

Item No: R6 Recommendation to Council

Subject: **ADVICE OF THE LOCAL PLANNING PANEL - HERITAGE LISTING OF EIGHTEEN AUSGRID SUBSTATIONS**

Author: Kristy Wellfare, Strategic Heritage Officer

Approvers: Anne White, Manager - Strategic Planning
Scott Pedder, Director - Planning & Place

File No: 22/55781

Purpose of the Report: To provide Council with the advice of the Woollahra Local Planning Panel
To obtain Council's approval to proceed with the planning proposal to list eighteen (18) Ausgrid substations as local heritage items in Schedule 5 and on the heritage maps of the Woollahra Local Environmental Plan 2014.

Alignment to Delivery Program: Strategy 4.3: Protect our heritage, including significant architecture and the natural environment.

Recommendation:

- A. THAT Council note the advice provided by the Woollahra Local Planning Panel on 17 March 2022 for the planning proposal to list eighteen Ausgrid electricity substations as local heritage items in Schedule 5 and the Heritage Maps of the Woollahra Local Environmental Plan 2014.
- i. 'Electricity Substation No.94' at 73A Dover Road, Rose Bay (Lot 1 in DP 121861)
 - ii. 'Electricity Substation No.99' at Wyuna Road, Point Piper (Road reserve)
 - iii. 'Electricity Substation No.135, including moveable content' at 65 William Street, Double Bay (Lot 1 in DP 172768)
 - iv. 'Electricity Substation No.160' at James Street, Woollahra (Lot 1 in DP 587872)
 - v. 'Electricity Substation No. 173, including moveable content' at 582 New South Head Road, Point Piper (Lot 1 in DP 1103924)
 - vi. 'Electricity Substation No.185, including moveable content and brick fence' at 116 Birriga Road, Bellevue Hill (Lot Y in DP 415489)
 - vii. 'Electricity Substation No.189, including moveable content' at 33 Hoddle Street, Paddington (Lot 1 in DP 187153)
 - viii. 'Electricity Substation No.193' at 29A Olphert Avenue, Vaucluse (Lot 28 in DP 666593)
 - ix. 'Electricity Substation No.199' at 2A Marathon Road, Darling Point (Lot 1 in DP 315729 and Lot A in DP 415567)
 - x. 'Electricity Substation No.299 including moveable content and brick fence' at 101 Drumalbyn Road, Bellevue Hill Lot A in DP 320729
 - xi. 'Electricity Substation No.314 including moveable content and front fence' at 1 Dalley Avenue, Vaucluse (Lot 35 in DP 1108999)
 - xii. 'Electricity Substation No.315 including moveable content and brick fence' at 7 Plumer Road, Rose Bay (Lot 1 in DP 1079372)
 - xiii. 'Electricity Substation No.318 at 13 Drumalbyn Road, Bellevue Hill (Lot 1 in DP 328329)
 - xiv. 'Electricity Substation No.357 including front and side stone walls' at 2A March Street, Bellevue Hill (Lot 1 in DP 607315)
 - xv. 'Electricity Substation No.361, including front fence and side stone wall' at 29 Boronia Road, Bellevue Hill (Lot O in DP 17114)
 - xvi. 'Electricity Substation No.364' at 1A Rupertswood Avenue, Bellevue Hill (Lot 1 in DP 184315)
 - xvii. 'Electricity Substation No. 592, including moveable content' at 14 Robertson Place, Watsons Bay (Lot 1 in DP 231114)
 - xviii. 'Electricity Substation No. 622, including movable content' 148 Boundary Street, Paddington (Lot 1 in DP 231114).

