around the world, as well as advocating planning reform in Australia. He was awarded numerous honours throughout his career including being made an Honorary Fellow of both the American Institute of Architects and the Royal Institute of British Architects (RIBA awarded him the Royal Gold Medal in 1996); and a Life Fellow (1970) of the Royal Australian Institute of Architects (receiving 50 awards including five Sulman Medals, four Wilkinson Awards and the Gold Medal [1976]). He was also awarded an Order of the British Empire (1972). His impact and the work of his firm were a major cultural influence, applying uncompromising Bauhaus-inspired modernist architecture and principles in Australia.

Description

A site inspection of external and internal communal areas and the interior of one apartment was undertaken by GML in October 2024. The physical assessment is based on that and other publicly available documentation of the site.

Setting and context

International Lodge is located on the western side of Elizabeth Bay Road opposite Macleay Reserve. The site falls from Elizabeth Bay Road to the west, with a steep drop on the western part of the site, to Esplanade. International Lodge has been designed as two separate blocks to accommodate the steep topography of the site.

The site is located within the Elizabeth and Rushcutters Bays Heritage Conservation Area (HCA). The HCA within the immediate vicinity of the site is characterised by Victorian dwellings, interwar flat buildings and multistorey postwar and contemporary apartments that are

Description

comparable in design and scale to International Lodge. The eight-storey flat building (Block A) has a prominent visual presence along Elizabeth Bay Road whereas the terraced flat block (Block B) to the rear of the site, remains unobtrusive in the context. There is a secondary prominent view line from Ithaca Road, between apartments, where the terrace form at the rear is visible.

Physical description

International Lodge comprises two distinct buildings: one eight-storey tower block (A) facing Elizabeth Bay Road and one six-storey block (B) at the rear that has a terraced form. The rear block backs onto a narrow laneway with lock-up garages that join Esplanade. The front, to Elizabeth Bay Road, is defined by a brick wall, which has the building name cast into an unpainted board-formed concrete panel. On either side are two metal palisade gates for vehicle entry.

Eastern tower (Block A)

The eight-storey tower block along Elizabeth Bay Road is of a simple rectangular form and is constructed of an off-form reinforced concrete column and beam frame and floor slabs with face brickwork infill walls and spandrels. The unpainted concrete slab and beams are exposed externally. The beams have a downturn along the eastern and western elevation above all full-height windows. The slab features a similar projecting downturn along the northern elevation expressed as concrete hoods over the central windows along the northern elevation.

The brick used is a large-format white cement brick (390 x 90 x 90mm). Matching white cement reinforced concrete blocks (390 x 90 x 140mm) are used on balconies, garden walls and balcony walls, and a single skin of these bricks forms the slender side panels seen on the eastern and western elevations.

The external façades are defined by a rhythmic fenestration pattern responding to the lighting and view requirements of the internal space. Windows have dark bronze-coloured aluminium frames and are heavily tinted, reducing the need for sun shading. The eastern and western elevations are almost identical, both featuring large-format sliding windows supported by an aluminium transom (shown in the drawings as precast concrete rails—either removed since or not constructed as per drawings) and fixed windows below. Notably both panes slide (unlike a typical arrangement of one sliding, one fixed panel), allowing for more options for ventilation and views. A similar window treatment is used along the centre of the northern elevation where it serves the living areas of the 1-bedroom apartments and is flanked by ribbon windows composed of both awning windows and fixed glazing.

Fenestration along the southern elevation is distinctly different to the other three elevations with ribbon windows composed of both awning windows and fixed glazing but at different heights; low for the stairs, medium for the bedrooms and high for privacy in bathrooms. The windows are flush with no awnings or sun shading.

There is undercroft carparking along the western side of the block.

The entrance to Block A is located along the southern elevation and has a concrete awning. The lobby features the original blue, orange and white glass mosaic tiles along the internal walls. Some original joinery and hardware such as the handles are extant in the circulation spaces. The stairway has its original metal balustrade with two metal rails with curved profiles along the corners. The vermiculite ceilings along the stairway are also intact.

Apartments are distributed along a double loaded corridor. The typical plan (floors 1–7) has four studio apartments on the northern side as mirrored pairs where bathrooms and kitchens share a service core. Two 1-bedroom units are located on the southern side, flanking the stair and lift well. The 1968 development application plans show that the eighth floor comprises two 3-bedroom apartments that have been adapted to the same general glazing layout as on the other floors.

Western terraced building (Block B)

The six-storey terraced building to the rear follows the topography of the site, stepping down to the west. This block is constructed of a reinforced concrete frame with face brickwork. The external stairway that runs along the southern side and the terraces of the block are of unpainted board-formed concrete. The roof of this block has a swimming pool, accessed by a sculptural cantilevered unpainted board-formed concrete stair.

