

Environmental Planning Committee



Agenda

Monday 30 November 2020

6.00pm

Meeting to be held using conferencing technology (refer to details over page)

Compliance with social distancing requirements to limit the spread of COVID-19 virus at Council and Committee Meetings:

Amendments have been made to the *Local Government Act 1993* to allow councils to meet remotely to reduce the risk of COVID-19 and ensure compliance with the Public Health Order.

In line with social distancing requirements to limit the spread of the COVID-19 virus Woollahra Council will be holding Council and Committee meetings (i.e. Environmental Planning (EP), Finance, Community & Services (FC&S) and Strategic & Corporate (S&C) remotely using conferencing technology (until further notice).

The Mayor, Councillors and staff will be participating in meetings by an audio-visual link instead of attending in person. Meetings will be webcast and member of the public can watch and listen to meetings live (via YouTube) or dial in to listen to the meetings using a telephone.

Members of the public are invited to listen to meetings by either using conferencing technology or by teleconference. Public participation online or by phone will be managed in accordance with meeting procedures.

A link will be available on Council's website:

https://www.woollahra.nsw.gov.au/council/meetings_and_committees/committees/environmental_planning_committee_ep/ep_agendas_and_minutes

If you are experiencing any issues in joining the meeting please call (02) 9391 7001.

An audio recording of the meeting will be uploaded to Council's website following the meeting by 5.00pm on the next business day.

Outline of Meeting Protocol & Procedure:

- The Chairperson will call the Meeting to order and ask the Committee Members and/or Staff to present apologies and/or late correspondence.
- The Chairperson will commence the Order of Business as shown in the Index to the Agenda.
- At the beginning of each item the Chairperson will invite member(s) of the public who registered to speak to address the Committee.
- Members of the public who have registered to address the Committee, will be allowed four (4) minutes in which to address the Committee. One (1) warning bell will be rung at the conclusion of three (3) minutes and two (2) warning bells rung at the conclusion of four (4) minutes. Please direct comments to the issues at hand.
- If there are persons representing both sides of a matter (e.g. applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allocated four (4) minutes, the speaker will take no further part in the debate unless specifically called to do so by the Chairperson.
- If there is more than one (1) person wishing to address the Committee from the same side of the debate, the Chairperson will request that where possible a spokesperson be nominated to represent the parties.
- After considering any submissions the Committee will debate the matter (if necessary), and arrive at a recommendation (R items which proceed to Full Council) or a resolution (D items for which the Committee has delegated authority).

Disclaimer:

By using conferencing technology or by teleconference, listening and/or speaking at Council or Committee Meeting members of the public consent to their voice and personal information (including name and address) being recorded and publicly available on Council's website. Councillors, staff and members of the public are advised that meeting are being lived streamed, accessible via a link from Council's website.

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For further information please visit www.woollahra.nsw.gov.au

Recommendation only to the Full Council ("R" Items):

- Such matters as are specified in Section 377 of the Local Government Act and within the ambit of the Committee considerations.
- Broad strategic planning matters including those initiated at State and Federal Government level.
- Urban design studies.
- Planning proposals and local environment plans.
- Development control plans and guidelines.
- Development contribution plans.
- Heritage conservation studies, assessments and controls.
- Commercial centres' studies.
- Residential studies and strategies.
- Parks and Reserves Plans of Management (Strategies, Policies and Objectives).
- Flood Management Strategies.
- Recreation Policies and Strategies.
- Sustainability Policies and Strategies.
- Transport Strategies.
- Tree Policies and Strategies.
- Matters requiring the expenditure of moneys and in respect of which no Council vote has been made.
- Matters requiring supplementary votes to Budget.
- Matters not within the specified functions of the Committee.
- Matters reserved by individual Councillors in accordance with any Council policy on "safeguards" and substantive changes

Delegated Authority to be determined at Committee level ("D" Items):

- To require such investigations, reports or actions as considered necessary in respect of matters contained within the Business Agendas (and as may be limited by specific Council resolutions).
 - Confirmation of the Minutes of its Meetings.
 - Statutory reviews of Council's Delivery Program and Operational Plan.
- Any other matter falling within the responsibility of the Environmental Planning Committee and not restricted by the Local

Government Act or required to be a Recommendation to Full Council as listed above.

- **Environmental Planning Committee Membership:**
7 Councillors

- **Quorum:**
The quorum for Committee meeting is 4 Councillors

Woollahra Municipal Council

Notice of Meeting

26 November 2020

To: Her Worship the Mayor, Councillor Susan Wynne, ex-officio
Councillors Mary-Lou Jarvis (Chair)
Nick Maxwell (Deputy Chair)
Luise Elsing
Matthew Robertson
Isabelle Shapiro
Mark Silcocks
Toni Zeltzer

Dear Councillors,

Environmental Planning Committee – 30 November 2020

In accordance with the provisions of the Local Government Act 1993, I request your attendance at Council's **Environmental Planning Committee** meeting to be held in using teleconferencing technology, **on Monday 30 November 2020 at 6.00pm.**

Councillors and members of the public are advised that we will be holding Council and Committee meetings remotely using conferencing technology (until further notice).

Watch and listen to the meeting live via Council's website:

https://www.woollahra.nsw.gov.au/council/meetings_and_committees/committees/environmental_planning_committee_ep/ep_agendas_and_minutes

A audio recording of the meeting will be uploaded to Council's website following the meeting by 5.00pm on the next business day.

The safety of our community, Councillors and our staff is Council's number one priority and we thank you for your patience and understanding at this time.

If you have any difficulties accessing the meeting please contact (02) 9391 7001.

Craig Swift-McNair
General Manager

Meeting Agenda

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Items to be Submitted to the Council for Decision with Recommendations from this Committee

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Item No: D1 Delegated to Committee
Subject: **CONFIRMATION OF MINUTES OF MEETING HELD ON 2 NOVEMBER 2020**
Author: Sue O'Connor, Governance Officer
File No: 20/180743
Reason for Report: The Minutes of the Environmental Planning Committee of 2 November 2020 were previously circulated. In accordance with the guidelines for Committees' operations it is now necessary that those Minutes be formally taken as read and confirmed.

Recommendation:

THAT the Minutes of the Environmental Planning Committee Meeting of 2 November 2020 be taken as read and confirmed.

Item No: D2 Delegated to Committee
Subject: **SMALL BUSINESS & START-UPS GROUP - MINUTES - 14 AUGUST 2020 & 9 OCTOBER 2020**
Author: Kate Burgess, Temp Coordinator Placemaking
Approvers: Anne White, Manager - Strategic Planning
Craig Swift-McNair, General Manager
File No: 20/202330
Reason for Report: To report the minutes of the Small Business Working Party that took place in the final quarter of 2020.

Recommendation:

THAT the Minutes of the Small Business & Start Ups group meetings that took place on 14 August 2020 and 9 October 2020 be received and noted.

Background:

On 30 October 2017 Council resolved to establish a working party comprising selected Councillors and key stakeholders with the aim of focusing on small business and start-ups. The Council resolution was as follows:

- A. *THAT a new sub-committee be formed that focusses on 'small business' and 'start-ups'.*
- B. *THAT The Mayor, in consultation with the General Manager, is charged with determining the Terms of Reference, scope and constitution of this new sub-committee so that it is able to convene as soon as possible.*

The Terms of Reference of the Small Business Working Party (SBWP) were adopted by Council on 22 July 2019, where Council resolved:

- A. *THAT the draft Terms of Reference for a new sub-committee that focuses on 'small business' and 'start-ups', as set out in **Annexure 1** of this report be adopted subject to:*
 - i) *highlighting the services that Council provides for small business and start-ups*
 - ii) *amending the sub-committee reference from Finance, Community & Services Committee to Environmental Planning Committee*
 - iii) *amending 'Our Vision' to read - Woollahra Council is considered a destination of choice for existing and proposed small business/start-ups.*
- B. *THAT necessary arrangements be made to facilitate the efficient operation of this new sub-committee.*

These Terms of Reference identify that the SBWP is advisory only and has no delegation. Accordingly, the minutes of the Group are to be reported to the Environmental Planning Committee.

Meetings:

The first two meetings of the Group were held in the final quarter of 2020 on 14 August 2020 and 9 October 2020. A copy of the meeting minutes are attached at **Annexure 1** and **Annexure 2**. A summary of the key issues discussed at each meeting is provided below:

Meeting of 14 August 2020

Issue	Summary
• Terms of Reference	These require updating to reflect an amended composition. Terminology to be enhanced to identify clear measures of success.
• Small Business Survey	Staff updated members on the survey that would be sent to businesses to inform future actions and support for small business.
• Service NSW Business Concierge	Service NSW Business Concierge who supports our LGA presented on the assistance that Service NSW is providing to business. This includes grant funding which will support a number of businesses in the LGA.
• A-Frame Business Signs	Option paper presented which created discussions on different ways to manage A-frame signs.

As a consequence of this meeting, the following actions have been undertaken by Council staff:

- The Terms of Reference has been revised to reflect an amended composition and identify clear measures of success.
- The Small Business Survey was launched in October as part of the Woollahra Council Small Business Month program.
- The Placemaking Team have continued to collaborate with our designated Service NSW Business Concierge.
- A draft Woollahra A-Frame Signs Policy was developed for review at the next meeting of the Small Business Working Party.

Meeting of 9 October 2020

Issue	Subject
• Terms of Reference	Revised Draft Terms of Reference were tabled, which were supported by the SBWP.
• SpendMapp	Spendmapp is an on-line tool that allows Council staff to analyse spend data going back to July 2018. Council signed up to the Spendmapp tool in July 2020 and gained access to it in early September 2020. The SBWP received a presentation on the capacity of this tool, which provided an insight into some of the economic impacts of Covid-19 in our LGA.
• Update on Ganda apps and wayfinding	A report on the GANDA Double Bay and Paddington wayfinding apps was developed in response to a Question of Notice, and included in the Council agenda of 29 September 2020. A report was presented to the SBWP who resolved that staff prepare a report to the Environmental Planning Committee recommending investigating alternative opportunities for wayfinding.
• A-Frame signs on footways	In response to the previous meeting of the SBWP, on 14 August 2020, draft criteria for a local approvals policy was presented. The SBWP recommended that staff prepare a report on A-frame signs to the Environmental Planning Committee.

Issue	Subject
<ul style="list-style-type: none">• Mobile food and drink outlets	The members of the SBWP were referred to the <i>Environmental Planning and Assessment (COVID-19 Development – Takeaway Food and Beverages) Order 2020</i> issued on 31 March 2020 by Planning and Public Spaces Minister, Rob Stokes. The aim of the Order is to support the recovery of the food and beverage industry. Following discussion of suitable locations for such mobile outlets and the potential impact on existing businesses, the SBWP requested staff to prepare a report to the Environmental Planning Committee, which identifies how Council can encourage and support mobile food and drink outlets.
<ul style="list-style-type: none">• Woollahra Local Business Awards	Council staff recommended developing a Woollahra Local Business Awards program to provide Council and the community with an opportunity to recognise the importance of local businesses. The SBWP requested staff prepare a report for discussion at the next meeting.

As a consequence of this meeting, the following actions have been undertaken by Council staff:

- Revised Terms of Reference have been drafted. These will be reported to a future meeting of the Environmental Planning Committee.
- Staff have prepared a report on the Ganda apps as well as alternative wayfinding tools. This will be reported to a meeting of the Environmental Planning Committee.
- A report on options for progressing A-Frame Signs has been prepared. This will be reported to a meeting of the Environmental Planning Committee.
- Staff are preparing a report on a draft Woollahra Council Mobile Food and Drink Truck Policy. This will be reported to a meeting of the Environmental Planning Committee.
- Staff are developing a proposal for a Woollahra Local Business Awards program. With the support of the SBWP and Council, this program may be launched in mid-2021.
- The next meeting of the SBWP has been scheduled for 5 February 2021.

Conclusion:

The SBWP has held two meetings in the final quarter of 2020, which have proven to be an excellent forum for staff and Councillors to discuss a wide range of issues including how Council can proactively support small business in the Woollahra LGA. As a consequence of these meetings there have been a number of matters progressed, including the drafting of a report on A-Frame signs and Wayfinding.

It is the staff recommendation that the minutes of the meetings of the SBWP of 14 August 2020 and 9 October 2020 be received and noted.

Annexures

1. Minutes of Small Business & Start Ups Group - 14 August 2020 [↓](#) 
2. Minutes of Small Business & Star Ups Group - 9 October 2020 [↓](#) 

MINUTES

SMALL BUSINESS WORKING PARTY

Friday, 14 August 2020

1.00 – 2.00pm

Council Chambers & remote locations (via Zoom)

Present	Apologies
<p><u>Councillors:</u></p> <p>Cr Susan Wynne (Mayor)</p> <p>Cr Nick Maxwell (Chair)</p> <p>Cr Mark Silcocks</p> <p>Cr Mary-Lou Jarvis</p> <p><u>External Rep:</u></p> <p>Chris Lomas (Service NSW)</p>	<p><u>Staff:</u></p> <p>Craig Swift-McNair</p> <p>Allan Coker</p> <p>Justine Henderson</p> <p>Anne White</p> <p>Kate Burgess</p> <p>Jacquelyne Della-Bosca</p> <p>Emma Williamson</p>
	<p>Don Johnston</p>

Item	Subject	Discussion	Action	Who	Timing
1.	Apologies	<ul style="list-style-type: none"> See above 			
2.	Key outcomes from meeting on 2 July 2020	<ul style="list-style-type: none"> Summary provided by Cr Wynne Focus on setting goals, KPIs and measuring success Council led but business community involved as required. 		Cr Wynne	
3.	SBWP Terms of Reference	<ul style="list-style-type: none"> TOR require updating to: <ul style="list-style-type: none"> Reflect amended composition Include clear success measures All projects to align to the vision established under the "We Will" section Suggestion for an enabling power / delegation to be added to allow minor administrative changes. 	Updated TOR to be drafted and reported back to the SBWP	Allan Coker	By next SBWP meeting
4.	Small Business Survey	<ul style="list-style-type: none"> Anticipate sending to local businesses early September 2020 Web page to include contact details for Chis Lomas (<i>Service NSW: Mobile Business Concierge</i>) and other relevant initiatives and supporting services. Business coaching as survey prize / incentive 	Overview of survey to be sent to SBWP. Members to provide feedback in 3 working days	SBWP	w/c 17 August 2020

Item	Subject	Discussion	Action	Who	Timing
5.	Flyer for Mayor & GM business centre walk	<ul style="list-style-type: none"> Flyer drafted - includes list of supporting initiatives and link to survey Date of walk earmarked for Wednesday 26 August 2020 	Draft to be circulated to SBWP for comment	Justine Henderson	w/c 17 August 2020
6.	Service NSW Mobile Business Concierge	<p><i>Note: Item was considered first on the agenda.</i></p> <ul style="list-style-type: none"> Presentation by Chris Lomas, Service NSW: Mobile Business Concierge Role is shared across Woollahra, Waverley, Randwick and City of Sydney Councils Recent focus on COVID-19 grants: <ul style="list-style-type: none"> \$10k small business grant (closed 30 Jun 2020). Approx 770 applications from Woollahra LGA and approx 700 approved. Summary report to be provided to Council in September 2020 Council/Service NSW to collaborate on communications when grants announced. \$3k small business recovery grant available for business's classed as "severely impacted" (closed 15 August 2020). Chris contacting eligible businesses to encourage them to apply Extended free provision of <i>Business Connect</i> until June 2021. Types of services provided include finance and marketing advice Potential for Chris to be physically present in Council Chambers / Library to meet with local businesses, in line with COVID-19 physical distancing directives. 	<p>Contact details for Chris to be shared with the SBWP.</p> <p>Check availability for Chris to attend Council Chambers/Library</p>	<p>Anne White</p> <p>Anne White</p>	<p>w/c 17 August 2020</p> <p>Subject to latest advice</p>
7.	Appointments to Double Bay & Oxford St Working Parties	<ul style="list-style-type: none"> Appointment of members not to be considered by the SBWP. 	Email to be sent to appointed Councillors on working parties requesting further nominations. Final appointment by the Mayor	Allan Coker	w/c 17 August 2020
8.	Placemaking Grants	<ul style="list-style-type: none"> Staff recommendations considered by Finance, Community & Services Committee on 10 August 2020. 10 grant applications received: staff recommended supporting 8 partially or full funding. Recommendation from FC&S to be considered at Council on 24 August 2020. 	Staff submitting late correspondence to Council to address questions raised.	Anne White	24 August 2020
9.	Economic Impacts of COVID-19	<ul style="list-style-type: none"> Subscribed to SpendMapp. Expecting first round economic data in next two weeks Presented summary of LGA COVID-19 economic impacts, produced by Taylor Fry Consulting Actuaries. Up-to-date information is important to identify and target the most affected businesses. 	LGA suburb data to be distributed to SBWP members	Anne White	w/c 17 August 2020
10.	COVID-19 Update – Role of Council	<ul style="list-style-type: none"> Briefly discussed circular from the Office of Local Government. Some lack of clarity around Council's role. However it is noted that it is educational, not compliance. Communications channel has been established for customer enquiries and Anthony Crimmings: Manager Customer Service is nominated as Council's customer contact 			

Item	Subject	Discussion	Action	Who	Timing
11.	Oxford Street Marketing Strategy	<ul style="list-style-type: none"> Not discussed 	To be presented to Oxford Street Working Party	Kate Burgess	
12.	Public Space Ideas Competition	<ul style="list-style-type: none"> Executive Leadership Team support staff preparing a submission to the competition. Deadline 28 August 2020 	Briefing note to be sent regarding submission	Allan Coker	28 August 2020
13.	Update on GANDA App	<ul style="list-style-type: none"> Not discussed 			
14.	Christmas Decorations	<ul style="list-style-type: none"> Not discussed 			
15.	A-frame Business Signs	<ul style="list-style-type: none"> Discussion paper presented. Paper included two options for reducing red tape for local businesses wanting to display a-frame signs General discussion about the pros and cons of each approach. Option 1 generally agreed to be the preferred approach, which retains a Council approval pathway. 	Council staff to prepare a draft local approvals policy for consideration by the SBWP.	Jacquelyne Della-Bosca	By next SBWP meeting
16.	Policy on food trucks	<ul style="list-style-type: none"> Not discussed 			
	Next Meeting	<ul style="list-style-type: none"> TBC 	Invites to be sent out	Allan Coker	



Small Business Working Party



Minutes

Friday 9 October 2020

Small Business Working Party Minutes

Friday 9 October 2020

Present: Councillors: The Mayor, Susan Wynne
Nick Maxwell (Chair)
Mary-Lou Jarvis
Mark Silcocks

**External
Representatives:** Nil

Staff: Kate Burgess (Temporary Coordinator Placemaking)
Jacquelyn Della Bosca (Executive Planner)
Kelly McKellar (Acting Team Leader Strategic Planning)
Craig Swift-McNair (General Manager)
Anne White (Acting Manager Placemaking)
Emma Williamson (Administration Officer)

Others: Nil

Meeting opened: 11am held using teleconferencing technology

Woollahra Municipal Council
Small Business Working Party Minutes

9 October 2020

1. Opening

2. Acknowledgement of Country

3. Apologies

Nil

4. Declarations of Interest

Nil

5. Late Correspondence

Nil

6. Confirmation of Minutes

Item No: 6.1

Subject: **MINUTES OF THE SMALL BUSINESS WORKING PARTY HELD
ON 14 AUGUST 2020**
(Wynne/Jarvis)

Resolved:

THAT the Minutes of the Small Business Working Party held on the 14 August 2020 be confirmed.

7. Items for Discussion

Item No: 7.1

Subject: **SMALL BUSINESS WORKING PARTY REVISED TERMS OF
REFERENCE**
(Wynne/Maxwell)

Resolved:

- A. THAT the draft Small Business & Start Ups Group Terms of Reference be endorsed.
- B. THAT following endorsement of the Small Business & Start Ups Terms of Reference, staff prepare a report to the Environmental Planning Committee for consideration.

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Item No: 7.2
Subject: SPENDMAPP

Note: Kelly McKellar delivered a presentation on Spendmapp, an online spending data analysis tool to which Council has recently subscribed.

(Wynne/Jarvis)

Resolved:

- A. THAT the Small Business Working Group note the staff presentation on Spendmapp.
- B. THAT the Spendmap presentation be sent via email to the Small Business Working Group members following the meeting, including a comment from staff on the relationship of the Spendmap data to the Taylor Fry data which was presented at the previous meeting.

Item No: 7.3
Subject: UPDATES ON THE GANDA APPS AND WAYFINDING

(Wynne/Silcocks)

Resolved:

- A. THAT the report on the updates on the GANDA Apps and Wayfinding is noted.
- B. THAT Staff prepare a report to the Environmental Planning Committee recommending the use of alternative opportunities to facilitate wayfinding.
- C. THAT Cr Robertson be advised by Council staff that a report is being prepared on alternative opportunities to facilitate wayfinding.

Item No: 7.4
Subject: A-FRAME SIGNS ON FOOTWAYS

(Wynne/Jarvis)

Resolved:

- A. THAT the report on the Draft criteria for A-frame signs is noted
- B. THAT staff note that Option 1 in Annexure 1 was the preferred option.
- C. THAT based on feedback from the Small Business Working Party, staff prepare a report on A-frame signs to the Environmental Planning Committee for consideration.

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Item No: 7.5

Subject: **MOBILE FOOD AND DRINK OUTLETS**

(Wynne/Silcocks)

Resolved:

THAT the Small Business Working Party request staff to prepare a report to the Environmental Planning Committee which identifies how Council can encourage and support mobile food and drink outlets.

Item No: 7.6

Subject: **WOOLLAHRA LOCAL BUSINESS AWARDS**

(Jarvis/Silcocks)

Resolved:

- A. THAT the Small Business Working Party note the suggestion of the Woollahra Local Business Awards for further discussion.
- B. THAT staff prepare a report for discussion at the next meeting.

8. General Business

Item No: 8.1

Subject: **GENERAL BUSINESS**

(Silcocks/Jarvis)

Resolved:

THAT the matters of General Business as discussed at the meeting be noted:

- **Economic Development Officer**
Anne White provided an update on the recruitment of an Economic Development Officer who will join the Placemaking Team.
- **Christmas Decorations**
Anne White provided an update on proposed additional Christmas decorations.
- **Small Business Month**
Kate Burgess provided an update on the Small Business Month initiatives being run by the Placemaking Team throughout October.

Woollahra Municipal Council
Small Business Working Party Minutes

9 October 2020

9. Next Meeting

The scheduling of the next meeting is TBC.

There being no further business the meeting concluded at 12.15pm.

Item No:	R1 Recommendation to Council
Subject:	POST EXHIBITION REPORT - PLANNING PROPOSAL - PADDINGTON FLOODPLAIN RISK MANAGEMENT STUDY AND PLAN 2019
Author:	Kelly McKellar, Team Leader Strategic Planning
Approvers:	Anne White, Manager - Strategic Planning Aurelio Lindaya, Manager Engineering Services Nick Economou, Acting Director Planning & Development
File No:	20/201204
Reason for Report:	To report on the public exhibition of a planning proposal to implement the recommendations of the Paddington Floodplain Risk Management Study and Plan 2019. To obtain Council's approval to proceed with the finalisation of the planning proposal and preparation of a draft LEP.

Recommendation:

- A. THAT the Paddington Floodplain Risk Management Study and Plan 2019 is amended based on the recommendations of Council's consultant floodplain risk management specialist to refine the flood planning area by removing the following nine properties:
- 180 Ocean Street, Edgecliff
 - 1 Hargrave Street, Paddington
 - 106 Hargrave Street, Paddington
 - 10 Harris Street, Paddington
 - 22 Hopewell Street, Paddington
 - 19 Paddington Street, Paddington
 - 34 Paddington Street, Paddington
 - 19 Sutherland Avenue, Paddington
 - 80 Ocean Street, Woollahra.
- B. THAT Council proceed with the planning proposal at **Annexure 1** of the report to the Environmental Planning Committee meeting of 30 November 2020, and prepare a draft local environmental plan to amend the Flood Planning Maps in the *Woollahra Local Environmental Plan 2014* subject to amending the planning proposal to remove nine properties identified in Schedule 3 and also contained on the Flood Planning Maps, consistent with the amended Paddington Floodplain Risk Management Study and Plan 2019 identified in A.
- C. THAT Council use its authorisation as the local plan-making authority to exercise the functions under Section 3.36 (2) of the *Environmental Planning and Assessment Act 1979* to make the LEP.

1. Introduction

This report details the public exhibition of the planning proposal to amend the Flood Planning Maps of *Woollahra Local Environmental Plan (LEP) 2014* based on the Paddington Floodplain Risk Management Study and Plan 2019 (Paddington FRMSP 2019). The exhibited planning proposal is included at **Annexure 1**.

The Paddington FRMSP 2019 considered land in the Woollahra LGA in the Rushcutters Bay catchment area. The Study Area is bounded by New South Head Road to the north, Oxford Street to the south-west, Ocean Street to the east and Boundary Street to the north-west. Notably, the study area includes the Paddington Heritage Conservation Area as identified on the Heritage Map and Schedule 5 in the Woollahra LEP 2014.

Flood planning is addressed in *Clause 6.3 – Flood Planning* in the Woollahra LEP 2014:

6.3 Flood planning

- (1) *The objectives of this clause are as follows—*
 - (a) *to minimise the flood risk to life and property associated with the use of land,*
 - (b) *to allow development on land that is compatible with the land’s flood hazard, taking into account projected changes as a result of climate change,*
 - (c) *to avoid significant adverse impacts on flood behaviour and the environment.*
- (2) *This clause applies to—*
 - (a) *land identified as “Flood planning area” on the Flood Planning Map, and*
 - (b) *other land at or below the flood planning level.*
- (3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—*
 - (a) *is compatible with the flood hazard of the land, and*
 - (b) *will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*
 - (c) *incorporates appropriate measures to manage risk to life from flood, and*
 - (d) *will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and*
 - (e) *is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.*
- (4) *A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.*
- (5) *In this clause—*

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event, plus 0.5 metre freeboard.

The Flood Planning Maps identify all the land within the LGA which is identified as flood planning area. The Paddington FRMSP 2019 identified an additional 837 additional properties in Paddington, Edgecliff and Woollahra which should be included in the flood planning area. Updating the Flood Planning Maps to reflect the Paddington FRMSP 2019 is critical to provide accurate and up to date information to minimise flood risk to both people and property.

The exhibited planning proposal included at **Annexure 1**, identifies all the properties at Schedule 3 (and in the Flood Planning Maps) that should be included in the flood planning area of Woollahra LEP 2014.

2. Background

To date, the preparation of the planning proposal has involved the following steps:

- 9 September 2019 Council adopted the Paddington FRMSP 2019 prepared by Catchment Simulation Solutions. A copy is available at the following link:
https://www.woollahra.nsw.gov.au/environment/water_and_coast/our_projects/floodplain_management/paddington_catchment_area
- 11 November 2019 The Paddington FRMSP 2019 was reported to the Environmental Planning Committee (EPC) on 28 October 2019 and on 11 November 2019 Council resolved to prepare a planning proposal to amend the Woollahra LEP 2014 Flood Planning Maps based on the adopted Paddington FRMSP 2019.
- 5 December 2019 The Woollahra Local Planning Panel (Woollahra LPP) advised it supported the planning proposal.
- 10 February 2020 The advice of the Woollahra LPP was reported to the EPC on 3 February 2020, and on 10 February 2020 Council resolved that the planning proposal be forwarded to the Department of Planning, Industry and Environment (DPIE) requesting a gateway determination to allow public exhibition.
- 30 March 2020 A gateway determination for the planning proposal was issued on 30 March 2020. It gave authorisation for Council to exercise plan-making functions under section 3.36 (2) of the *Environmental Planning and Assessment Act 1979* (the Act) to make the LEP.

3. Public Exhibition:

The planning proposal and supporting material were publicly exhibited for 47 days from Monday 29 June 2020 to Friday 14 August 2020. The public exhibition was undertaken in accordance with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000*, the relevant DPIE guidelines and the gateway determination. The exhibition involved the following:

1. Four weekly notices in the Wentworth Courier providing details of the exhibition, on 22 July 2020, 29 July 2020, 5 August 2020 and 12 August 2020¹.
2. A public exhibition page for the planning proposal and supporting material on Council's website. The exhibition page was visited by 65 customers during the exhibition.
3. A public exhibition page for the planning proposal and supporting material on Your Say Woollahra. This page was visited by 57 customers during the exhibition.
4. Display of exhibition material at the Customer Service counter of the Woollahra Council Chambers at Double Bay, available during normal business hours.

¹ It is noted that whilst public exhibition commenced on 29 June 2020, the notices in the Wentworth Courier did not commence until 22 July 2020. This was because the 22 July 2020 was the first edition of the Wentworth Courier following the temporary closure resulting from the COVID 19 pandemic. We note that the *Environmental Planning and Assessment Regulation 2000* and the *Woollahra Community Participation Plan 2019* identify that a website notification is sufficient when a local paper is not in circulation.

5. Notification letters or emails sent to stakeholders including:
 - Land owners of the affected sites
 - The Paddington Society
 - Woollahra Floodplain Committee
 - Public authorities, including: NSW Environment, Energy and Science, Heritage NSW, Sydney Water, Ausgrid, State Emergency Services (SES), NSW Ambulance, NSW Police, NSW Fire and Rescue, Department of Health and the Department of Education.

4. Submissions & responses to issues raised

We received 20 submissions in response to the public exhibition. A redacted copy of all submissions is attached at **Annexure 2**. Of these 20 submissions, four were generally in support of the planning proposal.

Due to the specialised nature of the Paddington FRMSP 2019, the consultant floodplain risk management specialist (the consultant) from Catchment Simulation Solutions, who developed the Paddington FRMSP 2019, was engaged to respond to the technical issues raised in the submissions. Responses to the issues raised, including the consultant's response, is attached at **Annexure 3**. In summary, the consultant is recommending that nine properties should be removed from the Paddington FRMSP 2019 and subsequently the properties identified in the Schedule 3 of the planning proposal and the proposed Flood Planning Maps.

The changes recommended by the consultant to refine the flood planning area are administrative in nature, and it is considered that further notification is not warranted. A response to the key issues raised in the submissions are identified below.

4.1. Objecting to a property being included in the flood planning area

Having considered the site specific details raised in the submission, the consultant has advised that refinements are required to the properties identified in the Paddington FRMSP 2019 (see **Annexure 3**). Specifically, the following nine properties should not be included in the Woollahra LEP 2014 Flood Planning Maps.

- 180 Ocean Street, Edgecliff
- 1 Hargrave Street, Paddington
- 106 Hargrave Street, Paddington
- 10 Harris Street, Paddington
- 22 Hopewell Street, Paddington
- 19 Paddington Street, Woollahra
- 34 Paddington Street, Paddington
- 19 Sutherland Avenue, Paddington
- 80 Ocean Street, Woollahra.

4.2. Concerns regarding the economic impact of being included in the flood planning area

It is important to have accurate and up to date Flood Planning Maps to minimise risk to people and property. For example, there could be potential evacuation problems associated with a property or a development could adversely affect flood behaviour.

Considering potential flooding issues early in the development process ensures these types of issues can be considered, addressed and potential risks minimised. This will ensure that environmental risk from overland flooding for these properties and their inhabitants will be managed through the development assessment process.

Identifying sites on the Flood Planning Maps will require applicable development to be considered against *Clause 6.3 – Flood Planning* of the *Woollahra LEP 2014* and also the relevant provisions in the *Woollahra Development Control Plan 2015* (Woollahra DCP 2015).

To facilitate the assessment process, all applications involving development or change of use on a site affected by 1:100 year flood will require a flood study. Further, any application where finished floor levels (FFLs) do not meet the requirements of the Woollahra DCP 2015 will require additional flood risk management and/or coastal inundation reports.

Accordingly, there are some additional minor costs involved in preparing an application on a site which is on the Flood Planning Map. It is also noted that there may be implications to the cost of insuring a development either during construction, or once completed. However, the improved resilience and safety outcomes of the planning proposal outweigh any potential social or economic effects.

4.3. Insufficient community consultation in preparing the Paddington FRMSP 2019

Community consultation was undertaken in the preparation of the Paddington FRMSP 2019, including:

- A dedicated website, which is publicly accessible. The website address is: <http://paddington.floodstudy.com.au/>
- A community questionnaire and information brochure sent to property owners, businesses and residents.
- Public exhibition of the Draft Study from 20 June 2018 to 27 July 2018
- Questionnaires to property owners, businesses and residents to consult further on issues identified during the public exhibition
- A community briefing at the Woollahra Library in May 2019.

5. Recommendation

Based on the advice of the consultant, it is recommended that the Paddington FRMSP 2019 is updated to incorporate the identified refinements and remove the flood affectation from nine properties.

Accordingly, staff recommend that Council proceed with the planning proposal to amend the Flood Planning Maps in the Woollahra LEP 2014 subject to amending the list of properties identified in Schedule 3 (and the proposed Flood Planning Maps), consistent with the amended list of properties to be identified in the Paddington Floodplain Risk Management Study and Plan 2019. Staff also recommend that Council proceed to prepare a draft local environmental plan.

Given that the proposed changes to the Paddington FRMSP 2019 and planning proposal relate to administrative and technical refinements, it is considered that further exhibition is not required.

6. Finalisation

To streamline the plan-making process, the Minister can delegate some plan-making powers to Council for routine matters. In this case, Council has been provided with written authorisation to exercise the functions of the Minister to make an LEP under section 3.36 of the Act.

Should Council resolve to proceed with and finalise the planning proposal, staff will request that the Parliamentary Counsel (PC) prepare a draft LEP. Once the draft LEP has been prepared, PC will issue an opinion that it can be made.

Alternatively, if Council decided not to finalise the planning proposal, it should resolve to write to the Minister (or delegate) requesting that the planning proposal not proceed under Section 3.35(4) of the Act.

7. Conclusion

The planning proposal seeks to implement the Paddington FRMSP 2019. Specially, the planning proposal seeks to amend the Woollahra LEP 2014 to identify 837 additional properties throughout Paddington, Edgecliff and Woollahra to be included on the Flood Planning Map.

The planning proposal and supporting documents were publicly exhibited from 29 June 2020 to 14 August 2020. We received 20 submissions to the public exhibition raising a number of different issues.

Due to the technical nature of the Paddington FRMSP 2019 a consultant was engaged to assist staff in responding to submissions. Having considered the site specific details raised in the submissions, the consultant has recommended refinements to the Paddington FRMSP 2019 and subsequently the properties identified in the planning proposal. These refinements will remove nine properties from the flood planning area.

Given that the proposed changes to the Paddington FRMSP 2019 and planning proposal relate to technical refinements and administrative updates, it is considered that further exhibition is not required.

Updating the Woollahra LEP 2014 Flood Planning Maps is critical to providing accurate and up to date information to minimise flood risk to both people and property. It is recommended that Council resolves to proceed with the planning proposal as contained in **Annexure 1** subject to removing nine properties.

Annexures

1. Exhibited Planning Proposal [↓](#) 
2. Redacted submissions [↓](#) 
3. Summary of submissions and responses [↓](#) 

Planning Proposal



Paddington Floodplain Risk Management Study and Plan (2019)

Prepared June 2020



TRIM: 20/6494

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Supplementary material (separately attached)

1. Report to the Environmental Planning Committee meeting of 28 October 2019 (annexures removed)
2. Current Flood Planning Maps FLP_001 and FLP_003 of Woollahra LEP 2014
3. Proposed Flood Planning Maps FLP_001 and FLP_003 of Woollahra LEP 2014
4. Paddington Flood Risk Management Study and Plan 2019

Part 1 – Introduction

1.1. Background

On 9 September 2019 Council adopted the *Paddington Floodplain Risk Management Study and Plan* (FRMSP 2019). The Paddington FRMSP 2019 was prepared by Catchment Simulation Solutions.

Section 6.3.2 of the Paddington FRMSP recommends that Council's Flood Planning Maps in the *Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014)* are updated to take advantage of the updated flood information generated as part of the study (pg. 113, Paddington FRMSP 2019).

On 28 October 2019, the Paddington FRMSP 2019 was reported to the Environmental Planning Committee (EPC). On the 11 November 2019, Council resolved:

- A. *THAT a planning proposal be prepared to amend the Flood Planning Map of Woollahra Local Environmental Plan 2014 based on the adopted Paddington Floodplain Risk Management Study and Plan 2019.*
- B. *THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.*
- C. *THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*

In accordance with Council's resolution of 11 November 2019, this planning proposal has been prepared to amend the Flood Planning Map in the *Woollahra LEP 2014* to identify 837 properties as recommend by the Paddington FRMSP 2019.

On 5 December 2019 the Woollahra Local Planning Panel (Woollahra LPP) considered a report on the planning proposal. At that meeting the Woollahra LPP provided the following advice:

*THAT the Woollahra Local Planning Panel advises Council that it supports the planning proposal at **Annexure 1** to amend the Flood Planning Map of Woollahra Local Environmental Plan 2014 based on the adopted Paddington Floodplain Risk Management Study and Plan 2019.*

On 3 February 2020, the advice from the Woollahra LPP was reported to the EPC, subsequently on 10 February 2020 Council resolved:

- A. *THAT Council note the advice provided by the Woollahra Local Planning Panel on 5 December 2019.*
- B. *THAT the planning proposal attached at Annexure 1 of the report to the Environmental Planning Committee meeting of 3 February 2020, be forwarded to the Department of Planning, Industry and Environment with a request for a gateway determination to allow public exhibition.*
- C. *THAT Council request the Minister for Planning and Public Spaces authorise Council as the local plan-making authority in relation to the planning proposal, to allow it to make the local environmental plan, under section 3.36 of the Environmental Planning and Assessment Act 1979.*

1.2. Description of this planning proposal

This planning proposal seeks to amend the *Woollahra LEP 2014* to implement the recommendations in Section 6.3.2 of the Paddington FRMSP 2019 (adopted 9 September 2019). The Paddington FRMSP 2019 identifies 837 additional properties in Paddington, Edgecliff and Woollahra to be included on the Woollahra LEP 2014 Flood Planning Map.

This planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the relevant NSW Department of Planning and Environment guidelines, including 'A Guide to Preparing Planning Proposals' (December 2018) and 'A Guide to Preparing Local Environmental Plans' (December 2018).

Council intends to request authorisation to exercise its delegation regarding the functions of the Minister for Planning and Public Spaces under Section 3.36 of the EP&A Act.

Part 2 – Subject sites

This planning proposal applies to 837 properties in Paddington, Edgecliff and Woollahra in the Woollahra Local Government Area (LGA). The Paddington FRMSP 2019 recommends that these properties are identified on the Flood Planning Map of the *Woollahra LEP 2014*.

The Paddington FRMSP 2019 considered land in the Woollahra LGA in the Rushcutters Bay catchment area. The Study Area is bounded by New South Head Road to the north, Oxford Street to the south-west, Ocean Street to the east and Boundary Street to the north-west. Notably, the study area includes the Paddington Heritage Conservation Area as identified on the Heritage Map and Schedule 5 in the *Woollahra LEP 2014*.

As identified within the current *Woollahra LEP 2014* Flood Planning Map, there are no parcels to the south of Lawson Street, Harris Street, Sutherland Street and Glenmore Road that are identified on the map as flood planning area.

The subject area is characterised by land zoned as R2 Low Density Residential with some sections of R3 Medium Density Residential.

It is noted that previous flood studies in this area did not consider overland flooding and consequently the properties subject to this planning proposal are not currently identified as part of a flood planning area.

Figure 1 shows the affected properties and the extent of the existing flood planning map. A full list of the properties subject to this planning proposal is contained in **Schedule 3**.

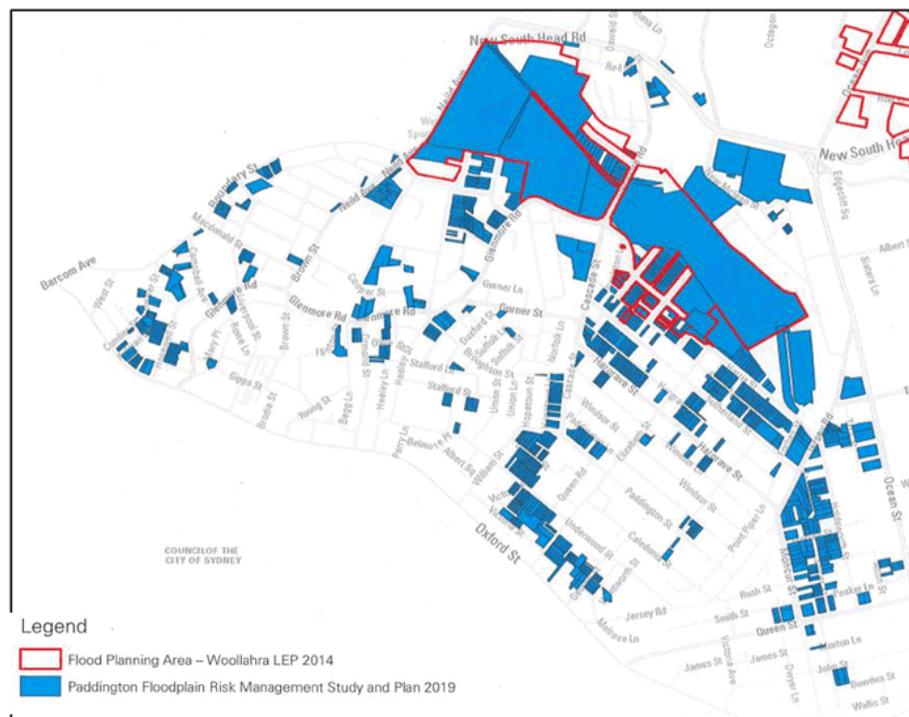


Figure 1: Properties identified in the Paddington FRMSP compared with the current Woollahra LEP 2014 Flood Planning Area. Those parcels already identified as Flood Planning Area are shown with a red outline and the parcels in blue are the subject of this planning proposal.

Part 3 – Existing planning controls

Flood planning is addressed in *Clause 6.3 – Flood Planning* in the *Woollahra LEP 2014*:

6.3 Flood planning

(1) *The objectives of this clause are as follows—*

- (a) *to minimise the flood risk to life and property associated with the use of land,*
- (b) *to allow development on land that is compatible with the land's flood hazard, taking into account projected changes as a result of climate change,*
- (c) *to avoid significant adverse impacts on flood behaviour and the environment.*

(2) *This clause applies to—*

- (a) *land identified as "Flood planning area" on the Flood Planning Map, and*
- (b) *other land at or below the flood planning level.*

(3) *Development consent must not be granted to development on land to which this clause applies unless the consent authority is satisfied that the development—*

- (a) *is compatible with the flood hazard of the land, and*
- (b) *will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and*
- (c) *incorporates appropriate measures to manage risk to life from flood, and*
- (d) *will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and*
- (e) *is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.*

(4) *A word or expression used in this clause has the same meaning as it has in the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005, unless it is otherwise defined in this clause.*

(5) *In this clause—*

flood planning level *means the level of a 1:100 ARI (average recurrent interval) flood event, plus 0.5 metre freeboard.*

The Flood Planning Map identifies all the land within the LGA which is identified as flood planning area. The current parcels identified as 'Flood Planning Area' in the general Paddington Area are shown by red outline in **Figure 1**.

Part 4 – Objectives of planning proposal

The objective of this planning proposal is to amend and update the Flood Planning Map in the *Woollahra LEP 2014* based on the adopted Paddington Floodplain Risk Management Study and Plan 2019.

Updating the Flood Planning map will ensure that development of flood affected properties in the Paddington area will be assessed against the provisions of *Clause 6.3 – Flood Planning* in the *Woollahra LEP 2014*.

Part 5 – Explanation of provisions

This planning proposal seeks to amend the *Woollahra LEP 2014* to identify 837 additional properties in the Paddington area on the Flood Planning Map as recommend by the Paddington FSMSP 2019. The properties are listed individually in **Schedule 3**.

The Paddington FRMSP 2019 recommends identifying a property as a flood control lot if the flood planning area (which is equal to the 1:100 ARI flood event) extends across more than 5% of the property. This methodology is consistent with the 'NSW Floodplain Development Manual' and the approaches adopted by other Sydney Metropolitan Councils to identify flood control lots.

Part 6 – Justification

In accordance with the Department of Planning and Environment's 'Guide to Preparing Planning Proposals', this part discusses:

- The need for the planning proposal
- Compliance with the strategic planning framework
- Environmental, social and economic impacts
- State and Commonwealth interest.

The key reason for amending the *Woollahra LEP 2014* is to identify flood control lots, to ensure that new development is compatible with potential flood hazards, and to manage risk from flooding.

These matters are discussed below in part 6.1 to 6.3.

6.1. Need for planning proposal

1. Is the planning proposal a result of any strategic study or report?

Yes. The planning proposal is the result of recommendations from the *Draft Paddington Floodplain Risk Management Study and Plan 2019* (Paddington FRMSP 2019) prepared by Catchment Simulation Solutions.

The Paddington FRMSP 2019 identified 837 properties across Paddington, Edgecliff and Woollahra to be included in the flood planning area in addition to those already identified on the *Woollahra LEP 2014* Flood Planning Map.

The Paddington FRMSP 2019 noted that previous flood studies in this area did not consider overland flooding and consequently the properties subject to this planning proposal are not currently identified as part of a flood planning area.

2. Is the planning proposal the best means of achieving the objectives, or is there a better way?

Yes. A planning proposal is the best and only means of ensuring that development on the identified site will be identified on the Flood Planning Map and be assessed under *Clause 6.3 – Flood Planning* in the *Woollahra LEP 2014*. This Clause ensures that development on land affected by flood risk:

- (a) is compatible with the flood hazard of the land, and
- (b) will not significantly adversely affect flood behaviour resulting in detrimental increases in the potential flood affectation of other development or properties, and
- (c) incorporates appropriate measures to manage risk to life from flood, and
- (d) will not significantly adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses, and
- (e) is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding.

The amendments sought by this planning proposal will ensure the most up-to-date flooding information is publicly accessible and that development on the subject sites is compatible with the land's flood affectation.

6.2. Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional, subregional strategy or district plan or strategy (including exhibited draft plans or strategies)?

Yes. The planning proposal is broadly consistent with the relevant objectives, priorities and actions of the applicable regional and district plans, being the:

- *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018)
- *Eastern City District Plan* (2018)

The planning proposal will provide the community with a greater amount of information relating to potential flood risk and ensure that development is assessed under the relevant flood planning controls in the *Woollahra LEP 2014*.

Greater Sydney Regional Plan: A Metropolis of Three Cities

'*A Metropolis of Three Cities*' is the Greater Sydney Commission's 40-year vision for Greater Sydney. It is the regional strategic plan that will guide growth and change to meet the needs of Sydney's growing population.

This planning proposal is broadly consistent with the directions and objectives of '*A Metropolis of Three Cities*'. It aligns in particular with Objectives 36 and 37 under the Direction: *A resilient city*:

Objective 36: People and places adapt to climate change and future shocks and stresses

Objective 37: Exposure to natural and urban hazards is reduced

'A Metropolis of Three Cities' states that to be resilient communities need:

...social cohesion, access to economic resources, and access to quality information about hazards that may affect them and their property. (p. 177)

The planning proposal will provide the community with a greater amount of information relating to potential flood risk and ensure that development is assessed under the relevant Flood planning controls under the *Woollahra LEP 2014*.

The actions and planning principles set out in the District Plans seek to ensure that all councils implement 'A Metropolis of Three Cities'. Woollahra is located in the Eastern City District.

Eastern City District Plan

The *Eastern City District Plan* is the Greater Sydney Commission 20-year plan to manage growth in the context of economic, social and environmental matters to contribute towards the 40- year vision for Greater Sydney. It contains the planning priorities and actions for implementing the 'A Metropolis of Three Cities' at a district level and is a bridge between local and regional planning.

This planning proposal is broadly consistent with Planning Priority E20 of the *Eastern City District Plan*, which gives effect to Objectives 36, 37 ad 38 of 'A Metropolis of Three Cities'. Directly relevant to the objective of the planning proposal is Action 75 that requires planning authorities to:

Avoid locating new urban development in areas exposed to natural and urban hazards and consider options to limit the intensification of development in existing urban areas most exposed to hazards.

This planning proposal will ensure that development of the subject sites is assessed under *Clause 6.3 - Flood Planning* of the *Woollahra LEP 2014* which requires development is compatible with the land's flood affectation and will not increase or adversely affect flood behaviour.

The planning proposal is consistent with the Eastern City District Plan.

4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Yes. The planning proposal is broadly consistent with *Woollahra 2030* (Council's Community Strategic Plan) and the *Woollahra Local Strategic Planning Statement*.

Woollahra 2030

The *Woollahra 2030* identifies the strategic direction and integrated planning framework for the Woollahra LGA. The community vision is that:

Woollahra will continue be a great place to live, work and visit where places and spaces are safe, clean and well-maintained.

Our community will offer a unique mix of urban villages with a good range of shops, services and facilities.

We will make the most of the natural beauty, leafy streetscapes, open spaces, views and proximity to the water and the city.

We will be a harmonious, engaged and connected community that looks out for each other. (p. 6)

This planning proposal is aligned with Goal 5 of *Woollahra 2030* under the theme of 'Quality places and spaces':

Goal 5: Liveable places

5.6. Reduce impacts of local flooding and improve floodplain risk management.

The planning proposal will ensure that development of the subject sites is assessed under *Clause 6.3 Flood Planning* of the *Woollahra LEP 2014* which requires development is compatible with the land's flood affectation and will not increase or adversely affect flood behaviour.

The planning proposal is broadly consistent with *Woollahra 2030*.

Woollahra Local Strategic Planning Statement

The *Woollahra Local Strategic Planning Statement Plan* is Council's 20-year land use vision for the local area. It contains the planning priorities, strategies and actions for implementing our 20-year vision as well as the *Eastern City District Plan*, linking local strategic planning to regional planning for Greater Sydney.

The planning proposal relates in particular to Planning Priority 14 under the theme of 'Sustainability':

Planning Priority 14

Planning for urban resilience so we adapt and thrive despite urban and natural hazards, stressors and shocks including climate change.

Part of the vision for this planning priority states that:

Development and infrastructure is strategically managed and designed for resilience. Development intensification is limited in areas most exposed to hazards such as flooding, extreme weather events and impacts of climate change." (p.54).

The planning proposal will ensure that development of the subject sites is assessed under *Clause 6.3 - Flood Planning* of the *Woollahra LEP 2014* which requires development is compatible with the land's flood affectation and will not increase or adversely affect flood behaviour.

The planning proposal is broadly consistent with the *Woollahra Local Strategic Planning Statement*.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable State Environmental Planning Policies. A detailed compliance table is in **Schedule 1**.

6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes. The planning proposal is consistent with applicable section 9.1 Ministerial Directions. A detailed compliance table is in **Schedule 2**.

6.3. Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. The proposal seeks to amend the Flood Planning Map in the *Woollahra LEP 2014* to apply to land in a land developed for residential uses. Council records show that there are no critical habitat areas, threatened species, populations or ecological communities, or their habitats present on the subject land.

The planning proposal will not adversely affect critical habitat, threatened species, populations or ecological communities or their habitats.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. The planning proposal will not reduce provisions in *Woollahra LEP 2014* for the protection of environmentally sensitive areas in the Woollahra LGA or affect the application of the *SREP (Sydney Harbour Catchment) 2005*. Other environmental effects that might arise through the redevelopment of the sites would be identified through the development application process. Good design and conditions of consent will limit these effects.

The planning proposal seeks to implement the recommendations of the Paddington FRMSP 2019. Identifying the subject sites on the Flood Planning Map will require applicable development to be considered against *Clause 6.3 – Flood Planning* of the *Woollahra LEP 2014*. This will ensure that environmental risk from overland flooding for these properties will be managed through the development assessment process.

The planning proposal is unlikely to result in any adverse environmental effects.

9. Has the planning proposal adequately addressed any social and economic effects?

Yes. The planning proposal and the Paddington FPRMSP 2019 have adequately addressed social and economic effects.

As discussed in Part 8.1 below, the community consultation with landowners, businesses and residents was undertaken during the preparation of the Paddington FRMSP 2019. The flood study considered the demographic characteristics of the applicable study area in Section 2.5. This informs the flood education measures and evacuation strategies recommended in Section 7.2.3 and Section 7.2 respectively.

Additionally, the community will have the opportunity to present their ideas on the planning proposal through written submissions during public exhibition.

It is important to have accurate and up to date Flood Planning Maps to minimise risk to people and property. For example, there could be potential evacuation problems associated with a property or a development could adversely affect flood behaviour.

Considering potential flooding issues early in the development process ensures these types of issues can be considered, addressed and potential risks minimised.

This will ensure that environmental risk from overland flooding for these properties and their inhabitants will be managed through the development assessment process.

Identifying the subject sites on the Flood Planning Map will require applicable development to be considered against *Clause 6.3 – Flood Planning* of the *Woollahra LEP 2014* and also the relevant provisions in the *Woollahra Development Control Plan 2015* (Woollahra DCP 2015).

To facilitate the assessment process, all applications involving development or change of use on a site affected by 1:100 year flood will require a flood study. Further, any application where finished floor levels (FFLs) do not meet the requirements of the Woollahra DCP 2015 will require additional flood risk management and/or coastal inundation reports.

Accordingly, there are some additional minor costs involved in preparing an application on a site which is on the Flood Planning Map. It is also noted that there may be implications to the cost of insuring a development either during construction, or once completed. However, the improved resilience and safety outcomes of the planning proposal outweigh any potential social or economic effects.

It should be noted that an effect of a property being classified as a flood control lot will prevent certain works being carried out as either exempt or complying development. For example, earthworks and the construction or installation of a retaining wall or other form of structural support cannot be carried out as exempt development on a flood control lot.

6.4. State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

Yes. The planning proposal involves the addition of 837 properties to the Flood Planning Map in the *Woollahra LEP 2014*.

There is no significant infrastructure demand that will result from the planning proposal. The existing services that are available to the site are suitable for the proposal and its requirements.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Consultation with State and Commonwealth public authorities will be undertaken in accordance with the conditions of the Gateway Determination. It is expected that these authorities will include:

- Sydney Water
- Environment, Energy and Science Group (Department of Planning, Industry and Environment)
- Heritage NSW (Department of Premier and Cabinet)

Part 7 – Mapping

The planning proposal amends the Woollahra LEP 2014 Flood Planning Map, sheets:

- FLD_001
- FLD_003

Part 8 – Community consultation

8.1. Consultation with landowners

Community consultation was undertaken in the preparation of the Paddington FRMSP 2019, including:

- A dedicated website, which is publicly accessible. The website address is: <http://paddington.floodstudy.com.au/>
- A community questionnaire and information brochure sent to property owners, businesses and residents
- Public exhibition of the Draft Study from 20 June 2018 to 27 July 2018
- Questionnaires to property owners, businesses and residents to consult further on issues identified during the public exhibition
- A community briefing at the Woollahra Library in May 2019.

More details of the community consultation are contained in Section 2.5 of the Paddington FRMSP 2019.

8.2. Public exhibition

Public exhibition will be undertaken in accordance with the requirements of the EP&A Act, the *Environmental Planning and Assessment Regulation 2000*, the Department of Planning Industry and Environment's 'Guide to Preparing Local Environmental Plans' and the conditions of the Gateway Determination.

Public exhibition will also be undertaken in accordance with the *Woollahra Community Participation Plan 2019*.

The Act requires a minimum public exhibition period of 28 days unless otherwise specified in the Gateway Determination. This is consistent with Council's standard practice for the exhibition of a planning proposal of this type. Accordingly, we recommend that the planning proposal is exhibited for a minimum of 28 days.

Public notification of the exhibition will comprise:

- a weekly notice in the local newspaper (the *Wentworth Courier*) for the duration of the exhibition period, when a hardcopy version of that newspaper is being published
- a notice on the Council's website
- a letter to the land owners of the affected sites
- a letter to local community groups such as the Paddington Society
- a letter to the following public authorities: NSW Environment, Energy and Science (former Office of Environment and Heritage), Heritage NSW, Department of Premier and Cabinet (former Office of Environment and Heritage), Sydney Water, Ausgrid, State Emergency Services (SES), NSW Ambulance, NSW Police, NSW Fire and Rescue, Department of Health and the Department of Education

During the exhibition period the following material will be available on Council's website:

- the planning proposal, in the form approved by the gateway determination
- a copy of the gateway determination
- Information relied upon by the planning proposal such as relevant Council reports, a copy of the Paddington FRMSP 2019, the Department of Planning, Industry and

Environment's 'Guide to Preparing Local Environmental Plans' and a copy of the
Woollahra LEP 2014.

Part 9 – Project timeline

As Council is authorised to exercise the functions of the Minister for Planning under section 3.36 of the *Environmental Planning and Assessment Act 1979*, the proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Paddington FRMSP 2019 adopted by Council	9 September 2019
Environmental Planning Committee recommends proceeding	28 October 2019
Council resolution to proceed	11 November 2019
Referral to the Woollahra Local Planning Panel for advice	5 December 2019
Advice of the Woollahra Local Planning Panel for advice reported to the Environmental Planning Committee	February 2020
Council resolution to proceed	February 2020
Gateway determination	April 2020
Completion of technical assessment	Usually none required
Government agency consultation	July 2020
Public exhibition period	July 2020
Submissions assessment	August/September 2020
Environmental Planning Committee considers assessment of planning proposal post exhibition	October 2020
Council decision to make the LEP amendment	November 2020
Council to liaise with Parliamentary Counsel to prepare LEP amendment	December 2020
Forwarding of LEP amendment to the Department of Planning, Industry and Environment for notification	January 2021
Notification of the approved LEP	February 2021

Schedules

Schedule 1 – Consistency with state environmental planning policies

State environmental planning policy	Comment on consistency
SEPP No 19 – Bushland in Urban Areas	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 21 – Caravan Parks	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 33 – Hazardous and Offensive Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 36 – Manufactured Home Estates	Not applicable
SEPP No 47 – Moore Park Showground	Not applicable
SEPP No 50 – Canal Estate Development	Applicable Consistent. The planning proposal does not relate to a canal estate.
SEPP No 55 – Remediation of Land	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 64 – Advertising and Signage	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 65 – Design Quality of Residential Apartment Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

State environmental planning policy	Comment on consistency
SEPP No 70 – Affordable Housing (Revised Schemes)	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p> <p>It is noted that complying development under this SEPP will need additional information to be provided by a Hydraulic Engineer to consider the appropriateness of the proposed development on land identified as flood prone.</p>
SEPP (Aboriginal Land) 2019	Not applicable.
SEPP (Affordable Rental Housing) 2009	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP (Building Sustainability Index: BASIX) 2004	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP (Coastal Management) 2018	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP (Concurrences and Consents) 2018	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP (Educational Establishments and Child Care Facilities) 2017	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p> <p>It is noted that development under this SEPP is required to address the standards and conditions that apply to certain types of development on flood control lots.</p>

State environmental planning policy	Comment on consistency
SEPP (Exempt and Complying Development Codes) 2008	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p> <p>It is noted that development under this SEPP is required to address the standards and conditions that apply to certain types of development on flood control lots.</p> <p>It should be noted that the effect of the property being classified as a flood control lot will prevent certain works being carried out as either exempt or complying development. For example, earthworks and the construction or installation of a retaining wall or other form of structural support cannot be carried out as exempt development on a flood control lot.</p>
SEPP (Gosford City Centre) 2018	Not applicable.
SEPP (Housing for Seniors or People with a Disability) 2004	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP (Infrastructure) 2007	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p> <p>It is noted that development under this SEPP is required to address the standards and conditions that apply to certain types of development on flood control lots.</p>
SEPP (Koala Habitat Protection) 2019	Not applicable.
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP (Penrith Lakes Scheme) 1989	Not applicable

State environmental planning policy	Comment on consistency
SEPP (Primary Production and Rural Development) 2019	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State and Regional Development) 2011	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State Significant Precincts) 2005	Applicable There are currently no identified state significant sites located in the Woollahra Municipality.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Three Ports) 2013	Not applicable
SEPP (Urban Renewal) 2010	There are currently no potential urban renewal precincts in the Woollahra Municipality which are identified in the SEPP.
SEPP (Vegetation in Non-Rural Areas) 2017	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP No 8 (Central Coast Plateau Areas)	Not applicable
SREP No 9 - Extractive Industry (No 2 - 1995)	Not applicable
SREP No 16 - Walsh Bay	Not applicable
SREP No 20 - Hawkesbury- Nepean River (No 2 - 1997)	Not applicable

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP No 24 - Homebush Bay Area	Not applicable
SREP No 26 - City West	Not applicable
SREP No 30 - St Marys	Not applicable
SREP No 33 - Cooks Cove	Not applicable
SREP (Sydney Harbour Catchment) 2005	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

**Schedule 2 –
Compliance with section 9.1 directions**

Note any inconsistencies that are considered to be minor here for DPIE and in the introduction to the PP and 6.2 question 6.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
1	Employment and resources	
1	Business and industrial zones	Not applicable. The land is not zoned for business or industry.
1.2-1.5	Directions 1.2-1.5	Not applicable. These directions are not relevant to the Sydney metropolitan area.
2	Environment and heritage	
2.1	Environment protection zones	Not applicable. The planning proposal will not reduce provision in <i>Woollahra LEP 2014</i> for the protection of environmentally sensitive areas in the Woollahra LGA or affect the application of SREPs for the Sydney Harbour Catchment Area. The planning proposal is broadly consistent with the direction.
2.2	Coastal protection	Not applicable. The planning proposal does not apply to land within the coastal zone.
2.3	Heritage conservation	Applicable. Consistent. The planning proposal will not reduce provision in <i>Woollahra LEP 2014</i> for heritage conservation in the Woollahra LGA or the Sydney Harbour Catchment Area. The identification of 837 additional properties on the <i>Woollahra LEP 2014</i> Flood Planning Map will ensure that development is compatible with the land's flood affectation and will not increase or adversely affect flood behaviour. The development assessment process will ensure that design solutions relating to flood risk suitably address the conservation of the Paddington Heritage Conservation Areas.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
2.4	Recreation vehicle areas	Not applicable. The planning proposal does not apply to sensitive land or land with significant conservation values. It will not allow land to be developed for a recreation vehicle area.
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The planning proposal does not apply to land in the Far North Coast.
2.6	Remediation of contaminated land	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the objective of this direction.
3	Housing, infrastructure and urban development	
3.1	Residential zones	<p>Applicable. This planning proposal applies to land located within existing residential zones. It seeks to ensure that development on the subject land is compatible with the land's flood affectation and will not increase or adversely affect flood behaviour.</p> <p>The planning proposal has been prepared to implement the recommendation of the Paddington FRMSP 2019. The proposed amendments to the Flood Planning Map will ensure that development on the subject land is assessed under <i>Clause 6.3 - Flood Planning</i> of the <i>Woollahra LEP 2014</i>.</p> <p>As discussed in Section 6.1 and 6.2 of this planning proposal the amendment is broadly consistent with the applicable Regional Plan and District Plan with regards to enhancing resilience within our community.</p>
3.2	Caravan parks and manufactured home estates	Not applicable. The planning proposal does not affect caravan parks and manufactured home estates.
3.3	Home occupations	Not applicable. The planning proposal does not affect existing provisions relating to home occupations in dwelling houses.
3.4	Integrating land use and transport	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the aims, objectives and principles of:

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
		<ul style="list-style-type: none"> Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and The Right Place for Business and Services – Planning Policy (DUAP 2001).
3.5	Development near regulated airports and defence airfields	Not applicable. The planning proposal does not apply to land near an airport or defence airfield.
3.6	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
3.7	Reduction in non-hosted short term rental accommodation period	Not applicable.
4	Hazard and risk	
4.1	Acid sulfate soils	Applicable and consistent. Existing acid sulfate soils provisions will not be altered by the planning proposal.
4.2	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
4.3	Flood prone land	<p>Applicable. Consistent. This planning proposal seeks to include addition properties on the Flood Planning Map in the <i>Woollahra LEP 2014</i> as recommended by the Paddington FRMSP 2019.</p> <p>The Paddington FRMSP 2019 is consistent with the NSW Government’s Flood Prone Land Policy and the principles and guidelines of the Floodplain Development Manual 2005.</p> <p>The planning proposal does no rezone land or permit a significant increase in development on the identified land.</p> <p>The planning proposal will ensure that development of the subject sites is assessed under <i>Clause 6.3 - Flood Planning</i> of the <i>Woollahra LEP 2014</i> which requires development is compatible with the land’s flood affectation and will not increase or adversely affect flood behaviour.</p> <p>The planning proposal is consistent with the Direction.</p>
4.4	Planning for bushfire protection	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.
5	Regional planning	
5.1 - 5.9	Strategies 5.1-5.9	Not applicable. These strategies do not apply to the Woollahra LGA.
5.10	Implementation of Regional Plans	Applicable. The planning proposal is consistent with the relevant objectives in the <i>Greater Sydney Region Plan: A Metropolis of Three Cities</i> (2018) and the relevant priorities and actions of the <i>Eastern City District Plan</i> (2018) as discussed in Section 6.2 of this report and direction 7.1 of this table.
5.11	Development of Aboriginal Land Council Land	Not applicable. This direction does not apply to land within the Woollahra LGA.

Planning proposal – Compliance with section 9.1 directions		
Direction	Applicable/comment	
6	Local plan making	
6.1	Approval and referral requirements	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to this direction.
6.2	Reserving land for public purposes	Not applicable. The planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site specific provisions	Not applicable. The planning proposal does not allow a particular development to be carried out.
7	Metropolitan Planning	
7.1	Implementation of Plan for Growing Sydney (replaced by <i>A Metropolis of Three Cities</i> in March 2018).	Applicable. The planning proposal is consistent with the directions and objectives of the Greater Sydney Regional Plan: <i>A Metropolis of Three Cities</i> , particularly with Objectives 36 and 37 under the Direction: <i>A resilient city</i> . Refer to section 6.2 of this report and direction 5.10 of this table.
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable.
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable.
7.4	Implementation of North West Priority Growth Area Land Use and Infrastructure Implementation Plan	Not applicable.
7.5	Implementation of Greater Parramatta Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
7.6	Implementation of Wilton Priority Growth Area Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.7	Implementation of Glenfield to Macarthur Urban Renewal Corridor	Not applicable.
7.8	Implementation of Western Sydney Aerotropolis Interim Land Use and Infrastructure Implementation Plan	Not applicable.
7.9	Implementation of Bayside West Precincts 2036 Plan	Not applicable.
7.10	Implementation of Planning Principles for the Cooks Cove Precinct	Not applicable.

**Schedule 3 –
Parcel addresses of the properties identified in the Paddington Floodplain Risk
Management Study and Plan 2019**

Lot DP	Address	Suburb	Postcode
LOT: 13 SP: 42657	13/2B Darling Point Road	DARLING POINT	2027
LOT: 4 SP: 42657	4/2B Darling Point Road	DARLING POINT	2027
LOT: 6 SP: 42657	6/2B Darling Point Road	DARLING POINT	2027
LOT: 7 SP: 42657	7/2B Darling Point Road	DARLING POINT	2027
LOT: 1 SP: 42657	1/2B Darling Point Road	DARLING POINT	2027
LOT: 12 SP: 42657	12/2B Darling Point Road	DARLING POINT	2027
LOT: 10 SP: 42657	10/2B Darling Point Road	DARLING POINT	2027
LOT: 11 SP: 42657	11/2B Darling Point Road	DARLING POINT	2027
LOT: 3 SP: 42657	3/2B Darling Point Road	DARLING POINT	2027
LOT: 5 SP: 42657	5/2B Darling Point Road	DARLING POINT	2027
LOT: 2 SP: 42657	2/2B Darling Point Road	DARLING POINT	2027
LOT: 8 SP: 42657	8/2B Darling Point Road	DARLING POINT	2027
LOT: 9 SP: 42657	9/2B Darling Point Road	DARLING POINT	2027
LOT: 0 SP: 42657	2B Darling Point Road	DARLING POINT	2027
LOT: 1 DP: 251268	13 Glebe Street	EDGECLIFF	2027
LOT: 2 DP: 251268	15 Glebe Street	EDGECLIFF	2027
LOT: 14 DP: 627242	11 Glebe Street	EDGECLIFF	2027
LOT: 96 DP: 264170	3 Herbert Road	EDGECLIFF	2027
LOT: 95 DP: 264170	1 Herbert Road	EDGECLIFF	2027
LOT: 94 DP: 264170	1A Herbert Road	EDGECLIFF	2027
LOT: 13 DP: 627242	9 Glebe Street	EDGECLIFF	2027
LOT: 5 DP: 263587	8 Arthur Street	EDGECLIFF	2027
LOT: 1 SP: 20548	101/8 New Mclean Street	EDGECLIFF	2027
LOT: 2 SP: 20548	102/8 New Mclean Street	EDGECLIFF	2027
LOT: 3 SP: 20548	103/8 New Mclean Street	EDGECLIFF	2027
LOT: 4 SP: 20548	104/8 New Mclean Street	EDGECLIFF	2027
LOT: 6 SP: 20548	106/8 New Mclean Street	EDGECLIFF	2027
LOT: 7 SP: 20548	107/8 New Mclean Street	EDGECLIFF	2027
LOT: 9 SP: 20548	202/8 New Mclean Street	EDGECLIFF	2027

Lot DP	Address	Suburb	Postcode
LOT: 10 SP: 20548	203/8 New Mclean Street	EDGECLIFF	2027
LOT: 11 SP: 20548	204/8 New Mclean Street	EDGECLIFF	2027
LOT: 12 SP: 20548	205/8 New Mclean Street	EDGECLIFF	2027
LOT: 13 SP: 20548	206/8 New Mclean Street	EDGECLIFF	2027
LOT: 14 SP: 20548	207/8 New Mclean Street	EDGECLIFF	2027
LOT: 15 SP: 20548	208/8 New Mclean Street	EDGECLIFF	2027
LOT: 16 SP: 20548	209/8 New Mclean Street	EDGECLIFF	2027
LOT: 17 SP: 20548	210/8 New Mclean Street	EDGECLIFF	2027
LOT: 18 SP: 20548	301/8 New Mclean Street	EDGECLIFF	2027
LOT: 19 SP: 20548	302/8 New Mclean Street	EDGECLIFF	2027
LOT: 20 SP: 20548	303/8 New Mclean Street	EDGECLIFF	2027
LOT: 21 SP: 20548	304/8 New Mclean Street	EDGECLIFF	2027
LOT: 22 SP: 20548	305/8 New Mclean Street	EDGECLIFF	2027
LOT: 23 SP: 20548	306/8 New Mclean Street	EDGECLIFF	2027
LOT: 24 SP: 20548	307/8 New Mclean Street	EDGECLIFF	2027
LOT: 25 SP: 20548	308/8 New Mclean Street	EDGECLIFF	2027
LOT: 26 SP: 20548	309/8 New Mclean Street	EDGECLIFF	2027
LOT: 27 SP: 20548	310/8 New Mclean Street	EDGECLIFF	2027
LOT: 28 SP: 20548	311/8 New Mclean Street	EDGECLIFF	2027
LOT: 29 SP: 20548	312/8 New Mclean Street	EDGECLIFF	2027
LOT: 30 SP: 20548	401/8 New Mclean Street	EDGECLIFF	2027
LOT: 31 SP: 20548	402/8 New Mclean Street	EDGECLIFF	2027
LOT: 32 SP: 20548	403/8 New Mclean Street	EDGECLIFF	2027
LOT: 33 SP: 20548	404/8 New Mclean Street	EDGECLIFF	2027
LOT: 34 SP: 20548	405/8 New Mclean Street	EDGECLIFF	2027
LOT: 35 SP: 20548	406/8 New Mclean Street	EDGECLIFF	2027
LOT: 36 SP: 20548	407/8 New Mclean Street	EDGECLIFF	2027
LOT: 37 SP: 20548	408/8 New Mclean Street	EDGECLIFF	2027
LOT: 38 SP: 20548	409/8 New Mclean Street	EDGECLIFF	2027
LOT: 39 SP: 20548	410/8 New Mclean Street	EDGECLIFF	2027
LOT: 40 SP: 20548	411/8 New Mclean Street	EDGECLIFF	2027
LOT: 41 SP: 20548	412/8 New Mclean Street	EDGECLIFF	2027
LOT: 42 SP: 20548	501/8 New Mclean Street	EDGECLIFF	2027

Lot DP	Address	Suburb	Postcode
LOT: 43 SP: 20548	502/8 New Mclean Street	EDGECLIFF	2027
LOT: 44 SP: 20548	503/8 New Mclean Street	EDGECLIFF	2027
LOT: 45 SP: 20548	504/8 New Mclean Street	EDGECLIFF	2027
LOT: 46 SP: 20548	505/8 New Mclean Street	EDGECLIFF	2027
LOT: 47 SP: 20548	506/8 New Mclean Street	EDGECLIFF	2027
LOT: 48 SP: 20548	507/8 New Mclean Street	EDGECLIFF	2027
LOT: 49 SP: 20548	508/8 New Mclean Street	EDGECLIFF	2027
LOT: 50 SP: 20548	509/8 New Mclean Street	EDGECLIFF	2027
LOT: 51 SP: 20548	510/8 New Mclean Street	EDGECLIFF	2027
LOT: 52 SP: 20548	511/8 New Mclean Street	EDGECLIFF	2027
LOT: 53 SP: 20548	512/8 New Mclean Street	EDGECLIFF	2027
LOT: 54 SP: 20548	101/10 New Mclean Street	EDGECLIFF	2027
LOT: 55 SP: 20548	102/10 New Mclean Street	EDGECLIFF	2027
LOT: 56 SP: 20548	103/10 New Mclean Street	EDGECLIFF	2027
LOT: 57 SP: 20548	104/10 New Mclean Street	EDGECLIFF	2027
LOT: 58 SP: 20548	105/10 New Mclean Street	EDGECLIFF	2027
LOT: 59 SP: 20548	106/10 New Mclean Street	EDGECLIFF	2027
LOT: 60 SP: 20548	107/10 New Mclean Street	EDGECLIFF	2027
LOT: 61 SP: 20548	201/10 New Mclean Street	EDGECLIFF	2027
LOT: 62 SP: 20548	202/10 New Mclean Street	EDGECLIFF	2027
LOT: 63 SP: 20548	203/10 New Mclean Street	EDGECLIFF	2027
LOT: 64 SP: 20548	204/10 New Mclean Street	EDGECLIFF	2027
LOT: 65 SP: 20548	205/10 New Mclean Street	EDGECLIFF	2027
LOT: 66 SP: 20548	206/10 New Mclean Street	EDGECLIFF	2027
LOT: 67 SP: 20548	207/10 New Mclean Street	EDGECLIFF	2027
LOT: 68 SP: 20548	208/10 New Mclean Street	EDGECLIFF	2027
LOT: 69 SP: 20548	209/10 New Mclean Street	EDGECLIFF	2027
LOT: 70 SP: 20548	210/10 New Mclean Street	EDGECLIFF	2027
LOT: 71 SP: 20548	301/10 New Mclean Street	EDGECLIFF	2027
LOT: 72 SP: 20548	302/10 New Mclean Street	EDGECLIFF	2027
LOT: 73 SP: 20548	303/10 New Mclean Street	EDGECLIFF	2027
LOT: 74 SP: 20548	304/10 New Mclean Street	EDGECLIFF	2027

Lot DP	Address	Suburb	Postcode
LOT: 75 SP: 20548	305/10 New Mclean Street	EDGECLIFF	2027
LOT: 76 SP: 20548	306/10 New Mclean Street	EDGECLIFF	2027
LOT: 77 SP: 20548	307/10 New Mclean Street	EDGECLIFF	2027
LOT: 78 SP: 20548	308/10 New Mclean Street	EDGECLIFF	2027
LOT: 79 SP: 20548	309/10 New Mclean Street	EDGECLIFF	2027
LOT: 80 SP: 20548	310/10 New Mclean Street	EDGECLIFF	2027
LOT: 81 SP: 20548	311/10 New Mclean Street	EDGECLIFF	2027
LOT: 82 SP: 20548	312/10 New Mclean Street	EDGECLIFF	2027
LOT: 83 SP: 20548	401/10 New Mclean Street	EDGECLIFF	2027
LOT: 84 SP: 20548	402/10 New Mclean Street	EDGECLIFF	2027
LOT: 85 SP: 20548	403/10 New Mclean Street	EDGECLIFF	2027
LOT: 86 SP: 20548	404/10 New Mclean Street	EDGECLIFF	2027
LOT: 87 SP: 20548	405/10 New Mclean Street	EDGECLIFF	2027
LOT: 88 SP: 20548	406/10 New Mclean Street	EDGECLIFF	2027
LOT: 89 SP: 20548	407/10 New Mclean Street	EDGECLIFF	2027
LOT: 90 SP: 20548	408/10 New Mclean Street	EDGECLIFF	2027
LOT: 91 SP: 20548	409/10 New Mclean Street	EDGECLIFF	2027
LOT: 92 SP: 20548	410/10 New Mclean Street	EDGECLIFF	2027
LOT: 93 SP: 20548	411/10 New Mclean Street	EDGECLIFF	2027
LOT: 94 SP: 20548	412/10 New Mclean Street	EDGECLIFF	2027
LOT: 95 SP: 20548	501/10 New Mclean Street	EDGECLIFF	2027
LOT: 96 SP: 20548	502/10 New Mclean Street	EDGECLIFF	2027
LOT: 97 SP: 20548	503/10 New Mclean Street	EDGECLIFF	2027
LOT: 98 SP: 20548	504/10 New Mclean Street	EDGECLIFF	2027
LOT: 99 SP: 20548	505/10 New Mclean Street	EDGECLIFF	2027
LOT: 100 SP: 20548	506/10 New Mclean Street	EDGECLIFF	2027
LOT: 101 SP: 20548	507/10 New Mclean Street	EDGECLIFF	2027
LOT: 102 SP: 20548	508/10 New Mclean Street	EDGECLIFF	2027
LOT: 103 SP: 20548	509/10 New Mclean Street	EDGECLIFF	2027
LOT: 104 SP: 20548	510/10 New Mclean Street	EDGECLIFF	2027
LOT: 105 SP: 20548	511/10 New Mclean Street	EDGECLIFF	2027
LOT: 106 SP: 20548	512/10 New Mclean Street	EDGECLIFF	2027
LOT: 31 DP: 255233	537 Glenmore Road	EDGECLIFF	2027

Lot DP	Address	Suburb	Postcode
LOT: 32 DP: 255233	539 Glenmore Road	EDGECLIFF	2027
LOT: 34 DP: 255233	543 Glenmore Road	EDGECLIFF	2027
LOT: 35 DP: 255233	545 Glenmore Road	EDGECLIFF	2027
LOT: 36 DP: 255233	547 Glenmore Road	EDGECLIFF	2027
LOT: B DP: 107026	498 Glenmore Road	EDGECLIFF	2027
LOT: A DP: 107026	502 Glenmore Road	EDGECLIFF	2027
LOT: 4 SP: 22762	801/180 Ocean Street	EDGECLIFF	2027
LOT: 5 SP: 22762	802/180 Ocean Street	EDGECLIFF	2027
LOT: 6 SP: 22762	803/180 Ocean Street	EDGECLIFF	2027
LOT: 7 SP: 22762	804/180 Ocean Street	EDGECLIFF	2027
LOT: 8 SP: 22762	805/180 Ocean Street	EDGECLIFF	2027
LOT: 9 SP: 22762	806/180 Ocean Street	EDGECLIFF	2027
LOT: 10 SP: 22762	807/180 Ocean Street	EDGECLIFF	2027
LOT: 11 SP: 22762	808/180 Ocean Street	EDGECLIFF	2027
LOT: 12 SP: 22762	809/180 Ocean Street	EDGECLIFF	2027
LOT: 13 SP: 22762	810/180 Ocean Street	EDGECLIFF	2027
LOT: 14 SP: 22762	811/180 Ocean Street	EDGECLIFF	2027
LOT: 15 SP: 22762	901/180 Ocean Street	EDGECLIFF	2027
LOT: 16 SP: 22762	902/180 Ocean Street	EDGECLIFF	2027
LOT: 17 SP: 22762	903/180 Ocean Street	EDGECLIFF	2027
LOT: 18 SP: 22762	904/180 Ocean Street	EDGECLIFF	2027
LOT: 19 SP: 22762	905/180 Ocean Street	EDGECLIFF	2027
LOT: 20 SP: 22762	906/180 Ocean Street	EDGECLIFF	2027
LOT: 21 SP: 22762	907/180 Ocean Street	EDGECLIFF	2027
LOT: 22 SP: 22762	908/180 Ocean Street	EDGECLIFF	2027
LOT: 23 SP: 22762	909/180 Ocean Street	EDGECLIFF	2027
LOT: 24 SP: 22762	910/180 Ocean Street	EDGECLIFF	2027
LOT: 25 SP: 22762	911/180 Ocean Street	EDGECLIFF	2027
LOT: 26 SP: 22762	1001/180 Ocean Street	EDGECLIFF	2027
LOT: 27 SP: 22762	1002/180 Ocean Street	EDGECLIFF	2027
LOT: 28 SP: 22762	1003/180 Ocean Street	EDGECLIFF	2027
LOT: 29 SP: 22762	1004/180 Ocean Street	EDGECLIFF	2027

Lot DP	Address	Suburb	Postcode
LOT: 30 SP: 22762	1005/180 Ocean Street	EDGECLIFF	2027
LOT: 31 SP: 22762	1006/180 Ocean Street	EDGECLIFF	2027
LOT: 32 SP: 22762	1007/180 Ocean Street	EDGECLIFF	2027
LOT: 33 SP: 22762	1008/180 Ocean Street	EDGECLIFF	2027
LOT: 34 SP: 22762	1009/180 Ocean Street	EDGECLIFF	2027
LOT: 35 SP: 22762	1010/180 Ocean Street	EDGECLIFF	2027
LOT: 36 SP: 22762	1011/180 Ocean Street	EDGECLIFF	2027
LOT: 37 SP: 22762	1101/180 Ocean Street	EDGECLIFF	2027
LOT: 38 SP: 22762	1102/180 Ocean Street	EDGECLIFF	2027
LOT: 39 SP: 22762	1103/180 Ocean Street	EDGECLIFF	2027
LOT: 40 SP: 22762	1104/180 Ocean Street	EDGECLIFF	2027
LOT: 41 SP: 22762	1105/180 Ocean Street	EDGECLIFF	2027
LOT: 42 SP: 22762	1106/180 Ocean Street	EDGECLIFF	2027
LOT: 43 SP: 22762	1107/180 Ocean Street	EDGECLIFF	2027
LOT: 44 SP: 22762	1108/180 Ocean Street	EDGECLIFF	2027
LOT: 45 SP: 22762	1109/180 Ocean Street	EDGECLIFF	2027
LOT: 46 SP: 22762	1110/180 Ocean Street	EDGECLIFF	2027
LOT: 47 SP: 22762	1111/180 Ocean Street	EDGECLIFF	2027
LOT: 48 SP: 22762	1201/180 Ocean Street	EDGECLIFF	2027
LOT: 49 SP: 22762	1202/180 Ocean Street	EDGECLIFF	2027
LOT: 50 SP: 22762	1203/180 Ocean Street	EDGECLIFF	2027
LOT: 51 SP: 22762	1204/180 Ocean Street	EDGECLIFF	2027
LOT: 52 SP: 22762	1205/180 Ocean Street	EDGECLIFF	2027
LOT: 53 SP: 22762	1206/180 Ocean Street	EDGECLIFF	2027
LOT: 57 SP: 22762	1210/180 Ocean Street	EDGECLIFF	2027
LOT: 54 SP: 22762	1207/180 Ocean Street	EDGECLIFF	2027
LOT: 55 SP: 22762	1208/180 Ocean Street	EDGECLIFF	2027
LOT: 56 SP: 22762	1209/180 Ocean Street	EDGECLIFF	2027
LOT: 58 SP: 22762	1211/180 Ocean Street	EDGECLIFF	2027
LOT: 59 SP: 22762	1301/180 Ocean Street	EDGECLIFF	2027
LOT: 60 SP: 22762	1302/180 Ocean Street	EDGECLIFF	2027
LOT: 61 SP: 22762	1303/180 Ocean Street	EDGECLIFF	2027
LOT: 65 SP: 22762	1401/180 Ocean Street	EDGECLIFF	2027

Lot DP	Address	Suburb	Postcode
LOT: 62 SP: 22762	1304/180 Ocean Street	EDGECLIFF	2027
LOT: 63 SP: 22762	1305/180 Ocean Street	EDGECLIFF	2027
LOT: 64 SP: 22762	1306/180 Ocean Street	EDGECLIFF	2027
LOT: 66 SP: 22762	1402/180 Ocean Street	EDGECLIFF	2027
LOT: 67 SP: 22762	1403/180 Ocean Street	EDGECLIFF	2027
LOT: 68 SP: 22762	1404/180 Ocean Street	EDGECLIFF	2027
LOT: 69 SP: 22762	1405/180 Ocean Street	EDGECLIFF	2027
LOT: 70 SP: 22762	1406/180 Ocean Street	EDGECLIFF	2027
LOT: 71 SP: 22762	1501/180 Ocean Street	EDGECLIFF	2027
LOT: 72 SP: 22762	1502/180 Ocean Street	EDGECLIFF	2027
LOT: 73 SP: 22762	1503/180 Ocean Street	EDGECLIFF	2027
LOT: 74 SP: 22762	1504/180 Ocean Street	EDGECLIFF	2027
LOT: 75 SP: 22762	1505/180 Ocean Street	EDGECLIFF	2027
LOT: 76 SP: 22762	1506/180 Ocean Street	EDGECLIFF	2027
LOT: 77 SP: 22762	1601/180 Ocean Street	EDGECLIFF	2027
LOT: 78 SP: 22762	1602/180 Ocean Street	EDGECLIFF	2027
LOT: 79 SP: 22762	1603/180 Ocean Street	EDGECLIFF	2027
LOT: 80 SP: 22762	1604/180 Ocean Street	EDGECLIFF	2027
LOT: 81 SP: 22762	1605/180 Ocean Street	EDGECLIFF	2027
LOT: 82 SP: 22762	1606/180 Ocean Street	EDGECLIFF	2027
LOT: 83 SP: 22762	1701/180 Ocean Street	EDGECLIFF	2027
LOT: 84 SP: 22762	1702/180 Ocean Street	EDGECLIFF	2027
LOT: 85 SP: 22762	1703/180 Ocean Street	EDGECLIFF	2027
LOT: 86 SP: 22762	1704/180 Ocean Street	EDGECLIFF	2027
LOT: 87 SP: 22762	1705/180 Ocean Street	EDGECLIFF	2027
LOT: 88 SP: 22762	1706/180 Ocean Street	EDGECLIFF	2027
LOT: 89 SP: 22762	1801/180 Ocean Street	EDGECLIFF	2027
LOT: 90 SP: 22762	1802/180 Ocean Street	EDGECLIFF	2027
LOT: 91 SP: 22762	1803/180 Ocean Street	EDGECLIFF	2027
LOT: 92 SP: 22762	1804/180 Ocean Street	EDGECLIFF	2027
LOT: 93 SP: 22762	1805/180 Ocean Street	EDGECLIFF	2027
LOT: 94 SP: 22762	1806/180 Ocean Street	EDGECLIFF	2027

Lot DP	Address	Suburb	Postcode
LOT: 96 SP: 22762	1902/180 Ocean Street	EDGECLIFF	2027
LOT: 97 SP: 22762	1903/180 Ocean Street	EDGECLIFF	2027
LOT: 98 SP: 22762	1904/180 Ocean Street	EDGECLIFF	2027
LOT: 99 SP: 22762	501/180 Ocean Street	EDGECLIFF	2027
LOT: 100 SP: 22762	502/180 Ocean Street	EDGECLIFF	2027
LOT: 126 SP: 22762	503/180 Ocean Street	EDGECLIFF	2027
LOT: 104 SP: 22762	504/180 Ocean Street	EDGECLIFF	2027
LOT: 105 SP: 22762	505/180 Ocean Street	EDGECLIFF	2027
LOT: 106 SP: 22762	506/180 Ocean Street	EDGECLIFF	2027
LOT: 107 SP: 22762	507/180 Ocean Street	EDGECLIFF	2027
LOT: 108 SP: 22762	508/180 Ocean Street	EDGECLIFF	2027
LOT: 109 SP: 22762	509/180 Ocean Street	EDGECLIFF	2027
LOT: 110 SP: 22762	510/180 Ocean Street	EDGECLIFF	2027
LOT: 111 SP: 22762	511/180 Ocean Street	EDGECLIFF	2027
LOT: 112 SP: 22762	512/180 Ocean Street	EDGECLIFF	2027
LOT: 113 SP: 22762	513/180 Ocean Street	EDGECLIFF	2027
LOT: 114 SP: 22762	514/180 Ocean Street	EDGECLIFF	2027
LOT: 115 SP: 22762	515/180 Ocean Street	EDGECLIFF	2027
LOT: 116 SP: 22762	516/180 Ocean Street	EDGECLIFF	2027
LOT: 117 SP: 22762	601/180 Ocean Street	EDGECLIFF	2027
LOT: 118 SP: 22762	602/180 Ocean Street	EDGECLIFF	2027
LOT: 119 SP: 22762	603/180 Ocean Street	EDGECLIFF	2027
LOT: 120 SP: 22762	604/180 Ocean Street	EDGECLIFF	2027
LOT: 121 SP: 22762	607/180 Ocean Street	EDGECLIFF	2027
LOT: 122 SP: 22762	608/180 Ocean Street	EDGECLIFF	2027
LOT: 123 SP: 22762	609/180 Ocean Street	EDGECLIFF	2027
LOT: 124 SP: 22762	610/180 Ocean Street	EDGECLIFF	2027
LOT: 125 SP: 22762	611/180 Ocean Street	EDGECLIFF	2027
LOT: 103 SP: 22762	703/180 Ocean Street	EDGECLIFF	2027
LOT: 101 SP: 22762	701/180 Ocean Street	EDGECLIFF	2027
LOT: 102 SP: 22762	702/180 Ocean Street	EDGECLIFF	2027
LOT: 170 SP: 22762	170/180 Ocean Street	EDGECLIFF	2027
LOT: 133 SP: 22762	133/180 Ocean Street	EDGECLIFF	2027