- B. THAT Council endorse the planning proposal as contained in **Attachment 3**, and resolve to forward this to the Department of Planning and Environment with a request for Gateway determination to allow public exhibition.
- C. THAT Council request the Minister for Planning and Public Spaces (or delegate) authorise Council as the local plan-making authority in relation to the planning proposal, to make the local environment plan under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

Executive Summary:

The purpose of this report is to provide Council with the advice of the Woollahra Local Planning Panel (Woollahra LPP) on the listing of the following properties as local heritage items in Schedule 5 and the Heritage Maps of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014):

- ‘Electricity Substation No.94’ at 73A Dover Road, Rose Bay (Lot 1 in DP 121861)
- ‘Electricity Substation No.99’ at Wyuna Road, Point Piper (Road reserve)
- ‘Electricity Substation No.135, including moveable content’ at 65 William Street, Double Bay (Lot 1 in DP 172768)
- ‘Electricity Substation No.160’ at James Street, Woollahra (Lot 1 in DP 587872)
- ‘Electricity Substation No. 173, including moveable content’ at 582 New South Head Road, Point Piper (Lot 1 in DP 1103924)
- ‘Electricity Substation No.185, including moveable content and brick fence’ at 116 Birriga Road, Bellevue Hill (Lot Y in DP 415489)
- ‘Electricity Substation No.189, including moveable content’ at 33 Hoddle Street, Paddington (Lot 1 in DP 187153)
- ‘Electricity Substation No.193’ at 29A Olphert Avenue, Vaucluse (Lot 28 in DP 666593)
- ‘Electricity Substation No.199’ at 2A Marathon Road, Darling Point (Lot 1 in DP 315729 and Lot A in DP 415567)
- ‘Electricity Substation No.299 including moveable content and brick fence’ at 101 Drumalbyn Road, Bellevue Hill Lot A in DP 320729
- ‘Electricity Substation No.314 including moveable content and front fence’ at 1 Dalley Avenue, Vaucluse (Lot 35 in DP 1108999)
- ‘Electricity Substation No.315 including moveable content and brick fence’ at 7 Plumer Road, Rose Bay (Lot 1 in DP 1079372)
- ‘Electricity Substation No.318 at 13 Drumalbyn Road, Bellevue Hill (Lot 1 in DP 328329)
- ‘Electricity Substation No.357 including front and side stone walls’ at 2A March Street, Bellevue Hill (Lot 1 in DP 607315)
- ‘Electricity Substation No.361, including front fence and side stone wall’ at 29 Boronia Road, Bellevue Hill (Lot O in DP 17114)
- ‘Electricity Substation No.364’ at 1A Rupertswood Avenue, Bellevue Hill (Lot 1 in DP 184315)
- ‘Electricity Substation No. 592, including moveable content’ at 14 Robertson Place, Watsons Bay (Lot 1 in DP 231114)
- ‘Electricity Substation No. 622, including movable content’ 148 Boundary Street, Paddington (Lot 1 in DP 231114).

We recommend that Council resolves to endorse the planning proposal as contained in **Attachment 3**, and resolve to forward this to the Department of Planning and Environment (DPE) with a request for Gateway determination to allow public exhibition.

Discussion:

Background

Section 170 of the *NSW Heritage Act, 1977*, requires that all State Agencies establish and keep a register entitled "Heritage and Conservation Register" (S.170 Register). By inclusion on the S.170 Register, it is best practice that there is an accompanying heritage inventory sheets which is usually available to the public on the relevant stage agency website or the Heritage NSW website.

Clause 22 of the *Heritage Regulation 2012* prescribes the following classes of items are to be included on a S.170 Register:

- (a) *items that are listed as heritage items under an environmental planning instrument made under the Environmental Planning and Assessment Act 1979,*
- (b) *items that are subject to an interim heritage order,*
- (c) *items that are listed on the State Heritage Register,*
- (d) *items identified by the government instrumentality concerned as having State heritage significance.*

On 22 December 2021, Council received correspondence from Ausgrid advising that they have undertaken a review of their S.170 heritage and conservation register and have identified eighteen (18) electricity substations of varying ages and styles in the Woollahra Local Government Area that do not fall under any of the four classes set out in Clause 22 of the *Heritage Regulation 2012*, above. In response to this review, Ausgrid advised Council that they intend to remove these eighteen (18) sites from their S.170 Register (see **Attachment 5**).

The subject properties have been listed on the relevant S.170 Register since 1994, 2006 and 2007, but are not listed under any environmental planning instrument made under the *Environmental Planning and Assessment Act 1979*. Once the substations are removed from the S.170 Register, as they are not listed in Schedule 5 of the Woollahra LEP 2014 or on the State Heritage Register, they would be unprotected.