At each level a corridor on the eastern side of the plan provides access to the studio units (4 per level) located on the western side (with an electrical room to the east). The corridor on the top

Description

level was originally open to the eastern end but has since been enclosed with aluminium-framed windows. The corridors feature the original terrazzo flooring and vermiculite ceiling with painted brickwork.

The internal layout of the studios consists of the kitchen, bathroom and service ducts on the eastern side. The living zone is located on the western side with a generously sized outdoor terrace, separated by floor-to-ceiling sliding doors that match the width of the studio, providing a good connection between the indoor and outdoor space. The terraces have a recessed planter bed on the eastern end with a metal balustrade fitted to the concrete upturn. Metal dividing screens separate units. The development application plans show that the kitchens in the two middle studios, without an external wall, are naturally lit by a 'periscope' window above.

The northern and southern elevations, being close to the boundary, are difficult to perceive as a whole and are flush and functional with no indents or modelling. Projecting rainwater heads from each terrace on the northern elevation have been fitted with modern PVC pipes to divert rainwater.

The western elevation is characterised by the broad horizontal bands of the rough-sawn board-formed concrete balustrade that run across the site. Above these are slender smooth-faced pre-cast beams that also run the width of the site. These horizontal elements have a counterpoint in the slender white brick party walls. Metal balustrades fitted above appear to be a recent addition.

The 'fifth elevation', the roof plan (when viewed from the eastern tower), is carefully resolved to be almost identical to the block's western elevation.

Landscaping

Block A is surrounded on three sides by an open area that consists of concrete driveways and carparks. To the street are private courtyards for the two ground floor flats with a 1.8m-high brick wall on the boundary. The rooftop of Block B comprises a swimming pool with an outdoor space. There is a communal rooftop garden on Block A.

Modifications/integrity

Council records from 2004 indicate the following:

A development application submitted in 2005 was approved for the conversion of a ground floor storeroom into a unit.

According to residents, apartment interiors were stripped during building refurbishment in 2014, removing all original internal fabric. It is reported the external sunshades were removed at this time also. There are no City of Sydney DA records available detailing these works.

Alterations and additions, including installation of new operable shutters on apartments on the western and eastern façades and installation of new operable awnings to apartment terraces, were approved in 2017. Metal balustrades to terraced apartments appear to a later addition.

Condition

The building generally appears to be in good condition.

Comparative analysis

This section compares the subject building with other works designed by Harry Seidler & Associates in the Elizabeth Bay and Potts Point area of the same period in order to determine whether the subject site has rarity and/or representative value.

Completed in 1970, International Lodge can be seen as a more developed form of Seidler's 1960s small multi-residential apartment projects with a focus on utility, repetition, density and high levels of amenity, especially solar access and natural ventilation as well as views. International Lodge shares the following characteristics with these projects; each is built of poured-in-place rough sawn board-formed concrete and brick infill walls. They all explore systematised construction with repeated layouts and simplified structures. They all express their internal uses in their structure and the importance of rooms through window size. Typically, full-height glass walls alternate with ribbon windows created by down turned concrete slabs. Lesser

Comparative analysis

rooms (kitchens and bathrooms) are given horizontal ribbon windows, generally on the secondary elevations.

International Lodge is also visibly different from these examples in its larger areas of board-formed concrete (that remains unpainted), use of large-format white cement bricks and blocks and dark, heavily tinted aluminium window elements. Its main elevations, to the east and south, have larger areas of tinted glazing and Seidler's already slim structures appear even further reduced. Stylistically International Lodge appears to be more closely related to Seidler's projects from the late 1960s to 1970s where unpainted concrete was more prominent; this includes the Seidler House, Killara (1966–1967).

The eastern tower can be seen as a well-detailed slender sculptural tower that contrasts with the terraced western building, which sits close to the ground. The eastern tower is only half as wide as the site and is eight storeys high, whereas the western terraced building is the width of the site and level with the street. This is similar to the firm's other tower forms with corner apartment arrangements on each floor as in Avalon Apartments (1959); Blues Point Tower, McMahons Point (1962); Victoria Towers (Gemini), Potts Point (1961–1969); and Ocean Avenue Apartments, Double Bay (1964). With six apartments per floor, the eastern tower building of International Lodge can be seen as a bigger and more developed form of the tower form used in Victoria Towers (Gemini), Potts Point (1961–1969).

International Lodge has particular significance as the only example by Seidler of terraced apartments, which had become a favoured way of building on the many hilly harbour or river side sites in Sydney. Notable designs of terraced apartments of the period include The Penthouses, Darling Point, by Ancher, Mortlock, Murray and Woolley (1967) and Townhouses, Wollstonecraft, Clark Gazzard & Partners (1969).