Lot DP	Address	Suburb	Postcode
LOT: 155 SP: 22762	127/180 Ocean Street	EDGECLIFF	2027
LOT: 129 SP: 22762	129/180 Ocean Street	EDGECLIFF	2027
LOT: 128 SP: 22762	128/180 Ocean Street	EDGECLIFF	2027
LOT: 185 SP: 22762	185/180 Ocean Street	EDGECLIFF	2027
LOT: 1 DP: 793936	135-153 New South Head Road	EDGECLIFF	2027
LOT: 171 SP: 22762	171/180 Ocean Street	EDGECLIFF	2027
LOT: 1 DP: 181565	80 New South Head Road	EDGECLIFF	2027
LOT: C DP: 180913	114-118 New South Head Road	EDGECLIFF	2027
LOT: 192 SP: 22762	192/180 Ocean Street	EDGECLIFF	2027
LOT: 193 SP: 22762	193/180 Ocean Street	EDGECLIFF	2027
LOT: 194 SP: 22762	194/180 Ocean Street	EDGECLIFF	2027
LOT: 209 SP: 30426	209/180 Ocean Street	EDGECLIFF	2027
LOT: 95 SP: 22762	1901/180 Ocean Street	EDGECLIFF	2027
LOT: 208 SP: 30426	208/180 Ocean Street	EDGECLIFF	2027
LOT: 147 SP: 22762	147/180 Ocean Street	EDGECLIFF	2027
LOT: 158 SP: 22762	158/180 Ocean Street	EDGECLIFF	2027
LOT: 145 SP: 22762	145/180 Ocean Street	EDGECLIFF	2027
LOT: 169 SP: 22762	169/180 Ocean Street	EDGECLIFF	2027
LOT: 12 DP: 740255	Glenmore Road	EDGECLIFF	2021
LOT: 178 SP: 22762	178/180 Ocean Street	EDGECLIFF	2027
LOT: 2 DP: 553702	203-233 New South Head Road	EDGECLIFF	2027
LOT: 61 PT: PRT DP: 748554	203-233 New South Head Road	EDGECLIFF	2027
LOT: 155 SP: 20548	5C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 161 SP: 20548	2C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 162 SP: 20548	42C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 110 SP: 20548	25C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 118 SP: 20548	118C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 152 SP: 20548	51C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 144 SP: 20548	68C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 149 SP: 20548	72C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 151 SP: 20548	80C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 129 SP: 20548	90C/8-10 New Mclean Street	EDGECLIFF	2027

Lot DP	Address	Suburb	Postcode
LOT: 133 SP: 20548	133C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 157 SP: 20548	157C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 124 SP: 20548	102C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 143 SP: 20548	103C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 1 DP: 83977	418 Glenmore Road	EDGECLIFF	2027
LOT: 10 DP: 15833	115 New South Head Road	EDGECLIFF	2027
LOT: 5 DP: 243380	203-233 New South Head Road	EDGECLIFF	2027
LOT: 61 PT: PRT DP: 748554	203-233 New South Head Road	EDGECLIFF	2027
LOT: 183 SP: 22762	1011/180 Ocean Street	EDGECLIFF	2027
LOT: 201 SP: 22762	1108/180 Ocean Street	EDGECLIFF	2027
LOT: 197 SP: 22762	1211/180 Ocean Street	EDGECLIFF	2027
LOT: 189 SP: 22762	1306/180 Ocean Street	EDGECLIFF	2027
LOT: 188 SP: 22762	1402/180 Ocean Street	EDGECLIFF	2027
LOT: 163 SP: 22762	1402/180 Ocean Street	EDGECLIFF	2027
LOT: 160 SP: 22762	160/180 Ocean Street	EDGECLIFF	2027
LOT: 154 SP: 22762	154C/180 Ocean Street	EDGECLIFF	2027
LOT: 203 SP: 22762	1602/180 Ocean Street	EDGECLIFF	2027
LOT: 176 SP: 22762	1604/180 Ocean Street	EDGECLIFF	2027
LOT: 131 SP: 22762	1803/180 Ocean Street	EDGECLIFF	2027
LOT: 205 SP: 22762	1803/180 Ocean Street	EDGECLIFF	2027
LOT: 175 SP: 22762	1903/180 Ocean Street	EDGECLIFF	2027
LOT: 134 SP: 22762	501/180 Ocean Street	EDGECLIFF	2027
LOT: 140 SP: 22762	501/180 Ocean Street	EDGECLIFF	2027
LOT: 152 SP: 22762	509/180 Ocean Street	EDGECLIFF	2027
LOT: 186 SP: 22762	509/180 Ocean Street	EDGECLIFF	2027
LOT: 191 SP: 22762	509/180 Ocean Street	EDGECLIFF	2027
LOT: 153 SP: 22762	510/180 Ocean Street	EDGECLIFF	2027
LOT: 184 SP: 22762	510/180 Ocean Street	EDGECLIFF	2027
LOT: 142 SP: 22762	511/180 Ocean Street	EDGECLIFF	2027
LOT: 181 SP: 22762	511/180 Ocean Street	EDGECLIFF	2027
LOT: 182 SP: 22762	511/180 Ocean Street	EDGECLIFF	2027
LOT: 151 SP: 22762	511/180 Ocean Street	EDGECLIFF	2027
LOT: 180 SP: 22762	180/180 Ocean Street	EDGECLIFF	2027

Lot DP	Address	Suburb	Postcode
LOT: 198 SP: 22762	514/180 Ocean Street	EDGECLIFF	2027
LOT: 204 SP: 22762	514/180 Ocean Street	EDGECLIFF	2027
LOT: 179 SP: 22762	516/180 Ocean Street	EDGECLIFF	2027
LOT: 162 SP: 22762	601/180 Ocean Street	EDGECLIFF	2027
LOT: 196 SP: 22762	603/180 Ocean Street	EDGECLIFF	2027
LOT: 200 SP: 22762	603/180 Ocean Street	EDGECLIFF	2027
LOT: 137 SP: 22762	604/180 Ocean Street	EDGECLIFF	2027
LOT: 138 SP: 22762	604/180 Ocean Street	EDGECLIFF	2027
LOT: 139 SP: 22762	604/180 Ocean Street	EDGECLIFF	2027
LOT: 167 SP: 22762	608/180 Ocean Street	EDGECLIFF	2027
LOT: 168 SP: 22762	608/180 Ocean Street	EDGECLIFF	2027
LOT: 157 SP: 22762	611/180 Ocean Street	EDGECLIFF	2027
LOT: 206 SP: 22762	611/180 Ocean Street	EDGECLIFF	2027
LOT: 207 SP: 22762	611/180 Ocean Street	EDGECLIFF	2027
LOT: 132 SP: 22762	132/180 Ocean Street	EDGECLIFF	2027
LOT: 164 SP: 22762	127/180 Ocean Street	EDGECLIFF	2027
LOT: 165 SP: 22762	127/180 Ocean Street	EDGECLIFF	2027
LOT: 199 SP: 22762	127/180 Ocean Street	EDGECLIFF	2027
LOT: 202 SP: 22762	127/180 Ocean Street	EDGECLIFF	2027
LOT: 135 SP: 22762	135/180 Ocean Street	EDGECLIFF	2027
LOT: 136 SP: 22762	128/180 Ocean Street	EDGECLIFF	2027
LOT: 148 SP: 22762	147/180 Ocean Street	EDGECLIFF	2027
LOT: 161 SP: 22762	180 Ocean Street	EDGECLIFF	2027
LOT: 0 SP: 20548	8-10 New Mclean Street	EDGECLIFF	2027
LOT: 0 SP: 21608	180 Ocean Street	EDGECLIFF	2027
LOT: 139 SP: 20548	61C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 127 SP: 20548	63C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 107 SP: 20548	49C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 108 SP: 20548	36C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 109 SP: 20548	15C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 111 SP: 20548	34C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 112 SP: 20548	10C/8-10 New Mclean Street	EDGECLIFF	2027

Lot DP	Address	Suburb	Postcode
LOT: 113 SP: 20548	1C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 114 SP: 20548	2C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 115 SP: 20548	9C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 116 SP: 20548	47C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 117 SP: 20548	24C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 119 SP: 20548	48C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 120 SP: 20548	101C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 121 SP: 20548	37C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 122 SP: 20548	22C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 123 SP: 20548	86C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 125 SP: 20548	56C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 126 SP: 20548	99C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 128 SP: 20548	55C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 130 SP: 20548	58C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 131 SP: 20548	11C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 132 SP: 20548	132C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 134 SP: 20548	82C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 135 SP: 20548	73C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 136 SP: 20548	41C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 137 SP: 20548	40C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 138 SP: 20548	138C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 140 SP: 20548	78C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 141 SP: 20548	19C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 142 SP: 20548	69C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 145 SP: 20548	94C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 146 SP: 20548	93C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 147 SP: 20548	105C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 148 SP: 20548	35C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 150 SP: 20548	81C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 153 SP: 20548	28C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 154 SP: 20548	29C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 156 SP: 20548	70C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 158 SP: 20548	3C/8-10 New Mclean Street	EDGECLIFF	2027

Lot DP	Address	Suburb	Postcode
LOT: 159 SP: 20548	159C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 160 SP: 20548	57C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 163 SP: 20548	13C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 150 SP: 22762	150/180 Ocean Street	EDGECLIFF	2027
LOT: 156 SP: 22762	156/180 Ocean Street	EDGECLIFF	2027
LOT: 159 SP: 22762	159/180 Ocean Street	EDGECLIFF	2027
LOT: 141 SP: 22762	141/180 Ocean Street	EDGECLIFF	2027
LOT: 143 SP: 22762	611/180 Ocean Street	EDGECLIFF	2027
LOT: 144 SP: 22762	144/180 Ocean Street	EDGECLIFF	2027
LOT: 146 SP: 22762	146/180 Ocean Street	EDGECLIFF	2027
LOT: 149 SP: 22762	149/180 Ocean Street	EDGECLIFF	2027
LOT: 166 SP: 22762	611/180 Ocean Street	EDGECLIFF	2027
LOT: 172 SP: 22762	611/180 Ocean Street	EDGECLIFF	2027
LOT: 173 SP: 22762	611/180 Ocean Street	EDGECLIFF	2027
LOT: 174 SP: 22762	611/180 Ocean Street	EDGECLIFF	2027
LOT: 177 SP: 22762	611/180 Ocean Street	EDGECLIFF	2027
LOT: 187 SP: 22762	611/180 Ocean Street	EDGECLIFF	2027
LOT: 190 SP: 22762	611/180 Ocean Street	EDGECLIFF	2027
LOT: 195 SP: 22762	611/180 Ocean Street	EDGECLIFF	2027
LOT: 61 PT: PRT DP: 748554	203-233 New South Head Road	EDGECLIFF	2027
LOT: 61 PT: PRT DP: 748554	203-233 New South Head Road	EDGECLIFF	2027
LOT: 203 DP: 1113922	203-233 New South Head Road	EDGECLIFF	2027
LOT: 61 PT: PRT DP: 748554	203-233 New South Head Road	EDGECLIFF	2027
LOT: 61 PT: PRT DP: 748554	203-233 New South Head Road	EDGECLIFF	2027
LOT: 164 SP: 86610	105/8 New Mclean Street	EDGECLIFF	2027
LOT: 165 SP: 86610	201/8 New Mclean Street	EDGECLIFF	2027
LOT: 166 SP: 88319	166C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 167 SP: 88319	167C/8-10 New Mclean Street	EDGECLIFF	2027
LOT: 1 DP: 444753	2 Dillon Street	PADDINGTON	2021
LOT: 13 DP: 928925	43 Goodhope Street	PADDINGTON	2021
LOT: C DP: 436320	49 Goodhope Street	PADDINGTON	2021
LOT: A DP: 436320	53 Goodhope Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 5 DP: 220365	55 Goodhope Street	PADDINGTON	2021
LOT: 4 DP: 220365	57 Goodhope Street	PADDINGTON	2021
LOT: 3 DP: 220365	59 Goodhope Street	PADDINGTON	2021
LOT: 2 DP: 220365	61 Goodhope Street	PADDINGTON	2021
LOT: 1 DP: 220365	63 Goodhope Street	PADDINGTON	2021
LOT: B DP: 447467	69 Goodhope Street	PADDINGTON	2021
LOT: A DP: 447467	71 Goodhope Street	PADDINGTON	2021
LOT: 2 DP: 536504	73 Goodhope Street	PADDINGTON	2021
LOT: 1 DP: 536504	75 Goodhope Street	PADDINGTON	2021
LOT: 1 DP: 998231	77 Goodhope Street	PADDINGTON	2021
LOT: 1 DP: 950637	40 Glenview Street	PADDINGTON	2021
LOT: X DP: 107386	62 Glenview Street	PADDINGTON	2021
LOT: W DP: 107386	64 Glenview Street	PADDINGTON	2021
LOT: 1 DP: 652637	66 Glenview Street	PADDINGTON	2021
LOT: 1 SP: 1314	1/51 Glenview Street	PADDINGTON	2021
LOT: 2 SP: 1314	2/51 Glenview Street	PADDINGTON	2021
LOT: 3 SP: 1314	3/51 Glenview Street	PADDINGTON	2021
LOT: 4 SP: 1314	4/51 Glenview Street	PADDINGTON	2021
LOT: 5 SP: 1314	5/51 Glenview Street	PADDINGTON	2021
LOT: 6 SP: 1314	6/51 Glenview Street	PADDINGTON	2021
LOT: 7 SP: 1314	7/51 Glenview Street	PADDINGTON	2021
LOT: 8 SP: 1314	8/51 Glenview Street	PADDINGTON	2021
LOT: 9 SP: 1314	9/51 Glenview Street	PADDINGTON	2021
LOT: 10 SP: 1314	10/51 Glenview Street	PADDINGTON	2021
LOT: 11 SP: 1314	11/51 Glenview Street	PADDINGTON	2021
LOT: 12 SP: 1314	12/51 Glenview Street	PADDINGTON	2021
LOT: 13 SP: 1314	13/51 Glenview Street	PADDINGTON	2021
LOT: 14 SP: 1314	14/51 Glenview Street	PADDINGTON	2021
LOT: 15 SP: 1314	15/51 Glenview Street	PADDINGTON	2021
LOT: 16 SP: 1314	16/51 Glenview Street	PADDINGTON	2021
LOT: 17 SP: 1314	17/51 Glenview Street	PADDINGTON	2021
LOT: 18 SP: 1314	18/51 Glenview Street	PADDINGTON	2021
LOT: 19 SP: 1314	19/51 Glenview Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 20 SP: 1314	20/51 Glenview Street	PADDINGTON	2021
LOT: 21 SP: 1314	21/51 Glenview Street	PADDINGTON	2021
LOT: 22 SP: 1314	22/51 Glenview Street	PADDINGTON	2021
LOT: 23 SP: 1314	23/51 Glenview Street	PADDINGTON	2021
LOT: 24 SP: 1314	24/51 Glenview Street	PADDINGTON	2021
LOT: 25 SP: 1314	25/51 Glenview Street	PADDINGTON	2021
LOT: 26 SP: 1314	26/51 Glenview Street	PADDINGTON	2021
LOT: 27 SP: 1314	27/51 Glenview Street	PADDINGTON	2021
LOT: 28 SP: 1314	28/51 Glenview Street	PADDINGTON	2021
LOT: 29 SP: 1314	29/51 Glenview Street	PADDINGTON	2021
LOT: 30 SP: 1314	30/51 Glenview Street	PADDINGTON	2021
LOT: 31 SP: 1314	31/51 Glenview Street	PADDINGTON	2021
LOT: 32 SP: 1314	32/51 Glenview Street	PADDINGTON	2021
LOT: 33 SP: 1314	33/51 Glenview Street	PADDINGTON	2021
LOT: 34 SP: 1314	34/51 Glenview Street	PADDINGTON	2021
LOT: 35 SP: 1314	35/51 Glenview Street	PADDINGTON	2021
LOT: 36 SP: 1314	36/51 Glenview Street	PADDINGTON	2021
LOT: 71 DP: 1040437	9 Vialoux Avenue	PADDINGTON	2021
LOT: 11 DP: 12888	3 Vialoux Avenue	PADDINGTON	2021
LOT: 12 DP: 12888	1 Vialoux Avenue	PADDINGTON	2021
LOT: 1 DP: 228354	2 Boundary Street	PADDINGTON	2021
LOT: 144 DP: 1783	1A Cecil Street	PADDINGTON	2021
LOT: 145 DP: 1783	1B Cecil Street	PADDINGTON	2021
LOT: 12 DP: 7094	92 Boundary Street	PADDINGTON	2021
LOT: 1 DP: 204116	94 Boundary Street	PADDINGTON	2021
LOT: 2 DP: 204116	96 Boundary Street	PADDINGTON	2021
LOT: 9 DP: 444966	98 Boundary Street	PADDINGTON	2021
LOT: 4 DP: 204116	102 Boundary Street	PADDINGTON	2021
LOT: 5 DP: 204116	104 Boundary Street	PADDINGTON	2021
LOT: 5 DP: 7094	106 Boundary Street	PADDINGTON	2021
LOT: 4 DP: 7094	108 Boundary Street	PADDINGTON	2021
LOT: 1 DP: 560085	1 Gurner Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 11 DP: 111231	3 Gurner Street	PADDINGTON	2021
LOT: 37 DP: 111231	13 Gurner Street	PADDINGTON	2021
LOT: G DP: 440463	118 Boundary Street	PADDINGTON	2021
LOT: F DP: 440463	120 Boundary Street	PADDINGTON	2021
LOT: E DP: 440463	122 Boundary Street	PADDINGTON	2021
LOT: D DP: 440463	124 Boundary Street	PADDINGTON	2021
LOT: C DP: 440463	126 Boundary Street	PADDINGTON	2021
LOT: B DP: 440463	128 Boundary Street	PADDINGTON	2021
LOT: A DP: 440463	130 Boundary Street	PADDINGTON	2021
LOT: 15 DP: 226552	144A Boundary Street	PADDINGTON	2021
LOT: 5 DP: 263788	16 Roylston Street	PADDINGTON	2021
LOT: 4 DP: 263788	18 Roylston Street	PADDINGTON	2021
LOT: B DP: 438463	4 Gosbell Street	PADDINGTON	2021
LOT: 1 DP: 219641	2 Lawson Street	PADDINGTON	2021
LOT: 2 DP: 219641	4 Lawson Street	PADDINGTON	2021
LOT: 3 DP: 219641	6 Lawson Street	PADDINGTON	2021
LOT: 4 DP: 219641	8 Lawson Street	PADDINGTON	2021
LOT: 5 DP: 219641	10 Lawson Street	PADDINGTON	2021
LOT: 6 DP: 219641	12 Lawson Street	PADDINGTON	2021
LOT: 7 DP: 219641	14 Lawson Street	PADDINGTON	2021
LOT: 18 DP: 219641	36 Lawson Street	PADDINGTON	2021
LOT: 19 DP: 219641	38 Lawson Street	PADDINGTON	2021
LOT: 20 DP: 219641	40 Lawson Street	PADDINGTON	2021
LOT: 21 DP: 219641	42 Lawson Street	PADDINGTON	2021
LOT: 22 DP: 219641	44 Lawson Street	PADDINGTON	2021
LOT: 7 DP: 107502	122 Lawson Street	PADDINGTON	2021
LOT: 1 DP: 77458	124 Lawson Street	PADDINGTON	2021
LOT: 1 DP: 78503	1 Lawson Street	PADDINGTON	2021
LOT: 1 DP: 928947	3 Lawson Street	PADDINGTON	2021
LOT: 2 DP: 928947	5 Lawson Street	PADDINGTON	2021
LOT: 1 DP: 137249	15 Lawson Street	PADDINGTON	2021
LOT: 1 DP: 196689	19 Lawson Street	PADDINGTON	2021
LOT: 1 DP: 198673	21 Lawson Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 1 DP: 797793	23 Lawson Street	PADDINGTON	2021
LOT: 9 DP: 33296	116 Liverpool Street	PADDINGTON	2021
LOT: 2 DP: 1552	136 Underwood Street	PADDINGTON	2021
LOT: 1 DP: 1552	134 Underwood Street	PADDINGTON	2021
LOT: 1 DP: 506388	132 Underwood Street	PADDINGTON	2021
LOT: 1 DP: 513271	130 Underwood Street	PADDINGTON	2021
LOT: 2 DP: 983977	128 Underwood Street	PADDINGTON	2021
LOT: 1 DP: 983977	126 Underwood Street	PADDINGTON	2021
LOT: 1 DP: 983830	124 Underwood Street	PADDINGTON	2021
LOT: 3 DP: 983977	122 Underwood Street	PADDINGTON	2021
LOT: 2 DP: 659115	120A Underwood Street	PADDINGTON	2021
LOT: 1 DP: 33785	120 Underwood Street	PADDINGTON	2021
LOT: 1 DP: 584734	118 Underwood Street	PADDINGTON	2021
LOT: 11 SEC: 9 DP: 180	116 Underwood Street	PADDINGTON	2021
LOT: 9 DP: 2378	114 Underwood Street	PADDINGTON	2021
LOT: 10 DP: 2378	112 Underwood Street	PADDINGTON	2021
LOT: B DP: 442533	110 Underwood Street	PADDINGTON	2021
LOT: A DP: 442533	108 Underwood Street	PADDINGTON	2021
LOT: 2 DP: 228010	106 Underwood Street	PADDINGTON	2021
LOT: 1 DP: 228010	104 Underwood Street	PADDINGTON	2021
LOT: 15 DP: 33059	102 Underwood Street	PADDINGTON	2021
LOT: 14 DP: 33059	100 Underwood Street	PADDINGTON	2021
LOT: 13 DP: 33059	98 Underwood Street	PADDINGTON	2021
LOT: 12 DP: 33059	96 Underwood Street	PADDINGTON	2021
LOT: 5 DP: 34158	25 George Street	PADDINGTON	2021
LOT: 6 DP: 34158	23 George Street	PADDINGTON	2021
LOT: 7 DP: 34158	21 George Street	PADDINGTON	2021
LOT: 8 DP: 34158	19 George Street	PADDINGTON	2021
LOT: 28 DP: 234740	17 George Street	PADDINGTON	2021
LOT: 29 DP: 234740	15 George Street	PADDINGTON	2021
LOT: 30 DP: 234740	13 George Street	PADDINGTON	2021
LOT: 31 DP: 234740	11 George Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: A DP: 441015	30 George Street	PADDINGTON	2021
LOT: 1 DP: 906335	28 George Street	PADDINGTON	2021
LOT: 1 DP: 904827	26 George Street	PADDINGTON	2021
LOT: 5 DP: 662009	24 George Street	PADDINGTON	2021
LOT: 11 DP: 715058	22 George Street	PADDINGTON	2021
LOT: 4 PT: PRT DP: 456779	20 George Street	PADDINGTON	2021
LOT: 4 PT: PRT DP: 456779	18 George Street	PADDINGTON	2021
LOT: 4 PT: PRT DP: 456779	16 George Street	PADDINGTON	2021
LOT: 4 PT: PRT DP: 456779	14 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 271	12 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 271	10 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 271	8 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 271	6 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 456779	4 George Street	PADDINGTON	2021
LOT: 1 DP: 533946	157 Paddington Street	PADDINGTON	2021
LOT: 1 DP: 522375	31 Paddington Street	PADDINGTON	2021
LOT: 5 DP: 917592	29 Paddington Street	PADDINGTON	2021
LOT: 1 DP: 906383	25 Paddington Street	PADDINGTON	2021
LOT: 1 DP: 927572	23 Paddington Street	PADDINGTON	2021
LOT: 1 DP: 902442	21 Paddington Street	PADDINGTON	2021
LOT: 1 DP: 925008	19 Paddington Street	PADDINGTON	2021
LOT: 1 DP: 906968	15 Paddington Street	PADDINGTON	2021
LOT: 2 DP: 448362	13 Paddington Street	PADDINGTON	2021
LOT: 1 DP: 448362	11 Paddington Street	PADDINGTON	2021
LOT: 1 DP: 175412	9 Paddington Street	PADDINGTON	2021
LOT: 1 DP: 976861	7 Paddington Street	PADDINGTON	2021
LOT: 2 DP: 455190	5 Paddington Street	PADDINGTON	2021
LOT: A DP: 33858	53 Ormond Street	PADDINGTON	2021
LOT: A DP: 438416	51 Ormond Street	PADDINGTON	2021
LOT: 1 DP: 953947	121 Underwood Street	PADDINGTON	2021
LOT: C DP: 438525	119 Underwood Street	PADDINGTON	2021
LOT: B DP: 438525	117 Underwood Street	PADDINGTON	2021
LOT: A DP: 438525	115 Underwood Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: C DP: 438876	113 Underwood Street	PADDINGTON	2021
LOT: B DP: 438876	111 Underwood Street	PADDINGTON	2021
LOT: A DP: 438876	109 Underwood Street	PADDINGTON	2021
LOT: 1 DP: 33761	107 Underwood Street	PADDINGTON	2021
LOT: 1 DP: 913374	105 Underwood Street	PADDINGTON	2021
LOT: 25 DP: 665759	103 Underwood Street	PADDINGTON	2021
LOT: E DP: 33714	101 Underwood Street	PADDINGTON	2021
LOT: D DP: 33714	99 Underwood Street	PADDINGTON	2021
LOT: C DP: 33714	97 Underwood Street	PADDINGTON	2021
LOT: B DP: 33714	95 Underwood Street	PADDINGTON	2021
LOT: A DP: 33714	93 Underwood Street	PADDINGTON	2021
LOT: 1 DP: 911320	91 Underwood Street	PADDINGTON	2021
LOT: 1 DP: 946164	87 Underwood Street	PADDINGTON	2021
LOT: 2 DP: 110559	4 Olive Street	PADDINGTON	2021
LOT: 3 DP: 110559	6 Olive Street	PADDINGTON	2021
LOT: 4 DP: 110559	8 Olive Street	PADDINGTON	2021
LOT: A DP: 33918	10 Olive Street	PADDINGTON	2021
LOT: 1 DP: 34034	1 Olive Street	PADDINGTON	2021
LOT: 2 DP: 34034	3 Olive Street	PADDINGTON	2021
LOT: 3 DP: 34034	5 Olive Street	PADDINGTON	2021
LOT: 4 DP: 34034	7 Olive Street	PADDINGTON	2021
LOT: 5 DP: 34034	9 Olive Street	PADDINGTON	2021
LOT: 17 PT: PRT SEC: 3 DP: 3454	41 Stafford Street	PADDINGTON	2021
LOT: 17 PT: PRT SEC: 3 DP: 3454	43 Stafford Street	PADDINGTON	2021
LOT: 15 SP: 9502	31/186 Sutherland Street	PADDINGTON	2021
LOT: 19 SEC: 3 DP: 3454	45 Stafford Street	PADDINGTON	2021
LOT: 16 DP: 857875	61 Stafford Street	PADDINGTON	2021
LOT: 17 DP: 857875	63 Stafford Street	PADDINGTON	2021
LOT: 18 DP: 857875	65 Stafford Street	PADDINGTON	2021
LOT: 19 DP: 857875	67 Stafford Street	PADDINGTON	2021
LOT: 20 DP: 857875	69 Stafford Street	PADDINGTON	2021
LOT: 1 DP: 215549	71 Stafford Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 1 SEC: 1 DP: 3454	2A Heeley Street	PADDINGTON	2021
LOT: 4 DP: 503111	2 Heeley Street	PADDINGTON	2021
LOT: 3 DP: 503111	4 Heeley Street	PADDINGTON	2021
LOT: 2 DP: 503111	6 Heeley Street	PADDINGTON	2021
LOT: 1 DP: 503111	8 Heeley Street	PADDINGTON	2021
LOT: 5 SEC: 1 DP: 3454	10 Heeley Street	PADDINGTON	2021
LOT: 18 DP: 192239	56 Caledonia Street	PADDINGTON	2021
LOT: 1 DP: 225825	1A Bates Avenue	PADDINGTON	2021
LOT: 1 SP: 12595	1/8 Bates Avenue	PADDINGTON	2021
LOT: 2 SP: 12595	2/8 Bates Avenue	PADDINGTON	2021
LOT: 3 SP: 12595	3/8 Bates Avenue	PADDINGTON	2021
LOT: 4 SP: 12595	4/8 Bates Avenue	PADDINGTON	2021
LOT: 1 DP: 439477	2 Dudley Street	PADDINGTON	2021
LOT: 2 DP: 439477	4 Dudley Street	PADDINGTON	2021
LOT: 3 DP: 439477	6 Dudley Street	PADDINGTON	2021
LOT: 4 DP: 439477	8 Dudley Street	PADDINGTON	2021
LOT: 5 DP: 439477	10 Dudley Street	PADDINGTON	2021
LOT: 1 DP: 33328	12 Dudley Street	PADDINGTON	2021
LOT: 2 DP: 33328	14 Dudley Street	PADDINGTON	2021
LOT: 3 DP: 33328	16 Dudley Street	PADDINGTON	2021
LOT: 4 DP: 33328	18 Dudley Street	PADDINGTON	2021
LOT: 2 DP: 946164	1 Dudley Street	PADDINGTON	2021
LOT: 1 DP: 226887	3 Dudley Street	PADDINGTON	2021
LOT: 1 DP: 437918	7 Dudley Street	PADDINGTON	2021
LOT: 2 DP: 437918	9 Dudley Street	PADDINGTON	2021
LOT: 3 DP: 437918	11 Dudley Street	PADDINGTON	2021
LOT: 4 DP: 437918	11A Dudley Street	PADDINGTON	2021
LOT: 5 DP: 437918	15 Dudley Street	PADDINGTON	2021
LOT: 1 DP: 110041	17 Dudley Street	PADDINGTON	2021
LOT: 1 DP: 435984	19 Dudley Street	PADDINGTON	2021
LOT: 26 DP: 910845	21 Dudley Street	PADDINGTON	2021
LOT: 1 DP: 440175	23 Dudley Street	PADDINGTON	2021
LOT: 2 DP: 440175	25 Dudley Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 3 DP: 440175	27 Dudley Street	PADDINGTON	2021
LOT: B DP: 437486	29 Dudley Street	PADDINGTON	2021
LOT: A DP: 437486	29A Dudley Street	PADDINGTON	2021
LOT: 2 DP: 78943	3 Macdonald Street	PADDINGTON	2021
LOT: 1 DP: 78943	5 Macdonald Street	PADDINGTON	2021
LOT: 1 DP: 11765	7 Macdonald Street	PADDINGTON	2021
LOT: 3 DP: 11765	9 Macdonald Street	PADDINGTON	2021
LOT: 95 SP: 7220	8F/6 Hampden Street	PADDINGTON	2021
LOT: 94 SP: 7220	8E/6 Hampden Street	PADDINGTON	2021
LOT: 93 SP: 7220	8D/6 Hampden Street	PADDINGTON	2021
LOT: 92 SP: 7220	8C/6 Hampden Street	PADDINGTON	2021
LOT: 91 SP: 7220	8B/6 Hampden Street	PADDINGTON	2021
LOT: 90 SP: 7220	8A/6 Hampden Street	PADDINGTON	2021
LOT: 89 SP: 7220	7F/6 Hampden Street	PADDINGTON	2021
LOT: 88 SP: 7220	7E/6 Hampden Street	PADDINGTON	2021
LOT: 87 SP: 7220	7D/6 Hampden Street	PADDINGTON	2021
LOT: 86 SP: 7220	7C/6 Hampden Street	PADDINGTON	2021
LOT: 85 SP: 7220	7B/6 Hampden Street	PADDINGTON	2021
LOT: 84 SP: 7220	7A/6 Hampden Street	PADDINGTON	2021
LOT: 83 SP: 7220	6F/6 Hampden Street	PADDINGTON	2021
LOT: 82 SP: 7220	6E/6 Hampden Street	PADDINGTON	2021
LOT: 81 SP: 7220	6D/6 Hampden Street	PADDINGTON	2021
LOT: 80 SP: 7220	6C/6 Hampden Street	PADDINGTON	2021
LOT: 79 SP: 7220	6B/6 Hampden Street	PADDINGTON	2021
LOT: 78 SP: 7220	6A/6 Hampden Street	PADDINGTON	2021
LOT: 77 SP: 7220	5F/6 Hampden Street	PADDINGTON	2021
LOT: 76 SP: 7220	5E/6 Hampden Street	PADDINGTON	2021
LOT: 75 SP: 7220	5D/6 Hampden Street	PADDINGTON	2021
LOT: 74 SP: 7220	5C/6 Hampden Street	PADDINGTON	2021
LOT: 73 SP: 7220	5B/6 Hampden Street	PADDINGTON	2021
LOT: 72 SP: 7220	5A/6 Hampden Street	PADDINGTON	2021
LOT: 71 SP: 7220	4F/6 Hampden Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 70 SP: 7220	4E/6 Hampden Street	PADDINGTON	2021
LOT: 69 SP: 7220	4D/6 Hampden Street	PADDINGTON	2021
LOT: 68 SP: 7220	4C/6 Hampden Street	PADDINGTON	2021
LOT: 67 SP: 7220	4B/6 Hampden Street	PADDINGTON	2021
LOT: 66 SP: 7220	4A/6 Hampden Street	PADDINGTON	2021
LOT: 65 SP: 7220	3F/6 Hampden Street	PADDINGTON	2021
LOT: 64 SP: 7220	3E/6 Hampden Street	PADDINGTON	2021
LOT: 63 SP: 7220	3D/6 Hampden Street	PADDINGTON	2021
LOT: 62 SP: 7220	3C/6 Hampden Street	PADDINGTON	2021
LOT: 61 SP: 7220	3B/6 Hampden Street	PADDINGTON	2021
LOT: 60 SP: 7220	3A/6 Hampden Street	PADDINGTON	2021
LOT: 59 SP: 7220	2F/6 Hampden Street	PADDINGTON	2021
LOT: 58 SP: 7220	2E/6 Hampden Street	PADDINGTON	2021
LOT: 51 SP: 7220	1C/6 Hampden Street	PADDINGTON	2021
LOT: 56 SP: 7220	2C/6 Hampden Street	PADDINGTON	2021
LOT: 55 SP: 7220	2B/6 Hampden Street	PADDINGTON	2021
LOT: 54 SP: 7220	2A/6 Hampden Street	PADDINGTON	2021
LOT: 53 SP: 7220	1F/6 Hampden Street	PADDINGTON	2021
LOT: 52 SP: 7220	1E/6 Hampden Street	PADDINGTON	2021
LOT: 50 SP: 7220	1B/6 Hampden Street	PADDINGTON	2021
LOT: 49 SP: 7220	1A/6 Hampden Street	PADDINGTON	2021
LOT: 48 SP: 7220	8F/8 Hampden Street	PADDINGTON	2021
LOT: 47 SP: 7220	8E/8 Hampden Street	PADDINGTON	2021
LOT: 46 SP: 7220	8D/8 Hampden Street	PADDINGTON	2021
LOT: 45 SP: 7220	8C/8 Hampden Street	PADDINGTON	2021
LOT: 44 SP: 7220	8B/8 Hampden Street	PADDINGTON	2021
LOT: 43 SP: 7220	8A/8 Hampden Street	PADDINGTON	2021
LOT: 42 SP: 7220	7F/8 Hampden Street	PADDINGTON	2021
LOT: 41 SP: 7220	7E/8 Hampden Street	PADDINGTON	2021
LOT: 40 SP: 7220	7D/8 Hampden Street	PADDINGTON	2021
LOT: 39 SP: 7220	7C/8 Hampden Street	PADDINGTON	2021
LOT: 38 SP: 7220	7B/8 Hampden Street	PADDINGTON	2021
LOT: 37 SP: 7220	7A/8 Hampden Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 36 SP: 7220	6F/8 Hampden Street	PADDINGTON	2021
LOT: 35 SP: 7220	6E/8 Hampden Street	PADDINGTON	2021
LOT: 34 SP: 7220	6D/8 Hampden Street	PADDINGTON	2021
LOT: 23 SP: 7220	4E/8 Hampden Street	PADDINGTON	2021
LOT: 32 SP: 7220	6B/8 Hampden Street	PADDINGTON	2021
LOT: 31 SP: 7220	6A/8 Hampden Street	PADDINGTON	2021
LOT: 30 SP: 7220	5F/8 Hampden Street	PADDINGTON	2021
LOT: 27 SP: 7220	5C/8 Hampden Street	PADDINGTON	2021
LOT: 29 SP: 7220	5E/8 Hampden Street	PADDINGTON	2021
LOT: 28 SP: 7220	5D/8 Hampden Street	PADDINGTON	2021
LOT: 26 SP: 7220	5B/8 Hampden Street	PADDINGTON	2021
LOT: 25 SP: 7220	5A/8 Hampden Street	PADDINGTON	2021
LOT: 24 SP: 7220	4F/8 Hampden Street	PADDINGTON	2021
LOT: 22 SP: 7220	4D/8 Hampden Street	PADDINGTON	2021
LOT: 21 SP: 7220	4C/8 Hampden Street	PADDINGTON	2021
LOT: 20 SP: 7220	4B/8 Hampden Street	PADDINGTON	2021
LOT: 19 SP: 7220	4A/8 Hampden Street	PADDINGTON	2021
LOT: 18 SP: 7220	3F/6-8 Hampden Street	PADDINGTON	2021
LOT: 17 SP: 7220	3E/6-8 Hampden Street	PADDINGTON	2021
LOT: 16 SP: 7220	3D/8 Hampden Street	PADDINGTON	2021
LOT: 15 SP: 7220	3C/8 Hampden Street	PADDINGTON	2021
LOT: 14 SP: 7220	3B/8 Hampden Street	PADDINGTON	2021
LOT: 13 SP: 7220	3A/8 Hampden Street	PADDINGTON	2021
LOT: 12 SP: 7220	2F/8 Hampden Street	PADDINGTON	2021
LOT: 11 SP: 7220	2E/8 Hampden Street	PADDINGTON	2021
LOT: 10 SP: 7220	2D/8 Hampden Street	PADDINGTON	2021
LOT: 9 SP: 7220	2C/8 Hampden Street	PADDINGTON	2021
LOT: 8 SP: 7220	2B/8 Hampden Street	PADDINGTON	2021
LOT: 7 SP: 7220	2A/8 Hampden Street	PADDINGTON	2021
LOT: 6 SP: 7220	1F/8 Hampden Street	PADDINGTON	2021
LOT: 5 SP: 7220	1E/8 Hampden Street	PADDINGTON	2021
LOT: 4 SP: 7220	1D/8 Hampden Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 2 SP: 7220	1B/8 Hampden Street	PADDINGTON	2021
LOT: 1 SP: 7220	1A/8 Hampden Street	PADDINGTON	2021
LOT: 42 SEC: 12 DP: 238	6 Sutherland Street	PADDINGTON	2021
LOT: 41 SEC: 12 DP: 238	8 Sutherland Street	PADDINGTON	2021
LOT: 2 DP: 202404	14 Sutherland Street	PADDINGTON	2021
LOT: B DP: 106451	16 Sutherland Street	PADDINGTON	2021
LOT: 1 DP: 208159	20 Sutherland Street	PADDINGTON	2021
LOT: 2 DP: 208159	22 Sutherland Street	PADDINGTON	2021
LOT: 25 SEC: 12 DP: 238	28-52 Sutherland Street	PADDINGTON	2021
LOT: 24 SEC: 12 DP: 238	54 Sutherland Street	PADDINGTON	2021
LOT: E DP: 168641	72 Sutherland Street	PADDINGTON	2021
LOT: D DP: 438713	124 Sutherland Street	PADDINGTON	2021
LOT: 100 DP: 809197	138 Sutherland Street	PADDINGTON	2021
LOT: 101 DP: 809197	138A Sutherland Street	PADDINGTON	2021
LOT: Z DP: 108193	140 Sutherland Street	PADDINGTON	2021
LOT: 1 DP: 110093	142 Sutherland Street	PADDINGTON	2021
LOT: 1 DP: 308123	144 Sutherland Street	PADDINGTON	2021
LOT: 1 DP: 615890	158 Sutherland Street	PADDINGTON	2021
LOT: 2 DP: 909153	160 Sutherland Street	PADDINGTON	2021
LOT: 1 DP: 933300	166 Sutherland Street	PADDINGTON	2021
LOT: 3 DP: 107780	59 Underwood Street	PADDINGTON	2021
LOT: 1 DP: 229982	172 Sutherland Street	PADDINGTON	2021
LOT: 2 DP: 229982	174 Sutherland Street	PADDINGTON	2021
LOT: 1 SP: 9502	1/186 Sutherland Street	PADDINGTON	2021
LOT: 94 SP: 43154	2/186 Sutherland Street	PADDINGTON	2021
LOT: 3 SP: 9502	11/186 Sutherland Street	PADDINGTON	2021
LOT: 4 SP: 9502	12/186 Sutherland Street	PADDINGTON	2021
LOT: 5 SP: 9502	12A/186 Sutherland Street	PADDINGTON	2021
LOT: 6 SP: 9502	14/186 Sutherland Street	PADDINGTON	2021
LOT: 7 SP: 9502	15/186 Sutherland Street	PADDINGTON	2021
LOT: 8 SP: 9502	16/186 Sutherland Street	PADDINGTON	2021
LOT: 9 SP: 9502	21/186 Sutherland Street	PADDINGTON	2021
LOT: 10 SP: 9502	22/186 Sutherland Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 11 SP: 9502	23/186 Sutherland Street	PADDINGTON	2021
LOT: 12 SP: 9502	24/186 Sutherland Street	PADDINGTON	2021
LOT: 13 SP: 9502	25/186 Sutherland Street	PADDINGTON	2021
LOT: 14 SP: 9502	26/186 Sutherland Street	PADDINGTON	2021
LOT: 16 SP: 9502	32/186 Sutherland Street	PADDINGTON	2021
LOT: 17 SP: 9502	33/186 Sutherland Street	PADDINGTON	2021
LOT: 18 SP: 9502	34/186 Sutherland Street	PADDINGTON	2021
LOT: 19 SP: 9502	35/186 Sutherland Street	PADDINGTON	2021
LOT: 20 SP: 9502	36/186 Sutherland Street	PADDINGTON	2021
LOT: 21 SP: 9502	41/186 Sutherland Street	PADDINGTON	2021
LOT: 22 SP: 9502	42/186 Sutherland Street	PADDINGTON	2021
LOT: 23 SP: 9502	43/186 Sutherland Street	PADDINGTON	2021
LOT: 24 SP: 9502	44/186 Sutherland Street	PADDINGTON	2021
LOT: 25 SP: 9502	45/186 Sutherland Street	PADDINGTON	2021
LOT: 26 SP: 9502	46/186 Sutherland Street	PADDINGTON	2021
LOT: 27 SP: 9502	51/186 Sutherland Street	PADDINGTON	2021
LOT: 28 SP: 9502	52/186 Sutherland Street	PADDINGTON	2021
LOT: 29 SP: 9502	53/186 Sutherland Street	PADDINGTON	2021
LOT: 30 SP: 9502	54/186 Sutherland Street	PADDINGTON	2021
LOT: 31 SP: 9502	55/186 Sutherland Street	PADDINGTON	2021
LOT: 32 SP: 9502	56/186 Sutherland Street	PADDINGTON	2021
LOT: 33 SP: 9502	61/186 Sutherland Street	PADDINGTON	2021
LOT: 34 SP: 9502	62/186 Sutherland Street	PADDINGTON	2021
LOT: 35 SP: 9502	63/186 Sutherland Street	PADDINGTON	2021
LOT: 36 SP: 9502	64/186 Sutherland Street	PADDINGTON	2021
LOT: 37 SP: 9502	65/186 Sutherland Street	PADDINGTON	2021
LOT: 38 SP: 9502	66/186 Sutherland Street	PADDINGTON	2021
LOT: 39 SP: 9502	71/186 Sutherland Street	PADDINGTON	2021
LOT: 40 SP: 9502	72/186 Sutherland Street	PADDINGTON	2021
LOT: 41 SP: 9502	73/186 Sutherland Street	PADDINGTON	2021
LOT: 42 SP: 9502	74/186 Sutherland Street	PADDINGTON	2021
LOT: 43 SP: 9502	75/186 Sutherland Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 44 SP: 9502	76/186 Sutherland Street	PADDINGTON	2021
LOT: 45 SP: 9502	81/186 Sutherland Street	PADDINGTON	2021
LOT: 46 SP: 9502	82/186 Sutherland Street	PADDINGTON	2021
LOT: 47 SP: 9502	83/186 Sutherland Street	PADDINGTON	2021
LOT: 48 SP: 9502	84/186 Sutherland Street	PADDINGTON	2021
LOT: 49 SP: 9502	85/186 Sutherland Street	PADDINGTON	2021
LOT: 3 DP: 229599	13 Sutherland Street	PADDINGTON	2021
LOT: 4 DP: 229599	15 Sutherland Street	PADDINGTON	2021
LOT: 5 DP: 229599	17 Sutherland Street	PADDINGTON	2021
LOT: 3 DP: 554500	19 Sutherland Street	PADDINGTON	2021
LOT: 1 DP: 554500	21 Sutherland Street	PADDINGTON	2021
LOT: 29 SEC: 4 DP: 180	23 Sutherland Street	PADDINGTON	2021
LOT: 27 SEC: 4 DP: 180	25 Sutherland Street	PADDINGTON	2021
LOT: 1 SP: 13971	1/27 Sutherland Street	PADDINGTON	2021
LOT: 2 SP: 13971	2/27 Sutherland Street	PADDINGTON	2021
LOT: 3 SP: 13971	3/27 Sutherland Street	PADDINGTON	2021
LOT: 4 SP: 13971	4/27 Sutherland Street	PADDINGTON	2021
LOT: 5 SP: 13971	5/27 Sutherland Street	PADDINGTON	2021
LOT: 6 SP: 13971	6/27 Sutherland Street	PADDINGTON	2021
LOT: 7 SP: 13971	7/27 Sutherland Street	PADDINGTON	2021
LOT: 8 SP: 13971	8/27 Sutherland Street	PADDINGTON	2021
LOT: 9 SP: 13971	9/27 Sutherland Street	PADDINGTON	2021
LOT: 10 SP: 13971	10/27 Sutherland Street	PADDINGTON	2021
LOT: 11 SP: 13971	11/27 Sutherland Street	PADDINGTON	2021
LOT: 12 SP: 13971	12/27 Sutherland Street	PADDINGTON	2021
LOT: 13 SP: 13971	13/27 Sutherland Street	PADDINGTON	2021
LOT: 14 SP: 13971	14/27 Sutherland Street	PADDINGTON	2021
LOT: 15 SP: 13971	15/27 Sutherland Street	PADDINGTON	2021
LOT: 2 DP: 221312	39 Sutherland Street	PADDINGTON	2021
LOT: 1 DP: 221312	41 Sutherland Street	PADDINGTON	2021
LOT: 22 SEC: 4 DP: 180	43 Sutherland Street	PADDINGTON	2021
LOT: A DP: 438810	47 Sutherland Street	PADDINGTON	2021
LOT: B DP: 438810	49 Sutherland Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: C DP: 438810	51 Sutherland Street	PADDINGTON	2021
LOT: C DP: 176046	75 Sutherland Street	PADDINGTON	2021
LOT: E DP: 103371	107 Sutherland Street	PADDINGTON	2021
LOT: F DP: 103371	109 Sutherland Street	PADDINGTON	2021
LOT: G DP: 103371	111 Sutherland Street	PADDINGTON	2021
LOT: H DP: 103371	113 Sutherland Street	PADDINGTON	2021
LOT: J DP: 103371	115 Sutherland Street	PADDINGTON	2021
LOT: 1 DP: 34109	119 Sutherland Street	PADDINGTON	2021
LOT: 2 DP: 34109	121 Sutherland Street	PADDINGTON	2021
LOT: 8 DP: 32787	223 Sutherland Street	PADDINGTON	2021
LOT: D DP: 443756	39 Duxford Street	PADDINGTON	2021
LOT: C DP: 443756	37 Duxford Street	PADDINGTON	2021
LOT: 3 SP: 7220	1C/8 Hampden Street	PADDINGTON	2021
LOT: 33 SP: 7220	6C/8 Hampden Street	PADDINGTON	2021
LOT: 57 SP: 7220	2D/6 Hampden Street	PADDINGTON	2021
LOT: 21 SEC: 12 DP: 238	60 Sutherland Street	PADDINGTON	2021
LOT: 1 DP: 228800	20 Comber Street	PADDINGTON	2021
LOT: 7 DP: 228800	32 Comber Street	PADDINGTON	2021
LOT: 8 DP: 228800	34 Comber Street	PADDINGTON	2021
LOT: 9 DP: 234278	36 Comber Street	PADDINGTON	2021
LOT: 1 DP: 663492	9 Comber Street	PADDINGTON	2021
LOT: D DP: 110285	11 Comber Street	PADDINGTON	2021
LOT: C DP: 110285	13 Comber Street	PADDINGTON	2021
LOT: 1 DP: 34688	15 Comber Street	PADDINGTON	2021
LOT: 1 DP: 656341	17 Comber Street	PADDINGTON	2021
LOT: 1 DP: 80147	25 Comber Street	PADDINGTON	2021
LOT: 1 DP: 228556	28 Little Comber Street	PADDINGTON	2021
LOT: 6 DP: 228556	32 Little Comber Street	PADDINGTON	2021
LOT: 2 DP: 228556	34 Little Comber Street	PADDINGTON	2021
LOT: 3 DP: 228556	36 Little Comber Street	PADDINGTON	2021
LOT: 1 DP: 736381	49 Comber Street	PADDINGTON	2021
LOT: 4 DP: 228556	38 Little Comber Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: F DP: 928961	51 Comber Street	PADDINGTON	2021
LOT: E DP: 928961	53 Comber Street	PADDINGTON	2021
LOT: D DP: 928961	55 Comber Street	PADDINGTON	2021
LOT: 1 DP: 515575	21 Little Comber Street	PADDINGTON	2021
LOT: 1 DP: 208616	46 Paddington Street	PADDINGTON	2021
LOT: 2 DP: 208616	48 Paddington Street	PADDINGTON	2021
LOT: 31 DP: 664823	50 Paddington Street	PADDINGTON	2021
LOT: 1 DP: 119411	52 Paddington Street	PADDINGTON	2021
LOT: 1 DP: 977717	54 Paddington Street	PADDINGTON	2021
LOT: C DP: 439010	60 Paddington Street	PADDINGTON	2021
LOT: D DP: 439010	62 Paddington Street	PADDINGTON	2021
LOT: 1 DP: 583915	64 Paddington Street	PADDINGTON	2021
LOT: 3 DP: 567920	34 Paddington Street	PADDINGTON	2021
LOT: 2 DP: 567920	36 Paddington Street	PADDINGTON	2021
LOT: 12 DP: 708011	38 Paddington Street	PADDINGTON	2021
LOT: A DP: 368793	44 Paddington Street	PADDINGTON	2021
LOT: 2 DP: 583915	66 Paddington Street	PADDINGTON	2021
LOT: 38 SEC: 1 DP: 180	162 Paddington Street	PADDINGTON	2021
LOT: D DP: 33380	160 Paddington Street	PADDINGTON	2021
LOT: C DP: 33380	158 Paddington Street	PADDINGTON	2021
LOT: B DP: 33380	156 Paddington Street	PADDINGTON	2021
LOT: A DP: 33380	154 Paddington Street	PADDINGTON	2021
LOT: 4 DP: 109064	152 Paddington Street	PADDINGTON	2021
LOT: 32 SEC: 1 DP: 180	146 Paddington Street	PADDINGTON	2021
LOT: 28 SEC: 6 DP: 180	42 Paddington Street	PADDINGTON	2021
LOT: 45 SEC: 4 DP: 180	2 Hargrave Street	PADDINGTON	2021
LOT: 46 SEC: 4 DP: 180	4 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 553621	8 Hargrave Street	PADDINGTON	2021
LOT: 3 DP: 553621	12 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 108288	14 Hargrave Street	PADDINGTON	2021
LOT: 2 DP: 108288	16 Hargrave Street	PADDINGTON	2021
LOT: 3 DP: 108288	18 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 33593	30 Hargrave Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 2 DP: 33593	32 Hargrave Street	PADDINGTON	2021
LOT: 3 DP: 33593	34 Hargrave Street	PADDINGTON	2021
LOT: 4 DP: 33593	36 Hargrave Street	PADDINGTON	2021
LOT: 5 DP: 33593	38 Hargrave Street	PADDINGTON	2021
LOT: 6 DP: 33593	40 Hargrave Street	PADDINGTON	2021
LOT: 7 DP: 33593	42 Hargrave Street	PADDINGTON	2021
LOT: 8 DP: 33593	44 Hargrave Street	PADDINGTON	2021
LOT: 9 DP: 33593	46 Hargrave Street	PADDINGTON	2021
LOT: 10 DP: 33593	48 Hargrave Street	PADDINGTON	2021
LOT: 11 DP: 33593	50 Hargrave Street	PADDINGTON	2021
LOT: 12 DP: 33593	52 Hargrave Street	PADDINGTON	2021
LOT: 13 DP: 33593	54 Hargrave Street	PADDINGTON	2021
LOT: 14 DP: 33593	56 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 204901	58 Hargrave Street	PADDINGTON	2021
LOT: 2 DP: 204901	60 Hargrave Street	PADDINGTON	2021
LOT: 3 DP: 204901	62 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 930128	64 Hargrave Street	PADDINGTON	2021
LOT: A DP: 441432	66 Hargrave Street	PADDINGTON	2021
LOT: B DP: 441432	68 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 564846	88-90 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 104511	94 Hargrave Street	PADDINGTON	2021
LOT: A DP: 33657	96 Hargrave Street	PADDINGTON	2021
LOT: B DP: 33657	98 Hargrave Street	PADDINGTON	2021
LOT: C DP: 33657	100 Hargrave Street	PADDINGTON	2021
LOT: D DP: 33657	102 Hargrave Street	PADDINGTON	2021
LOT: E DP: 33657	104 Hargrave Street	PADDINGTON	2021
LOT: F DP: 33657	106 Hargrave Street	PADDINGTON	2021
LOT: 2 DP: 516389	112 Hargrave Street	PADDINGTON	2021
LOT: C DP: 439706	118 Hargrave Street	PADDINGTON	2021
LOT: 16 DP: 653655	120 Hargrave Street	PADDINGTON	2021
LOT: 2 DP: 983923	138 Hargrave Street	PADDINGTON	2021
LOT: 3 DP: 983923	140 Hargrave Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 1 DP: 343555	1 Hargrave Street	PADDINGTON	2021
LOT: A DP: 440040	3 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 130699	25 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 923178	27 Hargrave Street	PADDINGTON	2021
LOT: C DP: 440309	31 Hargrave Street	PADDINGTON	2021
LOT: B DP: 440309	33 Hargrave Street	PADDINGTON	2021
LOT: A DP: 440309	35 Hargrave Street	PADDINGTON	2021
LOT: 102 SEC: 2 DP: 180	107 Hargrave Street	PADDINGTON	2021
LOT: B DP: 441066	119 Hargrave Street	PADDINGTON	2021
LOT: 3 DP: 579457	121 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 721382	135 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 541999	137 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 167542	139 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 167541	141 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 34007	2 Cascade Street	PADDINGTON	2021
LOT: 2 DP: 34007	4 Cascade Street	PADDINGTON	2021
LOT: 3 DP: 34007	6 Cascade Street	PADDINGTON	2021
LOT: 6 DP: 34007	12 Cascade Street	PADDINGTON	2021
LOT: 9 DP: 34007	18 Cascade Street	PADDINGTON	2021
LOT: 10 DP: 34007	20 Cascade Street	PADDINGTON	2021
LOT: 11 DP: 34007	22 Cascade Street	PADDINGTON	2021
LOT: 2 DP: 203651	14A Hopewell Street	PADDINGTON	2021
LOT: 13 DP: 34007	26 Cascade Street	PADDINGTON	2021
LOT: 2 DP: 203324	16 Hopewell Street	PADDINGTON	2021
LOT: 15 DP: 34007	30 Cascade Street	PADDINGTON	2021
LOT: 1 DP: 818060	18 Hopewell Street	PADDINGTON	2021
LOT: 1 DP: 260490	20 Hopewell Street	PADDINGTON	2021
LOT: 2 DP: 260490	22 Hopewell Street	PADDINGTON	2021
LOT: 501 DP: 731979	24 Hopewell Street	PADDINGTON	2021
LOT: 16 DP: 34007	32 Cascade Street	PADDINGTON	2021
LOT: 17 DP: 34007	34 Cascade Street	PADDINGTON	2021
LOT: 18 DP: 34007	36 Cascade Street	PADDINGTON	2021
LOT: 37 SEC: 5 DP: 3454	40 Cascade Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: B DP: 104436	42 Cascade Street	PADDINGTON	2021
LOT: 502 DP: 731979	26 Hopewell Street	PADDINGTON	2021
LOT: 5 DP: 260490	28 Hopewell Street	PADDINGTON	2021
LOT: A DP: 104436	44 Cascade Street	PADDINGTON	2021
LOT: 6 DP: 260490	28A Hopewell Street	PADDINGTON	2021
LOT: 4 DP: 108127	48 Cascade Street	PADDINGTON	2021
LOT: 512 DP: 738244	50 Cascade Street	PADDINGTON	2021
LOT: 7 DP: 260490	30 Hopewell Street	PADDINGTON	2021
LOT: 8 DP: 260490	30A Hopewell Street	PADDINGTON	2021
LOT: 1 SP: 19410	1/110 Cascade Street	PADDINGTON	2021
LOT: 2 SP: 19410	2/110 Cascade Street	PADDINGTON	2021
LOT: 3 SP: 19410	3/110 Cascade Street	PADDINGTON	2021
LOT: 4 SP: 19410	4/110 Cascade Street	PADDINGTON	2021
LOT: 5 SP: 19410	5/110 Cascade Street	PADDINGTON	2021
LOT: 6 SP: 19410	6/110 Cascade Street	PADDINGTON	2021
LOT: 7 SP: 19410	7/110 Cascade Street	PADDINGTON	2021
LOT: 8 SP: 19410	8/110 Cascade Street	PADDINGTON	2021
LOT: 9 SP: 19410	9/110 Cascade Street	PADDINGTON	2021
LOT: 10 SP: 19410	10/110 Cascade Street	PADDINGTON	2021
LOT: 11 SP: 19410	11/110 Cascade Street	PADDINGTON	2021
LOT: 12 SP: 19410	12/110 Cascade Street	PADDINGTON	2021
LOT: 1 SP: 10438	1/54 Hopewell Street	PADDINGTON	2021
LOT: 13 SP: 19410	13/110 Cascade Street	PADDINGTON	2021
LOT: 14 SP: 19410	14/110 Cascade Street	PADDINGTON	2021
LOT: 2 SP: 10438	2/54 Hopewell Street	PADDINGTON	2021
LOT: 15 SP: 19410	15/110 Cascade Street	PADDINGTON	2021
LOT: 16 SP: 19410	16/110 Cascade Street	PADDINGTON	2021
LOT: 3 SP: 10438	3/54 Hopewell Street	PADDINGTON	2021
LOT: 17 SP: 19410	17/110 Cascade Street	PADDINGTON	2021
LOT: 4 SP: 10438	4/54 Hopewell Street	PADDINGTON	2021
LOT: 18 SP: 19410	18/110 Cascade Street	PADDINGTON	2021
LOT: 5 SP: 10438	5/54 Hopewell Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 19 SP: 19410	19/110 Cascade Street	PADDINGTON	2021
LOT: 6 SP: 10438	6/54 Hopewell Street	PADDINGTON	2021
LOT: 20 SP: 19410	20/110 Cascade Street	PADDINGTON	2021
LOT: 7 SP: 10438	7/54 Hopewell Street	PADDINGTON	2021
LOT: 21 SP: 19410	21/110 Cascade Street	PADDINGTON	2021
LOT: 8 SP: 10438	8/54 Hopewell Street	PADDINGTON	2021
LOT: 9 SP: 10438	9/54 Hopewell Street	PADDINGTON	2021
LOT: 10 SP: 10438	10/54 Hopewell Street	PADDINGTON	2021
LOT: 11 SP: 10438	11/54 Hopewell Street	PADDINGTON	2021
LOT: 23 SP: 19410	23/110 Cascade Street	PADDINGTON	2021
LOT: 12 SP: 10438	12/54 Hopewell Street	PADDINGTON	2021
LOT: 13 SP: 10438	13/54 Hopewell Street	PADDINGTON	2021
LOT: 24 SP: 19410	24/110 Cascade Street	PADDINGTON	2021
LOT: 25 SP: 19410	25/110 Cascade Street	PADDINGTON	2021
LOT: 14 SP: 10438	14/54 Hopewell Street	PADDINGTON	2021
LOT: 26 SP: 19410	26/110 Cascade Street	PADDINGTON	2021
LOT: 15 SP: 10438	15/54 Hopewell Street	PADDINGTON	2021
LOT: 16 SP: 10438	16/54 Hopewell Street	PADDINGTON	2021
LOT: 27 SP: 19410	27/110 Cascade Street	PADDINGTON	2021
LOT: 17 SP: 10438	17/54 Hopewell Street	PADDINGTON	2021
LOT: 28 SP: 19410	28/110 Cascade Street	PADDINGTON	2021
LOT: 18 SP: 10438	18/54 Hopewell Street	PADDINGTON	2021
LOT: 29 SP: 19410	29/110 Cascade Street	PADDINGTON	2021
LOT: 19 SP: 10438	19/54 Hopewell Street	PADDINGTON	2021
LOT: 30 SP: 19410	30/110 Cascade Street	PADDINGTON	2021
LOT: 20 SP: 10438	20/54 Hopewell Street	PADDINGTON	2021
LOT: 21 SP: 10438	21/54 Hopewell Street	PADDINGTON	2021
LOT: 22 SP: 10438	22/54 Hopewell Street	PADDINGTON	2021
LOT: 33 SP: 19410	33/110 Cascade Street	PADDINGTON	2021
LOT: 23 SP: 10438	23/54 Hopewell Street	PADDINGTON	2021
LOT: 34 SP: 19410	34/110 Cascade Street	PADDINGTON	2021
LOT: 24 SP: 10438	24/54 Hopewell Street	PADDINGTON	2021
LOT: 35 SP: 19410	35/110 Cascade Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 25 SP: 10438	25/54 Hopewell Street	PADDINGTON	2021
LOT: 26 SP: 10438	26/54 Hopewell Street	PADDINGTON	2021
LOT: 27 SP: 10438	27/54 Hopewell Street	PADDINGTON	2021
LOT: 28 SP: 10438	28/54 Hopewell Street	PADDINGTON	2021
LOT: 36 SP: 19410	36/110 Cascade Street	PADDINGTON	2021
LOT: 37 SP: 19410	37/110 Cascade Street	PADDINGTON	2021
LOT: 38 SP: 19410	38/110 Cascade Street	PADDINGTON	2021
LOT: 39 SP: 19410	39/110 Cascade Street	PADDINGTON	2021
LOT: 40 SP: 19410	40/110 Cascade Street	PADDINGTON	2021
LOT: 41 SP: 19410	41/110 Cascade Street	PADDINGTON	2021
LOT: 1 SP: 10380	1/54A Hopewell Street	PADDINGTON	2021
LOT: 42 SP: 19410	42/110 Cascade Street	PADDINGTON	2021
LOT: 43 SP: 19410	43/110 Cascade Street	PADDINGTON	2021
LOT: 2 SP: 10380	2/54A Hopewell Street	PADDINGTON	2021
LOT: 1 DP: 200603	114 Cascade Street	PADDINGTON	2021
LOT: 3 SP: 10380	3/54A Hopewell Street	PADDINGTON	2021
LOT: 4 SP: 10380	4/54A Hopewell Street	PADDINGTON	2021
LOT: 5 SP: 10380	5/54A Hopewell Street	PADDINGTON	2021
LOT: 6 SP: 10380	6/54A Hopewell Street	PADDINGTON	2021
LOT: 7 SP: 10380	7/54A Hopewell Street	PADDINGTON	2021
LOT: 8 SP: 10380	8/54A Hopewell Street	PADDINGTON	2021
LOT: 9 SP: 10380	9/54A Hopewell Street	PADDINGTON	2021
LOT: 10 SP: 10380	10/54A Hopewell Street	PADDINGTON	2021
LOT: 11 SP: 10380	11/54A Hopewell Street	PADDINGTON	2021
LOT: 12 SP: 10380	12/54A Hopewell Street	PADDINGTON	2021
LOT: 13 SP: 10380	13/54A Hopewell Street	PADDINGTON	2021
LOT: 14 SP: 10380	14/54A Hopewell Street	PADDINGTON	2021
LOT: 15 SP: 10380	15/54A Hopewell Street	PADDINGTON	2021
LOT: 16 SP: 10380	16/54A Hopewell Street	PADDINGTON	2021
LOT: 17 SP: 10380	17/54A Hopewell Street	PADDINGTON	2021
LOT: 18 SP: 10380	18/54A Hopewell Street	PADDINGTON	2021
LOT: 19 SP: 10380	19/54A Hopewell Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 20 SP: 10380	20/54A Hopewell Street	PADDINGTON	2021
LOT: 21 SP: 10380	21/54A Hopewell Street	PADDINGTON	2021
LOT: 22 SP: 10380	22/54A Hopewell Street	PADDINGTON	2021
LOT: 23 SP: 10380	23/54A Hopewell Street	PADDINGTON	2021
LOT: 24 SP: 10380	24/54A Hopewell Street	PADDINGTON	2021
LOT: 25 SP: 10380	25/54A Hopewell Street	PADDINGTON	2021
LOT: 26 SP: 10380	26/54A Hopewell Street	PADDINGTON	2021
LOT: 27 SP: 10380	27/54A Hopewell Street	PADDINGTON	2021
LOT: 28 SP: 10380	28/54A Hopewell Street	PADDINGTON	2021
LOT: 29 SP: 10380	29/54A Hopewell Street	PADDINGTON	2021
LOT: 30 SP: 10380	30/54A Hopewell Street	PADDINGTON	2021
LOT: 31 SP: 10380	31/54A Hopewell Street	PADDINGTON	2021
LOT: 32 SP: 10380	32/54A Hopewell Street	PADDINGTON	2021
LOT: 33 SP: 10380	33/54A Hopewell Street	PADDINGTON	2021
LOT: 34 SP: 10380	34/54A Hopewell Street	PADDINGTON	2021
LOT: 35 SP: 10380	35/54A Hopewell Street	PADDINGTON	2021
LOT: 36 SP: 10380	36/54A Hopewell Street	PADDINGTON	2021
LOT: 37 SP: 10380	37/54A Hopewell Street	PADDINGTON	2021
LOT: 38 SP: 10380	38/54A Hopewell Street	PADDINGTON	2021
LOT: 39 SP: 10380	39/54A Hopewell Street	PADDINGTON	2021
LOT: 2 DP: 223073	37 Cascade Street	PADDINGTON	2021
LOT: 40 SP: 10380	40/54A Hopewell Street	PADDINGTON	2021
LOT: 1 DP: 906322	35 Cascade Street	PADDINGTON	2021
LOT: 1 DP: 305	29 Cascade Street	PADDINGTON	2021
LOT: 2 DP: 305	27 Cascade Street	PADDINGTON	2021
LOT: 4 DP: 305	25 Cascade Street	PADDINGTON	2021
LOT: 1 DP: 813863	1 Hopewell Street	PADDINGTON	2021
LOT: 2 DP: 813863	3 Hopewell Street	PADDINGTON	2021
LOT: 2 DP: 861786	7 Hopewell Street	PADDINGTON	2021
LOT: 1 DP: 63158	9 Hopewell Street	PADDINGTON	2021
LOT: 1 DP: 74471	11 Hopewell Street	PADDINGTON	2021
LOT: B DP: 437592	13 Hopewell Street	PADDINGTON	2021
LOT: A DP: 437592	15 Hopewell Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: B DP: 442788	17 Hopewell Street	PADDINGTON	2021
LOT: 1 DP: 742710	19 Hopewell Street	PADDINGTON	2021
LOT: 1 DP: 445053	12 Hoddle Street	PADDINGTON	2021
LOT: 2 DP: 445053	14 Hoddle Street	PADDINGTON	2021
LOT: 184 DP: 1783	23 Harris Street	PADDINGTON	2021
LOT: A DP: 107382	18 Hoddle Street	PADDINGTON	2021
LOT: B DP: 107382	20 Hoddle Street	PADDINGTON	2021
LOT: C DP: 107382	22 Hoddle Street	PADDINGTON	2021
LOT: 1 DP: 71893	16 Hoddle Street	PADDINGTON	2021
LOT: D DP: 107382	24 Hoddle Street	PADDINGTON	2021
LOT: 1 SP: 17432	1/26 Hoddle Street	PADDINGTON	2021
LOT: 2 SP: 17432	2/26 Hoddle Street	PADDINGTON	2021
LOT: 2 DP: 13006	28 Hoddle Street	PADDINGTON	2021
LOT: 3 DP: 13006	30 Hoddle Street	PADDINGTON	2021
LOT: 1 DP: 986571	19 Hoddle Street	PADDINGTON	2021
LOT: 1 DP: 331162	72 Windsor Street	PADDINGTON	2021
LOT: 22 SP: 19410	22/110 Cascade Street	PADDINGTON	2021
LOT: 32 SP: 19410	32/110 Cascade Street	PADDINGTON	2021
LOT: 31 SP: 19410	31/110 Cascade Street	PADDINGTON	2021
LOT: 1 DP: 104292	29 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 861972	55 Brown Street	PADDINGTON	2021
LOT: 1 SP: 1438	1/204-232 Jersey Road	PADDINGTON	2021
LOT: 2 SP: 1438	2/204-232 Jersey Road	PADDINGTON	2021
LOT: 3 SP: 1438	3/204-232 Jersey Road	PADDINGTON	2021
LOT: 4 SP: 1438	4/204-232 Jersey Road	PADDINGTON	2021
LOT: 5 SP: 1438	5/204-232 Jersey Road	PADDINGTON	2021
LOT: 6 SP: 1438	6/204-232 Jersey Road	PADDINGTON	2021
LOT: 7 SP: 1438	7/204-232 Jersey Road	PADDINGTON	2021
LOT: 8 SP: 1438	8/204-232 Jersey Road	PADDINGTON	2021
LOT: 9 SP: 1438	9/204-232 Jersey Road	PADDINGTON	2021
LOT: 10 SP: 1438	10/204-232 Jersey Road	PADDINGTON	2021
LOT: 12 SP: 1438	12/204-232 Jersey Road	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 13 SP: 1438	13/204-232 Jersey Road	PADDINGTON	2021
LOT: 14 SP: 1438	14/204-232 Jersey Road	PADDINGTON	2021
LOT: 15 SP: 1438	15/204-232 Jersey Road	PADDINGTON	2021
LOT: 16 SP: 1438	16/204-232 Jersey Road	PADDINGTON	2021
LOT: 17 SP: 1438	17/204-232 Jersey Road	PADDINGTON	2021
LOT: 18 SP: 1438	18/204-232 Jersey Road	PADDINGTON	2021
LOT: 19 SP: 1438	19/204-232 Jersey Road	PADDINGTON	2021
LOT: 20 SP: 1438	20/204-232 Jersey Road	PADDINGTON	2021
LOT: 21 SP: 1438	21/204-232 Jersey Road	PADDINGTON	2021
LOT: 22 SP: 1438	22/204-232 Jersey Road	PADDINGTON	2021
LOT: 23 SP: 1438	23/204-232 Jersey Road	PADDINGTON	2021
LOT: 24 SP: 1438	24/204-232 Jersey Road	PADDINGTON	2021
LOT: 25 SP: 1438	25/204-232 Jersey Road	PADDINGTON	2021
LOT: 26 SP: 1438	26/204-232 Jersey Road	PADDINGTON	2021
LOT: 27 SP: 1438	27/204-232 Jersey Road	PADDINGTON	2021
LOT: 28 SP: 1438	28/204-232 Jersey Road	PADDINGTON	2021
LOT: 29 SP: 1438	29/204-232 Jersey Road	PADDINGTON	2021
LOT: 30 SP: 1438	30/204-232 Jersey Road	PADDINGTON	2021
LOT: 31 SP: 1438	31/204-232 Jersey Road	PADDINGTON	2021
LOT: 32 SP: 1438	32/204-232 Jersey Road	PADDINGTON	2021
LOT: 33 SP: 1438	33/204-232 Jersey Road	PADDINGTON	2021
LOT: 34 SP: 1438	34/204-232 Jersey Road	PADDINGTON	2021
LOT: 35 SP: 1438	35/204-232 Jersey Road	PADDINGTON	2021
LOT: 36 SP: 1438	36/204-232 Jersey Road	PADDINGTON	2021
LOT: 37 SP: 1438	37/204-232 Jersey Road	PADDINGTON	2021
LOT: 38 SP: 1438	38/204-232 Jersey Road	PADDINGTON	2021
LOT: 39 SP: 1438	39/204-232 Jersey Road	PADDINGTON	2021
LOT: 40 SP: 1438	40/204-232 Jersey Road	PADDINGTON	2021
LOT: 41 SP: 1438	41/204-232 Jersey Road	PADDINGTON	2021
LOT: 42 SP: 1438	42/204-232 Jersey Road	PADDINGTON	2021
LOT: 43 SP: 1438	43/204-232 Jersey Road	PADDINGTON	2021
LOT: 44 SP: 1438	44/204-232 Jersey Road	PADDINGTON	2021
LOT: 45 SP: 1438	45/204-232 Jersey Road	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 46 SP: 1438	46/204-232 Jersey Road	PADDINGTON	2021
LOT: 47 SP: 1438	47/204-232 Jersey Road	PADDINGTON	2021
LOT: 48 SP: 1438	48/204-232 Jersey Road	PADDINGTON	2021
LOT: 49 SP: 1438	49/204-232 Jersey Road	PADDINGTON	2021
LOT: 50 SP: 1438	50/204-232 Jersey Road	PADDINGTON	2021
LOT: 51 SP: 1438	51/204-232 Jersey Road	PADDINGTON	2021
LOT: 52 SP: 1438	52/204-232 Jersey Road	PADDINGTON	2021
LOT: 53 SP: 1438	53/204-232 Jersey Road	PADDINGTON	2021
LOT: 54 SP: 1438	54/204-232 Jersey Road	PADDINGTON	2021
LOT: 55 SP: 1438	55/204-232 Jersey Road	PADDINGTON	2021
LOT: 56 SP: 1438	56/204-232 Jersey Road	PADDINGTON	2021
LOT: 57 SP: 1438	57/204-232 Jersey Road	PADDINGTON	2021
LOT: 58 SP: 1438	58/204-232 Jersey Road	PADDINGTON	2021
LOT: 59 SP: 1438	59/204-232 Jersey Road	PADDINGTON	2021
LOT: 60 SP: 1438	60/204-232 Jersey Road	PADDINGTON	2021
LOT: 61 SP: 1438	61/204-232 Jersey Road	PADDINGTON	2021
LOT: 62 SP: 1438	62/204-232 Jersey Road	PADDINGTON	2021
LOT: 2 DP: 108968	236 Jersey Road	PADDINGTON	2021
LOT: 1 DP: 442672	2 Alma Street	PADDINGTON	2021
LOT: 2 DP: 442672	4 Alma Street	PADDINGTON	2021
LOT: 3 DP: 442672	6 Alma Street	PADDINGTON	2021
LOT: 4 DP: 442672	8 Alma Street	PADDINGTON	2021
LOT: 5 DP: 442672	10 Alma Street	PADDINGTON	2021
LOT: 2 DP: 12888	16 Alma Street	PADDINGTON	2021
LOT: 3 DP: 12888	18 Alma Street	PADDINGTON	2021
LOT: 4 DP: 12888	20 Alma Street	PADDINGTON	2021
LOT: 5 DP: 12888	22 Alma Street	PADDINGTON	2021
LOT: 2 DP: 221458	18 Elizabeth Street	PADDINGTON	2021
LOT: 1 DP: 221458	16 Elizabeth Street	PADDINGTON	2021
LOT: 1 DP: 569772	10-12 Elizabeth Street	PADDINGTON	2021
LOT: 1 DP: 230498	66 Elizabeth Street	PADDINGTON	2021
LOT: 2 DP: 230498	68 Elizabeth Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 3 DP: 230498	70 Elizabeth Street	PADDINGTON	2021
LOT: 4 DP: 230498	72 Elizabeth Street	PADDINGTON	2021
LOT: 5 DP: 230498	74 Elizabeth Street	PADDINGTON	2021
LOT: 6 DP: 230498	76 Elizabeth Street	PADDINGTON	2021
LOT: D DP: 441063	15 Elizabeth Street	PADDINGTON	2021
LOT: C DP: 441063	17 Elizabeth Street	PADDINGTON	2021
LOT: B DP: 441063	19 Elizabeth Street	PADDINGTON	2021
LOT: A DP: 441063	21 Elizabeth Street	PADDINGTON	2021
LOT: 14 DP: 954	23 Elizabeth Street	PADDINGTON	2021
LOT: 1 DP: 721815	25 Elizabeth Street	PADDINGTON	2021
LOT: 12 DP: 954	27 Elizabeth Street	PADDINGTON	2021
LOT: 11 DP: 954	29 Elizabeth Street	PADDINGTON	2021
LOT: 10 DP: 954	31 Elizabeth Street	PADDINGTON	2021
LOT: A DP: 106653	65 Elizabeth Street	PADDINGTON	2021
LOT: 1 DP: 108167	2 Victoria Place	PADDINGTON	2021
LOT: 5 DP: 108167	10 Victoria Place	PADDINGTON	2021
LOT: 6 DP: 108167	12 Victoria Place	PADDINGTON	2021
LOT: 1 DP: 597088	14 Victoria Place	PADDINGTON	2021
LOT: 2 DP: 597088	16 Victoria Place	PADDINGTON	2021
LOT: 1 DP: 509687	8 Forbes Street	PADDINGTON	2021
LOT: 2 DP: 509687	6 Forbes Street	PADDINGTON	2021
LOT: 3 DP: 509687	4 Forbes Street	PADDINGTON	2021
LOT: 4 DP: 509687	2 Forbes Street	PADDINGTON	2021
LOT: A DP: 83340	30-38 Victoria Street	PADDINGTON	2021
LOT: 1 DP: 216952	40 Victoria Street	PADDINGTON	2021
LOT: 2 DP: 216952	42 Victoria Street	PADDINGTON	2021
LOT: 3 DP: 216952	44 Victoria Street	PADDINGTON	2021
LOT: 4 DP: 216952	46 Victoria Street	PADDINGTON	2021
LOT: 5 DP: 216952	48 Victoria Street	PADDINGTON	2021
LOT: 1 DP: 322508	50 Victoria Street	PADDINGTON	2021
LOT: 1 DP: 589595	52 Victoria Street	PADDINGTON	2021
LOT: F DP: 438899	6 Elizabeth Place	PADDINGTON	2021
LOT: G DP: 438899	7 Elizabeth Place	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: H DP: 438899	8 Elizabeth Place	PADDINGTON	2021
LOT: A DP: 303223	9 Elizabeth Place	PADDINGTON	2021
LOT: B DP: 303223	10 Elizabeth Place	PADDINGTON	2021
LOT: 1 DP: 113425	11 Elizabeth Place	PADDINGTON	2021
LOT: 55 SEC: 4 DP: 180	16 Hargrave Lane	PADDINGTON	2021
LOT: 1 DP: 178883	12 Hargrave Lane	PADDINGTON	2021
LOT: 47 SEC: 4 DP: 180	6 Hargrave Street	PADDINGTON	2021
LOT: 2 DP: 554500	5 Hargrave Lane	PADDINGTON	2021
LOT: 1 DP: 560892	3 Stephen Street	PADDINGTON	2021
LOT: 20 SP: 21299	20/38 Stephen Street	PADDINGTON	2021
LOT: 19 SP: 21299	19/38 Stephen Street	PADDINGTON	2021
LOT: 18 SP: 21299	18/38 Stephen Street	PADDINGTON	2021
LOT: 17 SP: 21299	17/38 Stephen Street	PADDINGTON	2021
LOT: 16 SP: 21299	16/38 Stephen Street	PADDINGTON	2021
LOT: 15 SP: 21299	15/38 Stephen Street	PADDINGTON	2021
LOT: 14 SP: 21299	14/38 Stephen Street	PADDINGTON	2021
LOT: 13 SP: 21299	13/38 Stephen Street	PADDINGTON	2021
LOT: 12 SP: 21299	12/38 Stephen Street	PADDINGTON	2021
LOT: 11 SP: 21299	11/38 Stephen Street	PADDINGTON	2021
LOT: 10 SP: 21299	10/38 Stephen Street	PADDINGTON	2021
LOT: 9 SP: 21299	9/38 Stephen Street	PADDINGTON	2021
LOT: 8 SP: 21299	8/38 Stephen Street	PADDINGTON	2021
LOT: 7 SP: 21299	7/38 Stephen Street	PADDINGTON	2021
LOT: 6 SP: 21299	6/38 Stephen Street	PADDINGTON	2021
LOT: 5 SP: 21299	5/38 Stephen Street	PADDINGTON	2021
LOT: 4 SP: 21299	4/38 Stephen Street	PADDINGTON	2021
LOT: 3 SP: 21299	3/38 Stephen Street	PADDINGTON	2021
LOT: 2 SP: 21299	2/38 Stephen Street	PADDINGTON	2021
LOT: 1 SP: 21299	1/38 Stephen Street	PADDINGTON	2021
LOT: 40 SP: 11374	804/40 Stephen Street	PADDINGTON	2021
LOT: 39 SP: 11374	39/40 Stephen Street	PADDINGTON	2021
LOT: 38 SP: 11374	38/40 Stephen Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 37 SP: 11374	37/40 Stephen Street	PADDINGTON	2021
LOT: 36 SP: 11374	36/40 Stephen Street	PADDINGTON	2021
LOT: 33 SP: 11374	33/40 Stephen Street	PADDINGTON	2021
LOT: 35 SP: 11374	35/40 Stephen Street	PADDINGTON	2021
LOT: 34 SP: 11374	34/40 Stephen Street	PADDINGTON	2021
LOT: 32 SP: 11374	32/40 Stephen Street	PADDINGTON	2021
LOT: 31 SP: 11374	603/40 Stephen Street	PADDINGTON	2021
LOT: 30 SP: 11374	30/40 Stephen Street	PADDINGTON	2021
LOT: 29 SP: 11374	29/40 Stephen Street	PADDINGTON	2021
LOT: 28 SP: 11374	28/40 Stephen Street	PADDINGTON	2021
LOT: 27 SP: 11374	27/40 Stephen Street	PADDINGTON	2021
LOT: 26 SP: 11374	26/40 Stephen Street	PADDINGTON	2021
LOT: 25 SP: 11374	25/40 Stephen Street	PADDINGTON	2021
LOT: 24 SP: 11374	404/40 Stephen Street	PADDINGTON	2021
LOT: 23 SP: 11374	403/40 Stephen Street	PADDINGTON	2021
LOT: 22 SP: 11374	22/40 Stephen Street	PADDINGTON	2021
LOT: 21 SP: 11374	21/40 Stephen Street	PADDINGTON	2021
LOT: 20 SP: 11374	20/40 Stephen Street	PADDINGTON	2021
LOT: 19 SP: 11374	19/40 Stephen Street	PADDINGTON	2021
LOT: 18 SP: 11374	18/40 Stephen Street	PADDINGTON	2021
LOT: 17 SP: 11374	17/40 Stephen Street	PADDINGTON	2021
LOT: 16 SP: 11374	16/40 Stephen Street	PADDINGTON	2021
LOT: 15 SP: 11374	203/40 Stephen Street	PADDINGTON	2021
LOT: 14 SP: 11374	14/40 Stephen Street	PADDINGTON	2021
LOT: 13 SP: 11374	13/40 Stephen Street	PADDINGTON	2021
LOT: 12 SP: 11374	12/40 Stephen Street	PADDINGTON	2021
LOT: 11 SP: 11374	11/40 Stephen Street	PADDINGTON	2021
LOT: 10 SP: 11374	10/40 Stephen Street	PADDINGTON	2021
LOT: 9 SP: 11374	9/40 Stephen Street	PADDINGTON	2021
LOT: 8 SP: 11374	8/40 Stephen Street	PADDINGTON	2021
LOT: 7 SP: 11374	7/40 Stephen Street	PADDINGTON	2021
LOT: 6 SP: 11374	6/40 Stephen Street	PADDINGTON	2021
LOT: 5 SP: 11374	5/40 Stephen Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 4 SP: 11374	4/40 Stephen Street	PADDINGTON	2021
LOT: 3 SP: 11374	3/40 Stephen Street	PADDINGTON	2021
LOT: 2 SP: 11374	2/40 Stephen Street	PADDINGTON	2021
LOT: 1 SP: 11374	1/40 Stephen Street	PADDINGTON	2021
LOT: 5 DP: 436782	6 Goodhope Street	PADDINGTON	2021
LOT: 4 DP: 436782	8 Goodhope Street	PADDINGTON	2021
LOT: 1 DP: 243966	4 Harris Street	PADDINGTON	2021
LOT: 2 DP: 243966	6 Harris Street	PADDINGTON	2021
LOT: 3 DP: 243966	8 Harris Street	PADDINGTON	2021
LOT: 4 DP: 243966	10 Harris Street	PADDINGTON	2021
LOT: 226 DP: 1783	14 Harris Street	PADDINGTON	2021
LOT: 225 DP: 1783	16 Harris Street	PADDINGTON	2021
LOT: 223 DP: 1783	Harris Street	PADDINGTON	2021
LOT: 221 DP: 1783	18 Harris Street	PADDINGTON	2021
LOT: 219 DP: 1783	20 Harris Street	PADDINGTON	2021
LOT: 217 DP: 1783	24 Harris Street	PADDINGTON	2021
LOT: 216 SEC: I DP: 1783	26 Harris Street	PADDINGTON	2021
LOT: 215 DP: 667276	28 Harris Street	PADDINGTON	2021
LOT: 1 DP: 32863	1 Harris Street	PADDINGTON	2021
LOT: 2 DP: 32863	3 Harris Street	PADDINGTON	2021
LOT: 3 DP: 32863	5 Harris Street	PADDINGTON	2021
LOT: 4 DP: 32863	7 Harris Street	PADDINGTON	2021
LOT: 2 DP: 804403	9A Harris Street	PADDINGTON	2021
LOT: 3 DP: 804403	11 Harris Street	PADDINGTON	2021
LOT: 4 DP: 804403	13 Harris Street	PADDINGTON	2021
LOT: 179 DP: 1783	15 Harris Street	PADDINGTON	2021
LOT: 183 DP: 1783	21 Harris Street	PADDINGTON	2021
LOT: 185 DP: 1783	25 Harris Street	PADDINGTON	2021
LOT: 186 DP: 1783	27-29 Harris Street	PADDINGTON	2021
LOT: 190 DP: 1783	35-37 Harris Street	PADDINGTON	2021
LOT: 192 DP: 1783	39 Harris Street	PADDINGTON	2021
LOT: 1 DP: 564895	41 Harris Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 2 DP: 564895	43 Harris Street	PADDINGTON	2021
LOT: 3 DP: 564895	45 Harris Street	PADDINGTON	2021
LOT: 198 DP: 1783	49-51 Harris Street	PADDINGTON	2021
LOT: 1 DP: 220889	53 Harris Street	PADDINGTON	2021
LOT: 2 DP: 220889	55 Harris Street	PADDINGTON	2021
LOT: 3 DP: 220889	57 Harris Street	PADDINGTON	2021
LOT: 4 DP: 220889	59 Harris Street	PADDINGTON	2021
LOT: 1 DP: 730067	61 Harris Street	PADDINGTON	2021
LOT: 2 DP: 730067	63 Harris Street	PADDINGTON	2021
LOT: 3 DP: 730067	65 Harris Street	PADDINGTON	2021
LOT: 4 DP: 730067	67 Harris Street	PADDINGTON	2021
LOT: 5 DP: 730067	69 Harris Street	PADDINGTON	2021
LOT: 6 DP: 730067	71 Harris Street	PADDINGTON	2021
LOT: 7 DP: 730067	73 Harris Street	PADDINGTON	2021
LOT: D DP: 441304	81 Glenmore Road	PADDINGTON	2021
LOT: E DP: 441304	83 Glenmore Road	PADDINGTON	2021
LOT: F DP: 441304	85 Glenmore Road	PADDINGTON	2021
LOT: C DP: 32761	177 Glenmore Road	PADDINGTON	2021
LOT: D DP: 32761	179 Glenmore Road	PADDINGTON	2021
LOT: E DP: 32761	181 Glenmore Road	PADDINGTON	2021
LOT: F DP: 32761	183 Glenmore Road	PADDINGTON	2021
LOT: 1 DP: 217237	197 Glenmore Road	PADDINGTON	2021
LOT: 2 DP: 217237	199 Glenmore Road	PADDINGTON	2021
LOT: 1 DP: 224890	237 Glenmore Road	PADDINGTON	2021
LOT: A DP: 77387	239-241 Glenmore Road	PADDINGTON	2021
LOT: C DP: 441304	79 Glenmore Road	PADDINGTON	2021
LOT: 1 SP: 9421	1/186 Glenmore Road	PADDINGTON	2021
LOT: 2 SP: 9421	2/186 Glenmore Road	PADDINGTON	2021
LOT: 3 SP: 9421	3/186 Glenmore Road	PADDINGTON	2021
LOT: 4 SP: 9421	4/186 Glenmore Road	PADDINGTON	2021
LOT: 5 SP: 9421	5/186 Glenmore Road	PADDINGTON	2021
LOT: 6 SP: 9421	6/186 Glenmore Road	PADDINGTON	2021
LOT: 1 SP: 12059	1/188 Glenmore Road	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 2 SP: 12059	2/188 Glenmore Road	PADDINGTON	2021
LOT: 3 SP: 12059	3/188 Glenmore Road	PADDINGTON	2021
LOT: 4 SP: 12059	4/188 Glenmore Road	PADDINGTON	2021
LOT: 5 SP: 12059	5/188 Glenmore Road	PADDINGTON	2021
LOT: 6 SP: 12059	6/188 Glenmore Road	PADDINGTON	2021
LOT: 1 DP: 320055	220 Glenmore Road	PADDINGTON	2021
LOT: 1 DP: 578497	222-226 Glenmore Road	PADDINGTON	2021
LOT: B DP: 974688	262 Glenmore Road	PADDINGTON	2021
LOT: 1 DP: 535776	294 Glenmore Road	PADDINGTON	2021
LOT: 2 DP: 535776	296 Glenmore Road	PADDINGTON	2021
LOT: C DP: 442003	70 Glenmore Road	PADDINGTON	2021
LOT: B DP: 442003	72 Glenmore Road	PADDINGTON	2021
LOT: B DP: 314432	96-104 Glenmore Road	PADDINGTON	2021
LOT: A DP: 442788	32 Glenmore Road	PADDINGTON	2021
LOT: 1 DP: 741713	34 Glenmore Road	PADDINGTON	2021
LOT: B DP: 505152	36 Glenmore Road	PADDINGTON	2021
LOT: 7 SP: 12059	7/188 Glenmore Road	PADDINGTON	2021
LOT: 8 SP: 12059	8/188 Glenmore Road	PADDINGTON	2021
LOT: 9 SP: 12059	9/188 Glenmore Road	PADDINGTON	2021
LOT: 10 SP: 12059	10/188 Glenmore Road	PADDINGTON	2021
LOT: 11 SP: 12059	11/188 Glenmore Road	PADDINGTON	2021
LOT: 12 SP: 12059	12/188 Glenmore Road	PADDINGTON	2021
LOT: 1 SP: 10987	1/190 Glenmore Road	PADDINGTON	2021
LOT: 2 SP: 10987	2/190 Glenmore Road	PADDINGTON	2021
LOT: 3 SP: 10987	3/190 Glenmore Road	PADDINGTON	2021
LOT: 4 SP: 10987	4/190 Glenmore Road	PADDINGTON	2021
LOT: 5 SP: 10987	5/190 Glenmore Road	PADDINGTON	2021
LOT: 6 SP: 10987	6/190 Glenmore Road	PADDINGTON	2021
LOT: 1 DP: 1003528	17 Lawson Street	PADDINGTON	2021
LOT: 4 DP: 448457	72B Oxford Street	PADDINGTON	2021
LOT: 5 DP: 448457	74 Oxford Street	PADDINGTON	2021
LOT: 1 DP: 63151	82 Oxford Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: B DP: 913644	86 Oxford Street	PADDINGTON	2021
LOT: 1 DP: 731674	88 Oxford Street	PADDINGTON	2021
LOT: 1 DP: 112164	90 Oxford Street	PADDINGTON	2021
LOT: 1 DP: 745679	94 Oxford Street	PADDINGTON	2021
LOT: 2 PT: PRT DP: 819423	98 Oxford Street	PADDINGTON	2021
LOT: 2 PT: PRT DP: 819423	100 Oxford Street	PADDINGTON	2021
LOT: 1 DP: 84534	102-106 Oxford Street	PADDINGTON	2021
LOT: 1 DP: 535418	432 Oxford Street	PADDINGTON	2021
LOT: B PT: PRT DP: 365605	436 Oxford Street	PADDINGTON	2021
LOT: B PT: PRT DP: 365605	438 Oxford Street	PADDINGTON	2021
LOT: B PT: PRT DP: 365605	440 Oxford Street	PADDINGTON	2021
LOT: 2 DP: 668385	3 Paddington Street	PADDINGTON	2021
LOT: 1 DP: 103060	1 Quarry Street	PADDINGTON	2021
LOT: 1 DP: 170629	3 Quarry Street	PADDINGTON	2021
LOT: 1 DP: 102421	5 Quarry Street	PADDINGTON	2021
LOT: 1 DP: 74935	2 Mary Place	PADDINGTON	2021
LOT: 2 DP: 77458	1 Neild Avenue	PADDINGTON	2021
LOT: 2 DP: 560892	3-5 Neild Avenue	PADDINGTON	2021
LOT: 1 DP: 170203	7 Neild Avenue	PADDINGTON	2021
LOT: 1 DP: 625250	15 Neild Avenue	PADDINGTON	2021
LOT: 2 DP: 625250	17 Neild Avenue	PADDINGTON	2021
LOT: 1 DP: 196104	6 Prospect Street	PADDINGTON	2021
LOT: 1 DP: 781121	24 Campbell Avenue	PADDINGTON	2021
LOT: 1 DP: 745920	36-38 Campbell Avenue	PADDINGTON	2021
LOT: 1 DP: 223678	16 Norfolk Street	PADDINGTON	2021
LOT: A DP: 107118	36 Suffolk Street	PADDINGTON	2021
LOT: 4 DP: 438329	34 Suffolk Street	PADDINGTON	2021
LOT: 7 DP: 228556	30 Little Comber Street	PADDINGTON	2021
LOT: A DP: 438713	7 Sutherland Avenue	PADDINGTON	2021
LOT: 1 DP: 440866	9 Sutherland Avenue	PADDINGTON	2021
LOT: 2 DP: 440866	11 Sutherland Avenue	PADDINGTON	2021
LOT: 3 DP: 440866	13 Sutherland Avenue	PADDINGTON	2021
LOT: C DP: 32903	15 Sutherland Avenue	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: B DP: 32903	17 Sutherland Avenue	PADDINGTON	2021
LOT: A DP: 32903	19 Sutherland Avenue	PADDINGTON	2021
LOT: 5 DP: 110093	21 Sutherland Avenue	PADDINGTON	2021
LOT: A DP: 441447	23 Sutherland Avenue	PADDINGTON	2021
LOT: B DP: 444020	27 Sutherland Avenue	PADDINGTON	2021
LOT: C DP: 444020	29 Sutherland Avenue	PADDINGTON	2021
LOT: D DP: 444020	31 Sutherland Avenue	PADDINGTON	2021
LOT: E DP: 444020	33 Sutherland Avenue	PADDINGTON	2021
LOT: F DP: 444020	35 Sutherland Avenue	PADDINGTON	2021
LOT: 5 DP: 220889	14 Sutherland Avenue	PADDINGTON	2021
LOT: 2 DP: 34012	10 Sutherland Avenue	PADDINGTON	2021
LOT: 1 DP: 34012	8 Sutherland Avenue	PADDINGTON	2021
LOT: 2 DP: 615890	156 Sutherland Street	PADDINGTON	2021
LOT: 3 DP: 625250	13 Stephen Street	PADDINGTON	2021
LOT: 11 SP: 1438	11/204-232 Jersey Road	PADDINGTON	2021
LOT: 220 DP: 1783	18B Harris Street	PADDINGTON	2021
LOT: 222 DP: 1783	18A Harris Street	PADDINGTON	2021
LOT: 147 DP: 1783	8 Soudan Lane	PADDINGTON	2021
LOT: 1 SP: 35387	1/234 Jersey Road	PADDINGTON	2021
LOT: 2 SP: 35387	2/234 Jersey Road	PADDINGTON	2021
LOT: 1 DP: 804403	9 Harris Street	PADDINGTON	2021
NO: 1 HSN: 9 ST: 4710009	1/9 Macdonald Street	PADDINGTON	2021
NO: 2 HSN: 9 ST: 4710009	2/9 Macdonald Street	PADDINGTON	2021
NO: 3 HSN: 9 ST: 4710009	3/9 Macdonald Street	PADDINGTON	2021
NO: 4 HSN: 9 ST: 4710009	4/9 Macdonald Street	PADDINGTON	2021
NO: 5 HSN: 9 ST: 4710009	5/9 Macdonald Street	PADDINGTON	2021
NO: 6 HSN: 9 ST: 4710009	6/9 Macdonald Street	PADDINGTON	2021
NO: 7 HSN: 9 ST: 4710009	7/9 Macdonald Street	PADDINGTON	2021
NO: 8 HSN: 9 ST: 4710009	8/9 Macdonald Street	PADDINGTON	2021
NO: 9 HSN: 9 ST: 4710009	9/9 Macdonald Street	PADDINGTON	2021
MS: 999	Neild Avenue	PADDINGTON	2021
LOT: 5 DP: 666609	298 Glenmore Road	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 7 DP: 34007	14 Cascade Street	PADDINGTON	2021
LOT: 19 DP: 34007	38 Cascade Street	PADDINGTON	2021
LOT: 14 DP: 34007	28 Cascade Street	PADDINGTON	2021
LOT: 1 DP: 781845	133 Hargrave Street	PADDINGTON	2021
LOT: 1 DP: 861786	5 Hopewell Street	PADDINGTON	2021
LOT: 14 DP: 456135	18 Comber Street	PADDINGTON	2021
LOT: 1 DP: 917083	74 Sutherland Street	PADDINGTON	2021
LOT: 2 DP: 911725	Elizabeth Place	PADDINGTON	2021
LOT: 1 DP: 119265	22A George Street	PADDINGTON	2021
MS: 999	Lawson Street	PADDINGTON	2021
LOT: 12 DP: 1011928	47 Harris Street	PADDINGTON	2021
LOT: 32 DP: 234740	9 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 456779	20 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 456779	18 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 456779	16 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 456779	14 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 456779	12 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 456779	10 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 456779	8 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 456779	6 George Street	PADDINGTON	2021
LOT: 3 PT: PRT DP: 456779	2 George Street	PADDINGTON	2021
LOT: 2 DP: 925008	19 Paddington Street	PADDINGTON	2021
LOT: 3 DP: 455190	5 Paddington Street	PADDINGTON	2021
LOT: 17 PT: PRT SEC: 3 DP: 3454	39 Stafford Street	PADDINGTON	2021
LOT: 18 SEC: 3 DP: 3454	43 Stafford Street	PADDINGTON	2021
LOT: 90 SP: 9502	90G/186 Sutherland Street	PADDINGTON	2021
LOT: 2 DP: 11765	9 Macdonald Street	PADDINGTON	2021
LOT: 26 SEC: 12 DP: 238	28-52 Sutherland Street	PADDINGTON	2021
LOT: 27 SEC: 12 DP: 238	28-52 Sutherland Street	PADDINGTON	2021
LOT: 28 SEC: 12 DP: 238	28-52 Sutherland Street	PADDINGTON	2021
LOT: 31 SEC: 12 DP: 238	28-52 Sutherland Street	PADDINGTON	2021
LOT: 32 SEC: 12 DP: 238	28-52 Sutherland Street	PADDINGTON	2021
LOT: 2 DP: 909154	162 Sutherland Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 53 SP: 9502	53G/186 Sutherland Street	PADDINGTON	2021
LOT: 54 SP: 9502	54G/186 Sutherland Street	PADDINGTON	2021
LOT: 59 SP: 9502	59G/186 Sutherland Street	PADDINGTON	2021
LOT: 56 SP: 9502	56G/186 Sutherland Street	PADDINGTON	2021
LOT: 85 SP: 9502	85G/186 Sutherland Street	PADDINGTON	2021
LOT: 57 SP: 9502	57G/186 Sutherland Street	PADDINGTON	2021
LOT: 91 SP: 9502	91G/186 Sutherland Street	PADDINGTON	2021
LOT: 88 SP: 9502	88G/186 Sutherland Street	PADDINGTON	2021
LOT: 89 SP: 9502	89G/186 Sutherland Street	PADDINGTON	2021
LOT: 67 SP: 9502	67G/186 Sutherland Street	PADDINGTON	2021
LOT: 93 SP: 9502	93G/186 Sutherland Street	PADDINGTON	2021
LOT: 86 SP: 9502	86G/186 Sutherland Street	PADDINGTON	2021
LOT: 73 SP: 9502	73G/186 Sutherland Street	PADDINGTON	2021
LOT: 87 SP: 9502	87G/186 Sutherland Street	PADDINGTON	2021
LOT: 65 SP: 9502	65G/186 Sutherland Street	PADDINGTON	2021
LOT: 80 SP: 9502	80G/186 Sutherland Street	PADDINGTON	2021
LOT: 74 SP: 9502	74G/186 Sutherland Street	PADDINGTON	2021
LOT: 72 SP: 9502	72G/186 Sutherland Street	PADDINGTON	2021
LOT: 52 SP: 9502	52G/186 Sutherland Street	PADDINGTON	2021
LOT: 68 SP: 9502	68G/186 Sutherland Street	PADDINGTON	2021
LOT: 69 SP: 9502	69G/186 Sutherland Street	PADDINGTON	2021
LOT: 60 SP: 9502	60G/186 Sutherland Street	PADDINGTON	2021
LOT: 66 SP: 9502	66G/186 Sutherland Street	PADDINGTON	2021
LOT: 58 SP: 9502	58G/186 Sutherland Street	PADDINGTON	2021
LOT: 64 SP: 9502	64G/186 Sutherland Street	PADDINGTON	2021
LOT: 61 SP: 9502	61G/186 Sutherland Street	PADDINGTON	2021
LOT: 84 SP: 9502	84G/186 Sutherland Street	PADDINGTON	2021
LOT: 50 SP: 9502	50G/186 Sutherland Street	PADDINGTON	2021
LOT: 51 SP: 9502	51G/186 Sutherland Street	PADDINGTON	2021
LOT: 70 SP: 9502	70G/186 Sutherland Street	PADDINGTON	2021
LOT: 63 SP: 9502	63G/186 Sutherland Street	PADDINGTON	2021
LOT: 62 SP: 9502	62G/186 Sutherland Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 83 SP: 9502	83G/186 Sutherland Street	PADDINGTON	2021
LOT: 82 SP: 9502	82G/186 Sutherland Street	PADDINGTON	2021
LOT: 81 SP: 9502	81G/186 Sutherland Street	PADDINGTON	2021
LOT: 55 SP: 9502	55G/186 Sutherland Street	PADDINGTON	2021
LOT: 78 SP: 9502	78G/186 Sutherland Street	PADDINGTON	2021
LOT: 75 SP: 9502	75G/186 Sutherland Street	PADDINGTON	2021
LOT: 77 SP: 9502	77G/186 Sutherland Street	PADDINGTON	2021
LOT: 28 SEC: 4 DP: 180	25 Sutherland Street	PADDINGTON	2021
LOT: 101 DP: 1783	10 Cecil Street	PADDINGTON	2021
LOT: 5 DP: 228556	32 Little Comber Street	PADDINGTON	2021
LOT: 1 DP: 966864	2A Hargrave Street	PADDINGTON	2021
LOT: 6 DP: 108127	52 Cascade Street	PADDINGTON	2021
LOT: 35 SP: 10438	2/54 Hopewell Street	PADDINGTON	2021
LOT: 29 SP: 10438	3/54 Hopewell Street	PADDINGTON	2021
LOT: 30 SP: 10438	30/54 Hopewell Street	PADDINGTON	2021
LOT: 42 SP: 10380	17/54A Hopewell Street	PADDINGTON	2021
LOT: 32 SP: 10438	19/54 Hopewell Street	PADDINGTON	2021
LOT: 34 SP: 10438	34/54 Hopewell Street	PADDINGTON	2021
LOT: 33 SP: 10438	33/54 Hopewell Street	PADDINGTON	2021
LOT: 49 SP: 10380	54A Hopewell Street	PADDINGTON	2021
LOT: 41 SP: 10380	54A Hopewell Street	PADDINGTON	2021
LOT: 51 SP: 10380	31/54A Hopewell Street	PADDINGTON	2021
LOT: 2 DP: 218770	1-7 Alma Street	PADDINGTON	2021
LOT: 23 SP: 21299	38 Stephen Street	PADDINGTON	2021
LOT: 26 SP: 21299	16/38 Stephen Street	PADDINGTON	2021
LOT: 22 SP: 21299	14/38 Stephen Street	PADDINGTON	2021
LOT: 21 SP: 21299	13/38 Stephen Street	PADDINGTON	2021
LOT: 25 SP: 21299	9/38 Stephen Street	PADDINGTON	2021
LOT: 24 SP: 21299	1/38 Stephen Street	PADDINGTON	2021
LOT: 43 SP: 11374	32/40 Stephen Street	PADDINGTON	2021
LOT: 59 SP: 11374	59/40 Stephen Street	PADDINGTON	2021
LOT: 58 SP: 11374	1/40 Stephen Street	PADDINGTON	2021
LOT: 224 DP: 1783	Harris Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 191 DP: 1783	35-37 Harris Street	PADDINGTON	2021
LOT: 199 DP: 1783	49-51 Harris Street	PADDINGTON	2021
LOT: 9 DP: 547554	361-441 Glenmore Road	PADDINGTON	2021
LOT: 1 DP: 573377	418 Glenmore Road	PADDINGTON	2021
LOT: 2 DP: 573377	418 Glenmore Road	PADDINGTON	2021
LOT: 1 DP: 997925	3-5 Neild Avenue	PADDINGTON	2021
LOT: 2 DP: 223678	14 Norfolk Street	PADDINGTON	2021
LOT: 3 DP: 223678	12 Norfolk Street	PADDINGTON	2021
LOT: 4 DP: 223678	10 Norfolk Street	PADDINGTON	2021
LOT: 5 DP: 223678	8 Norfolk Street	PADDINGTON	2021
LOT: 6 DP: 223678	6 Norfolk Street	PADDINGTON	2021
LOT: 148 DP: 1783	8 Soudan Lane	PADDINGTON	2021
LOT: 149 DP: 1783	8 Soudan Lane	PADDINGTON	2021
LOT: 150 DP: 1783	8 Soudan Lane	PADDINGTON	2021
LOT: 21 DP: 59776	16 Jersey Road	PADDINGTON	2021
LOT: 0 SP: 10380	54A Hopewell Street	PADDINGTON	2021
LOT: 0 SP: 10438	54 Hopewell Street	PADDINGTON	2021
LOT: 0 SP: 10987	190 Glenmore Road	PADDINGTON	2021
LOT: 0 SP: 11374	40 Stephen Street	PADDINGTON	2021
LOT: 0 SP: 12059	188 Glenmore Road	PADDINGTON	2021
LOT: 0 SP: 12595	8 Bates Avenue	PADDINGTON	2021
LOT: 0 SP: 1314	51 Glenview Street	PADDINGTON	2021
LOT: 0 SP: 13971	27 Sutherland Street	PADDINGTON	2021
LOT: 0 SP: 1438	204-232 Jersey Road	PADDINGTON	2021
LOT: 0 SP: 17432	26 Hoddle Street	PADDINGTON	2021
LOT: 0 SP: 19410	110 Cascade Street	PADDINGTON	2021
LOT: 0 SP: 21299	38-42 Stephen Street	PADDINGTON	2021
LOT: 0 SP: 35387	234 Jersey Road	PADDINGTON	2021
LOT: 0 SP: 9502	186 Sutherland Street	PADDINGTON	2021
LOT: 0 SP: 7220	6 Hampden Street	PADDINGTON	2021
LOT: 0 SP: 9421	186 Glenmore Road	PADDINGTON	2021
NO: 0 ST: 4710009	9 Macdonald Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 2 DP: 1026450	32 Hopewell Street	PADDINGTON	2021
LOT: 14 DP: 1023558	55A Brown Street	PADDINGTON	2021
MS: 999	Dudley Street	PADDINGTON	2021
LOT: 36 SP: 10438	1/54 Hopewell Street	PADDINGTON	2021
LOT: 31 SP: 10438	15/54 Hopewell Street	PADDINGTON	2021
LOT: 41 SP: 11374	41/40 Stephen Street	PADDINGTON	2021
LOT: 44 SP: 11374	44/40 Stephen Street	PADDINGTON	2021
LOT: 45 SP: 11374	45/40 Stephen Street	PADDINGTON	2021
LOT: 46 SP: 11374	46/40 Stephen Street	PADDINGTON	2029
LOT: 47 SP: 11374	47/40 Stephen Street	PADDINGTON	2029
LOT: 48 SP: 11374	48/40 Stephen Street	PADDINGTON	2021
LOT: 49 SP: 11374	49/40 Stephen Street	PADDINGTON	2021
LOT: 50 SP: 11374	50/40 Stephen Street	PADDINGTON	2021
LOT: 51 SP: 11374	51/40 Stephen Street	PADDINGTON	2021
LOT: 52 SP: 11374	52/40 Stephen Street	PADDINGTON	2021
LOT: 53 SP: 11374	53/40 Stephen Street	PADDINGTON	2021
LOT: 54 SP: 11374	54/40 Stephen Street	PADDINGTON	2021
LOT: 55 SP: 11374	55/40 Stephen Street	PADDINGTON	2021
LOT: 66 SP: 11374	804/40 Stephen Street	PADDINGTON	2021
LOT: 57 SP: 11374	57/40 Stephen Street	PADDINGTON	2021
LOT: 60 SP: 11374	60/40 Stephen Street	PADDINGTON	2021
LOT: 61 SP: 11374	61/40 Stephen Street	PADDINGTON	2021
LOT: 62 SP: 11374	62/40 Stephen Street	PADDINGTON	2021
LOT: 63 SP: 11374	63/40 Stephen Street	PADDINGTON	2021
LOT: 64 SP: 11374	64/40 Stephen Street	PADDINGTON	2021
LOT: 65 SP: 11374	65/40 Stephen Street	PADDINGTON	2021
LOT: 1 DP: 1039872	5 Dudley Street	PADDINGTON	2021
LOT: 1 DP: 1041294	27 Paddington Street	PADDINGTON	2021
LOT: 2 DP: 1043759	Sutherland Avenue	PADDINGTON	2021
LOT: 22 DP: 1046605	57 Underwood Street	PADDINGTON	2021
LOT: 46 SP: 10380	10/54A Hopewell Street	PADDINGTON	2021
LOT: 1 DP: 1039779	25 Sutherland Avenue	PADDINGTON	2021
LOT: 1 DP: 1049074	2 Flinton Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 2 DP: 1049074	4 Flinton Street	PADDINGTON	2021
LOT: 3 DP: 1049074	6 Flinton Street	PADDINGTON	2021
LOT: 4 DP: 1049074	8 Flinton Street	PADDINGTON	2021
LOT: 5 DP: 1049074	10 Flinton Street	PADDINGTON	2021
LOT: 6 DP: 1049074	12 Flinton Street	PADDINGTON	2021
LOT: 7 DP: 1049074	14 Flinton Street	PADDINGTON	2021
LOT: 8 DP: 1049074	16 Flinton Street	PADDINGTON	2021
LOT: 0 SP: 69697	2-16 Flinton Street	PADDINGTON	2021
LOT: 1 SP: 69697	2 Flinton Street	PADDINGTON	2021
LOT: 2 SP: 69697	4 Flinton Street	PADDINGTON	2021
LOT: 3 SP: 69697	6 Flinton Street	PADDINGTON	2021
LOT: 4 SP: 69697	8 Flinton Street	PADDINGTON	2021
LOT: 5 SP: 69697	10 Flinton Street	PADDINGTON	2021
LOT: 6 SP: 69697	12 Flinton Street	PADDINGTON	2021
LOT: 7 SP: 69697	14 Flinton Street	PADDINGTON	2021
LOT: 8 SP: 69697	16 Flinton Street	PADDINGTON	2021
LOT: 43 SP: 10380	54A Hopewell Street	PADDINGTON	2021
LOT: 44 SP: 10380	54A Hopewell Street	PADDINGTON	2021
LOT: 45 SP: 10380	45/54A Hopewell Street	PADDINGTON	2021
LOT: 47 SP: 10380	54A Hopewell Street	PADDINGTON	2021
LOT: 48 SP: 10380	54A Hopewell Street	PADDINGTON	2021
LOT: 50 SP: 10380	54A Hopewell Street	PADDINGTON	2021
LOT: 52 SP: 10380	54A Hopewell Street	PADDINGTON	2021
LOT: 22 DP: 1070324	22 Campbell Avenue	PADDINGTON	2021
LOT: 1 DP: 1070137	152 Sutherland Street	PADDINGTON	2021
LOT: 1 DP: 1078783	42 Glenview Street	PADDINGTON	2021
LOT: 5 DP: 1086450	23 Little Comber Street	PADDINGTON	2021
LOT: 1 DP: 1089330	77 Sutherland Street	PADDINGTON	2021
LOT: 2 DP: 1088697	18 Sutherland Street	PADDINGTON	2021
LOT: 0 SP: 75211	146 Boundary Street	PADDINGTON	2021
LOT: 1 SP: 75211	1/146 Boundary Street	PADDINGTON	2021
LOT: 2 SP: 75211	2/146 Boundary Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 3 SP: 75211	3/146 Boundary Street	PADDINGTON	2021
LOT: 4 SP: 75211	4/146 Boundary Street	PADDINGTON	2021
LOT: 5 SP: 75211	5/146 Boundary Street	PADDINGTON	2021
LOT: 6 SP: 75211	6/146 Boundary Street	PADDINGTON	2021
LOT: 7 SP: 75211	7/146 Boundary Street	PADDINGTON	2021
LOT: 8 SP: 75211	8/146 Boundary Street	PADDINGTON	2021
LOT: 9 SP: 75211	9/146 Boundary Street	PADDINGTON	2021
LOT: 10 SP: 75211	10/146 Boundary Street	PADDINGTON	2021
LOT: 11 SP: 75211	11/146 Boundary Street	PADDINGTON	2021
LOT: 0 SP: 76499	12 Harris Street	PADDINGTON	2021
LOT: 1 SP: 76499	1/12A Harris Street	PADDINGTON	2021
LOT: 2 SP: 76499	2/12B Harris Street	PADDINGTON	2021
LOT: 3 DP: 1095955	31/27 Cascade Street	PADDINGTON	2021
LOT: 10 DP: 1109485	108-110 Hargrave Street	PADDINGTON	2021
LOT: 13 DP: 1111463	23 Elizabeth Street	PADDINGTON	2021
LOT: 42 SP: 11374	34/40 Stephen Street	PADDINGTON	2021
LOT: 56 SP: 11374	34/40 Stephen Street	PADDINGTON	2021
LOT: 7 DP: 1116582	6 Paddington Lane	PADDINGTON	2021
LOT: 8 DP: 1116582	8 Paddington Lane	PADDINGTON	2021
LOT: 1 PT: PRT DP: 1118116	264-266 Glenmore Road	PADDINGTON	2021
LOT: 100 PT: PRT DP: 1125989	80 Oxford Street	PADDINGTON	2021
LOT: 1 DP: 1126890	67 Goodhope Street	PADDINGTON	2021
LOT: 2 DP: 1126890	65 Goodhope Street	PADDINGTON	2021
LOT: 219 DP: 752011	Neild Avenue	PADDINGTON	2021
LOT: 100 PT: PRT DP: 1125989	78 Oxford Street	PADDINGTON	2021
LOT: 13 SEC: 9 DP: 180	Victoria Place	PADDINGTON	2021
LOT: 48 SP: 11374	37/40 Stephen Street	PADDINGTON	2021
LOT: 100 DP: 1174699	27 Comber Street	PADDINGTON	2021
LOT: 5 DP: 1156846	2-4 Quarry Street	PADDINGTON	2021
LOT: 8 DP: 1156846	361-441 Glenmore Road	PADDINGTON	2021
LOT: 2 DP: 1156846	361-441 Glenmore Road	PADDINGTON	2021
LOT: 71 SP: 9502	71G/186 Sutherland Street	PADDINGTON	2021
LOT: 92 SP: 9502	92G/186 Sutherland Street	PADDINGTON	2021