In response to Ausgrid's correspondence, Council staff have undertaken a review of the potential heritage significance of these electricity substations and, based on the information available, found that the eighteen (18) substations fulfil the criteria for local heritage listing in Schedule 5 of the Woollahra LEP 2014. As such, a planning proposal has been prepared by Council staff to amend Schedule 5 and the Heritage Maps of the Woollahra LEP 2014 to include these substations as local heritage items in order to ensure their ongoing preservation and maintenance.

The Woollahra Heritage Gap Analysis was endorsed by Council on 22 November 2021. In the Gap Analysis, *Goal 4C - Review other/previous heritage listing and assessments* includes the action to "Review, assess and list items on other statutory and non-statutory heritage register" as this has the potential "to identify environmental heritage that meets the NSW heritage criteria and is not currently listed in Schedule 5". This review of the electricity substations within the Woollahra LGA not currently included in Schedule 5 is consistent with this goal and action.

The sites

The eighteen (18) sites that are the subject of this report are scattered throughout the municipality in Bellevue Hill, Darling Point, Double Bay, Paddington, Point Piper, Rose Bay, Vaucluse, Watson's Bay and Woollahra. All sites are occupied by Electrical Substations. Substations are installations containing high-voltage switchgear and/or transformers, regulators or converting machinery, for the purpose of switching, transforming and/or converting of alternating current electricity.

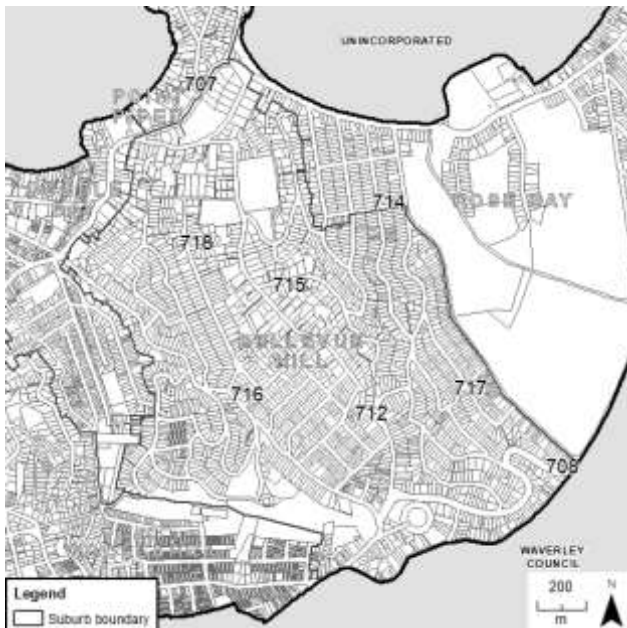


Figure 1: Map showing Bellevue Hill substation item locations and proposed item numbers.
(Source: Woollahra MAPS, 2021)

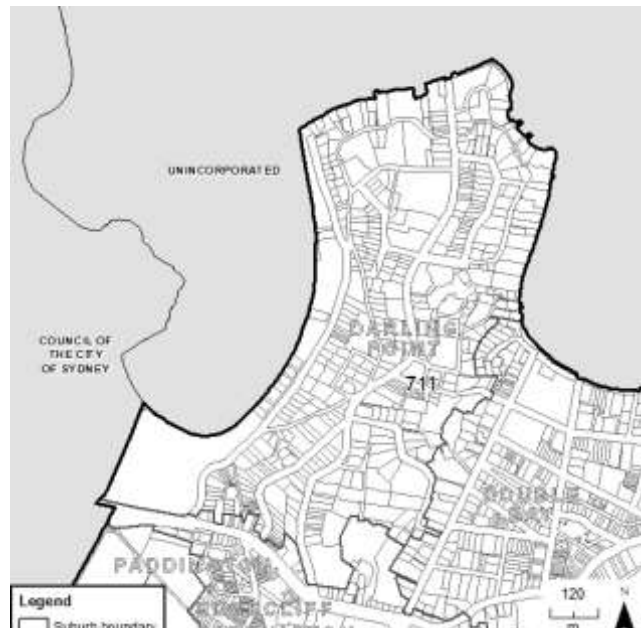


Figure 2: Map showing Darling Point substation item locations and proposed item numbers.
(Source: Woollahra MAPS, 2021)