International Lodge has representative significance as an example of Seidler's 1960s multi-unit apartment projects, which as a group have an exceptional level of significance for their ability to demonstrate the architect's evolving planning and construction prototypes. Seidler's architecture of this period was extremely influential, widely published and highly awarded. It can be seen to have made a major contribution to the development of modern architecture in Australia and is highly regarded internationally.



Figure 1 Seidler House, Killara (1966–1967), designed by Harry and Penelope Seidler in the mid-1960s. With large areas of unpainted board-formed concrete and dark framed windows, it resembles International Lodge. Photo by Brett Boardman (Source: Architecture.com.au)

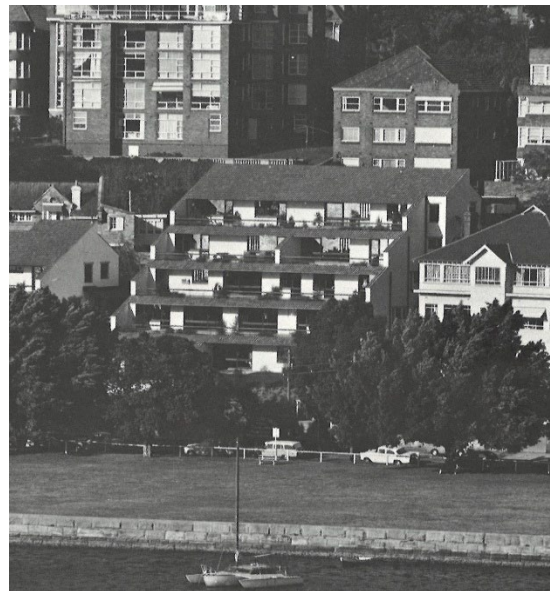


Figure 2 The Penthouses, Darling Point, by Ancher, Mortlock, Murray and Woolley, were an influential example of terrace form housing that became popular in the late 1960s. (Source: *Living and Partly Living: Housing in Australia*, Ian McKay, 1971)

Assessment of significance

Criterion A (Historic significance)	<p>International Lodge is an example of a modern mid-rise residential flat building and reflects the changing development, built environment and demographic of the Potts Point and Elizabeth Bay areas through the mid-twentieth century along with others of its type in the area. However, independently, the building is not a key example of these changes.</p> <p>International Lodge does not have cultural significance at a local or state level under this criterion.</p>
Criterion B (Historical association)	<p>International Lodge is a good and representative example of the work of Harry Seidler, one of the most significant modernist architects in Australia, who has made a notable contribution to the development of Sydney's cultural environment, in particular residential flat buildings in the Elizabeth Bay and Potts Point area. However, Seidler was prolific in this period and International Lodge is not considered to have strong, unusual or extraordinary associations with the architect for this reason.</p> <p>International Lodge does not have cultural significance at a local or state level under this criterion.</p>
Criterion C (Aesthetic/creative/technical achievement)	<p>International Lodge is a good example of a modernist residential apartment building demonstrating creative and technical achievement.</p> <p>International Lodge displays typical elements of the work of architect Harry Seidler during the late 1960s. It shares aesthetic characteristics with some of Seidler's most notable projects including Gemini (1961–1969) and Seidler House, Killara (1969), which demonstrate distinctive attributes in form and composition. International Lodge also has unique aspects in its design and construction that demonstrate Seidler's creative and technical innovation and achievement.</p> <p>In its construction, planning and detailing it demonstrates Seidler's application of design prototypes across multiple projects. Its expression of structure, its regular façade arrangement, its use of raw materials and rational planning with a concern for natural light, sun shading, and ventilation are all typical of Seidler's highly acclaimed architecture. International Lodge is a noteworthy example of the work of an important designer.</p> <p>International Lodge has cultural significance at a local level under this criterion.</p> <p>International Lodge does not have cultural significance at a state level under this criterion.</p>
Criterion D (Social, cultural and spiritual significance)	<p>International Lodge is listed on the Australian Institute of Architects (NSW Chapter) Register of Significant Architecture, indicating that it has importance to architects and the design community more generally.</p> <p>International Lodge has cultural significance at a local level under this criterion.</p> <p>International Lodge does not have cultural significance at a state level under this criterion.</p>
Criterion E (Research potential)	<p>International Lodge is not considered to have the potential to yield significant further or new information not available elsewhere.</p>