Lot DP	Address	Suburb	Postcode
LOT: 76 SP: 9502	76G/186 Sutherland Street	PADDINGTON	2021
LOT: 79 SP: 9502	79G/186 Sutherland Street	PADDINGTON	2021
LOT: 1 PT: PRT DP: 1118116	266 Glenmore Road	PADDINGTON	2021
LOT: 1 DP: 1177034	11 Neild Avenue	PADDINGTON	2021
LOT: 2 DP: 1177034	11A Neild Avenue	PADDINGTON	2021
LOT: 3 DP: 1177034	11 Stephen Street	PADDINGTON	2021
LOT: 2 DP: 2378	4 Victoria Place	PADDINGTON	2021
LOT: 3 DP: 2378	6 Victoria Place	PADDINGTON	2021
LOT: 4 DP: 2378	8 Victoria Place	PADDINGTON	2021
LOT: 228 DP: 1188819	2-8 Elizabeth Street	PADDINGTON	2021
LOT: 1 DP: 1193157	164 Sutherland Street	PADDINGTON	2021
LOT: 11 DP: 1200359	11 Sutherland Street	PADDINGTON	2021
LOT: 10 DP: 1204719	302 Glenmore Road	PADDINGTON	2021
LOT: 1 DP: 1214684	31 Harris Street	PADDINGTON	2021
LOT: 2 DP: 1214684	33 Harris Street	PADDINGTON	2021
LOT: 110 PT: PRT DP: 1227003	245 Glenmore Road	PADDINGTON	2021
LOT: 110 PT: PRT DP: 1227003	241A-241B Glenmore Road	PADDINGTON	2021
LOT: 111 PT: PRT DP: 1227003	241A-241B Glenmore Road	PADDINGTON	2021
LOT: 111 PT: PRT DP: 1227003	245 Glenmore Road	PADDINGTON	2021
LOT: 15 DP: 1213484	26-28 Royston Street	PADDINGTON	2021
LOT: 101 DP: 1235102	9 Neild Avenue	PADDINGTON	2021
LOT: 102 DP: 1235102	9 Stephen Street	PADDINGTON	2021
LOT: 1 DP: 1226993	Elizabeth Street	PADDINGTON	2021
LOT: 1 DP: 1255027	92 Oxford Street	PADDINGTON	2021
LOT: 1 DP: 1261719	5 Stephen Street	PADDINGTON	2021
LOT: 2 DP: 1261719	7 Stephen Street	PADDINGTON	2021
LOT: 21 DP: 1263451	10 Hargrave Street	PADDINGTON	2021
LOT: 11 DP: 805989	111A Jersey Road	WOOLLAHRA	2025
LOT: 1 DP: 660401	113 Jersey Road	WOOLLAHRA	2025
LOT: 1 DP: 838364	115 Jersey Road	WOOLLAHRA	2025
LOT: 1 DP: 371873	117 Jersey Road	WOOLLAHRA	2025
LOT: 1 DP: 107828	119 Jersey Road	WOOLLAHRA	2025

Lot DP	Address	Suburb	Postcode
LOT: 2 DP: 107828	121 Jersey Road	WOOLLAHRA	2025
LOT: 3 DP: 107828	123 Jersey Road	WOOLLAHRA	2025
LOT: 4 DP: 107828	125 Jersey Road	WOOLLAHRA	2025
LOT: 5 DP: 107828	127 Jersey Road	WOOLLAHRA	2025
LOT: 1 DP: 622534	53 John Street	WOOLLAHRA	2025
LOT: 10 DP: 253392	7 Alton Street	WOOLLAHRA	2025
LOT: 13 DP: 253392	13 Alton Street	WOOLLAHRA	2025
LOT: 14 DP: 253392	15 Alton Street	WOOLLAHRA	2025
LOT: 15 DP: 253392	17 Alton Street	WOOLLAHRA	2025
LOT: A DP: 110671	2 Spicer Street	WOOLLAHRA	2025
LOT: B DP: 110671	4 Spicer Street	WOOLLAHRA	2025
LOT: 1 DP: 111849	6 Spicer Street	WOOLLAHRA	2025
LOT: B DP: 447493	10 Spicer Street	WOOLLAHRA	2025
LOT: A DP: 447493	12 Spicer Street	WOOLLAHRA	2025
LOT: 1 DP: 510103	18 Spicer Street	WOOLLAHRA	2025
LOT: 2 DP: 510103	20 Spicer Street	WOOLLAHRA	2025
LOT: 1 DP: 770235	24 Spicer Street	WOOLLAHRA	2025
LOT: 1 DP: 566294	26 Spicer Street	WOOLLAHRA	2025
LOT: 12 DP: 620441	34 Spicer Street	WOOLLAHRA	2025
LOT: 2 DP: 101968	36 Spicer Street	WOOLLAHRA	2025
LOT: 1 DP: 996256	38 Spicer Street	WOOLLAHRA	2025
LOT: 1 DP: 775552	3 Spicer Street	WOOLLAHRA	2025
LOT: B DP: 439927	19 Spicer Street	WOOLLAHRA	2025
LOT: 1 DP: 603972	33 Spicer Street	WOOLLAHRA	2025
LOT: 5 DP: 253392	26 Ocean Street	WOOLLAHRA	2025
LOT: 4 DP: 253392	28 Ocean Street	WOOLLAHRA	2025
LOT: 3 DP: 253392	30 Ocean Street	WOOLLAHRA	2025
LOT: A DP: 159694	66 Ocean Street	WOOLLAHRA	2025
LOT: 1 DP: 928422	68-70 Ocean Street	WOOLLAHRA	2025
LOT: 2 SP: 16939	2/76 Ocean Street	WOOLLAHRA	2025
LOT: 1 SP: 16939	1/76 Ocean Street	WOOLLAHRA	2025
LOT: 14 SP: 16939	14/76 Ocean Street	WOOLLAHRA	2025
LOT: 13 SP: 16939	13/76 Ocean Street	WOOLLAHRA	2025

Lot DP	Address	Suburb	Postcode
LOT: 12 SP: 16939	12/76 Ocean Street	WOOLLAHRA	2025
LOT: 11 SP: 16939	11/76 Ocean Street	WOOLLAHRA	2025
LOT: 10 SP: 16939	10/76 Ocean Street	WOOLLAHRA	2025
LOT: 9 SP: 16939	9/76 Ocean Street	WOOLLAHRA	2025
LOT: 8 SP: 16939	8/76 Ocean Street	WOOLLAHRA	2025
LOT: 7 SP: 16939	7/76 Ocean Street	WOOLLAHRA	2025
LOT: 6 SP: 16939	6/76 Ocean Street	WOOLLAHRA	2025
LOT: 5 SP: 16939	5/76 Ocean Street	WOOLLAHRA	2025
LOT: 4 SP: 16939	4/76 Ocean Street	WOOLLAHRA	2025
LOT: 3 SP: 16939	3/76 Ocean Street	WOOLLAHRA	2025
LOT: 6 DP: 717022	80 Ocean Street	WOOLLAHRA	2025
LOT: 19 SP: 2207	19/88 Ocean Street	WOOLLAHRA	2025
LOT: 18 SP: 2207	18/88 Ocean Street	WOOLLAHRA	2025
LOT: 17 SP: 2207	17/88 Ocean Street	WOOLLAHRA	2025
LOT: 16 SP: 2207	16/88 Ocean Street	WOOLLAHRA	2025
LOT: 15 SP: 2207	15/88 Ocean Street	WOOLLAHRA	2025
LOT: 14 SP: 2207	14/88 Ocean Street	WOOLLAHRA	2025
LOT: 13 SP: 2207	13/88 Ocean Street	WOOLLAHRA	2025
LOT: 12 SP: 2207	12/88 Ocean Street	WOOLLAHRA	2025
LOT: 11 SP: 2207	11/88 Ocean Street	WOOLLAHRA	2025
LOT: 10 SP: 2207	10/88 Ocean Street	WOOLLAHRA	2025
LOT: 9 SP: 2207	9/88 Ocean Street	WOOLLAHRA	2025
LOT: 8 SP: 2207	8/88 Ocean Street	WOOLLAHRA	2025
LOT: 7 SP: 2207	7/88 Ocean Street	WOOLLAHRA	2025
LOT: 6 SP: 2207	6/88 Ocean Street	WOOLLAHRA	2025
LOT: 5 SP: 2207	5/88 Ocean Street	WOOLLAHRA	2025
LOT: 4 SP: 2207	4/86D Ocean Street	WOOLLAHRA	2025
LOT: 3 SP: 2207	3/86C Ocean Street	WOOLLAHRA	2025
LOT: 2 SP: 2207	2/86B Ocean Street	WOOLLAHRA	2025
LOT: 1 SP: 2207	1/86A Ocean Street	WOOLLAHRA	2025
LOT: C DP: 439927	24 Holdsworth Street	WOOLLAHRA	2025
LOT: 1 DP: 536757	26 Holdsworth Street	WOOLLAHRA	2025

Lot DP	Address	Suburb	Postcode
LOT: 38 DP: 546634	28 Holdsworth Street	WOOLLAHRA	2025
LOT: 2 DP: 232537	38 Holdsworth Street	WOOLLAHRA	2025
LOT: 1 DP: 232537	40 Holdsworth Street	WOOLLAHRA	2025
LOT: A DP: 447258	70 Holdsworth Street	WOOLLAHRA	2025
LOT: B DP: 913601	72 Holdsworth Street	WOOLLAHRA	2025
LOT: A DP: 913601	74 Holdsworth Street	WOOLLAHRA	2025
LOT: D DP: 437905	78 Holdsworth Street	WOOLLAHRA	2025
LOT: C DP: 437905	80 Holdsworth Street	WOOLLAHRA	2025
LOT: B DP: 437905	82 Holdsworth Street	WOOLLAHRA	2025
LOT: 1 DP: 172265	91 Holdsworth Street	WOOLLAHRA	2025
LOT: 22 DP: 711444	93 Holdsworth Street	WOOLLAHRA	2025
LOT: 21 DP: 711444	95 Holdsworth Street	WOOLLAHRA	2025
LOT: 1 DP: 185889	97 Holdsworth Street	WOOLLAHRA	2025
LOT: 1 DP: 811765	7 Morrell Street	WOOLLAHRA	2025
LOT: 1 DP: 619903	61 Moncur Street	WOOLLAHRA	2025
LOT: 1 DP: 77748	63 Moncur Street	WOOLLAHRA	2025
LOT: 1 DP: 737952	69 Moncur Street	WOOLLAHRA	2025
LOT: 1 DP: 583630	77 Moncur Street	WOOLLAHRA	2025
LOT: 1 SP: 9311	1/83 Moncur Street	WOOLLAHRA	2025
LOT: 2 SP: 9311	2/83 Moncur Street	WOOLLAHRA	2025
LOT: 3 SP: 9311	3/83 Moncur Street	WOOLLAHRA	2025
LOT: 4 SP: 9311	4/83 Moncur Street	WOOLLAHRA	2025
LOT: 5 SP: 9311	5/83 Moncur Street	WOOLLAHRA	2025
LOT: 6 SP: 9311	6/83 Moncur Street	WOOLLAHRA	2025
LOT: 7 SP: 9311	7/83 Moncur Street	WOOLLAHRA	2025
LOT: 8 SP: 9311	8/83 Moncur Street	WOOLLAHRA	2025
LOT: 9 SP: 9311	9/83 Moncur Street	WOOLLAHRA	2025
LOT: 1 DP: 574379	85 Moncur Street	WOOLLAHRA	2025
LOT: 87 DP: 702514	87 Moncur Street	WOOLLAHRA	2025
LOT: 1 DP: 101968	89 Moncur Street	WOOLLAHRA	2025
LOT: 1 DP: 770467	91 Moncur Street	WOOLLAHRA	2025
LOT: 9 DP: 998397	93 Moncur Street	WOOLLAHRA	2025
LOT: 8 DP: 228798	95 Moncur Street	WOOLLAHRA	2025

Lot DP	Address	Suburb	Postcode
LOT: B DP: 81249	103 Moncur Street	WOOLLAHRA	2025
LOT: 1 DP: 448296	110 Queen Street	WOOLLAHRA	2025
LOT: 51 SEC: B DP: 12	112 Queen Street	WOOLLAHRA	2025
LOT: 1 DP: 431271	116 Queen Street	WOOLLAHRA	2025
LOT: 1 DP: 574273	118 Queen Street	WOOLLAHRA	2025
LOT: 1 DP: 783192	128 Queen Street	WOOLLAHRA	2025
LOT: B DP: 447248	152 Queen Street	WOOLLAHRA	2025
LOT: 1 DP: 111623	154 Queen Street	WOOLLAHRA	2025
LOT: 1 DP: 718104	101-103 Queen Street	WOOLLAHRA	2025
LOT: 12 DP: 870444	105 Queen Street	WOOLLAHRA	2025
LOT: 1 DP: 797647	3-5 Morrell Street	WOOLLAHRA	2025
LOT: 1 DP: 80850	76 Holdsworth Street	WOOLLAHRA	2025
LOT: X DP: 445123	5 Tara Street	WOOLLAHRA	2025
LOT: B DP: 443952	7 Tara Street	WOOLLAHRA	2025
LOT: A DP: 443952	9 Tara Street	WOOLLAHRA	2025
LOT: 10 DP: 107828	11 Tara Street	WOOLLAHRA	2025
LOT: 2 DP: 603972	31 Spicer Street	WOOLLAHRA	2025
LOT: 3 DP: 603972	29 Spicer Street	WOOLLAHRA	2025
LOT: 1 DP: 770145	27 Spicer Street	WOOLLAHRA	2025
LOT: A DP: 439927	21 Spicer Street	WOOLLAHRA	2025
LOT: 1 DP: 75954	17 Spicer Street	WOOLLAHRA	2025
LOT: 7 DP: 634409	15 Spicer Street	WOOLLAHRA	2025
LOT: 1 DP: 736339	5 Spicer Street	WOOLLAHRA	2025
LOT: 2 DP: 566294	28 Spicer Street	WOOLLAHRA	2025
LOT: 1 DP: 212070	7 Spicer Lane	WOOLLAHRA	2025
LOT: 2 DP: 838364	2 Spicer Lane	WOOLLAHRA	2025
LOT: 1 DP: 136824	32 Holdsworth Street	WOOLLAHRA	2025
LOT: 27 DP: 456213	49 John Street	WOOLLAHRA	2025
LOT: 3 DP: 874677	90 Holdsworth Street	WOOLLAHRA	2025
LOT: 6 DP: 874677	96 Holdsworth Street	WOOLLAHRA	2025
LOT: 7 DP: 874677	98 Holdsworth Street	WOOLLAHRA	2025
LOT: 1 DP: 285561	111 Jersey Road	WOOLLAHRA	2025

Lot DP	Address	Suburb	Postcode
LOT: 2 DP: 285561	2/111 Jersey Road	WOOLLAHRA	2025
LOT: 3 DP: 285561	3/111 Jersey Road	WOOLLAHRA	2025
LOT: 4 DP: 285561	4/111 Jersey Road	WOOLLAHRA	2025
LOT: 5 DP: 285561	5/111 Jersey Road	WOOLLAHRA	2025
LOT: 7 DP: 285561	7/111 Jersey Road	WOOLLAHRA	2025
LOT: 2 DP: 1005775	126A Queen Street	WOOLLAHRA	2025
LOT: 1 DP: 1005775	126 Queen Street	WOOLLAHRA	2025
LOT: 25 SP: 2207	84/88 Ocean Street	WOOLLAHRA	2025
LOT: 24 SP: 2207	15/88 Ocean Street	WOOLLAHRA	2025
LOT: 23 SP: 2207	13/88 Ocean Street	WOOLLAHRA	2025
LOT: 21 SP: 2207	12/88 Ocean Street	WOOLLAHRA	2025
LOT: 20 SP: 2207	11/88 Ocean Street	WOOLLAHRA	2025
LOT: 22 SP: 2207	10/88 Ocean Street	WOOLLAHRA	2025
LOT: 26 SP: 2207	9/88 Ocean Street	WOOLLAHRA	2025
LOT: 27 SP: 2207	8/88 Ocean Street	WOOLLAHRA	2025
LOT: 30 SP: 2207	7/88 Ocean Street	WOOLLAHRA	2025
LOT: 29 SP: 2207	4/86D Ocean Street	WOOLLAHRA	2025
LOT: 28 SP: 2207	3/86C Ocean Street	WOOLLAHRA	2025
LOT: 46 SEC: 1 DP: 977752	64 Holdsworth Street	WOOLLAHRA	2025
LOT: 47 SEC: 1 DP: 977752	64 Holdsworth Street	WOOLLAHRA	2025
LOT: 48 SEC: 1 DP: 977752	64 Holdsworth Street	WOOLLAHRA	2025
LOT: 62 SEC: 1 DP: 977752	64 Holdsworth Street	WOOLLAHRA	2025
LOT: 63 SEC: 1 DP: 977752	64 Holdsworth Street	WOOLLAHRA	2025
LOT: 1523 DP: 752011	64 Holdsworth Street	WOOLLAHRA	2025
LOT: A DP: 81249	64 Holdsworth Street	WOOLLAHRA	2025
LOT: 26 DP: 456213	49 John Street	WOOLLAHRA	2025
LOT: 0 SP: 16939	76-78 Ocean Street	WOOLLAHRA	2025
LOT: 0 SP: 2207	88 Ocean Street	WOOLLAHRA	2025
LOT: 0 SP: 9311	83 Moncur Street	WOOLLAHRA	2025
LOT: 10 DP: 1051002	13 Spicer Street	WOOLLAHRA	2025
LOT: 43 DP: 1072051	43 Moncur Street	WOOLLAHRA	2025
LOT: 37 DP: 1087100	23 Spicer Street	WOOLLAHRA	2025
LOT: 4 DP: 1087101	25 Spicer Street	WOOLLAHRA	2025

Lot DP	Address	Suburb	Postcode
LOT: 11 DP: 1101598	60 Moncur Street	WOOLLAHRA	2025
LOT: 490 DP: 1104948	64 Holdsworth Street	WOOLLAHRA	2025
LOT: 51 DP: 1105748	51 John Street	WOOLLAHRA	2025
LOT: 561 DP: 1114681	97-99 Moncur Street	WOOLLAHRA	2025
LOT: 1 DP: 1128918	64 Holdsworth Street	WOOLLAHRA	2025
LOT: 2 DP: 1128918	64 Holdsworth Street	WOOLLAHRA	2025
LOT: 3 DP: 1128918	64 Holdsworth Street	WOOLLAHRA	2025
LOT: 4 DP: 1128918	64 Holdsworth Street	WOOLLAHRA	2025
LOT: 12 DP: 1138363	28A Spicer Street	WOOLLAHRA	2025
LOT: 2 DP: 1139657	9 Spicer Lane	WOOLLAHRA	2025
LOT: 100 DP: 1138612	132 Queen Street	WOOLLAHRA	2025
LOT: 101 DP: 1138612	130 Queen Street	WOOLLAHRA	2025
LOT: 19 DP: 1137384	8 Spicer Street	WOOLLAHRA	2025
LOT: 10 DP: 1209252	36 Holdsworth Street	WOOLLAHRA	2025
LOT: 1 DP: 1209314	34 Holdsworth Street	WOOLLAHRA	2025

From: [Your Say Woollahra](#)
To: [REDACTED]
Subject: Happy summer completed Make an online submission
Date: Friday, 3 July 2020 2:10:48 PM

Happy summer just submitted the survey Make an online submission with the responses below.

Would you like to make a submission to the proposed amendment to the Woollahra LEP 2014 Flood Planning Maps?

Yes

Your email

[REDACTED]

Your name

LEI ZHOU

How would you like to make your submission?

Type your submission here

Please type your submission here.

I agree on the proposed amendment to the Woollahra LEP 2014 Flood Planning Maps.

From: [Carlisle Procter](#)
To: [Records](#)
Subject: SC5254
Date: Monday, 6 July 2020 12:09:03 PM

The proposal to include our property at 11 Tara Street Woollahra in the flood zone is quite misconceived.

The northern end of Tara Street does not flood.

Our property is well above street level.

In the time we have lived here, even during the most extreme weather events - including several severe East Coast lows - our property at Number 11 has never looked like flooding. Please amend your proposal accordingly.

C C Procter



From: [REDACTED]
To: [Records](#)
Subject: SC5254 Submissions
Date: Monday, 6 July 2020 3:24:26 PM

Attention: The General Manager, Woollahra Council

Reference: SC5254

Dear Sir / Madam,

I am providing this submission in relation to the letter I received dated 25 June 2020 from Woollahra Council. This letter which, amongst other things, notes that the FRMSP has identified that my property at 52 Paddington Street, Paddington 2021 should be included on the Woollahra LEP 2014 flooding map.

I am very concerned by this and ask that it be given serious consideration by the council as its implications appear to potentially impact property values detrimentally.

I make the following points:

- I have owned my property and lived here for over 10 years. The property has NEVER experienced any flooding in this period (and I am not aware that it ever has). This includes through torrential rainfall periods.
- There was no notice or information provided to residents that the previous floodplain risk management study conducted a couple of years ago would have planning implications such as those that are contemplated in the letter.
- I am extremely concerned about the impact that this decision may have on my property value and my ability to get home insurance (and specifically flood cover) at a reasonable price if this decision is made. This is despite no evidence that my property is subject to flooding.
- I believe there may be a case for compensation if there is an impact on my property value and /or ability to secure insurance because of this decision is made by Council. This potentially would also impact rates income for council.

I request this matter be given serious consideration. I have spoken by telephone today to Mr Michael Castelyn and expressed my concerns to him also.

Yours faithfully

Michael Johnston
Owner and resident, 52 Paddington Street, Paddington NSW 2021
[REDACTED]

From: Beata Lipman
To: [redacted]
Cc: [redacted]
Subject: SC5254 Submissions
Date: Tuesday, 7 July 2020 1:37:03 PM
Attachments: [redacted].doc

Hello General Manager of Woollahra Council

RE: SC5254 Submissions

Please add 42 Cecil St, Paddington to the list of properties impacted by the Paddington Floodplain. Since owning the property for the last 6 years, we have been flooded multiple times (as have our immediate neighbours who are also missing from the report).

Please also add us to the distribution list so we can be included in future emails with regards to this submission.

Regards
Beata & Gideon Lipman

From: Gideon Lipman [redacted]
Sent: Tuesday, July 7, 2020 8:58 am
To: Beata Lipman
Subject: Fwd: Public exhibition - Planning proposal for the Paddington Floodplain Risk Management Study & Plan 2019

Begin forwarded message:

From: NINA MISTILIS [redacted]
Date: 7 July 2020 at 8:57:34 am AEST
To: [redacted]
Subject: Fwd: Public exhibition - Planning proposal for the Paddington Floodplain Risk Management Study & Plan 2019

Dear Residents

good morning, trust you are well, safe and coping with Covid19

please check that your property, if flood prone, is included in the updated *Woollahra LEP 2014* Flood Planning Map, it's vitally important for planning and flood mitigation and remedial work purposes that the updates are absolutely accurate and correct. As well if your property is listed and NOT and never has been flood prone, do so advise WMC.

also if you know of any other property, not yours, that is flood prone, in Paddington, Edgecliff and Woollahra and not on the updated Map, do advise WMC of that /those as well.

the WMC website

https://www.woollahra.nsw.gov.au/council/public_notices/list/exhibition_of_planning_proposal_to_implement_the_paddington_floodplain_risk_management_study_and_plan_2019

note that

'schedule 3' Parcel addresses of the properties identified in the Paddington Floodplain Risk Management Study and Plan 2019 has a list of the flood prone addresses - it is not a separate doc but is included on p 25 of the file Planning Proposal

https://www.woollahra.nsw.gov.au/_data/assets/pdf_file/0018/218223/Planning_Proposal_-_Paddington_Floodplain_Risk_Management_Study_and_Plan_2019.pdf

you will need to peruse this document as it sets out the process for modifying the maps from the 2019 Flood study & Plan

do feel free to fwd to other residents or Paddington, Edgecliff and Woollahra home owners if email address not included in this email

you can make a submission on other items of the planning proposal as well if you wish

do contact me in need; I will be reviewing it all with Esther Hayter also from Paddington Society in Mid - end July

regards
Nina Mistilis

NINA MISTILIS PhD
WMC Floodplain Risk Management C'ee Community Representative Paddington Society
NINA MISTILIS PhD

----- Forwarded message -----

From: [redacted]
Date: Thu, 2 Jul 2020 at 15:54
Subject: Public exhibition - Planning proposal for the Paddington Floodplain Risk Management Study & Plan 2019
To:

Good afternoon,

As a Woollahra Floodplain Committee member, you are being notified that Woollahra Council has commenced the exhibition of a planning proposal in relation to the *Paddington Floodplain Risk Management Study and Plan (FRMSP) 2019*.

We invite your comment.

In response to the Council resolution of 9 September 2019 to adopt the Paddington FRMSP, a planning proposal has been prepared to amend the *Woollahra LEP 2014* Flood Planning Maps to include 837 additional properties in Paddington, Edgecliff and Woollahra. The proposed amendments will ensure those properties identified in the Paddington FRMSP are shown on the Flood Planning Maps of the *Woollahra LEP 2014*.

In this case, the planning proposal is an administrative document required as part of the legal process to ensure that those properties identified in the Paddington FRMSP are shown on the Flood Planning Map of the *Woollahra LEP 2014*.

The Council has been authorised by the Department of Planning, Industry and Environment to make the LEP under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

Public exhibition details:

Exhibition period: Monday 29 June 2020 – Friday 14 August 2020

Locations: On Council's [website](#) and at **Woollahra Council Customer Service area**, 536 New South Head Road, Double Bay - 8am to 4.30pm, Monday to Friday.

Submissions: Quote reference **SC5254 Submissions** and address to the General Manager at Woollahra Council, PO Box 61, Double Bay NSW 1360 or email to records@woollahra.nsw.gov.au

Written submissions can be made in writing during the period **Monday 29 June 2020 – Friday 14 August 2020**. When making a submission, please provide your contact details such as an email or postal address so we can keep you up to date on the matter.

Should you require any further information, please contact:

| [Redacted]
| [Redacted]

Kind regards,

[Redacted]

[Redacted]

able Communication

This email has been scanned by the Symantec Email Security.cloud service.
For more information please visit <http://www.symanteccloud.com>

From: [Your Say Woollahra](#)
To: [REDACTED]
Subject: Engaged Resident completed Make an online submission
Date: Tuesday, 7 July 2020 12:33:27 PM

Engaged Resident just submitted the survey Make an online submission with the responses below.

Would you like to make a submission to the proposed amendment to the Woollahra LEP 2014 Flood Planning Maps?

Yes

Your email

[REDACTED]

Your name

Philip Abram

How would you like to make your submission?

Type your submission here

Please type your submission here.

Ref SC5254 I do not understand that after completing the significant drainage works at the western end of Harris Street that number 10 Harris street which have never flooded before significant drainage works were undertaken would be considered for inclusion in a flood zone. I do not agree with the classification and would ask Council to not include this address in the Flood Zone. Philip Abram Architect & Owner of 10 Harris street Paddington



Our ref: DOC20/517351
Senders ref: SC5254 Submissions

[REDACTED]
[REDACTED]
[REDACTED]
Woollahra Municipal Council
536 New South Head Road
DOUBLE BAY NSW 2028

Dear [REDACTED]

Subject: Public exhibition - Planning proposal for the Paddington Floodplain Risk Management Study & Plan 2019

Thank you for your e-mail received 29 June 2020, requesting input from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment on the planning proposal which seeks to amend *Woollahra Local Environmental Plan (LEP) 2014* to implement the recommendations in Section 6.3.2 of the Paddington Floodplain Risk Management Study and Plan (FRMSP) 2019.

The Paddington FRMSP 2019 identifies 837 additional properties in Paddington, Edgecliff and Woollahra to be included on the *Woollahra LEP 2014* Flood Planning Map.

EES has reviewed the supporting documentation and advises that EES supports in principle the planning proposal and has no further comments with regards to flooding.

Should you have any queries regarding this matter, please contact [REDACTED], Senior Conservation Planning Officer on [REDACTED]

Yours sincerely

[REDACTED]

17/07/20

[REDACTED]
Senior Team Leader Planning
Greater Sydney Branch
Climate Change and Sustainability

[REDACTED]

From: Mark Leigh [REDACTED]
Sent: Tuesday, 21 July 2020 10:21 PM
To: [REDACTED]
Subject: Fw: SC5254 - [REDACTED] 16 Roylston St Paddington
Attachments: 16 Roylston.pdf

Dear [REDACTED]

Thanks for your time on the phone last week.

As discussed, and in the email below, I don't believe the estimated water pooling showing in the rear yard is accurate as this is showing in the highest point of the property, on the roof of the garage in the rear lane. I have attached photos of the flood plan, a photo of the rear garages and a site survey.

I object to this property being added to the list of flood affected properties based on information which does not look to be accurate.

Can you please let me know what can be done so that this property is not included in the 837 list of flood affected properties?

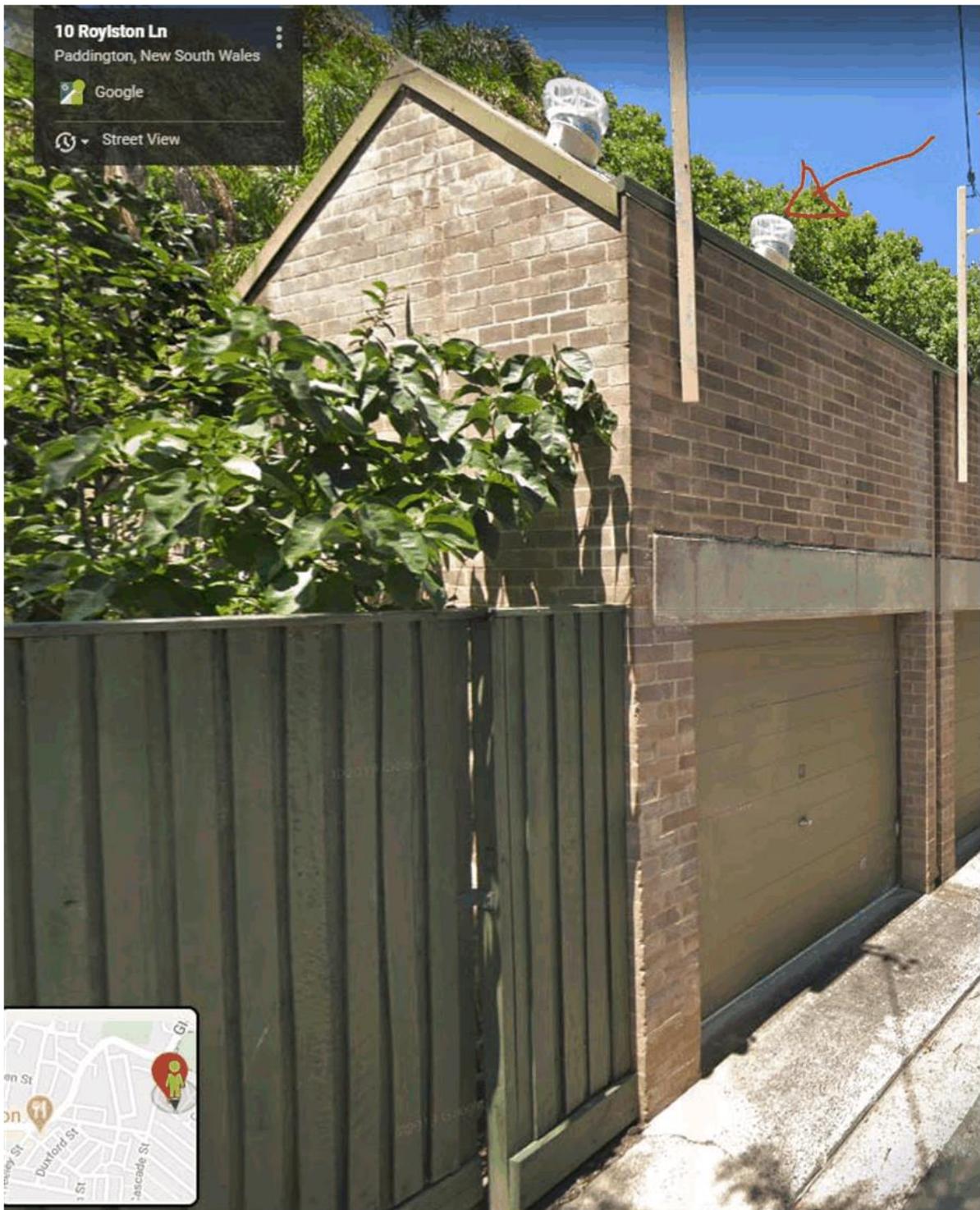
Thanks [REDACTED]

Regards

Mark

[REDACTED]





From: Mark Leigh [REDACTED]
Sent: Friday, 3 July 2020 11:15 AM
To: [REDACTED]
Subject: Fw: SC5254 - [REDACTED] - 16 Royston St Paddington

Dear [REDACTED]

I recently received 20/98125 - SC5254 letter informing me that my property is one of the 837 which will be added to the flood area in Woollahra.

I can see that my property is impacted at the rear as highlighted with the red circle.

To me, this looks to be an error. The front of the property has no flooding at 7.97 metres. However, the rear of the property may experience minor flooding at 8.98 metres.

As the rear of the property is 1 metre higher than the front of the property, I don't believe the rear should show any flooding.

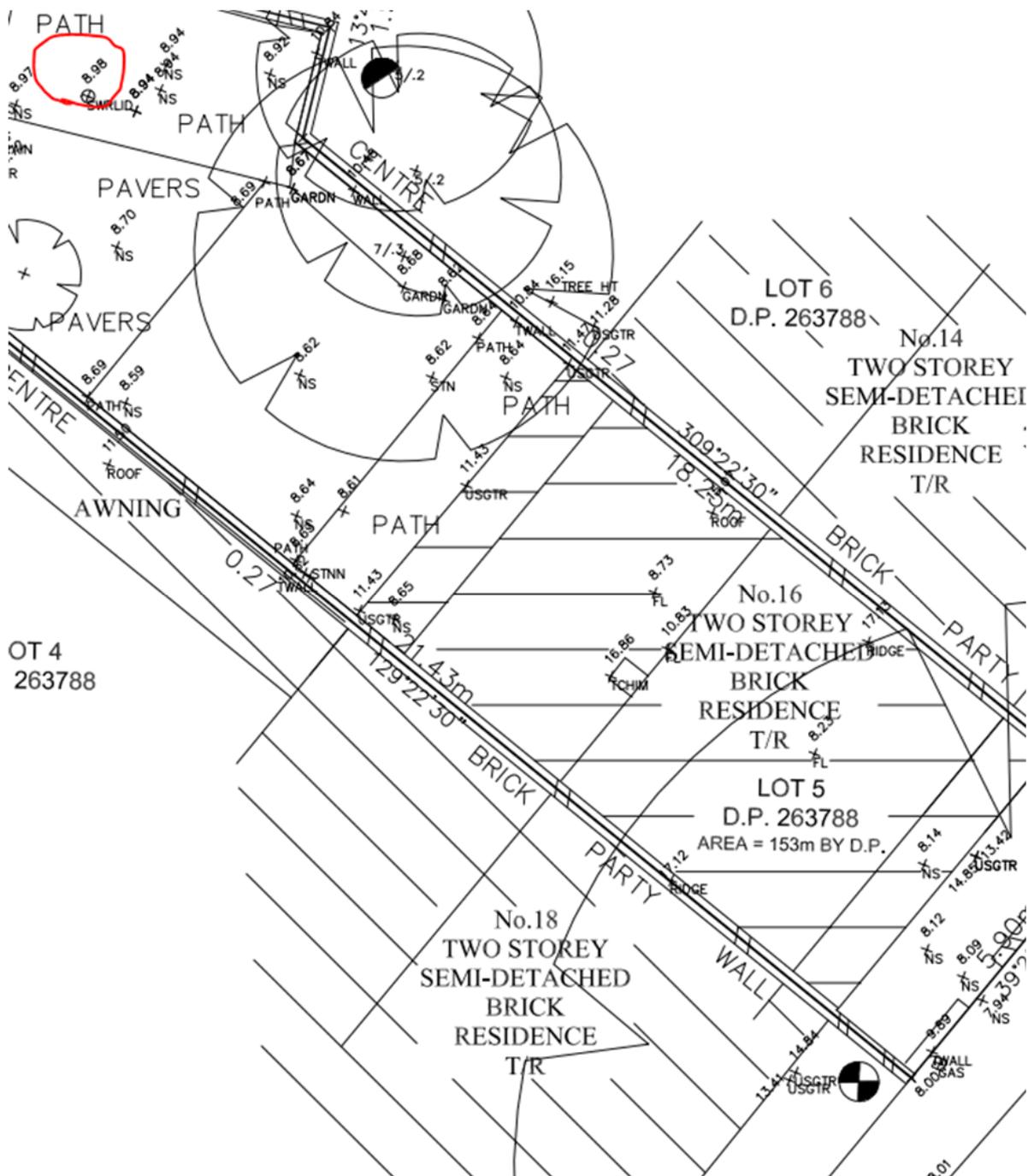
I have attached the flood map and 2020 survey of this property below.

I would like to understand further why this flood area has been added to the property.

Regards

Mark Leigh
[REDACTED]





[REDACTED]

From: Stuart Eagleton [REDACTED]
Sent: Wednesday, 22 July 2020 2:45 PM
To: Records
Subject: SC5254 Submissions - Paddington Floodplain Risk Management Study and Plan 2019

Attn The General Manager,

Dear Sir / Madam,

I am writing in response to your letter of notification dated 25/6/20 regarding the exhibition of the above noted study and plan.

My wife and I own the property at 75 Goodhope St, Paddington and we have been notified that the above study and plan lists our property as been flood affected.

After phone discussion with [REDACTED], I understand Council will consider the submissions made by residents before taking any further action on this issue. I note that this is the first letter of notification we have received that made it clear that our property was affected and I believe the communication of this issue has been managed poorly. If known, I would have commented, as below, far sooner. Please note that we do not live at the property and our address is listed below.

I would like to make the following points for your consideration and look forward to meeting members of the planning team onsite for an inspection. Currently, I do not believe the flood affectation is correctly modelled for our property and I would like to discuss the impact of this with Council should it be required.

1. The flood affectation listing will impact our property by imposing additional restrictions on future development, reducing the property value and likely increasing the insurance costs. These items have a financial impact on my wife and I.
2. The property has never been listed as flood affected previously and I assume Council are responsible for the revised drainage network, modelling and accuracy. Council should also be responsible for the impact of these changes and be prepared to compensate the owners of affected properties.
3. We have owned the property for 25 years and overland flow from the back laneway has never entered the property under the back fencing. Given the rainfall events during our ownership, I believe the modelling should be reviewed to consider its accuracy. There is considerable fall in the back landscaping with the lowest level of the house sitting significantly above the laneway level. Even if some water was to enter the garden area at a peak rainfall event, I do not believe it would enter the house and would be contained to the back garden corner. I believe the impacted area would be under 5% of the total property area, and outside of the house, and therefore would not require the flood affectation listing.
4. There is considerable fall in the laneway, if maintained correctly, and flow would proceed onto and across Lawson St, if the underground drainage system was full. Looking at the levels of the kerb inlet pit on Lawson St, and the crest of the roadway, I believe that water will flow from the laneway and not build up in depth as suggested in the model. Please review this item in detail as the depth of forecasted flooding seems excessive.
5. I also believe that the back fencing will limit the amount of short term peak overland flow entering our property and will be effectively acting as a barrier to the flow. I do not know if this has been considered.

6. I request that the modelling team meet me at the property to review the actual circumstances before this plan becomes incorporated into the LEP. I also request that consideration is given to diversion of flows at the head of the laneway or upstream catchment areas, to minimise the flow down the lane.

7. I have attached the following photos to give you more information on the above points.

8. Please contact me on the phone number or address below, should you have further queries.

I look forward to your response.

Regards

Stuart Eagleton



Photo 1.below. Backyard showing fall towards the back fence adjacent the laneway.

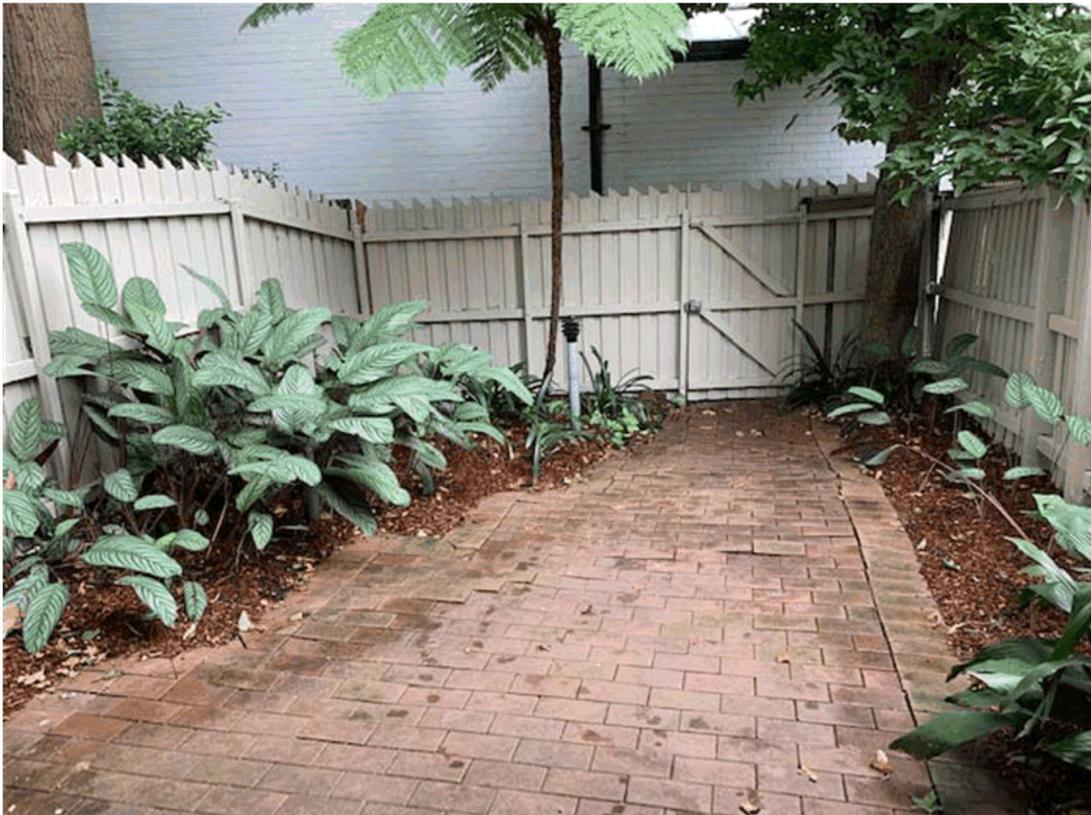


Photo 2. below. Back laneway showing fall from Hoddle St and cross fall.



Photo 3. below. Kerb inlet pit designed to catch laneway flow. Looking across Lawson St

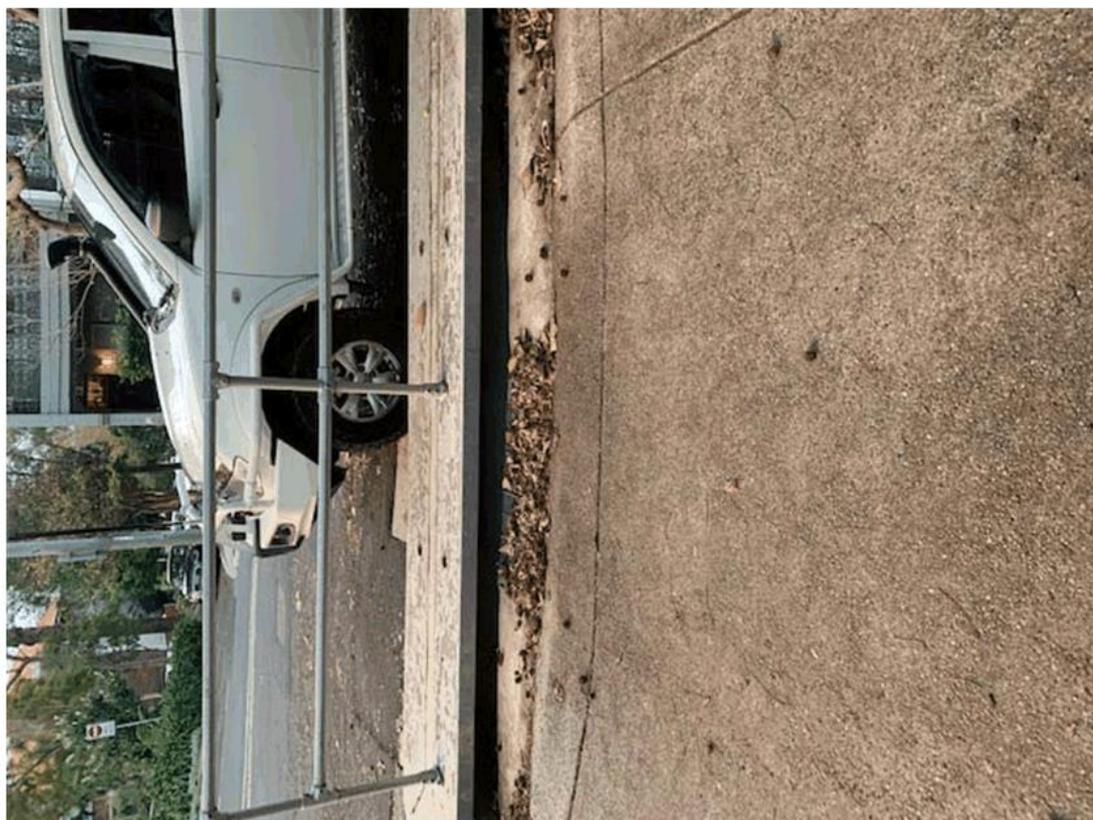


Photo 4. below. View from corner of Lawson and Vialoux Ave looking back at the laneway. Note the fall and relative road levels.



Photo 5. below. View towards Goodhope st from Vialoux Ave, Note extensive fall and grade.





27 July 2020

[Redacted]
[Redacted]
Woollahra Municipal Council
PO Box 61, Double Bay NSW 1360
[Redacted]

RE: Planning Proposal PP_2020_WOOLL_002_00

Thank you for notifying Sydney Water of PP_2020_WOOLL_002_00, a planning proposal to amend the Woollahra LEP 2014 in order to adopt the *Paddington Floodplain Risk Management Study and Plan (FRMSP)* 2019, which would result in the inclusion of 837 additional properties in Paddington, Edgecliff and Woollahra on the LEP's Flood Planning Maps. Sydney Water has reviewed the application based on the information supplied and has no objections to the proposal at this time.

If you require any further information, please do not hesitate to contact [Redacted] via email at [Redacted]

Yours sincerely,

[Redacted]

[Redacted]
Growth Intelligence Manager
City Growth and Development, Sydney Water
[Redacted]

[Redacted]

From: [Alexa Moses](#)
To: [Records](#)
Subject: SC5254 Submissions - flood zoning Harris St Paddington
Date: Thursday, 30 July 2020 9:46:38 PM

To Whom It May Concern,

The property at 4 Harris St Paddington should not be included on the new flood zone map.

It is not appropriate for 4 Harris St to be included, as earlier 'flooding' events were not floods, per se, but were caused by a **blocked** and **inadequate** drain, rather than by situation on a flood plain.

The Harris St drain was a choke point in the drainage system which has been remedied by:

1. The redirection of water higher up the Elizabeth Street hill
2. Woollahra Council's installation of a **high capacity** drain at the lowest point on Harris Street.

If there is a significant rain event that results in large water flow, there is no reason to believe the drain would not safely remove the water, which is the intended purpose of the drain.

In fact, **this was tested during the extreme weather event on February 10, 2020, when 176 mm of rain fell in the area and the drain operated beautifully.**

Sincerely,
Alexa Moses


4 Harris St Paddington 2021

Carolyn Humble & Mark Ryan
80 Ocean Street
Woollahra NSW 2025



29 July 2020

General Manager
Woollahra Council
PO Box 61
DOUBLE BAY NSW 1360

Dear Sir or Madam,

Reference: SC 5254 Submissions – FRMSP 2019 & Planning Proposal to Amend Woollahra LEP 2014.

We believe the proposed inclusion of our property, 80 Ocean Street, Woollahra, on Council's Flood Planning Map is based on incorrect information.

After reviewing Council's Planning Proposal, we requested the flood simulation plan of our property from the Catchment Simulation Solutions Study. We believe there is an anomaly as the areas identified as falling within designated flood planning levels are inconsistent with the actual levels and development of our home.

We attach the flood simulation plan as provided by Council together with photos and explanations as follows:

Ocean St – Southern Boundary

The simulation plan shows a flood area encroachment extending from the neighbouring apartment complex (76-78 Ocean St) on our southern boundary commencing 6 metres from our Ocean Street Boundary and extending several metres along the same boundary.

We have owned this property for 13 years (2007) and have never had any water ingress from this direction. The reason being that the ground level of 76-78 Ocean Street is some 850mm below our driveway/garden level at this junction.

As Photos 1 – 3 show, there is a sloping concrete path/channel on the boundary of 76-78 Ocean St which falls away to Tara Street. Whilst on our property there is a paved driveway which gives way to solid raised garden bed.

The simulation plan thereafter shows flood levels as extending well into our home. Again in 13 years of living here, this has not happened. Photo 4 - 6 shows the area in question. For

the main body of encroachment shown on the simulated plan to occur, water would need to travel through a two-storey rendered masonry wall. We do have a courtyard toward the western edge of the simulation but it bordered by a raised stone garden bed running along our southern boundary and the level of the adjacent concrete path at 76-78 Ocean St remains substantially lower (600mm). Photo 7 shows their window levels from our side.

Tara Street – Western Boundary

The simulation also shows a flood area extending along the length of our western boundary to Tara Street.

Photos 8-10 show the area in question. The southern half of our property is raised well over a metre above street level as can be seen from Photo 9 of the rear gate and steps into our property. The northern half of the property comprises our garage. We have never had water from the street enter into the garage. Again, the full perimeter of our western boundary is either solid masonry wall or metal garage door.

Flood Planning Calculations

Given the explanation above we do not believe that we meet the flood planning level calculations given as the gateway to be designated as a flood control lot.

Other Input as an Interested Party to Council's Planning

Whilst we have not experienced flooding to our home, we've had a couple of occasions where water has come directly from Ocean Street down our side driveway. Each time this has been the result of an overflow of the stormwater drain (which also runs partially under our property).

We read with interest the Catchment Simulation Study Drainage Upgrade (5.5.2) and Roadworks/Regrading (5.4) discussion. Whilst there are clearly capacity issues with existing drainage, there seems to us a more immediate issue which has played a major role in the failure of the Ocean Street stormwater drains, this being the blockages caused by the plane tree roots.

We have seen firsthand the damage when we attempted to put cameras down to repair the stormwater drain in 2010. In May/June this year, Council contractors, Downer Pipetech,, were used pipeline robotics to identify and clear the blockages. They confirmed the stormwater pipe was completely blocked, to the extent that it took several days just to clear the section running under our property. With exception of the section of pipe which we replaced in 2010, the pipe is old and in very poor condition. If not replaced for a larger size, it should at least be relined and a regular schedule of root clearing established.

A further factor which impacted the water flow in Ocean St was the upgrading of the footpaths. Prior to the upgrade, the uneven surfaces and tree roots tended to deflect flow and push water back into the street.

Over the past 3 years we have upgraded our drainage system and taken measures to allow any excess water on our front drive to disperse more easily. As a result, we've had no excessive runoff during recent severe storms, such as February 2020.

Not yet undertaken but also planned is to change our driveway gate so that it is a solid barrier (as against a picket fence style – Photos 11 & 12) which will push water back into the street.

Conclusion

We believe there is an anomaly in the flood planning simulation plan used in the Catchment Simulation Solutions Study. It is impossible for our property to meet the flood planning level criteria for the areas shown on the map, when considering the ground level difference between our property and 76-78 Ocean Street, and again, between our property and Tara Street.

In summary, we don't believe we meet the gateway for inclusion on Council's LEP 2014 Flood Planning Map.

We have already agreed to a Grant of Easement (2012) over the Stormwater Drain which runs under our property from the southern to western boundary. This restricts any construction over the pipe and thus already effects a higher level of planning control than proposed.

We therefore ask that we not be further impacted by the current planning proposal and that our property not be identified as a flood control lot. Please advise if we should provide any further information to assist in your review and we look forward to hearing from you.

Yours sincerely,

A large black rectangular redaction box covering the signature of Carolyn Humble.

Carolyn Humble

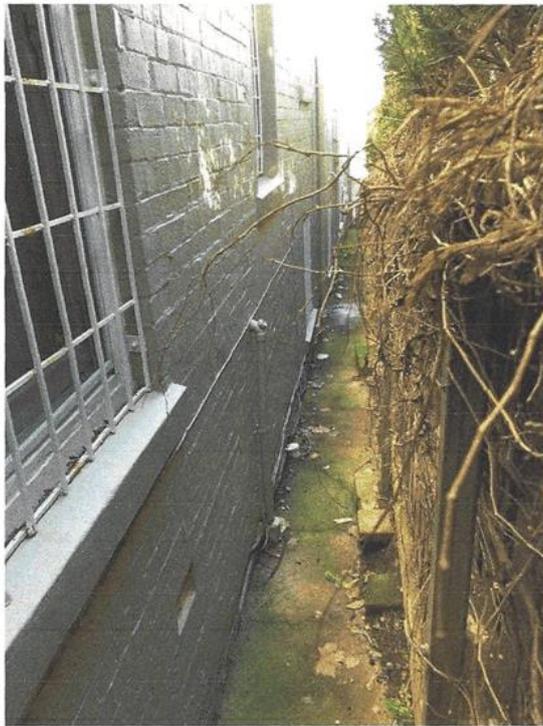
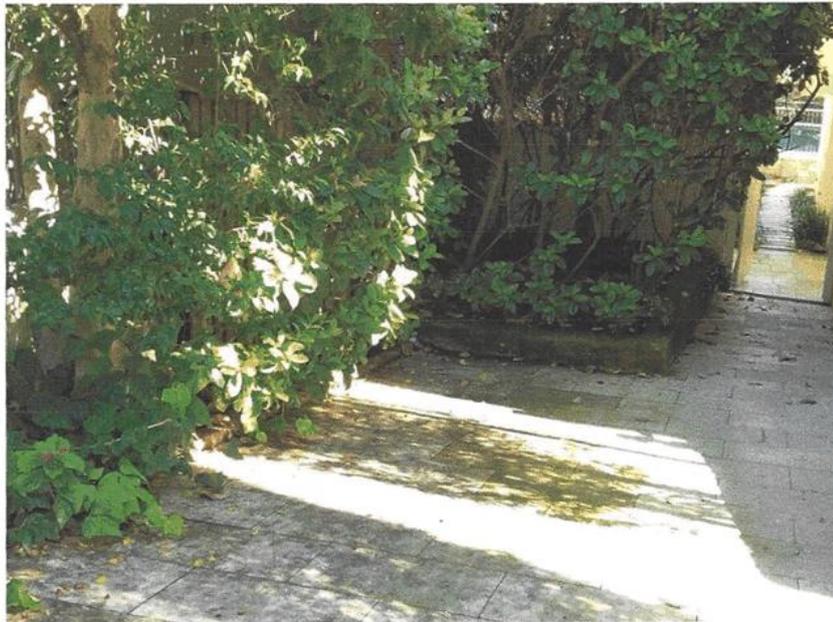


Photo 1

Concrete path between
76-78 Ocean St and 80 Ocean St

Photo 2 Our driveway and garden bed which commences at the same approximate point as the simulation study flood entry point – 850mm above neighbouring ground level



4

Photo 3 Driveway garden bed. Also shows relative window height in 76-78 Ocean St



Photo 4 Two storey masonry wall which simulation show flood area



Photo 5 Courtyard and raised boundary garden beds which simulation shows as flood area. Note neighbouring window height.

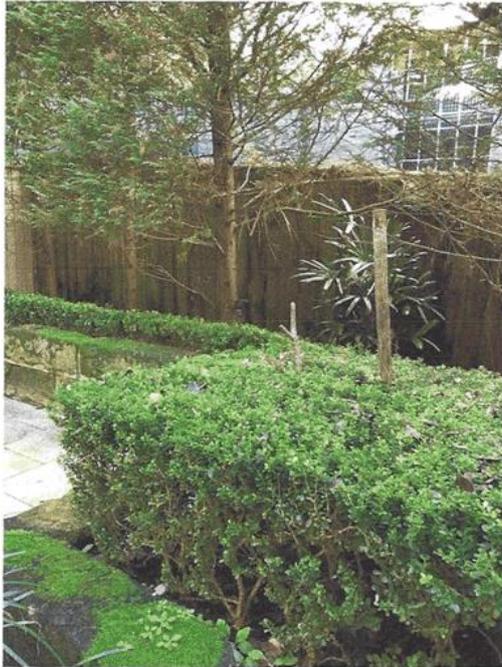


Photo 6 Our basement area which has not been flooded in 13 years, again within simulation area.



6

Photo 7 Window height of basement level 76-78 Ocean Street midway along southern boundary

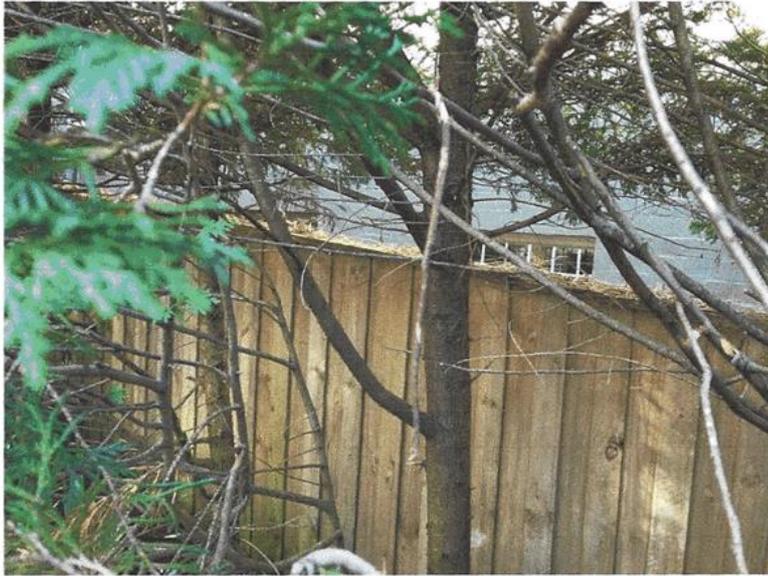


Photo 8 Our frontage to Tara St – Western boundary



Photo 9 Our Tara St entry showing stairs up to garden level.

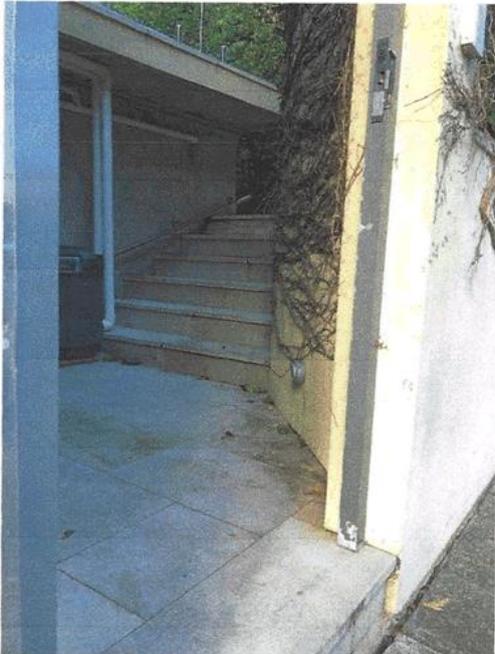


Photo 10 Standing at our garden level at the Tara St boundary looking across to cars parked behind 76-78 Ocean St

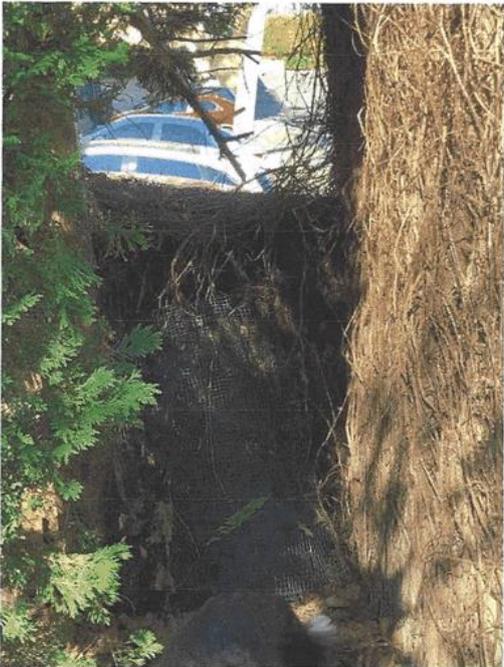


Photo 11 Picket Fence driveway gate which we intend to back to form a solid barrier against overflow from the stormwater drain



Photo 12 Showing predominantly level frontage of property



FLOOD SIMULATION PLAN FOR
80 OCEAN ST WOOLLAHRA .