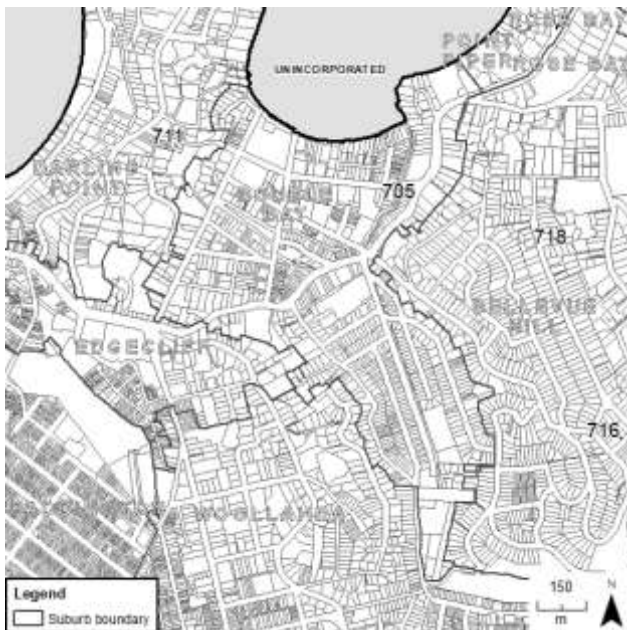


Figure 3: Map showing Double Bay substation item locations and proposed item numbers.
(Source: Woollahra MAPS, 2021)

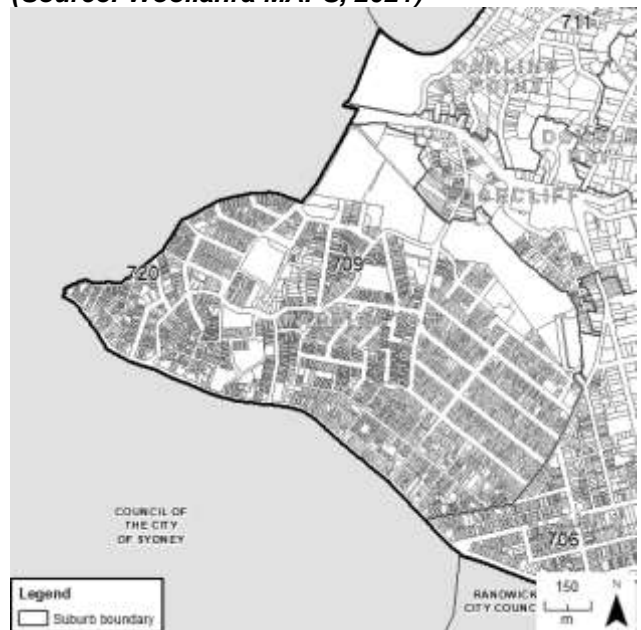


Figure 4: Map showing Paddington substation item locations and proposed item numbers.
(Source: Woollahra MAPS, 2021)



Figure 5: Map showing Point Piper substation item locations and proposed item numbers.
(Source: Woollahra MAPS, 2021)

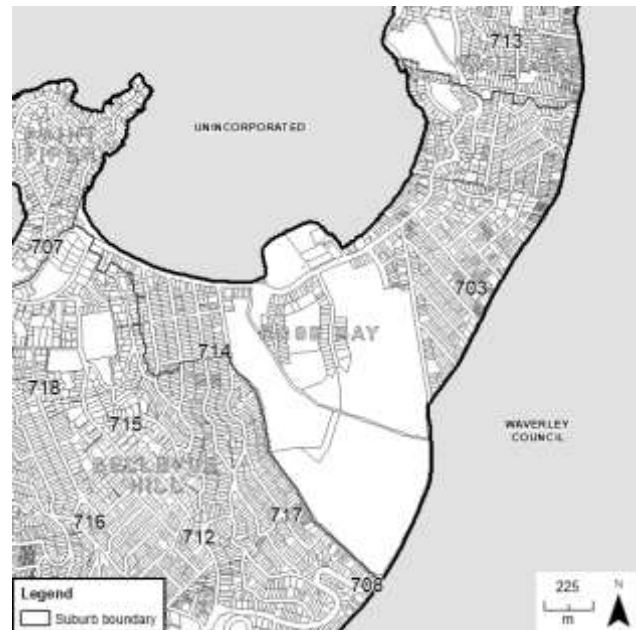


Figure 6: Map showing Rose Bay substation item locations and proposed item numbers.
(Source: Woollahra MAPS, 2021)