Assessment of significance

	<p>International Lodge does not have cultural significance at a local or state level under this criterion.</p>
Criterion F (Rare)	<p>International Lodge is a good representative example of the work of Harry Seidler in this period, particularly in the context of the many projects completed in the Elizabeth Bay and Potts Point area during the 1960s. It is not considered a rare example of its type in the local area.</p> <p>International Lodge does not have cultural significance at a local or state level under this criterion.</p>
Criterion G (Representative)	<p>International Lodge is considered to have representative significance as one of a group of 1960s apartment projects designed by Harry Seidler & Associates in the local area and more widely, which are collectively highly significant.</p> <p>Other examples in the Elizabeth Bay and Potts Point area include Ithaca Gardens, Aquarius, Gemini and Ercildoune. These projects were widely published and featured in the multiple surveys of Seidler's career.</p> <p>International Lodge displays key characteristics of this significant group of apartment projects and is an important representative example of Harry Seidler's long-term innovation and engagement with construction and planning efficiency.</p> <p>International Lodge has cultural significance at a local level under this criterion.</p> <p>International Lodge does not have cultural significance at a state level under this criterion.</p>

Statement of significance

International Lodge is a good representative example of the late 1960s and early 1970s work of Harry Seidler & Associates, when the firm was prolific in the design and development of residential flat buildings. It shares aesthetic characteristics with some of Seidler's most notable projects including Gemini (1961–1969) and Seidler House, Killara (1969), which demonstrate distinctive attributes in materials, form and composition.

International Lodge also has unique aspects in its design and construction that demonstrate Harry Seidler's creative and technical innovation and achievement. It has aesthetic significance for its technical and creative innovations in design and planning, particularly as Seidler's only terraced apartment complex designed in this period. International Lodge is therefore a noteworthy example of the work of an important designer.

International Lodge has local heritage significance as an important representative example of Seidler's ongoing development of design and construction typologies and for his contribution to the evolution of apartment design in the local area.

Recommendations

International Lodge meets the threshold for local heritage significance under the aesthetic and representative criteria.

Due to previous modifications to the original design, in particular to apartment interiors, it is recommended the site can be adequately managed as a contributory item within the existing HCA, rather than through an individual heritage listing on the Sydney Local Environmental Plan.

The building should be retained and conserved. A Heritage Impact Statement should outline any original features and their proposed management prior to any major works being undertaken.

Information sources				
Type	Author	Title	Year	Repository
Site inspection (external)	GML		2024	GML
Written	City Building Surveyor's Department	Development Application Year 1968 No. 787	1968	City of Sydney Archives
Written	<i>Sydney Morning Herald</i>	'Situations Vacant'	25 March 1970	Sydney Morning Herald Archives 1955-1995, State Library of NSW
Written	<i>Sydney Morning Herald</i>	'Motels, International Lodge'	13 May 1970	Sydney Morning Herald Archives 1955-1995, State Library of NSW

Image caption	Plans of the eastern block (Block A), proposed ground floor, typical floor and level 8, September 1968.				
Image year	1968	Image by	Harry Seidler & Associates Architects	Image copyright holder	Harry Seidler & Associates Architects