Paddington Floodplain Risk Management Study and Plan 2019

Submission

Ref: SC5254

To: The General Manager, Woollahra Council

I am strongly opposed to the Council's submission that my property, 19 Sutherland Avenue, Paddington, should be identified as one of the 837 additional properties to be included in the above Study and Plan.

I especially object to the proposition that members of the public can determine the future zoning of my property. I am well qualified to make this assessment as I came to live at the property in November 1991. I wish to make a number of points.

Firstly, my property is not in the part of Sutherland Avenue that gets flooded. Sutherland Avenue is very steep from where it begins in Forbes Street. Properties discharge their water into their gutter and rain pours down these gutters. Water outside properties 21, 19 and 17 Sutherland Avenue flows quickly because the road is still steep. The road then flattens out somewhat and this is why and where properties have flooded in the past and Council staff had to build additional drains to prevent further flooding.

I have spoken to these workers and they advised that these three properties (mine and the two abutting) would not have any flood problems and they would not be building a new or larger drain outside my property.

Secondly, some drainage issues have been exacerbated by new housing which is not near my house. Subsidence problems arose when a new house was built at 1 Harris Street. Council workers have had to construct extensive drains at the rear of this property and down into Elizabeth Lane.

Finally, historical experience supports my position that my house is not in a part of Sutherland Avenue that is subject to flooding. As noted, I have lived at this address for almost 30 years, including in times of very heavy rainfall and where other parts of Sutherland Avenue did flood. Our set of properties (17, 19 and 21 Sutherland Avenue) have at no time been affected.

Yours sincerely



Alison O'Connor

19 Sutherland Avenue

Paddington NSW 2021



**To Woollahra Council
Submission re Paddington Floodplain Risk Management Study & Plan 2019.**

14.8.20

Re: 22 Hopewell Street
Paddington 2021

The plan shows for a 1% AEP flood and 20%AEP 22 Hopewell Street, neighbours and the road being being flooded throughout the property to 0.3m.

The maps especially the 20%AEP are not consistent with history.

I have lived at 22 Hopewell Street for 18 years and have never experienced any flooding of my property, the pavement in front of my house or the road. My neighbour who was living at 24 Hopewell Street had been living there for at least 10 years when I moved in never referred to a flood although she talked a lot about hailstorms. A neighbour further up the street who has lived here for 41 years is adamant that there has never been flooding on the road .

Also when I moved in the property required a lot of work but there was no flood damage.

Map A15.2 identifies the source of the floodwater as that flowing down Hopewell Lane into Hopewell Street. In practice this water flows into the large drains opposite number 16 preventing flooding. According to the report the stormwater capacity appears to be ok until $\geq 1\%$ AEP with some areas of no failure even at this rate in Hopewell Street.

The maps also show the flooding extending through the property and land, in practice the terrace houses form an effective barrier and would prevent water going through the property.

I am concerned that there is now an official document showing that my house subject subject to relatively frequent flooding which is not the case. Given that the 20%AEP is wrong it is unclear whether the 1%AEP is also wrong.

In terms of the hazard levels the house has a back exit onto Kidman lane which does not show flooding at that point.

I am also concerned that the document does not specifically address management of the flood risk for Hopewell Street.

There has been some localised flooding of my neighbour's house when the drains have been blocked by leaves or or in one instance a number of large plastic bags, this flooding is not related to the severity of the storms. Indeed the drainage system has always coped in heavy storms. I will send you a separate letter about this.

Please contact me if you require further information.

Regards

A large black rectangular redaction box covering the signature area.

Valerie Rendle

From: [Valerie Rendle](#)
To: [Records](#)
Subject: addition to submission to SC5254 Flood control
Date: Friday, 14 August 2020 9:33:56 AM

Hi

I wanted to add the following sentence to my submission

When it rains the water in front of 22 Hopewell Street runs back to the large drain in front of 16 Hopewell Street ie it doesn't sit in the dip

Cheers Valerie

Valerie Rendle
[REDACTED] [REDACTED]

Privacy and confidentiality

Please note that emails may not be confidential.

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Our ref: DOC20/519716

[REDACTED]
Woollahra Municipal Council
PO Box 61
DOUBLE BAY NSW 1360

Planning Proposal – Paddington Floodplain Risk Management Study and Plan 2019

Dear Mr Swift-McNair

Thank you for the opportunity to comment on the planning proposal to implement the findings of the *Paddington Floodplain Risk Management Study and Plan 2019*. I understand that 837 additional properties were identified in the Flood Planning Maps of *Woollahra Local Environmental Plan 2014* (LEP).

It is understood that the inclusion of these 837 properties in the Flood Planning Maps will ensure that development is compatible with flood affectation and will not increase or adversely affect flood behaviour.

It is noted that the proposed flood planning area includes numerous Local heritage items and the Paddington Heritage Conservation Area (HCA). It is considered that the heritage planning controls in Council's LEP are adequate for the protection of this Local heritage, and that the development assessment process can identify appropriate design solutions relating to flood risk in this HCA. As these Local items and HCA are listed under your LEP, the consideration and mitigation of impacts rests with Council.

The proposed flood planning area also contains four items listed on the State Heritage Register (SHR):

- 'Paddington Post Office' (SHR 01418) at 246 Oxford Street
- 'Juniper Hall' (SHR 00268) at 1 Ormond Street
- 'Engehurst' (SHR 00575) at 56A Ormond Street, and
- 'Substation' (SHR 00939) at 1 Young Street.

Flood mitigation work on these sites may require approval under the *Heritage Act 1977* (the Act). Some works may be able to be carried out under the Standard Exemptions provisions, available at heritage.nsw.gov.au/assets/StandardExemptions.pdf. Some of these Standard Exemptions require notification and/or endorsement under s.57(2) of the Act. If proposed works exceed these provisions, they will require the submission of an application under s.60 of the Act for consideration by the Heritage Council of NSW or its delegate.

If you have any questions please contact [REDACTED] Senior Heritage Programs Officer, Statewide Programs at Heritage NSW, Department of Premier and Cabinet by phone on [REDACTED] or email at [REDACTED]

Yours sincerely

[REDACTED]
[REDACTED]
**Manager, Statewide Programs
Heritage NSW**

As delegate of the Heritage Council of NSW
13 August 2020

From: [Kay Robinson](#)
To: [Records](#)
Subject: SC5254 - [REDACTED]
Date: Friday, 14 August 2020 4:41:38 PM

Dear General Manager

I refer to Council's letter of 25 June, ref. 20/98125 - SC5254 Submissions, regarding the planning proposal to implement the Paddington Floodplain Risk Management Study and Plan 2019.

I attended Council and did examine the huge document, a very difficult enterprise for the lay person. However I did grasp several implications for my property at 106 Hargrave St Paddington.

I wish to register that I never received the Survey(s) which are said to have been circulated to residents in 2019, and so this letter of 25 June 2020 was the first intimation I have had of proposed changes to the flood plain map. I have discussed the issue of the survey with neighbours in my part of Hargrave Street, and at least two of them also claim never to have received the survey and even the letter of 25 June 2020.

I have seen the list of properties in my part of Hargrave St that are identified as being added to the Flood Planning Map. It appears that no. 92 - on the corner of Elizabeth and Hargrave Sts - and numbers 114 and 116 have been omitted from the strip of properties encompassing nos 88-90 to 120 Hargrave St, on the northern side. I would like to know the justification for the *omission* of those properties. And at the same time, the justification for the *inclusion* of nos. 94 to 120.

I understand that the new Floodplain Map is to address flood risk in rain events up to "1 in 100 years". I have owned my property since 1984 and I have never had any flood issue there. I believe my property is protected by high kerbs which deflect run-off from the roadway in Hargrave St: water runs down the kerb to the roundabout at Elizabeth St and then down the hill in Elizabeth St from there. As regards any water falling onto the pedestrian path, all the terraces in my strip - -no.96 to 106 have masonry bases to about 30cm high with traditional metal fencing. Rain that falls on the entry pathway to my property is directed down a staircase to basement level where a large sump with grill cover, directs water into storm water piping which I installed in the 1980s.

I would be disadvantaged by my property being added to the Flood Plain Map, through:

- certain works being prevented from being carried out. For example, earthworks and the construction or installation of a retaining wall or other form of structural support could not be carried out as exempt development on a flood control lot.

- any development application would require a flood study. Further, any application where finished floor levels (FFLs) do not meet the requirements of the Woollahra DCP 2015 would require additional flood risk management reports.

- there would be additional costs involved in preparing such a development application on a site which is on the Flood Planning Map.

- there would be implications to the cost of insuring a development either during construction, or once completed. Premiums to insure rise steeply, or insurance companies refuse to provide cover (I have experienced this on another property on the

Central Coast).

I have plans to develop my property in the future, along similar lines to other terraces in the row. Until now I have not had financial means to undertake this. I would be unfairly disadvantaged if such development potential were to be thwarted by the addition of no. 106 to the proposed Flood Planning Map.

I would be grateful to be kept informed on the progress of the Plan.

My contact details are:

Ms Kathleen Robinson

[Redacted]

[Redacted]

[Redacted]

Yours sincerely

Kathleen (Kay) Robinson

14 August 2020

From: [Stefanie Flaubert](#)
To: [Records](#)
Subject: Paddington Flood study: 1 Hargrave St
Date: Tuesday, 18 August 2020 11:44:13 AM
Attachments: [image002.jpg](#)

[REDACTED]

Re: Flood study: 1 Hargrave St Paddington.

Good morning!

I spoke to [REDACTED] last month about this:

We received information via letter regarding properties newly identified as at flood risk in the Paddington area. We were astonished to see our building at 1 Hargrave Street on the new list.

We have reviewed the available material [REDACTED] and surveyed the surrounding stormwater inlets/site features. We can understand why 3 Hargrave Street might be on the list, but are at a complete loss as to why our property should be on it.

The drainage here is fantastic!

We are ideally located right on the point of the street. Steep slopes in both directions!

During storms any overland water always rushes away from us at a safe distance, no matter how flooded it becomes along Windsor Street or Hargrave Street.

We would have to assume that the modelling doesn't reflect the unique topographical position of our building. We request a re-evaluation if possible!

Please include this letter in your community response records,

kind regards

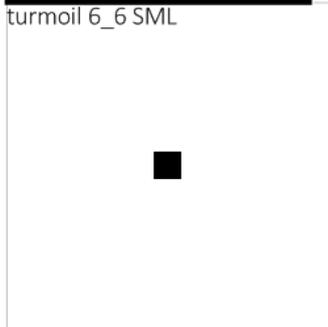
[REDACTED]

[REDACTED]

1 HARGRAVE STREET
PADDINGTON NSW 2021
SYDNEY AUSTRALIA

[REDACTED]

turmoil 6_6 SML



From: [REDACTED]
Subject: FW: Hydrology in Paddington
Date: Wednesday, 19 August 2020 5:45:04 PM

From: Keri Huxley [REDACTED]
Sent: Wednesday, 19 August 2020 4:49 PM
To: [REDACTED]
Subject: Hydrology in Paddington

Dear [REDACTED]

I'm not sure if you received my letter of objection to the proposed listing of my property at 34 Paddington Street (corner of Cascade and Paddington Sts). I understand you have to write a report and I'd like to express my concern once again.

I believe the problem Streets are;

Elizabeth Place, George St, Elizabeth St, Hargrave, Sutherland and down to Trumper and Cecil. The topography of Paddington is such that Council has recently installed blisters etc at the top of Cascade and water pipes were added outside no 34 Paddington, furthermore no 17 - 19 Paddington Street is also listed. The owner also objects to the listing as Council's own officer suggested he added a flood gates to his property. This is quite ridiculous. He has written to Council and expressed his concern. I have since dug a trench in garden, the garden (blisters) has now grown and there is no problem, thanks to the trench and garden.

There is an underground drain about 6 feet high and wide all the way down Cascade. Also a pedestrian crossing outside Alimentari in Hopetoun St which has been there for twenty or so years.

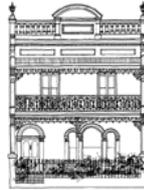
I object to any listing of my home as a water problem does not exist. Please let me know when this comes to committee so I am able to attend.

With kind regards,

Keri Huxley (OAM)

Resident

34 Paddington Street Paddington



THE PADDINGTON SOCIETY Inc.
For Community and Heritage
Est 1964

General Manager
Woollahra Municipal Council
PO Box 61, Double Bay NSW 1360

[REDACTED] 24 August 2020

[REDACTED]
**SC5254 Submissions: Exhibition of Planning Proposal, prepared June 2020:
to implement the Paddington Floodplain Risk Management Study and Plan 2019 (FRMSP)**

The Paddington Society notes that one of the recommendations identified in the Paddington FRMSP is that Council's Flood Planning Maps in the Woollahra Local Environment Plan 2014 are updated to recognize the additional and updated flood information generated as part of the study.

Background: the Society's untiring Community Representative, Dr Nina Mistilis, has been in liaison with the community for many years. She has kept our committee informed of progress and development of the plan and prompted the Society's alert to our members in early 2018, urging them to respond to Council's survey regarding flooding experienced on their properties. We believed that Council and their consultants were not aware of the full extent and impact of flooding experienced in the Upper Catchment. This alert triggered many of the additional responses re flooding information received by Council and the consultants in 2018.

On behalf of the Society I made a lengthy submission (27.8.18) to Council re FRMSP April 2018, Rev2 and a shorter submission (5.12.18) and address to the FRM Committee re FRMSP Dec 2018, Rev4. Nina and I participated in consultations with residents and Council's Community briefing (22.5.19).

Nina has made a separate submission regarding this Planning Proposal; **we join her in commending Council staff and the consultants for their extensive work and analysis, including this proposal.**

The FPRMS 2019 is a document of great scope and complexity. It appears to have addressed many of the comments received during the extensive consultations – however it remains tricky to navigate; some appendices and map sequences and the indexing / page numberings are confusing.

- Implementing even some of the recommendations will be a massive undertaking for Council.
- Amending the WLEP and the Flood Planning Maps also appears to be a very significant task.

The Planning Proposal – General Comments:

Current and Proposed Flood Planning Maps FLD_001, and FLD_003:

Comparison between properties on the existing and proposed Flood Planning Maps is remarkable; it is a testament to the work involved in preparing the FRMSP. Existing maps are clearly out of date.

A massive survey and study process such as this, resulting in the proposed maps, is unlikely to be updated in the near future and, once adopted, the maps will remain in currency for many years.

We understand how important it is that they are as accurate as possible and that they take into account flood planning objectives of the WLEP and WDCP as well as assessment of development compatibility.

Cont/2

[REDACTED]

2/Cont

Existing planning controls - 6.3 Flood Planning – WLEP 2014

A property will be identified as a flood control lot if the flood planning area extends across more than 5% of the property - and that:

flood planning level means the level of a 1:100 ARI (average recurrent interval) flood event, plus 0.5metre freeboard.

However we understand from Nina Mistilis's discussion with Michael Casteleyn that the data sources for the proposed maps was from separately constructed maps using less than a 1% AEP (1:100 years) Annual Exceedance Probability, but more than a 5% AEP (1:20 years).

Comment: We acknowledge that this decision by Council is a more practical application of the data, since serious physical risks to people in Paddington are unlikely, unless they are accidentally in the path of displaced or erupting manhole or drainage covers or on foot during downpours in areas of deep overland flows. Property flood damage and pollution from debris are more likely increased risks, but if Council improves drainage maintenance and inundation response times, such risks will be reduced.

We also acknowledge that listing even more properties on the proposed maps will complicate future development applications for many, creating considerable expense and delay in application assessments. We understand, but strongly disapprove of, State Government pressures on staff to expedite assessments.

We do note however that Nina suggests that the 1% AEP maps and data be used, citing:

- climate change and the severity and frequency of flood events - and
- consistency with the NSW Floodplain Development Manual and approaches adopted by other Sydney Metropolitan Councils.

No doubt Council staff have assessed and will re-assess this suggestion against the objectives noted in the Planning proposal document. Our queries related to this include:

- Is the methodology of using this non-standard data source consistent with the NSW Floodplain Development Manual?
- Does the non-standard data source used for the proposed maps take into account projected changes as a result of climate change?
- Do the proposed maps take into account recent, current and on-going flood mitigation works carried out by Council as part of their regular duties?
- The FRMSP recommends High and Medium Priority Options for flood mitigation in the currently worst affected areas. Since some of these are major infrastructure works and are yet to be funded and/or included in Council's budgets; are these factored into the proposed mapping and property listings?

Comments and queries re the proposed maps and Schedule 3 listings:

- Since FLD_003 includes parts of Edgecliff and Woollahra, it is unclear how many of the 837 additional properties (or sites) are actually in Paddington?
- That total number has alarmed a number of Paddington residents who received direct notification or checked on the website after seeing the notification in the local press;
- The Flood Planning maps do not include street addresses, so some properties are hard to identify;
- The long listings of properties in Schedule 3 (pages 25 to 82) do not clarify some uncertainties;
- The listing is confusing to many and there appear to be discrepancies between maps and lists;
 - The streets in each suburb are not listed in alphabetical order;
 - Some streets are mentioned on seemingly random separated pages, making checking difficult;
 - Some properties in the same street appear together; neighbours appear at random elsewhere;
 - Some sites are duplicated in the listings;
 - Some sites coloured on the proposed map do not appear to be listed;
 - Many sites are blocks of apartments, with several lot numbers for the same street address;
 - Should all such apartments, many on upper levels, be listed as flood affected properties?

Cont/3



3/Cont

Objectives of the Planning Proposal and Proposed Maps:

The updated maps will document flood risk to many previously unidentified properties. A stated objective is to “provide the community with greater amount of information relating to potential flood risk and ensure that development is assessed under the relevant flood planning controls in the WLEP 2014” (page 6) and also “the relevant provisions” in the WDCP 2015. (page10)

Upholding WLEP and WDCP Objectives and Controls:

On behalf of our tiny team of committee members who attempt to assess all Paddington DAs for WDCP compliance, I must note that “the relevant provisions” in the WDCP 2015 are very frequently disregarded (or assessed as being not applicable) in staff assessments and determinations.

Site coverage, setbacks and levels / Excavation / Private open space, swimming pools, courtyards and landscaping / On-site vehicle parking, garages and carports are usually of most concern.

We recognise the pressures on Council to approve proposals to improve amenity for applicants and increasing State government pressures to provide additional housing supply in the municipality.

Council and the Society are acutely aware of the dramatic increase in the number of Paddington DAs in recent years. These include large rear extensions, reduced un-built-on area, on-site car parking and deep excavations on residential sites. On larger sites, including several so-called ‘opportunity sites’, and commercial developments, intensive redevelopment is frequently approved, often with full-site width basements, car stackers etc. Hydraulic and Geotech reports, regularly based on limited on-site investigations due to inaccessible site conditions, are used to justify non-compliant approvals, many of which have severe negative impacts on numerous surrounding residential properties.

However all such approvals contribute further to the significant increase in impervious surfaces across our already densely developed suburb. Incrementally each puts additional pressures onto a stormwater system designed and constructed in haphazard fashion to European standards in the 19th century.

Increased runoff volumes, erosion of subsurface rock and sands, wear and tear and damage to ageing infrastructure, (often not identified until works on site are well underway) not to mention changing weather patterns due to climate change, all add further pressures and are significant contributors to overland flows, groundwater diversions and flooding problems in both upper and lower catchments.

Upholding carefully formulated WDCP 2015 C1 conditions would be a significant contribution to dealing with Paddington’s complex and challenging infrastructure and flooding problems.

Related concerns - economic effects and financial imposts:

It is ironic therefore that the Planning Proposal notes that: “To facilitate the assessment process, *all* applications involving development or change of use on a site affected by 1:100 year flood will require a flood study. Further, any application where finished floor levels (FFLs) do not meet the requirements of the WDCP 2015 will require additional flood risk management and/or coastal inundation reports.”

If strictly applied, such all-encompassing requirements will have far less impact on applicants for large developments, where the cost of such studies may indeed be “additional minor costs” (page10). Large developers can also afford to engage prominent consultants to advocate for their proposals, a luxury not affordable for those with smaller budgets and aspirations. Additional report costs will be onerous for those proposing minor alterations or additions.

We agree absolutely with the necessity for all necessary reports for significant developments, but note that imposing additional costs, which are far from “minor,” for small developments are inequitable for owners of many newly listed residential sites. These include applicants proposing minor alterations or additions without excavation and/or no alterations to existing floor levels and/or for sites with no past flooding history or those in areas where recent flood mitigation works have been completed.

Cont/4



4/Cont

Costs for additional reports also appear to be inappropriately onerous for minor new developments such as those for upper levels of dwelling houses or apartments on upper levels of apartment blocks.

The Planning Proposal also acknowledges that “there may be implications to the cost of insuring a development either during construction, or once completed”. We agree, noting that such costs will also not necessarily be “minor” and that insurance costs will be on-going. Insurance companies are not famous for their flexibility in making changes or exceptions to existing or new policies.

We hope therefore that, since Council staff will reconsider applying such an all-encompassing requirement and that staff will be judicious in this regard during DA assessment. It should not be left to the discretion or experience of admin staff ticking off a checklist when taking receipt of DAs.

Concerns in the Paddington community:

It is for a combination of the above reasons that the Society has been contacted by a number of property owners in the community, only a few of whom are Society members, all expressing serious concerns about the inconsistencies, perceived vagaries, and possible inaccuracies and oversights re flooding history and likely inequities of the proposed listings and mapping. **Some repeated concerns include:**

- That some properties are listed, but are not included on the proposed map;
- Their individual property is listed and mapped, but their immediate neighbor(s) are not;
- Their individual property has been newly listed but has never been flood affected;
- The odd individual property is omitted from an otherwise consistently listed terrace row;
- Some seek explanation or justification for the inclusion of some, but the omission of other properties in an otherwise consistent row;
- Several assert that their properties have never been flood affected and that neither they, nor their neighbours, had ever been surveyed;
- Several are apprehensive of future flood report and insurance costs and delays in potential future DA assessments;
- Some note that drainage upgrades in recent years and recent drainage clearing and pavement upgrades have altered and improved the potential flooding risk relevant to their property;
- Some claim unfair disadvantage if development potential of their property were to be thwarted by inclusion on the proposed map and listing;
- Several have expressed concerns that large or influential developers or property owners could be persuasive in seeking to be removed from listings.

This last concern has been exacerbated after some discussed such queries with staff; they became further perplexed when the complexities of aerial mapping, data analysis and flood modelling were outlined.

During the 2018 survey period and for a period afterwards, Nina and I were notified of many properties in the upper catchment which had indeed been seriously flood affected during previous inundations. We assume that some, but not necessarily all, are now listed and that owners have checked the lists.

Inconsistencies in listings and maps: I checked just a few of the Upper Catchment properties against our 2018 notifications from affected owners - not an exhaustive check, since we all may have missed hearing about some affected properties during 2018. I have noted the following inconsistencies:

- No's 6, 8, 10, 12, 14, 18, 20, 9, George Street are duplicated – they appear on both pages 42 and 70;
- No's 432, 436, 438 and 440 Oxford Street are listed on page 68, but No.434 is not there, or elsewhere as far as I could see. All of these properties are in the same ownership in the same terrace row;
- Also noted is that of the above, only No. 432 Oxford Street is coloured on the proposed map. Since this row has been a large contentious development, and is due to be re-presented to Council in the near future, some others in the vicinity may have drawn these anomalies to Council's attention. Nina mentioned the Oxford Street apparent listing oversight in her submission, but her local informant was unclear about the mapping inconsistency and the Oxford Street property address.

Cont/5



5/Cont

As requested in a discussion with Anne White, I have listed on page 6 of this submission the names and street addresses of those who have contacted the Society or myself with concerns as noted above.

I trust that the majority have also made direct contact with Council to express their concerns.

(Almost) finally, the note in response to item 10 in the Planning Proposal (page 10) is puzzling:

Is there adequate public infrastructure for the planning proposal?

"There is no significant infrastructure demand that will result from the planning proposal.

The existing services that are available to the site are suitable for the proposal and its requirements."

The above statements are unclear; the Paddington Floodplain Risk Management Study and Plan 2019 (FRMSP) notes (page 20) that:

- *In general, the major trunk drainage lines where flows are concentrated appear to have a capacity of less than the 20% AEP event. Figure A9 also indicates that the pipe capacity rather than pit capacity appears to be the limiting factor in the performance of the storm-water system.*
- The report later deals with recommended Drainage Upgrades (pages 72 to 104), some of which are High Priority Options, as yet unfunded and with timeframes and budgets yet to be determined.
- It seems that the existing services and infrastructure are *NOT YET* suitable for the proposal and its requirements?
- We would be very pleased to be corrected in what must be a misapprehension?

Recommendations – after analysis of community feedback and before Maps and lists are finalised:

- If it is accepted that the data sources for the proposed maps is to be from separately constructed maps using less than a 1% AEP (1:100 years) Annual Exceedance Probability, but more than a 5% AEP (1:20 years), then prepare and reveal to the community **a new aerial map** to illustrate clearly the different flood depths for the non-standard conditions generated by the data.
- ie. insert into the Planning Proposal this new non-standard map, showing the levels for the separately constructed map, amalgamating the levels shown on Figure A3.3: Peak Floodwater Depths for the 1% AEP (1:100 years) with Figure A2.3: Peak Floodwater Depths for the 5% AEP (1:20 years) and also
- Arrange the lists into alphabetical street order within each suburb;
- Include (in a different font?) all properties on the existing maps *and* those proposed to be added;
- Arrange all properties in each street into coherent order, checkable by both staff and community;
- Check proposed maps against the lists for consistency, noting all queries recently raised;
- Re-advertise and re-notify the community so that all concerned can re-check the data.

The Paddington Society's concerns regarding the Planning Proposal are based on the above matters. Michael Casteleyn has commented that Paddington's flooding problems are infinitely complex and that the modelling could be endlessly modified. We can well believe this comment and have no wish to prolong this process unnecessarily, but we do believe that inconsistencies should be corrected. We again commend Council and consultants for their extensive past and upcoming work and analysis.

Thank you for your patience and apologies for the delay in sending this submission.

Yours sincerely



Will Mrongovius

President, The Paddington Society per Esther Hayter



Cont/6



6/Cont

Those who have directly contacted the Society or myself with concerns about the maps and listings:

James Otton	164 Sutherland Street
Jack Durack	444 Oxford Street
Keri Huxley	34 Paddington Street, (corner Cascade Street)
Name unknown	17-19 Paddington Street (reported concerns via Keri)
Steven ?	157 Paddington Street, corner Caledonia Lane (reported concerns via Keri)
Stefanie Flaubert	1 Hargrave Street (corner Cascade Street)
Kathleen (Kay) Robinson	106 Hargrave Street
Mark Leigh	16 Roylston Street (my neighbor – made contact, unprompted)

Note that Mark and his wife have very recently lodged a DA for a small extension to the family's existing garage, adjacent to my own garage with its small extension (approved in October 1990).

Mark has showed me preliminary concept drawings but I have not yet had time to review the DA documentation.

Our families are on very good terms but I must declare the connection, which has not influenced my concerns on behalf of the Paddington Society or the general community, as expressed in this submission.



From: [Bill James](#)
To: [Records](#)
Subject: Paddington floodplan 19 Paddington street
Date: Wednesday, 15 July 2020 7:41:16 AM

RE. 19 Paddington Street Paddington

[REDACTED]

[REDACTED]

Please clarify the following, as I have been informed that my property may be affected by the floor plan proposed.

a) the pavement at the front of my property prior to stepping up into my home is 140mil above the top of road in Paddington street please advise how water can accumulate beyond that level without flowing down cascade street and Hopetoun lane.

B) The entry to our garden level will be 300 mil above the high point of road so our property cannot possibly flood.

Please ensure that our property is not listed as flood prone as it cannot be unless you intend to dam the roadway, which I am certain you are not, you must also consider that this would affect us insuring our home.

Please confirm our property is removed and if i may suggest you need to check all your RLs and maps as water cannot accumulate on top of a hill without spilling down.

Thanks
William and Linda James
19 Paddington Street Paddington 2021

[REDACTED]

Bill James

[REDACTED]



31 October 2020

Woollahra Municipal Council
536 New South Head Road
Double Bay NSW 2028

[Redacted]

Dear Sir / Mada

**Re: SC5254 Submissions
Paddington Floodplain Risk Management Study and Plan 2019**

We are the strata managing agent for The Owners – Strata Plan 21608 (Owners Corporation), known as Eastpoint, located at 180 Ocean Street Edgecliff NSW 2027 and are instructed to write to you on behalf of the Owners Corporation in relation to the following:

1. The Owners Corporation received correspondence from your office, dated 25 June 2020 (Council Ref: 20/98125-SC5254 Submissions) in relation to the Paddington Floodplain Risk Management Study and Plan 2019 (Paddington FRMSP) – copy attached;
2. The Owners Corporation engaged GRC Hydro to assess your correspondence on its behalf;
3. GRC Hydro provided the Owners Corporation with a report, dated 14 October 2020 (GRC Report) -copy attached; and
4. The GRC Report states that *“As the part of the subject site is outside the model extent of the Paddington FRMSP, the flooding that is shown in the south-western corner of the property most likely is an exaggeration and flooding would only occur when stormwater systems are not working properly, we conclude that the property should not be included in the Woollahra LEP 2014 Flood Planning Map”*.

Consequently, the Owners Corporation requests that it should not be included in the Woollahra LEP 2014 Flood Planning Map.

We look forward to your response. If you have any queries or require further information, please contact our office.

Yours faithfully

[Redacted]

McCormacks Strata Management

[Redacted]



GRC Hydro

Date: 14 October 2020

McCormack Strata Management

Tel: [REDACTED]
www.grchydro.com.au

Dear [REDACTED]

Re: Advice on Planning Proposal for SP 21608 – 180 Ocean Street, Edgecliff

Thankyou for contacting GRC Hydro in regard to the Planning Proposal for SP 21608 – 180 Ocean Street, Edgecliff (the subject site). The subject site consists of the two properties shown in figure 1.

According to the Planning Proposal of Woollahra Council, the Paddington Floodplain Risk Management Study and Plan (FRMSP) 2019 has identified 837 additional properties to be included in the Woollahra LEP 2014 Flood Planning Map. The subject site is one of those properties.



Figure 1: Location Subject Site

[REDACTED]



Figure 3: Extract from 1% AEP flood map, Paddington FRMSP. yellow = model boundary, red circle = part of subject site that is outside the model extent.

Flooding is only shown in the south western part of the subject site. The site visit on 4/9/2020 indicated that this is an exaggeration, as there is a large area under the roof where flow can spread and flood depths therefore will not be as extreme as shown on the flood map. Furthermore the flooding is most likely a stormwater issue. Stormwater will only cause flooding in the car park area, when problems with drainage occur (blockage of drains by debris etc.).

Conclusion

As the part of the subject site is outside the model extent of the Paddington FRMSP, the flooding that is shown in the south-western corner of the property most likely is an exaggeration and flooding would only occur when stormwater systems are not working properly, we conclude that the property should not be included in the Woollahra LEP 2014 Flood Planning Map.

Yours Sincerely



Director

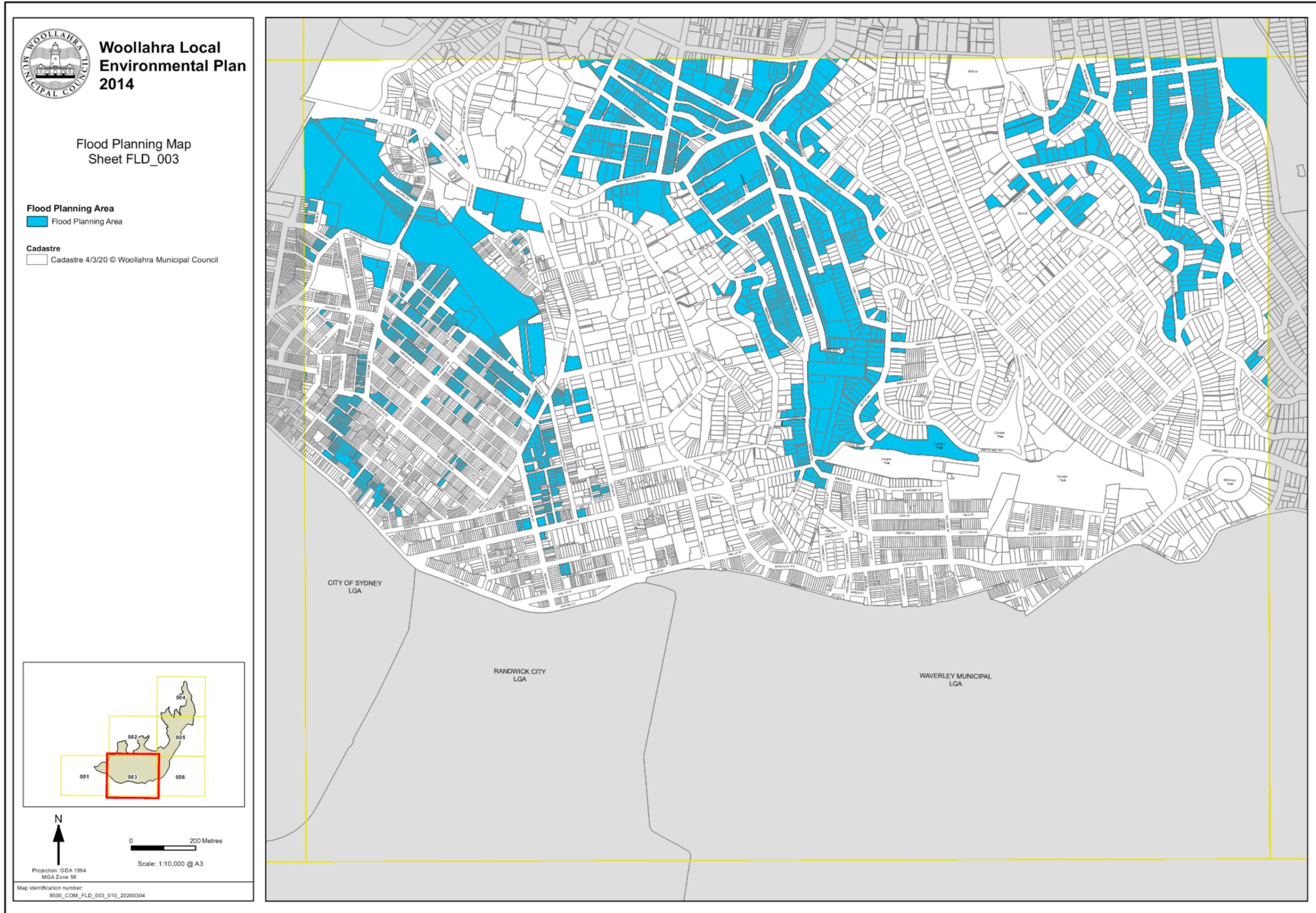
Email: [Redacted]

Tel: [Redacted]

GRC Hydro

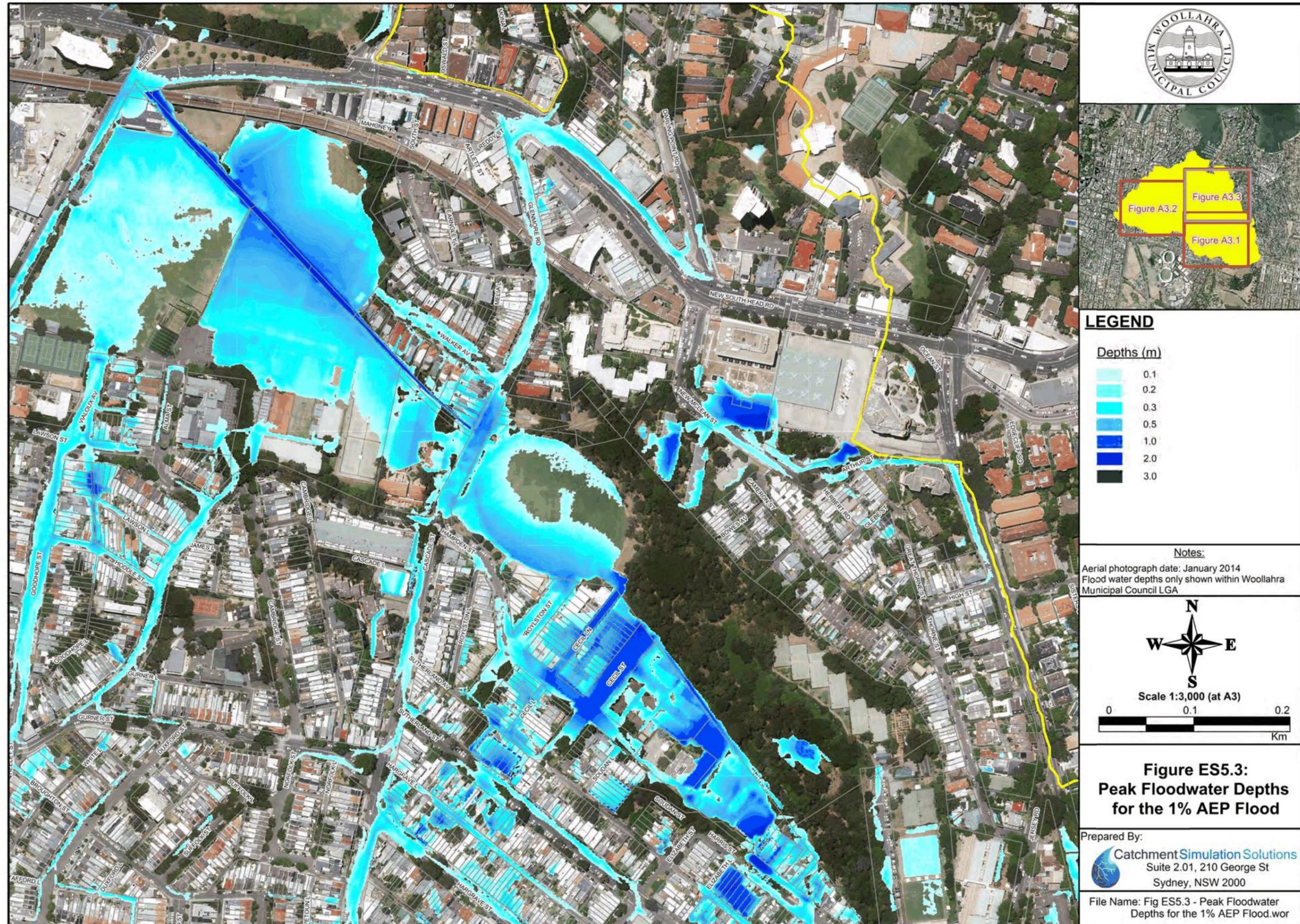
APPENDIX A – Proposed Flood Planning Map

GRC Hydro



APPENDIX B – Flood Map Paddington FRMSP

GRC Hydro





**Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions**

CID	Name	Address	Submission Summary	Response
Individuals & Community Groups				
CID001	Lei Zhou	-	General support for the proposed changes to the Flood Planning Map in the <i>Woollahra LEP 2014</i> .	Support noted.
CID002	CC Procter	11 Tara Street, Woollahra	<ul style="list-style-type: none"> • Objection to inclusion of property on the flood planning map. • Northern end of Tara Street does not flood. 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> • Agree northern end of Tara St does not flood. Also agree that most of subject property is elevated and above 1% AEP flood level. But southern end of property located adjacent to low point in Tara Street (as reflected by stormwater pit located in front of garage) • Council has completed recent drainage upgrade works in this area based on reported flooding/drainage problems. Stormwater pipe system drains along southern boundary of site. • 1% AEP flood extent extending into south-eastern corner of property is considered realistic and property should remain as a flood control lot. <p>Based on the consultant's advice, no changes are recommended to the planning proposal for this property.</p>
CID003	Mr Michael Johnston	52 Paddington Street, Paddington	<ul style="list-style-type: none"> • Objection to inclusion of property on the flood planning map. • Property has never experienced flooding 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> • Cross fall on Paddington St is predicted to result in water accumulating on northern side of road and extending across front property boundary.



**Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions**

CID	Name	Address	Submission Summary	Response
			<ul style="list-style-type: none"> Owner was not notified about the potential planning implications from the FRMSP. Concern about the impact on property value and home insurance costs. 	<ul style="list-style-type: none"> Although most of property is located outside of 1% AEP flood extent, more than 5% of the lot area is impacted and therefore fits the flood control lot definition. <p>In addition to the consultant's technical response, staff note that the PFRMSP 2019 helps us to identify areas that may be prone to flooding in various types of storms and sets out a high level assessment of potential measures to address flood risk and damage. It is not a requirement for this to consider economic feasibility impacts.</p> <p>Council staff and the consultants attempted to engage with owners on a number of occasions during the preparation of the PFRMSP 2019. See part 4.3 of the cover report.</p> <p>Based on the consultant's advice, no changes are recommended to the planning proposal for this property.</p>
CID004	Beata & Gideon Lipman	42 Cecil Street, Paddington	<ul style="list-style-type: none"> Add property to the flood planning area. Property has flooding multiple times throughout ownership. 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> Property was already included on flood planning area so not subject of planning proposal focussing on modifications to flood planning map Property will remain on flood planning map.



**Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions**

CID	Name	Address	Submission Summary	Response
				Based on the consultant's advice, no changes are recommended to the planning proposal for this property.
CID005	Mr Philip Abram	10 Harris Street, Paddington	<ul style="list-style-type: none"> • Objection to inclusion of property on the flood planning map. • Property has never flooded, even prior to the completion of drainage works at the western end of Harris Street. 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> • 1% AEP flood which forms the basis for flood planning area map is larger/rarer than any flood experienced in recent times. • 1% AEP water depths at front of property predicted to be <0.2m • Flood model does not include elevated front porch which would restrict ability of water to extend across front property boundary • Property removed from flood planning area map. <p>Based on the consultant's advice, it is recommended that the PFRMSP 2019 and planning proposal are updated to remove the property from the flood planning area.</p>
CID007	Mr Mark Leigh	16 Roylston Street, Paddington	<ul style="list-style-type: none"> • Objection to inclusion of property on the flood planning map. • Modelling information is incorrect, and doesn't take into account the site conditions. 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> • Provided survey information is consistent with information included in model. • Simulated water depths at rear of property are associated with rain falling in rear courtyard and attempting to drain towards Roylston Lane but being obstructed by garage. However, agree that simulated depths at rear of property are likely overestimated.



**Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions**

CID	Name	Address	Submission Summary	Response
				<ul style="list-style-type: none"> • However, property is still impacted by flooding from Royston Street so is not flood free <p>Based on the consultant's advice, no changes are recommended to the planning proposal for this property.</p>
CID008	Mr Stuart Eagleton	75 Goodhope Street, Paddington	<ul style="list-style-type: none"> • Objection to inclusion of property on the flood planning map. • More in-depth analysis of the property is required, including a site visit. • Council has not previously notified residents about the affectation applying to this property. • Concern over future development, property value and insurance costs. Council should compensate owners. 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> • Council has not previously completed an overland flood study • 1% AEP flood that forms basis for flood planning area map is larger than other events over the past 25 years. 1% AEP water depths of around 0.5m are predicted along the rear lane. • Topographic information suggests ~0.6m fall from rear of house to rear lane and more than 2m of fall from the front property boundary • Agree that floodwaters may not be sufficiently high to enter house. However, it would be sufficient to extend into rear of property. • Water would only need to extend ~1.3m into the rear yard to trigger the 5% area threshold. The predicted 1% AEP depths would be sufficient for this • Property should remain in flood planning area map <p>In addition to the consultant's technical response, staff note that the PFRMSP 2019 helps us to identify areas that may be prone to flooding in various types of storms and sets out a high level assessment of</p>



Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions

CID	Name	Address	Submission Summary	Response
				<p>potential measures to address flood risk and damage. It is not a requirement for this to consider economic feasibility impacts.</p> <p>Council staff and the consultants attempted to engage with owners on a number of occasions during the preparation of the PFRMSP 2019. See part 4.3 of the cover report.</p> <p>Based on the advice of the consultant, no changes to the planning proposal are recommended.</p>
CID010	Alexa Moses	4 Harris Street, Paddington	<ul style="list-style-type: none"> • Objection to inclusion of property on the flood planning map. • Earlier 'flooding' events were caused by blocked and inadequate drainage, not overland flow. 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> • Flood planning map considers all potential forms of inundation (including when the capacity of the local stormwater system is exceeded) • The February 2020 event was significant but only equates to a 10% AEP to 5% AEP event. Therefore, it was much less severe than a 1% AEP flood which forms the basis for flood planning mapping • Although the drainage upgrades in Harris St appear to have performed well during recent events due account of blockage potential needs to be accounted for in the flood estimates which would further increase flood levels above those recently observed • Recommend property is retained in flood planning area mapping.



**Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions**

CID	Name	Address	Submission Summary	Response
				Based on the consultant's advice, no changes are recommended to the planning proposal for this property.
CID011	Carolyn Humble & Mark Ryan	80 Ocean Street, Woollahra	<ul style="list-style-type: none"> • Objection to inclusion of property on the flood planning map. • Modelling contains an error, and does not take into account the site conditions. • The property has not experienced flooding throughout 13 years of ownership. • A drainage easement is located on the property which restricts construction over the pipe. 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> • Agree model is not sufficiently detailed to pick up narrow flow path to south of property. • Also agree solid wall at Tara Street boundary would restrict water ingress • As it currently stands, property is only 6% impacted by 1% AEP flood. Therefore, reasonable to assume that minor inundation extent adjustments would reduce this to below the 5% area threshold • Property to be removed from flood planning area map. <p>Based on the consultant's advice, it is recommended that the PFRMSP 2019 and planning proposal are updated to remove the property from the flood planning area.</p>
CID012	Alison O'Connor	19 Sutherland Avenue, Paddington	<ul style="list-style-type: none"> • Objection to inclusion of property on the flood planning map. • The property is not in the part of Sutherland Avenue which typically floods and has drainage issues. • The property and its adjacent neighbours have not experienced flooding in 30 years of ownership. 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> • Inclusion on flood planning map does not alter zoning of land • Inundation is predicted as result of "sheet flow" from Sutherland St. However, a review of buildings along this frontage shows little opportunity for water to flow between Sutherland St and Sutherland Avenue



**Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions**

CID	Name	Address	Submission Summary	Response
				<ul style="list-style-type: none"> Recommend removing properties from flood planning area map <p>Based on the consultant's advice, it is recommended that the PFRMSP 2019 and planning proposal are updated to remove the property from the flood planning area.</p>
CID013	Valerie Rendle	22 Hopewell Street, Paddington	<ul style="list-style-type: none"> Objection to inclusion of property on the flood planning map. Property has not experienced flooding in 18 years of ownership. In a rain event, water runs back to the large drain in front of 16 Hopewell Street Any localised flooding is largely due to drainage blockages rather than the severity of weather events. 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> Agree there is limited opportunity for water to extend into the front of properties along Hopewell St. Representation of road may be less reliable due to tree canopy which is exaggerating water depths Even with these limitations, only 0.2m of water if predicted in the roadway (i.e., barely sufficient to overtop gutter). Recommend property is removed from flood planning area map. <p>Based on the consultant's advice, it is recommended that the PFRMSP 2019 and planning proposal are updated to remove the property from the flood planning area.</p>
CID015	Kathleen Robinson	106 Hargrave Street, Paddington	<ul style="list-style-type: none"> Objection to inclusion of property on the flood planning map. Preliminary survey (circulated 2019) was not received. Exhibition of the planning proposal was the first contact from Council. Further information/ justification required for the omission/inclusion 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> Water during 1% AEP flood is predicted to be sufficiently deep to spill from roadway onto footpath Subject property is only impacted near western boundary



**Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions**

CID	Name	Address	Submission Summary	Response
			<p>of properties along Hargrave Street.</p> <ul style="list-style-type: none"> No flooding issues have occurred on site since 1984. Concern regarding the implications for exempt development, requirement for a flood study and insurance. 	<ul style="list-style-type: none"> Any private stormwater modifications are not represented in model and associated mapping, such as local sump. Recommend removal from flood planning area map. <p>In addition to the consultant's technical response, staff note that the PFRMSP 2019 helps us to identify areas that may be prone to flooding in various types of storms and sets out a high level assessment of potential measures to address flood risk and damage. It is not a requirement for this to consider impacts relating to economic or development feasibility impacts.</p> <p>Council staff and the consultants attempted to engage with owners on a number of occasions during the preparation of the PFRMSP 2019. See part 4.3 of the cover report.</p> <p>Based on the consultant's advice, it is recommended that the PFRMSP 2019 and planning proposal are updated to remove the property from the flood planning area.</p>
CID016	Stefanie Flaubert	1 Hargrave Street	<ul style="list-style-type: none"> Objection to inclusion of property on the flood planning map. Understood why 3 Hargrave Street is affected but unsure as to why 1 has been included. 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> Camber of Cascade St directs overland flow towards footpath. During 1% AEP flood, this is sufficient to just extend into southern part of property



**Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions**

CID	Name	Address	Submission Summary	Response
			<ul style="list-style-type: none"> • Drainage in this area is great and overland flow rushes away from the property • Requests a re-evaluation. 	<ul style="list-style-type: none"> • Only 7% of lot is impacted (i.e., a relatively small area) and water does not extend beyond 1m into property • Therefore, minimal flood risk and comfortable removing property from flood planning area map <p>Based on the consultant's advice, it is recommended that the PFRMSP 2019 and planning proposal are updated to remove the property from the flood planning area.</p>
CID017	Keri Huxley	34 Paddington Street	<ul style="list-style-type: none"> • Objection to inclusion of property on the flood planning map. • Problem streets are at Elizabeth Place, George Street, Hargrave, Sutherland, Trumper and Cecil • Mitigation measures put in place ensure there is no flooding on the site. 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> • Private drainage modifications may not be reflected in flood model and modelling results • Likewise, drainage upgrades completed since the original flood model was prepared were not included • Therefore, the shallow (0.15m) depths would likely be contained to road and not extend into property • Remove from flood planning area map <p>Based on the consultant's advice, it is recommended that the PFRMSP 2019 and planning proposal are updated to remove the property from the flood planning area.</p>
CID018	The Paddington Society	Numerous properties affected.	<ul style="list-style-type: none"> • Notes that the document is tricky to navigate; some appendices and map sequences are confusing • Concerns over the changes complicating future development applications, creating considerable expense 	<p>Consultant has reviewed the affectation and provided the following response:</p> <p>The flood planning map is based on the 1% AEP flood in accordance with the Woollahra LEP 2014 and the 'Floodplain Development Manual' (NSW Government, 2005). The "5%" refers to the minimum area of a lot</p>



**Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions**

CID	Name	Address	Submission Summary	Response
			<ul style="list-style-type: none"> Notes the increase in DAs throughout Paddington creating an impervious surface which puts further pressure on the stormwater system. Economic concerns with regards to flood study and smaller scale DAs, as well as insurance. Points out a series of anomalies and makes recommendations. 	<p>that must be impacted by the 1% AEP flood before it is considered a flood control lot and, therefore, included in the flood planning area map. This is intended to exclude lots that are only marginally impacted by the 1% AEP flood. That is, the map is informed by a single event only and does not require amalgamation of two separate mapping sources.</p> <p>It should also be noted that this is a “planning” map, not a “flood” map. Therefore, it is not customary to include aerial imagery or inundation extents/depths. This is because inclusion of this information will not be discernible at planning map scales.</p> <p>As the flood planning mapping is informed by a single event only, it is considered that the mapping provided in the PFRMSP 2019 is suitable for those interested in interrogating specific water level or depth information for the 1% AEP flood and there would be no great benefit (and arguably greater disbenefits) attempting to include additional information.</p> <p><i>Format of planning proposal</i></p> <ul style="list-style-type: none"> Staff will update the planning proposal to arrange the property listings in a more logical sequence to allow specific properties to be more readily identified. For example, suburb and then street name (both in alphabetical order) and then street number (in numerical order). Staff will review the planning proposal to correct any inconsistencies between the mapping and the



Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions

CID	Name	Address	Submission Summary	Response
				<p>list of properties after mapping updates should Council resolve to amend the PFRMSP 2019.</p> <p><i>Economic considerations</i> In addition to the consultant’s technical response, staff note that the PFRMSP 2019 helps us to identify areas that may be prone to flooding in various types of storms and sets out a high level assessment of potential measures to address flood risk and damage. It is not a requirement for this to consider impacts relating to economic or development feasibility impacts.</p> <p>Staff note that documentation requirements for Development Applications (DA) are set by the DA Guide. Amendments to the DA Guide are outside the scope of this planning proposal. The LEP flooding clause requires that development is designed and assessed with appropriate consideration to flood risk and impacts. It is expected that for land in the flood planning area the documentation requirements for DAs would be commensurate to the level of flood affectation and the type of development proposed.</p> <p>The improved resilience and safety outcomes of the planning proposal outweigh any potential social or economic effects.</p>



**Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions**

CID	Name	Address	Submission Summary	Response
				<p><i>Community notification and consultation</i> Council staff and the consultants attempted to engage with owners on a number of occasions during the preparation of the PFRMSP 2019. See part 4.3 of the cover report.</p> <p>The changes recommended by the consultant and staff to refine the flood planning area and correct inconsistencies in the planning proposal are administrative in nature. It is considered that further notification is not warranted.</p>
CID019	Bill James	19 Paddington Street	<ul style="list-style-type: none"> • Objection to inclusion of property on the flood planning map. • Property can't be affected unless the road is dammed. • Proposal will have insurance implications. 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> • Water not predicted to enter property from Paddington Street, rather from the rear/side (Ashton Lane is a trapped low point so water that exceeds the stormwater capacity would "pond" in this area). • Flood model allows for some ingress of water into properties (accounting for small gaps around doors, windows etc). So flood model shows some water (~0.15m deep) moving from Ashton Lane into property • However, apart from elevated vents, building wall adjoining Ashton Lane is solid. So significant ingress of water would not occur • Remove property from flood planning map <p>In addition to the consultant's technical response, staff note that the PFRMSP 2019 helps us to identify areas</p>



**Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions**

CID	Name	Address	Submission Summary	Response
				<p>that may be prone to flooding in various types of storms and sets out a high level assessment of potential measures to address flood risk and damage. It is not a requirement for this to consider economic feasibility impacts.</p> <p>Based on the consultant's advice it is recommended that the PFRMSP 2019 and planning proposal are updated to remove the property from the flood planning area.</p>
	McCormacks Strata Management	180 Ocean Street, Edgecliff	<ul style="list-style-type: none"> Property is located outside of the model extent. Flooding is only shown in south western part of the site Large area under roof where flow can spread and, therefore, water depths will not be as extreme as shown on map Property should not be included on flood planning map 	<p>Consultant has reviewed the affectation and provided the following response:</p> <ul style="list-style-type: none"> Site is very large and likely includes a local stormwater system that is not included in flood model Agree that simulated water depths are likely exaggerated Remove property from flood planning map <p>Based on the consultant's advice, it is recommended that the PFRMSP 2019 and planning proposal are updated to remove the property from the flood planning area.</p>
State Agencies				
CID006	Environment Energy & Science Group in Department of Planning, Industry and Environment		In principle support for the proposed changes to the Flood Planning Map in the <i>Woollahra LEP 2014</i> .	Support noted.



**Paddington Floodplain Risk Management Study & Plan 2019 (PFRMSP 2019)
Planning Proposal Public Exhibition – Summary of Submissions**

CID	Name	Address	Submission Summary	Response
CID009	Sydney Water		No objections to the proposed changes to the Flood Planning Map in the <i>Woollahra LEP 2014</i> .	Support noted.
CID014	Heritage NSW		<ul style="list-style-type: none"> • Notes the proposed flood planning area included numerous local heritage items and the Paddington Heritage Conservation Area. Considers that heritage controls in the LEP are adequate for protection of this local heritage. • Notes that the proposed area contains four items listed on the SHR: <ul style="list-style-type: none"> ○ Paddington Post Office (246 Oxford Street) ○ Juniper Hall (1 Ormond Street) ○ Engehurst (56A Ormond Street) ○ Substation (1 Young Street) • Flood mitigation work on these sites may require approval under the Heritage Act 1977 under s.60. or may be carried out under the standard exemptions provisions. 	Submission noted.

Item No: R2 Recommendation to Council
Subject: **POST EXHIBITION REPORT - PLANNING PROPOSAL - 46 VAUCLUSE ROAD, VAUCLUSE - HERITAGE LISTING**
Author: Kristy Wellfare, Strategic Heritage Officer
Approvers: Anne White, Manager - Strategic Planning
Nick Economou, Acting Director Planning & Development
File No: 20/204830
Reason for Report: To report on the public exhibition of the planning proposal to list 46 Vauclose Road, Vauclose (including interiors) as a local heritage item in Schedule 5 of Woollahra Local Environmental Plan 2014.
To obtain Council's approval to proceed with the finalisation of the planning proposal and preparation of a draft LEP.

Recommendation:

- A. THAT Council proceed with the planning proposal at **Annexure 1** of the report to the Environmental Planning Committee meeting of 30 November 2020 and proceed with the preparation of a draft local environmental plan to amend Schedule 5 of Woollahra LEP 2014 to list the dwelling house (including interiors) at 46 Vauclose Road, Vauclose, as a local heritage item.
- B. THAT Council use its authorisation as the local plan-making authority to exercise the functions under section 3.36(2) of the *Environmental Planning and Assessment Act 1979* to make the LEP.

1. Introduction

This report relates to the public exhibition of a planning proposal to list the dwelling house, including interiors, at 46 Vauclose Road, Vauclose, as a heritage item in Schedule 5 of Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014). The planning proposal is attached at **Annexure 1**.



*Figure 1: Oblique view of the subject dwelling house at 46 Vauclose Road, Vauclose.
(Source: WMC Officer, 2020)*

46 Vacluse Road, Vacluse is located near the intersection of Vacluse Road and Carrara Road. Legally, the lot is identified as Lot A in DP 367302 (**Figures 2 and 3**). Located on the site is a two storey dwelling house with basement, presenting in the Inter-war Mediterranean style due to the alterations and additions designed by F. Glynn Gilling (see **Figure 1**).



Figure 2: 2018 aerial photograph of site (Source: Woollahra Council GIS Maps)

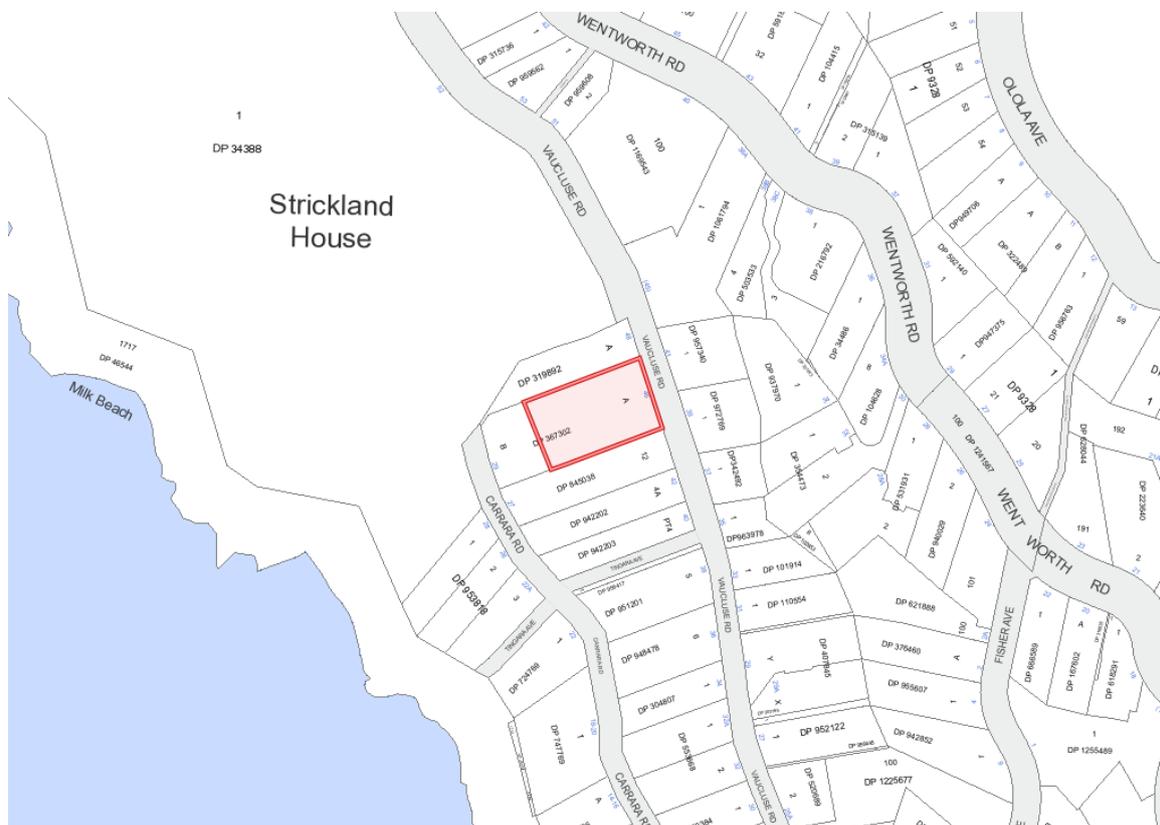


Figure 3: Cadastral map of site (Source: Woollahra Council GIS Maps)

2. Background

On 20 October 2015, the Woollahra Council Application Assessment Panel (AAP) approved demolition of the existing dwelling house and construction of a new dwelling on the site. On 26 August 2019, the Council considered a Notice of Motion on the Heritage protection of two F. Glynn Gilling properties and resolved:

- A. *THAT Council write to the Minister, the Hon. (Don) Donald Harwin, MLC, Special Minister of State, Minister for Public Services and Employee Relations, Aboriginal Affairs and Arts, to ask him to make an Interim Heritage Order (IHO) under section 24(1) of the Heritage Act 1977 in respect of the properties at 30 Wyuna Road, Point Piper and 46 Vaucluse Road, Vaucluse.*
- B. *THAT Council request the Director Planning & Development to prepare an urgent report to the Environmental Planning Committee which assesses the heritage significance of the property at 30 Wyuna Road, Point Piper.*
- C. *THAT part A and part B of this resolution remain confidential along with the legal advice tabled via the late correspondence from the Director Planning & Development.*

The objective of an Interim Heritage Order (IHO) is to afford a level of statutory protection to a site for a period of time in which an assessment of the heritage significance may be undertaken. The IHO was issued by the Minister under Section 24 of the Heritage Act 1977 on 6 December 2019. The effect of the IHO was to give protection to the site under the Heritage Act 1977 until after the lapse date of the development approval.

Since the granting of the IHO, and in response to the global pandemic, the *COVID-19 Legislation Amendment (Emergency Measures – Miscellaneous) Act 2020* (COVID Amendment) came into effect. One of the implications of the COVID amendment is to extend the development consent lapse period by 2 years for all development consents where the lapse date fell within the prescribed period (defined as 25 March 2020 to 25 March 2022).

The development consent for 46 Vaucluse Road lapsed on 22 October 2020, which is within the prescribed period. Accordingly, the consent for 46 Vaucluse Road now lapses on 22 October 2022. However, the current IHO on the site lapses after 12 months which would be 6 December 2020. After this time the site will no longer require an additional approval under the *Heritage Act 1977* prior to the commencement of works. Accordingly, and despite the recognised heritage significance of the site, the F.Glynn Gilling house may be demolished after the lapsing of the IHO on 6 December 2020.

In response to this issue, on 13 August 2020 the Mayor (on behalf of Council) wrote to Heritage NSW identifying the implications of the COVID Amendment to the subject site. Heritage NSW officers have advised Council staff that internal advice has been prepared on the matter, which at the time of preparing this report, is before the Minister.

3. Assessment of heritage significance

Since the IHO was issued, the process for assessing the heritage significance and preparing the planning proposal has involved the following steps:

1. A Heritage Significance Assessment (HSA) was undertaken for the site, and concluded that the site fulfilled the criteria as a local heritage item (see **Annexure 2**).
2. Report to the Environmental Planning Committee (EPC) on 17 February 2020 with a recommendation to proceed with a planning proposal to amend Schedule 5 of the Woollahra LEP 2014 to include the house at its interiors as an item of environmental heritage.
3. Decision of Council on 24 February 2020 to prepare a planning proposal, and refer it to the *Woollahra Local Planning Panel* (Woollahra LPP) for advice.
4. Report to the Woollahra LPP on 23 April 2020 for advice².
5. Report to EPC on 11 May 2020 with the advice from the Woollahra LPP¹.
6. Decision of the Council on 25 May 2020 to proceed with the planning proposal and seek a gateway determination from the Department of Planning, Industry and Environment.
7. Conditional gateway determination issued on 21 August 2020 (**Annexure 3**). The gateway determination gave authorisation to Council to exercise the plan-making functions under section 3.36(2) of the *Environmental Planning and Assessment Act 1979* (the Act) to make the LEP.

4. Consultation

The planning proposal and supporting material were placed on public exhibition for 45 days, from Wednesday 16 September 2020 to Friday 30 October 2020 (inclusive), consistent with the requirements of the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000* and conditions set out in the gateway determination. The exhibition involved the following:

1. Six weekly notices in the *Wentworth Courier* providing details of the exhibition on 16 September 2020, 23 September 2020, 30 September 2020, 7 October 2020, 14 October 2020 and 28 October 2020.
2. A public exhibition page for the planning proposal and supporting material on Council's website. The exhibition page was viewed by 41 visitors during the exhibition period.
3. A public exhibition page for the planning proposal and supporting material on Your Say Woollahra. This page was viewed by 128 visitors during the exhibition period.
4. Display of exhibition material at the Customer Service counter of the Woollahra Council Chambers at Double Bay, available during normal business hours.
5. Notification letter or email to stakeholders including:
 - The owners and their consultants
 - Adjoining and nearby property owners
 - NSW Heritage at the Department of Premier and Cabinet
 - The National Trust of Australia (NSW)
 - Woollahra History and Heritage Society

² The land owner was notified of the relevant EPC and Woollahra LPP meetings.

5. Submissions

16 submissions were received in response to the public exhibition. A redacted copy of all submissions is attached at **Annexure 4**.

5.1 Response to Submissions

Support

14 submissions were received in support of the planning proposal. Two submissions were received from the following agencies:

- Heritage NSW
- Woollahra History and Heritage Society

12 submissions were received from the following individuals?

- Sarah Aitken
- Justin Hemmes
- Bettina Hemmes
- David Ellem
- Paul Jensen
- Izzy Jensen
- Ilan Shabad
- Ian Vale
- Nicky Shabad
- Simon Arnott
- Kathy Goldberg
- Tim Mahony

The submissions of support are noted. Two of the submissions included the following comments:

Comment	Staff Response
Tim Mahony <ul style="list-style-type: none"> • <i>The surrounding garden should be included in the heritage listing</i> 	No Change: The proposed curtilage of the listing includes the gardens of the site and their contribution to the setting of the building will be considered in any future proposal. However, the historical investigation and subsequent assessment of significance did not conclude that the gardens were of sufficient significance to warrant specific identification in the title of the listing.
Woollahra History and Heritage Society <ul style="list-style-type: none"> • <i>Some minor changes to the documentation are suggested, including amending the discussion of Carrara and the name of Strickland House.</i> 	Change: The suggested amendments will be incorporated into the relevant documents.

Objections

Two submissions were received objecting to the planning proposal. These were from:

- Elton Consulting Pty Ltd on behalf of the owners of the site
- Adam S (as an individual)

These submissions raised several matters which are addressed below:

	Issue	Staff Response
1.	<p><i>Elton Consulting</i></p> <p>The conclusions made in Council’s Assessment of Heritage Significance differ significantly from the conclusions made in the Heritage Assessment of the property prepared by Weir Phillips Heritage and Planning (March 2020) which found that the property did not meet any of the criteria for local heritage significance, and the peer review of both reports conducted by Julie Marler of Phillips Marler.</p>	<p>The submission provided a table with the responses to the seven criteria from Council and both consultants. There are several points of disagreement between the Council significance assessment and that of the owner’s consultants, particularly with regard to historic, associative, aesthetic, rarity, representativeness and research potential. The Weir Phillips report bases much of its conclusions on the presence of other, better preserved examples of Gilling’s work in the area and that they are not rare.</p> <p>A review of Schedule 5 of Woollahra LEP 2014 identifies that there are 11 items and one draft item in the Woollahra LGA which are attributed to Gilling. This group comprises varying building types including residential flat buildings, school buildings and dwelling houses and consists of building styles including inter-war Old English, Mediterranean, and “Hollywood” with Spanish Mission influences. It is therefore not considered that there are “many” comparable buildings in the context of the 553 built items in Schedule 5 of the Woollahra LEP.</p> <p>It should also be noted that the [former] Heritage Branch publication “Assessing heritage significance” specifically states in its discussion of the assessment of items having regard to criteria (a)-(g) that “A heritage item is not to be excluded on the ground that items with similar characteristics have already been entered on a statutory list.”</p> <p>Council’s report acknowledges that there have been several phases of development on the site over time. However, it maintains that the building satisfies the criteria for listing as a local heritage item. This position was supported by the recommendation of the Woollahra Local Planning Panel, who advised that the planning proposal proceed.</p>
2.	<p>Appendices 1 to 3 of the Woollahra LPP agenda are included as part of the Planning Proposal exhibition documents. However, the Weir Phillips Heritage Report, which was listed as Appendix 4 in the report to the Woollahra LPP for the planning proposal, and the Phillips Marler per review, identified as late correspondence in the WLPP minutes, have not been publicly exhibited as supplementary information.</p> <p>The link to Appendix 4 from the exhibited copy of the LPP Report (23 April 2020) does not work.</p> <p>As these documents were considered by the WLPP, the</p>	<p>Council staff are satisfied that public exhibition occurred consistent with the requirements of the Act, and the conditions set out in the gateway determination.</p> <p>The documents that were material to Council’s preparation of the planning proposal were included on the exhibition page, and these other reports, submitted on behalf of the owner, remained publicly available for the duration of the exhibition period.</p> <p>With regard to the point raised relating to the availability of Appendix 4, the embedded bookmark link (shown as an arrow) led directly to Appendix 4 in the WLPP Agenda document (p.291). It is acknowledged that the adjacent link to download the attachment (shown as a PDF icon) was found to be broken, however, the information remains available within the agenda document and the report was also available in the EPC agenda of 11 May 2020.</p>

	Issue	Staff Response
	owners request that the planning proposal be re-exhibited with the Weir Phillips and Phillips Marler reports exhibited as supplementary information to allow a full consideration of the Planning Proposal as part of a transparent public consultation process.	
3	<i>Adam S.</i> The property should not be listed, as the property has changed significantly from its original form. The land should be used for higher-density development to accommodate population growth.	The assessment of heritage significance was undertaken in accordance with the document titled Assessing heritage significance, published by the NSW Heritage Office in 2001. The heritage significance assessment acknowledges that there have been several phases of development on the site. However, it is not unusual for buildings to have been altered, and the assessment concludes that the building has not been so altered so as to diminish its significance as a local heritage item. It is noted that the zoning of the site is R2 Low Density Residential under Woollahra LEP 2014. Accordingly, the permissible land uses on the site would be limited to the land uses permissible in the R2 Low Density Residential zone.

Generally, the planning proposal is supported by the community. The matters raised in the submissions, including the Elton Consulting submission received on behalf of the owner have been discussed above. The proposal is considered acceptable to proceed.

6. Making the draft LEP under delegated authority

To streamline the plan-making process, the Minister can delegate some plan-making powers to Council for routine matters. In this case, Council has been provided with written authorisation to exercise the functions of the Minister to make a LEP under section 3.36 of the Act.

Should Council resolve to proceed with and finalise the planning proposal, staff will request that the Parliamentary Counsel (PC) prepare a draft LEP. Once the draft LEP has been prepared, PC will issue an opinion that it can be made.

Alternatively, if Council decides not to finalise the planning proposal, it should resolve to write to the Minister requesting him or his delegate not to proceed under section 3.35(4).

7. Conclusion

The heritage significance of 46 Vacluse Road, Vacluse (including interiors) has been established through a detailed assessment of heritage significance. The planning proposal will facilitate the listing as a local heritage item thereby providing statutory recognition of its heritage significance.

Preparation and exhibition of the planning proposal has been undertaken in the manner required by the relevant provisions of the Act and the Regulation.

The planning proposal is generally supported by the community, and is supported by Heritage NSW and the Woollahra History and Heritage Society. The issues raised in the submissions received from the owners and their representatives have been reviewed and do not warrant amendment or re-exhibition of the Planning Proposal. Therefore, it is recommended that Council proceed with the planning proposal as exhibited, by making the LEP to list the house and interiors at 46 Vacluse Road, Vacluse as a local heritage item under Woollahra LEP 2014.

Annexures

1. Planning proposal - 46 Vacluse Road, Vacluse - Heritage Listing - Updated September 2020 [↓](#) 
2. 46 Vacluse Road, Vacluse - Heritage Significance Assessment (Updated 18 November 2020) [↓](#) 
3. 46 Vacluse Road, Vacluse - Gateway Determination [↓](#) 
4. Planning Proposal – 46 Vacluse Road Vacluse – Copy of Submissions (Redacted) [↓](#) 

Planning Proposal



Local Heritage Listing

46 Vacluse Road, Vacluse

Prepared March 2020

(Updated 4 September 2020)



HPE 20/161383

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1. Introduction

1.1. Background

On 26 August 2019 Council considered a notice of motion on the heritage protection of two buildings designed by the architect F. Glynn Gilling and resolved:

- A. *THAT Council write to the Minister, the Hon. (Don) Donald Harwin, MLC, Special Minister of State, Minister for Public Services and Employee Relations, Aboriginal Affairs and Arts, to ask him to make an Interim Heritage Order (IHO) under section 24(1) of the Heritage Act 1977 in respect of the properties at 30 Wyuna Road, Point Piper and 46 Vaucluse Road, Vaucluse.*
- B. *THAT Council request the Director Planning & Development to prepare an urgent report to the Environmental Planning Committee which assesses the heritage significance of the property at 30 Wyuna Road, Point Piper.*
- C. *THAT part A and part B of this resolution remain confidential along with the legal advice tabled via the late correspondence from the Director Planning & Development*

On 17 February 2020, a report responding to Part B of this resolution regarding the heritage listing of the Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse was presented to the *Environmental Planning Committee* and on 24 February 2020, Council resolved the following:

- A. *THAT a planning proposal be prepared to list the property at 46 Vaucluse Road, Vaucluse as a heritage item in Woollahra Local Environmental Plan 2014.*
- B. *THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.*
- C. *THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*

On 23 April 2020, the matter was referred to the Woollahra Local Planning Panel for advice. The Panel resolved to advise Council to:

- A. *Proceed with the planning proposal to list the Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse, and its interiors, (House and interiors) as a heritage item in Schedule 5 of the Woollahra Local Environmental Plan 2014.*
- B. *Forward the planning proposal to the Department of Planning, Industry and Environment to list the House and interiors at 46 Vaucluse Road, Vaucluse as a heritage item in Schedule 5 of the Woollahra Local Environmental Plan 2014, requesting a gateway determination to allow public exhibition.*
- C. *Request delegation from the Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the plan-making functions of the Minister for Planning and Public Spaces under section 3.36 of the Environmental Planning and Assessment Act 1979.*

The planning proposal was submitted to the *Department of Planning, Industry and the Environment (DPIE)* for a gateway determination and on 21 August 2020, the gateway

approval was issued by the DPIE. All amendments required by the conditions of the gateway approval have been incorporated into this amended planning proposal document.

1.2. Description of this planning proposal

This planning proposal is made in relation to an Inter-war Mediterranean style dwelling house located at 46 Vacluse Road, Vacluse.

The objective of the planning proposal is to amend the Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014), to list 46 Vacluse Road, Vacluse as a heritage item in Schedule 5. Heritage listing of this property will ensure recognition of its significance, as well as protection through ensuring any future modification proposals are assessed against heritage provisions in the Woollahra LEP 2014.

This planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the two documents prepared by the formerly named NSW Department of Planning and Environment (now known as the NSW Department of Planning, Industry and Environment) titled *A Guide to Preparing Planning Proposals* (December 2018) and *A Guide to Preparing Local Environmental Plans* (December 2018).

The requirements for a planning proposal are provided in sections 2 to 9 as follows:

- Existing site and surrounding context
- Existing planning controls
- Objective of planning proposal
- Explanation of provisions
- Justification
- Mapping
- Community consultation
- Project timeline

1.3. Assessment of heritage significance

In response to Council's decision a Heritage Significance Assessment of 46 Vacluse Road, Vacluse, was prepared by Kristy Welfare (Strategic Heritage Officer, Woollahra Council).

The assessment of heritage significance was undertaken in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001. There are seven criteria used in the process of assessing heritage significance:

Criterion (a) – Historical 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).

Criterion (b) – Associative 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).

Criterion (c) – Aesthetic/technical 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).

Criterion (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.

Criterion (e) – 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).

Criterion (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).

Criterion (g) - Representative

An item is important in demonstrating the principal characteristics of a class of NSW's

- 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.)

Each criterion has inclusion and exclusion 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 assessment prepared by Kristy Wellfare (Strategic Heritage Officer, Woollahra Council), which includes the assessment against all criteria, is attached separately.

Table 1 below provides a summary of the assessment of the heritage significance of 46 Vaucluse Road, Vaucluse against the seven criteria, at the local and State levels.

Table 1: NSW Heritage assessment criteria summary

Criteria		Meets criteria for heritage listing and grading of significance	
		Local	State
(a)	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)	✓	x

Criteria		Meets criteria for heritage listing and grading of significance	
		Local	State
(b)	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)	✓	x
(c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)	✓	x
(d)	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	x	x
(e)	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)	May fulfil criterion	x
(f)	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)	✓	x
(g)	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 <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. 	✓	x

1.4. Statement of heritage significance

Number 46 Vacluse Road, Vacluse is a rare example of an Inter-war Mediterranean style dwelling house arising from the innovatively designed alterations and additions by prominent architect F. Glynn Gilling of Joseland & Gilling for a site within the former Vacluse Estate.

The dwelling house is a fine example of its type and includes original interior and exterior design detailing that is representative of the key elements of the Inter-war Mediterranean style. The informal massing of lightly textured rendered walls beneath a pitched tiled roof with sub-gable, formal entrance treatment using synthetic stone detailing, classical motifs, sweeping main stair with wrought iron balustrades [balustrade removed c.March 2019] and window detailing are skilfully combined to create a light and restrained residence that is carefully situated within its landscaped setting.

Demonstrative of its importance, 46 Vacluse Road is featured in the publication "Domestic Architecture in New South Wales, Australia: Illustrating the work of F. Glynn

Gilling” by E. Lindsay Thompson. This book includes works by F. Glynn Gilling that are described as “the cream of F. Glynn Gilling’s domestic work which, incidentally, comprises some of the finest houses in New South Wales”. The property also has a degree of technical significance through the opportunity to research methods of Inter War detailing first hand. Number 46 Vacluse Road, Vacluse is of local heritage significance for historical, aesthetic, associative, rarity, and representative significance, and has research significance potential. The subsequent alterations and additions have been mostly carried out in a sympathetic manner and have been mostly confined to the rear and the service areas of the building, with key elements and spaces of the building remaining partly intact. Subsequent phases of building works have been mostly concentrated at the rear of the Gilling scheme and have not diminished the associative or representative significance of the site, which remains recognisable as a Gilling design in the Inter-war Mediterranean style.

(31 January 2020: Kristy Wellfare, Strategic Heritage Officer, Heritage Significance Assessment, p.101)

1.5. Recommended heritage listing

The heritage assessment/inventory sheet provides the following recommendations:

The assessment recommends the listing of 46 Vacluse Road, Vacluse and its interiors as a local heritage item in Schedule 5 of Woollahra LEP 2014. The report concluded that 46 Vacluse Road, Vacluse does not meet the threshold for State heritage listing.

1.6. Recommended management

The heritage assessment/inventory sheet provides the following recommendations:

It is recommended to manage the Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse and its significant components in accordance with the Woollahra LEP 2014 and Burra Charter Principles.

It is recommended that all future proposals for modifications to the building should respect the form and style of the building. All remaining intact fabric on the external facades and intact interiors such as the ground floor level dining room should be retained and conserved, and elements recently removed or damaged such as wrought iron balustrading, mantle hood and supports, and skirtings/architraves, decoration etc be restored or reconstructed in accordance with Burra Charter principles. There should be no additions or alterations to the Vacluse Road elevations except to return the building to a prior known state, and the exterior colour scheme, including lightly textured light rendered walls and woodwork and multicoloured pantile roof, is to be retained. It is recommended that future development be carried out in accordance with a conservation management document, and that detailed internal and external photographic record be made and lodged with Woollahra Council and the Local Historical Association.

The impact of future works on the heritage significance of the building are to be assessed against the relevant heritage provisions of the Woollahra LEP 2014 and in accordance with the Heritage Council of NSW publication ‘Statements of Heritage Impact’ as contained in the NSW Heritage Manual. Proposed works are to be guided by the conservation principles and guidelines of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013.

2. Existing site and surrounding context

2.1. The site

This planning proposal concerns a part two-storey and part three-storey Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse (refer to Figure 1). The site is located in the Woollahra Local Government Area (LGA) and is legally identified as Lot A in DP 367302. The site is regular in shape, 1710m² in area, with a frontage of 32.004m to Vacluse Road, a rear boundary of 31.96m and a depth of between 52.330m and 54.42m.

The site is the subject of an Interim Heritage Order (IHO) issued by the Minister under Section 24 of the *Heritage Act 1977* as published in NSW Government Gazette No. 165 of 6 December 2019, p.5406.



Figure 1: Partial view of the subject dwelling house at 46 Vacluse Road, Vacluse. (Source: WMC Officer, 2020)



Figure 2: 2018 aerial photograph of site (Source: Woollahra Council GIS Maps)

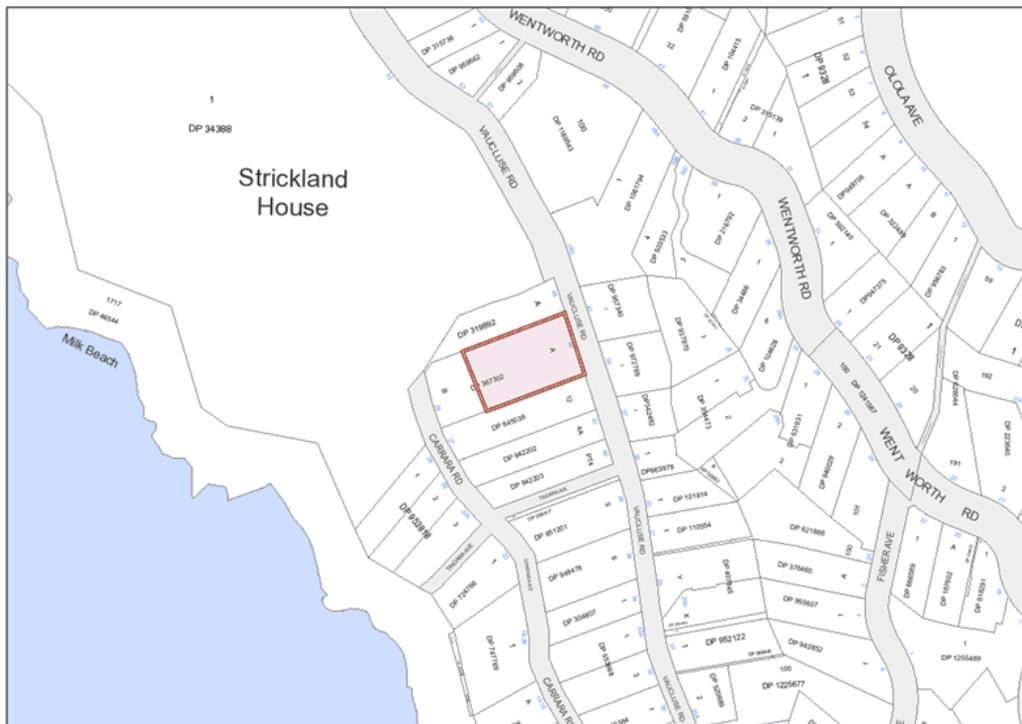


Figure 3: Cadastral map of site (Source: Woollahra Council GIS Maps)

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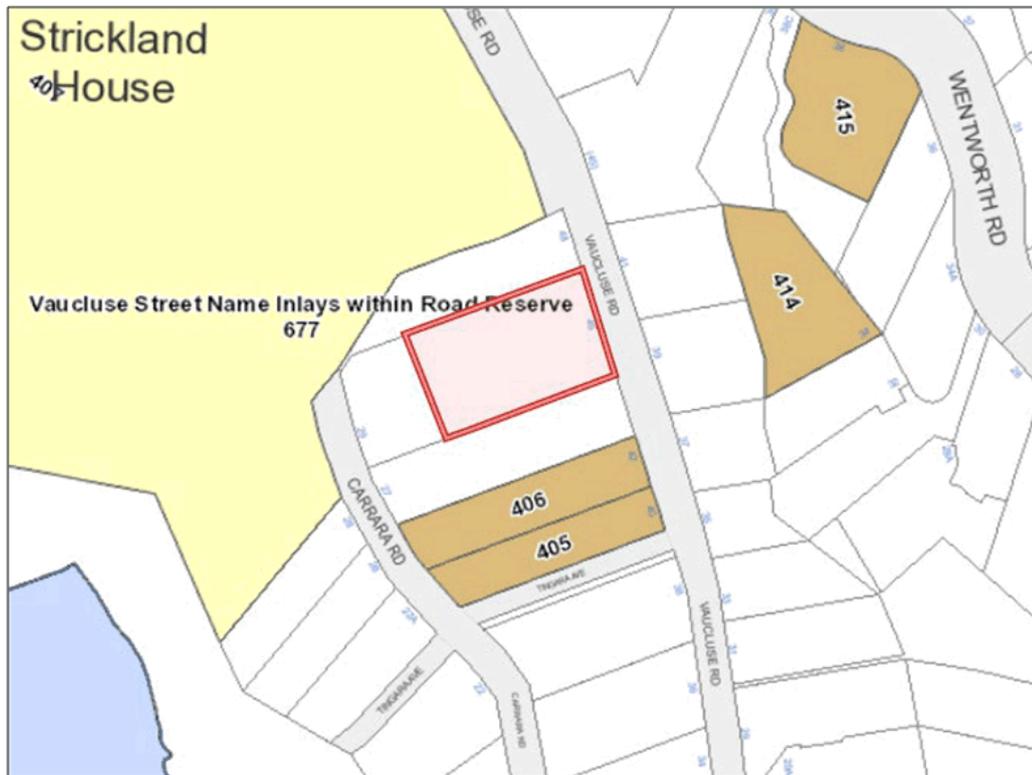


Figure 4: Cadastral map indicating the location of nearby heritage items as listed under Schedule 5 of the Woollahra LEP 2014. 46 Vaucluse Road is outlined in red. (Source: Woollahra Council GIS Maps)

2.2. Existing context

The site is located within an established low-density residential area of predominantly two storey dwelling houses of varying ages and styles. Development on adjoining sites consists of two and three storey dwelling houses of varying ages and styles including a part two storey and part three storey contemporary curvilinear dwelling house at 48 Vaucluse Road to the north (**Figure 5**), a contemporary two storey dwelling house to the south on the site known as 27 Carrara Road, and a post war era dwelling house to the rear (west) of the site at 29 Carrara Road (**Figure 6**).



Figure 5: 48 Vaucuse Road, Vaucuse, October 2017. (Source: Google Street View)

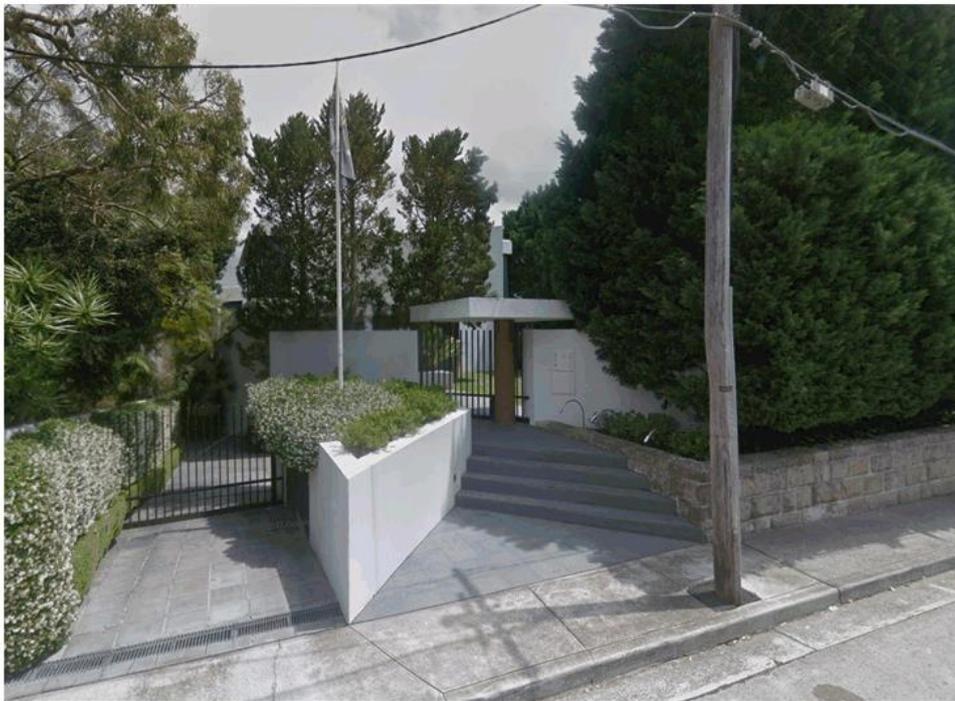


Figure 6: 27 Carrara Road, October 2017. (Source: Google Street View)



Figure 7: 29 Carrara Road, Vacluse. (Source: WMC Officer, December 2019)

3. Existing planning controls

The site is subject to existing planning controls within the Woollahra LEP 2014, relating to land zoning, height of building, minimum lot size and acid sulfate soils. These are as follows:

Table 2: Existing planning controls

	Land Use Zone	Height of Building	Minimum Lot Size	Acid Sulfate Soils
46 Vaucluse Road, Vaucluse	R2: Low Density Residential	9.5m	675m ²	Class 5

The site and the neighbouring sites are zoned R2 Low Density Residential in the Woollahra LEP 2014. The Objectives for the R2 zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for development that is compatible with the character and amenity of the surrounding neighbourhood.
- To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.