Figure 7: Map showing Vaucluse and Watson's Bay substation item locations and proposed item numbers.
(Source: Woollahra MAPS, 2021)

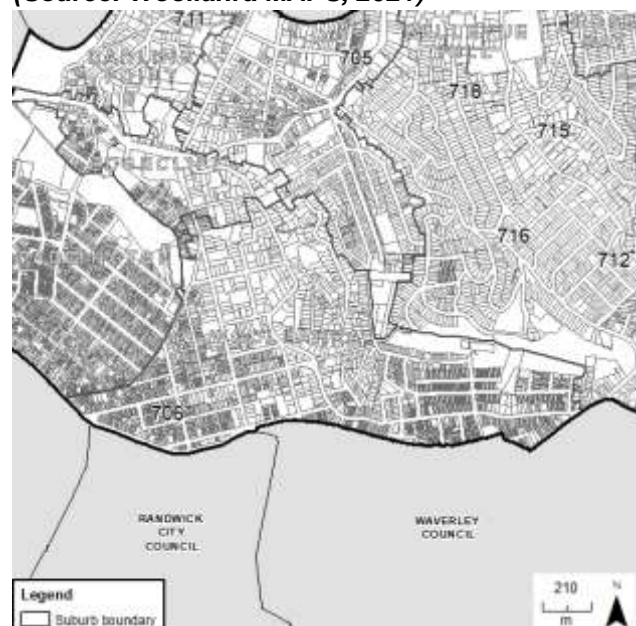


Figure 8: Map showing Woollahra substation item locations and proposed item numbers.
(Source: Woollahra MAPS, 2021)

The 18 electrical Substations in Woollahra were designed by the Sydney Municipal Council until 1936. The Substations were then designed by the Sydney County Council between 1937 and 1952, when this role was taken over by the Electricity Commission of New South Wales. They were all purpose-built structures aiming to 'blend in with the local character of the area', and whose design was based on consultation with the local authorities. Substations were designed using different styles depending on the designers involved and the time of design (including Art Nouveau, Californian Bungalows, Interwar Stripped Classical, Interwar Mediterranean, and Modernist), the materials readily available, and the context of the local streetscapes.

For ease of reference, the draft item number (as shown in **Figures 1 – 8** above) is shown for each substation.

| Item No. (proposed) | Property name | Substation No. | Address |
|------------------------|-------------------|-------------------|------------------------------------------------------|
| 703 | "Wyuna Road" | 99 | Wyuna Road & Wunulla Road Point Piper |
| 704 | "Wolseley Road" | 173 | New South Head Road, 582, Double Bay (Point Piper) |
| 705 | "Black Street" | 314 | Dalley Avenue, 1 Nr Black Street, Vaucluse |
| 706 | "Dover Road" | 94 | 30 Dover Road, Rose Bay |
| 707 | "William New" | 135 | William Street, Double Bay |
| 708 | "James Street" | 160 | James Street & Dwyer Lane, Woollahra |
| 709 | "Birriga Road" | 185 | 116 Birriga Road, (Nr Old South Head), Bellevue Hill |
| 710 | "Hoddle Street" | 189 | 33 Hoddle Street, (Nr Glenmore Road), Paddington |
| 711 | "Olphert Avenue" | 193 | Olphert Avenue, Vaucluse (between 29 and 31) |
| 712 | "Marathon Rd" | 199 | Marathon Road & Adelaide Street, Darling Point |
| 713 | "Bundarra Road" | 299 | Drumalbyn Road & Victoria Road, Bellevue Hill |
| 714 | "Plumer Road" | 315 | 7 Plumer Road, Rose Bay |
| 715 | "Drumalbyn Road" | 318 | 13 Drumalbyn Road, Bellevue Hill |
| 716 | "March Street" | 357 | 2A March Street, Nr Bellevue Road, Bellevue Hill |
| 717 | "Boronia Road" | 361 | Boronia Road, Nr Bunyula Road (29) Bellevue Hill |
| 718 | "Rupertswood Ave" | 364 | 1A Rupertswood Avenue, Bellevue Hill |
| 719 | "Dunbar Street" | 592 | Robertson Place & Dunbar Street, Watsons Bay |
| 720 | "Comber St" | 622 | 148 Boundary Street, Paddington |