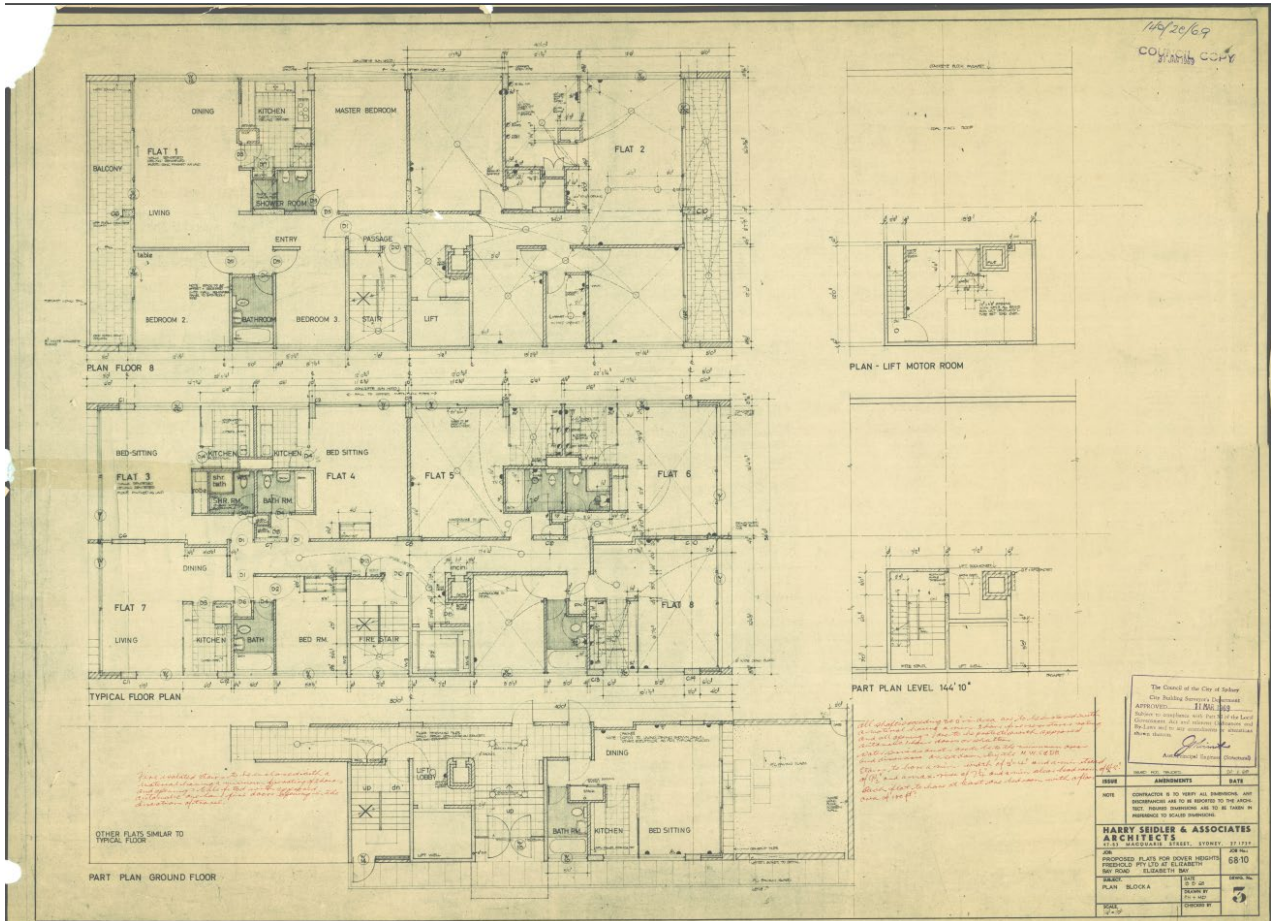


Image caption	Plans of the western block (Block B), December 1968.				
Image year	1968	Image by	Harry Seidler & Associates Architects	Image copyright holder	Harry Seidler & Associates Architects