The dwelling house at 46 Vaucluse Road, Vaucluse and its interiors are not currently listed as a State or local heritage item, and therefore are not subject to the controls outlined in Clause 5.10 (Heritage Conservation) in the Woollahra LEP 2014. The site is the subject of an Interim Heritage Order and is therefore subject to the applicable provisions of the *Heritage Act 1977*.

4. Objectives of planning proposal

The objective of the planning proposal is to amend Part 1 (Heritage items) under Schedule 5 (Environmental Heritage) of the Woollahra LEP 2014, to list the house at 46 Vaucluse Road, Vaucluse and its interiors as a local heritage item. Heritage listing of this property will ensure recognition of its significance, as well as protection through ensuring any future modification proposals are assessed against heritage provisions in the Woollahra LEP 2014.

5. Explanation of provisions

The planning proposal seeks the following amendments to Woollahra LEP 2014:

- Insert a listing for *House and interiors* at 46 Vaucluse Road, Vaucluse, in Part 1 (Heritage Items) of Schedule 5 (Environmental Heritage). The exact wording of the amendment will be determined by the Parliamentary Counsel prior to the making of the LEP.

- Amend the Heritage Map (Sheet HER_005) to identify a heritage item on the site of the 46 Vacluse Road, Vacluse.

6. Justification

The planning proposal has strategic merit and the key reasons to amend Woollahra LEP 2014 are that:

- The inclusion on 46 Vacluse Road, Vacluse as a local heritage item in Schedule 5 will ensure its recognition as a rare example of major alterations carried out by F. Glynn Gilling in the Inter-war Mediterranean style within the Woollahra municipality, as well as its ongoing protection.

These matters are further discussed below in part 6.1 to 6.3.

6.1. Need for planning proposal

1. Is the planning proposal a result of any strategic study or report?

Yes. The planning proposal is the result of the recommendations found in the heritage assessment report/Heritage Inventory Sheet, prepared by Kristy Wellfare (Strategic Heritage Officer, Woollahra Council). The report concluded that 46 Vacluse Road, Vacluse meets the criteria for listing as a local heritage item. The report recommended that:

The Interwar Mediterranean style dwelling house at 46 Vacluse Road, Vacluse on Lot A in DP 367302 be added to the heritage schedule of the Woollahra LEP 2014 as an item of local heritage significance. This is to be based on the attached Heritage Inventory sheet. It is to be described as: House and interiors.

2. Is the planning proposal the best means of achieving the objectives, or is there a better way?

The objective of the planning proposal is to ensure recognition of the heritage significance of the site, as well as achieve a level of protection through ensuring any future modification proposals are assessed against heritage provisions in the Woollahra LEP 2014. The planning proposal seeks to amend Part 1 (Heritage items) under Schedule 5 (Environmental Heritage) of the Woollahra LEP 2014, to list the house at 46 Vacluse Road, Vacluse and its interiors as a local heritage item. The best, and only, means of achieving this objective is through the planning proposal process.

Heritage listing will provide ongoing protection and recognition of the heritage significance of the item. Other options, such as adding site-specific objectives and controls to *Woollahra Development Control Plan 2015*, or including heritage conservation conditions to a potential development consent will not provide the same level of heritage protection and recognition. Without the listing, the structures may be demolished under the provisions of *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008*.

6.2. Relationship to strategic planning framework

3. Is the planning proposal consistent with the objectives and actions contained within the applicable regional, subregional strategy or district plan or strategy (including exhibited draft plans or strategies)?

Yes. The planning proposal is consistent with the relevant objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the relevant actions of the *Eastern City District Plan* (2018), as discussed below.

Greater Sydney Regional Plan: A Metropolis of Three Cities

The planning proposal is consistent with the directions and objectives of *Greater Sydney Regional Plan: A Metropolis of Three Cities*, particularly objective(s) Objective 13: Environmental heritage is identified, conserved and enhanced.

Identifying 46 Vaucluse Road, Vaucluse as a local heritage item, will allow the appropriate conservation of the property into the future.

Eastern City District Plan

The planning proposal is generally consistent with the actions of the *Eastern City District Plan*, particularly action(s) 20 and 63 by:

- Identifying, conserving and enhancing the environmental heritage of the local area through:
 - engaging with the community early to understand heritage values
 - enhancing the interpretation of heritage to foster distinctive local places
 - managing the cumulative impact of development on the heritage values and character of places
- Identifying and protecting scenic and cultural landscapes.

4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?

Yes. The planning proposal is consistent with the Council's Community Strategic Plan titled *Woollahra 2030 – our community, our place, our plan*. Notably, the planning proposal meets the following strategy within Goal 4 (Well planned neighbourhood) under the theme Quality places and spaces:

4.3 Protect local heritage, including significant architecture and the natural environment.

The planning proposal is consistent with the *Woollahra Local Strategic Planning Statement* (LSPS), which was supported by the Greater Sydney Commission and adopted by Council and came into effect on 31st March 2020. In particular, the planning proposal is consistent with Planning Priority 5 under the theme of Liveability:

Planning Priority 5 Conserving our rich and diverse heritage

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable State Environmental Planning Policies (refer to **Schedule 1**).

6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes. The planning proposal is consistent with applicable section 9.1 directions (refer to **Schedule 2**).

6.3. Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. There are no critical habitat areas, threatened species, populations or ecological communities or their habitats present on the subject land. Accordingly, the proposal will not have any impact in this regard.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. There are no likely environmental effects that would arise as a result of the planning proposal. Protection of the item will be required when development is proposed for 46 Vacluse Road, Vacluse and its interiors, or if there is development proposed in its vicinity. Protection measures are not likely to result in environmental harm and will be managed through the development assessment process.

9. Has the planning proposal adequately addressed any social and economic effects?

Yes. The heritage assessment / inventory sheet considered 46 Vacluse Road, Vacluse and its interiors against the criteria for 'cultural significance' as defined in the Australia ICOMOS Burra Charter, as meaning the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

The assessment found that 46 Vacluse Road, Vacluse and its interiors hold heritage significance at the local level.

6.4. State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

Yes. The planning proposal involves the local heritage listing of 46 Vacluse Road, Vacluse and does not involve amendments to planning controls that would facilitate intensified development.

Currently, the two-storey residential dwelling has access to adequate public infrastructure such as water, sewer, electricity and telephone services. The site's closest access to transport services is on Vacluse Road.

There is no significant infrastructure demand that will result from the planning proposal. The existing services that are available to the site are suitable for the proposal of a local heritage listing in a residential zone.

If required by the gateway determination, consultation will be undertaken with public utility companies, service providers and emergency services during the public exhibition.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This section will be completed following consultation with public authorities identified in the gateway determination. Public authorities, including but not limited to, will be notified:

- Heritage NSW, Department of Premier and Cabinet.
- National Trust of NSW.

Any other authorities identified by the Greater Sydney Commission and Department of Planning, Industry and the Environment will be consulted during the public exhibition of the planning proposal.

7. Mapping

The planning proposal seeks to amend the Woollahra LEP 2014 Heritage Map (Sheet HER_005) by applying an “Item – General” classification to 46 Vaucluse Road, Vaucluse.

An extract of the existing and proposed heritage maps are shown in Figure 8 and Figure 9. Note: the heritage item number in the proposed mapping is indicative only, and will be confirmed upon the finalisation of the proposal;

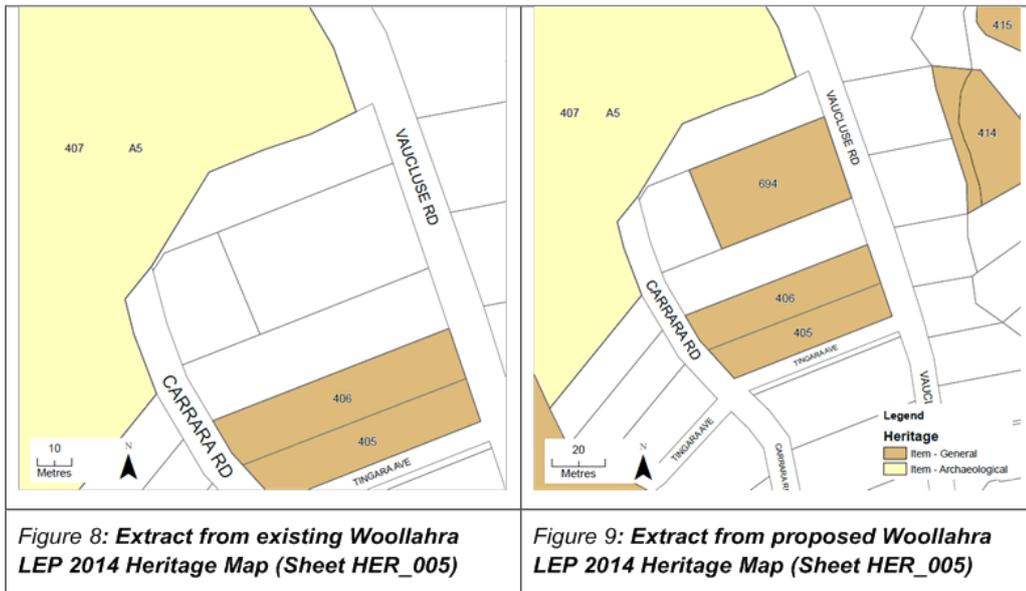


Figure 8: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_005)

Figure 9: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_005)

8. Community consultation

8.1. Consultation with landowner

Formal consultation with the land owner on the contents of the Assessment of Heritage Significance was not carried out prior to the EPC meeting of 17 February 2019. However, the owners were notified on the EPC Meeting of 17 February 2020 where the Assessment of Heritage Significance was considered and of the Woollahra Local Planning Panel Meeting of 23 April 2020.

In progressing the planning proposal, consultation with the owner will be undertaken consistent with Act and the *Environmental Planning and Assessment Regulation 2000*.

8.2. Public exhibition

The public exhibition will be undertaken in accordance with the requirements of the Act and the *Environmental Planning and Assessment Regulation 2000* and in accordance with Council's notification and exhibition arrangements during the COVID-19 pandemic.

In accordance with condition 2(a) of the gateway determination, the planning proposal is to be exhibited for a minimum of 28 days.

Public notification of the exhibition will comprise:

- a weekly notice in the local newspaper (the Wentworth Courier) for the duration of the exhibition period (when available).
- a notice on Council's website,
- a letter to the land owner of the site,
- a letter to land owners in the vicinity of the site,
- local community groups such as the Vaucluse Residents' Association.

During the exhibition period the following material will be available on Council's website and in the customer service area at Woollahra Council offices:

- the planning proposal, in the form approved by the gateway determination.
- the gateway determination.
- information relied upon by the planning proposal (such as the heritage significance assessment and relevant Council reports).

9. Project timeline

As Council is authorised to exercise the functions of the Minister for Planning under section 3.36 of the *Environmental Planning and Assessment Act 1979*, the proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Council Notice of Motion	29 August 2019
Interim Heritage Order issued by the Minister administering the <i>Heritage Act 1977</i>	6 December 2019
Environmental Planning Committee recommends proceeding	17 February 2020
Council resolution to proceed	24 February 2020
Local Planning Panel provides advice	23 April 2020
Gateway determination	21 August 2020
Completion of technical assessment	Usually none required
Government agency consultation	September 2020
Public exhibition period	September-October 2020
Submissions assessment	October 2020
Council assessment of planning proposal post exhibition	February 2021
Council decision to make the LEP amendment	February 2021
Council to liaise with Parliamentary Counsel to prepare LEP amendment	March 2021
Forwarding of LEP amendment to Greater Sydney Commission and Department of Planning and Environment for notification	March 2021
Notification of the approved LEP	April 2021

Schedules

Schedule 1 – Consistency with state environmental planning policies

State Environmental Planning Policy	Comment on consistency
SEPP No 19 – Bushland in Urban Areas	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 21 – Caravan Parks	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 33 – Hazardous and Offensive Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 36 – Manufactured Home Estates	Not applicable
SEPP No 47 – Moore Park Showground	Not applicable
SEPP No 50 – Canal Estate Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 55 – Remediation of Land	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 64 – Advertising and Signage	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

State Environmental Planning Policy	Comment on consistency
SEPP No 65 – Design Quality of Residential Apartment Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy. See section 6.3 of the planning proposal for more information.
SEPP No 70 – Affordable Housing (Revised Schemes)	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Aboriginal Land) 2019	Not applicable.
SEPP (Activation Precincts) 2020	Not applicable.
SEPP (Affordable Rental Housing) 2009	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Building Sustainability Index: BASIX) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Coastal Management) 2018	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Concurrences and Consents) 2018	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Educational Establishments and Child Care Facilities) 2017	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Exempt and Complying Development Codes) 2008	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

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State Environmental Planning Policy	Comment on consistency
SEPP (Gosford City Centre) 2018	Not applicable.
SEPP (Housing for Seniors or People with a Disability) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Infrastructure) 2007	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Koala Habitat Protection) 2019	Not applicable
SEPP (Kosciusko National Park – Alpine Resorts) 2007	Not applicable.
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP (Major Infrastructure Corridors) 2020	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Penrith Lakes Scheme) 1989	Not applicable
SEPP (Primary Production and Rural Development) 2019	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State and Regional Development) 2011	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State Significant Precincts) 2005	Applicable There are currently no identified state significant sites located in the Woollahra Municipality.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable

State Environmental Planning Policy	Comment on consistency
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Three Ports) 2013	Not applicable
SEPP (Urban Renewal) 2010	There are currently no potential urban renewal precincts in the Woollahra Municipality which are identified in the SEPP.
SEPP (Vegetation in Non-Rural Areas) 2017	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP No 8 (Central Coast Plateau Areas)	Not applicable
SREP No 9 - Extractive Industry (No 2 - 1995)	Not applicable
SREP No 16 – Walsh Bay	Not applicable
SREP No 20 - Hawkesbury- Nepean River (No 2 - 1997)	Not applicable
SREP No 24 - Homebush Bay Area	Not applicable
SREP No 26 – City West	Not applicable
SREP No 30 - St Marys	Not applicable
SREP No 33 - Cooks Cove	Not applicable

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP (Sydney Harbour Catchment) 2005	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p> <p>The planning proposal applies to land within the Sydney Harbour Catchment. Therefore the planning principles under Part 2, clause 13 Sydney Harbour Catchment of the SREP have been considered during its preparation. The planning proposal is consistent with the principles.</p> <p>The site is not land in the Foreshores and Waterways Area, therefore the principles of clause 13 Foreshores and Waterways Area are not applicable to this planning proposal.</p>

Schedule 2 – Compliance with section 9.1 directions

Note any inconsistencies that are considered to be minor here for DPE and in the introduction to the PP and 6.2 question 6.

Planning proposal – Compliance with section 9.1 directions		
Direction	Applicable/comment	
1	Employment and resources	
1	Business and industrial zones	Not applicable. The site is not zoned for business or industry.
1.2-1.5	Directions 1.2-1.5	Not applicable. These directions are not relevant to the Sydney metropolitan area.
2	Environment and heritage	
2.1	Environment protection zones	Not applicable. The planning proposal does not apply to land within an environmental protection zone or land identified for environmental protection.
2.2	Coastal management	Not applicable. The planning proposal does not apply to land within the coastal zone.
2.3	Heritage conservation	Applicable. Consistent. Heritage listing of the <i>House and interiors</i> at 46 Vaucluse Road, Vaucluse will provide ongoing protection and recognition of the heritage significance of the item.
2.4	Recreation vehicle areas	Not applicable. The planning proposal does not apply to sensitive land or land with significant conservation values. It will not allow land to be developed for a recreation vehicle area.
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The planning proposal does not apply to land in the Far North Coast.
2.6	Remediation of Contaminated Land	Not applicable. The planning proposal does not seek to alter the zoning or the uses of the site. Notwithstanding this, the planning proposal will not affect the application or operation of any legislation or planning instrument pertaining to managing land contamination or investigation thereof on the subject site.

3	Housing, infrastructure and urban development	
3.1	Residential zones	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
3.2	Caravan parks and manufactured home estates	Not applicable. The planning proposal does not affect caravan parks and manufactured home estates.
3.3	Home occupations	Not applicable. The planning proposal does not affect home occupations in dwelling houses.
3.4	Integrating land use and transport	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
3.5	Development near regulated airports and defence airfields	Not applicable. This planning proposal will not create, alter or remove a zone or a provision relating to land near a regulated airport which includes a defence airfield.
3.6	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
3.7	Reduction in Non-Hosted Short Term Rental Accommodation Period	Not applicable. This direction applies on the Byron Shire Council local government area only.
4	Hazard and risk	
4.1	Acid sulfate soils	Applicable and consistent. Existing acid sulfate soils provisions will not be altered by the planning proposal.
4.2	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.
4.3	Flood prone land	Not applicable. The planning proposal does not apply to land within a flood planning area.
4.4	Planning for bushfire protection	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.
5	Regional planning	
5.1 - 5.9	Strategies 5.1-5.9	Not applicable. These strategies do not apply to the Woollahra LGA.

5.10	Implementation of Regional Plans	Applicable. The planning proposal is consistent with the objectives of the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities</i> , particularly Objective 13: Environmental heritage is identified, conserved and enhanced. Heritage listing of the <i>House and interiors</i> at 46 Vacluse Road, Vacluse will provide ongoing protection and recognition of the heritage significance of the item. Refer to Section 6.2 of this report and direction 7.1 of this table.
5.11	Development of Aboriginal Land Council Land	Not applicable. The planning proposal does not apply to land identified in State Environmental Planning Policy (Aboriginal Land) 2019
6	Local plan making	
6.1	Approval and referral requirements	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
6.2	Reserving land for public purposes	Not applicable. The planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site specific provisions	Not applicable. The planning proposal does not allow a particular development to be carried out.
7	Metropolitan Planning	
7.1	Implementation of <i>A Metropolis of Three Cities</i> (March 2018)	Applicable. The planning proposal is consistent with the objectives of the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities</i> , particularly Objective 13: Environmental heritage is identified, conserved and enhanced. Heritage listing of the <i>House and interiors</i> at 46 Vacluse Road, Vacluse will provide ongoing protection and recognition of the heritage significance of the item. Refer to section 6.2 of this report and direction 5.10 of this table.
7.2 – 7.10	Strategies 7.2-7.10	Not applicable. These strategies do not apply to land within the Woollahra LGA.

Supplementary material (Separately attached)

- **Assessment of Heritage Significance for 46 Vacluse Road, Vacluse** – Kristy Welfare (Strategic Heritage Officer, Woollahra Council) – 31 January 2020 (Updated 28 April 2020)
- **Environmental Planning Committee Report (17 February 2020)**



Assessment of Heritage Significance: 46 Vacluse Road, Vacluse

31 January 2020

(updated 18 November 2020)

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Part 1 Introduction

1.1 Overview

This Heritage Significance Assessment (HSA) has been prepared to provide the basis for a Council decision on the heritage significance and potential heritage listing of the Inter-war Mediterranean style dwelling house located at 46 Vacluse Road, Vacluse as a local heritage item in Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) and/or as an item of State significance in the State Heritage Register (SHR) under the *NSW Heritage Act 1977*.

On 26 August 2019 at the Woollahra Environmental Planning Committee, Council resolved in confidential session in part:

THAT Council:

- A. *THAT Council write to the Minister, the Hon. (Don) Donald Harwin, MLC, Special Minister for Public Services and Employee Relation, Aboriginal Affairs and Arts to ask him to make an Interim Heritage Order (IHO) under section 24(1) of the Heritage Act 1977 in respect of the properties at 30 Wyuna Road Point Piper and 46 Vacluse Road, Vacluse.*
- B. *Requests staff to undertake an assessment of heritage significance for the properties at 30 Wyuna Road Point Piper and 46 Vacluse Road, Vacluse and report to the Environmental Planning Committee on whether these items have sufficient heritage significance to be listed as a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP).*

In response to the notice of motion, this heritage assessment is prepared for the property at 46 Vacluse Road, Vacluse. The property at 46 Vacluse Road, Vacluse is not currently included in the SHR nor in the WLEP 2014. The property is located in the vicinity of several listed heritage items, being the dwelling houses to the south of the subject site at 40 and 42 Vacluse Road (Items 405 and 406), the Vacluse street name inlays (Item 677), and Strickland House which is listed on the State Heritage Register [SHR 00722], and is listed in Schedule 5 of the Woollahra LEP as both an item of environmental heritage under Schedule 5 Part 1 (Item 407) and as an archaeological item (Item A5) under Schedule 5 Part 3. The subject site is not listed by the National Trust of Australia (NSW).

On 28 November 2019 an Interim Heritage Order (IHO) was made by the Minister administering the Heritage Act 1977 and this IHO was published in the Government Gazette of 6 December 2019. The IHO provides Council the opportunity to undertake this Heritage Significance Assessment which has been prepared in order to establish whether the site fulfils the criteria for listing as a heritage item of local or State significance.

1.2 Project methodology

This HSA has been prepared in accordance with *Heritage Significance Assessment Guidelines* published by the NSW Heritage Office in 2001.¹ It is also consistent with the relevant principles

¹ NSW Heritage Office, 2001. *Assessing Heritage Significance*.

and guidelines of the *Australia ICOMOS Charter for Places of Cultural Significance 2013* (the Burra Charter).²

The following steps were undertaken in the preparation of this report:

- A search of the following relevant State and federal statutory and non-statutory heritage registers:
 - State Heritage Register
 - Woollahra Local Environmental Plan 2014 (WLEP 2014)
 - NSW State Heritage Inventory database
 - National Trust of Australia
 - Register of the National Estate
- Historical research
- Site inspection of the property and surrounding area
- Building fabric analysis
- Comparative analysis of dwelling houses and other buildings designed by F. Glynn Gilling in greater Sydney and the Woollahra Local Government Area (LGA)
- Assessment of heritage significance
- Recommendations
- Completion of a Heritage Inventory sheet

1.3 Authors and acknowledgements

This report was prepared by Kristy Wellfare (Strategic Heritage Officer) of Woollahra Municipal Council. It was reviewed by Allan Coker (Director - Planning and Development).

The authors acknowledge the assistance of Barbara Swebeck and Jane Britten (Local History Librarians, Woollahra Council) in the preparation of this report.

1.4 Limitations

This report provides an assessment of non-Aboriginal (historical) built heritage only, and does not provide an archaeological or Aboriginal heritage assessment.

² Australia ICOMOS Inc, 2013. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*.

Part 2 Background

2.1 Site identification

The subject site is an Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse (Figure 1). The site is located in the Woollahra Local Government Area (LGA) and is legally identified as Lot A DP 367302 (Figure 2). The site is regular in shape, 1705.9m² in area, with a street frontage of 32.005m on the eastern boundary to Vacluse Road, a rear western boundary of 31.960m, a northern boundary of 54.42m and southern boundary of 52.33m.

Existing development on the site comprises a two storey interwar Mediterranean style dwelling house whose main form derives from a 1928 scheme for the reconstruction of the dwelling house that was designed by F. Glynn Gilling. Development on adjoining sites includes a two storey dwelling house at 48 Vacluse Road, the two storey dwelling house to the south of the site at 27 Carrara Road, and the dwelling house to the rear of the site at 29 Carrara Road.



Figure 1: 2018 aerial photograph of site (Source: Woollahra Council GIS Maps)



Figure 2: Cadastral map of site (Source: Woollahra Council GIS Maps)

2.2 Site use

The site contains a two storey residential dwelling house with garage. The site and the neighbouring sites are zoned R2 Low Density Residential in the Woollahra LEP 2014. The Objectives for the R2 zone are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for development that is compatible with the character and amenity of the surrounding neighbourhood.
- To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.³

2.3 Heritage listings

2.3.1 Statutory

The Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse is not identified as a heritage item on the NSW State Heritage Register (SHR). The site is not identified as a local heritage item, nor is it located in a Heritage Conservation Area, under Schedule 5 of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).

³ Woollahra Local Environmental Plan 2014

On 28 November 2019, an Interim Heritage Order (IHO) was made pursuant to Section 24 of the *Heritage Act 1977* for the property known as 46 Vacluse Road, Vacluse and this IHO was published in the NSW Government Gazette of 6 December 2019.⁴

2.3.2 Non-statutory

The Inter-war Mediterranean style dwelling house is not listed on the NSW National Trust of Australia Register or on the Register of the National Estate.

2.4 Heritage in the vicinity

There are several listed heritage items in the vicinity of the site, including the State Heritage Register-listed Strickland House [SHR00722] located to the north of the site, separated from the site by 48 Vacluse Road. The following locally significant and State significant Woollahra LEP 2014 heritage items are in the general locality (Figure 3):

- ‘Swamp Mahogany’ - 40 Vacluse Road, Vacluse - LEP Item No. I405
- ‘Sydney Pink Gum’- 42 Vacluse Road, Vacluse - LEP Item No. I406
- ‘Strickland House— building known as “Carrara” and interiors, the stables and interiors, sandstone wharf remains at Milk Beach, additional buildings and interiors, gardens and grounds, former quarry and former Porter’s Lodge site’ - 52 Vacluse Road, Vacluse - LEP Item No. I407.
- ‘House and interiors’ - 34 Wentworth Road, Vacluse - LEP Item I414
- ‘House and interiors’ - 38 Wentworth Road, Vacluse - LEP Item I415
- ‘Street Name Inlays’ LEP Item No. 677
- ‘Strickland House— building known as Carrara and interiors, the stables and interiors, sandstone wharf remains at Milk Beach, additional buildings and interiors, gardens and grounds, former quarry and former Porter’s Lodge site’ - LEP Item No. A5



Figure 3: LEP Heritage items in the vicinity of the site (Source: Woollahra Council GIS Maps including extract from Woollahra LEP 2014 Heritage Map)

⁴ NSW Government Gazette No. 165 of 6 December 2019, p 5406

Part 3 Historical context

3.1 Introduction

This section provides a historical context of the Inter-war Mediterranean style dwelling house located at 46 Vaucluse Road, Vaucluse. It provides an overview of the history of Vaucluse, and a history of the development of the site in its context.⁵

3.2 Vaucluse

Vaucluse is a suburb in eastern Sydney located between Rose Bay and Watsons Bay in the Woollahra Local Government Area (LGA) and occupies most of the South Head peninsula. The name Vaucluse was adopted by Henry Browne Hayes from the medieval poet Petrarch's rural retreat *Fontaine-de-Vaucluse* in the south of France.⁶

The original inhabitants of much of the land of the Woollahra LGA were the Gadigal (Cadigal) clan. Cadi was on the south side of Port Jackson, extending from South Head to Long Cove (Darling Harbour) (see King in Hunter 1793). The harbour area around Watsons Bay and South Head was inhabited by the Birrabirragal clan. Both the Cadigal and Birrabirragal clans belonged to the coastal Darug language group. The name Birrabirragal was possibly associated with Birra Birra, a rocky reef in the lower harbour now known as Sow and Pigs.⁷

Following British settlement the earliest grant of land made in the area of Vaucluse was 80 acres to Thomas Laycock in 1793. By 1822 Captain John Piper had acquired 475 acres of land in Vaucluse. The land became known as the Vaucluse Estate and in June 1827 William Charles Wentworth purchased this estate from John Piper. Two years later Wentworth added to his holdings by purchasing 40 acres of adjacent land from Francis McGlynn and in 1838 Wentworth secured the consolidated title for 515 acres at Vaucluse.⁸

The Vaucluse estate remained in the Wentworth family until it was subdivided and offered for sale by the Trustees of Wentworth's Estate from 1902. Between 1902 and 1915 the Wentworth trustees offered hundreds of town allotments in fifteen separate releases from the



Figure 4: Parish map, 1900, showing the MacGlynn, Laycock and Wentworth grants at Vaucluse (circled). (Source: NSW Historic Land Registry Viewer <https://hlrv.nswlrs.com.au/>. Annotation: WMC Officer)

⁵ The information contained within this section is drawn from the Local History Enquiry for 46 Vaucluse Road, Vaucluse (HPE 19/195073) compiled by the Woollahra Local History Library and from the 2006 publication by Rosemary Broomham *Vaucluse - Thematic History*, except where otherwise identified.

⁶ Broomham, R. 2006. *Vaucluse Thematic History* p.1

⁷ *Aboriginal people of coastal Sydney*, <http://australianmuseum.net.au/Clan-Names-Chart>. Updated 12/12/19

⁸ Broomham, Rosemary, *Thematic History of Vaucluse*, WMC 2006, pp.1-4

Vaucluse Estate, with these subdivisions resulting in most of the streets in present-day Vaucluse.

Woollahra and Vaucluse Municipalities

The Woollahra municipality, extending from Darling Point to Watsons Bay, was proclaimed in April 1860. Following a successful petition of residents of Vaucluse and Watsons Bay, the Borough of Vaucluse was proclaimed in April 1895. The new borough comprised 778 acres and extended northwards from a boundary with the Woollahra municipality formed by Bay View Hill and Towns Roads, through to South Head. The Municipality of Vaucluse was dissolved in 1948 and re-united with the Municipality of Woollahra on 1 January 1949.

Vaucluse Road

Following the completion of New South Head Road in about 1834, Vaucluse Road was used as a route into the Vaucluse Estate. It appears on the 1838 and 1840 plans of the sale of part of the Vaucluse Estate, identified as 'Vaucluse Lower Road'. Vaucluse Road was classified as a 'residential or light traffic road' in 1921 and realigned in 1923.

During the inter-war period many of the well-to-do residents of Vaucluse engaged architects to design their houses while Professor Leslie Wilkinson built his own home "Greenway" in Vaucluse in 1923 and F. Glynn Gilling followed with his own house, "Elstree" at 41 Wentworth Road, in 1925. Other architects whose designs were publicised in the 1930s magazines were John D. Moore who built a sandstone house in Gilliver Avenue for the Chief Justice of NSW Sir Frederick Jordan; Fowell, McConnell and Mansfield who built a house in BayView Hill Road for Mr and Mrs George Walker; and Joseland and Gilling who built for M. Van den Driessche in Graylind Place (c. 1937). Wilkinson's last house was constructed in The Crescent, Vaucluse in 1969.⁹

3.2.1 Vaucluse Estate and Carrara

In 1844 William Charles and Sarah Wentworth gave as a wedding settlement land, about 12.78 acres, on which the house *Carrara* was later built, to their eldest daughter Thomasine and Thomas John Fisher. A few years earlier in 1838 Wentworth had subdivided part of the Vaucluse Estate offering 91 allotments for sale. Three of these allotments, 89, 90 and 91 (Figure 5) making up about 9 acres and adjacent to the south of the land given to Thomasine, were purchased by Charles Innes. Innes transferred his land to Charles Lowe in 1852.

In 1854 Lowe also acquired the land belonging to Thomasine. Lowe was declared insolvent and the property was acquired by John Hosking, the first Lord Mayor of Sydney. The house *Carrara*, was designed by architect John Frederick Hilly and was built circa 1856-8. After a series of owners and occupants the house and estate was purchased by Arthur Wigram Allen in 1888.¹⁰ Allens ownership of *Carrara* was noted on Higginbotham and Robertson's 1889 map of the municipality (Figure 6).

In 1915 *Carrara* was purchased from Allen by the NSW Government for Foreshore Parkland. It was named after the Governor, Sir Gerald Strickland as the *Strickland Convalescent Home for Women*, and officially opened on 16 March 1915. Later, as *Strickland House*, it catered for men and women.

⁹ Adams, J.R.P., 1925. *Distinctive Australian homes* / compiled by J.R.P. Adams. 1925th ed., Sydney: Distinctive Australian Homes.

¹⁰ Dawson Brown, *Conservation plan for Strickland House Strickland House*, 1997, pp.7, 8 NSW Heritage Sites, <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045502>

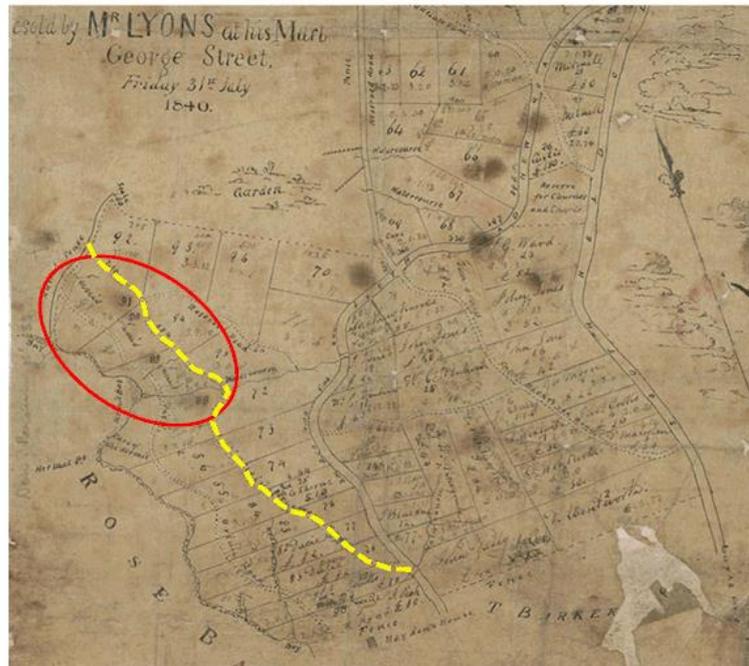


Figure 5: Extract from plan of "Part of the Estate of Vacluse the property of W. C. Wentworth, Esq. sold by Mr. Lyons at his Mart George Street, Friday 31st July, 1840" Lyon, S. (1840). (Source: SLNSW Mitchel Map Collection M2 811.1813/1840/1), with location of Carrara shown circled and Vacluse Road shown dashed. Annotation: WMC Officer.

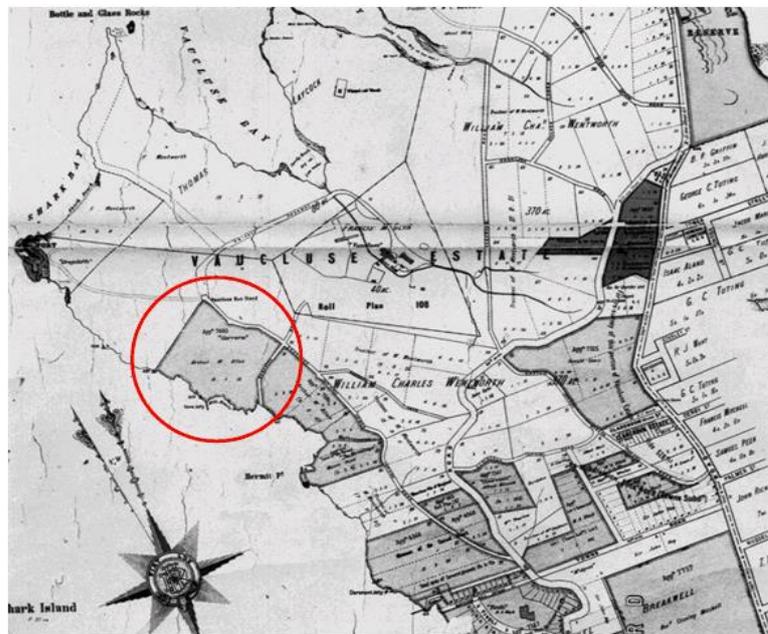


Figure 6: Extract from Map of the Municipality of Woollahra (c.1889), Higinbotham and Robinson, showing numerous subdivisions on allotments purchased from Wentworth earlier that century, including Carrara and part of the Vacluse Estate. The site of "Carrara" is identified by the red circle. Source: Woollahra Library Local History Enquiry, 46 Vacluse Road. Annotation: WMC Officer.

HPE: 20/215362

▶ 11



Figure 7: "Carrara' Strickland Convalescent Home for Women, Vacluse", date unknown. (Source: NSW State Archives & Records Item No. NRS-4346-1-[9/5879B]-1-48)

3.2.2 Carrara Estate

Arthur Allen subdivided the section of the property originally comprising the allotments 89, 90 and 91 of Wentworth's 1838 subdivision in 1903. A number of allotments were offered for sale which was advertised as offering magnificent views with elevated sites and a wharf on the estate. Carrara and almost 5 hectares of surrounding land were later purchased by the NSW Government in 1914 and Carrara became Strickland House.¹¹

The Vacluse Council valuation and rate books recorded that lots 1 and 2 of Allen's 1903 (Figure 8) subdivision of the Carrara estate were purchased by the architect John Spencer Stansfield during the triennial period 1914-1916.

The current allotment on which the subject dwelling house stands, Lot A in DP was registered in 1949 when the rear part of the site was subdivided to create the allotment known as 29 Carrara Road Vacluse (Lot B in DP). The dwelling house was approved under building application BA20/1950.

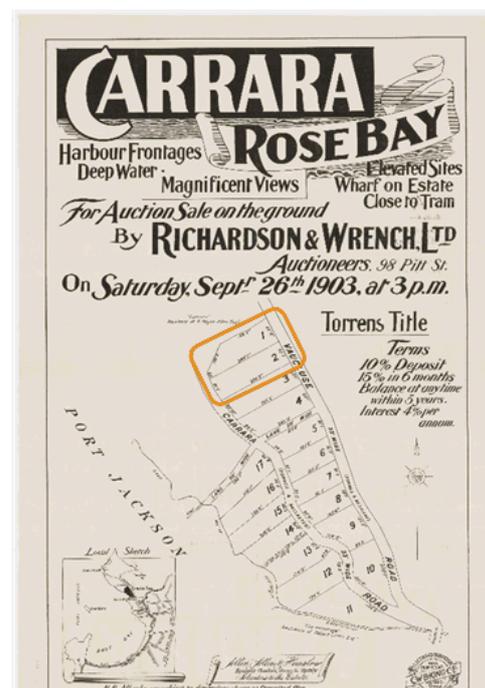


Figure 8: Carrara Estate Subdivision Advertisement, 1903. (Source: Woollahra Local History Library)

¹¹ Woollahra History and Heritage Society Briefs, No.79, Carrara

LOCATION 29 CARRARA ROAD, VAUCLUSE		
APPLICATION N ^o	OWNER	TYPE OF WORK
77-317a/76	C DON SERVICE & CO.	317a
20/50	Mrs C White	Dwelling

Figure 10: Building Index Card (green series) for 29 Carrara Road, Vacluse. (Source: WMC Local History Digital Archive)

3.3 46 Vacluse Road, Vacluse

This section provides a history of the development of the site including the key phases of development to create the present allotment and establishment of the existing dwelling house on the site.

46 Vacluse Road has a long history of development with the property having been the subject of many building applications, with the site subject to not less than five (5) key schemes that proposed substantial alterations and additions to the building on the site since the erection of the original dwelling house on the site circa 1915. Table 1 provides a summary of the building and development applications for the site drawn from the information held in Council's files.

Table 1: Applications history for 46 Vacluse Road

Application/Year	Description	Cost of Works
BA170/1915	New dwelling house	£1,500
BA185/1928	Alterations and additions	£3800 pounds
BA 23/1936	New garage	£100 pounds
BA84/1937	Alterations and additions	£1500 pounds
BA817/1960	Alterations and additions	£11000 pounds
BA848/1961	Reinforced concrete swimming pool	£2200
BA850/1961	Excavation in preparation for a swimming pool	£200 pounds
BA8/1968	Pool heater	\$1200
BA620/1976	Alterations	\$20,000
DA2014/207	Demolition of existing dwelling and construction of new dwelling and landscaping works	\$3,229,553.00 (Withdrawn)
DA2015/229	Dwelling House: The demolition of the existing dwelling and the construction of a new dwelling with basement level car parking	\$3,229,553.00

An analysis of the works proposed in these applications has uncovered several key phases in the evolution of the site's development:

1. Stansfield Scheme: Original Dwelling house (1915)
2. Gilling Scheme: Major alterations and additions to the existing dwelling house (1928)
3. Dudley Ward Scheme: Alterations and additions (1937)
4. Roberts' scheme: Alterations and additions to the existing dwelling house (1960-61)
5. L.A. Kubany Scheme: Alterations (1976)

It is noted that a development consent for demolition of the existing dwelling house and construction of a new dwelling house is current for the site. For the purposes of this assessment, this is not included in the key phases identified above.

3.3.1 Stansfield Scheme (1915)

In 1915 Council approved the construction of a two-storey Arts & Crafts dwelling house designed by John Spencer Stansfield for himself (Figure 11) as part of BA170/15. Identified as being situated on Lots 1 and 2 of the Carrara Estate, the dwelling house is noted as having a front setback of 55' (16.764m) and is identified as addressing the Harbour, with the "back elevation" identified as being "to Vacluse Road". The subsequent BA lodged in 1928 provided existing plans indicating that this scheme was generally constructed as per the 1915 approval.



Figure 11: Building applications plans by John Spencer Stansfield approved under BA1915/170

3.3.2 Gilling Scheme (1928)



Figure 14: "Entrance front of a reconstructed home", 46 Vacluse Road, Vacluse. (Source: *Domestic Architecture in Australia*, p.33)

In 1928 Council approved BA1928/185 for major alterations and additions to the existing residence on the site for H. D Arnott esq. This design is identified in *Domestic Architecture in Australia* as being the work F. Glynn Gilling of Joseland and Gilling (Figure 14).

The 1928 Gilling scheme involved major alterations and additions to all parts of the existing dwelling house, with the majority of the fabric from the 1915 scheme being demolished. There were only a few areas where internal and external walls remained and this fabric was generally hacked back and refinished with new render or plaster to tie in with the new scheme.

Flooring in this scheme was a combination of old flooring that was sufficiently undamaged after uplifting to be used for the Maid's wing, Children's room and for patching, Pacific oak secret-nailed flooring was specified for the dining room, living room, 1st floor hall, spare room and children's room, allowing for mitred border to living room, and circular cutting to dining room and staircases. Remain floors were to be Baltic pine.

The accompanying specifications indicated that as much as possible the reuse of "the old good and sound materials procured from the work" was desirable, however note that "as the building is completely redesigned on new lines, none of the old finishings, doors, windows etc. are to be reused unless particularly specified" and "The work in this contract entails considerable alterations and demolishing and although the plans and specification indicate old portions of the building being altered, etc., the Contractor should he think fit on the grounds of either economy or expediency, may allow for the pulling down and rebuilding or such work as he may consider necessary".

The 1928 Gilling scheme retained the following elements, albeit in modified form:

- Ground floor level Billiard room, converted to a living room with amendments to arrangements including the side elevation faceted bay seating replaced with three (3) arched opening windows and a balconette, and front and rear (east and west) elevations openings updated to remove the three-pane federation window units and replace with the 6-over-6 pane double hung window units typical of Gilling's designs.
- Ground floor level kitchen and laundry areas, altered to reverse their placement within the building and extended toward the street to replace the tradesman service areas.
- Ground floor level Den, converted to breakfast room with openings updated
- Ground floor level external walls to the former kitchen and dining room and a portion of the internal walls. The dining room was reconfigured to provide a curved internal wall common to Gilling's work.
- First floor level bedroom converted to nurses room and altered to accommodate an ensuite bathroom to the spare room and built-in cupboards
- Portion of the ground floor level and first floor level hallway walls in the southern portion of the house.
- One of the windows to the kitchen facing the yard remained from the original house and left intact.

The slate roof of the former building gave way to a Roman pantile roof, and the roughcast and brick external finishes were replaced by external walls that were finished in "one good coat of cement [...]; (with) troweling of finish to be approved surface". The new scheme included such design flourishes consistent with the inter-war Mediterranean style as synthetic stone detailing, decorative cement columns, niches and inset fountains, upper level sleep out, curved main stair, and bespoke grilles befitting such a major renovation of a house that was less than 20 year old at the time (Figure 15 to Figure 19).

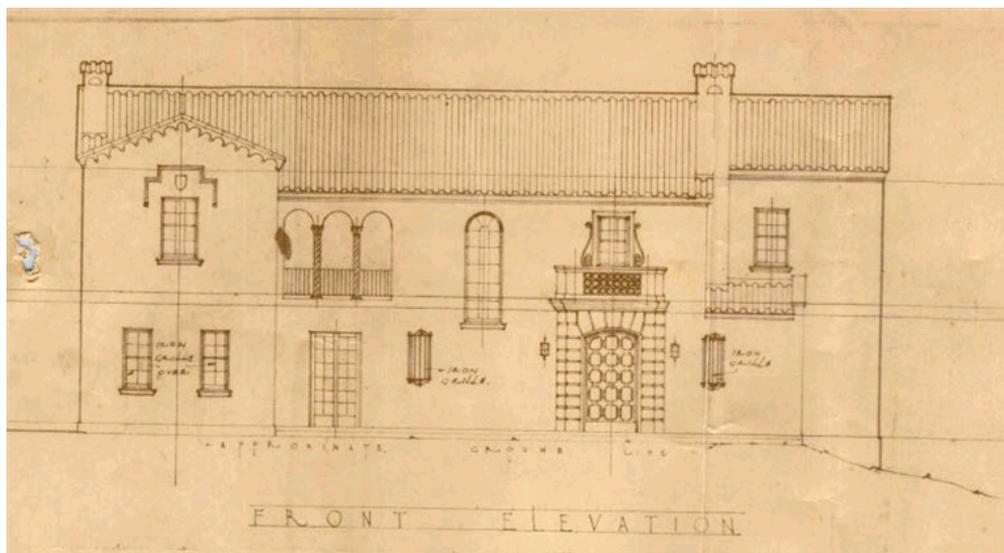


Figure 15: Front elevation of the 1928 Gilling scheme. Note the front elevation in this scheme refers to the Vacluse Road frontage.

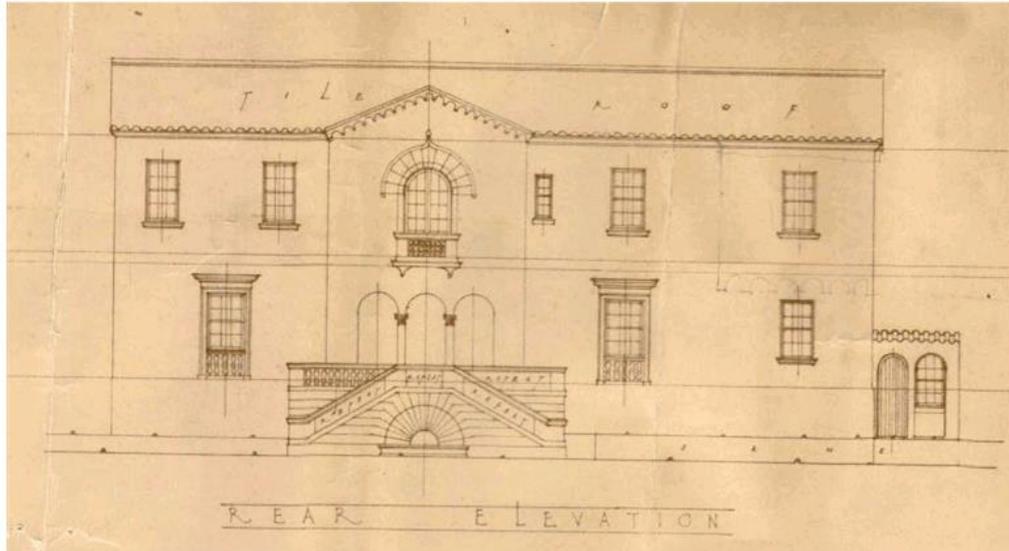


Figure 16: Rear (west) elevation of the 1928 Gilling Scheme.

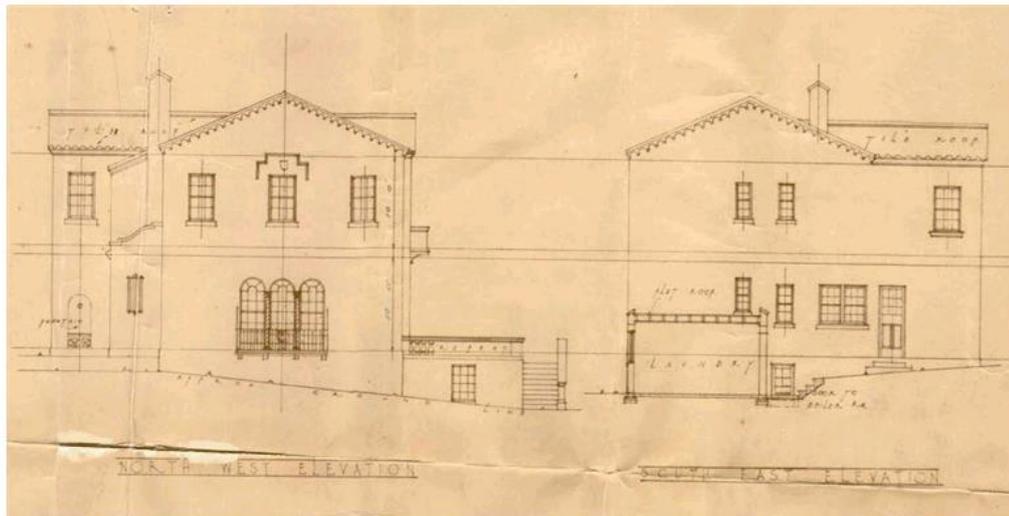


Figure 17: North and South elevations of the Gilling scheme, 1928.

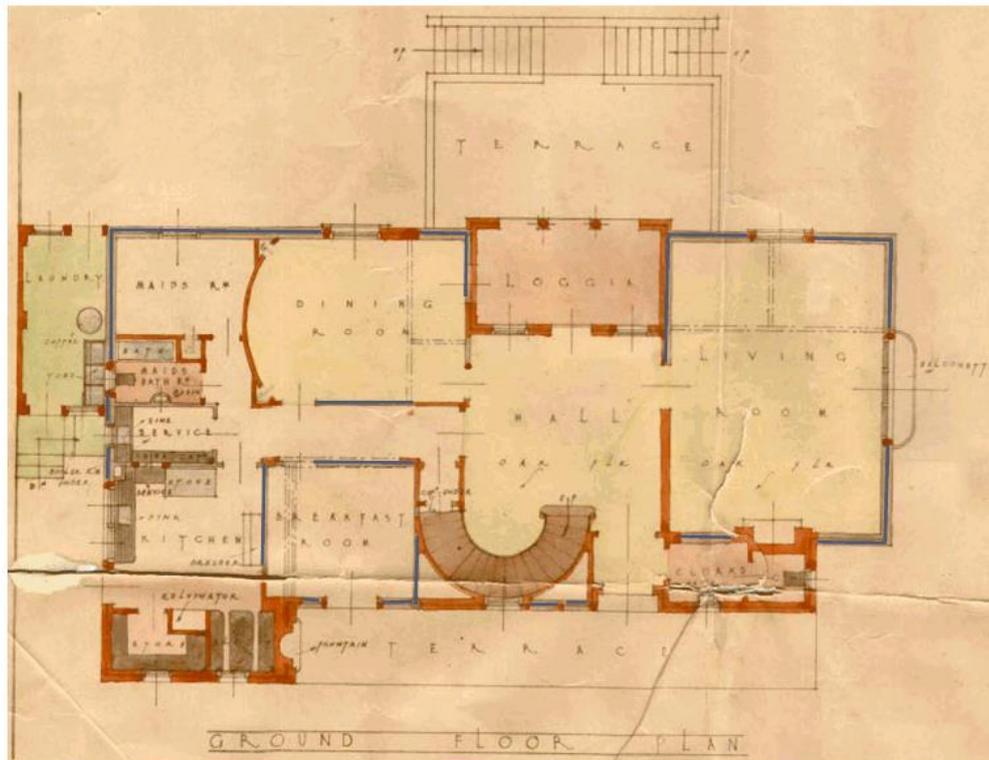


Figure 18: Ground floor plan of the Gilling Scheme, 1928. Note the grey walls indicating existing fabric retained from the Stanfield scheme.

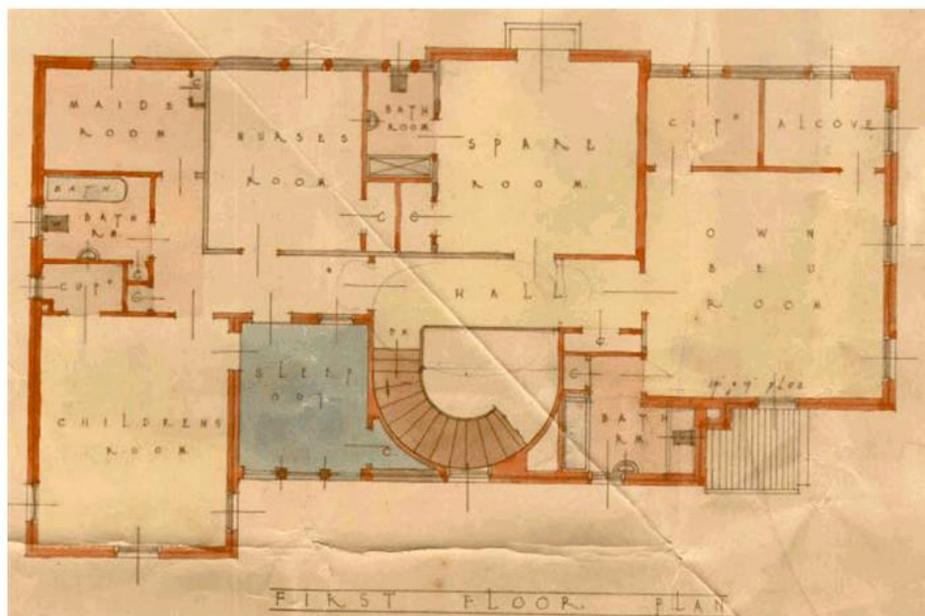


Figure 19: First floor plan of the Gilling scheme, 1928.

3.3.3 1937 Dudley Ward Scheme

A subsequent building application was lodged for the site for further alterations and additions in 1937. Considered by Council under BA1937/84, the Dudley Ward Scheme mainly involved the construction of an addition to what is noted as the “front elevation” but is identified in this report as being the eastern elevation.

At ground floor level, the extension accommodated a new ballroom with new Wunderlich brickette fireplace and two (2) new small bedrooms. At the first floor level, these additions included a terrace with squared flagstones, concrete cornice and Spanish tile coping, and an extension to bedroom 4 over the new bedrooms 1 and 2 below including a small western elevation balcony accessed from bedroom 4 and the larger terrace adjacent. A new basin and walk-in wardrobe was also proposed to bedroom 4. The former western elevation external wall to bedroom 4 and its window openings was entirely removed. The western elevation balcony to the spare room shown on the Gilling scheme was also removed to accommodate the terrace although the decorative surround to the French door opening was retained. Beneath the ballroom extension, a basement level was created (Figure 20).

The textured cement finish of the Gilling scheme and the pantile roofing was applied to the 1937 Dudley Ward scheme to match the existing building, with the specifications nominating external render to be applied “at least ½” thick with texture to match existing to all new external brickwork”. This scheme involved the removal of the ground floor level doors and windows to the living room, alterations to dining room and ground floor bedroom 3 (shown as the maid’s room in the Gilling scheme) as well as fabric at first floor level including the rear elevation external wall and balconette, and the addition of spiral stairs to the basement area below the ballroom (shown in Figure 20 in yellow). While the ground floor level ballroom and stair were completed, there is no evidence that the ground floor level and first floor level additions shown on the southern side of the building in the 1937 plans (shown in red, Figure 20, Figure 21 &) were completed in the approved form. It should be noted that no works are shown to the remainder of the house as part of the Dudley Ward Scheme.

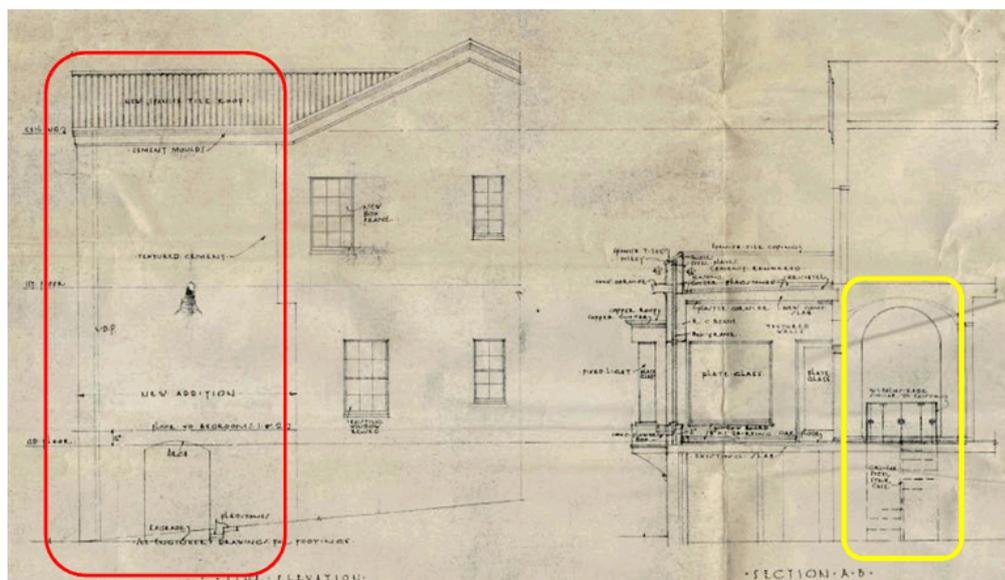


Figure 20: Elevation and section of the 1937 Dudley Ward scheme.

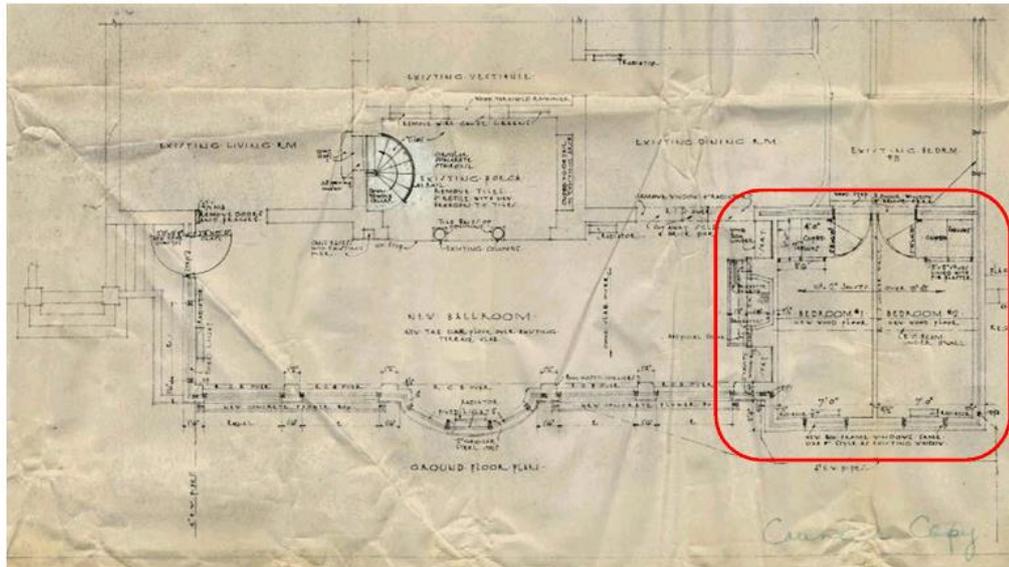


Figure 21: Ground floor plan, Dudley Ward scheme.

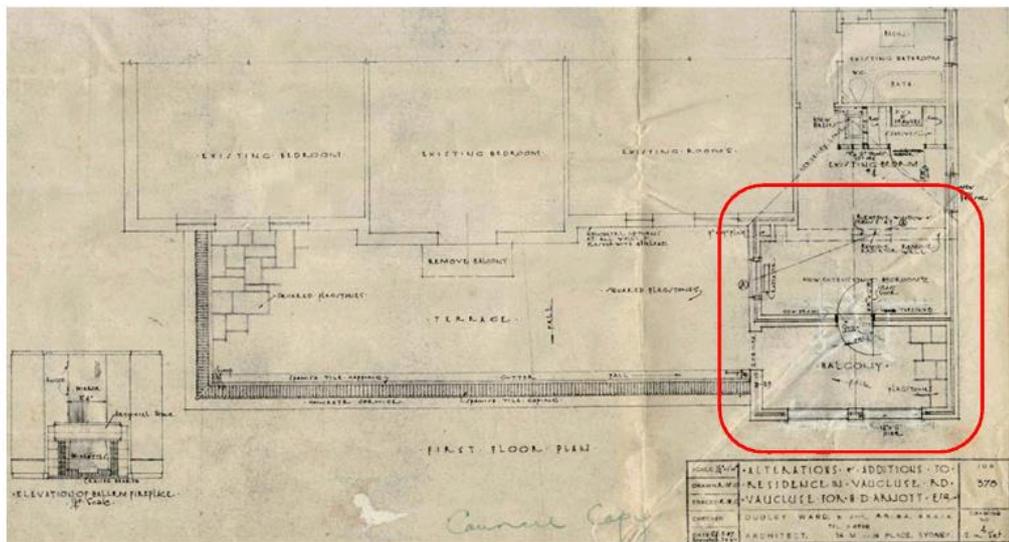


Figure 22: First floor plan showing extension to existing bedroom 4, including new balcony, and construction of a new first floor level terrace with Spanish tile capping

The aerial photograph of the site (Figure 23) demonstrates that the 1937 Dudley Ward Scheme had been partially constructed on the site to the rear (west) of the dwelling at this time.



Figure 23: Extract from Sydney 1943 aerial, with present-day site boundaries shown in red. (Source: SIX Maps <https://maps.six.nsw.gov.au/>, annotations: WMC Officer)

3.3.4 J.W. Roberts Scheme - 1960's renovation

The scheme involving alterations and additions to the existing dwelling house designed by architect J. W. Roberts for owner H. Vogel was submitted to Council under building application BA 1960/817 (Figure 24).

Year	App.No	Owner	Builder	Type of Building	House No.	Lot	Sec
1959	477	BOYCE, V.J.	ROGERS, R.C.	Alterations	22		
"	484	OLOB P/L.	BOLOT, A.W.	New Dwelling	20		
"	508	STEEN, J.	--	New Dwelling	48	A	
60	112	GRUZMAN, Z	GRUZMAN, N.	Alterations	69A		
"	284	WESTON, G.	R.WALL & SONS	Additions	71		
"	415	MOODY S.	SADLER B.T.	Additions	67		
"	640	TROCADERO BUILDING	ROBERTSON & HINDMARSH	New Dwelling	4		
"	817	H. VOGEL	F.W. ROBERTS	Alterations	46		
61	53	W.J. OBRIEN	DAYMOND BROS.	Carport	20		
"	198	MCCATHIE MRS. J.	PEDDLE THORP & WALKER	Additions	22		
"	340	SACRED HEART CONV.	SHANAHAN WHITFORD	Garage			

Figure 24: Building Application Index Cards (yellow series) - Vacluse Road, with 46 Vacluse Road shown. (Source: WMC Local History Digital Archive. Annotations: WMC Officer)

The works approved as part of BA1960/817 included the complete overhaul of the flat roof section to the rear (west) of the dwelling and extension of the terrace to the rear, including new stairs to the rear yard.

- New tiling and hardware to first floor level bathroom
- Removal of original openings to the front elevation at first floor level.
- Removal of two original window openings to the rear elevation at first floor level and installation of new aluminium openings
- Removal of arched openings, replacement of ceiling, infill of spiral stair opening and construction of a bar to former living room
- Replacement of ceilings in several rooms, including kitchen and main bedroom.
- Construction of a new double garage on the northern side at lower ground level. Originally shown on the November 1960 plan as butting against the building and resulting in the loss of length to the Gilling arched windows to the northern elevation dining room, an amended plan was approved in 1961 which set the garage away from the building and in doing so maintained the arched openings (Figure 27).

The key ground floor level spaces - the entrance hall, main dining room and study - remained unaltered as part of these works, dating from the Gilling Scheme. Similarly, the majority of the first floor level arrangements remained unaltered

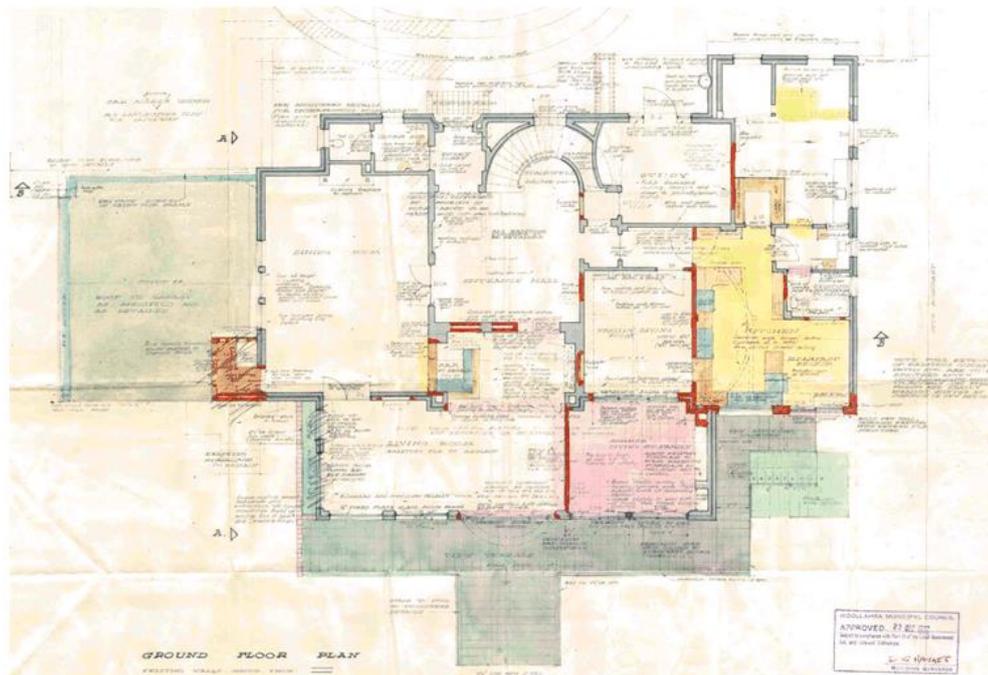


Figure 25: Ground Floor Plan, 1960

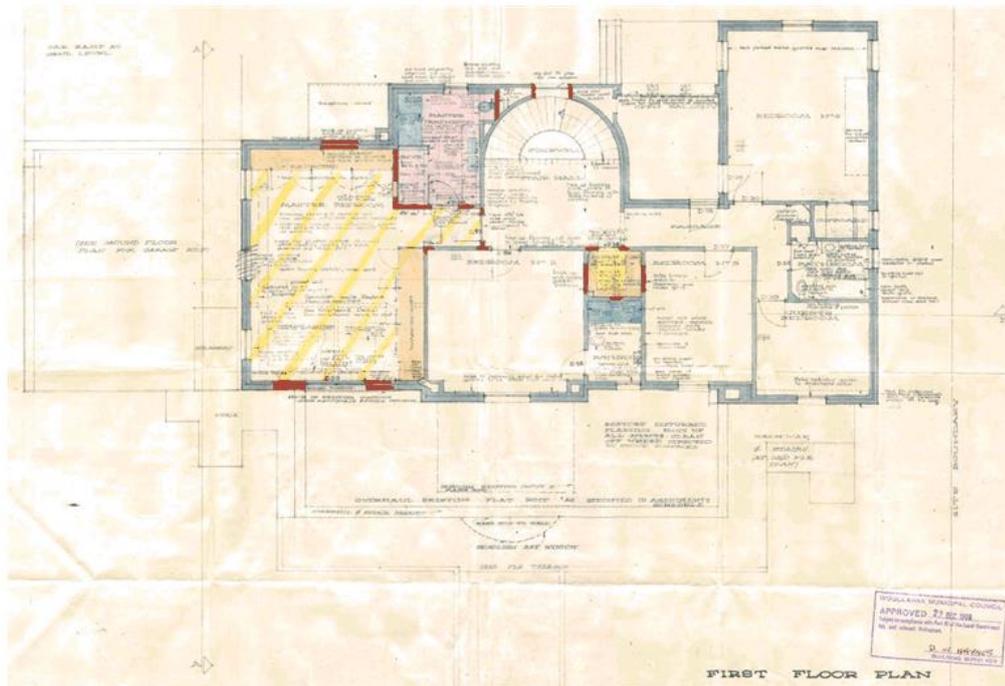


Figure 26: First floor plan

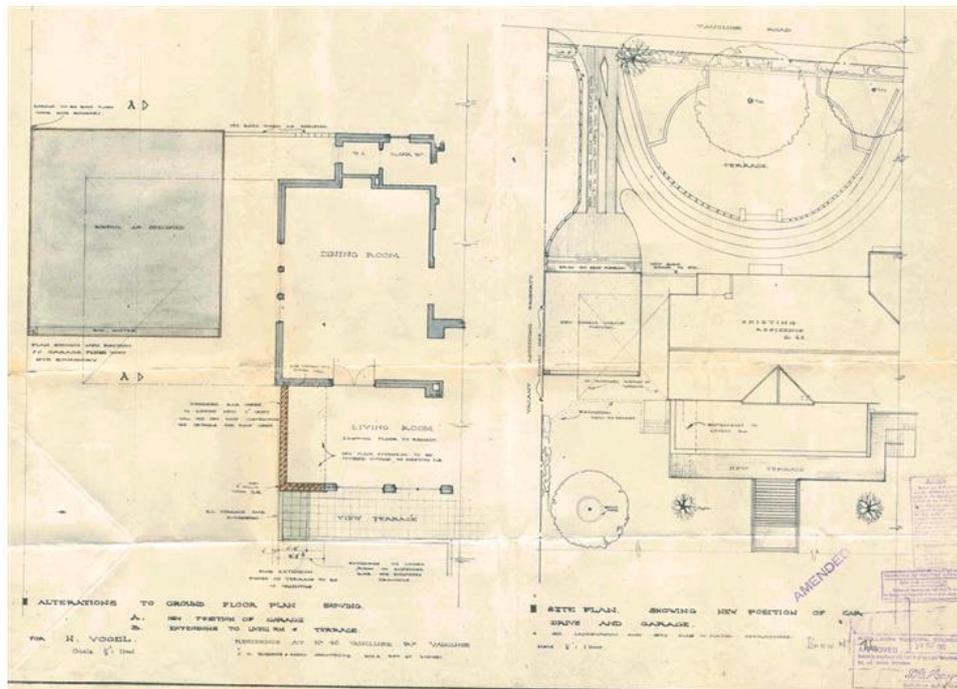


Figure 27: Amended plan showing the detached garage approved in October 1961

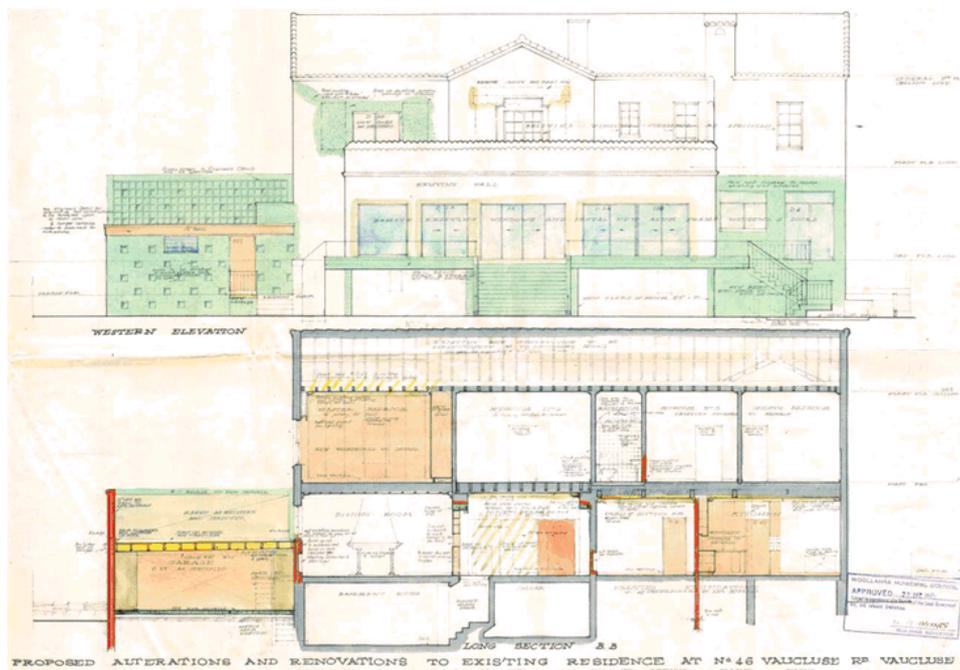


Figure 28: Rear elevation and section showing areas of change approved as part of the 1960/61 J. W. Roberts scheme.

3.3.5 Kubanyi Scheme (1976)

BA1976/620 was submitted by owner J Andrews for alterations and additions to the dwelling (Figure 29), designed by architect L. A. Kubany. While the cost of works of \$20,000 indicates a substantial scope of works, a review of the approved plans indicates that elements of the approved works including alterations to first floor level external openings, room reconfiguration on ground floor level, and the construction of a ground floor level bar were not carried out.

76	117	MR. D. STANLEY	ANCHOR POOLS	SW. POOL	44	
76	288	J. ANDREWS		PLAN PERUSAL	46	
76	473	MR. MCKECHNIE	SOLON, SZYKOWNY & ASS.	SW. POOL	9	
76	474	" "	" "	ALTS & ADDS	9	
76	518	MR. K. B. HUTCHERSON	H. S. FREDMAN	SWIMM. POOL	7	
76	559	J. S. HARRISON	BRADING & SPRINTZ	MECH VENT	79	
76	620	J ANDREWS	L A KUBANY	ALTER	46	

VAUCLUSE ROAD, VAUCLUSE

Figure 29: Woollahra building Index (Yellow Series) for Vacluse Road, with BA1976/620 shown. (Source: WMC Local History Digital Archive)

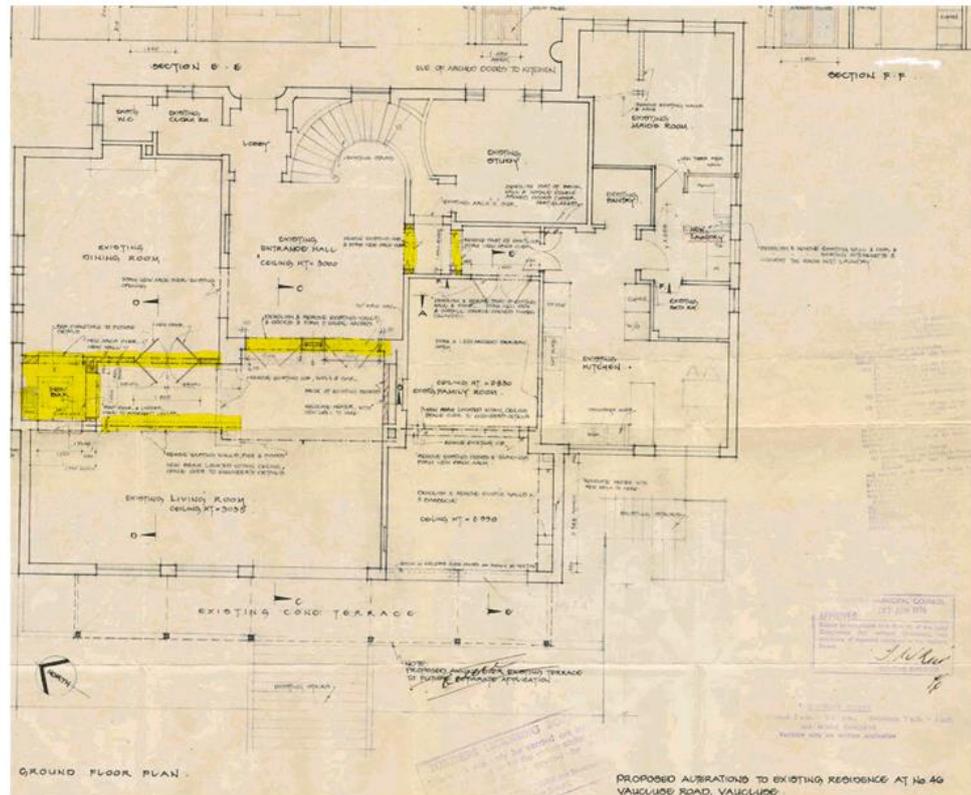


Figure 30: Kubany scheme ground floor plan, with works not carried out shown highlighted.

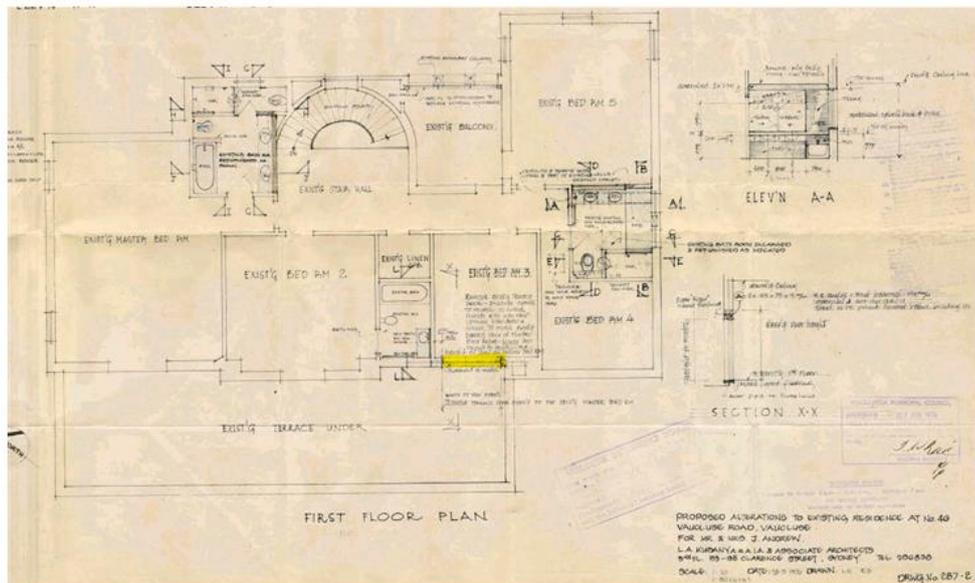


Figure 31: Kubany scheme first floor plan, with works not carried out shown highlighted.

3.3.6 Other Works

Between the major phases identified above minor works and site subdivisions were carried out that informed the current site arrangements and context.

- BA1936/23 (Figure 32) which approved the construction of a new garage to the north of the dwelling house, including new incinerator, with finishes to match the existing dwelling house on the site. This garage was located on what is now the neighbouring allotment (with the approximate line of subdivision shown dashed) and has since been demolished.
- Deposited Plan 319892 (Figure 33) confirmed the allotment of the subject site (including the allotment to the rear) in 1927 which was the redefinition of (Vol 2352 Folio 193) and was 2r. 15 $\frac{3}{4}$ p. (2422 m²).
- The subject site formerly included the site to the rear, known as 29 Carrara Road. The deposited plan for the further subdivision of the site was registered in 1979 establishing Lots A and B of DP367302 (Figure 34). A dwelling house was constructed on Lot B, known as 29 Carrara Road, under Building Application BA1950/20

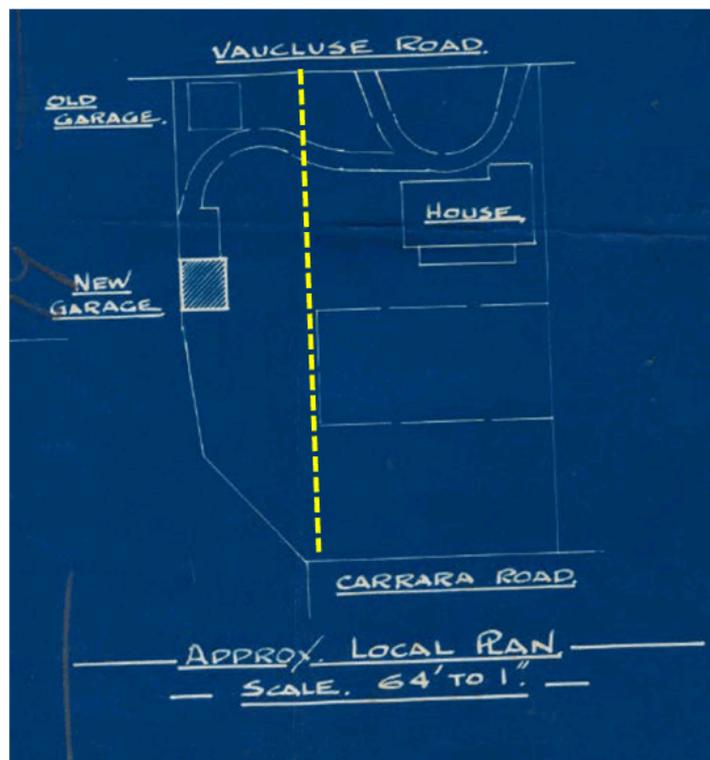


Figure 32: Extract from BA 1936/23 which approved a new garage on the northern side of the site, on the present-day allotment accommodating 48 Vauclose Road, with approximate line of subdivision shown dashed. (Source: WMC archive, annotation WMC Officer.)

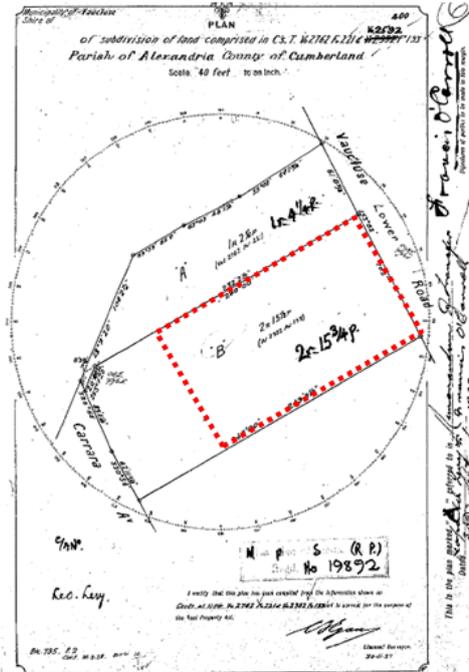


Figure 33: Extract from Deposited Plan 319892, 1927, with approximate current allotment boundary shown dashed. (Source: WMC Maps. Annotation: WMC Officer.)

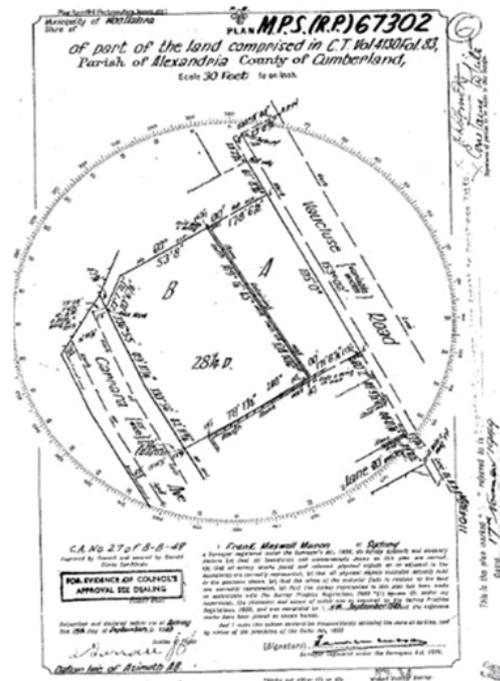


Figure 34: Extract from Deposited Plan 367302. Note: Lot A (the subject site) is not drawn to scale in this diagram. (Source: WMC Maps. Annotation: WMC Officer.)

- In August 1949 newspaper coverage told of a fire that damaged the villa during H. D. Arnott's ownership of the property in 1949. The fire was reported as being caused by a short circuit, with the top floor and roof being "gutted, and water seeped through to the rooms below from the firemen's hoses" (Figure 35).



Figure 35: Newspaper report of the 1949 fire on the site. Source: "Fire Damages Vacluse Villa," 1949. The Sunday Herald, 21 August, 1949, p.5.



Figure 36: Comparison of the 1943s (L) and 1950s (R) aerial photos of the site, showing the roof. (Source: NSW Historical Imagery)

- Despite the reported extent of the damage, it is noted that Council's files do not indicate that the rectification works warranted a building approval from Council. Figure 36 provides a comparison between the aerial photographs taken in 1943 and in the 1950s, and demonstrates that the roof form remained consistent. It is also noted that the roof cladding shown in the 1960 J.W. Roberts scheme is consistent with the tiling specified in the Gilling scheme works, indicating a sympathetic repair following the fire.

3.4 Frederick Glynn Gilling (1877-1955)

This section provides an outline of the personal and professional history of the architect of 46 Vaocluse Road, Frederick Glynn Gilling, including an overview of his life, and his works in the Woollahra Municipality and greater Sydney.

3.4.1 Personal History

Frederick Glynn Gilling was born 10 July 1877 in the Parish of Ramsey on the Isle of Mann to James William Gilling and Dorothea Catherine Gilling (Nee Hewitt)¹², the second-youngest of five children. By 1881, Dorothea was a widow and head of the family, and had moved to Wavertree, Lancashire with her children, aged 9, 7, 5, 3 (Frederick) and 2.¹³ Frederick Glynn Gilling attended the Merchant Taylor's School in Crosby, Lancashire, where he showed an early propensity for the arts and an interest in cricket. Gilling played in the Neston and district cricket club First Eleven and was captain from 1911 to 1913. He was described as an excellent batsman, a good wicket keeper and an extraordinary bowler who was able to switch to his left hand.¹⁴ Gilling was also a talented golfer.¹⁵

In the 1901 England Census, Frederick Glynn Gilling is recorded as an "Architectural Draftsman", 23 years old, living with his mother and three of his siblings.¹⁶ He married Louisa Margaret Jennings in 1906 in Wirral.¹⁷ In the 1911 England Census, he is identified as being 33 years old with an occupation of Architect & Surveyor, living in Pipers Lane, Heswall, Cheshire with his [then-] wife Louisa (28 years), and children Malcom Glynn (10 months) and Elaine Margaret (3 years). The marriage dissolved sometime thereafter. The 1939 Census identifies that Malcom went on to become a chartered registered architect, and an Associate of the Royal Institute of British Architects (A.R.I.B.A.).¹⁸

F. Glynn Gilling served with the Liverpool Regiment in France in World War I.¹⁹ Gilling was injured by a landmine during the campaign and sent to England to recuperate and eventually being invalided out of the army with shell-shock. It was during his recovery that he met and fell in love with a young Scottish Volunteer Aid Detachment Nurse name Violet McEwen, leaving his wife and two young children to marry Violet in Gretna Green, Scotland, in early 1917.²⁰ Ronald Andrew Gilling was born later that year.

Mrs Violet Gilling (nee McEwen) formerly of Gateshead-on-Tyne, travelled on the Mauretania to New York on 23 August 1918 with baby Ronald, 10 months.²¹ Taking a cross country train to Vancouver, they joined one of many ships bound for Auckland, New Zealand, where they waited

¹² Isle of Mann Family History Society Birth Registration Index - Surnames beginning with G
<http://www.iomfhs.im/resources/births/G.html>

¹³ *Census Returns of England and Wales, 1881*. Kew, Surrey, England: The National Archives of the UK (TNA): Public Record Office (PRO), 1881. Accessed 23 September 2019 via Ancestry.com

¹⁴ "Neston Cricket Club publication" written by James Hatfield Gilling, date unknown, in *The Life and Work of Frederick Glynn Gilling*, unpublished Honours thesis by Carolyn Mitchell, 1991, p.9.

¹⁵ *The Life and Work of Frederick Glynn Gilling*, unpublished Honours thesis by Carolyn Mitchell, 1991, p.10.

¹⁶ Ancestry.com. 1901 England Census [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2005.

¹⁷ *England & Wales, Civil Registration Marriage Index, 1837-1915* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2006.

¹⁸ Ancestry.com. 1939 England and Wales Register [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2018.

¹⁹ Ancestry.com. *British Army WWI Medal Rolls Index Cards, 1914-1920* [database on-line]. Provo, UT, USA: Ancestry.com Operations Inc, 2008.