Figure 9: Proposed item 708 - The James Street substation is an example of an Art Nouveau substation (Source: Draft heritage inventory sheet, 2022)



Figure 10: Proposed item 706 - The Dover Road substation is an example of the bungalow style (Source: Draft heritage inventory sheet, 2022)



Figure 11: Proposed item 705 - The "Black Street" substation is an example of the Interwar Mediterranean style (Source: Draft heritage inventory sheet, 2022)



Figure 12: Proposed item 704 - The Wolseley Road substation is an example of the Interwar stripped classical style (Source: Draft heritage inventory sheet, 2022)



Figure 13: Proposed item 715 - The Drumalbyn Road substation is an example of the Modernist style (Source: Draft heritage inventory sheet, 2022)

Assessment of heritage significance

An assessment of heritage significance was carried out by Council's Strategic Heritage Officers Kristy Wellfare and Flavia Scardamaglia, which was informed by the existing heritage inventory sheets available from the Heritage NSW website, site inspections, and primary and secondary sources. The assessment of significance was undertaken in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001 and *Investigating Heritage Significance 2021*.

All properties have been assessed against the seven criteria in the guidelines. Each criterion has inclusions and exclusions guidelines which are used to assist in the assessment process. If an item meets one of the seven heritage criteria at a local level, and retains the integrity of its key attributes, it can be considered to have local heritage significance. To be assessed for State significance an item will meet more than one of the seven heritage criteria at a State level, or if an item satisfies only one of the criteria, the item is of such particular significance to NSW that it should be listed. A copy of the heritage review document is attached at **Attachment 1**. This review document includes the heritage inventory sheets for each site (**Attachment 2**), and contains a heritage assessment for each property against all criteria.

Table 1: NSW Heritage assessment criteria summary

| Criteria | | |
|-----------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| (a) | Historic significance | An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area) |
| (b) | Associational significance | An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area) |
| (c) | Aesthetic significance | An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area) |
| (d) | Social significance | An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons |
| (e) | Technological significance/research potential | An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area) |
| (f) | Rarity | An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area) |
| (g) | Representativeness | An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. • or a class of the local area's • cultural or natural places; or • cultural or natural environments. |

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

| Substation | (a) historic | (b) association | (c) aesthetic | (d) social | (e) technological | (f) rarity | (g) representative |
|-------------------|-------------------------|----------------------------|--------------------------|-----------------------|------------------------------|-----------------------|-------------------------------|
| "Wyuna Road" | ✓ | ✗ | ✓ | ✗ | ? | ✓ | ✓ |
| "Wolseley Road" | ✓ | ✗ | ✓ | ✗ | ? | ✗ | ✓ |
| "Black Street" | ✓ | ✗ | ✓ | ✗ | ? | ✗ | ✓ |
| "Dover Road" | ✓ | ✗ | ✓ | ✗ | ? | ✓ | ✓ |
| "William New" | ✓ | ✗ | ✓ | ✗ | ? | ✗ | ✓ |
| "James Street" | ✓ | ✗ | ✓ | ✗ | ? | ✓ | ✓ |
| "Birriga Road" | ✓ | ✗ | ✓ | ✗ | ? | ✗ | ✓ |
| "Hoddle Street" | ✓ | ✗ | ✓ | ✗ | ? | ✓ | ✓ |
| "Olphert Avenue" | ✓ | ✗ | ✓ | ✗ | ? | ✗ | ✓ |
| "Marathon Rd" | ✓ | ✗ | ✓ | ✗ | ? | ✗ | ✓ |
| "Bundarra Road" | ✓ | ✗ | ✓ | ✗ | ? | ✗ | ✓ |
| "Plumer Road" | ✓ | ✗ | ✓ | ✗ | ? | ✗ | ✓ |
| "Drumalbyn Road" | ✓ | ✗ | ✓ | ✗ | ? | ✓ | ✓ |
| "March Street" | ✓ | ✗ | ✓ | ✗ | ? | ✗ | ✓ |
| "Boronia Road" | ✓ | ✗ | ✓ | ✗ | ? | ✗ | ✓ |
| "Rupertswood Ave" | ✓ | ✗ | ✓ | ✗ | ? | ✗ | ✓ |
| "Dunbar Street" | ✓ | ✗ | ✓ | ✗ | ? | ✗ | ✓ |
| "Comber St" | ✓ | ✗ | ✓ | ✗ | ? | ✗ | ✓ |