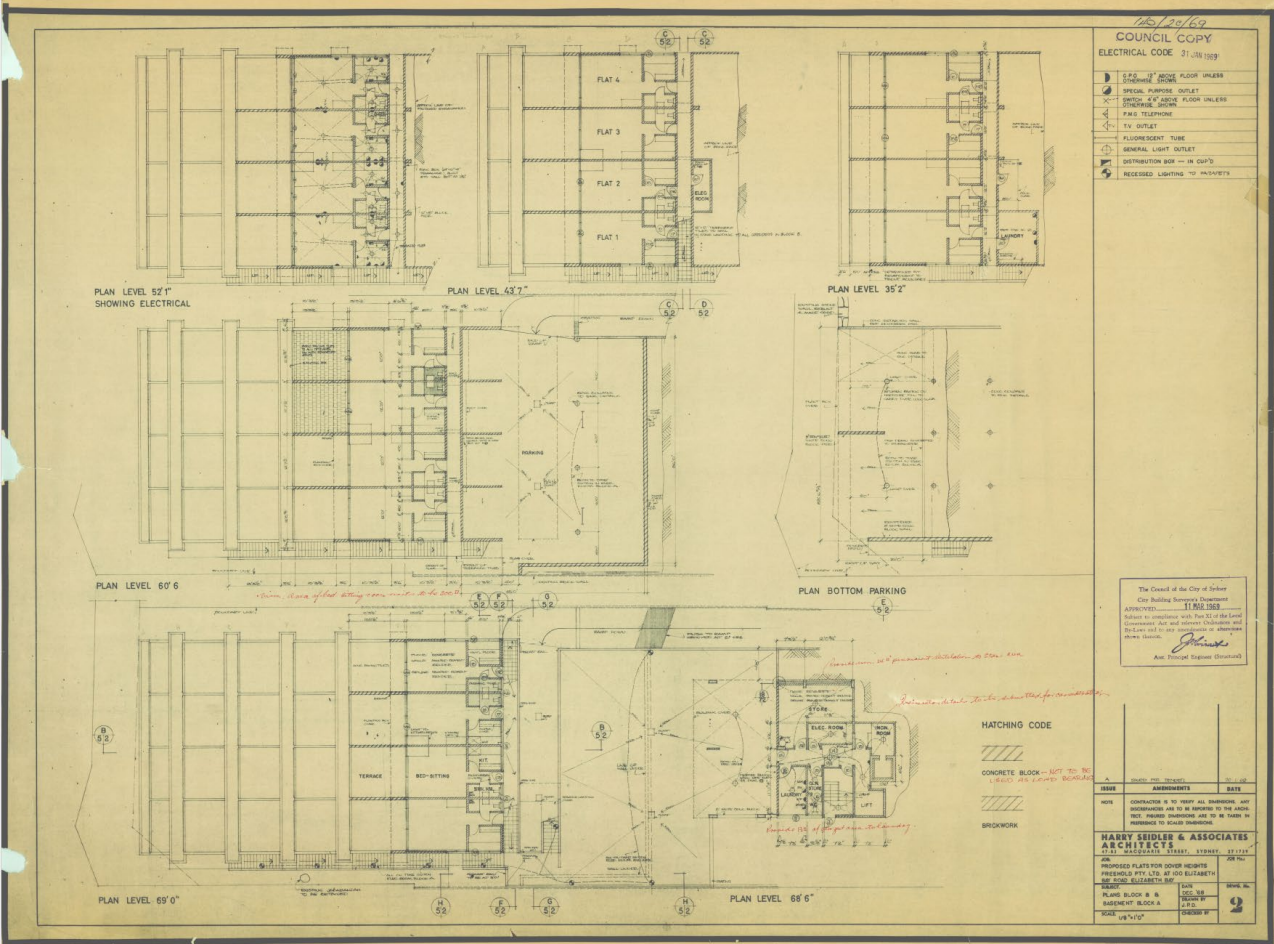


Image caption	Plan of 'Flats, 100 Elizabeth Bay Road Elizabeth Bay, 1969 (01/01/1969 - 31/12/1969), [A-00558514]'. City of Sydney Archives, accessed 09 October 2024 https://archives.cityofsydney.nsw.gov.au/nodes/view/1416626				
Image year	1969	Image by	Harry Seidler & Associates Architects	Image copyright holder	Harry Seidler & Associates Architects