²⁰ *The Life and Work of Frederick Glynn Gilling*, p.13-14

²¹ *Passenger Lists of Vessels Arriving at New York, New York, 1820-1897*. Microfilm Publication M237, 675 rolls. NAI: 6256867. Records of the U.S. Customs Service, Record Group 36. National Archives at Washington, D.C. accessed via ancestry.com 23 September 2019.

for Gilling to join them.²² Staying behind to sort out his personal, professional and military affairs, Gilling's first attempt in April 1918 to join Violet and Ronald was cut short when his ship was torpedoed. Upon returning to port he was able to join another ship and follow the route to New Zealand taken by Violet and Ronald, joining his family there in June 1918.²³ By late 1918 the Spanish Influenza reached New Zealand and, fearing for his family's health, Gilling moved his family to Sydney in early 1919. It was in Sydney that Douglas was born in 1921.²⁴

Ronald and Douglas Gilling both served in World War II and both went on to become prominent architects and join the architectural firm Joseland & Gilling with their father. Douglas designed the Qantas International Centre building in Sydney.²⁵ Ronald became the President of the Royal Australian Institute of Architects (RAIA) NSW Chapter then as National President. Ronald Gilling was heavily involved in the Sydney Opera House negotiations amid the controversy as the representative of the architectural profession, and he "earnestly sought to ensure the retention of Utzon, so that the integrity of the design be maintained and fair dealing be done".²⁶

F. Glynn Gilling was first registered in the NSW Government Gazette Register of Architects on 26 June 1923 as Registered Architect No. 146.²⁷ Gilling was involved in the architectural community, serving on the Council of the Australian Institute of Architects in the 1920s with contemporaries including Professor Leslie Wilkinson and B. J. Waterhouse, and playing in the annual Architects v. Builders cricket match in 1922 (Figure 37). He was also involved in the wider community, as evidenced when as Captain F. Glynn Gilling he was elected president of the newly formed British Ex-Service Legion of Australia in 1940, with the branch using the Joseland & Gilling premises at 17 O'Connell Street, Sydney until clubrooms could be acquired.²⁸



Figure 37: "We won" Snapped at the Architects-Builders' Cricket Match. Pictured with B.J. Waterhouse, Glynn Gilling (right) is "particularly happy" and contributed a score of 37. (Source: "THE ARCHITECTS" Construction and Local Government Journal (Sydney, NSW : 1913 - 1930) 15 March 1922: 5. Web. 20 Sep 2019. <<http://nla.gov.au/nla.news-article109641722> > .)

The censuses and electoral rolls tell the story of F. Glynn Gilling's movements around the greater Sydney area.

- 1930 - Holmwood. Jersey Avenue, Leura (with Violet Gilling)
- 1933 - 75 Braeside Street Wahroonga²⁹

²² *The Life and Work of Frederick Glynn Gilling*, p.14

²³ *The Life and Work of Frederick Glynn Gilling*, p.14-15

²⁴ *The Life and Work of Frederick Glynn Gilling*, p.15-16

²⁵ Tanner Kibble Denton Architects, *Modern Movement in Central Sydney*, Issue C, January 2018.

<https://meetings.cityofsydney.nsw.gov.au/documents/s19647/Attachment%20B%20-%20Modern%20Movement%20Architecture%20in%20Central%20Sydney%20Heritage%20Study%20Review.pdf>

²⁶ Don Bailey, 2005, *Obituary: An Institution Vale Ronald Andrew Gilling, 1917-2005*

<https://architectureau.com/articles/obituary-19/>

²⁷ "ARCHITECTS ACT, No. 8, 1921.—ARCHITECTS ROLL, OF NEW SOUTH WALES FOR THE YEAR 1927." *Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001)* 28 January 1927: 518. Web. 13 Sep 2019 <<http://nla.gov.au/nla.news-article220228181>>.

²⁸ 1940 'BRITISH EX-SERVICE LEGION.', *The Sydney Morning Herald* (NSW : 1842 - 1954), 26 July, p. 3. , viewed 20 Sep 2019, <http://nla.gov.au/nla.news-article17689017>

²⁹ Australia, *Electoral Rolls, 1903-1980* [database on-line]. Provo, UT, USA: Ancestry.com Operations, Inc., 2010.

- The 1936 Census has Frederick Glynn Gilling as living at 49 Fox Valley Road, Wahroonga, (Item 1920 KLEP2015)
- 1943 - Lindon Lea, Karoon Avenue, St Ives (Ronald Andrew at 49 Fox Valley Road, student)
- 1949 - 49 Fox Valley Road, with Ronald Andrew, and Caroline Mary Henty. Vie (Violet) is registered at Blackheath at "Highlands", Canyon Road.
- 1954 - 49 Fox Valley Road, with Ronald Andrew, and Caroline Mary Henty

Frederick Glynn Gilling died on the 8th of September 1955, in Blackheath, Katoomba.³⁰ Violet continued to live in Blackheath until 1963 when she relocated to Church Point.

3.4.2 Professional History

Frederick Glynn Gilling became articled to the Liverpool office of architect Sir Giles Gilbert Scott, grandson of the Gothic revival architect Sir George Gilbert Scott. Sir Giles Gilbert Scott won the design competition for Liverpool Cathedral in 1903 and it is probable that Gilling worked on the Cathedral project during this time.³¹ Gilling was first listed as a professional Associate by the Liverpool Chapter of the Royal British Institute of Architects in October 1904, and by 1905 had established his own growing practice.³²

Upon moving to Sydney Gilling renewed his friendship with Neville Hampson, his former colleague in Liverpool and designer of "Boomerang" in Elizabeth Bay, and in 1919 Hampson and Gilling co-designed a classically-inspired headquarters for the YMCA in Newcastle.³³ That same year Joseland & Gilling was formed when Richard George Howard Joseland took Gilling into partnership in Sydney. This new partnership followed the 1914 dissolution of the Joseland & Vernon partnership with Hugh Venable Vernon (1877-1935, son of NSW Government Architect and former partner Walter Liberty Vernon) when Vernon enlisted in the military.³⁴ Gilling introduced wealthy, influential and socially prominent clientele to the business, many of whom he has met on the fairways of the Royal Sydney Golf Club.³⁵

In addition to the dwelling houses they designed at the time, Joseland & Gilling won the contract for the rebuilding of the National Building, Pitt Street, Sydney after it was destroyed by fire. At cost of £100,000 and a height of 13 storeys, this was reported on the Sydney Morning Herald as "A large city job".³⁶ This building is identified in the State Heritage Inventory as an Inter-War Commercial Palazzo style building and states "It is an important building in the professional work of the architectural firm of Joseland & Gilling. The building has a high aesthetic significance as a fine and largely intact example of the style and includes many of the identifying elements such as the arched windows, antique cornice and terrazzo plasterwork."³⁷

When Joseland retired in 1927, the business was dissolved as of 13 June, 1927, with *Dun's Gazette* reporting that "F. G. Gilling continues the business under the same name and assumes all

³⁰ *Australian Institute of Architects NSW Architects Biographical Information - Frederic Glynn GILLING*. Last updated 25 July 2011. (HPE18/150403)

³¹ *The Life and Work of Frederick Glynn Gilling*, p.11.

³² *The Life and Work of Frederick Glynn Gilling*, p.12.

³³ "Architecture", April 20 1921, p 121, in *The Life and Work of Frederick Glynn Gilling*, p.20

³⁴ Goad, Phillip and Willis, Julie (eds), 2012. "Joseland, Howard" *The Encyclopaedia of Australian Architecture* p.375

³⁵ *The Life and Work of Frederick Glynn Gilling*, p.24

³⁶ "A LARGE CITY JOB." *The Sydney Morning Herald (NSW : 1842 - 1954)* 31 January 1923: 11. Web. 20 Sep 2019 <<http://nla.gov.au/nla.news-article28079775>>.

³⁷ *State Heritage Inventory "National Building" and Interiors"*

<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2424046>

liabilities".³⁸ Gilling's two sons later joined the firm as partners; Ronald Andrew in 1947, and Douglas in 1951.³⁹

F. Glynn Gilling designed a series of substantial villas on the upper North Shore and in the eastern suburbs of Sydney, with many of these being in the Woollahra LGA.⁴⁰ Many of these are identified in the book *Domestic Architecture in New South Wales, Australia: Illustrating the work of F. Glynn Gilling*.⁴¹ In the foreword, Emeritus Professor Leslie Wilkinson, the late Dean of the Faculty of Architecture at the University of Sydney, said the following of the works of Gilling contained within:

*"Wisely placed on the site and related to the garden, these houses show an appreciation of the importance of convenient planning, and consideration of aspect, prospect, and climate conditions. Although the work of one architect, the individuality of the client has not been submerged, which may or may not have been advantageous in the result. Here is good logical use of various materials, also clever handling of the varied and sometimes unusual problems presented by the owners who are the fortunate possessors of these livable and attractive living places."*⁴²

F. Glynn Gilling is identified in Apperley et al *Identifying Australian Architecture* as a key practitioner of the Inter-war Mediterranean style along with Leslie Wilkinson, who authored the foreword of the publication *Domestic Architecture in New South Wales, Australia: Illustrating the work of F. Glynn Gilling*. Examples of Gilling's work are given in *Identifying Australian Architecture* to demonstrate the Inter-war Mediterranean style as well as the Inter-war Old English style, which highlights the influential role of his architectural practice.⁴³

As a firm, Joseland & Gilling designed residential, commercial and civic architecture both in NSW and further afield. The firm designed numerous ANZ bank branches throughout suburban Sydney and country districts in the modernist style.⁴⁴ The Pacific Private Hospital in Brighton-le-sands that is attributed to Joseland and Gilling (builder: H. E. Bulbrook & Sons) was featured in *Decoration and Glass* in 1938.⁴⁵ Joseland & Gilling & Associates are also identified as having won an NSW RAI Merit Awards (Public/Commercial) for the South British Insurance Co Building, Hunter and O'Connell Streets, Sydney.⁴⁶

With Gordon King, Joseland & Gilling designed residential flat buildings, including those in Kirribilli and North Sydney in the 1940s.⁴⁷ They also entered design competitions such as the war memorial hall for the Melbourne Grammar School in 1921 where they were highly commended⁴⁸, and in 1954 when they were successful in the architectural design competition for the construction of the Scots College War Memorial Hall to commemorate the 105 old boys killed in

³⁸ *Dun's gazette for New South Wales* Sydney: Dun's Gazette, 5 March 1928, p172. Web. 13 September 2019
<http://nla.gov.au/nla.obj-838832524>

³⁹ Gary O'Reilly, *F. Glynn Gilling Architect* Museum of Sydney 14 July 2007, provided by Michael Gunn, Heritage Officer, Australian Institute of Architects via email, 25/09/2019.

⁴⁰ Goad, Phillip and Willis, Julie (eds), 2012. *The Encyclopaedia of Australian Architecture*.

⁴¹ Thompson, E. Lindsay c.1940s, *Domestic Architecture in New South Wales, Australia: Illustrating the work of F. Glynn Gilling*, Shakespeare Head Press, Sydney. <https://trove.nla.gov.au/work/6151944>

⁴² *Domestic architecture in New South Wales, Australia: illustrating the work of F. Glynn Gilling* p.5

⁴³ Apperley, Irving, and Reynolds, 1989. *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*.

⁴⁴ HeriCon Consulting in association with Colleen Morris and Peter Spearritt, 2013. *The Modern Movement in New South Wales - A Thematic Study and Survey of Places*

<https://www.environment.nsw.gov.au/resources/heritagebranch/heritage/ModernHeritage5.pdf>

⁴⁵ "Modern Architecture and Modern Equipment in Seaside Hospital" In *Decoration and Glass*, September 1938, pp. 22-23

⁴⁶ Jackson, Davina (undated) *Timeline - Chronology of Sydney Architecture 1945-1975* <http://douglas-snellings.com/timeline/> accessed 20 September 2019

⁴⁷ Building North Sydney Collection, Building application numbers 48/78, 48/97, 48/184.

<http://www.photosau.com/StantonBuildingPlans/scripts/home.asp>

⁴⁸ 1921 'Architects and Builders', *Construction and Local Government Journal (Sydney, NSW: 1913 - 1930)*, 30 November, p. 6. , viewed 20 Sep 2019, <http://nla.gov.au/nla.news-article108986433>

World War II.⁴⁹ Joseland & Gilling teamed up with the NSW Government Architects Office led by E.H (Ted) Farmer in 1964 to produce the design for the Wollongong Teacher's College, a building identified on the Australian Institute of Architects Register of Significant Buildings in NSW.⁵⁰

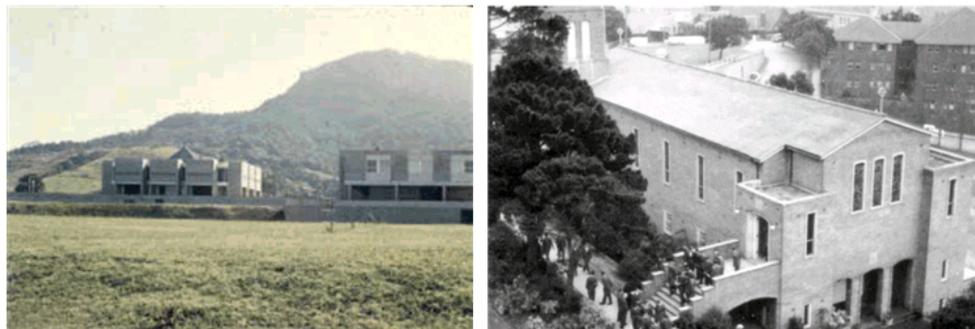


Figure 38: (L) Wollongong Teachers College (Source: Wille, P., New South Wales. Department of Works & Joseland & Gilling, 1950. *Wollongong Teacher's College at foot of Mt. Keira. Wollongong. N.S.W. - Joseland & Gilling and N.S.W. Govt. Architect. 1965-66. Public Works Dept. 1964.* [picture]. Accessed via <http://handle.slv.vic.gov.au/10381/362293>) (R) War Memorial Chapel, The Scots College (Source: John Ultram Heritage & Design, Stevenson Library, The Scots College Heritage Impact Statement, May 2018)

3.5 John Spencer Stanfield

Who's who in Australia of 1929 noted that Spencer Stansfield was an architect who specialized in 'high class domestic architecture' and listed a number of residences 'to his credit' including houses at Edgecliff, Double Bay and Darling Point.⁵¹ He was the architect for the Haberfield Estate 1905-1914, and individually designed almost all of the houses within the estate, including the State Heritage Register-listed *The Bunyas*.⁵²

⁴⁹ "Scots College Memorial Chapel" *The Sydney Morning Herald* (NSW : 1842 - 1954) 19 October 1954: 12. Web. 20 Sep 2019 <<http://nla.gov.au/nla.news-article18447064>>.

⁵⁰ Australian Institute of Architects, *Australian Institute of Architects Register Of Significant Buildings in NSW* https://repository.architecture.com.au/download/notable_buildings/nsw/raia-nsw-chapter-register-of-significant-buildings-july-2018-lr.pdf

⁵¹ Local History Enquiry for 46 Vacluse Road, Vacluse (HPE 19/195073) compiled by the Woollahra Local History Library

⁵² OEH, 2011. *The Bunyas*, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045040>



Figure 39: "The Bunyas" designed by John Spencer Stanfield. (Source: <https://www.federation-house.com>)

3.6 T. Harper, Builder

T. Harper was a builder operating throughout Sydney in the 1930s and 40s. Harper is identified as the builder of the "Cahors" apartment building in Potts Point (Figure 40), also designed by Joseland and Gilling and listed as a local heritage item in Schedule 5 of the Sydney Local Environmental Plan 2012 (Item I1145).⁵³

Joseland & Gilling engaged Harper to build several other residential projects that have been lauded in *Domestic Architecture* as being Gilling's finest work, including: the palatial Burnham Thorpe in Gordon (Figure 42) and Rothiemay in Wahroonga, the Villa d'Este on Victoria Road Bellevue Hill, 327c Edgecliff Road, Edgecliff, 14 Dumaresq Road, Rose Bay, "Coorei" in Dungog "Whit-Hame" in Warawee (Figure 41), 30 Billyard Avenue, Wahroonga, and Gilling's son Ronald's house "West Tarring" in Wahroonga.

⁵³ OEH, 2006. *Flat Building "Cahors" Including Interiors* updated 22 May 2006. <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageltemDetails.aspx?ID=2420947>



Figure 40: Cahors Apartment building, Potts Point
(Source: <https://www.carringtongroup.com/1P1752>)

Figure 41: Whit-Hame, Warawee. (Source:
<https://radicalterrace.com/post/30457240085/whit-hame-a-glynn-gilling-designed-home-lists-in-warrawee>)



Figure 42: Anglicare Gowrie Village [formerly "Burnham Thorpe"] (Source: <https://www.anglicare.org.au>)

3.7 Henry Dixon Arnott (1892 – 1977)

Barrister and the son of R. William Arnott, a director of William Arnott Pty. Ltd., biscuit manufacturers. Henry Dixon Arnott was at the centre of the controversy over the estate of William Arnott following his death in 1947. He was also President of the Royal Aero Club of New

South Wales.⁵⁴ Henry Arnott died 26 December 1971 and his ashes are interred at Northern Suburbs Crematorium, Ryde.⁵⁵

3.8 Dudley Rowland Ward (1905-1998)

Noted Modernist architect, examples of his work include semi-detached residence for Messrs. Wells and George at 57 Drumalbyn Road, Bellevue Hill, 1939, *The Wroxtton*, Roslyn Gardens, 1936, and *Gowrie Gate*, Macleay Street, 1938, Kings Cross.⁵⁶

3.9 Lorant Anthony Kubany (1924-2017)

Lorant Anthony Kubany was born in Budapest in 1924 and had commenced studying architecture, however, his studies were disrupted by World War 2 and the later Soviet invasion of Hungary. He emigrated to Australia from Hungary in late 1950 as a post-war refugee with his wife Irene, arriving at the Bonegilla Migrant Camp in Victoria.

From Bonegilla he was sent to Newcastle. In accordance with government policy of the day requiring that immigrant refugees work for a time as directed in post-war industry, he was sent to work in the refractory furnace at BHP. His daughter Judith recalled his telling of how he went to work that first day in the blast furnace in a suit. He worked there only a few days until being "rescued" by Edwin Sara of Castledon and Sara Architects who employed him in his architectural practice at the request of Leo Butler, a senior Sydney Morning Herald journalist who gave assistance to newly arrived skilled migrants.

He relocated to Sydney where he worked for well-known large architectural firms, including Stephenson and Turner and Peddle, Thorpe and Walker, whilst continuing his architectural studies at the then Sydney Technical College. He described to his family that he was involved in some of the internal detailing of buildings such as the groundbreaking AMP Building at Circular Quay.

During the 1960s he started his own practice, Lorent Kubany & Associates, where his first job was in Vaucluse. He had a large Hungarian Jewish clientele, though not Jewish himself, and had many projects in the eastern suburbs. The 1960s through to the early 1980s were a particularly busy time for his practice, with many commissions from mainly post war refugee clients for blocks of flats, industrial buildings for the then-booming "rag trade" around Kippax Street, Sydney, and house alterations and additions - predominantly in the eastern suburbs as well as some new housing further afield. In c.1962 he designed alterations and additions to the Galleria Espresso in Rowe Street, Sydney and his work in Woollahra includes examples on Ocean Street and the Marathon Towers apartments at 8 Marathon Road, Darling Point.

He continued working into his late seventies, and passed away in 2017 at the age of 92. His two daughters, Judith and Catherine, themselves became architects and continue to practice in Sydney.⁵⁷

⁵⁴ Woollahra Local History Library, *Local History Enquiry for 46 Vaucluse Road, Vaucluse* (HPE 19/195073)

⁵⁵ *Henry Dixon Arnott* <https://www.findagrave.com/memorial/191745879>

⁵⁶ Woollahra Local History Library, *Local History Enquiry for 46 Vaucluse Road, Vaucluse* (HPE 19/195073)

⁵⁷ Oral history of Lorent Kubany as told to Kristy Wellfare by Judith Kubanyi, telephone conversation, 29 January 2020 and Email dated 30 January 2020.

Part 4 Physical analysis

4.1 Site inspection

A site inspection of the general setting of the site visible from the street was conducted by Kristy Wellfare (Strategic Heritage Officer) on 6 December 2019. An additional site inspection was carried out on 24 January 2020 where access was granted to the interior of the dwelling house and the site in general.

4.2 The building

The building is a two-storey Inter-war Mediterranean style dwelling house with basement level constructed of light coloured, lightly textured rendered brickwork (Figure 45). The site also features a detached double garage to the north of the dwelling house, breezeblock fencing and triangular shaped swimming pool, dating from the 1960s. Beneath part of the ground floor level at the rear of the floorplate is a partial basement level.

The ground floor consists of a formal entry hall with curved stairway, a formal dining room with decorative fireplace [recently altered], kitchen, bathroom, study, informal and formal living areas and former ballroom. On first floor level the dwelling house accommodates 5 bedrooms, 3 bathrooms and an open balcony/sleepout to the front elevation. At the basement level is the laundry, a bathroom and w.c., wine cellar with and undercroft.

4.3 46 Vacluse Road – Exterior

The exterior of the dwelling features a formal entry to the eastern façade, defined by an arched opening with synthetic stone decorative surround. The walls are lightly textured render and finished in a light colour with white enameled windows. The render appears largely intact and this finish has been specified to be applied to subsequent approved development schemes to tie in with the Gilling scheme.

The building features a broad, pitched L-shaped roof with gablet to the rear western elevation (Figure 43) and a gable ends. Multicoloured pantiles consistent with the Gilling scheme period clad the roof, chimney crown and the ground floor level projection over the study window and door, with the same tile profile being used for the parapet/first floor level terrace addition to the 1937 Dudley Ward scheme.

Windows on the ground floor level are arranged informally on the main (eastern) façade, with 6+6 timber double hung sash windows used on the Vacluse Road frontage, use of a secondary entry door to the study, and the first floor level opening to the bathroom featuring a solid grille. Decorative arch-headed windows are grouped in three on the northern elevation at ground floor level servicing the formal dining room with 6+6 openings to the northern elevation at first floor level (Figure 45 to Figure 47). The southern elevation includes 6+6 openings and 4+4 openings to the service areas.

The Vacluse Road (eastern) elevation includes an open sleep-out with decorative columns that features heavily in Inter-war Mediterranean designs. The rear (western) elevation features

modern window and door openings, with a mixture of aluminium-framed and timber framed openings.

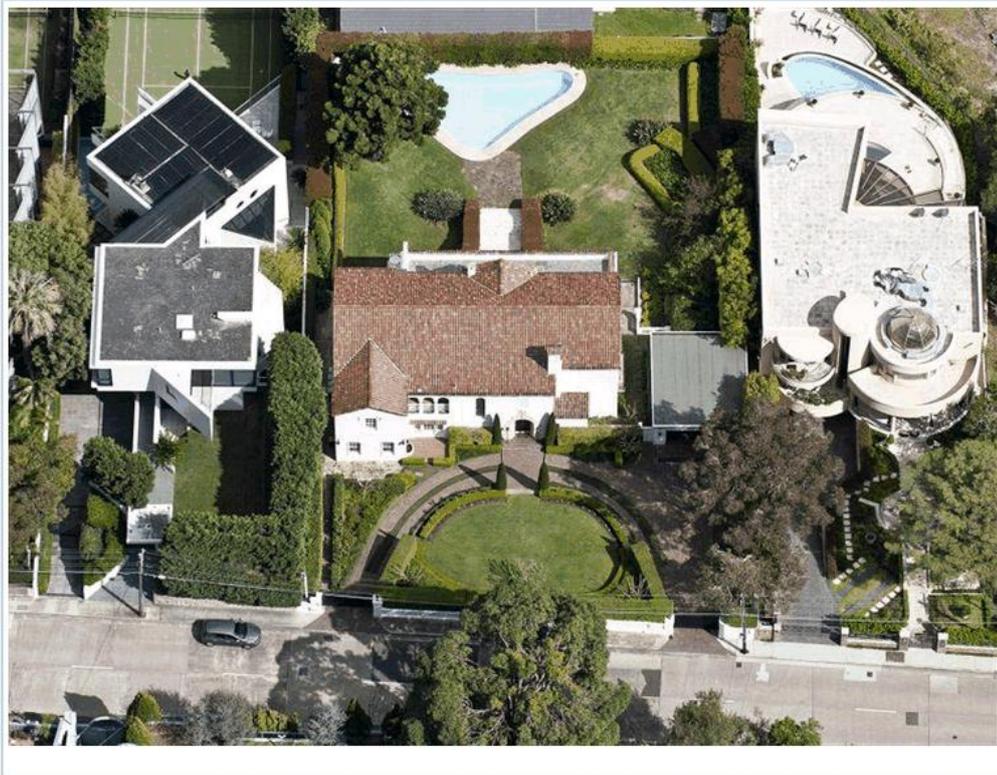


Figure 43: Aerial view of the site, c.2013. (Source: <https://www.domain.com.au/property-profile/46-vaucluse-road-vaucluse-nsw-2030>)



Figure 44: View of the site from Vaucluse Road, with breeze block fence and wrought iron gates with part of the roof and chimney of the dwelling house visible beyond, January 2020. (Source: WMC Officer)



Figure 45: Oblique view of the front (Vaucluse Road) elevation, showing the mostly intact Gilling scheme elements, 2015. Note the grille element typical of Gilling designs located above the entry, and the tiled chimney crown. (Source: WMC Officer, 2015)



Figure 46: Gable end element on the front (Vaucluse Road) elevation with original pantiles and 6+6 timber windows. The first floor level opening has moulded decoration above. The first floor level sleepout with decorative columns and the arched leadlight opening to the main stair are also visible. (Source: WMC Officer, 2015)



Figure 47: Front elevation viewed from the curved paved driveway, with low stone wall and fountain visible. (Source: WMC Officer, 2015)



Figure 48: Decorative columns to first floor sleep out



Figure 49: Decorative main entry on the front elevation with synthetic stone detailing, and window opening with grille above.



Figure 50: Fountain, openings and first floor level sleep-out with decorative columns, front elevation.



Figure 51: Fountain detail, with Bacchus-inspired spout.



Figure 52: Column capital detail to sleep out



Figure 53: Arched window with pointed glazing bars to main stairwell.



Figure 54: Decorative detail to arched entry, grille to bathroom window and tiled chimney crown visible above.



Figure 55: Rear elevation, as viewed from the yard.



Figure 56: Rear elevation, southern side, featuring ground floor level aluminium windows and door.



Figure 57: Ground floor rear terrace with aluminium openings and modern paving/balustrading.



Figure 58: First floor rear elevation opening with wooden sliding door. This element originally featured a balconette.



Figure 59: Multicoloured pantiles to balustrading, first floor level balcony.



Figure 60: Southern elevation



Figure 61: Southern elevation ground floor 4+4 window detail.



Figure 62: Carriage light, southern elevation at ground floor level.



Figure 63: Northern elevation ground floor level arched openings to formal dining room, balconette and wrought iron balustrade.



Figure 64: Northern elevation showing lightly textured rendering and first floor level 6 + 6 window opening with shutters.



Figure 65: Detail view of pilaster to arched window openings



Figure 66: 1960s garage to the northern side setback showing substantial cracking.



Figure 67: Balustrading to the northern setback

4.4 46 Vacluse Road – Interior

The interior of the dwelling house was inspected on 24 January 2020 and this forms the basis of the description of the interiors within this section. Other information available to inform the assessment includes the 2014 Demolition Report by Ruth Daniell submitted to accompany DA2015/229, and the historic real estate information from the 2013 sale of the property. All photographs provided date from 24 January 2020 unless otherwise identified.

The interior of the dwelling house has been subject of several phases of development, with the majority of the changes being confined to the service areas on the southern side of the building and the 1937 addition. The site visit revealed that the curved wrought iron balustrading to the curved main staircase has been removed and the decorative fireplace surround has been partially removed. According to the owner's representative on site, these works occurred as recently as March 2019. These elements are key features of the interior and are design features that are characteristic of Gilling's work and there is sufficient documentary evidence of their detailing should they be reconstructed.

The key rooms and spaces feature decorative patterned plaster cornices and roses. There are timber doors, architraves and skirting throughout the first floor, although the ground floor has had much of this removed. The flooring is mixed throughout the building, with narrow timber floorboards at first floor level having been covered with carpet until recently removed, ground floor level flooring is a mixture of elaborate herringbone parquetry with contrasting timber border detailing, floorboards, marble flooring to the entrance hall and tiling to wet areas. The wall finishes in the upper level vary, with painted finishes, wallpaper and additional decorative timber detailing having been added. Built-in wardrobes feature in several bedrooms, including two in the master bedroom.

The bathrooms have had modifications over time, including new fixtures and fittings, but are generally original in their location and layout. The kitchen has been heavily modified and moved locations within the southern portion of the building over time.



Figure 68: Arched full-length windows to the formal dining room.



Figure 69: Dining room, with fireplace and "interwar detailing identifiable", including doors (right of picture). (Source: Demolition Report, 2014)



Figure 70: Fireplace as at 24 January 2020, with columns removed and minor damage to the hood.



Figure 71: Entry door, internal view.



Figure 72: Entry hall and main stair, with Gilling scheme timber door, arched openings and leadlight window visible (2013). (Source: <https://www.domain.com.au/property-profile/46-vaucluse-road-vaucluse-nsw-2030>)



Figure 73: Vaulted ceiling to entryway. Evidence of decoration to ribs of the vaulted ceiling having been removed.



Figure 74: Internal view of the entry hall and main stair (2014), including decorative arched openings, curved stair and balustrading, leadlight window and paneled timber entry door date from the Gilling scheme. Note the flooring has been modified to marble. (Source: Demolition Report, 2014)



Figure 75: Decorative cornice to main stair



Figure 76: Decorative skirting and architraves have been partially removed. Herringbone parquet flooring remains to the formal dining and former ballroom.



Figure 77: Ground floor level living area (Former ballroom) c.2013. (Source: <https://www.domain.com.au/property-profile/46-vaucluse-road-vaucluse-nsw-2030>)



Figure 78: View through informal living areas to the rear balcony.



Figure 79: Opening from former ballroom to the formal dining room with decoration intact.



Figure 80: Opening from the former ballroom to entry hall showing decorative elements removed.



Figure 81: Looking back through the decorative archway to the main stair, which has had its balustrade removed. Some skirting has also been removed in this space.



Figure 82: The kitchen has had its joinery removed.



Figure 83: Modern tiles to kitchen



Figure 84: Decorative panelling to the ground floor level study (former breakfast room)



Figure 85: Main curved stair, with wrought-iron balustrade removed. The stair treads and risers are clad in stoneware tiles.



Figure 86: Detail of tiling to main stair.



Figure 87: Balustrade to the first floor level landing has been removed



Figure 88: Arched window to the main stairs, with pointed glazing bars.



Figure 89: First floor level looking north through the stair hall to the master bedroom beyond. Internal arched openings, and timber skirting and architraves visible



Figure 90: Detail view of timber door, skirting and architraves.



Figure 91: First floor bathroom with modern decorative tiling



Figure 92: First floor bathroom with bath alcove



Figure 93: First floor looking to Master bedroom



Figure 94: First floor level bathroom on the eastern (Vaucluse Road) side

4.5 Moveable heritage items

There is no indication that the site features any items of moveable heritage.

4.6 Setting

The dwelling house at 46 Vaucluse Road is located toward the front of the site, on the southern side of the site. The setting of the dwelling house includes a formal garden to the front setback with curved driveway and later garage, which is obscured from the street by a masonry breezeblock fence and substantial hedging. To the rear as the site slopes away, a wide stairway provides access to the rear yard which accommodates a 1960s swimming pool and formal plantings terminating the rear yard above the property to the immediate west at 29 Carrara Road, which once formed part of the overall site.

Significant views of the dwelling house are mainly available from Vaucluse Road looking through the two driveway openings when the gates are open, as the remainder of the visual access is blocked by the obscure high gates to the driveway, the front fencing and hedge planting.

Significant views of the site would also likely be available from the neighbouring dwelling houses to the north, west and south of the site.



Figure 95: Setting of the dwelling house within the formal front garden, circa January 2013. (Source: <https://www.domain.com.au/property-profile/46-vaucluse-road-vaucluse-nsw-2030>)



Figure 96: Setting of the dwelling house within the formal front garden, 2015. Note the conifers that were formerly topiaried and have been allowed to grow relatively unchecked since the sale photo in 2013 (Figure 95)

4.7 Intactness

The dwelling house at 46 Vacluse Road has undergone several waves of development over time, with areas being added, reconfigured, and altered as described above. The 1928 Gilling scheme involved the greatest degree of change where the original Arts and Crafts dwelling house designed by Stansfield was almost wholly reconstructed to produce an Inter-war Mediterranean style dwelling house typical of the era and of the works of Gilling in the Woollahra Municipality. The degree of change discussed hereunder therefore relates to alterations following the 1928 Gilling scheme.

The phases of development have been plotted on the 1976 Kubany Plans (BA1976/620) as the most recent approval for the site for demolition of the dwelling house was not accompanied by existing floor plans or elevations. These plans did not include full elevations and as such the intactness has been ascertained using site photos. Based on the information available and a site inspection on 24 January 2020, the significant spaces and elements of the existing dwelling house on the site are described hereunder:

Internal arrangements

Ground floor

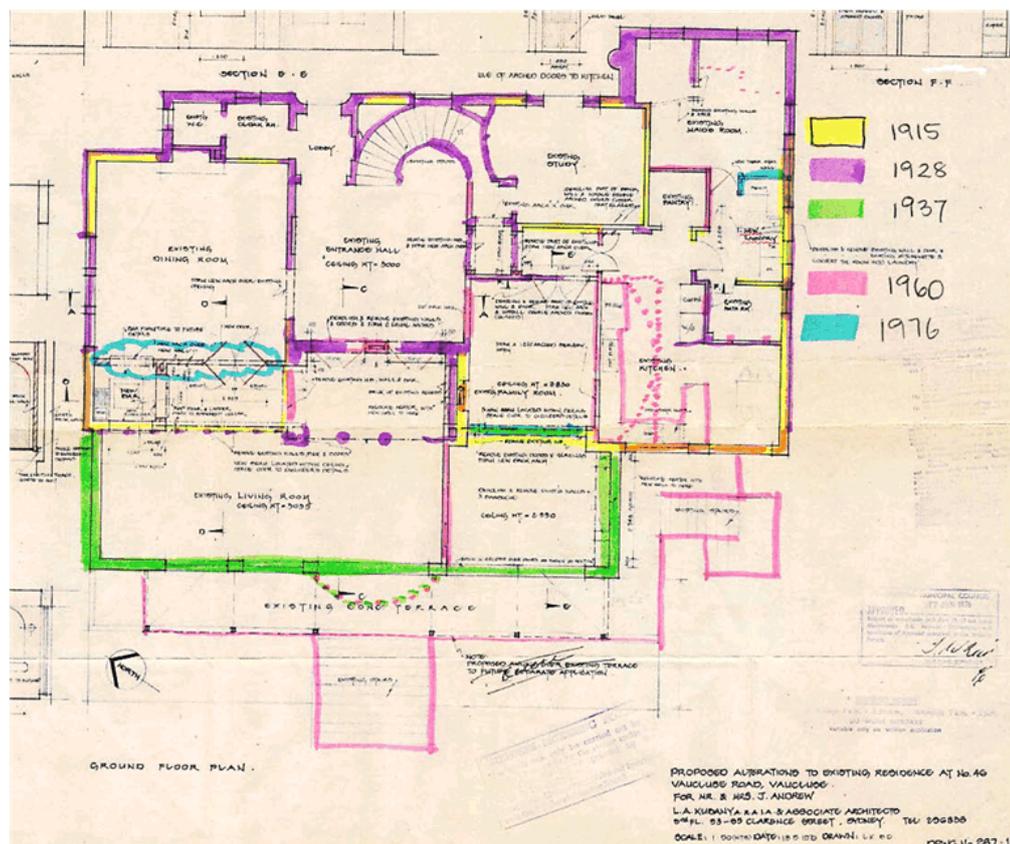


Figure 97: Phases of development, ground floor. (Source: WMC Archives, annotation: WMC Officer)

Figure 97 demonstrates that much of the development that occurred after the 1928 Gilling scheme was confined to the service areas on the southern side of the site, and the rear addition added in 1937. These plans indicate that, despite the subsequent phases of development approved on the site, a significant proportion of the Gilling Scheme remains at ground floor level, including key spaces such as the formal dining, entry hall, spiral stair, and study (breakfast room).

First floor

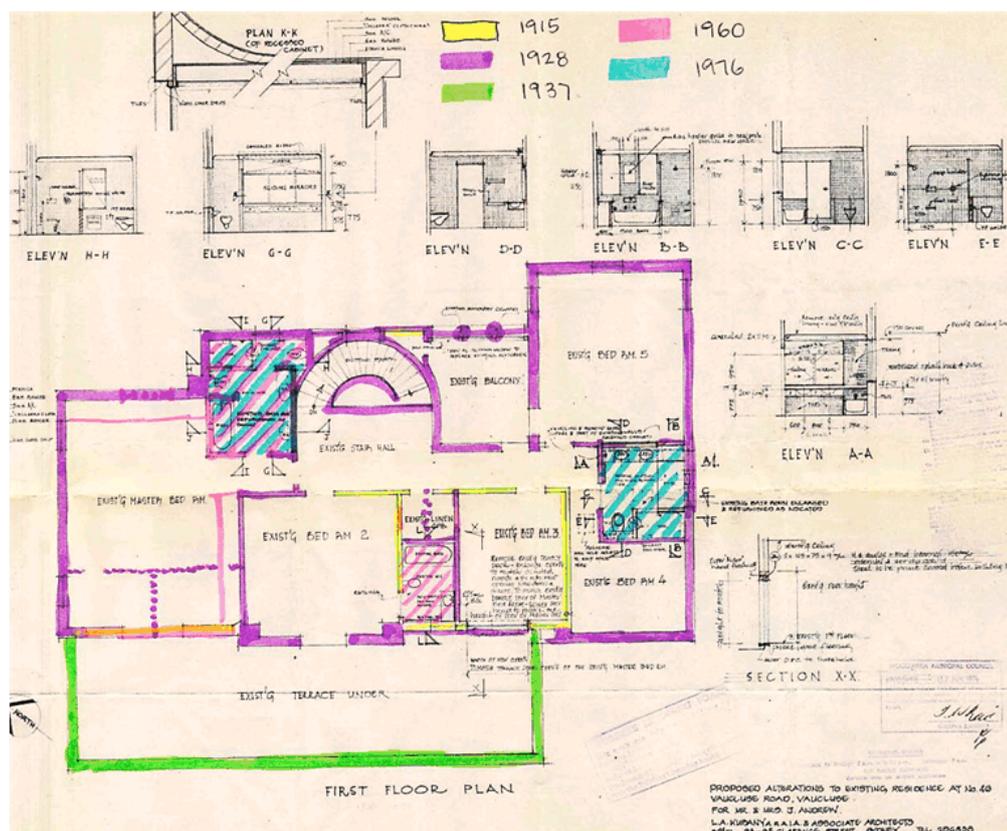


Figure 98: Phases of development, first floor (Source: WMC Archives, annotation: WMC Officer)

Figure 98 demonstrates that, aside from the bathroom renovation, the installation of built-in joinery which necessitated the removal of a window to the master bedroom, and alterations to openings at the rear, the majority of the first floor level arrangements are as per the Gilling scheme. Minor changes have occurred to the configuration of the main bathroom and the central storage cupboards, and the internal partitions forming the storage to the master bedroom (shown dotted in purple) were replaced by built-in wardrobes (shown pink).

Front (East) elevation

The front, or eastern, elevation to Vacluse Road demonstrates a high degree of intactness, with the wall finishes, roofing, chimney, decorative elements (including columns) and most of the openings intact. Other than the removal of one first floor level window opening (Figure 99, shown

red), the elevation is in keeping with the as-built scheme. It is noted that the entry detailing element differs slightly from the original plans, however the use of synthetic stone and paneled entry door is as per the original specifications and indicates this decoration is part of the Gilling scheme. This arched element is shown as existing on the 1960 plans and in the front elevation photo provided in *Domestic Architecture in Australia* (Figure 100). Similarly, the front elevation ground floor level opening (yellow) shown as French doors on the approved plans were built as a single door with sidelights or altered soon thereafter.

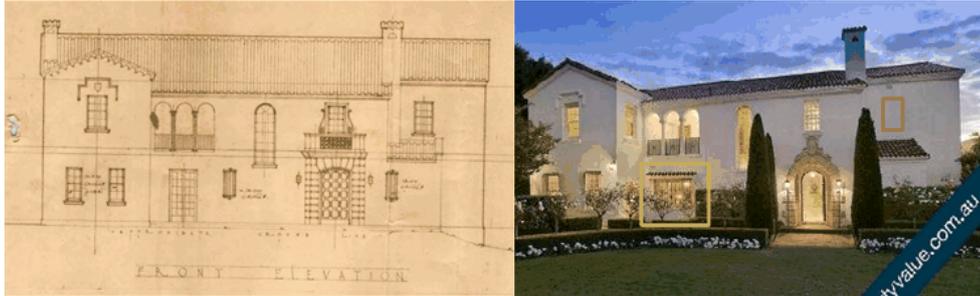


Figure 99: (L) The front elevation of the 1928 Gilling scheme (Source: WMC Files) and (R) in 2013. (Source: Propertyvalue.com.au)



Figure 100: "Entrance of a reconstructed home" at 46 Vacluse Road, Vacluse, circa 1950s. (Source: *Domestic Architecture in Australia*, p. 33)

Rear (Western) elevation

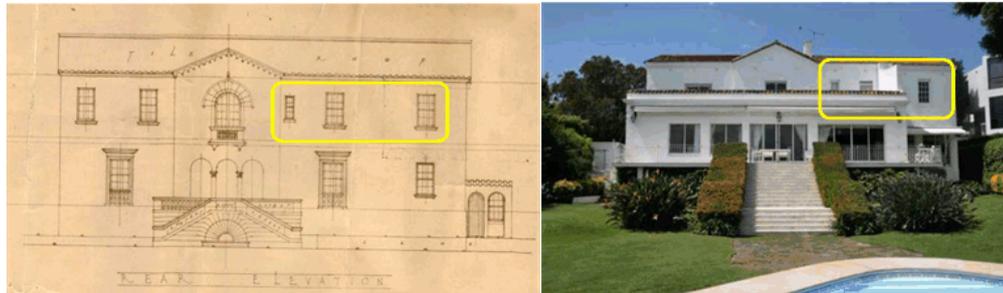


Figure 101: (L) The rear elevation of the 1928 Gilling scheme (Source: WMC Files) and (R) in 2014. (Source: Demolition Report, 2014)

The rear elevation has been substantially altered over time. The addition of a ballroom at ground floor level in 1937 included the removal of the original first floor level balcony to accommodate the terrace above the ground floor level ballroom, however the pantiles of the original roof have been repeated on the terrace parapet of the later addition. Despite subsequent alterations and additions, the textured rendered surface finish remains and has been repeated in the extensions to the dwelling. Three of the first floor rear elevation window openings are extant in their original positions (Figure 101, shown in yellow) although a blade wall has been included between the openings as part of a later scheme.

Northern and southern side elevations



Figure 102: (L) The southern elevation of the 1928 Gilling scheme and (R) the view from neighbouring site in 2015, showing the southern elevation 4+4 windows at first floor level from the 1928 Gilling Scheme still in place.

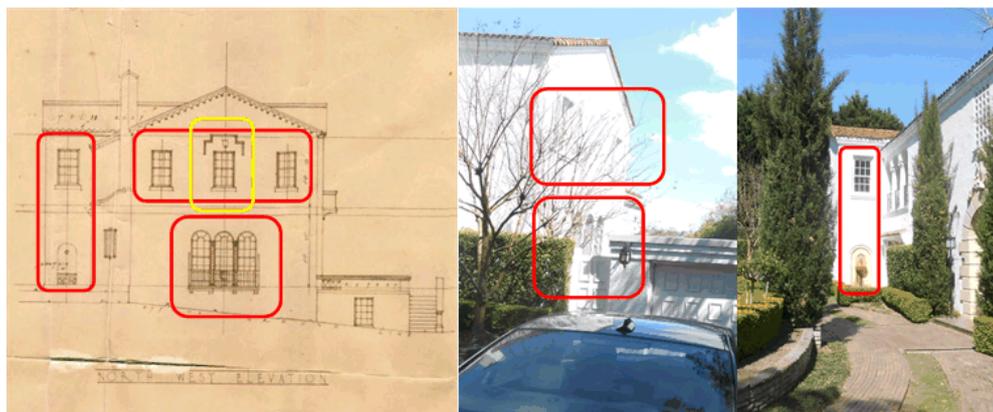


Figure 103: (L) Northern elevation of the 1928 Gilling Plan, (C) oblique view of the northern elevation gable element, and (R) the Gilling Scheme window and fountain element, 2015. Note the central opening to the upper level window has been filled in during the 1960 scheme.

The available information indicates that the front, northern and southern side elevations, where visible in the available photographs, are mostly intact when compared with the plans and specifications on Council's files for the 1928 Gilling Scheme (Figure 100, Figure 102 and Figure 103). The rear elevation (Figure 101) accommodates the greatest degree of change due to the multiple building approvals sought since the 1928 works.

Intactness generally

When compared with the 1928 Gilling plans, there are substantial portions of the dwelling that are generally intact externally and internally, and other portions such as the kitchen, rear living room (former ballroom) and bathrooms which have accommodated multiple waves of change since the 1928 scheme. The majority of the internal changes documented in the approved building applications available are to the 1937 rear ballroom addition, the kitchen and original dining room (changed to family living room in subsequent scheme) and the original rear loggia. The majority of the external changes involve alterations to openings to the rear elevation, with the removal of two upper level openings to the master bedroom on the northern and eastern (Vaucluse Road) elevation.

Many of the key elements of the Inter-war Mediterranean scheme by Gilling have been retained, including the arched openings to the front and northern elevations, the extant 6+6 and 4+4 double hung timber windows with slender glazing bars, moulded decorative elements including the fountain to the front yard of the dwelling and the use of synthetic stone decoration to the formal entry, lightly textured rendered brickwork finished in a light colour, pantile roof, distinctive curved main stair, decorative fireplace to the dining room, and first floor level sleep-out with decorative columns and wrought iron balustrading.

While the dwelling house has undergone a series of alterations and additions over time, there are key areas and elements of the Gilling scheme that have survived. The site inspection carried out on 24 January indicated that, although there have been subsequent works to the building since the 1928 Gilling scheme, the building retains significant fabric and its legibility as a Gilling design. The degree of change from the Gilling scheme is noticeable, however much of the change has been confined to the service areas of the house and to the addition that was added in 1937. The significant spaces of the ground floor such as the main entry hall, stairway and study (former breakfast room), and the majority of the upper level arrangements remain. Where decorative elements have been removed or otherwise altered, there is physical and/or documentary

evidence that could inform its restoration or construction in accordance with Burra Charter principles.

4.8 Condition

Externally, the Interwar Mediterranean style dwelling house at 46 Vacluse Road, Vacluse appears to be in good and sound condition. The interiors are in fair condition, however, areas of the flooring showing evidence of dry rot and are in poor condition. The site inspection revealed that the removal of internal elements has commenced, kitchen joinery and parts of the bathrooms having been removed (See Section 4.6). There is visual evidence that decorative elements likely to have dated from the 1928 or 1937 scheme have been removed including: balustrading to the stair hall, part of the formal dining room fireplace mantle and hood, skirting and over-door decorative mouldings.

4.9 Alterations and additions

The alterations and additions to the dwelling house have been described in Section 3.3 above.

Part 5 Comparative analysis

5.1 Introduction

This section provides a comparative analysis of Inter-war Mediterranean style dwelling houses designed by F. Glynn Gilling (Joseland & Gilling) in the Woollahra LGA, and greater Sydney area.

Comparative analysis is important in understanding how a place may meet criteria (f) and (g) of the *NSW Significance Assessment* criteria. These two criteria relate to whether a place is significant because it is rare or significant because it is a good example of a common type of place. The two criteria are:

Criterion (f) an item possesses uncommon, rare or endangered aspects of NSW's or of the area's cultural or natural history; and

Criterion (g) an item is important in demonstrating the principal characteristics of a class of NSW's or of the area's cultural or natural places or cultural or natural environments.

Addressing these criteria assists in understanding the heritage values of a place in the Woollahra context and the broader context of the history of New South Wales.

5.2 Heritage listed works of F. Glyn Gilling

There are two State significant sites associated with Joseland & Gilling, being 1) the commercial building being the former ANZ Bank building at 2 Martin Place where Joseland & Gilling designed the c.1950s additions [SHR 00085], and 2) the Inter-war Georgian Revival style dwelling house which forms part of the Wynstay Estate at Mount Wilson [SHR 01520], which was constructed to the design of Joseland & Gilling c.1920.⁵⁸ The 'Wynstay' residence is described in the State Heritage Inventory [SHI 5044800] as "a two storey, face sandstone building designed by Joseland & Gilling architects in the Inter-War Georgian Revival style. The original integrity and fabric of the building is superb."⁵⁹

A search of the State Heritage Inventory online database indicates that there are 22 entries listed by Local Government Agencies where F. Glynn Gilling or Joseland & Gilling are attributed as designer/maker. Of these, one entry is for a Heritage Conservation Area where Gilling is identified as one of the contributing architects. Other listed buildings known to have been designed by Gilling but not attributed Gilling in the State Heritage Inventory have been included, where known.

Additional examples of F. Glynn Gilling's work are identified on the Australian Institute of Architects Heritage Register. Examples of Gilling's work are generally clustered in the eastern suburbs and north shore of Sydney. The following three tables outline the statutory and non-statutory heritage listed buildings designed by Gilling in the Sydney region. Table 1 identifies sites included on statutory heritage registers where Gilling is identified as the designer, Table 2 identifies Gilling buildings listed on the non-statutory Register of The National Estate, and Table

⁵⁸ State Heritage Inventory - Wynstay Estate [SHR 01520], <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5044800>

⁵⁹ State Heritage Inventory - Wynstay Estate [SHR 01520], <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5044800>

3 identifies Gilling buildings listed by the Australian Institute of Architects Register of Significant Buildings.

Table 2: Gilling buildings included on statutory heritage lists in Greater Sydney

Name	Address	Significance	Listing
Wynstay	68-78 The Avenue, Mount Wilson	State	State Heritage Register [SHR 01520]
"National Building" Including Interior	248A-250 Pitt Street, Sydney	Local	Sydney Local Environmental Plan 2013
Amberleigh Manor	30 Billyard Avenue, Wahroonga	Local	Ku-Ring-Gai Local Environmental Plan 2015
Audley (1935)	37 Bangalla Street, Warrawee	Local	Ku-Ring-Gai Local Environmental Plan 2015 Art Deco Society (non-statutory) AIA
Bonnington - house, sandstone retaining wall and fences, fig tree	8 Victoria Road Bellevue Hill	Local	Woollahra LEP
Elizabeth Bay and Rushcutters Bay Heritage Conservation Area	Conservation Area	Local	Sydney LEP
Flat Building "Cahors" Including Interior	117 Macleay Street Potts Point	Local	Sydney LEP Art Deco Society of NSW
Former "Colonial Mutual Life Building" Façade	10A-16 Martin Place, Sydney	Local	Sydney LEP
Former Warehouse "Harry Lesnie Pty Ltd" Including Interiors	47-49 Murray Street, Pyrmont	Local	Sydney LEP
House, gardens	19 Gilliver Avenue, Vaucluse	Local	Woollahra LEP
House, gardens	25 Eastbourne Road, Darling Point	Local	Woollahra LEP
Item	142 Mona Vale Road, St. Ives	Local	Ku-Ring-Gai LEP
Lady Gowrie Retirement Village (Formerly Burnham Thorpe) (1936-37)	10 Edward Street, Gordon	Local	Ku-Ring-Gai LEP RAIA
Lenana - residential flat building, iron gateposts and gates	1 Rosemont Avenue, Woollahra	Local	Woollahra LEP
Old Parsonage, (The)	20 Church Street, Burrawang	Local	Wingecarribee LEP
Pevensey	21 Ada Avenue, Wahroonga	Local	Ku-Ring-Gai LEP
Potts Point Heritage Conservation Area	Conservation Area	Local	Sydney LEP
Rothiemay	35 Fox Valley Road, Wahroonga	Local	Ku-Ring-Gai

Name	Address	Significance	Listing
Sherland Lodge - house and grounds	16 Kent Road, Rose Bay	Local	Woollahra LEP
St Augustine's Anglican Church	75 Shellcove Road, Kurraba Point	Local	North Sydney LEP
St Luke's Hospital Group including buildings and their interiors, sandstone gates, pillars and grounds	16-20 Roslyn Street, Elizabeth Bay	Local	Sydney LEP
Throlze - house, stone retaining wall	1 Victoria Road, Bellevue Hill	Local	Woollahra LEP
Villa D'Este - house, stone retaining wall	1A Victoria Road, Bellevue Hill	Local	Woollahra LEP
House and interiors, stone works, gardens	1 Fisher Avenue, Vaucluse	Local	Woollahra LEP
"West Tarring", dwelling house	49 Fox Valley Road, Wahroonga	Local	Ku-Ring-Gai LEP
"Rothiemay"	35 Fox Valley Road, Wahroonga	Local	Ku-Ring-Gai LEP

Table 3: Gilling buildings listed on the Register of the National Estate

Name	Address	Place ID
Audley (1935)	37 Bangalla Street, Warrawee	15869
Residence	1 Fisher Avenue, Vaucluse	100549
The Turkish Bath	68-78 The Avenue, Mount Wilson	102182

Table 4: Gilling buildings listed by the Australian Institute of Architects Register of Significant Buildings

Name	Address	AIA Register of Significant Buildings No.
Lady Gowrie Red Cross Home (1937)	10 Edward Street, Gordon	4700766
Audley (1935)	37 Bangalla Street, Warrawee	4700892
Woodside (1930)	60 Stanhope Road, Killara	4702350
Whit-Hame (1939)	12 Bangalla Street, Warrawee	4702947
Offices, W D & H O Wills Tobacco (1926)	Raleigh Park, Todman Avenue, Kensington	4700774
House (attributed to, undated)	154 The Boulevard, Strathfield	4702215
Cahors Apartments (1936)	117 Macleay Street, Potts Point	4700829
ANZ Bank and Offices (1965)	68 Pitt Street, Sydney	4702928
ANZ Bank (1967)	11 Hall Street, Bondi	4702714
Former Wollongong Teacher s College (in	Wollongong	4703101

conjunction with NSW Government Architect, 1965)		
Throlze (Formerly Daingeen, c1935)	1 Trahlee Road, Bellevue Hill	4700699
Villa D'Este (1937)	1A Victoria Road, Bellevue Hill	4700700
Cotway (demolished, 1937)	3A Victoria Road, Bellevue Hill	4700701
House (1935)	6 Graylind Place, Vaucluse	4700878
Lenana Flats (1935)	1 Rosemont Avenue, Woollahra	4700896

A book identifying a representative sample of the work of F. Glynn Gilling was published circa 1950s. *Domestic Architecture in New South Wales: Illustrating the works of F. Glynn Gilling* by E. Lindsay Thompson features approximately 40 examples of the works of Gilling, most of which are located in the eastern suburbs or the north shore suburbs of Sydney. Items that are heritage listed are considered in the comparative analysis, with extant unlisted known Gilling buildings included where relevant. It is noted that many of these examples are not listed heritage items and remain unprotected.

The research conducted as part of this assessment also indicates that there are other buildings which may have been designed by F. Glynn Gilling, such as the heritage item at 142 Mona Vale Road St Ives which notes "F.G. Gillings?" as the designer/maker, and other buildings which exhibit design elements consistent with Gilling's attributed works. However, further investigation into these buildings to confirm the nature of his involvement is outside the scope of this assessment.

5.3 Works of F. Glynn Gilling in the Greater Sydney Region

The following comparative analysis examines a sample of heritage listed Inter-war Mediterranean style dwelling houses designed by F. Glynn Gilling in the Sydney region, which are listed on the NSW SHR, and various LEPs. The purpose of this comparative analysis is to gain an understanding of other comparable dwelling houses built in the same period and style as the dwelling house at 46 Vaucluse Road, Vaucluse.

Table 5 Comparative analysis of F. Glynn Gilling's domestic architecture

Site	Significance and contribution	Images
<p>“Wynstay” 68-78 The Avenue, Mount Wilson</p>	<p>Wynstay is located at Mount Wilson in the Blue Mountains. The Inter-war dwelling house forms part of the item of State significance listed on the State Heritage Register [SHR 01520]. The site is listed as an item of State significance on the Blue Mountains LEP 2015 [Item MW001] as well as on the non-statutory heritage register of the National Trust [3507, 3511, 3513, 3514] and the Register of the National Estate [Interim - 101382; 101181].</p> <p>Statement of Significance <i>The Wynstay Estate, settled c. 1875 by Richard Wynne and comprising the original cottage, Old Wynstay, The Stables, The Turkish Bath, The Lodge, Wynstay residence and a large area of picturesque gardens, represents an early and highly intact Hill Station landscape estate with a remarkable collection of buildings in diverse architectural styles and a rich collection of plantings befitting Wynne's vision of an English park.</i></p> <p><i>Wynstay has aesthetic significance as its character, planning, and the quality of the architecture and landscaping unashamedly and deliberately seeks to establish the qualities of affluence and opulence; a private 'retreat'. The architectural styles, use of materials and the functionality of the buildings, along with the rich plant collection from trees, to shrubs, perennials, climbers and bulb layers successfully create an idealised, romantic and sometimes fanciful recreation of an English rural estate.</i></p> <p><i>Wynstay has historic significance to the locality as one of the early European hill station properties on Mount Wilson and is rare as a relatively intact, large original hill station remaining in the same original family's ownership. Of particular importance is the presence of the first Gothic style cottage built by Richard Wynne, the larger Victorian cottage 'Yarrawa' / 'Old Wynstay', and the 1923 sandstone house that demonstrate progressive development of the site by the</i></p>	

Figure 104: 'Wynstay', designed by Joseland & Gilling and constructed c.1920. (Source: S Read, Heritage Division OEH, date unknown.)

Wynne family from the late 19th to the early 20th century. The garden elements such as the stone and wrought iron gates, crenellated rubble dry stone walling and stables, Turkish Bath House and collection of specimen trees, avenues, dell and sunken garden demonstrate extraordinary richness rare in gardens of this period. (National Trust, 1994, modified, Read, S., 2004)

Wynstay has historic significance due to its association and establishment by Richard Wynne, a prosperous merchant who became a prominent citizen of Victorian Sydney, whose descendants continue ownership of the property. (Register of National Estate (from nominators), modified Read, S., 8/2004).

Comparative analysis

The Inter-war Georgian Revival dwelling house at Wynstay exhibits the restrained formality and exterior characteristics key to its style. In the significance assessment, Wynstay is identified as having aesthetic significance as a “handsome, robust example of inter war Georgian Revival architecture, designed by the prominent Sydney architectural firm, Joseland & Gilling”. The building includes some design elements consistent with the subject dwelling, including the use of rendered brickwork (smooth compared with lightly textured) and 12 pane double hung sash (6+6) windows.

Amberleigh Manor

30 Billyard Avenue,
Wahroonga

Amberleigh Manor is located in Wahroonga and is identified as an item of local heritage significance in the Ku-ring-gai LEP 2015 (Item No. 827). The SHI does not offer a Statement of Significance for the site, however, the information available suggests that the dwelling house is a substantially intact two storey face brick dwelling house with brick quoins that exhibits design elements of the Interwar Georgian Revival style of the 1940s including symmetry and order in arrangements, quoins⁶⁰, round-headed windows to ground floor and colonnade with classical columns. The dwelling house features a formal garden setting (Figure 105) including sandstone flagging with key vistas to the formal garden available from the formal lounge and entrance hall.

Comparative analysis

Amberleigh Manor is likely to have been constructed in the 1940s and is finished in face brick and is of a larger, grander scale than the subject site, set on expansive grounds. Amberleigh includes elements similar to 46 Vaucluse Road architecturally, including the decorative sweeping staircase (Figure 107) and curved elements including entry portico. The dwelling also shares the upper floor level window detailing (6+6), and the lower floor arched windows compare with the arched windows to the northern elevation of the subject site.



Figure 105: Formal gardens at Amberleigh. (Source: <https://www.realestate.com.au/sold/property-house-nsw-wahroonga-109783996>)



Figure 106: Amberleigh front elevation. (Source: *ibid*)

⁶⁰ **Quoin** The external angle or corner of a building, particularly when emphasised or decorated. Blocks forming such angles are called *quoin-stones* or *quoin-bricks*. Source: *Identifying Australian Architecture*, p.283.



Figure 107: Curved stair at Amberleigh. (Source: ibid)

**Rothiemay/
 Rothiemore
 (1939)**

35 Fox Valley
 Road,
 Wahroonga

Rothiemay (Figure 108) is located in Wahroonga and is identified as an item of local heritage significance in the Ku-Ring-gai LEP 2015 (Item No. I916) (SHI 1880087).

Statement of significance “Reasons for listing; cultural, social, architectural, state significance.”

The 2015 Statement of Heritage Impact provides the following summary of heritage significance for Rothiemay:
“Rothiemay is an impressive Inter-War Mediterranean house designed by F. Glynn Gilling, responding to the Hollywood fashions of the late 1930s. It has planning, design and detailing characteristics that are similar to Gilling’s best domestic works. The asymmetrical entry façade contrasts with the grander, near-symmetry of the garden front with its curved bay and Roman Doric terrace. The main interior space is the curved stair hall that leads to other major spaces with outwardly focused curved walls. The house remains on its original allotment subdivided in 1896. The house was built for Herbert Field Jnr, nephew of Thomas A Field,



Figure 108: Rothiemay following restoration, 2017. (Source: NBRSArchitecture.com)

grazier and meat industrialist who built Mahratta nearby for himself. The gardens retain a driveway and mature planting from the early period, a geometric terrace at the rear built by later owner in the 1950s and a remnant of blue gum high forest at the north of the site.”⁶¹

Comparative analysis

“Rothiemay” is of a similar overall architectural style as the interwar dwelling house at 46 Vaucluse Road, but is of a larger scale, being set on expansive grounds in the upper north shore. The two houses share a consistent design language that includes decorative chimneys, formal entry, use of decorative columns, the use of decorative leadlight glazing, 6+6 double hung windows at upper level, arched openings and glazing arrangements to the main stair. The two buildings share a curved internal stair with wrought iron balustrading, although Rothiemay has been restored to a timber stair finish (Figure 109).



Figure 109: Main stair with decorative balustrade and arched leadlight window. (Source: NBRSArchitecture.com)



Figure 110: Internal arched openings. (Source: NBRSArchitecture.com)

⁶¹ NBRS and Partners, 2015, *Statement of Heritage Impact: Rothiemay 35 Fox Valley Road, Wahroonga*. Accessed via Ku-ring-gai Council DA tracker.

Audley
37 Bangalla
Road,
Warrawee

“Audley” is located in Warrawee and is identified as an item of local heritage significance in the Ku-ring-gai LEP 2015 (Item No. 11021), the Royal Australian Institute of Architects (NSW Chapter) List of 20th Century Buildings Of Significance, and in the Register of the National Estate (Place ID. No. 15869).

Statement of significance

Audley is a major example of the fashionable mixture of Georgian Revival and Mediterranean style features which occurred in domestic architecture during the 1930s under the influence of figures such as William Hardy Wilson and Professor Leslie Wilkinson. It has high technical and architectural quality and is generally unaltered externally (Criterion F.1). It is an example of the work of Joseland and Gilling, a noted Sydney firm of architects of that time (Criterion H.1). It shows the latter end of the tradition of large, stylistically conscious villas of the wealthy bourgeoisie which were prominent in the development of the upper north shore between the coming of the railway (1892) and World War Two and whose prominence has declined in the more recent decades because of rising property values and the saturation of development (Criterion A.4).⁶²

Comparative analysis

Audley is defined in the Dictionary of Sydney as a “mix of Georgian Revival and Mediterranean styles”.⁶³ Audley shares design elements with 46 Vaucluse Road including 6+6 windows, use of curved elements, decorative wrought iron, formal entry, use of decorative columns, and grouped arched window openings. The historic photos of the site indicate that the two buildings share a sweeping main stairway with wrought iron balustrading. Built on a hillside in a prominent corner location, Audley includes the use of rock-faced sandstone base course to accommodate the site topography. Audley is of a similar scale to the subject site due to its location on a large suburban allotment and displays characteristics and a design language that is not inconsistent with 46 Vaucluse Road.



Figure 111: “Audley” as viewed from Warrawee Avenue. (Source: Google Maps, 2013)

⁶² Australian Heritage Database, *Audley*, c.1988 (Item 15869)

⁶³ *Audley*, n.d., <https://dictionaryofsydney.org/building/audley>



Figure 112: "Audley", Warrawee c.1950s. (Source: Domestic Architecture in Australia, p 98)

HPE: 20/215362

▶ 75

5.4 F. Glynn Gilling works in Woollahra LGA

The following comparative analysis examines a selection of known examples of Inter-war Mediterranean style dwelling houses designed by F. Glynn Gilling in the Woollahra LGA, which are listed under Part 1 of Schedule 5 of the Woollahra LEP 2014. The purpose of this comparative analysis is to gain an understanding of other comparable examples of Gilling's works within the municipality built in the same period and style as the Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse.

Table 6: Comparative analysis of Gilling Houses in Woollahra LGA

Site	Significance and contribution	Images
<p>Villa d'Este 1A Victoria Road, Bellevue Hill</p>	<p>Villa d'Este is identified as an item of local heritage significance in the Woollahra LEP 2014 (Item No. 42).</p> <p>Statement of significance <i>'Villa d'Este' is a sophisticated example of the Inter War Mediterranean architectural style. It retains a high degree of associational historic significance as an outstanding and intact example of work of the architect F Glynn Gilling. The building appears not to have been significantly altered since its construction in 1930 and has retained a high degree of original fabric. This provides for a high level of aesthetic and moderate degree of technical significance, for its ability to demonstrate Gilling's design, detailing and construction techniques in the Inter War Mediterranean architectural style.</i></p> <p><i>1a Victoria Road demonstrates a high level of social significance through its listing by a number of special interest groups.</i></p> <p><i>The house has a moderate degree of historical significance for its association with the original Cranbrook Cottage, the home of John Horbury Hunt. The listing of this building by a number of special interest groups indicates a relatively high level of social significance.⁶⁴</i></p> <p>Comparative analysis Villa d'Este is a fine example of an inter-war Mediterranean style dwelling house designed by F. Glynn Gilling. It was designed in 1927 and constructed in 1930 and although the buildings are different in size and level of decoration, Villa d'Este features many of the same design elements as 30 Wyuna Road, including lightly textured rendered finish, 6+6 double hung timber windows with slender glazing bars, pointed arch glazing bars to decorative windows, and sleep out.</p>	 <p>Figure 113: 1A Victoria Road – View from New South Head Road (undated). (Source: OEH https://www.environment.nsw.gov.au/heritageapp/HeritageItemImage.aspx?ID=2711464#ad-image-0)</p>

⁶⁴ OEH, 2004. *Villa d'Este - house, stone retaining wall*, <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2711464>

Both are very intact examples of this style of dwelling house and the differences in the degree of decoration can be attributed to the timing of their design, with Villa d'Este being designed in 1927 and 30 Wyuna Road being designed in a more austere time.

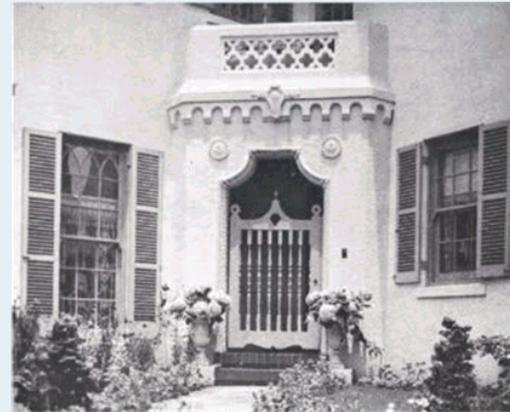


Figure 114: Entrance porch, Villa d'Este. (Source: *Domestic Architecture in New South Wales* p. 28)

'Throlze'
(formerly
'Daingeen')

1 Victoria Road,
Bellevue Hill

'Throlze', formerly known as 'Daingeen' is identified as an item of local heritage significance in the Woollahra LEP 2014 (Item No. 61).

Statement of significance

'Daingeen' is one of a group of Inter War Mediterranean style houses built in the Woollahra area and retains a high degree of associational historic significance as an example of the Mediterranean style of work practised by the architect F Glynn Gilling. The building contains a moderate degree of aesthetic significance through his use of the fashionable Mediterranean style, made popular through contact with Hollywood. The building contains a moderate level of technical significance for its ability to demonstrate detailing associated with the Mediterranean style

The building has a moderate level of historical association with the Packer family, as the home of Mrs Ethel Packer after the death of her husband, Robert Clyde Packer.

'Daingeen' has a moderate level of social significance demonstrated by its listing by a number of special interest groups.



Figure 115: View of Throlze/Daingeen from New South Head Road. (Source: Google Street View)

This site contains a moderate degree of historical significance as it was originally part of a larger block containing 'Cranbrook Cottage', the home of John Horbury Hunt from 1873 till 1902. This building was demolished in 1925.⁶⁵

Comparative analysis

'Daingeen' was constructed in 1936 and is a good example of the Inter War Mediterranean style, despite having been altered in terms of its paint finish and the addition of an entry portico. The building as originally designed share some similar architectural stylistic elements, including arched openings, heavy rendered chimney, curved elements and a curved main stair. The light coloured rendered finish of the original building is consistent with the subject site, however, the building has since been painted in an unsympathetic colour (Figure 115).

Interiors were not able to be viewed as part of this assessment.

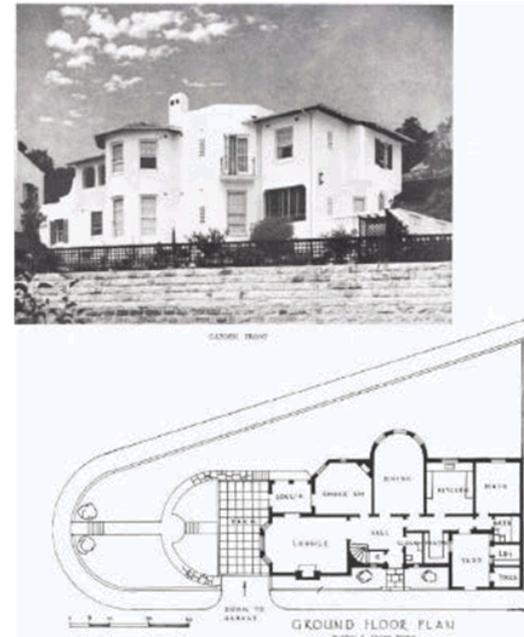


Figure 116: "Daingeen", Bellevue Hill. The home of Mr & Mrs R. F. Higgs, c.1950. (Source: *Domestic Architecture in Australia* p. 46)

⁶⁵ OEHL, 2004. *Throlze - house, stone retaining wall*

Vue-de-la-Cote The house and gardens at 19 Gilliver Avenue, Vaucluse is identified as an item of local heritage significance on the Woollahra LEP 2014 (Item No.360).
19 Gilliver Avenue, Vaucluse

Statement of significance

'Vue de la Cote' is an outstanding and relatively intact example of Hollywood inspired Mediterranean style architecture with some Moorish decorative features. The house is visually prominent from the public domain of Gilliver Avenue.

The house demonstrates a high degree of associational historic significance as an example from the Inter War Mediterranean Style as practiced by Joseland and Gilling

*'Vue-de-la-Cote' retains a high degree of aesthetic significance as an intact example of Inter-War Mediterranean style of architecture, as practised by Joseland & Gilling, which became popular in the Eastern suburbs during the Inter War period. 19 Gilliver Avenue, Vaucluse, contains a moderate degree of technical significance through the opportunity to research methods of Inter War detailing first hand. The listing of this building by a special interest group indicates a moderate level of social esteem.*⁶⁶

Comparative analysis

19 Gilliver Avenue, Vaucluse, is an extravagant example of the Inter-war Mediterranean style popularised in Hollywood that differs from the subject site in its flamboyant detailing but nonetheless features materials and finishes that are consistent with the subject site. There are similarities in the detailing of the fireplace and mantle, use of wrought iron balustrading to the curved stair, use of decorative columns, arched openings, response to the sloping site and use of sandstone base, and use of sandstone flagging in the landscaped setting. The stair treads and risers are tiled in a manner similar to that of the subject site.



Figure 117: 19 Gilliver Avenue, Vaucluse c.2017. (Source: <https://www.realestate.com.au/property/19-gilliver-ave-vaucluse-nsw-2030>)



Figure 118: 19 Gilliver Avenue, Vaucluse c.2017. (Source: <https://www.realestate.com.au/property/19-gilliver-ave-vaucluse-nsw-2030>)

⁶⁶ OEH, 2004. *House, gardens - 19 Gilliver Avenue Vaucluse* (<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2711169>)



Figure 119: Arched openings, wrought iron balustrading to curved stair, and niche. 19 Gilliver Avenue Vaucluse (Source: WMC)

“Bonnington”
8 Victoria Road,
Bellevue Hill

‘Bonnington’ is located at 8 Victoria Road, Bellevue Hill and is identified as an item of local heritage significance on the Woollahra LEP 2014 (Item No.64).

Statement of significance

‘Bonnington’ is of high associative significance as a fine and relatively intact example of the Inter War Old English style of residential project occasionally practiced by the prominent architect F. Glynn Gilling. The external form and fabric of the building is of exceptional significance as an intact example of the Inter War Old English architectural style, which are to be found scattered about the Woollahra Municipality. The level of intact fabric and detailing, in particular the brickwork, provides ‘Bonnington’ with a high level of technical significance. The property demonstrates a moderate degree of social significance through its listing by a special interest group”⁶⁷

Comparative analysis

While being of a similar era, stylistically the two dwellings are very different. As an example of the Inter-war Old English style, Bonnington’s brickwork and timbered exterior treatment and heavy dark-timbered interiors bear little resemblance to the light rendered finishes of the interwar Mediterranean style.

The SHI inventory significance assessment indicates that ‘Bonnington’ is not representative of the bulk of work produced by the prominent architect F. Glynn Gilling, however, it does contribute to a more complete understanding of the design capability of the architect.



Figure 120: ‘Bonnington’, c.2018. (Source: <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-129191790>)

⁶⁷ OEH, 2004. *Bonnington - house, sandstone retaining wall and fences, fig tree.* <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageltemDetails.aspx?ID=2711468>

1 Fisher Avenue, Vaucluse

The house, stone works, gardens and Scribbly gum at 1 Fisher Avenue Vaucluse are listed as a heritage item of local significance under the Woollahra LEP 2014 (Item No. 345).

The SHI does not provide a summary statement of significance for the site and hence it has not been identified in the SHI database as being by F. Glynn Gilling. Gilling is confirmed as the architect of this building in *Domestic Architecture in Australia*.

This building is identified in *Domestic Architecture* as 4 Fisher Avenue but is identified in Council's system as 1 Fisher Avenue.

Comparative Analysis

The dwelling house at 1 Fisher Avenue was approved under BA32/1941 and is contemporaneous with the subject site.

This dwelling shares many similar design features to the subject site at 30 Wyuna Road, including the inset dormer elements (in this case, round-headed), the pointed arch chimneys, the coloured roof tiles (blue), window arrangements, wrought iron balustrading, wall niches and long arched leadlight window to the sweeping main stair, arched interior openings, and tower of the winds columns.

The dwelling at 30 Wyuna Road is more intact than this example, which has been altered and added to over time, mostly in a manner that sought to be sympathetic but which alters the external presentation of the building and its ability to be recognised as a Gilling design.



Figure 121: Fisher road elevation c. 2018 (Source: <https://www.mcgrath.com.au/buy/house/nsw/eastern-suburbs/vaucluse/275826>)



Figure 122: Sweeping main stair with niche and arched leadlight window c. 2018 (Source: <https://www.mcgrath.com.au/buy/house/nsw/eastern-suburbs/vaucluse/275826>)

327c Edgecliff
Road, Woollahra

The interwar Mediterranean style dwelling house at 327c Edgecliff Road is not an individually listed heritage item, however, it is located in the Woollahra Heritage Conservation Area (C15).

The walls are the deep cream stucco noted in *Domestic Architecture* and the roof is noted as originally being of blue Marseilles tiles. However, these have been replaced with terracotta at some point. Photos of the interiors were not available.

Comparative analysis

The dwelling is of a much grander scale than the subject site, being situated on a large (approx. 1473m²) hatchet-shaped allotment with driveway access to Edgecliff Road. The site shares design elements consistent with 46 Vaucluse Road including the use of synthetic stone detailing at the entrance (since painted), curved grand stair with decorative wrought-iron balustrade, first floor level sleep-out, 6+6 windows, arched elements including arched windows, and window grilles.

Like the subject site, The building is set into a sloping site and uses a sandstone base to create lower level accommodation.



Figure 123: View of existing dwelling and entry, c.2015. (Source: Statement of Environmental Effects by Vaughan Milligan Development Consulting Pty Ltd)



Figure 124: Rear of 327c Edgecliff Road, Woollahra. (Source: WMC Planning Officer, 7/7/2015)

327d Edgecliff Road, Woollahra

The Inter-war dwelling house at 327d Edgecliff Road is not an individually listed heritage item, though it is located in the Woollahra Heritage Conservation Area (C15).

Comparative analysis

The dwelling differs from the subject site in its size, external wall finishes, being of face brick, and has been the subject of a 1979 development application that changed some of the interior finishes, introducing some 1970's interior design treatments to the bar area. However, the original fireplace surround with its ornamental columns remains, which appears to be similar to that of the subject dwelling. The site also shares some 6+6 double hung timber windows and shutters, though photos indicate that some of these windows have been replaced with more modern units. The floor plan does not include curved elements, however, the main stair shares the decorative wrought iron balustrading of the subject site.

It is noted that this dwelling house is the subject of a CDC approved in 2018 for internal alterations which will further erode its intactness.



Figure 125: Rear of 327d Edgecliff Road, Woollahra. (Source: WMC Planning Officer 7/7/2015)

53 Towns Road Vaucluse

The Inter-war dwelling house at 53 Towns Road, Vaucluse is not an individually listed heritage item and is not located within a Heritage Conservation Area. Built by F. G. Woodgate, the building is identified as a Gilling design in *Domestic Architecture in Australia* p.108.

Comparative Analysis

This building was designed on a much grander scale than the subject site, although it uses design language consistent with the subject site. Common features consistent with 30 Wyuna Road include pointed arch chimney, sweeping curved stairway, arched openings, use of decorative columns, use of 6+6 windows to the upper floor level and smooth light rendered walls.

The dwelling house has been the subject of several development applications over time in 2002, 2008, and is the subject of a current development application that was yet to be determined at the time of writing. The building has been heavily modified internally in some



Figure 126: 53 Towns Road, c. 2018. (source: <https://realas.com/property/53-TOWNS-ROAD-VAUCLUSE-NSW-2030-7146282>)

parts, with internal finishes altered. Some of the decorative ground floor openings with pointed glazing bars have survived.



Figure 127: Loggia at 53 Towns Road. (Source: *Domestic Architecture in Australia*, p 108)

69 Kambala Road,
Bellevue Hill

The dwelling house at 69 Kambala Road was approved under BA49/1935. Built by G Edgar, the site is identified as a Gilling design in *Domestic Architecture in Australia* p.72. The site is not a listed heritage item under the Woollahra LEP2015.

Comparative Analysis

This building was designed on a similar scale to the subject site, although this example included servant's stair.

Common features with 30 Wyuna Road include pointed arch chimneys, sweeping curved stairway with wrought iron balustrade, arched internal openings, use of columns, leadlight windows, including long arched window to the main stair and decorative bathroom windows. The dwelling house has changed hands multiple times and was sold in 2008, 2010, 2012 and 2014 and it has been modified internally, with internal finishes altered.



Figure 128: Source: Google street view c.2015

It is noted that this dwelling house previously included an original bathroom with green and black colour scheme including tiled bath and vanity and tiled bath alcove which was intact in the 2012 sale photos but has since been updated and the original fabric removed. The house has also been painted externally in a darker grey-brown colour, losing the light finish so intrinsic to Gilling's Inter-war Mediterranean designs.



Figure 129: First floor level bathroom c2010. This bathroom was renovated c.2014 with all fabric lost. (Source: <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-112321111>)

45 Drumalbyn
Road, Bellevue
Hill

The dwelling house at 45 Drumalbyn Road, Bellevue Hill is not identified as a heritage item under the Woollahra LEP 2014 but is identified as a Gilling design in *Domestic Architecture in Australia* (p.104-6).

Comparative Analysis

Comparable in size and scale but arranged differently due to the different site geometry, the building features sandstone garages at street level, well below the level of the main body of the site in a similar manner to the subject site. The dwelling shares some design elements consistent with the subject site such as the first floor level sleep out, a portion of the window arrangements and use of decorative grilles, although with a geometric rather than Moorish motif, the sweeping curved stair with wrought-iron balustrade, arched internal openings and use of decorative columns.

However, the dwelling has been altered and extended over time at ground and first floor level, with a formal terrace added to the ground floor level street elevation and second garage added at street level which has reduced the intactness of the building. The original planned garden layout has also been lost over time. These changes to the internal and external arrangements have reduced the integrity of the item as a Gilling design.



Figure 130: Front elevation, 45 Drumalbyn Road. (Source: <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-121766330>)



Figure 131: Entry and curved main stair. (Source: <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-121766330>)

14 Dumaresq
Road, Rose Bay

The dwelling house at 14 Dumaresq Road, Rose Bay was approved under BA141/1941 and is not a listed heritage item or located in a heritage conservation area.

Comparative analysis

The information available suggests that in 2008 the building was very intact, and shared many design elements with the subject site, including: pointed arched leadlight window to a curved main stair featuring inset niches, 6+6 double hung windows, louvered shutters, use of decorative columns, smooth light rendered walls, pointed arch chimney and blue tiled roof.

However, a development application (DA) was approved in 2013 (DA2012/190) which, while attempting to use similar design language, involved substantial alterations to internal and external fabric, including the replacement of original chimney, recladding of roof with multi-coloured pantiles, and the addition of new bulk associated with a substantial extension, including a garage element to the street. The resulting scheme substantially alters the overall character of the building so that the ability to recognise the building as a Gilling design is compromised.



Figure 132: 14 Dumaresq Road, Rose Bay, November 2008. (Source: <https://www.realestate.com.au/property/14-dumaresq-rd-rose-bay-nsw-2029>)

“Elstree”
41 Wentworth
Road, Vaucluse

Elstree, at 41 Wentworth Road, Vaucluse is not a listed heritage item or located in a heritage conservation area. Elstree is identified in *Domestic Architecture in Australia* as a Gilling design. An investigation into the history of the site revealed that this was Gilling’s own house for a short period of time.

Comparative Analysis

Elstree shares some design elements consistent with the subject site such as the symmetry of the overall built form, smooth light rendered finish, formal entry, use of double hung timber windows with slender glazing bars, louvered shutters, arched internal openings and use of decorative columns.

However, the dwelling has been altered and extended over time at ground and lower ground floor level, with a casual living and rumpus rooms added. The original planned garden layout to the immediate rear of the original house has also been lost over time. Whilst the building remain recognisable as a Gilling design from the front elevation, these changes to the internal and external arrangements have reduced the integrity of the item as a Gilling design.



Figure 134: c.2014 (Source: <https://www.realestate.com.au/sold/property-house-nsw-vaucluse-117539167>)



Figure 133: Rear (Garden) elevation, "Elstree", c.1925 (Source: *Distinctive Australian Homes*, p.7)

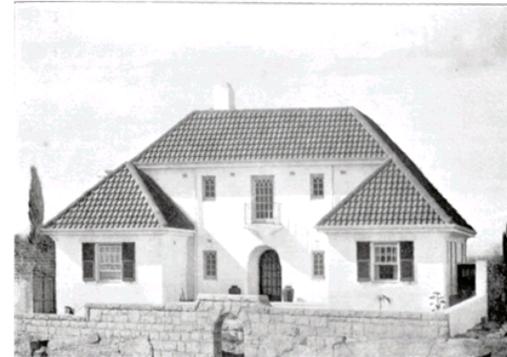


Figure 135: "Elstree" c. 1922. (Source: *Distinctive Australian Homes* p.7)



Figure 136: 41 Wentworth Road c.2014 (Source:
<https://www.realestate.com.au/sold/property-house-nsw-vaucluse-117539167>)

**30 Wyuna Road
Point Piper**

30 Wyuna Road, Point Piper is a modest sized, mostly intact Inter-war Mediterranean style dwelling house that is currently the subject of an Interim Heritage Order and is progressing through the Planning Proposal process for listing as a local heritage item. The draft Statement of Significance for the site is provided:

“30 Wyuna Road is a rare, intact example of an Inter-war Mediterranean style dwelling house innovatively designed by prominent architect F. Glynn Gilling of Joseland & Gilling. For a constrained suburban site within the former Point Piper Estate. The dwelling house is fine example of its type and includes original interior and exterior design detailing that is representative of the key elements of the Inter-war Mediterranean style. The informal massing of smooth rendered walls beneath a tiled roof, formal entrance treatment, classical motifs and columns, sweeping main stair with wrought iron balustrades and window detailing are skilfully combined to create a light and restrained residence that is carefully situated within its landscape setting.. Demonstrative of its recognition, 30 Wyuna Road is featured in the publication “Domestic architecture in New South Wales: Illustrating the works of F. Glynn Gilling” by E. Lindsay Thompson. This book includes works by F. Glynn Gilling that are described as “the cream of F. Glynn Gilling’s domestic work which, incidentally, comprises some of the finest houses in New South Wales”. The property has a moderate degree of technical significance through the opportunity to research methods of Inter-war detailing first hand. 30 Wyuna Road, Point Piper is of local heritage significance for historical, aesthetic, associative, rarity and representative values and has research significance potential.”

Comparative analysis:

30 Wyuna Road differs from the subject site in size and presentation, reflecting the substantial difference in setting arising from the site areas, topography and geometry. The dwelling house shares some design elements consistent with the subject site such as the light rendered walls (smooth rather than lightly textured), formal entry, use of double hung timber windows with slender glazing bars, arched internal openings, use of decorative columns and a sweeping main stair with arched leadlight window.



Figure 137: 30 Wyuna Road, Point Piper. (Source: WMC Officer)

“Sherland Lodge”

16 Kent Road,
Rose Bay

Sherland Lodge is a listed heritage item in the Woollahra LEP (Item 313). The statement of Significance for the site described is as a *“good and relatively intact example of the work of the significant inter-war architect F. Glynn Gilling in the fashionable Mediterranean style the building demonstrates a high degree of historical associational significance. The development of the site, in a subdivision established by the Rose Bay Land Company to finance the Royal Sydney Golf Club in 1907, demonstrates a moderate degree of historic significance. The aesthetically significant house, which extensively altered an earlier house designed by Kenneth Webb, gains from its garden setting and by its enclosed character. The level of detailing shows a firm grasp of the idiom, though later changes have led to some reduction in aesthetic value. The house and its setting are complimentary and representative of upper middle class taste of the inter-war period.”*

Comparative analysis

Sherland Lodge is similar to the subject site as its form derived mostly from the alterations and additions designed by Gilling in 1938 to the original dwelling house on the site. The level of intervention during the Gilling phase on this site is less than that of 46 Vaucluse Road when compared to the original plans. Sherland Lodge has also had amendments to the building in subsequent building applications, although the extent of change may be confined to the entry.



Figure 138: Sherland Lodge, c.2019. (Source: Heritage Impact Statement - 16 Kent Road, Rose Bay by Modern Heritage Matters)

5.5 Comparative analysis

The dwelling house at 46 Vacluse Road, Vacluse is a fine example of an Inter-war Mediterranean style dwelling house by key practitioner F. Glynn Gilling. Key elements of the Gilling design is mostly intact externally and remains intact in some of the key internal arrangements and finishes. The dwelling house is an excellent example of a well-proportioned Inter-war era dwelling house resulting from alterations and additions to a Federation Arts and Crafts house designed by John Spencer Stanfield, the architect of the Haberfield Estate. The resulting dwelling house displays architectural characteristics associated with the Inter-war Mediterranean style, including the use of proportion, materials, and finishes to achieve aesthetic appeal.

When compared with other examples of the Inter-war Mediterranean dwelling houses designed by F. Glynn Gilling, 46 Vacluse Road, Vacluse compares as a partially intact example of his work that is rare in that it arose as major alterations and additions to an existing dwelling house. The dwelling house shares key elements with other grand and significant houses designed by Gilling including: informal massing, light rendered walls, tiled roof, formal entry with synthetic stone detailing, use of decorative columns, fenestration including use of leadlight, classical motifs and sweeping stair with wrought iron balustrades, incorporation of the sleep-out, and the provision of bedrooms for service staff and associated service areas.

It is also noted that for the listed heritage items within this comparative analysis that are identified as having associational significance with F Glynn Gilling, Joseland & Gilling or both, this association is a key element of the identified heritage significance of those items. Subsequent phases of building works have been mostly concentrated at the rear of the Gilling scheme and in the service area. These alterations and have not diminished the associative or representative significance of the site, which remains recognisable as a Gilling design.