The heritage significance assessment has assessed the heritage significance of all 18 substations, in accordance with the NSW Heritage Manual and concluded that all buildings meet the threshold for listing as items of local heritage significance.⁴

The heritage assessment of these substations did not identify any that fulfilled the criteria for listing at a State level.

The statements of significance for each substation site are included in the attached heritage review document. Generally, these substation buildings fulfil the criteria for heritage significance at a local level for their historic, aesthetic and representative significance, with the following substation buildings also fulfilling the criteria for local significance for their rarity:

- Dover Road (706)
- Wyuna Road (703)
- James Street (708)
- Hoddle Street (710)
- Drumalbyn Road (715)

Planning Proposal

Consistent with the recommendations of the assessment of heritage significance report, a planning proposal has been prepared to list 18 substations as local heritage items in Schedule 5 and on the Heritage Maps of the Woollahra LEP 2014.

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

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

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

Advice of the Woollahra Local Planning Panel

The matter was referred to the Woollahra Local Planning Panel (Woollahra LPP) on 17 March 2022 (see **Attachment 4**), where they provided the following advice to Council:

THAT the Woollahra Local Planning Panel advises Council to proceed with the planning proposal to list the following eighteen (18) Ausgrid electricity substations as local heritage items in Schedule 5 and on the Heritage Maps of the Woollahra Local Environmental Plan 2014.

- A. 'Electricity Substation No.94' at 73A Dover Road, Rose Bay (Lot 1 in DP 121861)
- B. 'Electricity Substation No.99' at Wyuna Road, Point Piper (Road reserve)
- C. 'Electricity Substation No.135, including moveable content' at 65 William Street, Double Bay (Lot 1 in DP 172768)
- D. 'Electricity Substation No.160' at James Street, Woollahra (Lot 1 in DP 587872)
- E. 'Electricity Substation No. 173, including moveable content' at 582 New South Head Road, Point Piper (Lot 1 in DP 1103924)

⁴ At the meeting of 17 March 2022, the Woollahra Local Planning Panel advised that the assessment of the research/technological significance should be updated to "unknown", as access has not been available to each substation to assess the potential significance of the interiors or remnant switch equipment.

- F. *'Electricity Substation No.185, including moveable content and brick fence' at 116 Birriga Road, Bellevue Hill (Lot Y in DP 415489)*
- G. *'Electricity Substation No.189, including moveable content' at 33 Hoddle Street, Paddington (Lot 1 in DP 187153)*
- H. *'Electricity Substation No.193' at 29A Olphert Avenue, Vaucluse (Lot 28 in DP 666593)*
- I. *'Electricity Substation No.199' at 2A Marathon Road, Darling Point (Lot 1 in DP 315729 and Lot A in DP 415567)*
- J. *'Electricity Substation No.299 including moveable content and brick fence' at 101 Drumalbyn Road, Bellevue Hill Lot A in DP 320729*
- K. *'Electricity Substation No.314 including moveable content and front fence' at 1 Dalley Avenue, Vaucluse (Lot 35 in DP 1108999)*
- L. *'Electricity Substation No.315 including moveable content and brick fence' at 7 Plumer Road, Rose Bay (Lot 1 in DP 1079372)*
- M. *'Electricity Substation No.318 at 13 Drumalbyn Road, Bellevue Hill (Lot 1 in DP 328329)*
- N. *'Electricity Substation No.357 including front and side stone walls' at 2A March Street, Bellevue Hill (Lot 1 in DP 607315)*
- O. *'Electricity Substation No.361, including front fence and side stone wall' at 29 Boronia Road, Bellevue Hill (Lot O in DP 17114)*
- P. *'Electricity Substation No.364' at 1A Rupertswood Avenue, Bellevue Hill (Lot 1 in DP 184315)*
- Q. *'Electricity Substation No. 592, including moveable content' at 14 Robertson Place, Watsons Bay (Lot 1 in DP 231114)*
- R. *'Electricity Substation No. 622, including movable content' 148 Boundary Street, Paddington (Lot 1 in DP 231114).*

