

- Item No:** D1  
**Subject:** **OUTCOME OF THE HERITAGE STUDY: PROFESSOR LESLIE WILKINSON IN WOOLLAHRA**
- Author:** Flavia Scardamaglia, Senior Strategic Heritage Officer  
**Approver:** Anne White, Manager - Strategic Planning & Place  
**File No:** 22/156904  
**Purpose of the Report:** To seek the advice of the Woollahra Local Planning Panel in relation to a planning proposal to list five sites as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014  
To also seek the advice of the Woollahra Local Planning Panel in relation to the nomination of Greenway at 24 Wentworth Road, Vaucluse to the State Heritage Register.
- Alignment to Delivery Program:** Strategy 4.2 Conserving our rich and diverse heritage.
- Note:** Late correspondence was tabled by Flavia Scardamaglia, Council's Senior Strategic Heritage Officer and Jessica Prats from Martin Street Lawyers.
- Note:** Jessica Glenda-Prats and James Talbot, addressed the Panel.

**Reasons for decisions:**

The panel congratulates Council staff on the thorough research and analysis evident in the heritage study. The Panel also commends Woollahra Council for resourcing such a careful consideration of the extraordinary legacy of Wilkinson's work in the municipality. His role in Australian architecture deserves such commitment.

The research is comprehensive and further to the public submissions and discussions at the panel meeting, reformatting is recommended of the statements of significance to address the criteria in terms of the exclusion and inclusion guidelines of the Heritage NSW guidelines "Assessing Heritage Significance" published by NSW Heritage.

**Recommendation:**

- A. THAT the Woollahra Local Planning Panel advises Council to proceed with the planning proposal to list the following sites as local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014:  
*Monument to Robert Watson*, including sandstone tablet, carvings and setting at 22 Military Road, Watsons Bay, Robertson Park (part of Lot 7093 DP 107469).  
*Hampden Lodge*, including interiors and garage at 12 Hampden Avenue, Darling Point (Lot 1 DP 1184885).  
House, including interiors and gardens at 43 Latimer Road, Bellevue Hill (Lot A DP 312687, Lot A DP 318717 and Lot 1 131019).  
House, including interiors at 56 Wallaroy Road, Woollahra (Lot 3 DP 17153).  
Wrought iron gate and brick posts at 28A Wentworth Road, Vaucluse (Part of Lot 2 DP 531931)  
Subject to B below.
- B. THAT the Woollahra Local Planning Panel advises Council that the statements of significance should be reformatted to address the criteria in terms of the exclusion and inclusion guidelines of the Heritage NSW guidelines "Assessing Heritage Significance" published by NSW Heritage.

- C. THAT the Woollahra Local Planning Panel provides advice to Council staff to proceed with the nomination to the State Heritage Register of the local heritage item “*Greenway*”—*all buildings, interiors and works, grounds, grove of approximately 8 Sydney Pink Gums* at 24 Wentworth Road, Vaucluse (Item 413, Lot 101 DP 621888).
- D. THAT the Woollahra Local Planning Panel recommends that Council staff arrange to have the final heritage study, which informed the planning proposal, publicly available on Council’s website.

**Note:** *In accordance with the Woollahra Local Planning Panel Operational Procedures the votes are recorded on this planning matter.*

***For the Motion***

Sheridan Burke  
Kenneth Raphael  
Sandra Robinson  
Peter Wells

***Against the Motion***

Nil

***4/0***

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| <b>ITEM No.</b> | D2  |
| <b>FILE No.</b> | DA28/2021/1   |
| <b>ADDRESS</b>  | 31 Captain Pipers Road Vaucluse   |
| <b>PROPOSAL</b> | Demolition of the existing structures and construction of a new dual-occupancy development and strata subdivision |

**Note:** Late correspondence was tabled by Jennie Askin, Mrs Alice Adler and Ben Adler.

**Note:** Dan Lacaze, Ben Adler, Christopher King and Anthony Booth, Objectors and Jennie Askin for the Applicant and Pierre Della-Putta, Architect addressed the Panel.

**Reasons for Decision**

The Panel has independently viewed the site, from the street and surrounding area and/or electronically, considered the submissions, and reviewed the assessment report prepared by Council officers that addresses the relevant matters detailed in Section 4.15 of the Environmental Planning and Assessment Act 1979.

The Panel in reaching its decision noted that the late correspondence which depicted a conflict between the stormwater pipes and the transplanted palms was not a true reflection of the proposed scheme as it was based upon a superseded stormwater concept plan. The Panel noted that the final stormwater plans indicated that the pipe work was beneath the concrete driveway and not within the landscape strip where the palms were to be planted.

The Panel was not supportive of the Applicant’s request to reduce the setback requirements as set out in Condition 1 (Deferred Commencement).

For the reasons in the assessment report, the Panel is satisfied that the application can be approved subject to the amendment of Condition A.3. and A.5 b) (correction of dimensions to tree 13 to be consistent with the Arborist Report) and new Advising K.13. (Reuse of Canary Island Date Palm (Tree No. 13)).

Kenneth Raphael dissented because of the following reasons:

1. The proposal is non-compliant in significant ways as described in Council officers' reports.