Part 6 Heritage significance assessment

6.1 Introduction

Determining the significance of heritage items is undertaken by utilising a system of assessment centred on the Burra Charter of Australia ICOMOS. The principles of the charter are relevant to the assessment, conservation and management of sites and relics. The assessment of heritage significance is based on legislation in the *NSW Heritage Act 1977* and implemented through the *NSW Heritage Manual*.

6.2 NSW Historical Themes

The use of the NSW Historical Themes is an important process in understanding how a site or relic relates to important themes to NSW and to a local area, and therefore how a site could be significant at a State or local level. There are nine broad Australian themes and 36 NSW themes, with numerous local themes relating to these.

46 Vaucluse Road, Vaucluse relates to the following NSW Historical Themes⁶⁸:

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement-Building settlements, towns and cities	Domestic life	Activities associated with creating, maintaining, living and working around houses and institutions
<i>Discussion</i>	The arrangement of the interior rooms of the Gilling scheme at 46 Vaucluse Road, Vaucluse is generally intact and is associated with the activity of living in and working around domestic houses.	
8. Developing Australia's cultural life	Creative endeavour	Activities associated with the production and performance of literary, artistic, architectural and other imaginative, interpretive or inventive works; and/or associated with the production and expression of cultural phenomena; and/or environments that have inspired such creative activities.
<i>Discussion</i>	The Inter-war dwelling house at 46 Vaucluse Road Vaucluse is a fine example of the works of F. Glynn Gilling in the Inter-war Mediterranean style.	

6.3 Heritage significance assessment

6.3.1 New South Wales Heritage Assessment Guidelines

The *NSW Heritage Manual* provides seven heritage criteria to assess the significance of an item. 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

⁶⁸ Heritage Council of NSW, 2006. *New South Wales Historical Themes*.

significance an item will need to 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.

‘State heritage significance’, in relation to a place, building, work, relic, moveable object or precinct, means significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

‘Local heritage significance’, in relation to a place, building, work, relic, moveable object or precinct, means significance to an area in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

The below table outlines the seven heritage criteria.

Table 7 NSW Heritage Criteria

Criteria	Description
Criterion A - Historical 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)
Criterion B - Associative 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)
Criterion C - Aesthetic/technical 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)
Criterion 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
Criterion E - 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)
Criterion 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)
Criterion G - Representative	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 <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments.

The following section provides an assessment of significance against the seven heritage criteria for the Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse.

Criterion A – Historical significance

46 Vacluse Road, Vacluse is historically significant building as part of the body of residential work in the Inter-War Mediterranean style carried out by F. Glynn Gilling of Joseland & Gilling. F. Glynn Gilling was one of the most influential architects of Sydney's Eastern Suburbs, having been active from the 1910s to the 1950s and having designed many grand houses for clients in different styles. 46 Vacluse Road forms part of a suite of work of this prominent architect, demonstrating the key elements of the Interwar Mediterranean style.

The dwelling house at 46 Vacluse Road was originally constructed by John Spencer Stanfield, the Architect of the Haberfield Estate, c. 1915 in the two storey Federation Arts and Crafts as his own house. The house was completely remodeled by F. Glynn Gilling for Mr Henry Dixon Arnott, Barrister and grandson of William Arnott of Arnott's Biscuits. Subsequent waves of development have maintained the key elements and legibility of the 1928 Gilling scheme.

The property is also evidence of Vacluse's Inter-War residential development by prominent architects. It is located on part of Lots 1 and 2 of the 1903 subdivision of the Carrara Estate which was formerly part of William Charles Wentworth's Vacluse Estate.

46 Vacluse Road is representative of the Inter-war Mediterranean style and, based on the information available, likely demonstrates the hierarchy of internal arrangements for modest-sized dwelling houses in this period and relates to the NSW historical theme of domestic life. Despite alterations to the building over time, the building has not been so altered that it is no longer legible as an Inter-war Mediterranean style dwelling house designed by Gilling.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> ✓ shows evidence of a significant human activity ✓ is associated with a significant activity or historical phase ✓ maintains or shows the continuity of a historical process or activity 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association

The Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse is of local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse would not meet the threshold for State significance under this criterion.

Criterion B – Associative significance

The Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse is significant as an example of the Inter-war Mediterranean style dwelling houses designed by F. (Frederick) Glynn Gilling, an English born and trained architect who is recognised as a key practitioner of this style of architecture. F. Glynn Gilling was a prominent architect, active in both the architectural community and wider community, who was one of a group of architects employing the Inter-war Mediterranean style for dwelling house design in the Woollahra Municipality in the interwar period that included Professor Leslie Wilkinson.

46 Vaucluse Road is a key example of his work, as evidenced by its inclusion in the publication *“Domestic architecture in New South Wales, Australia: illustrating the work of F. Glynn Gilling”* by E. Lindsay Thompson. This publication includes works that are described as “the cream of F. Glynn Gilling’s domestic work which, incidentally, comprises some of the finest houses in New South Wales”.

The dwelling house has been altered over time, however these alterations are largely confined to the service areas of the house and the 1937 Dudley Ward-designed additions and the dwelling house is not considered to be so altered that it is no longer readily recognisable as a Gilling design. The original external form of the building remain readable, its informal massing and lightly textured rendered walls, significant interior elements and the manner of detailing provides a high level of comparative value in evaluating the work of this designer.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • shows evidence of a significant human occupation ✓ is associated with a significant event, person, or group of persons 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association

The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse is of local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse would not meet the threshold for State significance under this criterion.

Criterion C - Aesthetic/technical significance

The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse is a fine example of an Inter-war Mediterranean style dwelling house the result of substantial alterations and additions to an existing Federation Arts and Crafts dwelling house designed by F. Glynn Gilling who is identified as a key practitioner of this style. The dwelling displays architectural characteristics associated with the Inter-war Mediterranean style, including the use of lightly textured, light coloured rendered brickwork, rounded arches, generously proportioned windows divided into small panes by slender glazing bars, multi-coloured pantiles, formal entrance treatment using synthetic stone detailing, classical motifs, materials and textures to achieve the ‘relaxed, cheerful character’ of this style.⁶⁹

The Inter-war Mediterranean style dwelling house presents as being mostly intact in its key elevations, and a number of key internal spaces remain intact in their arrangements despite alterations to the finishes. On this basis, the building is considered to be of aesthetic significance as an example of the Inter-War Mediterranean style of architecture practised by Joseland and Gilling.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> ✓ shows or is associated with, creative or technical innovation or achievement 	<ul style="list-style-type: none"> • is not a major work by an important designer or artist

⁶⁹ *Identifying Australian Architecture*, p.71.

<ul style="list-style-type: none"> • is the inspiration for a creative or technical innovation or achievement ✓ is aesthetically distinctive • has landmark qualities ✓ exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement
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The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse is of local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse would not meet the threshold for State significance under this criterion.

Criterion D - Social significance

Given its aesthetic contribution to the local area and the Interim Heritage Order issued by the Minister administering the *Heritage Act 1977*, the Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse is likely to be held in high regard by the community. However, no community survey has been undertaken at this time. Although the site may prove upon further investigation to have social significance, based on the information available at this time the Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse is not deemed to have social significance.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • is important for its associations with an identifiable group • is important to a community's sense of place 	<ul style="list-style-type: none"> ✓ is only important to the community for amenity reasons ✓ is retained only in preference to a proposed alternative

The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse would not reach the threshold for local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse would not meet the threshold for State significance under this criterion.

Criterion E - Research potential

The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse has moderate technical significance as an example of Inter-war architecture and detailing which may yield further understanding of this dwelling type, the remnant portions of the Federation Arts and Crafts dwelling house, or the historic approaches to carrying out alterations and additions in the 1920s, 1930s and 1960s. The site also has research value in demonstrating the works of the architect F. Glynn Gilling. The dwelling has the potential to reveal information about Gilling's design approach in general and his response to alterations and additions such as this.

The 1915 Stansfield building was the first structure on the site and its construction involved minor excavation and site levelling. The archaeological potential of the site is therefore low.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> ✓ has the potential to yield new or further substantial scientific and/or archaeological information • is an important benchmark or reference site or type • provides evidence of past human cultures that is unavailable elsewhere 	<ul style="list-style-type: none"> • the knowledge gained would be irrelevant to research on science, human history or culture • has little archaeological or research potential • only contains information that is readily available from other resources or archaeological sites

The Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse has the potential to meet the threshold for local significance under this criterion upon further investigation.

The Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse would not meet the threshold for State significance under this criterion.

Criterion F - Rarity

The dwelling at 46 Vacluse Road, Vacluse is a rare example of an Inter-war Mediterranean style dwelling house designed by F. Glynn Gilling in the Woollahra Municipality that is the result of major alterations and additions to an existing dwelling house, being the original 1915 Arts and Crafts design by John Spencer Stanfield. Gilling designed many houses for wealthy clients in the eastern suburbs, often of a grand scale, with the vast majority being schemes for new buildings. 46 Vacluse Road is a rare example of alterations and additions in the Interwar Mediterranean style by F. Glynn Gilling that retains much of its original finishes on the Vacluse Road frontage and side elevations, and remnant interior detailing that are consistent with the style of which Gilling is acknowledged as a key practitioner.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • provides evidence of a defunct custom, way of life or process • demonstrates a process, custom or other human activity that is in danger of being lost • shows unusually accurate evidence of a significant human activity • is the only example of its type ✓ demonstrates designs or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community 	<ul style="list-style-type: none"> • is not rare • is numerous but under threat

The Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse would reach the threshold for local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse would not reach the threshold for state significance under this criterion.

Criterion G – Representative

46 Vaucluse Road, Vaucluse is a fine example of the Inter-war Mediterranean style dwelling houses designed by F. Glynn Gilling, who is recognised as a key practitioner of this style. The dwelling shares a design language consistent with other examples of Gilling’s work, and responds to the site while demonstrating the key design characteristics of Inter-war Mediterranean style dwelling houses. The dwelling house features informal massing and lightly textured, light rendered walls, and includes typical elements such as: the multicoloured pantile roof, formal entrance treatment including synthetic stone detailing, vertically-proportioned double-hung windows with sashes divided into small panes by slender wooden glazing bars, sweeping main stair with wrought-iron balustrade detailing (balustrade removed March 2019) and arched leadlight window, use of decorative columns and inclusion of classical motifs. The front and side external elevations of the dwelling house retains much of its original characteristics and internally elements representative of Gilling’s designs such as the curved stair, decorative fireplaces, internal arches, arched leadlight windows with pointed glazing bars and use of timber joinery and decoration remain, albeit in a modified form due to removal of fabric following the 2015 approval for demolition.

Notwithstanding the modifications to the rear and service areas of the building, and the recent removal of decorative elements, 46 Vaucluse Road, Vaucluse remains a representative example of F. Glynn Gilling’s architecture and demonstrates the principal characteristics of the Inter-War Mediterranean style, executed in this instance as major alterations and additions to the original 1915 dwelling house.

Guidelines for inclusion	Guidelines for exclusion
<ul style="list-style-type: none"> • is a fine example of its type ✓ has the principal characteristics of an important class or group of items ✓ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items ✓ is part of a group which collectively illustrates are presentative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held 	<ul style="list-style-type: none"> • is a poor example of its type • does not include or has lost the range of characteristics of a type • does not represent well the characteristics that make up a significant variation of a type

The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse is of local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse would not meet the threshold for State significance under this criterion.

6.3.2 Statement of Heritage Significance

46 Vacluse Road, Vacluse is a rare example of an Inter-war Mediterranean style dwelling house arising from the innovatively designed alterations and additions by prominent architect F. Glynn Gilling of Joseland & Gilling for a site within the former Vacluse Estate.

The dwelling house is a fine example of its type and includes original interior and exterior design detailing that is representative of the key elements of the Inter-war Mediterranean style. The informal massing of lightly textured rendered walls beneath a pitched tiled roof with sub-gable, formal entrance treatment using synthetic stone detailing, classical motifs, sweeping main stair with wrought iron balustrades [balustrade removed c.March 2019] and window detailing are skilfully combined to create a light and restrained residence that is carefully situated within its landscaped setting.

Demonstrative of its importance, 46 Vacluse Road is featured in the publication “Domestic Architecture in New South Wales, Australia: Illustrating the work of F. Glynn Gilling” by E. Lindsay Thompson. This book includes works by F. Glynn Gilling that are described as “the cream of F. Glynn Gilling’s domestic work which, incidentally, comprises some of the finest houses in New South Wales”. The property also has a degree of technical significance through the opportunity to research methods of Inter War detailing first hand. 46 Vacluse Road, Vacluse is of local heritage significance for historical, aesthetic, associative, rarity, and representative significance, and has research significance potential. The subsequent alterations and additions have been mostly carried out in a sympathetic manner and have been confined to the rear and the service areas of the building, with key elements and spaces of the building likely to remain intact. Subsequent phases of building works have been mostly concentrated at the rear of the Gilling scheme and have not diminished the associative or representative significance of the site, which remains recognisable as a Gilling design in the Inter-war Mediterranean style.

Part 7 Conclusions and recommendations

7.1 Conclusions

This report has assessed the heritage significance of the Interwar Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse. It has concluded that, based on the information available at the time of writing, the dwelling house meets the threshold for local heritage significance. 46 Vaucluse Road, Vaucluse is of local heritage significance for historical, aesthetic, technical, research potential, and representative significance.

This report has concluded that the dwelling house at 46 Vaucluse Road, Vaucluse does not meet the threshold for State heritage significance.

7.2 Recommendations

7.2.1 Recommended heritage listing

The Interwar Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse on Lot A in DP 367342 be added to the heritage schedule of the Woollahra LEP 2014 as an item of local heritage significance. This is to be based on the attached Heritage Inventory sheet. It is to be described as: *House and interiors*.

7.2.2 Recommended management

It is recommended to manage the Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse and its significant components in accordance with the Woollahra LEP 2014 and Burra Charter Principles.

It is recommended that all future proposals for modifications to the building should respect the form and style of the building. All remaining intact fabric on the external facades and intact interiors such as the ground floor level dining room should be retained and conserved, and elements recently removed or damaged such as wrought iron balustrading, mantle supports and sirktings/architraves, decoration etc be restored or reconstructed in accordance with Burra Charter principles. There should be no additions or alterations to the Vaucluse Road elevations except to return the building to a prior known state, and the exterior colour scheme, including lightly textured light rendered walls and woodwork and multicoloured pantile roof, is to be retained. It is recommended that future development be carried out in accordance with a conservation management document, and that detailed internal and external photographic record be made and lodged with Woollahra Council and the Local Historical Association.

The impact of future works on the heritage significance of the building are to be assessed against the relevant heritage provisions of the Woollahra LEP 2014 and in accordance with the Heritage Council of NSW publication 'Statements of Heritage Impact' as contained in the NSW Heritage Manual. Proposed works are to be guided by the conservation principles and guidelines of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013.

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Part 9 Appendix: Heritage Inventory Sheet

Heritage Data Form

ITEM DETAILS					
Name of Item	House and interiors.				
Other Name/s Former Name/s	Nil				
Item type (if known)	Built				
Item group (if known)					
Item category (if known)					
Area, Group, or Collection Name					
Street number	46				
Street name	Vaucluse Road				
Suburb/town	Vaucluse	Postcode		2030	
Local Government Area/s	Woollahra				
Property description	Inter-war Mediterranean style dwelling house, and interiors				
Location - Lat/long	Latitude			Longitude	
Location - AMG (if no street address)	Zone		Easting		Northing
Owner	Private				
Current use	Dwelling house				
Former Use	Dwelling house				
Statement of significance	<p>46 Vaucluse Road, Vaucluse is a rare example of an Inter-war Mediterranean style dwelling house arising from the innovatively designed alterations and additions by prominent architect F. Glynn Gilling of Joseland & Gilling for a site within the former Vaucluse Estate.</p> <p>The dwelling house is a fine example of its type and includes original interior and exterior design detailing that is representative of the key elements of the Inter-war Mediterranean style. The informal massing of lightly textured rendered walls beneath a pitched tiled roof with sub-gable, formal entrance treatment using synthetic stone detailing, classical motifs, sweeping main stair with wrought iron balustrades [balustrade removed c.March 2019] and window detailing are skillfully combined to create a light and restrained residence that is carefully situated within its landscaped setting.</p> <p>Demonstrative of its importance, 46 Vaucluse Road is featured in the publication "Domestic Architecture in New South Wales, Australia: Illustrating the work of F. Glynn Gilling" by E. Lindsay Thompson. This book includes works by F. Glynn Gilling that are described as "the cream of F. Glynn Gilling's domestic work which, incidentally, comprises some of the finest houses in New South Wales".</p> <p>The property also has a degree of technical significance through the opportunity to research methods of Inter War detailing first hand. 46 Vaucluse Road, Vaucluse is of local heritage significance for historical, aesthetic, associative, rarity, and representative significance, and has research significance potential. The subsequent alterations and additions have been mostly carried out in a sympathetic manner and have been confined to the rear and the service areas of the building, with key elements and spaces of the building likely to remain intact. Subsequent phases of building works have been mostly concentrated at the rear of the Gilling scheme and have not diminished the associative or representative significance of the site, which remains recognisable as a Gilling design in the Inter-war Mediterranean style.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION	
Designer	F. (Frederick) Glynn Gilling – Joseland & Gilling
Builder/ maker	T. Harper
Physical Description	<p>The building</p> <p>The building is a two-storey Inter-war Mediterranean style dwelling house with basement level to the rear, constructed of lightly textured rendered brickwork. The site features a detached single storey double garage to the north of the site and triangular shaped swimming pool that was constructed c.1967. The dwelling house is set on a regular-shaped site that slopes away from the street frontage and landscaping on the site includes paved semi-circular driveway, pathways and established gardens.</p> <p>The building is a two-storey Inter-war Mediterranean style dwelling house with basement level constructed of light coloured, lightly textured rendered brickwork (Figure 38). The site also features a detached double garage to the north of the dwelling house, breezeblock fencing and triangular shaped swimming pool, dating from the 1960s. Beneath part of the ground floor level at the rear of the floorplate is a partial basement level with bathroom, storage and a wine cellar in the undercroft that also features sandstone foundation that likely survive from the 1915 dwelling house.</p> <p>The ground floor consists of an entry hall with curved stairway, a formal dining room with fireplace, kitchen, bathroom, study, informal and formal living areas and former ballroom. On first floor level the dwelling house accommodates 5 bedrooms, 3 bathrooms and an open balcony/sleepout to the front elevation. At the basement level is the laundry and cellar and undercroft that includes sandstone footings likely to date from the 1915 building.</p> <p>Exterior</p> <p>The exterior of the dwelling features a formal entry to the eastern façade, defined by an arched opening with synthetic stone decorative surround. The walls are lightly textured render and finished in a light colour with white enameled windows. The render appears largely intact and this finish has been specified to be applied to subsequent approved development schemes to tie in with the Gilling scheme.</p> <p>The building features a broad pitched roof with gablet to the rear western elevation and a gable end element on the southern end of the main roof. Multicoloured pantiles consistent with the Gilling scheme period clad the roof, chimney crown and the ground floor level projection over the study window and door, with the same tile profile being use for the parapet/first floor level terrace addition to the 1937 Dudley Ward scheme.</p> <p>Windows on the ground floor level are arranged informally on the main (eastern) façade, with 6+6 timber double hung sash windows used on the Vaucluse Road frontage, use of a secondary entry door to the study, and the first floor level opening to the bathroom featuring a grille. Decorative arch-headed windows are grouped in three on the northern elevation at ground floor level servicing the formal dining room with 6+6 openings to the northern elevation at first floor level. The southern elevation features narrower 4+4 openings to the service areas of the building.</p> <p>The Vaucluse Road elevation includes an open sleep-out with decorative columns that features heavily on the Inter-war Mediterranean designs. The rear (western) elevation features modern window and door openings, both wooden and aluminium-framed.</p> <p>Interior</p> <p>The interior of the dwelling house has been subject of several phases of development, with the majority of the changes being confined to the service areas on the southern side of the building and the 1937 addition. The site visit revealed that the curved wrought iron balustrading to the curved main staircase has been removed and the decorative fireplace surround has been partially removed. According to the owner's representative on site, these works occurred as recently as March 2019. These elements are key features of the interior and are design features that are characteristic of Gilling's work and there is sufficient documentary evidence of their detailing should they be reconstructed.</p> <p>The key rooms and spaces feature decorative patterned plaster cornices and roses. There are timber doors, architraves and skirting throughout the first floor, although the ground floor has had much of this removed. The flooring is mixed throughout the building, with narrow timber floorboards at first floor level having been covered with carpet until recently removed, ground floor level flooring is a mixture of elaborate herringbone parquetry with contrasting timber border detailing, floorboards, marble flooring to the entrance hall and tiling to wet areas. The wall finishes in the upper level vary, with painted</p>

Heritage Data Form

	<p>finishes, wallpaper and additional decorative timber detailing having been added. Built-in wardrobes feature in several bedrooms, including two in the master bedroom.</p> <p>The bathrooms have had modifications over time, including new fixtures and fittings, but are generally original in their location and layout. The kitchen has been heavily modified and moved locations within the southern portion of the building over time.</p> <p>Setting</p> <p>The dwelling house at 46 Vacluse Road is located toward the front of the site, on the southern side of the site. The setting of the dwelling house includes a formal garden to the front setback with curved driveway and later garage, which is obscured from the street by a masonry breezeblock fence and substantial hedging. To the rear as the site slopes away, a wide stairway provides access to the rear yard which accommodates a 1960s swimming pool and formal plantings terminating the rear yard above the property to the immediate west at 29 Carrara Road, which once formed part of the overall site.</p> <p>Significant views of the dwelling house are mainly available from Vacluse Road looking through the two driveway openings when the gates are open, as the remainder of the visual access is blocked by the obscure high gates to the driveway, the front fencing and hedge planting. Significant views of the site would also likely be available from the neighbouring dwelling houses to the north, west and south of the site.</p>				
Physical condition and Archaeological potential	<p>Externally, the Interwar Mediterranean style dwelling house at 46 Vacluse Road, Vacluse appears to be in good and sound condition. The interiors are in fair condition, however, areas of the flooring showing evidence of dry rot and are in poor condition. The site inspection revealed that the removal of internal elements has commenced, kitchen joinery and parts of the bathrooms having been removed. There is visual evidence that decorative elements likely to have dated from the 1928 or 1937 scheme have been removed including: balustrading to the stair hall, part of the formal dining room fireplace mantle and hood, skirting and over-door decorative mouldings.</p> <p>The original 1915 dwelling house was the first building constructed on the site. Development of the site, including site levelling and excavation, has likely disturbed the area. The Aboriginal cultural heritage potential and significance of the site has not been assessed.</p>				
Construction years	Start year	1915 (Stanfield) 1928 (Gilling)	Finish year	c.1976	Circa <input type="checkbox"/>
Modifications and dates	<p>1915 – Original dwelling constructed 1928 – Major alterations and additions (Gilling scheme) 1937 – Addition of a ballroom to the rear of the dwelling. 1960 - Alterations and additions 1976 – Alterations</p>				
Further comments	<p>Fabric recently removed from the building such as the balustrade and fireplace supports may be reconstructed based on the available evidence in accordance with Burra Charter principles.</p>				
HISTORY					
Historical notes	<p>The site is located on the part of the Wentworth's Vacluse Estate that was subdivided in 1838 before being given to Thomasine Wentworth and Thomas John Fisher as a wedding settlement in 1844 by William Charles and Sarah Wentworth. Three of these allotments, 89, 90 and 91 making up about 9 acres, were purchased by Charles Innes before being transferred to Charles Lowe in 1852.</p> <p>Lowe was declared insolvent and the property was acquired by John Hosking, the first Lord Mayor of Sydney. The house Carrara, later Strickland House, was designed by architect John Frederick Hilly and was built for Husking circa 1856-8. After a series of owners and occupants the house and estate was purchased by Arthur Wigram Allen in 1888. The mansion Carrara became the state-run Carrara Convalescent Home for Women in the early part of the 20th Century, officially opened on 16 March 1915. Later, as Strickland House, it catered for men and women.</p> <p>Arthur Allen subdivided the section of the property originally comprising the allotments 89, 90 and 91 of Wentworth's 1838 subdivision in 1903. A number of allotments were offered for sale advertised as offering magnificent views with elevated sites and a wharf on the estate. Carrara and almost 5</p>				

Heritage Data Form

	<p>hectares of surrounding land were later purchased by the NSW Government in 1914 and Carrara was renamed Strickland House.</p> <p>The Vaucluse Council valuation and rate books recorded that lots 1 and 2 of Allen's 1903 subdivision of the Carrara estate were purchased by the architect John Spencer Stansfield during the triennial period 1914-1916. The current allotment on which the subject dwelling house stands was registered in 1949 when the rear part of the site was subdivided to create the allotment known as 29 Carrara Road Vaucluse (Lot B).</p> <p>The original dwelling house on the site was built in c.1915 to Spencer Stanfield's design, with major alterations and additions being carried out in 1928 to create the Gilling-designed Inter-war Mediterranean style dwelling house that presents to Vaucluse Road today. Subsequent addition of a ballroom in 1937 for Henry Dixon Arnott and 1960s and 70s modification to the building have not undermined the legibility of the building as a Gilling design.</p>
THEMES	
National historical theme	<p>4. Settlement-Building settlements, towns and cities</p> <p>8. Developing Australia's cultural life</p>
State historical theme	<p>Domestic life</p> <p>Creative endeavour</p>

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>46 Vaucluse Road, Vaucluse is historically significant building as part of the body of residential work in the Inter-War Mediterranean style carried out by F. Glynn Gilling of Joseland & Gilling. F. Glynn Gilling was one of the most influential architects of Sydney's Eastern Suburbs, having been active from the 1910s to the 1950s and having designed many grand houses for clients in different styles. 46 Vaucluse Road forms part of a suite of work of this prominent architect, demonstrating the key elements of the Interwar Mediterranean style.</p> <p>The dwelling house at 46 Vaucluse Road was originally constructed by John Spencer Stanfield, the Architect of the Haberfield Estate, c. 1915 in the two storey Federation Arts and Crafts as his own house. The house was completely remodeled by F. Glynn Gilling for Mr Henry Dixon Arnott, Barrister and grandson of William Arnott of Arnott's Biscuits. Subsequent waves of development have maintained the key elements and legibility of the 1928 Gilling scheme.</p> <p>The property is also evidence of Vaucluse's Inter-War residential development by prominent architects. It is located on part of Lots 1 and 2 of the 1903 subdivision of the Carrara Estate which was formerly part of William Charles Wentworth's Vaucluse Estate.</p> <p>46 Vaucluse Road is representative of the Inter-war Mediterranean style and, based on the information available, likely demonstrates the hierarchy of internal arrangements for modest-sized dwelling houses in this period and relates to the NSW historical theme of domestic life. Despite alterations to the building over time, the building has not been so altered that it is no longer legible as an Inter-war Mediterranean style dwelling house designed by Gilling.</p>
Historical association significance SHR criteria (b)	<p>The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse is significant as an example of the Inter-war Mediterranean style dwelling houses designed by F. (Frederick) Glynn Gilling, an English born and trained architect who is recognised as a key practitioner of this style of architecture. F. Glynn Gilling was a prominent architect, active in both the architectural community and wider community, who was one of a group of architects employing the Inter-war Mediterranean style for dwelling house design in the Woollahra Municipality in the interwar period that included Professor Leslie Wilkinson.</p> <p>46 Vaucluse Road is a key example of his work, as evidenced by its inclusion in the publication "Domestic architecture in New South Wales, Australia: illustrating the work of F. Glynn Gilling" by E. Lindsay Thompson. This publication includes works that are described as "the cream of F. Glynn Gilling's domestic work which, incidentally, comprises some of the finest houses in New South Wales". The dwelling house has been altered over time, however these alterations are largely confined to the service areas of the house and the 1937 Dudley Ward-designed additions and the dwelling house is</p>

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	not considered to be so altered that it is no longer readily recognisable as a Gilling design. The original external form of the building remain readable, its informal massing and lightly textured rendered walls, significant interior elements and the manner of detailing provides a high level of comparative value in evaluating the work of this designer.
Aesthetic significance SHR criteria (c)	<p>The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse is a fine example of an Inter-war Mediterranean style dwelling house the result of substantial alterations and additions to an existing Federation Arts and Crafts dwelling house designed by F. Glynn Gilling who is identified as a key practitioner of this style. The dwelling displays architectural characteristics associated with the Inter-war Mediterranean style, including the use of lightly textured, light coloured rendered brickwork, rounded arches, generously proportioned windows divided into small panes by slender glazing bars, multi-coloured pantiles, formal entrance treatment using synthetic stone detailing, classical motifs, materials and textures to achieve the 'relaxed, cheerful character' of this style.</p> <p>The Inter-war Mediterranean style dwelling house presents as being mostly intact in its key elevations, and a number of key internal spaces remain intact in their arrangements despite alterations to the finishes. On this basis, the building is considered to be of aesthetic significance as an example of the Inter-War Mediterranean style of architecture practised by Joseland and Gilling.</p>
Social significance SHR criteria (d)	Given its aesthetic contribution to the local area and the Interim Heritage Order issued by the Minister administering the Heritage Act 1977, the Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse is likely to be held in high regard by the community. However, no community survey has been undertaken at this time. Although the site may prove upon further investigation to have social significance, based on the information available at this time the Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse is not deemed to have social significance.
Technical/Research significance SHR criteria (e)	The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse has moderate technical significance as an example of Inter-war architecture and detailing which may yield further understanding of this dwelling type, the remnant portions of the Federation Arts and Crafts dwelling house, or the historic approaches to carrying out alterations and additions in the 1920s, 1930s and 1960s. The site also has research value in demonstrating the works of the architect F. Glynn Gilling. The dwelling has the potential to reveal information about Gilling's design approach in general and his response to alterations and additions such as this. The 1915 Stansfield building was the first structure on the site and its construction involved minor excavation and site levelling. The archaeological potential of the site is therefore low.
Rarity SHR criteria (f)	The dwelling at 46 Vaucluse Road, Vaucluse is a rare example of an Inter-war Mediterranean style dwelling house designed by F. Glynn Gilling in the Woollahra Municipality that is the result of major alterations and additions to an existing dwelling house, being the original 1915 Arts and Crafts design by John Spencer Stanfield. Gilling designed many houses for wealthy clients in the eastern suburbs, often of a grand scale, with the vast majority being schemes for new buildings. 46 Vaucluse Road is a rare example of alterations and additions in the Interwar Mediterranean style by F. Glynn Gilling that retains much of its original finishes on the Vaucluse Road frontage and side elevations, and remnant interior detailing that are consistent with the style of which Gilling is acknowledged as a key practitioner.
Representativeness SHR criteria (g)	<p>46 Vaucluse Road, Vaucluse is a fine example of the Inter-war Mediterranean style dwelling houses designed by F. Glynn Gilling, who is recognised as a key practitioner of this style. The dwelling shares a design language consistent with other examples of Gilling's work, and responds to the site while demonstrating the key design characteristics of Inter-war Mediterranean style dwelling houses. The dwelling house features informal massing and lightly textured, light rendered walls, and includes typical elements such as: the multicoloured pantile roof, formal entrance treatment including synthetic stone detailing, vertically-proportioned double-hung windows with sashes dived into small panes by slender wooden glazing bars, sweeping main stair with wrought-iron balustrade detailing (balustrade removed March 2019) and arched leadlight window, use of decorative columns and inclusion of classical motifs. The front and side external elevations of the dwelling house retains much of its original characteristics and internally elements representative of Gilling's designs such as the curved stair, decorative fireplaces, internal arches, arched leadlight windows with pointed glazing bars and use of timber joinery and decoration remain, albeit in a modified form due to removal of fabric following the 2015 approval for demolition.</p> <p>Notwithstanding the modifications to the rear and service areas of the building, and the recent removal of decorative elements, 46 Vaucluse Road, Vaucluse remains a representative example of F. Glynn</p>

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	Gilling's architecture and demonstrates the principal characteristics of the Inter-War Mediterranean style, executed in this instance as major alterations and additions to the original 1915 dwelling house.
Integrity	46 Vaucluse Road, Vaucluse retains the integrity of the Gilling design, despite having been altered at the rear and modified internally in the service and wet areas.

HERITAGE LISTINGS

Heritage listing/s	N/A
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RECOMMENDATIONS

Recommendations	<p>It is recommended that Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse and its interiors be added to the heritage schedule of the Woollahra LEP 2014 as an item of local heritage significance. This is to be based on this Heritage Inventory sheet.</p> <p>It is recommended to manage the Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse and its significant components in accordance with the Woollahra LEP 2014 and Burra Charter Principles.</p> <p>It is recommended that all future proposals for modifications to the building should respect the form and style of the building. All remaining intact fabric on the external facades and intact interiors such as the ground floor level dining room should be retained and conserved. Internal fabric recently removed or damaged should be repaired and restored in accordance with Burra Charter principles. There should be no additions or alterations to the Vaucluse Road elevations, and the exterior colour scheme, including lightly textured light rendered walls and woodwork and multicoloured pantile roof, should be retained.</p> <p>It is recommended that future development be carried out in accordance with a conservation management document, and that detailed internal and external photographic record be made and lodged with Woollahra Council and the Local Historical Association.</p> <p>The impact of future works on the heritage significance of the building are to be assessed against the relevant heritage provisions of the Woollahra LEP 2014 and in accordance with the Heritage Council of NSW publication 'Statements of Heritage Impact' as contained in the NSW Heritage Manual. Proposed works are to be guided by the conservation principles and guidelines of the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter) 2013.</p>
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SOURCE OF THIS INFORMATION

Name of study or report	Assessment of Heritage Significance for 46 Vaucluse Road, Vaucluse	Year of study or report	2020
Item number in study or report	N/A		
Author of study or report	Kristy Wellfare (Strategic Heritage Officer, Woollahra Council)		
Inspected by	Kristy Wellfare (Strategic Heritage Officer, Woollahra Council)		
NSW Heritage Manual guidelines used?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	
This form completed by	Kristy Wellfare	Date	28 April 2020

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
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Book	Apperly, Irving, and Reynolds	A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present	1989	Angus and Robertson Publishers
Document	Hughes, Truman, and Ludlow	Heritage Study for the Municipality of Woollahra. Volume 1.	1984	Woollahra Municipal Council
Book	J. Jervis	The History of Woollahra: a record of events from 1788 to 1960 and a centenary of local government.	1960-65	Woollahra Municipal Council
Document	Woollahra Municipal Council	Building Applications Index		Woollahra Municipal Council
Document	Woollahra Municipal Council	Register of Building Applications	1915	Woollahra Municipal Council
Document	Double Bay Library	Double Bay Library Local History File – 46 Vaucluse Road, Vaucluse	2014	Woollahra Municipal Council
Book	Phillip Goad & Julie Willias (eds)	The Encyclopedia of Australian Architecture	2012	
Document	R. Broomham	Vaucluse Thematic History	2006	Woollahra Council
Book	E. Lindsay Thompson	Domestic Architecture in New South Wales: Illustrating the work of F. Glynn Gilling	c. 1950s	The Shakespeare Head Press Pty Ltd. Sydney

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Vaucluse Road Elevation and setting				
Image year	2015	Image by	Woollahra Council	Image copyright holder	Woollahra Council



Heritage Data Form

Image caption	Front elevation sleep out, with decorative columns and wrought iron balustrade				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



Heritage Data Form

Image caption	Decorative column detail to first floor sleep out				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



Heritage Data Form

Image caption	Decorative entry with synthetic stone detail				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



HPE: 20/215362

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Heritage Data Form

Image caption	Rear elevation				
Image year	2020	Image by	Flavia Scardamaglia	Image copyright holder	Woollahra Council



Heritage Data Form

Image caption	Northern elevation ground floor arched full-length windows with decorative composite pilasters				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



HPE: 20/215362

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Image caption	Southern elevation				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



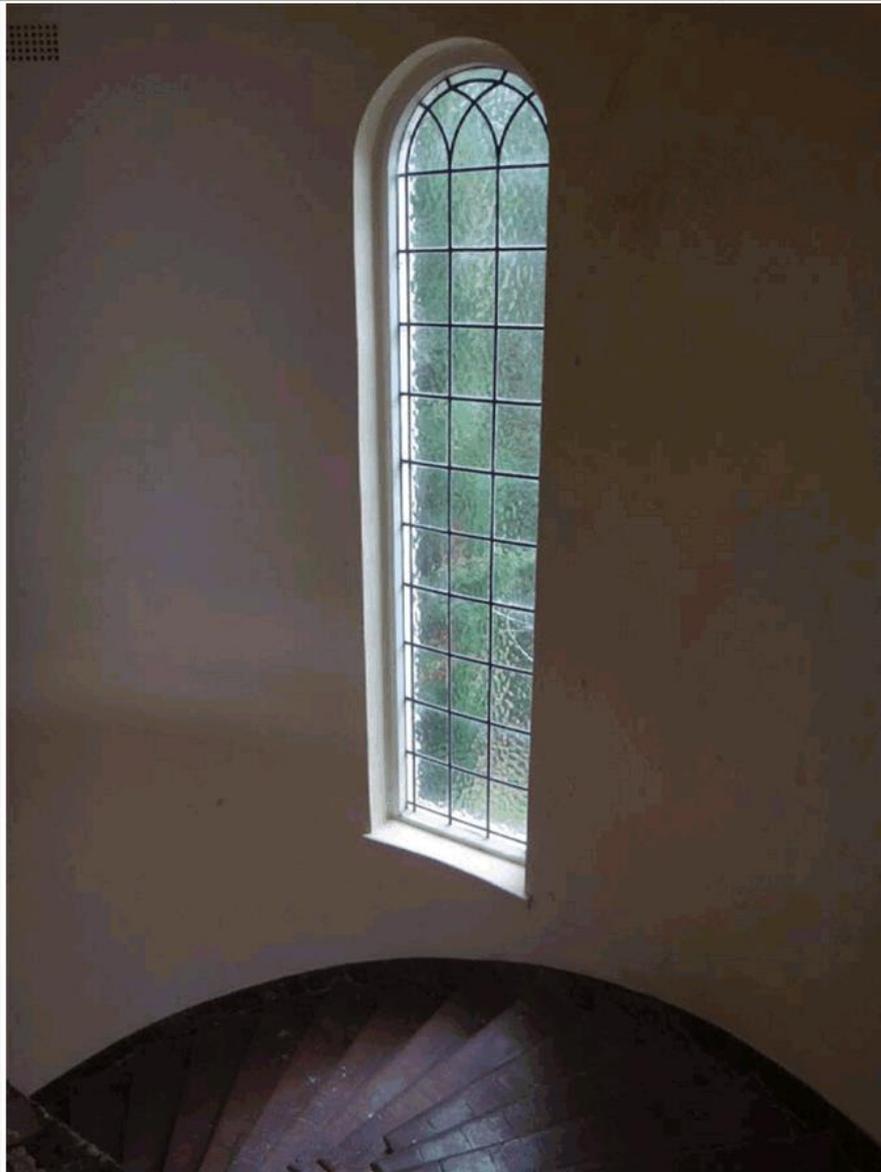
Heritage Data Form

Image caption	Decorative fireplace with hood. Columns have been removed and hood damaged.				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



Heritage Data Form

Image caption	Leadlight to curved main stair				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



Heritage Data Form

Image caption	Curved opening to entry hall with niches				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



HPE: 20/215362

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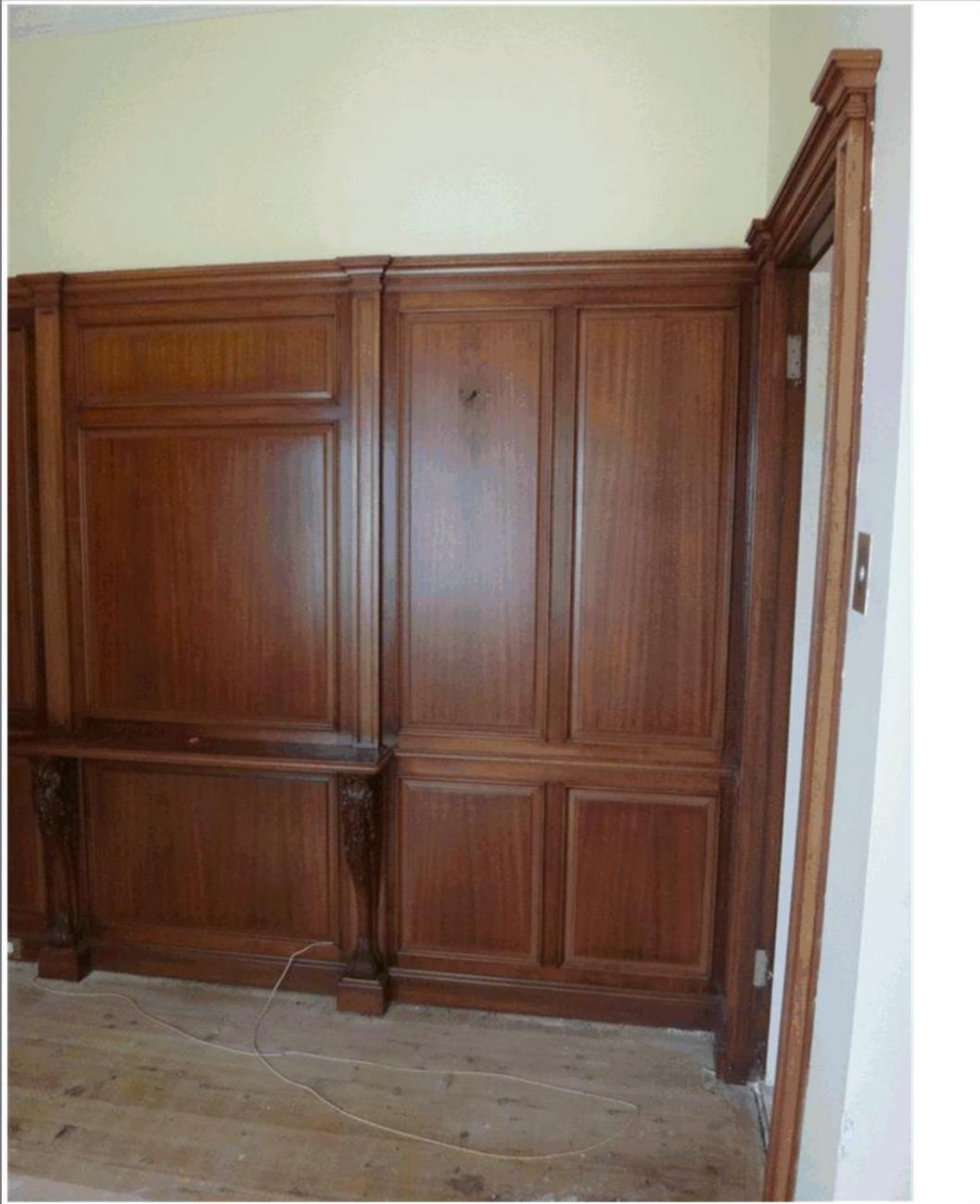
Heritage Data Form

Image caption	Group of arched openings to formal living room				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



Heritage Data Form

Image caption	Timber wall panelling to study (former breakfast room)				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



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Image caption	Architrave and decoration to opening between former ballroom and formal dining room				
Image year	2019	Image by	Shona Lindsay	Image copyright holder	Woollahra Council



Heritage Data Form

Image caption	View through first floor level arched openings to stair gallery and main bedroom beyond				
Image year	2019	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



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Image caption	Decorative balustrading to northern elevation				
Image year	2020	Image by	Flavia Scardamaglia	Image copyright holder	Woollahra Council





Planning proposal (Department Ref: PP_2020_WOOLL_009_00): to list 46 Vaucluse Road including interiors, Vaucluse as a local heritage item.

I, the Acting Director, Eastern and South Districts, at the Department of Planning, Industry and Environment, as delegate of the Minister for Planning and Public Spaces, have determined under section 3.34(2) of the *Environmental Planning and Assessment Act 1979* (the Act) that an amendment to the Woollahra Local Environmental Plan (LEP) 2014 to list 46 Vaucluse Road including interiors, Vaucluse as a heritage item, should proceed subject to the following conditions:

1. The planning proposal is to be amended to address the following matters prior to public exhibition:
 - (a) Include a note to clarify that the heritage item number in the proposed mapping is indicative only and will be confirmed upon the finalisation of the proposal;
 - (b) Correct the wording of *Strategy 4.3* of the Woollahra Community Strategic Plan, *Woollahra 2030 – our community, our place, our plan*, to ensure consistency with the published version of the Plan;
 - (c) Remove reference to the *Woollahra Local Strategic Planning Statement* (LSPS) as a draft document and clearly state that the LSPS has been assured by the Greater Sydney Commission and adopted by Council;
 - (d) Update the proposed community consultation requirements to align with Council's current notification and exhibition arrangements during the COVID-19 pandemic;
 - (e) Update Schedule 2 of the planning proposal to:
 - (i) State the correct title of Section 9.1 Directions – 2.2 Coastal Management and 3.5 Development Near Regulated Airports and Defence Airfields;
 - (ii) Include reference to Section 9.1 Directions - 3.7 Reduction in Non-Hosted Short Term Rental Accommodation Period, 5.11 Development of Aboriginal Land Council Land, and Directions 7.4 to 7.10 inclusive; and
 - (iii) Include reference to SEPP (Activation Precincts) 2020 and SEPP (Major Infrastructure Corridors) 2020; and
 - (f) Include an updated project timeline.
2. Public exhibition is required under section 3.34(2)(c) and schedule 1 clause 4 of the Act as follows:
 - (a) the planning proposal must be made publicly available for a minimum of **28 days**; and
 - (b) the planning proposal authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material

that must be made publicly available along with planning proposals as identified in section 6.5.2 of *A guide to preparing local environmental plans* (Department of Planning and Environment, 2018).

3. Consultation is required with NSW Heritage, Department of Premier and Cabinet and the National Trust of NSW under section 3.34(2)(d) of the Act.
The public authority / organisation is to be provided with a copy of the planning proposal and any relevant supporting material and given at least 21 days to comment on the proposal.
4. A public hearing is not required to be held into the matter by any person or body under section 3.34(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, if reclassifying land).
5. The planning proposal authority is authorised as the local plan-making authority to exercise the functions under section 3.36(2) of the Act subject to the following:
 - (a) the planning proposal authority has satisfied all the conditions of the Gateway determination;
 - (b) the planning proposal is consistent with section 9.1 Directions or the Secretary has agreed that any inconsistencies are justified; and
 - (c) there are no outstanding written objections from public authorities.
6. The time frame for completing the LEP is to be **12 months** following the date of the Gateway determination.

Dated 21st day of August 2020.



Brendan Metcalfe
A/Director, Eastern and South
Districts
Greater Sydney, Place and
Infrastructure
Department of Planning, Industry and
Environment

Delegate of the Minister for Planning
and Public Spaces

PP_2020_WOOLL_009_00 (IRF20/3448)

From: [Tim Mahony](#)
To: [Records](#)
Subject: SC5596 Submissions
Date: Friday, 25 September 2020 2:07:34 PM

Hi,

It is wonderful to see council taking the initiative to save some of Vaocluse's historically significant architecture, and buildings.

As a long term close by neighbour to 46 Vaocluse Road, i have long admired this charming house designed by F Glynn Gilling.

In my opinion the surrounding garden should also be part of the LEP heritage listing, all too often the amenity of houses that are listed on the heritage LEP is ruined by huge (oversized for the land size) square or rectangular neighbouring buildings placed right on the boundary of the heritage listed house.

These significant, and beautiful, heritage listed houses need to be protected from overbuilding on neighbouring land. Otherwise the heritage listed houses simply become somewhat farcical, placed in the middle of these inappropriate and oversized buildings. An excellent example of this is the massive house just completed at 39 Vaocluse Road, across

the road from 46 Vaocluse Road, and others are planned, such as the proposed DA at 32 Wentworth Road, next door to the Heritage listed Leslie Wilkinson house at 34 Wentworth Road.

I highly commend the council for taking this initiative, and fully support the listing.

Regards

Tim Mahony


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Woollahra History and Heritage Society Inc

ABN 17 597 074 575

WHHS

whhs 20015

6 October 2020

Mr Craig Swift-McNair
General Manager
Woollahra Municipal Council

Dear Mr Swift-McNair,

SC 5592 Submission

PROPOSED HERITAGE LISTING OF 46 VAUCLUSE ROAD, VAUCLUSE

The Woollahra History and Heritage Society has read the documentation related to the proposal to list 46 Vaucluse Road on Schedule 5 part 1 of Woollahra Local Environmental Plan 2014 and fully supports the proposal.

The Society would like to suggest the following amendments be made to the documentation for historical accuracy:-

1. Section 3.2.1 paragraph 2 delete "*later Strickland House*"
2. Section 3.2.1 paragraph 3 replace with:-
" In 1915 the *Carrara* was purchased from Allen by the NSW Government for Foreshore Parkland. It was named after the Governor, Sir Gerald Strickland as the Strickland Convalescent Home for Women, and officially opened on 16 March 1915. Later as *Strickland House* it catered for men and women."
3. Section 3.2.2 last line delete "*Carrara* was renamed *Strickland House*" and replace with "*became Strickland House*".

Details of the history of Carrara can be found in "*Carrara/Strickland House – The Finest Site on the Foreshores of Sydney Harbour*" by June Poland.

Yours sincerely,

Peter Poland OAM
President



19 October 2020

The General Manager
Woollahra Municipal Council
536 New South Head Road, Double Bay NSW 2028

Attention: Kristy Welfare - Strategic Heritage Officer

Dear Sir/Madam

Proposed Local Heritage Listing of 46 Vacluse Road, Vacluse

We write on behalf of the owners of 46 Vacluse Road, Vacluse (the site) in relation to the Planning Proposal to amend the *Woollahra Local Environmental Plan 2014* (Woollahra LEP) to list the site as a local heritage item in the Woollahra LEP.

We have reviewed the Planning Proposal and supporting documentation on public exhibition and make the following submissions.

Heritage Significance of the Item

In accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001, there are seven criteria used in the process of assessing heritage significance. The Planning Proposal is supported by an Assessment of Heritage Significance (April 2020) prepared by Council's Strategic Heritage Officer which assesses the property at 46 Vacluse Road against the seven criteria and concludes that the property satisfies four of the criteria for local listing with the potential to satisfy a fifth. The conclusions made in Council's Assessment of Heritage Significance differ significantly from the conclusions made in the Heritage Assessment of the property prepared by Weir Phillips Heritage and Planning (March 2020) which found that the property did not meet any of the criteria for local heritage significance.

Further, an independent assessment of both the Council and Weir Phillip heritage assessments was undertaken by Julie Marler of Phillips Marler Architecture and Heritage (dated 21 April 2020) and found that the conclusions reached in the Weir Phillips report represented a more accurate assessment of the property, particularly in relation to:

- » Criterion C - Aesthetic/technical significance;
- » Criterion F – Rarity; and
- » Criterion G – Representative

Table 1 below provides a summary of the Council's assessment of the heritage significance of the property compared to the conclusions reached in the Weir Phillips Assessment, as well as the independent peer review undertaken by Julie Marler.

It is considered reasonable that these differing viewpoints be taken into account in assessing the merits of the current Planning Proposal.



Table 1 Comparison of Heritage Assessments

Criteria - Guidelines for inclusion	Council	Weir Phillips	Independent Peer Review
Criterion A – Historical Significance			
a. shows evidence of a significant human activity	Meets all guidelines under Criterion A	Given that there are better preserved examples of Gilling's work within the Woollahra Municipality, the site does not meet the threshold for listing under this criterion.	
b. is associated with a significant activity or historical phase			
c. maintains or shows the continuity of a historical process or activity			
Criterion B – Associative significance			
a. shows evidence of a significant human occupation	Meets guideline 'b' for Criterion B	Given that there are far more intact examples of his work within the Woollahra Municipality and Greater Sydney area, the site does not meet the threshold for listing under this criterion.	
b. is associated with a significant event, person, or group of persons			
Criterion C - Aesthetic/technical significance			
a. shows or is associated with, creative or technical innovation or achievement	Meets guidelines 'a', 'c' and 'e' for Criterion B	The site does not meet the threshold for listing under this criterion.	The progressive alterations to 46 Vaucluse Road, particularly the western elevation, have diminished the intactness of the Gilling design, although it is noted that some of the internal layouts remain close to the Gilling floorplan. However, as the Weir Phillips report notes, local and state
b. is the inspiration for a creative or technical innovation or achievement			
c. is aesthetically distinctive			
d. has landmark qualities			
e. exemplifies a particular taste, style or technology			



Criteria - Guidelines for inclusion	Council	Weir Phillips	Independent Peer Review
Criterion D - Social significance			
<p>a. is important for its associations with an identifiable group</p> <p>b. is important to a community's sense of Place</p>	<p>Does not meet any of the guidelines for inclusion under Criterion D and meets the following guidelines for exclusion:</p> <ul style="list-style-type: none"> » is only important to the community for amenity reasons » is retained only in preference to a proposed alternative 	<p>Based on the evidence available, the site does not meet the threshold for listing under this criterion.</p>	<p>listed Gilling Houses exhibit many intact original elements including front and rear elevations. The house clearly has no evidence of the west (rear elevation) at the ground floor. The elevation has been radically altered from the Gilling original, including the relationship with the garden and step access. Despite the eastern (street) elevation still retaining fenestration, doorway detailing and other Interwar Mediterranean style features – these are in a sense, a façade to a highly altered interior and rear elevation. Therefore, the major alterations resulting in the loss of the rear elevation as Weir Phillips note mean the criteria of intactness is not met and the building should not be listed.</p>



Criteria - Guidelines for inclusion	Council	Weir Phillips	Independent Peer Review
Criterion E - Research potential			
a. has the potential to yield new or further substantial scientific and/or archaeological information	Meets guideline 'a' for Criterion E.	The site does not meet the threshold for listing under this criterion.	
b. is an important benchmark or reference site or type			
c. provides evidence of past human cultures that is unavailable elsewhere			
Criterion F – Rarity			
a. provides evidence of a defunct custom, way of life or process	Meets guideline 'e' for Criterion F	Gilling's work is not rare within the Woollahra Municipality. There are other better preserved examples.	Councils assessment of rarity of the house in terms of alterations and additions requires further interrogation. James S. Kerr in his seminal work <i>The Conservation Plan</i> suggests 'When a place is significant because it is true to type or representative it is necessary to consider its intactness and to some extent rarity, in assessing the heritage significance.' Therefore, the intrinsic values of representativeness is key to determining rarity. These key criteria of assessment seem to be inappropriately used when considering the process of alterations and additions in the architectural evolution of 46 Vaucluse Road. If Gilling had carried out all the alterations and additions during his working life as an architect we could appreciate the transformation of a Gilling house and its stylistic
b. demonstrates a process, custom or other human activity that is in danger of being lost			
c. shows unusually accurate evidence of a significant human activity			
d. is the only example of its type			
e. demonstrates designs or techniques of exceptional interest			
f. shows rare evidence of a significant human activity important to a community			



Criteria - Guidelines for inclusion	Council	Weir Phillips	Independent Peer Review
			change. However, the works that were carried out between 1937 and 1960 were designed by architects who are not exponents of the inter war Mediterranean architectural style and were not seeking to emulate the Gilling legacy. Therefore, Councils assessment based on the key cultural assessment tools of true to type, representativeness or rarity is not supported as stated in the report.
Criterion G – Representative			
a. is a fine example of its type	Meets guidelines 'b', 'c' and 'e' for Criterion G	The site does not meet the threshold for listing under this criterion.	See comments in relation to Criterion F – Rarity above
b. has the principal characteristics of an important class or group of items			
c. has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity			
d. is a significant variation to a class of items			
e. is part of a group which collectively illustrates are presentative type			
f. is outstanding because of its setting, condition or size			
g. is outstanding because of its integrity or the esteem in which it is held			



Exhibition of all Relevant Documents

Council has placed the following documents on exhibition as part of the Planning Proposal:

- » Exhibited documents:
 - > Planning Proposal - Heritage Listing of 46 Vacluse Road, Vacluse
 - > Gateway Determination - 46 Vacluse Road, Vacluse
- » Supplementary information:
 - > Heritage Significance Assessment - 46 Vacluse Road, Vacluse
 - > Environmental Planning Committee Report - 17 February 2020
 - > Council Resolution - 24 February 2020
 - > Woollahra Local Planning Panel (LPP) Report - 23 April 2020
 - > Woollahra LPP Advice - 23 April 2020
 - > Council Resolution - 25 May 2020
 - > List of State Environmental Planning Policies - SEPPs and Deemed SEPPs

The LPP report is exhibited as supplementary information referencing the following appendices:

1. Draft Planning Proposal - 46 Vacluse Road, Vacluse
2. Draft Heritage Significance Assessment - 46 Vacluse Road, Vacluse
3. EPC Agenda - 17 February 2020 - 46 Vacluse Road, Vacluse
4. Weir Phillips Heritage Report - 46 Vacluse Road, Vacluse

Appendices 1 to 3 are included as part of the Planning Proposal exhibition documents. However, Appendix 4 (the Weir Phillips Heritage Report) is not publicly exhibited as supplementary information, and the link to Appendix 4 from the exhibited copy of the Local Planning Panel Report (23 April 2020) does not work. It is considered reasonable that, as the Weir Phillips assessment was considered by the Planning Panel in making its recommendation to the Council, that it should be exhibited alongside other supplementary information for the Planning Proposal.

In addition, as noted in the minutes from the LPP meeting of 23 April 2020, '*late correspondence was tabled at the meeting from Phillip Marler¹ and James Phillips*'. As the LPP considered the peer review report in making its recommendation to Council, it is considered reasonable that this report be exhibited as supplementary information. This will allow a full consideration of the Planning Proposal as part of a transparent public consultation process.

The conclusions made in the Weir Phillips Assessment - as well as the peer review by Julie Marler - are important considerations on whether the Planning Proposal should proceed in its current form, particularly as they differ from conclusions made in the Council heritage report and provide insights that might not otherwise be considered.

We request that the Planning Proposal be re-exhibited along with these reports, and that Council take into consideration the counter views expressed by these heritage experts particularly where they differ from the conclusions made in Council's heritage assessment.

Yours sincerely



Kim Samuel
Associate Director



¹ It is assumed that the correspondence from 'Phillip Marler' refers to the peer review report prepared by Julie Marler of Phillip Marler which was submitted to the Local Planning Panel as late correspondence.

From: [James Sellwood](#)
To: [Records](#)
Cc: [Kristy Wellfare](#)
Subject: Heritage NSW Response - Planning Proposal - Local Heritage Listing - 46 Vaucluse Road, Vaucluse
Date: Tuesday, 20 October 2020 4:00:25 PM
Attachments: [image001.png](#)

Our ref: DOC20/769269

Planning Proposal - Local Heritage Listing - 46 Vaucluse Road, Vaucluse

Dear Mr Swift-McNair

Attention: Ms Kristy Wellfare, Strategic Heritage Officer

Thank you for the opportunity to comment on the planning proposal to list the Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse as an item of Local heritage significance under *Woollahra Local Environmental Plan 2014*.

We have reviewed the Planning Proposal and note that Council's Assessment of Heritage Significance found that 46 Vaucluse Road, Vaucluse met the criteria for listing at a Local level.

Heritage NSW encourages the identification and listing of new heritage items, provided that all necessary due diligence, assessments and notifications have been undertaken. Prior to finalisation of the planning proposal, Council should be satisfied that this is the case.

If you have any questions, please don't hesitate to contact me on the details below.

Best regards
James

James Sellwood | Senior Heritage Programs Officer, Heritage Programs

Heritage NSW
Department of Premier and Cabinet

[Redacted]



I acknowledge and respect the traditional custodians and ancestors of the lands I work across

Heritage NSW

The former Office of Environment and Heritage (Heritage Division) is now Heritage NSW.

Correspondence should be sent to us via email at [Redacted] If you need to provide hard copies, please send to [Redacted]

Please update your records as using an incorrect name and address could cause significant delays or non-delivery of your correspondence.

From: [Kathy Goldberg](#)
To: [Records](#)
Cc: [REDACTED]
Subject: SC5596 -Proposal to Heritage List 46 Vaucluse Road, Vaucluse
Date: Sunday, 25 October 2020 9:57:04 AM

Dear General Manager,

Congratulations to Woollahra Council for identifying and recognizing the local heritage significance of 46 Vaucluse Road, Vaucluse as representative of Woollahra's rich and diverse history.

The property has outstanding heritage value because of its association with the works of F. Glynn Gillings who is recognized as one of the most prominent and influential architects of Sydney. The house itself has been described as an example of "the cream of F Glynn Gillings' domestic work" It therefore qualifies for heritage listing for its historical, aesthetic and representative significance.

It is vital Woollahra Council heritage lists 46 Vaucluse Road, Vaucluse to protect it for future generations as an example of Australia's rich cultural history. Not only does it demonstrate the achievement of a prominent NSW architect, it provides a physical link to Australia's past and to the local history of the area.

I support and believe it is Woollahra Council's duty to heritage list 46 Vaucluse Road, Vaucluse before this local treasure is demolished and an important part of local history is lost forever!

Regards,
Kathy Goldberg
[REDACTED]

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From: [Simone Arnott](#)
To: [Records](#)
Subject: Heritage Listing of 46 Vaucluse Road, Vaucluse
Date: Sunday, 25 October 2020 1:44:32 PM

The General Manager,
Woollahra Council.

Dear Sir,

I would like to support your proposal for the heritage listing of 46 Vaucluse Road, Vaucluse. My father in law, Henry Dixon Arnott bought the original house in the 1920's and immediately commissioned F.Glynn Gilling to design the present house which is a significant representation of the work of a highly respected and renowned architect of the between the wars period. There are too few of these houses left which represent an era of gracious family living and they should be preserved and not just torn down to erect large concrete edifices which say "bigger is better and look at how much money I have made"!

My parents in law sold the house in the early sixties and were living at Buckhurst at the time of my marriage but I had visited it in the fifties and remember the beautiful downstairs rooms leading into the garden and tennis court - and much of the furniture which was especially designed for the house by Deric Deane - one of the leading decorators of the period. My late husband and his sister grew up there and often spoke of the house and when it was up for sale in 2012, we arranged with the Agent to visit it and were delighted to see that the integrity of the house had been kept.

Of course, people must be able to make additions and/or alterations but with a heritage order the significant parts of the house and the integrity of its design will be protected., especially the frontage onto Vaucluse Road with its Mediterranean influence.

Having grown up on Point Piper and lived in Woollahra all my life I have seen too many old homes torn down and some very fine examples of a special architect's work lost forever - one perfect example of this was when Mrs Mary Horden's "Round House" in Wingadel Place, Point Piper- designed by the noted Melbourne architect Gilford Bell was literally torn down over night by a subsequent owner and the land was eventually sold as a building block.

Please do not lose another significant piece of architectural heritage.

Yours sincerely,

Simone Arnott

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From: [Nicky](#)
To: [Records](#)
Subject: 46 vaocluse rd vaocluse
Date: Sunday, 25 October 2020 2:27:41 PM

To the General Manager,

I support Woollahra Council's proposal to heritage list [46 Vaocluse Road](#), Vaocluse to preserve it for the future.

It captures rich cultural history, demonstrating the achievement of a prominent NSW architect.

It is vital that this property is listed for its historical, aesthetic and representative significance before it's demolished and an important part of local history is destroyed.

Regards

Nicky Shabad


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From: [I.vale](#)
To: [Records](#)
Subject: Heritage Listing
Date: Sunday, 25 October 2020 11:27:00 AM

Re: HERITAGE LISTING OF - 46 VAUCLUSE RD, VAUCLUSE

Dear Sir or madam,

It has come to my attention that Woollahra Council is considering the listing of 46 Vacluse Road Vacluse to Heritage status.

Many houses from the past in the eastern suburbs and especially Woollahra, are being demolished to be replaced by new modern construction. All too frequently we see prime examples of our past being bulldozed and replaced by modern monoliths. We see in this house that was designed by one of the most prominent architects of the time a prime example of a house being built in a very special location with gun barrel views of Sydney harbour on a block of land that is positioned in a unique position. It is an example of the finest that was built in its time and as such should be maintained exactly as it was intended.

The architect, F Glynn Gillings came to be known as one of the foremost architects whose work should now be preserved in the manner it was built, if we are to maintain any sense of the past achievements of our forebearers. Any changes made to this house would endanger the past being handed down to the future generations.

I heartily support Woollahra council maintaining this heritage building on a list to preserve the past instead of obliterating it and replacing it with what is to often seen today as modern architecture.

Yours sincerely,

Ian Vale
Point Piper

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From: [Ilan Shabad](#)
To: [Records](#)
Subject: 46 Vaucluse Road - Heritage Listing
Date: Monday, 26 October 2020 9:03:26 AM

To the General Manager,

I support Woollahra Council's proposal to list 46 Vaucluse Road as a heritage listing.

I believe this is a perfect example of Australia's rich cultural history and architectural achievement of our previous generation. Demolishing it would destroy part of our local history.

Regards,
Ilan Shabad

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From: [Isabelle Jensen](#)
To: [Records](#)
Subject: SC5596- Proposed Heritage Listing of 46 Vacluse Road, Vacluse
Date: Monday, 26 October 2020 11:02:30 AM

To the General Manager,

I support Woollahra Council's proposal to heritage list 46 Vacluse Road, Vacluse. It is important to protect a prominent piece of architecture that not only demonstrates Australia's cultural history and unique buildings, but that also provides a link to the local history of Vacluse for future generations.

It is imperative that 46 Vacluse Road is listed for its historical, aesthetic and representative significance before it's demolished and an important part of local history is destroyed.

Kind regards

Izzy

Izzy Jensen

[Redacted signature block]

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Respondent No: 1

Login: adamthu

Email:

Responded At: Oct 26, 2020 14:10:30 pm

Last Seen: Oct 26, 2020 03:08:05 am

IP Address:

Q1. **Would you like to make a submission to the proposed heritage listing of 46 Vaucluse Road, Vaucluse** Yes

Q2. **Your email**

Q3. **Your name** Adam S.

Q4. **How would you like to make your submission?** Type your submission here

Q5. **Please type your submission here.**

I do not believe the property should be listed, as the property has changed significantly from its original form. The land should be used for higher-density development to accomodate population growth.

Q6. **Please upload your document.** not answered

From: [Paul Jensen](#)
To: [Records](#)
Subject: 46 Vaucluse Road - Heritage Listing
Date: Tuesday, 27 October 2020 4:33:53 PM

To the General Manager,

I support Woollahra Council's proposal to heritage list 46 Vaucluse Road, Vaucluse to protect it for future generations.

It is an outstanding example of Australia's rich cultural history, demonstrating the achievement of a prominent NSW architect and providing a link to the local history of the area.

It is vital that this property is listed for its historical, aesthetic and representative significance before it's demolished and an important part of local history is destroyed.

Kind Regards

Paul Jensen



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Respondent No: 2

Login: David

Email:

Responded At: Oct 28, 2020 14:25:52 pm

Last Seen: Oct 28, 2020 03:09:02 am

IP Address:

Q1. **Would you like to make a submission to the proposed heritage listing of 46 Vaucluse Road, Vaucluse** Yes

Q2. **Your email**

Q3. **Your name** David Ellem

Q4. **How would you like to make your submission?** Type your submission here

Q5. **Please type your submission here.**

I am writing in support of the proposed heritage listing of 46 Vaucluse Road, Vaucluse. I grew up the local area and always greatly admired this property on my way to Neilson Park. This property is an excellent example of early 20th century Spanish Mission architecture in Sydney, by the renowned architect, F. Glynn Gillings. Gillings was responsible for some of Sydney's most beautiful and character-filled homes, perfectly demonstrating the classic Spanish Mission style, so suited to our Sydney climate. The preservation of this impressive residence is so important to our architectural history, to the streetscape and to the aesthetics of the neighbourhood. Unfortunately, many of these homes have not been heritage listed in time and have tragically been demolished. I implore the Heritage Committee to swiftly take all possible action to protect this unique home.

Q6. **Please upload your document.** not answered



Respondent No: 3
Login: Justin Hemmes
Email:

Responded At: Oct 29, 2020 16:12:34 pm
Last Seen: Oct 29, 2020 05:09:30 am
IP Address:

Q1. **Would you like to make a submission to the proposed heritage listing of 46 Vaucluse Road, Vaucluse** Yes

Q2. **Your email**

Q3. **Your name** Justin Hemmes

Q4. **How would you like to make your submission?** Type your submission here

Q5. **Please type your submission here.**

I write to provide my emphatic support for the heritage listing of the F. Glynn Gilling designed home at 46 Vaucluse Road, Vaucluse. I have lived on Vaucluse Road for most of my life and over many years have witnessed the complete demolition of so many wonderful, historic and architecturally rich homes in the area. Vaucluse, and the Woollahra shire, is fortunate to contain numerous varied architectural gems, and a stand must be taken to preserve that rich architectural history. 46 Vaucluse Road is a perfect example of F. Glynn Gilling's Spanish Mission / Mediterranean style. The house is beautifully sited within its grounds and is surrounded by complementary gardens. It is a truly beautiful home and contributes greatly to the fabric of its neighbourhood. The demolition of homes such as this and their replacement with modern, repetitive, "architecturally designed" mansions which oppressively dominate not only their own site, but also those of their neighbours and the streetscape, is not a progression of Australian architecture nor a positive addition to the local fabric and aesthetic enjoyment of Sydney. The heritage preservation of 46 Vaucluse Road is vital not only for reasons of local importance, but also when viewed through the much wider lens of greater Sydney. Nothing more clearly demonstrates the rich fabric of our city's history than the protection and preservation of our important buildings of quality design. Once they are gone, they cannot be replaced. I implore our Councillors to support the heritage listing and preservation of 46 Vaucluse Road, Vaucluse and ensure that this example of sophisticated style and elegant design aesthetics remains for the enjoyment of generations to come.

Q6. **Please upload your document.** not answered



Respondent No: 4
Login: Bettina Hemmes
Email:

Responded At: Oct 29, 2020 16:24:36 pm
Last Seen: Oct 29, 2020 05:13:03 am
IP Address:

Q1. **Would you like to make a submission to the proposed heritage listing of 46 Vaucluse Road, Vaucluse** Yes

Q2. **Your email**

Q3. **Your name** Bettina Hemmes

Q4. **How would you like to make your submission?** Type your submission here

Q5. **Please type your submission here.**

Dear Sir/Madam I am writing to you in support of the heritage listing of 46 Vaucluse Road, Vaucluse. I have lived in Vaucluse for most of my childhood and adult life and have always loved and appreciated the older homes and gardens around Vaucluse. My favourites include those homes in the Spanish Mission style, with their gardens usually equally gorgeous. It seems to me that most of the older homes and gardens in the area are being demolished and are being replaced by huge, contemporary homes with very little garden area, which are often not maintained. This is an undesirable result of progress, with neighbourhoods losing their soul and history. I am not a person to object to anything generally, but I felt I had to support the heritage listing of this property as I cannot quietly stand by and witness the destruction of yet another significant example of our architectural history. The home in this case was designed by the renowned architect F. Glynn Gilling and is an excellent and important example of his beautiful work, which contributes greatly to the rich fabric of the local area. I really hope all due consideration is taken when assessing the heritage listing of 46 Vaucluse Road, as these homes demonstrate our history, and also provide a unique and distinctive beauty to the area, which in turn makes for an interesting and architecturally diverse neighbourhood. Yours sincerely Bettina Hemmes

Q6. **Please upload your document.** not answered

From: [Sarah Aitken](#)
To: [Records](#)
Subject: 46 Vaucluse Road - Vaucluse
Date: Monday, 9 November 2020 1:01:06 PM

Hi Kristy - I realise I am too late for the submission period of this house, however I have long admired this homes beauty and it would be outrageous if it were to be knocked down!

Please help preserve these beautiful historic homes that make Vaucluse such a beautiful and special suburb. The development of huge modern homes along this road is ruining the character of the area and must be stopped.

I hope you can add my email to the list of people in favour of keeping this lovely house intact.

Kind regards
Sarah Aitken



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Item No: R3 Recommendation to Council
Subject: **PROPOSED CHANGES TO THE APPROVAL FRAMEWORK FOR A-FRAME SIGNS ON FOOTWAYS**
Author: Jacquelyne Della Bosca, Executive Planner
Approvers: Anne White, Manager - Strategic Planning
Nick Economou, Acting Director Planning & Development
Craig Swift-McNair, General Manager
File No: 20/201566
Reason for Report: To respond to a recommendation of the Small Business Working Party to prepare a report on the approval framework for A-frame signs.

Recommendation:

- A. THAT Council amend the approval framework for A-frame signs as identified at Option 1 in the report to the Environmental Planning Committee of 30 November 2020 by:
 - i. Identifying A-frame signs as exempt development under *Woollahra Local Environmental Plan 2014*.
 - ii. Requiring an application to Council for approval, consistent with an adopted local approvals policy.
- B. THAT a draft local approvals policy for A-frame signs is prepared based on the draft criteria at **Annexure 1** of the report to the Environmental Planning Committee of 30 November 2020.
- C. THAT in the event Council adopts a local approvals policy for A-frame signs, the operation and implementation of the policy is reviewed one (1) year from commencement.
- D. THAT a planning proposal is prepared to identify A-frame signs as exempt development in *Schedule 2: Exempt development of Woollahra Local Environmental Plan 2014*.
- E. THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.
- F. THAT the advice of the Woollahra Local Planning Panel and the draft local approvals policy for A-frame signs be reported to the Environmental Planning Committee.

1. Summary

This report responds to a recommendation from the Small Business Working Party (SBWP) of 9 October 2020 requesting staff to review the approval framework for A-frame (footway) signs and prepare a report to the Environmental Planning Committee (EPC) for consideration.

Council staff have reviewed the existing approval framework and identified options for Council to consider if it wants to make it easier for a business to place an A-frame sign on the footway.

2. Background

Placing an A-frame sign on a footway in the Woollahra Municipality currently requires a development application (DA) and consent under the *Environmental Planning and Assessment Act 1979* (EP&A Act) and an application under section 68 of the *Local Government Act 1993* (LG Act).

Some Councillors and business operators have identified that the current assessment and approval framework is unnecessarily complex and restrictive and would like Council to ‘cut the red-tape’ in relation to A-frame signs. Some business operators in the Municipality are also placing A-frame signs on the footways without the required approvals.

The SBWP considered this matter at its meeting of 14 August 2020 and 9 October 2020 and on 9 October 2020 recommended:

- A. *THAT the report on the Draft criteria for A-frame signs is noted*
- B. *THAT staff note that Option 1 in Annexure 1 was the preferred option.*
- C. *THAT based on feedback from the Small Business Working Party, staff prepare a report on A-frame signs to the Environmental Planning Committee for consideration.*

3. A-frame signs benefits and challenges

An A-frame sign, also sometimes known as a sandwich board or footway sign, is a portable, free standing and self-supporting sign which consists of two boards joined by one edge or other similar means.



Figure 1: Examples of A-frame signs from Woollahra LGA (historic A-frames without approval)

The potential benefits of A-frame signs may include:

- Support businesses
- Engage and attracts customers
- Add variety to the streetscape

The potential impacts or challenges of having A-frame signs in the footway may include:

- Impacts on safety for pedestrians and road-users
- Impacts on accessibility for all and maintaining a predictable and consistent path of travel for visually impaired pedestrians
- Visual amenity impacts and potential detracting from Placemaking initiatives
- Commercialisation of public land [Footways are already used for outdoor dining and display of goods].
- Perceptions of inequity in applying the policy (if the policy is consistent with the draft criteria at **Annexure 1**):
 - Where a building contains multiple business operators, only the business with the direct street frontage will be able to have an A-frame sign (e.g. those in arcades or businesses on the 2nd level of a building will not be eligible for an A-frame sign)
 - Not all footways will be wide enough for an A-frame sign whilst maintaining minimum pedestrian path of travel e.g. laneways.
- Increased risk, liability, compliance and enforcement responsibilities for Council

4. Current approvals framework for A-frame signs

To place an A-frame sign on a footway in the Woollahra Municipality, an applicant currently requires the following two approvals:

1. Development consent under the *Environmental Planning and Assessment Act 1979* (EP&A Act)

- *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014) identifies “business identification signs” as permitted with consent in the business zones: B1 Neighbourhood Centre, B2 Local Centre and B4 Mixed Use.
- An A-frame sign may be a type of business identification sign.
- In Woollahra LEP ***business identification sign*** means a sign—
 - (a) *that indicates—*
 - (i) *the name of the person or business, and*
 - (ii) *the nature of the business carried on by the person at the premises or place at which the sign is displayed, and*
 - (b) *that may include the address of the premises or place and a logo or other symbol that identifies the business, but that does not contain any advertising relating to a person who does not carry on business at the premises or place.*

Note—

Business identification signs are a type of signage—see the definition of that term in this Dictionary.

2. Approval for an activity identified under section 68 of the *Local Government Act 1993* (LG Act)

- Section 68 identifies activities that require the approval of the council.
- A-frame signs fall under Part E - Public roads
 - 2. *Expose or allow to be exposed (whether for sale or otherwise) any article in or on or so as to overhang any part of the road or outside a shop window or doorway abutting the road, or hang an article beneath an awning over the road.*

This twofold assessment process (which could be lodged and assessed concurrently) and the associated application fees tend to act as a deterrent to business operators.

However, this approach is not unique to Woollahra Council. City of Sydney, Ashfield, Auburn, Bankstown, Blacktown, Byron Bay, Fairfield, Holroyd, Hornsby, Hunters Hill, Ku-ring-gai, Lake Macquarie, Lane Cove, Manly, Inner West (Marrickville), Mosman, North Sydney, Parramatta, Pittwater, Waverley, Wollongong Councils all have this twofold approach.

5. Amendments required to the approval framework to encourage A-frame signs

If Council is seeking to make it easier for businesses to place an A-frame sign on the footway, the existing approval framework will need to be amended as follows:

1. Prepare a planning proposal to amend Woollahra LEP 2014: Schedule 2 – Exempt Development to identify A-frame signs as exempt development i.e. Subject to the A-frame sign complying with the relevant standards for exempt development a DA/consent will not be required under the EP&A Act.
2. Prepare and adopt a local approvals policy (LAP) for A-frame signs under Part 3 of the LG Act. Part 3 of the LG Act specifies how a LAP is to be prepared, exhibited, adopted and amended. The LAP will need to specify:
 - the assessment criteria for A-frames on the footway (see **Annexure 1**)
 - the assessment process:
 - Option 1 – Application to Council, or
 - Option 2 – Self-assessment.

5.1. Comparison of the options for amending the approval framework for A-frame signs

Table 1 below compares each option, and also includes a third option which is: Option 3 - do nothing and retain the current approval framework. The table identifies the key differences in the approval process and the advantages and disadvantages of each option.

For the purposes of transparency and further context, it is noted that Option 1 was the preferred option identified by the Small Business Working Party and Option 3 is the preferred option of Council staff.

Table 1: Comparison of the options for amending the approval framework for A-frame signs

	Option 1: A-frames are exempt development & require an application to Council under a LAP	Option 2: A-frames are exempt development & allow self-assessment under a LAP	Option 3: Do nothing and retain current approval framework
Approval process	<ul style="list-style-type: none"> • Applicant completes application for s68 activity and demonstrates compliance with criteria in LAP • Council staff assess application and approve or refuse application. 	<ul style="list-style-type: none"> • Applicant completes self-assessment to determine if the proposed A-frame will comply with criteria in LAP • If A-frame complies with criteria, the A-frame can be placed on the footway 	<ul style="list-style-type: none"> • Business operator lodges DA and seeks approval for s68 activity • Staff assess DA & s68 applications and approves or refuses the applications under the EP&A Act and LG Act

	Option 1: A-frames are exempt development & require an application to Council under a LAP	Option 2: A-frames are exempt development & allow self-assessment under a LAP	Option 3: Do nothing and retain current approval framework
Stakeholder group to benefit	<ul style="list-style-type: none"> Business operators 	<ul style="list-style-type: none"> Business operators (greater benefit than Option 1) 	<ul style="list-style-type: none"> General community
Main advantages	<ul style="list-style-type: none"> More likely to result in a higher level of compliance with LAP than Option 2 Less application fees than Option 3 	<ul style="list-style-type: none"> No application to Council Quickest and easiest pathway for applicant No application fees 	<ul style="list-style-type: none"> Deters A-frames & therefore has least impact on safety, accessibility and visual amenity
Main disadvantages	<ul style="list-style-type: none"> Application is still required which may deter uptake of A-frames Resource intensive process to amend LEP and prepare LAP 	<ul style="list-style-type: none"> Likely to create more non-compliances, & greater liability and risk issues Likely to facilitate a greater uptake of A-frames and therefore greater potential impact on safety, accessibility and visual amenity Resource intensive process to amend LEP and prepare LAP 	<ul style="list-style-type: none"> Requires DA and application to Council Higher application fees than Option 1
Councils that take a similar approach	Randwick City, Bayside City, Sutherland Shire, Hawkesbury City, Bellingen Shire and Kempsey Shire	Blue Mountains City	Most other councils across Greater Sydney

6. Draft criteria for A-frame signs

Should Council resolve to proceed with either Option 1 or 2 above, a Council adopted LAP will specify the criteria for assessment. We recommend that the draft criteria for A-frame signs is based on the specifications set out in **Annexure 1**. The draft criteria seek to establish a balance between allowing A-frame signs on footways, whilst addressing safety, accessibility and amenity impacts.

The criteria address the following matters:

- Zones under Woollahra LEP 2014 where A-frames may be located
- Total number of A-frames per shopfront
- Display hours
- Location of the A-frame on footpath
- Minimum footpath width
- Minimum continuous clear and accessible path of travel
- Distance from other elements in the streetscape
- Size and safety specifications for the sign
- Content of sign and contribution to Placemaking

- Public liability insurance and administration
- Council approval mechanisms

These draft criteria were informed by:

- Other Woollahra Council policies such as the Display of Goods on Footway Policy
- Other council's requirements and standards for A-frame signs
- Internal advice from Placemaking, Strategic Planning, Compliance and Regulatory, Engineering, Community Services and Risk Management teams.

7. Next steps

There are two key steps that would need to be undertaken to amend the approval framework to facilitate both Option 1 and 2 identified in Table 1 above:

1. Prepare a planning proposal to amend Woollahra LEP 2014, Schedule 2
2. Prepare a LAP for A-frame signs consistent with Part 3 of the LG Act.

It is noted that the process to amend the Woollahra LEP 2014 typically takes between 6 to 12 months depending on the complexity of the issue.

The process to exhibit and adopt a LAP may take between 3 to 4 months based on the minimum exhibition periods required under the LG Act. However, this could be longer if the draft LAP seeks to establish A-frame signs as exempt from approval (i.e. **Option 2**), as the Office of Local Government needs to be consulted and the Departmental Chief Executive's consent is required under section 162 of the LG Act.

If Council resolves to proceed with either Option 1 or Option 2, a draft LAP will be prepared based on the draft criteria for A-frame signs in **Annexure 1**. A planning proposal to identify A-frame signs as exempt development will also be prepared and reported to the Woollahra Local Planning Panel. The advice of the Panel will be reported to EPC.

If Council proceeds with either Option 1 or 2 we recommend that the LAP is reviewed one (1) year from its commencement so that the operation and implementation of the policy and its impacts on public safety and public space can be assessed, and if necessary the LAP be amended or revoked.

8. Conclusion

The Small Business Working Party's recommendation provides Council with an opportunity to review its position in relation to facilitating A-frame signs on footways.

There are 3 options and each has particular advantages and disadvantages.

Option 1 Amend the approval framework to identify A-frames as exempt development in Woollahra LEP 2014 and require an application to Council under a LAP

Option 1 would likely provide a higher level of compliance than Option 2. Option 1 still requires an application to Council and may not be perceived by business operators as significantly quicker or easier than the current approval framework under Option 3. This means that Council may undertake the extensive process of amending the Woollahra LEP and preparing a LAP, but still not address the expectations of business operators that Council cut the red-tape for A-frame signs.

Option 2 Amend the approval framework to identify A-frames as exempt development in Woollahra LEP 2014 and allow self-assessment under a LAP

Option 2 provides the fastest and quickest pathway for a business operator to place an A-frame sign on the footway. It is likely that Option 2 will result in the greatest uptake of A-frame signs. This option may result in lower levels of compliance and potentially compromise safety, accessibility and visual amenity more than Option 1 and 3.

Option 3 Do nothing and retain the current approval framework

Option 3 is the status quo, and although A-frames are not prohibited, the twofold application process and DA fees has deterred business operators from seeking approval for A-frame signs. This current framework is consistent with the approach taken by most other councils in the Greater Sydney area. Council currently permits the use of footpaths for commercial purposes including footway dining and display of goods. Council staff are concerned that the introduction of A-frame signs onto footways may have potential impacts on pedestrian and road safety, accessibility, and visual amenity.

Option 1 and Option 2 seek to support business operators and respond to requests to cut red-tape for A-frame signs. The Small Business Working Party has identified Option 1 as its preferred option, and based on this, the recommendation of this report is for Council to proceed with Option 1.

Annexures

1. Draft criteria for A-frame signs - November 2020 [↓](#) 

Draft criteria for A-frame signs

Draft criteria	Comments / Matters to consider
<p>1. Zones where A-frames may be located Business Zones:</p> <ul style="list-style-type: none"> • Zone B1 Neighbourhood Centre <i>[Bellevue Road Shops, Bellevue Hill, Streatfield Road, Bellevue Hill, Plumer Road, Bellevue Hill/Rose Bay, Darling Point Road, Darling Point, Boundary at Glenview Street, Paddington, Elizabeth/Victoria Street, Paddington, Five Ways, Paddington, O'Sullivan Road/NSH Rd, Rose Bay, Hopetoun Avenue, Vaucluse, South Head Roundabout, Vaucluse, Vaucluse Shopping Village, Vaucluse, Military Road Shops, Watsons Bay, Edgecliff Road, Woollahra, Manning Road, Woollahra]</i> • Zone B2 Local Centre <i>[Double Bay, Edgecliff & Rose]</i> • Zone B4 Mixed Use <i>[Queen Street, Woollahra, New South Head Road Corridor, Edgecliff; Rose Bay North, Rose Bay; Rose Bay South, Rose Bay; and Oxford Street, Paddington]</i> <p>Other Zones:</p> <ul style="list-style-type: none"> • Only permitted in Zone R2 Low Density Residential & R3 Medium Density Residential for existing non-residential buildings in residential zones (i.e. buildings to which Woollahra LEP clause 6.6 applies) 	<p>We recommend that A-frames should not be permitted in Zone SP3 Tourist i.e. the Watsons Bay Hotel area, where during peak periods there can be very high pedestrian volumes</p>
<p>2. Total number of A-frames per shopfront</p> <ul style="list-style-type: none"> • 1 per shopfront • A-frame for premises with a street frontage only i.e. not for premises on upper levels or in arcades • A-frame not permitted where premises has approved footway dining or is displaying goods on footway 	<p>These controls limit the number of A-frame signs to address and minimise impacts on pedestrian safety, accessibility and visual clutter.</p>
<p>3. Display Hours</p> <ul style="list-style-type: none"> • During approved trading hours only 	
<p>4. Location of the A-frame on footpath</p> <ul style="list-style-type: none"> • A-frame is to be located along the building alignment directly adjacent to the shopfront 	<ul style="list-style-type: none"> • We note that adjacent to the kerbside is best practice in terms of accessibility (Vision Australia and other disability advocate groups)

Draft criteria	Comments / Matters to consider
	<ul style="list-style-type: none"> • However, having regard to Council's existing Display of Goods Policy (which requires goods to be adjacent to the building alignment), the location of approved footway dining areas (approved adjacent to the building and adjacent to the kerb depending on the street and its context), and the high turnover of kerbside parking in some centres, we identify on balance that it is more practical and therefore safer to locate the A-frame signs directly adjacent to the building alignment.
<p>5. Minimum footpath width</p> <p>Zone B1 Neighbourhood Centre</p> <ul style="list-style-type: none"> • 2.5m minimum footpath <p>Zone B2 Local Centre and B4 Mixed Use</p> <ul style="list-style-type: none"> • 3m minimum footpath 	<p>The recommended minimum widths are based on:</p> <ul style="list-style-type: none"> • widths adopted by other councils (i.e. standard practice) • level of pedestrian activity • existing footpath widths in the centres.
<p>6. Minimum continuous clear and accessible path of travel</p> <p>Zone B1 Neighbourhood Centre</p> <ul style="list-style-type: none"> • 1.5m minimum footpath <p>Zone B2 Local Centre and B4 Mixed Use</p> <ul style="list-style-type: none"> • 2m minimum width 	
<p>7. Distance from elements in the streetscape</p> <ul style="list-style-type: none"> • Min 2m from pedestrian crossings and arcade entrances • Min 2m from corner/intersection, with min 3m to a corner with a Classified Road • Min 1.5m from bus stop, post box, taxi stand, rubbish bin, public seat or street furniture or fixtures 	
<p>8. Size and safety specifications for the sign</p> <ul style="list-style-type: none"> • Max height 1 metre with each advertising panel being max 600mm W x 900mm H • Must be suitably weighted and designed so it is safe, stable and secure and wind proof • Not to be fixed, tied or attached to any footway, pole, tree, street furniture or other structure • Must be removed during inclement or windy weather 	<p>A-frame signs generally come in 2 standard panel sizes:</p> <ul style="list-style-type: none"> • 600mm W x 900mm H • 900mm W x 1200mm H <p>We recommend the smaller sized sign, having regard to the need to minimise impacts on pedestrian accessibility and clear paths of travel.</p>
<p>9. Content of sign and contribution to placemaking</p> <ul style="list-style-type: none"> • Must relate to the business conducted on the premises or goods/services sold at the premises 	<p>The Small Business Working Party asked whether the design of the A-frame (such as the colour palette, font, and images etc) could be addressed in the LAP criteria to ensure that the 'look' of the A-frames made a positive</p>

Draft criteria	Comments / Matters to consider
<ul style="list-style-type: none"> • Must not be advertising • Not display offensive, violent, obscene or discriminatory text or graphics • Not display images of alcohol or tobacco • Addresses footway traffic not road traffic • Sign must not be electric, illuminated or flashing, revolving/spinning signs etc • Must not impact on road traffic safety or visibility in any way e.g. because of colour, reflectivity, etc 	<p>contribution to the streetscape and placemaking. This cannot be done, it is beyond the scope of what the LAP can address.</p>
<p>10. Public liability insurance and administration</p> <ul style="list-style-type: none"> • \$20M • Council to be identified as an interested party 	
<p>11. Council approval</p> <ul style="list-style-type: none"> • Approval will lapse 1 year after the date from which the approval operates. • Application to renew the approval may be submitted. 	<p>We recommend a 1 year approval period. This aligns with our recommendation to review the operation of the LAP 1 year from commencement.</p> <p>Section 165 of the LG Act also specifies that a LAP (other than a LAP adopted since the last general election) is automatically revoked 12 months after the NSW local government elections, after which Council must review the policy and decide if it wants to amend the policy, readopt the policy or revoke the policy. Council can also resolve to amend or revoke the LAP at any time.</p>

Item No: R4 Recommendation to Council
Subject: **ADVICE OF THE WOOLLAHRA LOCAL PLANNING PANEL - PLANNING PROPOSAL - DOUBLE BAY BOWLING CLUB AT 18 KIAORA ROAD, DOUBLE BAY**
Author: Kelly McKellar, Team Leader Strategic Planning
Approvers: Anne White, Manager - Strategic Planning
Nick Economou, Acting Director Planning & Development
File No: 20/215884
Reason for Report: To give Council the advice of the Woollahra Local Planning Panel.
To obtain Council's approval to proceed with the planning proposal to amend the Woollahra Local Environmental Plan 2014 for land known as the Double Bay Bowling Club at 18 Kiaora Road, Double Bay.