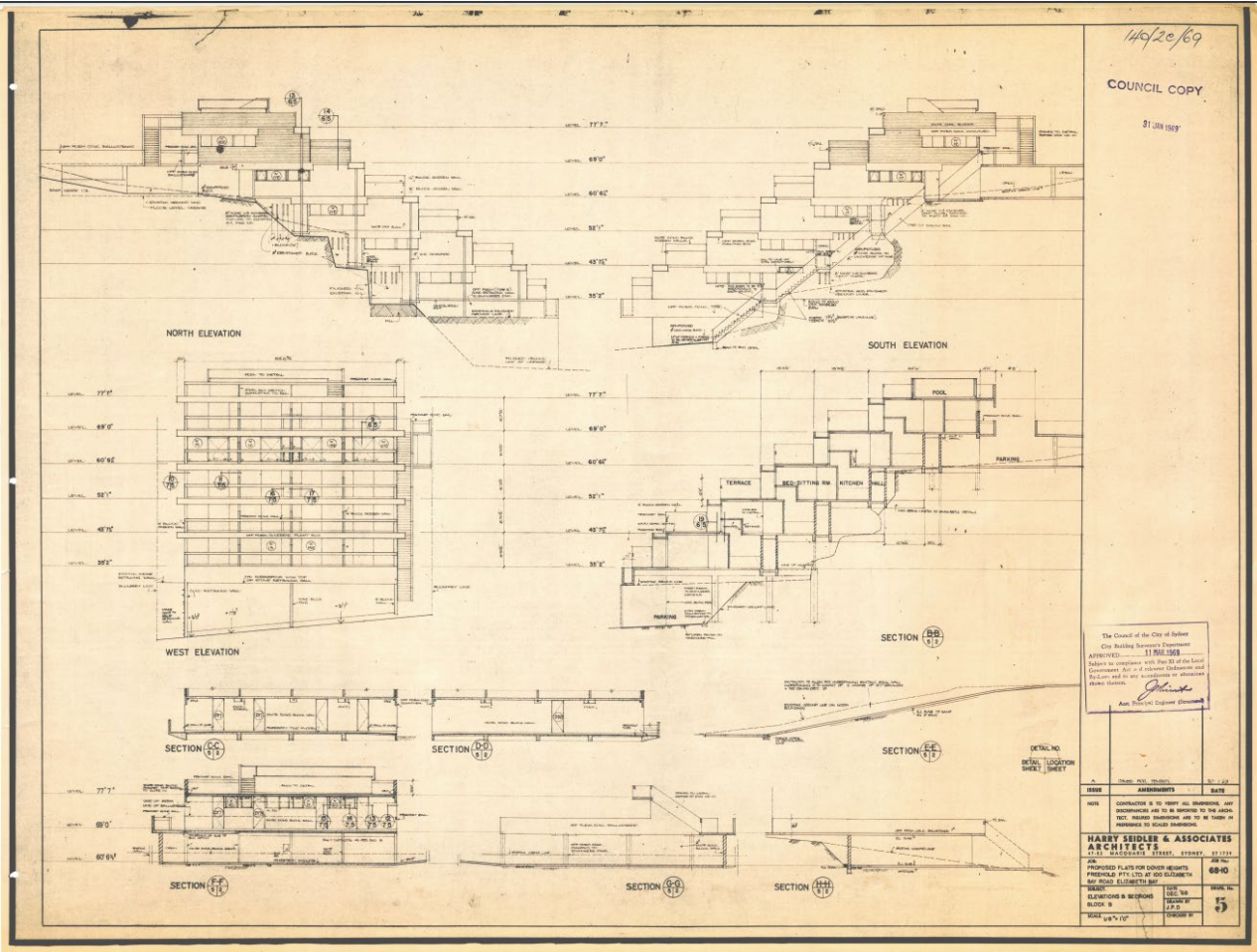


Image caption	Plans and sections from December 1968.				
Image year	1968	Image by	Harry Seidler & Associates Architects	Image copyright holder	Harry Seidler & Associates Architects

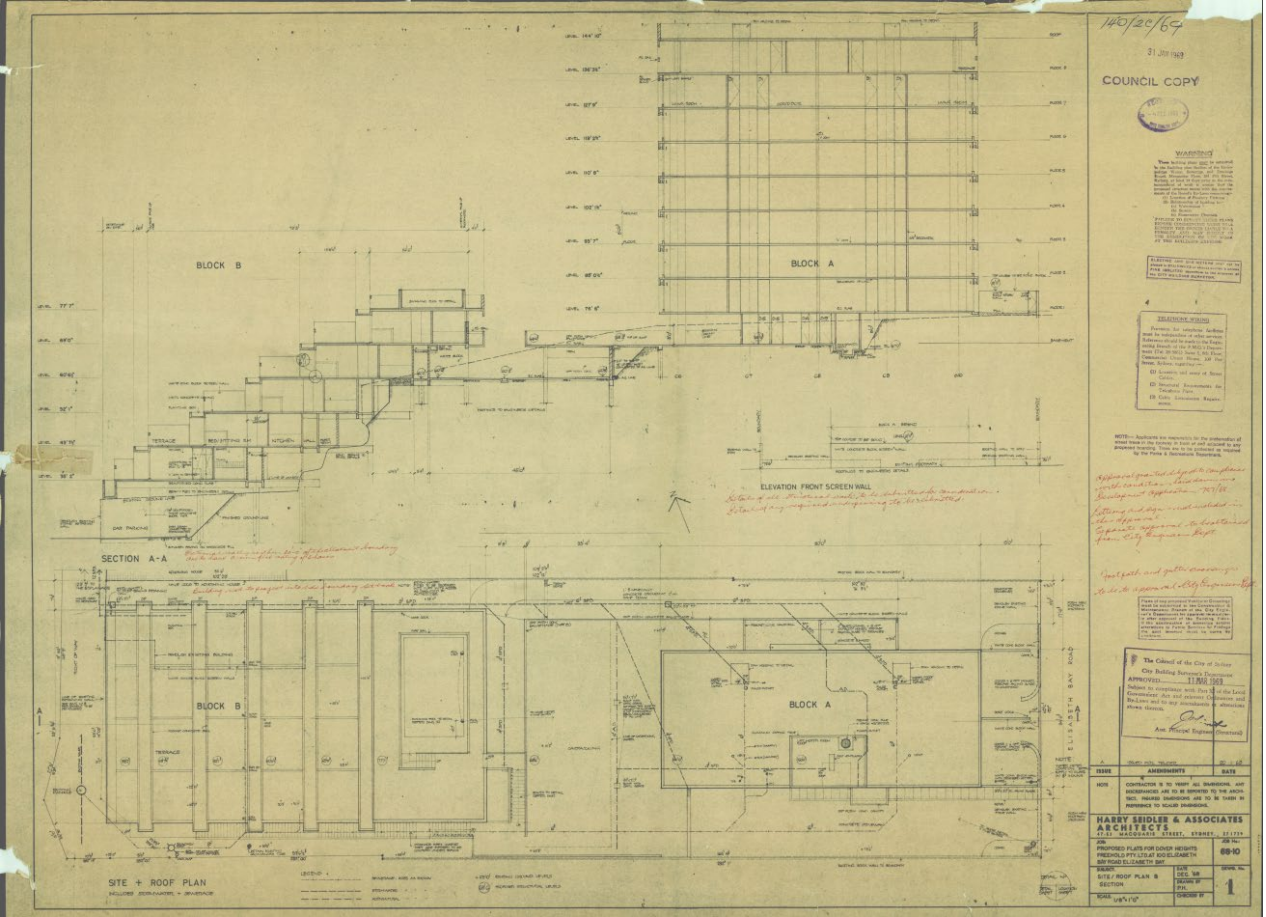


Image caption	Elevations of the eastern block (Block A).				
Image year	December 1968	Image by	Harry Seidler & Associates Architects	Image copyright holder	Harry Seidler & Associates Architects