Subject to correcting the assessment of the "technological" criteria (of the NSW Heritage Manual) to "unknown" for each of the 18 substations.

The planning proposal (**Attachment 3**) has been updated to include the advice from the Woollahra LPP. The heritage review document has also been updated to reflect the above advice of the Panel regarding the significance assessment of technological/research potential of the substations.

Options:

Subject to Council's decision, the planning proposal (with updates to make reference to the Council decision) will be referred to the DPE for a Gateway determination. This will allow the planning proposal to be placed on public exhibition.

The public exhibition of the planning proposal will be undertaken in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* (the Act), the *Environmental Planning and Assessment Regulation 2021* and the Gateway determination issued by the Department as delegate for the Minister.

The Gateway determination will specify the minimum duration of the public exhibition period. This period is usually a minimum of 28 days, which is consistent with Council's standard practice for the exhibition of a planning proposal.

Public notification of the exhibition will comprise:

- A weekly notice in the Wentworth Courier for the duration of the exhibition period (if a hardcopy is being published).
- A notice on Council's website.
- A notice to local community, resident and business groups.

To streamline the plan-making process, the Minister can delegate some plan-making powers to Council for routine matters. In this case, Council may request authorisation to exercise the functions of the Minister to make an LEP under section 3.36 of the Act. Part C of the recommendation for this report deals with this request. After public exhibition, the planning proposal and submissions received will be reported to Council.

Alternatively, Council may decide to note the advice of the Woollahra LPP and not progress the planning proposal.

Community Engagement and / or Internal Consultation:

Council has advised Ausgrid of its intention to review and, where appropriate, include the nominated electricity substations as local heritage items in Schedule 5 of the Woollahra LEP 2014 by letter dated 1 March 2022. Ausgrid have advised that in light of the heritage review of the substations being undertaken by Council, these items will remain on the S.170 heritage and conservation register for an additional 12 months.

In response to the report presented to the Woollahra LPP on 17 March 2022 and following the meeting, Council received correspondence from Ausgrid regarding the proposed heritage listings (see **Attachment 5**).

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

Policy Implications:

Should Council resolve to endorse the planning proposal and forward this to the DPE, and should the planning proposal progress to exhibition and finalisation, there will be policy implications by listing these properties as heritage items in the Woollahra LEP 2014.

Financial Implications:

NIL.

Resourcing Implications:





Staff resources will be associated with exhibiting the planning proposal if Council resolves to proceed.

Conclusion:

A planning proposal to list 18 Ausgrid electricity substation as local heritage items in Schedule 5 and on the Heritage Maps of the Woollahra LEP 2014 was considered by the Woollahra LPP on 17 March 2022. At this meeting, the Woollahra LPP provided advice to Council that it supports the planning proposal, subject to Council updating the assessment of the significance assessment for technological/research potential to “unknown” to reflect that access for assessment had not been available.

Council staff recommend that Council endorses the planning proposal at **Attachment 3** and proceed with referring this to the DPE requesting a Gateway determination to allow public exhibition.

Attachments

1. Draft Ausgrid s170 Heritage and Conservation Register Review (25 March 2022) [↓](#) 
2. Draft Inventory Sheets - Ausgrid S.170 Substations - 25 March 2022 [↓](#) 
3. Draft Planning Proposal - Ausgrid Substations - Heritage Listing (last updated 25 March 2022) [↓](#) 
4. WLPP Agenda - 17 March 2022 (Attachments Removed) [↓](#) 
5. Correspondence from Ausgrid (as at 25 March 2022) [↓](#) 