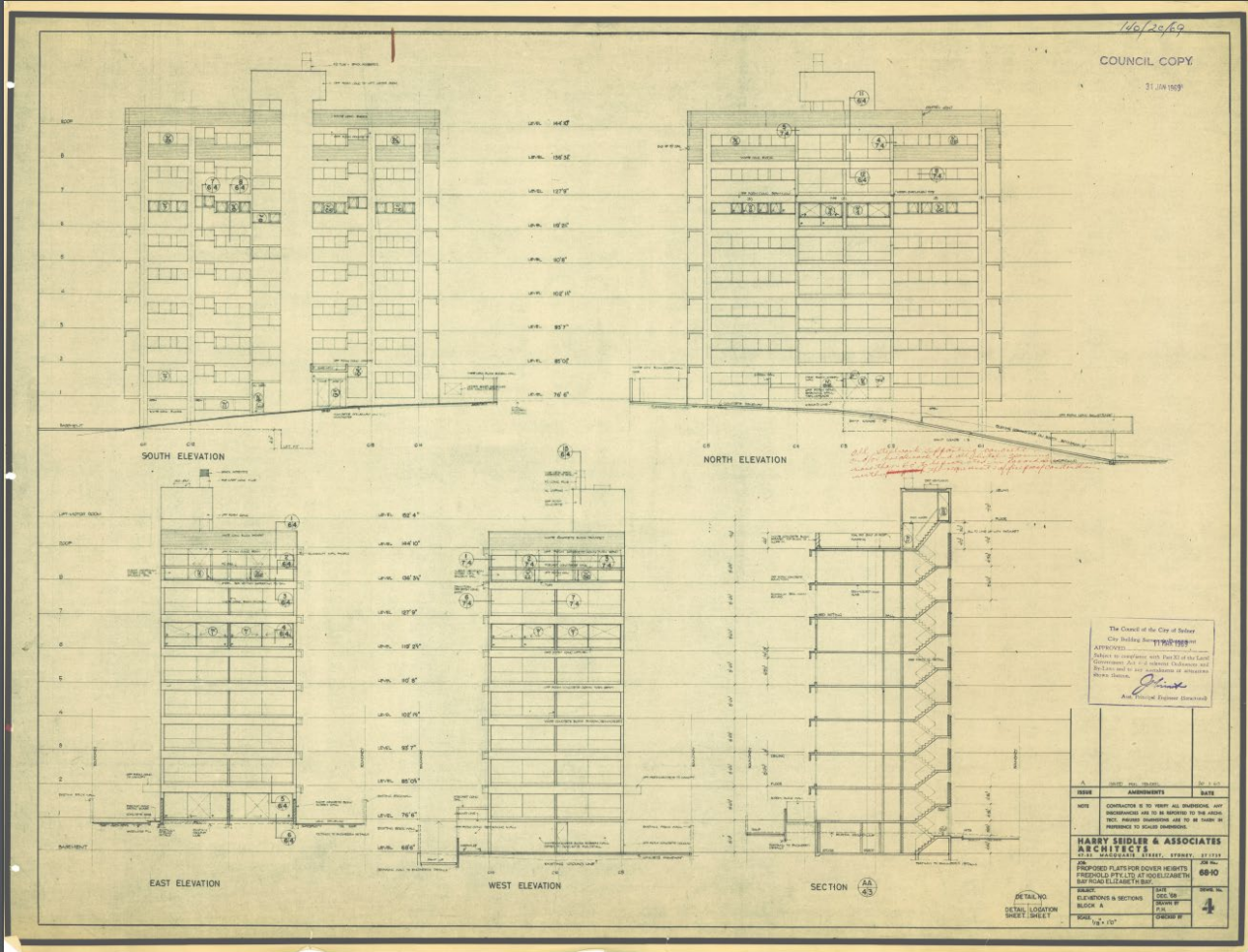


Image caption	Main (eastern and northern) elevation of Block A viewed from Elizabeth Bay Road.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Eastern elevation of Block A as viewed from the carpark.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	View to International Lodge from Elizabeth Bay Road, facing south.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	View to International Lodge from Ithaca Road, facing east.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Block A lobby with original glazed mosaic wall tiles.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	View of the rooftop pool in Block B.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	View of stairs from the carpark to the pool and recreation area of Block B.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	View of a typical corridor in Block B.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Access stairs on the southern side of terrace apartments in Block B.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Kitchen of a studio in Block B, on the northern elevation.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Side elevation of Block B showing projecting drainage elements with PVC piping fitted.				
Image year	2024	Image by	GML	Image copyright holder	GML



Image caption	Internal view of Block B showing a planter bed and metal railings.				
Image year	2024	Image by	GML	Image copyright holder	GML



¹ Paul Irish, *Hidden in Plain View*, 2017.