Recommendation:

- A. THAT Council note the advice provided by the Woollahra Local Planning Panel on 19 November 2020 for the planning proposal for the Double Bay Bowling Club at 18 Kiaora Road, Double Bay (Lot 101 DP 614016).
- B. THAT the planning proposal, as contained in **Annexure 1** of the report to the Environmental Planning Committee on 30 November 2020, be forwarded to the Department of Planning, Industry and Environment requesting a 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 environmental plan under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

1. Background:

On 24 August 2020 Council considered a Notice of Motion and resolved:

THAT:

- A. *Council prepare a planning proposal which sets out amendments to the Woollahra Local Environmental Plan 2014 in respect of the land described as Lot 101 in DP 614016, being the land including the bowling greens and clubhouse known as the Double Bay Bowling Club, 18 Kiaora Rd Double Bay to enable this land to be rezoned from R3 Medium Density Residential to RE2 Private Recreation in order to preserve this land for private recreational use.*
- B. *The planning proposal be forwarded to the Woollahra Local Planning Panel for advice.*
- C. *The advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*
- D. *Council expedites the planning proposal for rezoning.*

2. Planning Proposal

Consistent with Council's resolution of 24 August 2020, a planning proposal has been prepared for the Double Bay Bowling Club at 18 Kiaora Road, Double Bay (Lot 101 DP 614016). The planning proposal at **Annexure 1** seeks to amend the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014) to:

- rezone the site from Zone R3 Medium Density Residential to Zone RE2 Private Recreation
- increase the minimum lot size for subdivision from 700m² to 8,800m².

The objective of the planning proposal is to ensure that the site is retained for recreational use. Rezoning the site to Zone RE2 Private Recreation will apply a zone that is consistent with the current use and the future intended use of the site.

Increasing the minimum lot size to 8,800m² will help to ensure that the site is retained as a single consolidated lot. Subdivision into smaller lots would compromise the ongoing and future use of the site for private recreation and open space purposes.

Rezoning the site reflects the current use and future intended use of the land. The site has been operating as a lawn bowling club for over 75 years. Development on the site is limited by the restrictive covenant that requires use of the site for recreational purposes in connection with a bowling club, except with written consent of Council. Council has resolved that the site is to be preserved for recreational purposes.

Council is committed to preserving and enhancing open space in the Municipality. The planning proposal will facilitate ongoing opportunities for sport and recreation, and recognises the importance of private recreation clubs in providing social opportunities for the community and promoting a healthy lifestyle.

3. Relationship to strategic planning framework

The planning proposal is broadly consistent with the strategic planning framework including the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018), *Eastern City District Plan* (2018), *Woollahra Local Strategic Planning Statement 2020* (Woollahra LSPS 2020), *Woollahra 2030*. Consistency with the strategic framework is discussed in the justification section of the planning proposal (see **Annexure 1**).

Notably, the planning proposal will give effect to Woollahra LSPS 2020 and Woollahra 2030 by ensuring that the site is retained for recreational use. In particular, the proposal is consistent with Planning Priority 2 of the Woollahra LSPS 2020:

Planning for a community supported by infrastructure that fosters health, creativity, cultural activities and social connections.

Additionally, by providing for the ongoing use of the site for recreation purposes, the planning proposal will facilitate opportunities to “provide places and spaces for people to connect and interact” and “enhance local community, cultural and recreation facilities to become more attractive, integrated, and accessible” consistent with Goals 1 and 5 of Woollahra 2030.

4. Woollahra Local Planning Panel advice

The planning proposal was referred to the Woollahra Local Planning Panel (Woollahra LPP) on 19 November 2020 for advice. The Panel provided the following advice to Council:

Reason for Decision:

The panel supported that the planning proposal proceed to Gateway for the reasons set out in the Council officer's report.

Advice:

THAT the Woollahra Local Planning Panel advises Council to proceed with the planning proposal (at Annexure 1) for the Double Bay Bowling Club at 18 Kiaora Road, Double Bay (Lot 101 DP 614016) which seeks the following amendments to Woollahra Local Environmental Plan 2014:

- i. *Rezone the site from Zone R3 Medium Density Residential to Zone RE2 Private Recreation, and*
- ii. *Increase the minimum lot size from 700m² to 8,800m².*

As a consequence of this advice, the planning proposal contains no amendments other than to insert the advice of the Woollahra LPP.

5. Next steps

Subject to the Council's decision, the planning proposal will be referred to the Department of Planning, Industry and Environment (DPIE) 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 2000*, the relevant DPIE guidelines, and the gateway determination.

Public notification of the exhibition will comprise:

- A notice to the land owner
- A notice to land owners in the vicinity of the site
- A weekly notice in the *Wentworth Courier* for the duration of the exhibition period (if a hardcopy is being published).
- A letter to local community groups such as the Double Bay Residents Association.

To streamline the plan-making process, the Minister may delegate local plan-making power 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.

6. Conclusion

This report provides the advice of the Woollahra LPP on a planning proposal for the Double Bay Bowling Club at 18 Kiaora Road, Double Bay which seeks to rezone the land from R3 Medium Density Residential to RE2 Private Recreation and increase the minimum lot size from 700m² to 8,800 m².

On 19 November 2020, the Woollahra LPP provided advice to Council that it supports proceeding with the planning proposal.

Council may now proceed with referring the planning proposal to the DPIE requesting a gateway determination to allow public exhibition. We recommend that Council resolve to proceed with the planning proposal and that it is submitted to the DPIE requesting a gateway determination to allow public exhibition.

Annexures

1. Planning Proposal - Double Bay Bowling Club, 18 Kiaora Road Double Bay [↓](#) 
2. Woollahra LPP Report 19 November 2020 (annexures removed) [↓](#) 

Planning Proposal



Double Bay Bowling Club 18 Kiaora Road, Double Bay



Version Date:	November 2020
Division/Department:	Planning and Development/Strategic Planning
Responsible Officer:	Jacquelyne Della Bosca
HPE CM Record Number:	20/160216

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1. Introduction

1.1. Background

On 24 August 2020, Woollahra Council resolved:

THAT:

- A. Council prepare a planning proposal which sets out amendments to the Woollahra Local Environmental Plan 2014 in respect of the land described as Lot 101 in DP 614016, being the land including the bowling greens and clubhouse known as the Double Bay Bowling Club, 18 Kiaora Rd Double Bay to enable this land to be rezoned from R3 Medium Density Residential to RE2 Private Recreation in order to preserve this land for private recreational use.
- B. The planning proposal be forwarded to the Woollahra Local Planning Panel for advice.
- C. The advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.
- D. Council expedites the planning proposal for rezoning.

The following information accompanied the notice of motion on the agenda for that meeting:

Background

In 1940, Council purchased a parcel of land (which later became Lots 100 and 101 in DP 614016) from the Metropolitan Water, Sewerage and Drainage Board (Sydney Water). This purchase was based on Council's understanding that the land would be used only for recreational purposes.

In 1942, Council leased this land (together with a proximate parcel of land comprising Lot 9 in DP 32788, which it had also purchased from a private individual) to the Double Bay Bowling Club Limited.

In 1948 Council sold the whole of the lands to the Club, subject to the understanding that the grounds be used for recreational purposes.

In 1975 the whole of the lands comprising the Club site were rezoned by Interim Development Order No.15 to Open Space Recreation (Private) 6(b).

In 1980 Interim Development Order No.15 was altered to allow part of the Club site (being Lot 100 in DP 614016) to be developed by the Club into a residential flat building to raise funds for the Club. The zoning of the remaining Club site was unchanged.

In 1988 the remaining club site including Lot 101 in DP 614016 was rezoned to Residential 2(b) under Local Environmental Plan No.27. It is now zoned Residential R3 Medium Density Residential.

This Notice of Motion seeks to preserve this land for private recreational use. The rezoning of Lot 101 in DP 614016 to RE2 Private Recreation has significant strategic merit, given the community's desire for open recreational space in an increasingly densified area of the municipality and to preserve that land for recreational use.

The land in question has been in active use as a bowling green and clubhouse since the 1940s.

This planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the two documents prepared by the formerly named NSW Department of Planning and Environment (now known as the NSW Department of Planning, Industry and Environment) titled *A Guide to Preparing Planning Proposals* (December 2018) and *A Guide to Preparing Local Environmental Plans* (December 2018).

This planning proposal includes:

1. Existing site and surrounding context
2. Existing planning controls
3. Objective of the planning proposal
4. Explanation of provisions
5. Justification
6. Mapping
7. Community consultation
8. Project timeline

2. Existing site and surrounding context

2.1. The site

The site, known as the Double Bay Bowling Club, is located at 18 Kiaora Road, Double Bay, and is identified as Lot 101 in DP 614016 (Figure 2).

The site is used as a lawn bowling club and includes 3 lawn bowling greens and a single storey clubhouse (Figure 3). Although the site has been used as a bowling club for over 75 years the site is zoned R3 Medium Density Residential under Woollahra LEP 2014 (Figure 4).

The site is flat and generally rectangular in shape. The site area is approximately 8,860m². The westward boundary is parallel to Kiaora Road and is approximately 120m. The northward boundary is approximately 68m, the easterly boundary is approximately 136m and the southern-most boundary is approximately 66m.

Immediately adjacent to the site is an open storm water channel (approximately 7m wide) that runs between the boundary of the site and Kiaora Road. The site is accessed by a single lane bridge over the channel (Figures 5 - 7).

The site is owned by the Double Bay Bowling Club (Club). The Club holds regular in-house bowling competitions. The greens and the clubhouse, which is a licensed premises, are also available for private functions.



Figure 2: 2018 aerial photograph indicating the site (in red) within its immediate context.
(Source: Woollahra Council GIS Maps)



Figure 3: Double Bay Bowling Club, taken from the north-west corner looking south-east across the site



Figure 4: Extract of Woollahra LEP zoning map showing site zoned as R3 Medium Density Residential within the immediate context (map on left) and wider context to the Double Bay Centre (map on right)



Figure 5: Single lane bridge provides access from Kiaora Road to the site across the open storm water channel



*Figure 6: View from access bridge to the open storm water channel.
The channel is located between the western boundary of the site and Kiaora Road
(Source: Google Street View, Oct 2019)*



*Figure 7: View from Kiaora Road looking east. The access bridge and wall
of the storm water channel are in the foreground, with the site in the background
(Source: Google Street View, Oct 2019)*

2.2. Restrictive covenant over the site

The site was previously owned by Woollahra Council and was sold to the Club in 1948, along with adjoining land at 20 Kiaora Road (formerly Lot 100 DP 614016) and 42 Glendon Road (Lot 9 DP 32788) (Figure 8). The sale included a restrictive covenant whereby the land could only be used for recreational purposes in connection with a bowling club, except with the written consent of Council.

Land at 20 Kiaora Road (now SP 18478) was redeveloped for 12 townhouses in the 1980s. Council released the restrictive covenant for this lot in 1981 subject to the Club making a monetary contribution to Council for open space. Land at 42 Glendon Road (Lot 9 DP 32788) has recently been redeveloped for a dual occupancy.



Figure 8: Cadastral map of the site at 18 Kiaora Road and adjoining land at 20 Kiaora Road and 42 Glendon Road shown (Source: Council GIS Maps)

2.3. Existing context

The site is set within an established residential area located at the base of the Double Bay valley. The area contains a mix of older and contemporary housing. Although the immediate surrounding area is zoned R3 Medium Density Residential, the building stock is predominantly dwelling houses.

To the west and north of the site around Epping Road, Forest Road and Glendon Road, the historic subdivision pattern is small single lots (generally ranging from 180m² to 420m²) and the dominant building form is one to two storey dwelling houses and semi-detached dwellings. (Figures 9 – 12)

There are some residential flat buildings (RFBs) up to three storeys on larger lots closer to the Double Bay Centre, particularly along Court Road. (Figure 13)

Immediately east of the site, the topography rises significantly to Carlotta Road. The residential development on these elevated sites predominately comprise larger dwelling houses and some RFBs on lots generally over 600m². These have district views over the site to the west and north-west. (Figure 14)



*Figure 9: Dwelling houses at 18-22 Epping Road, with rear lane to Kiaora Road
(Source: Google Street View, Oct 2019)*



*Figure 10: Dwelling houses at 66 - 70 Epping Road
(Source: Google Street View, Oct 2019)*



Figure 11: Dwelling houses at 53- 55 Epping Road (Source: Google Street View, Oct 2019)



Figure 12: Dwelling houses at 9 – 13 Glendon Road (Source: Google Street View, Oct 2019)



Figure 13: Residential flat buildings cnr Kiaora Road and Court Road
(Source: Google Street View, Oct 2019)



Figure 14: Looking east above the site, is the residential development on Carlotta Road

2.4. Proximity to services, transport and recreation facilities

The site is located within 500m of the Double Bay Centre, and is accessible to buses, retail, commercial and community facilities located in the centre.

The site is also within 300m of the Lough Playing Fields (zoned RE1 Public Recreation) located on Manning Road.

3. Existing planning controls

The site is subject to planning controls within the Woollahra LEP 2014 relating to land zoning, building height, lot size, floor space ratio, and local provisions. These are as follows:

Double Bay Bowling Club (Lot 101 DP 614016)					
Land Use Zone	Maximum building height	Minimum lot size	Maximum Floor space ratio	Acid sulfate soils	Flood Planning Area
R3 Medium Density Residential	9.5m	700m ²	0.65:1	Class 3 and Class 5	Located within a Flood Planning Area

Table 1: Double Bay Bowling Club existing planning controls in Woollahra LEP 2014

The site is zoned R3 Medium Density Residential in the Woollahra LEP 2014, the zone objectives and permitted uses are:

Zone R3 Medium Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.

2 Permitted without consent

Roads

3 Permitted without consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Business premises; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Environmental protection works; Group homes; Home occupations (sex services); Hostels; Information and education facilities; Multi dwelling housing; Neighbourhood shops; Office premises; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Residential flat buildings; Respite day care centres; Secondary dwellings; Semi-detached dwellings; Seniors housing; Shops; Tank-based aquaculture

4 Prohibited

Pond-based aquaculture; Any other development not specified in item 2 or 3

4. Objectives of planning proposal

The objective of the planning proposal is to ensure that land at 18 Kiaora Road, Double Bay, (Lot 101 DP 614016) is retained for private recreational uses. The planning proposal seeks to achieve this by amending Woollahra LEP 2014 to:

- rezone the site from Zone R3 Medium Density Residential to Zone RE2 Private Recreation. The RE2 Zone objectives and permitted uses are consistent with the current use and the future intended use of the site (see extract of the land use table below)
- increase the minimum lot size from 700m² to 8800m². The total area of the site is approximately 8860m², increasing the minimum lot size to 8800m² will ensure that the site is retained as a single consolidated lot and not subdivided into smaller lots which would compromise the ongoing and future use of the site for private recreation and open space purposes.

Woollahra LEP 2014 land use table for the RE2 Private Recreation Zone:

Zone RE2 Private Recreation

1 Objectives of zone

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

2 Permitted without consent

Nil

3 Permitted without consent

Aquaculture; Centre-based child care facilities; Community facilities; Environmental facilities; Environmental protection works; Information and education facilities; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Roads

4 Prohibited

Any development not specified in item 2 or 3

The Department of Planning Practice Note PN 11-002 *Preparing LEPs using the Standard Instrument: standard zones* also provides the following advice about the RE2 Private Recreation:

This zone is generally intended to cover a wide range of recreation areas and facilities on land that is privately owned or managed. The use of facilities developed on this land may be open to the general public or restricted e.g. to registered members only. Private recreation may include racecourses, golf clubs, bowling clubs, rifle ranges, speedways, tennis complexes and other sporting or recreational facilities which may be on significant parcels of privately owned land, or on land leased from councils or State authorities.

Rezoning land at 18 Kiaora Road, Double Bay, is consistent with the intended application of the RE2 Private Recreation Zone for uses such as "bowling clubs", and the proposed increase in the minimum lot size is consistent with the intention of retaining "significant parcels" of privately owned land for private recreation and open space purposes.

5. Explanation of provisions

The planning proposal seeks the following amendments to Woollahra LEP 2014 in relation to the site (Lot 101 DP 614016):

- Amend the Land Zoning Map (Sheet LZN_003) to apply *Zone RE2 Private Recreation*
- Amend the Lot Size Map (Sheet LSZ_003) to apply a minimum lot size of 8800m².

(Also refer to Section 7 Mapping)

	18 Kiaora Road, Double Bay (Lot 101 DP 614016)	
Woollahra LEP 2014 control/clause	Current	Proposed
Zoning	R3 Medium Density Residential	RE2 Private Recreation
Minimum Lot Size (m ²)	700m ²	8800m ²

Table 2: Summary of proposed changes to Woollahra LEP 2014

6. Justification

The planning proposal has strategic and site specific merit and the key reasons to amend the Woollahra LEP 2014 are:

- **To ensure that the zoning of the site accurately reflects the current and future recreational use of the site.**

The site has been used as a lawn bowling club for over 75 years and it is Council's intention that the site continues to be used for recreational purposes.

A restrictive covenant applies to the site which requires use of the site for recreational purposes in connection with a bowling club, except with the written consent of Council. Council has resolved that the site is to be preserved for recreational purposes, therefore residential uses will not occur on the site regardless of the R3 Medium Density Residential Zone.

The existing R3 Medium Density Residential Zone does not represent the recreational use of land. Rezoning the site to RE2 Private Recreation is appropriate as it reflects the current use and future intended use of the land.

- **To facilitate ongoing opportunities for sport and recreation.**

Council is committed to conserving and enhancing open space in the Municipality, and there are limited opportunities for Council or private recreation providers to acquire additional land that is suitable for sport and recreational uses. The recent coronavirus restrictions have further highlighted the value of open space and recreation areas for the community, particularly in densely populated areas such as the Woollahra Municipality.

It is important that existing suitable land is protected.

Increasing the minimum lot size to 8800m² seeks to ensure that the site is retained as a single consolidated lot and not subdivided into smaller lots which would compromise the ongoing and future use of the site for private recreation and open space purposes.

- **To recognise the importance of private recreation clubs in providing social opportunities for the community and promoting healthy lifestyles.**
Recreation clubs are part of the social fabric and Council needs to ensure there are opportunities for recreation facilities within the Municipality.
- The planning proposal is consistent with applicable section 9.1 directions, except for direction 3.1 Residential Zones. According to part (6)(d) of this direction, this inconsistency is acceptable as it is of minor significance (refer to Schedule 2).
- The planning proposal is consistent with the objectives of *A Metropolis of Three Cities* and the initiatives of the *Eastern City District Plan*.
- The planning proposal is consistent with the Standard Instrument and all other applicable *State Environmental Planning Policies*.
- The planning proposal is consistent with the vision and planning priorities of the *Woollahra Local Strategic Planning Statement* and is consistent with Council's community strategic plan titled *Woollahra 2030 – Our community, our place, our plan* (Woollahra 2030).

6.1. Need for planning proposal

1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

No. The planning proposal is the result of a Council resolution to rezone the site in order to preserve the land for private recreational use (see Section 1 of this report).

However, the planning proposal is consistent with Council's vision as expressed in the *Woollahra Local Strategic Planning Statement*:

- We have safe and convenient access to a range of active transport choices, **recreation and sport facilities**, arts, social and cultural activities, deliveries, connectivity, health services and education. (page 18)
- Factors that contribute to the amenity of a neighbourhood include access to green open space, water and air quality, safety, accessibility, pleasant streetscapes, local villages and **opportunities for recreation and social interaction**. (page 34)
- We support a balanced economy including boutique retail, visitation, well-regulated night-time entertainment, dining and other **recreational opportunities**. (page 50)
- The public and **private land** available for national parks, open space, water and foreshore access and **recreational purposes** is limited. Council is committed to maintaining this land, which is highly valued and well-used by our community. (page 58)

The planning proposal is consistent with Planning Priority 2:

Planning for a community supported by infrastructure that fosters health, creativity, cultural activities and social connections.

In particular Action 16:

Work with our community, neighbouring councils and government agencies to deliver community spaces and services, arts and cultural spaces and experiences, high quality public places and recreational facilities through infrastructure strategies and related plans.

(Also see Section 6.2.4 below)

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The planning proposal is the best means of achieving the intended outcome for the site - which is to retain the land for recreational purposes. The key reasons are:

- The site is used for the purpose of a lawn bowling club. This use is not a permitted use in the R3 Medium Density Residential zone. Under the Woollahra LEP 2014 a lawn bowling facility falls under the land use term "recreation facility (outdoor)", which is defined in the LEP Dictionary as:

recreation facility (outdoor) means a building or place (other than a recreation area) used predominantly for outdoor recreation, whether or not operated for the purposes of gain, including a golf course, golf driving range, mini-golf centre, tennis court, paint-ball centre, lawn bowling green, outdoor swimming pool, equestrian centre, skate board ramp, go-kart track, rifle range, water-ski centre or any other building or place of a like

character used for outdoor recreation (including any ancillary buildings), but does not include an entertainment facility or a recreation facility (major).

In Woollahra LEP "recreation facilities (outdoor)" are permitted with consent in Zone RE1 Public Recreation and Zone RE2 Private Recreation only.

- The site is subject to a restrictive covenant requiring use of the land for recreational purposes in connection with a bowling club, except with the written consent of Council. Council has resolved that the site is to be preserved for recreational purposes.
- The existing R3 Medium Density Residential zone does not represent the recreational use of land. Applying the RE2 Private Recreation zone to the site is the most effective way to reflect the current and future intended use of the site for recreational purposes. Increasing the minimum lot to size to 8800m² prevents subdivision of the site into smaller lots which would compromise use of the site for private recreation and open space purposes consistent with the RE2 Zone.

Other options for achieving the objective and outcomes are limited and do not effectively meet the objective of the planning proposal, these are:

- **Option 1:** To list the site in Woollahra LEP 2014 Schedule 1 Additional permitted uses, and identify "development for recreation facility (outdoor)" as an additional use permitted with development consent. This option retains a residential zoning on the site, which is not reflective of the current and intended future use of the site. This option also establishes a site specific provision which is not consistent with section 9.1 local planning directions, 6.3 Site specific provisions.
- **Option 2:** Do nothing i.e. retain the current R3 Medium Density Residential Zone and use the restrictive covenant as the main instrument to require recreational uses on the site. Retaining the R3 zone for the site creates a false expectation about the nature of development that can occur given the restrictive covenant and Council's resolution to preserve the site for recreational purposes. Applying the RE2 Private Recreation zone most suitably reflects the current and intended future use of the site.

6.2. Relationship to strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including exhibited draft plans or strategies)?

Yes. The planning proposal is consistent with the relevant objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the relevant actions of the *Eastern City District Plan* (2018), as discussed below.

Greater Sydney Region Plan: A Metropolis of Three Cities

The planning proposal is consistent with the directions and objectives of *Greater Sydney Region Plan: A Metropolis of Three Cities*, particularly Objective 7:

Objective 7 Communities are healthy, resilient and socially connected

"Active and socially connected people are healthier and better able to adapt to change. Strong social networks help communities respond to the challenges of urban life, such as housing affordability and access to work and education. They give people access to knowledge, resources and opportunities. Great places are shaped by healthy and connected communities that share values and trust, and can develop resilience"

By providing for the ongoing use of the site for recreation purposes, the planning proposal will facilitate opportunities that support “active and socially connected people” consistent with Objective 7.

Eastern City District Plan

The planning proposal is generally consistent with the actions of the *Eastern City District Plan*, particularly actions 8, 15 and 67:

Direction: A city for people

Objective 5: Benefits of growth realised by collaboration of governments, community and business.

- Planning Priority E3 - Providing services and social infrastructure to meet people's changing needs
 - Action 8 Deliver social infrastructure that reflects the needs of the community now and in the future.
- Planning Priority E4 - Fostering healthy, creative, culturally rich and socially connected communities
 - Action 15 Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places.

Direction: A city in its landscape

Objective 31: Public open space is accessible, protected and enhanced

- Planning Priority E18 - Delivering high quality open space
 - Action 67 Maximise the use of existing open space and protect, enhance and expand public open space by:
 - a. providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow.

By providing for the ongoing use of the site for recreation purposes, the planning proposal will facilitate opportunities that:

- provide for “social infrastructure that reflects the needs of the community now and in the future” consistent with Action 8
- support “fostering healthy..... and socially connected communities” consistent with Action 15
- “maximise the use of existing open space” consistent with Action 67.

4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes. The planning proposal is consistent with the *Woollahra Local Strategic Planning Statement* and Council's Community Strategic Plan, *Woollahra 2030*.

Woollahra Local Strategic Planning Statement:

The planning proposal is consistent with Planning Priority 2:

Planning for a community supported by infrastructure that fosters health, creativity, cultural activities and social connections.

In particular Action 16:

Work with our community, neighbouring councils and government agencies to deliver community spaces and services, arts and cultural spaces and experiences, high quality public places and recreational facilities through infrastructure strategies and related plans.

Woollahra 2030 –our community, our place, our plan

The planning proposal is also consistent with the following themes and goals.

Theme: Community wellbeing

Goal 1: A connected, harmonious and engaged community for all ages and abilities - Woollahra will be a community where people care for each other, have a sense of belonging and can contribute meaningfully to their local community and neighbourhood through participation in community life:

- Strategy 1.3 Provide places and spaces for people to connect and interact

Theme: Quality places and spaces

Goal 5: Liveable places -

Woollahra will be a community with accessible, integrated and well maintained public places and open spaces. We will have clean and well maintained infrastructure and community facilities. It will be a safe and attractive place with high quality public and private facilities and amenities.

- Strategy 5.1 Enhance local community, cultural and recreation facilities to become more attractive, integrated, and accessible

By providing for the ongoing use of the site for recreation purposes, the planning proposal will facilitate opportunities to “provide places and spaces for people to connect and interact” and “enhance local community, cultural and recreation facilities to become more attractive, integrated, and accessible” consistent with Woollahra 2030.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable State Environmental Planning Policies (refer to **Schedule 1**).

6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

No. The planning proposal is consistent with all applicable section 9.1 directions, except for direction 3.1 Residential Zones. According to part (6)(d) of this direction, this inconsistency is acceptable as it is of minor significance (refer to **Schedule 2**).

6.3. Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. There are no critical habitat areas, threatened species, populations or ecological communities or their habitats present on the subject land. Accordingly, the proposal will not have any impact in this regard.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. There are no likely environmental effects that would arise as a result of the planning proposal.

The site is located within a flood planning area, and is identified as containing Class 3 and 5 acid sulfate soils. It is currently used as a lawn bowling club. Rezoning the site to RE2 Private Recreation is not likely to result in environmental harm. Any future development on the site consistent with the RE2 Private Recreation Zone will require a DA, and any potential environmental impacts will be suitably assessed and managed through the DA process and conditions of consent.

9. Has the planning proposal adequately addressed any social and economic effects?

For the reasons identified in the justification (Section 6 of this report), the planning proposal will have positive social and economic effects. In particular:

- The planning proposal will have positive social impacts for the community by providing opportunities for recreation facilities within the Municipality. Recreation clubs provide social opportunities for the community and promote healthy lifestyles.
- To planning proposal will have positive economic effects for the community by ensuring that land suitable for recreational uses is identified and retained. This is important as there are limited opportunities for Council or private recreation providers to acquire land within the Municipality that is suitable for sport and recreational uses because of the cost of land and supply of suitably sized lots.
- The current land owner, the Double Bay Bowling Club, may form the opinion that the planning proposal will have a negative economic impact on the Club because the rezoning will mean that the land cannot be redeveloped for housing under Zone R3 Medium Density Residential, and the change to the minimum lot size will mean that the site cannot be subdivided. However, development on the land is limited by the restrictive covenant that applies to the site. The covenant requires use of the site for recreational purposes in connection with a bowling club, except with the written consent of Council, and Council has resolved that the site is to be preserved for recreational purposes.

6.4. State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

Yes. The site is connected to water, sewer, electricity and telephone services, and the site is in proximity to regular and frequent public transport services.

Immediately adjacent to the site is an open storm water channel and the site is accessed from Kiaora Road by a single lane bridge over the channel.

There is no significant infrastructure demand that will result from the planning proposal as the rezoning seeks to apply a zone that is consistent with the current use of the site as a bowling club.

Notwithstanding, we will consult with public utility and service providers during the public exhibition, including Sydney Water regarding the site access.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

This section will be completed following consultation with public authorities identified in the gateway determination. Public authorities, including but not limited to, will be notified:

- Sydney Water
- Office of Sport
- Transport for NSW, Roads and Maritime Services

Any other authorities identified by the Greater Sydney Commission and Department of Planning, Industry and the Environment will be consulted during the public exhibition of the planning proposal.

7. Mapping

The planning proposal seeks to amend the following Woollahra LEP 2014 maps:

- Land Zoning Map (Sheet LZN_003)
- Lot Size Map (Sheet LSZ_003)

An extract of the existing and proposed maps are shown in Figures 16 – 19.

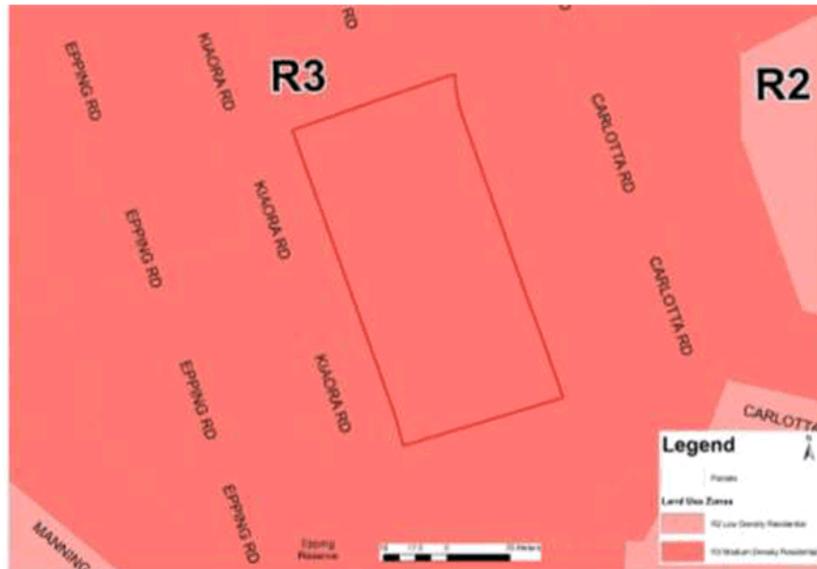


Figure 16: Extract from existing Woollahra LEP 2014 Land Zoning Map (Sheet LZN_003)



Figure 17: Extract from proposed Woollahra LEP 2014 Land Zoning Map (Sheet LZN_003)



Figure 18: Extract from existing Woollahra LEP 2014 Lot Size Map (Sheet LSZ_003)



Figure 19: Extract from proposed Woollahra LEP 2014 Lot Size Map (Sheet LSZ_003)

8. Community consultation

The public exhibition will be undertaken in accordance with the requirements of the Act and the *Environmental Planning and Assessment Regulation 2000* and the *Woollahra Community Participation Plan*.

We recommend that the planning proposal is exhibited for a minimum of 28 days.

Public notification of the exhibition will comprise:

- Weekly notice in the local newspaper (the *Wentworth Courier*) for the duration of the exhibition period (when available)
- Notice on Council's website
- Letter to the land owner and land owners in the vicinity of the site
- Letter to local community groups such as the Double Bay Residents Association and the Vaucluse Residents' Association.

During the exhibition period the following material will be available on Council's website and in the customer service area at Woollahra Council offices:

- Planning proposal, in the form approved by the gateway determination
- Gateway determination
- Information relied upon by the planning proposal (such as relevant Council reports).

9. Project timeline

If Council is authorised to exercise the functions of the Minister for Planning under section 3.36 of the *Environmental Planning and Assessment Act 1979*, the proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Council Notice of Motion and resolution to prepare planning proposal	24 August 2020
Woollahra Local Planning Panel (WLPP) provides advice	19 November 2020
Advice of WLPP to Environmental Planning Committee (EPC). EPC recommends proceeding	30 November 2020
Council resolution to proceed	14 December 2020
Gateway determination	February 2021
Completion of technical assessment	None anticipated
Government agency consultation	March 2021
Public exhibition period (min 28 days)	March 2021
Submissions assessment	April 2021
EPC consider assessment of planning proposal post exhibition	May 2021
Council decision to make the LEP amendment	June 2021
Council to liaise with Parliamentary Counsel to prepare LEP amendment	July 2021
Forwarding of LEP amendment to Department of Planning, Industry and Environment for notification	July 2021
Notification of the approved LEP	August 2021

Schedules

Schedule 1 – Consistency with State Environmental Planning Policies

State environmental planning policy	Comment on consistency
SEPP No 19 – Bushland in Urban Areas	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 21 – Caravan Parks	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 33 – Hazardous and Offensive Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 36 – Manufactured Home Estates	Not applicable
SEPP No 47 – Moore Park Showground	Not applicable
SEPP No 50 – Canal Estate Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 55 – Remediation of Land	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy. <ul style="list-style-type: none"> • The planning proposal applies to land that was originally a Metropolitan Water Sewerage and Drainage Board holding. Lawn bowling greens were built on the land and in 1948 and the site has been used as a lawn bowling club for over 75 years. • The land is suitable in its current state for the existing use on the land (a lawn bowling club). • The land is suitable (or can made suitable after remediation) for the other

State environmental planning policy	Comment on consistency
	<p>uses permitted in the RE2 Private Recreation zone.</p> <ul style="list-style-type: none"> • A change of use will require a DA and contamination risks will be considered at that stage consistent with <i>State Environmental Planning Policy No. 55—Remediation of Land</i> and the <i>Managing Land Contamination: Planning Guidelines</i>.
SEPP No 64 – Advertising and Signage	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP No 65 – Design Quality of Residential Apartment Development	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP No 70 – Affordable Housing (Revised Schemes)	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>
SEPP (Aboriginal Land) 2019	<p>Not applicable.</p>
SEPP (Activation Precincts) 2020	<p>Not applicable.</p>
SEPP (Affordable Rental Housing) 2009	<p>Applicable</p> <p>Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p>

State environmental planning policy	Comment on consistency
SEPP (Building Sustainability Index: BASIX) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Coastal Management) 2018	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Concurrences and Consents) 2018	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Educational Establishments and Child Care Facilities) 2017	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Exempt and Complying Development Codes) 2008	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Gosford City Centre) 2018	Not applicable.
SEPP (Housing for Seniors or People with a Disability) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Infrastructure) 2007	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Koala Habitat Protection) 2019	Not applicable
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP (Major Infrastructure Corridors) 2020	Not applicable

State environmental planning policy	Comment on consistency
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Penrith Lakes Scheme) 1989	Not applicable
SEPP (Primary Production and Rural Development) 2019	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State and Regional Development) 2011	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State Significant Precincts) 2005	Applicable There are currently no identified state significant sites located in the Woollahra Municipality.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Three Ports) 2013	Not applicable
SEPP (Urban Renewal) 2010	There are currently no potential urban renewal precincts in the Woollahra Municipality which are identified in the SEPP.
SEPP (Vegetation in Non-Rural Areas) 2017	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Western Sydney Aerotropolis) 2020	Not Applicable
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP No 8 (Central Coast Plateau Areas)	Not applicable
SREP No 9 - Extractive Industry (No 2 - 1995)	Not applicable
SREP No 16 – Walsh Bay	Not applicable
SREP No 20 - Hawkesbury- Nepean River (No 2 - 1997)	Not applicable
SREP No 24 - Homebush Bay Area	Not applicable
SREP No 26 – City West	Not applicable
SREP No 30 - St Marys	Not applicable
SREP No 33 - Cooks Cove	Not applicable
SREP (Sydney Harbour Catchment) 2005	<p>Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.</p> <ul style="list-style-type: none"> • The planning proposal applies to land within the Sydney Harbour Catchment. Therefore the planning principles under Part 2, clause 13 Sydney Harbour Catchment of the SREP have been considered during its preparation. The planning proposal is consistent with the principles. • The site is not in the Foreshores and Waterways Area, therefore the principles of clause 13 Foreshores and Waterways Area are not applicable to this planning proposal.

Schedule 2 – Compliance with section 9.1 directions

The planning proposal is consistent with all applicable directions except for direction 3.1 Residential Zones. According to part (6)(d) of this direction, this inconsistency is acceptable as it is of minor significance for the reasons set out in the table below.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
1	Employment and resources	
1.1	Business and industrial zones	Not applicable. The planning proposal does not apply to land within an existing or proposed business or industrial zone.
1.2-1.5	Directions 1.2-1.5	Not applicable. These directions are not relevant to the Sydney metropolitan area.
2	Environment and heritage	
2.1	Environment protection zones	Not applicable. The planning proposal does not apply to land within an environmental protection zone or land identified for environmental protection.
2.2	Coastal management	Not applicable. The planning proposal does not apply to land within the coastal zone.
2.3	Heritage conservation	Not applicable. The planning proposal does not apply to land items, areas, objects and places of environmental heritage significance and indigenous heritage significance.
2.4	Recreation vehicle areas	Not applicable. The planning proposal does not apply to sensitive land or land with significant conservation values. It will not allow land to be developed for a recreation vehicle area.
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The planning proposal does not apply to land in the Far North Coast.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
2.6	Remediation of contaminated land	<p>Applicable and consistent.</p> <ul style="list-style-type: none"> The planning proposal applies to land that was originally a Metropolitan Water Sewerage and Drainage Board holding. Lawn bowling greens were built on the land and in 1948 and the site has been used as a lawn bowling club for over 75 years. The land is suitable in its current state for the existing use on the land (a lawn bowling club). The land is suitable (or can made suitable after remediation) for the other uses permitted in the RE2 zone. A change of use will require a DA and contamination risks will be considered at that stage consistent with <i>State Environmental Planning Policy No. 55—Remediation of Land</i> and the <i>Managing Land Contamination: Planning Guidelines</i>.
3	Housing, infrastructure and urban development	
3.1	Residential zones	<p>Applicable.</p> <p>The planning proposal affects land with an existing residential zone. It seeks to rezone the land from R3 Medium Density Residential to RE2 Private Recreation and increase the minimum lot size from 700m² to 8800m². The planning proposal is inconsistent with this direction but according to part (6)(d) of this direction, this inconsistency is acceptable as it is of minor significance because:</p> <ul style="list-style-type: none"> The proposal relates to one site only. The site is currently operating as a lawn bowling club, and has been for over 75 years. Development on the site is limited by the restrictive covenant that requires use of the site for recreational purposes in connection with a bowling club, except with the written consent of Council. Council has resolved that the site is to be preserved for recreational purposes. Therefore residential uses on the site will not occur regardless of the R3 Medium Density Residential zone. The current R3 Zone does not represent the nature of development that can occur on the land. The R3 zoning on this site is an anomaly. Rezoning the site to RE2 Private Recreation zone is appropriate as it reflects the current use and future intended use of the land.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
3.2	Caravan parks and manufactured home estates	Not applicable. The planning proposal does not affect caravan parks and manufactured home estates.
3.3	Home occupations	Not applicable. The planning proposal does not affect home occupations in dwelling houses.
3.4	Integrating land use and transport	Applicable. The planning proposal is consistent with the aims, objectives and principles of <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001) as: <ul style="list-style-type: none"> • The site is located near the Double Bay Centre which is accessible by public transport and walking. • The site is located in proximity to bus routes offering frequent public transport connections within the Woollahra LGA and beyond.
3.5	Development near regulated airports and defence airfields	Applicable and consistent. <ul style="list-style-type: none"> • The planning proposal applies to land identified on the Airport 'Obstacle Limitation Surface' Map as being in the "Outer horizontal surface 156 AHD". • The maximum building height permitted on the site is 9.5m and will not impact on the effective and safe operation of the airport.
3.6	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
3.7	Reduction in non-hosted short term rental accommodation period	Note applicable. The planning proposal does not apply to land in the Byron Shire Council.

Planning proposal – Compliance with section 9.1 directions		
Direction	Applicable/comment	
4	Hazard and risk	
4.1	Acid sulfate soils	Applicable and consistent. <ul style="list-style-type: none"> The planning proposal applies to land identified as part Class 3 and part Class 5 on Council's Acid Sulfate Soils Planning Map. Existing acid sulfate soils provisions will not be altered by the planning proposal. Any future works on the land will be undertaken consistent with LEP clause 6.1 Acid sulfate soils.
4.2	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.
4.3	Flood prone land	Applicable and consistent. <ul style="list-style-type: none"> The planning proposal applies to land that located within a Flood Planning Area. Existing flood planning area provisions will not be altered by the planning proposal, and any development on the land will be undertaken consistent with LEP clause 6.3 Flood planning.
4.4	Planning for bushfire protection	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.
5	Regional planning	
5.1 - 5.9	Strategies 5.1-5.9	Not applicable. These strategies do not apply to the Woollahra LGA.
5.10	Implementation of Regional Plans	Applicable and consistent. <ul style="list-style-type: none"> The planning proposal is consistent with the objectives of the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities</i>, particularly Objective 7 Communities are healthy, resilient and socially connected. Rezoning the site to RE2 Private Recreation and increasing the minimum lot size will support the ongoing use of the site for private recreation purposes and facilitate an “active and socially connected people” consistent with Objective 7. <p>(Also refer to Section 6.2 of this report and direction 7.1 of this table.)</p>

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
5.11	Development of Aboriginal Land Council land	Not applicable. The planning proposal does not apply to land which <i>State Environmental Planning Policy (Aboriginal Land) 2019</i> currently applies.
6	Local plan making	
6.1	Approval and referral requirements	Applicable and consistent. The planning proposal does not include provisions that establish concurrence, consultation or referral requirements, or identify development as designated development.
6.2	Reserving land for public purposes	Not applicable. The planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site specific provisions	Applicable and consistent. The planning proposal does include site specific provisions to allow a particular development proposal to be carried out on the site.
7	Metropolitan Planning	
7.1	Implementation of A <i>Metropolis of Three Cities</i> (March 2018)	Applicable. The planning proposal is consistent with the objectives of the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities</i> , particularly: <ul style="list-style-type: none"> • Action 8 Deliver social infrastructure that reflects the needs of the community now and in the future. • Action 15 Strengthen social connections within and between communities through better understanding of the nature of social networks and supporting infrastructure in local places. • Action 67 Maximise the use of existing open space and protect, enhance and expand public open space by: a. providing opportunities to expand a network of diverse, accessible, high quality open spaces that respond to the needs and values of communities as populations grow. (Also refer to Section 6.2 of this report and direction 5.10 of this table.)
7.2 – 7.12	Strategies 7.2 – 7.12	Not applicable. These strategies do not apply to the Woollahra LGA.

Supplementary material

Annexure 1 – Council resolution of 24 August 2020 [20/160227]

Woollahra Municipal Council
Ordinary Council Meeting Minutes 24 August 2020

Item No: 16.2
Subject: NOTICE OF MOTION - DOUBLE BAY BOWLING CLUB
PRESERVATION OF LAND FOR PRIVATE RECREATIONAL USE
From: Councillors Lucinda Regan, Claudia Cullen, Luise Elsing, Anthony Marano,
Megan McEwin, Matthew Robertson, Mark Silcocks, Isabelle Shapiro,
Susan Wynne and Tomi Zeltzer
Date: 19/08/2020
File No: 20/148454

Note: Late correspondence was tabled by Merrill Witt of Vaucluse Residents' Association.

(Regan/Elsing)

132/20 Resolved:

THAT:

- A. Council prepare a planning proposal which sets out amendments to the Woollahra Local Environmental Plan 2014 in respect of the land described as Lot 101 in DP 614016, being the land including the bowling greens and clubhouse known as the Double Bay Bowling Club, 18 Kiaora Rd Double Bay to enable this land to be rezoned from R3 Medium Density Residential to RE2 Private Recreation in order to preserve this land for private recreational use.
- B. The planning proposal be forwarded to the Woollahra Local Planning Panel for advice.
- C. The advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.
- D. Council expedites the planning proposal for rezoning.

Note: In accordance with Council's adopted Code of Meeting Practice voting on the Motion is noted below.

For the Motion

Councillor Cavanagh
Councillor Cullen
Councillor Elsing
Councillor Jarvis
Councillor Marano
Councillor Maxwell
Councillor McEwin
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Shields
Councillor Silcocks
Councillor Wynne
Councillor Zeltzer

Against the Motion

Councillor Price

14/1

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Woollahra Municipal Council
Woollahra Local Planning Panel (Public Meeting) Agenda

19 November 2020

Item No: D2
Subject: **PLANNING PROPOSAL - DOUBLE BAY BOWLING CLUB AT 18 KIAORA ROAD, DOUBLE BAY**
Author: Jacquelyne Della Bosca, Executive Planner
Approvers: Anne White, Manager - Strategic Planning
Nick Economou, Acting Director Planning & Development
File No: 20/207594
Reason for Report: To seek the advice of the Woollahra Local Planning Panel in relation to a planning proposal for land known as the Double Bay Bowling Club at 18 Kiaora Road, Double Bay.

Recommendation:

THAT the Woollahra Local Planning Panel advises Council to proceed with the planning proposal (at Annexure 1) for the Double Bay Bowling Club at 18 Kiaora Road, Double Bay (Lot 101 DP 614016) which seeks the following amendments to Woollahra Local Environmental Plan 2014:

- i. Rezone the site from Zone R3 Medium Density Residential to Zone RE2 Private Recreation, and
- ii. Increase the minimum lot size from 700m² to 8,800m².

1. Reason for report to the Woollahra Local Planning Panel:

This report seeks the advice of the Woollahra Local Planning Panel (Woollahra LPP) on a planning proposal to amend *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014) for land known as the Double Bay Bowling Club, at 18 Kiaora Road, Double Bay (Lot 101 DP 614016).

On 27 September 2018, the Minister for Planning issued a Local Planning Panel Direction – Planning Proposals:

- *A Council to whom this direction applies is required to refer all planning proposals to be prepared after 1 June 2018 to the local planning panel for advice, unless the council's general manager determines that the planning proposal relates to:*
 - a) *the correction of an obvious error in a local environmental plan*
 - b) *matters that are of a consequential, transitional, machinery or other minor nature, or*
 - c) *matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land.*
- *When a planning proposal is referred to the panel, it must be accompanied by an assessment report prepared by council staff setting out recommendations, including whether or not the planning proposal should proceed.*
- *A proposal is to be referred to the local planning panel before it is forwarded to the Minister under section 3.34 of the Environmental Planning and Assessment Act 1979 (the Act).*

In this case, the planning proposal is required to be referred to the Woollahra LPP because the General Manager has not made a determination in regard to items (a), (b) or (c), above.

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2. Background:

On 24 August 2020 Council resolved:

THAT:

- A. *Council prepare a planning proposal which sets out amendments to the Woollahra Local Environmental Plan 2014 in respect of the land described as Lot 101 in DP 614016, being the land including the bowling greens and clubhouse known as the Double Bay Bowling Club, 18 Kiaora Rd Double Bay to enable this land to be rezoned from R3 Medium Density Residential to RE2 Private Recreation in order to preserve this land for private recreational use.*
- B. *The planning proposal be forwarded to the Woollahra Local Planning Panel for advice.*
- C. *The advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*
- D. *Council expedites the planning proposal for rezoning.*

The following information accompanied the notice of motion on the agenda for that meeting:

Background

In 1940, Council purchased a parcel of land (which later became Lots 100 and 101 in DP 614016) from the Metropolitan Water, Sewerage and Drainage Board (Sydney Water). This purchase was based on Council's understanding that the land would be used only for recreational purposes.

In 1942, Council leased this land (together with a proximate parcel of land comprising Lot 9 in DP 32788, which it had also purchased from a private individual) to the Double Bay Bowling Club Limited.

In 1948 Council sold the whole of the lands to the Club, subject to the understanding that the grounds be used for recreational purposes.

In 1975 the whole of the lands comprising the Club site were rezoned by Interim Development Order No.15 to Open Space Recreation (Private) 6(b).

In 1980 Interim Development Order No.15 was altered to allow part of the Club site (being Lot 100 in DP 614016) to be developed by the Club into a residential flat building to raise funds for the Club. The zoning of the remaining Club site was unchanged.

In 1988 the remaining club site including Lot 101 in DP 614016 was rezoned to Residential 2(b) under Local Environmental Plan No.27. It is now zoned Residential R3 Medium Density Residential.

This Notice of Motion seeks to preserve this land for private recreational use. The rezoning of Lot 101 in DP 614016 to RE2 Private Recreation has significant strategic merit, given the community's desire for open recreational space in an increasingly densified area of the municipality and to preserve that land for recreational use.

The land in question has been in active use as a bowling green and clubhouse since the 1940s.

3. The site:

The site, known as the Double Bay Bowling Club, is located at 18 Kiaora Road, Double Bay, and is identified as Lot 101 in DP 614016 (see Figure 1). The site is flat and generally rectangular in shape with a site area of approximately 8860m² (see Figure 2).

The site is used as a lawn bowling club and includes 3 lawn bowling greens and a single storey clubhouse (see Figure 3). Although the site has been used as a bowling club for over 75 years the site is zoned R3 Medium Density Residential under Woollahra LEP 2014 (see Figure 4).

The site is owned by the Double Bay Bowling Club (Club) which has been operating on the site since 1942. The Club holds regular in-house bowling competitions. The greens can also be hired out for corporate barefoot bowls and the clubhouse, which is a licensed premises, can be hired out for functions.



Figure 2: Cadastre map identifying the site (in red) (Source: Woollahra Council GIS Maps)



Figure 2: 2018 aerial photograph indicating the site (in red) in its immediate context. (Source: Woollahra Council GIS Maps)



Figure 3: Double Bay Bowling Club including clubhouse and greens, looking south-east across the site



Figure 3: Extract of Woollahra LEP zoning map showing the site zoned as R3 Medium Density Residential

4. Consultation with the land owner:

The Double Bay Bowling Club was notified of this meeting of the Woollahra LPP and that a planning proposal has been prepared. Notification took place on 12 November 2020, which is the date that this report to the Woollahra LPP was published and made publicly available on Council's website.

The Double Bay Bowling Club will be notified when the advice of the Woollahra LPP is provided to Council.

5. Planning proposal:

Consistent with Council's resolution of 24 August 2020, a planning proposal has been prepared to amend Woollahra LEP 2014 (see **Annexure 1**). The planning proposal seeks to amend Woollahra LEP 2014 by:

- rezoning the site from Zone R3 Medium Density Residential to Zone RE2 Private Recreation, and
- increasing the minimum lot size for subdivision from 700m² to 8,800m².

5.1. Planning proposal structure

The planning proposal has been prepared in accordance with section 3.33 of the Act and the two documents prepared by the formerly named NSW Department of Planning and Environment titled *A Guide to Preparing Planning Proposals* (December 2018) and *A Guide to Preparing Local Environmental Plans* (December 2018).

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.

5.2. Objective of amendment to Woollahra LEP 2014

The objective of the amendment to Woollahra LEP 2014 is to ensure that the site is retained for private recreational uses.

Rezoning the site to Zone RE2 Private Recreation will apply a zone that is consistent with the current use and the future intended use of the site.

Increasing the minimum lot size to 8,800m² will ensure that the site is retained as a single consolidated lot and not subdivided into smaller lots which would compromise the ongoing and future use of the site for private recreation and open space purposes.

5.3. Explanation of provisions

The planning proposal seeks the following amendments to Woollahra LEP 2014 in relation to the site (Lot 101 DP 614016):

- Amend the Land Zoning Map (Sheet LZN_003) to apply Zone RE2 Private Recreation
- Amend the Lot Size Map (Sheet LSZ_003) to apply a minimum lot size of 8,800m².

5.4. Relationship to strategic planning framework

The planning proposal is consistent with the relevant objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the actions of the *Eastern City District Plan* (2018), (refer to Section 6.2 of the planning proposal).

The planning proposal is consistent with Council's Community Strategic Plan titled *Our Woollahra 2030: Our community, our place, our plan*. Notably, the planning proposal meets the following:

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- “Community wellbeing”, Goal 1 (A connected, harmonious and engaged community for all ages and abilities):
 - Strategy 1.3 Provide places and spaces for people to connect and interact.

The planning proposal is also consistent with the *Woollahra Local Strategic Planning Statement* (February 2020). In particular, the planning proposal is consistent with Planning Priority 2 under the theme of Infrastructure and collaboration:

- Planning Priority 2: Planning for a community supported by infrastructure that fosters health, creativity, cultural activities and social connections.

The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable *State environmental planning policies* (refer to Schedule 1 of the planning proposal).

The planning proposal is consistent with applicable section 9.1 directions, except for direction 3.1 Residential Zones. According to part (6)(d) of this direction, this inconsistency is acceptable as it is of minor significance (refer to Schedule 2 of the planning proposal).

5.5. Strategic merit

The planning proposal has strategic and site specific merit. The key reasons to amend the Woollahra LEP 2014 are:

- **To ensure that the zoning of the site accurately reflects the current and future recreational use of the site.**

The site has been used as a lawn bowling club for over 75 years and it is Council’s intention that the site continues to be used for recreational purposes.

A restrictive covenant applies to the site which requires the use of the site to be for recreational purposes in connection with a bowling club, except with the written consent of Council. Council has resolved that the site is to be preserved for recreational purposes, therefore residential uses will not occur on the site regardless of the R3 Medium Density Residential Zone.

The existing R3 Medium Density Residential Zone does not represent the recreational use of land. Rezoning the site to RE2 Private Recreation is appropriate as it reflects the current use and future intended use of the land.

- **To facilitate ongoing opportunities for sport and recreation.**

Council is committed to conserving and enhancing open space in the Municipality, and there are limited opportunities for Council or private recreation providers to acquire additional land that is suitable for sport and recreational uses. The recent coronavirus restrictions have further highlighted the value of open space and recreation areas for the community, particularly in densely populated areas such as the Woollahra Municipality.

It is important that existing recreational land is protected. Increasing the minimum lot size to 8,800m² seeks to ensure that the site is retained as a single consolidated lot and not subdivided into smaller lots which would compromise the ongoing and future use of the site for private recreation and open space purposes.

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- **To recognise the importance of private recreation clubs in providing social opportunities for the community and promoting healthy lifestyles.**

Recreation clubs are an important part of the social fabric and Council needs to ensure there are opportunities for recreation facilities in the Municipality.

6. Conclusion:

This report seeks the advice of the Woollahra LPP on a planning proposal to:

- Rezone land known as Double Bay Bowling Club, at 18 Kiaora Road, Double Bay, from R3 Medium Density Residential to RE2 Private Recreation, and
- Increase the minimum lot size that applies to the site from 700m² to 8,800m².

The planning proposal has strategic and site specific merit, in particular:

- Rezoning the land to the RE2 Private Recreation Zone is appropriate as it reflects the current use and future intended use of the land. The site has been operating as a lawn bowling club for over 75 years. Development on the site is limited by the restrictive covenant that requires use of the site for recreational purposes in connection with a bowling club, except with the written consent of Council. Council has resolved that the site is to be preserved for recreational purposes. The current R3 Medium Density Residential Zone does not reflect the current and future intended use of the land.
- Council is committed to conserving and enhancing open space in the Municipality and it is important that existing suitable land is protected. The planning proposal will facilitate ongoing opportunities for sport and recreation, and recognises the importance of private recreation clubs in providing social opportunities for the community and promoting healthy lifestyles.

We recommend that the Woollahra LPP advise Council to proceed with the planning proposal at **Annexure 1** for the Double Bay Bowling Club, at 18 Kiaora Road, Double Bay.

Annexures

1. Planning Proposal - Double Bay Bowling Club, 18 Kiaora Rd, Double Bay - November 2020 [↓](#) 

Item No: R5 Recommendation to Council
Subject: **ADVICE OF THE WOOLLAHRA LOCAL PLANNING PANEL - PLANNING PROPOSAL - INTERPRETATION OF DESIRED FUTURE CHARACTER IN WOOLLAHRA LEP 2014**
Author: Kelly McKellar, Team Leader Strategic Planning
Approvers: Anne White, Manager - Strategic Planning
Nick Economou, Acting Director Planning & Development
File No: 20/206632
Reason for Report: To give Council the advice of the Woollahra Local Planning Panel. To obtain Council's approval to proceed with a planning proposal to amend the Woollahra Local Environmental Plan 2014 to introduce provisions clarifying the interpretation of desired future character.

Recommendation:

- A. THAT Council note the advice provided by the Woollahra Local Planning Panel on 19 November 2020.
- B. THAT the planning proposal, as contained in **Annexure 1** of the report to the Environmental Planning Committee on 30 November 2020, be forwarded to the Department of Planning, Industry and Environment requesting a 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 environmental plan under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

1. Background

A recent decision in the NSW Land and Environment Court (LEC) approved a six storey mixed-use development at 28-34 Cross St, Double Bay (DA617/2017). This decision has implications for the interpretation of the term desired future character as used in the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014) and the *Woollahra Development Control Plan 2015* (Woollahra DCP 2015).

In this case, the Applicant successfully argued that rather than the provisions in Woollahra LEP 2014 and Woollahra DCP 2015, the recent approvals for six storey development on adjoining land set the desired future character. Council unsuccessfully appealed this decision (s56A Appeal).

Relevant to this planning proposal are the following findings of the LEC:

- The term 'desired future character' is not defined in the Woollahra LEP 2014 [52].
- A DCP cannot be used to interpret the provisions of an LEP unless the LEP expressly refers to the provisions of the DCP for that purpose [46].
- The Woollahra LEP 2014 does not refer to Woollahra DCP 2015 to define the term desired future character [46].
- The Commissioner was not obliged to interpret the term desired future character in Woollahra LEP 2014 by reference to the Woollahra DCP 2015 [46].
- The drafter of the Woollahra LEP 2014 has not confirmed that the interpretation of desired future character is influenced by zoning, permitted and prohibited development and development standards [54].

- Where the term desired future character is not defined, the matters that may be taken into account in evaluating what is the desired future character are not defined [54].
- There is no provision which prevents approved and constructed development being considered as part of the evolving local character and accordingly the desired future character of an area [54].

The LEC's interpretation is inconsistent with Council's place-based planning approach and the intent of the original drafting of the Woollahra LEP 2014 and Woollahra DCP 2015.

On 6 October 2020, Council's Environmental Planning Committee (EPC) considered a report on the LEC findings and its potential implications on Council's place-based planning approach. A copy of the report is attached at **Annexure 2**.

On 26 October 2020, Council considered late correspondence from staff containing confidential legal advice about this matter (see **Annexure 3 - Confidential**) and resolved:

- THAT a planning proposal be prepared to amend references to desired future character in Woollahra LEP 2014 so that the meaning and interpretation of desired future character (across all parts of the municipality) is defined and cross referenced.*
- THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.*
- THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*

2. Planning Proposal

Consistent with Council's resolution of 26 October 2020, a planning proposal was prepared to amend the Woollahra LEP 2014 (see **Annexure 1**). The planning proposal seeks to clarify the interpretation of the term desired future character by inserting an additional local provision into *Part 6 Additional local provisions*.

2.1. Planning Proposal structure

The planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (the Act) and the two documents prepared by the formerly named NSW Department of Planning and Environment titled *A Guide to Preparing Planning Proposals* (December 2018) and *A Guide to Preparing Local Environmental Plans* (December 2018).

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.

2.2. Objective of amendment to Woollahra LEP 2014

The term desired future character is used 18 times in Woollahra LEP 2014 across the aims of the plan, zone and clause objectives. The objective of the planning proposal is to define the term desired future character to ensure that the meaning and interpretation is defined by other provisions of both the Woollahra LEP 2014 and Woollahra DCP 2015.

Doing so will re-establish Council's place-based planning approach and the intent of the original drafting of Woollahra LEP 2014 and Woollahra DCP 2015.

Accordingly, this planning proposal seeks to amend the Woollahra LEP 2014 to create a statutory link between the provisions containing the term desired future character, the LEP development standards, and the corresponding desired future character statements in the Woollahra DCP 2015.

The proposed amendment will reduce ambiguity about the interpretation of desired future character, and encourages the consistent application and interpretation of the adopted development standards and controls. This will help to ensure that development achieves the desired future character of the area and provides consistent and transparent planning outcomes.

2.3. Explanation of provisions

The planning proposal seeks to amend Woollahra LEP 2014 by inserting an additional local provision into *Part 6 Additional local provisions* to define desired future character. While it is acknowledged that this the local provision will be subject to drafting by the Parliamentary Counsel's Office, the additional local provision may be similar to the following:

6.8 Desired future character

- (1) *In this instrument, a reference to desired future character of the area, neighbourhood, zone or attribute of same, means the character prescribed in relation to that area, neighbourhood, zone or attribute by:*
 - (a) *the relevant aims, objectives and other provisions of this instrument; and*
 - (b) *to the extent not inconsistent, a development control in force, but whenever made, under or for the purposes of this instrument.*

3. Relationship to strategic planning framework

The planning proposal is broadly consistent with the strategic planning framework including the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018), *Eastern City District Plan* (2018), *Woollahra Local Strategic Planning Statement 2020* (Woollahra LSPS 2020), *Woollahra 2030* and the relevant SEPPs and Section 9.1 Ministerial Directions. Consistency with the strategic framework is discussed in the justification section of the planning proposal (see **Annexure 1**).

Notably, the planning proposal will give effect to Woollahra LSPS 2020 by strengthening the link between desired future character and the development standards of the Woollahra LEP 2014 and corresponding provisions of the Woollahra DCP 2015. This will encourage future development consistent with the desired future character of Woollahra's neighbourhoods and villages.

4. Woollahra Local Planning Panel advice

The planning proposal was referred to the Woollahra Local Planning Panel (Woollahra LPP) on 19 November 2020 for advice. The Panel provided the following advice to Council:

Reason for decision:

The majority of the panel supported that the planning proposal proceed to Gateway for the reasons set out in the Council officer's report.

Mr Colman did not support the proposal on the basis that he considers that the concept of 'Desired Future Character' should be presented to stakeholders for discussion as to its value in the development control process, and further as to whether or not the concept itself should be enshrined in law.

Advice:

*THAT the Woollahra Local Planning Panel advises Council to proceed with the planning proposal (at **Annexure 1**) to amend the Woollahra Local Environmental Plan 2014 to introduce provisions clarifying the interpretation of desired future character.*

As a consequence of this advice, the planning proposal contains no amendments other than to insert the advice of the Woollahra LPP.

5. Next steps

Subject to the Council's decision, the planning proposal will be referred to the DPIE 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 2000*, the relevant DPIE guidelines, and the gateway determination.

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.
- Notifications to local community and business groups, adjoining councils and relevant state agencies.

To streamline the plan-making process, the Minister may delegate local plan-making power 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.

6. Conclusion

In a recent decision, the LEC found that recently approved adjoining development set the desired future character of the area, rather than the objectives and development standards of the Woollahra LEP 2014 or provisions in the Woollahra DCP 2015. This is inconsistent with Council's place-based planning approach and the intent of the original drafting of the Woollahra LEP 2014 and Woollahra DCP 2015.

This report provides the advice of the Woollahra LPP on a planning proposal to amend the Woollahra LEP 2014 to clarify the interpretation of the term desired future character. The term desired future character occurs 18 times in the Woollahra LEP 2014.

The planning proposal seeks to maintain the integrity of Council's planning controls as a consequence of a recent decision of the LEC.

On 19 November 2020, the Woollahra LPP provided advice to Council that it supports proceeding with the planning proposal. We recommend that Council resolve to proceed with the planning proposal and that it is submitted to the DPIE requesting a gateway determination to allow public exhibition.

Annexures

1. Planning Proposal (annexures removed) [↓](#) 
2. Environmental Planning Committee report - 6 October 2020 (annexures removed) [↓](#) 
3. Confidential Late Correspondence to Council 26 October 2020 (*circulated under separate cover*) - **Confidential**

Planning Proposal



Woollahra LEP 2014 Interpretation of Desired Future Character

Version Date:	November 2020
Division/Department:	Planning and Development/Strategic Planning
Responsible Officer:	Kelly McKellar & Emma Williamson
HPE CM Record Number:	20/161741

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1. Introduction

1.1. Summary

This planning proposal seeks to amend the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014) to clarify the interpretation of desired future character as contained in various aims and objectives of the plan. This will strengthen the relationship between the objectives for desired future character, development standards and the *Woollahra Development Control Plan 2015* (Woollahra DCP 2015).

The intended effect is to facilitate a consistent interpretation of the adopted development standards and controls in relation to desired future character. This will ensure that future development is of a height and scale that achieves the visions for the LGA. Importantly, this will help to ensure consistent and transparent development outcomes for our community and for applicants.

This planning proposal responds to a recent decision of the Land and Environment Court (LEC). The LEC found that recently approved adjoining development set the desired future character of the area, rather than the objectives and development standards of the Woollahra LEP 2014 or provisions of the Woollahra DCP 2015.

Specifically, in *Woollahra Municipal Council v SJD DB2 Pty Ltd [2020] NSWLEC 115*, the LEC found that the drafting of the Woollahra LEP 2014 had not confirmed that the interpretation of desired future character is influenced by zoning, permitted and prohibited development, and development standards.

The LEC also found that there was no statutory obligation for the interpretation of desired future character in the Woollahra LEP 2014 to reference the corresponding provisions in the Woollahra DCP 2015. The LEC stated that for this to occur the Woollahra LEP 2014 would have to expressly refer to the provisions in the Woollahra DCP 2015.

Accordingly, this planning proposal seeks to ensure that the objectives for desired future character are applied with the intent of the original drafting of the Woollahra LEP 2014. This will be achieved by inserting an additional local provision to strengthen the relationship between the term desired future character, development standards, and the Woollahra DCP 2015.

Council is aware of the NSW Department of Planning, Industry and Environment's (DPIE) ongoing work to introduce a standard approach for local character. The amendments outlined in this planning proposal will address the immediate interpretation issue arising from the LEC decision. However, we acknowledge that the introduction of a local character model clause or map overlays, and/or a local character statement may further refine the proposed amendments.

In preparing this planning proposal, we have considered the DPIE's *Local Character and Place Guideline* (2019), *Discussion Paper – Local Character Statements* (2019) and *Planning System Circular 18-001 – Respecting and enhancing local character in the planning system* (2018).

This planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the relevant DPIE guidelines, including 'A Guide to Preparing Local Environmental Plans' and 'A Guide to Preparing Planning Proposals'.

1.2. Background

Drafting of SILEP and WDCP

Council takes a place-based approach to strategic planning and preparing planning controls. This approach guided the original drafting of both the Woollahra LEP 2014 and Woollahra DCP 2015. Our place-based approach seeks to deliver superior place outcomes and public benefits for Woollahra's neighbourhoods and villages.

The Woollahra LEP 2014 contains 18 references to desired future character in its aims and in the objectives for land use zones, minimum lot size, height of buildings and floor space ratio. More detailed provisions for the desired future character of various precincts, localities and streets are contained in the Woollahra DCP 2015.

In the Woollahra DCP 2015 the unique character of each business centre, heritage conservation area and residential precinct is recognised in a desired future character statement and place-based provisions. This approach is the result of a considered strategic planning and urban design process and extensive community engagement to ensure it reflects the community's expectations for future development.

Council's commitment to place-based planning was recently reaffirmed by the *Woollahra Local Strategic Planning Statement 2020* (Woollahra LSPS 2020). Local character is a critical part of the vision set out in the LSPS.

Development application for 28-34 Cross Street, Double Bay

In 2017, a development application (DA) for 28-34 Cross Street Double Bay (DA 617/2017) proposed a six storey mixed-use development. The applicable development standards and controls for the *B2 Local Centre* zone envisaged a four storey building on the site.

The Woollahra LEP 2014 sets out maximum Height of Buildings of 14.7m and floor space ratio (FSR) of 2.5:1 for the site. The proposal had a building height of 19.7m to the main roof and 21.2m to the plant/lift overrun and an FSR of 3.5:1. This exceeded the development standards by more than 40%.

The Applicant sought a variation under *clause 4.6 Exceptions to development standards* of the Woollahra LEP 2014. Their justification was that it was consistent with the height and built form of the approved developments to the east at 16-18 and 20-26 Cross Street.

On 4 October 2018, the DA was refused by the Sydney Eastern Planning Panel. In its reasons for refusal, the Panel noted that the only grounds on which a variation to the development to the extent proposed could be justified is if the recent approvals had resulted in the abandonment of development standards. The Panel did not accept that the development standards had been abandoned in the Double Bay Business Centre.

On 12 December 2018, the Applicant requested a review of the DA determination under section 8.2 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

On 19 March 2020, the review of the DA determination was refused by the Panel. In its reasons for refusal the Panel was not persuaded that the clause 4.6 variation demonstrated that compliance with the development standards was unreasonable or unnecessary. It was also noted that the approval of the DA would potentially constitute abandonment of Council's planning controls.

Section 8.15 appeal of the Panel's determination

SJD DB2 Pty Ltd v Woollahra Municipal Council [2020] NSWLEC 1112

On 22 March 2019, the Applicant filed a Class 1 Appeal with the LEC. The appeal was upheld by Acting Commissioner Clay on 22 March 2020 and development consent was granted (see **Annexure 1**).

The appeal considered the objectives of the *B2 Local Centre* zone being:

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To attract new business and commercial opportunities.
- To provide active ground floor uses to create vibrant centres.
- To provide for development of a scale and type that is compatible with the amenity of the surrounding residential area.
- To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.

The Applicant relied on two recent developments on neighbouring sites to establish desired future character, rather than the objectives and standards of the Woollahra LEP 2014 and Woollahra DCP 2015.

Acting Commissioner Clay supported the Applicant's interpretation, noting that:

The desired future character in my opinion must take into account the form of the buildings to the east which the Council approved under effectively the same controls as present. ... [69]

Section 56A appeal of the LEC decision

Woollahra Municipal Council v SJD DB2 Pty Limited [2020] NSWLEC 115

Council appealed the LEC decision under section 56A of the *Land and Environment Court Act 1979* (see **Annexure 2**).

Relevant to this planning proposal, one of the grounds for appeal was the interpretation of desired future character. Council's position is that:

- The desired future character is defined and fixed by zoning and development standards in Woollahra LEP 2014. [11]
- The Woollahra DCP 2015 gives effect to the provisions of the Woollahra LEP 2014 so as to describe the desired future character of the neighbourhood or area. [12 & 14]
- Once defined by the Woollahra LEP 2014 and Woollahra DCP 2015, the desired future character cannot change until the LEP and DCP are amended. [27]

- The desired future character cannot be changed by the approved DAs that contravene the development standards in the Woollahra LEP 2014. [27]

On 18 August 2020, Chief Justice Preston dismissed the appeal. Relevant to this planning proposal are the following findings (see **Annexure 2**):

- The term 'desired future character' is not defined in the Woollahra LEP 2014 [52].
- A DCP cannot be used to interpret the provisions of an LEP unless the LEP expressly refers to the provisions of the DCP for that purpose [46].
- The Woollahra LEP 2014 does not refer to Woollahra DCP 2015 to define the term desired future character [46].
- The Commissioner was not obliged to interpret the term desired future character in Woollahra LEP 2014 by reference to the Woollahra DCP 2015 [46]. The drafter of the Woollahra LEP 2014 has not confirmed that the interpretation of desired future character is influenced by zoning, permitted and prohibited development and development standards [54].
- Where the term desired future character is not defined, the matters that may be taken into account in evaluating what is the desired future character are not defined [54].
- There is no provision which prevents approved and constructed development being considered as part of the evolving local character and accordingly the desired future character of an area [54].

Council resolution to amend the Woollahra LEP 2014

On 6 October 2020, Council's Environmental Planning Committee (EPC) considered a report on the LEC findings and its impact on Council's place-based planning approach. On 26 October 2020, Council resolved:

- THAT a planning proposal be prepared to amend references to desired future character in Woollahra LEP 2014 so that the meaning and interpretation of desired future character (across all parts of the municipality) is defined and cross referenced.*
- THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.*
- THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*

Relationship to the local character policy context

This planning proposal seeks to avoid inconsistencies with the DPIE's approach to local character and ongoing work in relation to this matter. Consideration has been given to the following:

- *Local Character and Place Guideline (2019)*
- *Discussion Paper – Local Character Statements (2019)*
- *Planning System Circular 18-001 – Respecting and enhancing local character in the planning system (2018).*

Council's place-based strategic approach is generally consistent with the DPIE's guideline with respect to the evolution of local character. It is noted that the Guideline states:

Desired future character refers to an agreed vision of how an area will change over time, including an identification of characteristics to be retained or enhanced. Desired future character is often articulated through a character statement or integrated into development controls. (p.12)

The Local Environmental Plan (LEP) is the primary land use planning mechanism that influences character. The land use zones, objectives and development standards establish the context for decision making on individual developments which shape local character. Accordingly, where an area has been identified as requiring a stronger consideration of local character, the LEP should be reviewed to ensure that it delivers on the community's desired future character. (p.12)

Council is aware of the DPIE's ongoing work to introduce a standard approach to local character may include a model clause and/or map overlays, in the *Standard Instrument (Local Environmental Plans) Order 2006*.

Relevant to the approach taken by this planning proposal, the Discussion Paper and Circular note that a local character overlay could support local character by creating a link between a LEP, a local character statement and/or the provisions of a DCP.

Local character is an important feature in the delivery of housing supply and diversity that enhances our area and reflects the community's vision for the future. In line with Council's place-based approach and the views of our community, the importance of local character was recently reaffirmed by the adoption of the Woollahra LSPS 2020. Maintaining community confidence that development will maintain and enhance local character is vital to delivering appropriate housing supply and diversity to meet the unique needs of our community.

The amendments to the Woollahra LEP 2014 outlined in this planning proposal will address the immediate interpretation issue arising from the recent LEC decision. However, we acknowledge that when a local character model clause or map overlays are introduced by a future planning proposal and/or a local character statement is prepared, these may refine the proposed amendments.

It is noted that extensive community consultation is a critical input to the creation of new local character provisions. This will require a substantial amount of time to complete.

Accordingly, once implemented, this planning proposal ensures that the Woollahra LEP 2014 continues to facilitate development that is consistent with the desired future character of Woollahra's unique neighbourhoods and villages until such time as a transition to the new model provisions is facilitated.

Advice of the Woollahra Local Planning Panel

In accordance with Council's resolution, staff prepared this planning proposal. It was reported to the Woollahra Local Planning Panel (WLPP) meeting of 19 November 2020 for advice.

The WLPP provided the following advice to Council:

THAT the Woollahra Local Planning Panel advises Council to proceed with the planning proposal (at Annexure 1) to amend the Woollahra Local Environmental Plan 2014 to introduce provisions clarifying the interpretation of desired future character.

2. Objectives of planning proposal

The term desired future character is used 18 times in Woollahra LEP 2014 across the aims of the plan, zone and clause objectives. The objective of the planning proposal is to define the term desired future character to ensure that the meaning and interpretation is defined by other provisions of both the Woollahra LEP 2014 and Woollahra DCP 2015.

The need for this planning proposal arose from the findings of a recent LEC case of *Woollahra Municipal Council v SJD DB2 Pty Limited [2020] NSWLEC 115* which granted consent for a development based on recently approved adjoining development. In coming to this decision, the Commissioner found that the

...WLEP has not defined the meaning of the term "desired future character" that is used in various provisions of WLEP. The drafter of WLEP has, therefore, not confined the meaning of the term "desired future character" by reference to the particular provisions in WLEP, including those concerning the zoning, the permitted and prohibited development, and the development standards, that shape the urban character and built form of neighbourhoods or areas in Woollahra. [54]

... provisions of a development control plan cannot be used to interpret [desired future character], unless the provisions of the local environmental plan expressly refer to the provisions of the development control plan for that purpose. [46]

These findings are inconsistent with Council's place-based planning approach and the intent of the original drafting of the Woollahra LEP 2014 and Woollahra DCP 2015.

Accordingly, this planning proposal seeks to amend the Woollahra LEP 2014 to create a statutory link between the provisions containing the term desired future character, the LEP development standards, and the corresponding desired future character statements in the Woollahra DCP 2015.

The proposed amendment will reduce ambiguity about the interpretation of desired future character, and encourages the consistent application and interpretation of the adopted development standards and controls. This will help to ensure that development achieves the desired future character of the area and provides consistent and transparent planning outcomes.

3. Explanation of provisions

The proposed amendment seeks to make what is primarily an administrative change to Woollahra LEP 2014. The amendment will strengthen the relationship between the provisions containing the term desired future character and the relevant development standards and controls. The planning proposal will apply to all land in the Woollahra LGA.

This will be achieved by expressly stating in the Woollahra LEP 2014 that desired future character is derived from the development standards of Woollahra LEP 2014 and the desired future character provisions of Woollahra DCP 2015.

The existing and proposed provisions are discussed below.

3.1. Existing provisions

The Woollahra LEP 2014 makes reference to desired future character in:

- the aims of the plan
- certain zone objectives in the Land Use Table
- the objectives of development standards for minimum lot size, height of buildings and floor space ratio.

Specifically, the term desired future character is found 18 times in the Woollahra LEP 2014:

1. Part 1 Section 1.2 Aims of the Plan c12.1(2)(l)
2. Land Use Table Zone R2 Low Density Residential – 1 Objectives of Zone
3. Land Use Table Zone R3 Medium Density Residential – 1 Objectives of Zone
4. Land Use Table Zone B1 Neighbourhood Centre – 1 Objectives of Zone
5. Land Use Table Zone B2 Local Centre – 1 Objectives of Zone
6. Land Use Table Zone B4 Mixed Use – 1 Objectives of Zone
7. Land Use Table Zone SP3 Tourist – 1 Objectives of Zone
8. Part 4 Section 4.1 Minimum subdivision lot size c14.1(1)(a)
9. Part 4 Section 4.1 Minimum subdivision lot size c14.1(1)(e)
10. Part 4 Section 4.1AA Minimum subdivision lot size for community title schemes c14.1AA(1)(b)
11. Part 4 Section 4.1A Minimum lot sizes for dual occupancies, manor houses, multi dwelling housing and residential flat buildings c14.1A(1)
12. Part 4 Section 4.3 Height of buildings c14.3(1)(a)
13. Part 4 Section 4.3A Exceptions to building heights (Areas A–H) c14.3A(1)(a)
14. Part 4 Section 4.4 Floor space ratio c14.4(1)(a)(i)
15. Part 4 Section 4.4 Floor space ratio c14.4(1)(b)
16. Part 4 Section 4.4A Exceptions to floor space ratio (Areas 1 and 1A—Double Bay) Principal development standards c14.4A(3)

17. Part 4 Section 4.4B Exceptions to floor space ratio (Areas 2 and 3—selected Zone B1 and Zone B4 centres) cl4.4B(3)(a)
18. Part 4 Section 4.4C Exceptions to height and floor space ratio (Area 4—Rose Bay) cl4.4C(3)(a)

Provisions for the desired future character of various precincts, localities and streets are then contained in Woollahra DCP 2015, in particular:

- a) Chapter B1 – Residential Precincts
- b) Chapter B2 – Neighbourhood Heritage Conservation Areas
- c) Chapter C1 – Paddington Heritage Conservation Areas
- d) Chapter C2 – Woollahra Heritage Conservation Area
- e) Chapter C3 – Watsons Bay Heritage Conservation Area
- f) Chapter D1 – Neighbourhood Centres
- g) Chapter D2 – Edgecliff Centre
- h) Chapter D5 – Double Bay Centre
- i) Chapter D6 – Rose Bay Centre

The recent LEC decision has identified that there is ambiguity in how the existing provisions relating to desired future character are interpreted.

Inserting an additional local provision in the Woollahra LEP 2014 has been identified as an effective method to reduce this ambiguity and provide an appropriate statutory relationship between the aims, objectives, development standards and corresponding provisions.

3.2. Proposed provisions

The proposed provisions seek to strengthen the relationship between the provisions containing the term desired future character, development standards of the Woollahra LEP 2014, and corresponding provisions in the Woollahra DCP 2015. This will help to improve consistency and transparency of development outcomes.

The preferred option is to insert an additional local provision under *Part 6 Additional local provisions* of Woollahra LEP 2014. While it is acknowledged that this will be subject to drafting by the Parliamentary Counsel's Office, the additional local provision may be similar to the following:

6.8 Desired future character

- (1) *In this instrument, a reference to desired future character of the area, neighbourhood, zone or attribute of same, means the character prescribed in relation to that area, neighbourhood, zone or attribute by:*
 - (a) *the relevant aims, objectives and other provisions of this instrument; and*
 - (b) *to the extent not inconsistent, a development control plan in force, but whenever made, under or for the purposes of this instrument.*

The proposed provision provides a single definition applicable to the 18 references to desired future character in the Woollahra LEP 2014. It is the most appropriate way to achieve the intended outcomes of the planning proposal and help ensure consistent interpretation and planning outcomes.

The implementation of the planning proposal will not require any consequential changes to Woollahra DCP 2015.

Notably, the proposed amendments seek to reinforce the purpose and status of the Woollahra DCP 2015 by expressly linking it to the Woollahra LEP 2014. The reinforcement of the link between a LEP and DCP is consistent with Section 3.42 of the EP&A Act:

(1) *The principal purpose of a development control plan is to provide guidance on the following matters to the persons proposing to carry out development to which this Part applies and to the consent authority for any such development—*

(a) *giving effect to the aims of any environmental planning instrument that applies to the development,*

(b) *facilitating development that is permissible under any such instrument,*

(c) *achieving the objectives of land zones under any such instrument.*

The provisions of a development control plan made for that purpose are not statutory requirements.

(2) *The other purpose of a development control plan is to make provisions of the kind referred to in section 3.43(1)(b)–(e).*

(3) *Subsection (1) does not affect any requirement under Division 4.5 in relation to complying development*

4. Justification

This planning proposal responds to a recent LEC decision regarding the interpretation of objectives in the Woollahra LEP 2014 relating to desired future character. This will help to improve consistency and transparency of development outcomes for our community and applicants.

The LEC found that recently approved adjoining development, rather than the objectives and development standards of the Woollahra LEP 2014, set the desired future character. This is inconsistent with the intent of the original drafting of the Woollahra LEP 2014.

The planning proposal has strategic merit and the key reasons to amend the Woollahra LEP 2014 are:

- The planning proposal is for administrative amendments to the Woollahra LEP 2014 to strengthen the relationship between the provisions containing the term desired future character and development standards. These changes also aim to establish a statutory relationship between the provisions of the Woollahra LEP 2014 and the desired future character statements set out in the Woollahra DCP 2015.
- The proposal to insert an additional local provision under Part 6 of Woollahra LEP 2014 will improve consistency in interpretation of desired future character and encourage future development in line with the community's vision for the future.
- The planning proposal is broadly consistent with the applicable section 9.1 directions.
- The planning proposal is broadly consistent with the objectives of *A Metropolis of Three Cities* and the initiatives of the *Eastern City District Plan*.
- The planning proposal is broadly consistent with the Standard Instrument and other applicable State Environmental Planning Policies.
- The planning proposal is consistent with the vision and planning priorities of the Woollahra LSPS 2020 and the community strategic plan, *Woollahra 2030 – Our community, our place, our plan* (Woollahra 2030).
- The planning proposal supports the purpose and status of the Woollahra DCP 2015 consistent with the Section 3.42 of the EP&A Act.

This section sets out the case for the proposed amendment to the Woollahra LEP 2014 and responds to the questions from the DPIE's 'A Guide to Preparing Planning Proposals'.

4.1. Need for planning proposal

1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

Maintaining and enhancing local character is a critical part of the vision and priorities of the Woollahra LSPS 2020. The following planning priorities are of particular relevance to this planning proposal:

- *Planning priority 4 – Sustaining diverse housing choices in planned locations that enhance our lifestyles and fit in with our local character and scenic landscapes.*
- *Planning priority 6 – Placemaking supports and maintains the local character of our neighbourhoods and villages whilst creating great places for people.*

- *Planning priority 12: Protecting and enhancing our scenic and cultural landscapes*

This planning proposal responds to a recent decision of the LEC that granted consent for a DA based on its interpretation that recently approved adjoining development, rather than the objectives and development standards of the Woollahra LEP 2014, set the desired future character for the area. This is inconsistent with the original drafting of the Woollahra LEP 2014 and with the vision set out in the Woollahra LSPS 2020.

Consequently, this planning proposal seeks to re-establish the intent of the original drafting that desired future character is established by the development standards in the Woollahra LEP 2014 and corresponding character statements and provisions in the Woollahra DCP 2015. This will encourage future development that is consistent with the community's vision for the LGA and particular, for local character, great places, and scenic landscapes.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. This planning proposal to amend the Woollahra LEP 2014 will result in the term desired future character being interpreted as intended by the original drafting of the Woollahra LEP 2014. The proposal to insert a local provision to define local character for the purposes of the Plan is the best way to achieve the objectives and intended outcomes whilst preventing inconsistencies with the DPIE's ongoing local character program.

The proposed amendment seeks to address the interpretation issues raised by the recent LEC decisions. Key to this decision was the LEC's interpretation that desired future character can be set by the approved adjoining development, rather than the objectives and development standards of the Woollahra LEP 2014.

The proposed amendment to the Woollahra LEP 2014 seeks to re-establish that desired future character is reflected in the development standards of the Woollahra LEP 2014, such as maximum building height and FSR, and in the local character statements and corresponding provisions in the Woollahra DCP 2015.

It is noted that the term desired future character is not defined in the *Standard Instrument (Local Environmental Plans) Order 2006 (SILEP)*. The Dictionary in the Standard Instrument is a compulsory provision. It is therefore not possible to insert a definition of desired future character other than by an amendment being made to the Standard Instrument. Any such amendment would have state-wide application and is inappropriate in this instance.

Another alternative suggested was the inclusion of a note or definition in each of the 18 references to desired future character. However, this was considered overly onerous and potentially confusing.

Council is aware of the Department's ongoing work to introduce a standard approach to local character, which may include map overlays and/or a model clause in the SILEP. The local character Discussion Paper and Planning Circular identify that SILEP could support local character by creating a link between an LEP, a local character statement and a DCP.

The proposed amendment to the Woollahra LEP 2014 outlined in this planning proposal will address the immediate interpretation issue arising from the LEC decision. However, we acknowledge that when a local character model clause or map overlays are introduced by a future planning proposal and/or a local character statement is prepared it may further refine the proposed amendments.

It is noted that extensive community consultation is a critical input to the creation of new local character provisions. This will require a substantial amount of time to complete. In the interim, the proposed amendment to the Woollahra LEP 2014 provides an effective and timely method for achieving the intended outcomes of this planning proposal.

Accordingly, this planning proposal is the best way to ensure that the Woollahra LEP 2014 continues to facilitate development that is consistent with the desired future character of Woollahra's unique neighbourhoods and villages until such time as a transition to the new model provisions is appropriate.

4.2. Relationship to strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including exhibited draft plans or strategies)?

Yes. The planning proposal is consistent with the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the *Eastern City District Plan* (2018) and will give effect to the relevant objectives and actions the relevant actions, as discussed below.

- **Greater Sydney Region Plan: A Metropolis of Three Cities**

The *Greater Sydney Region Plan: A Metropolis of Three Cities* is the Greater Sydney Commission's 40-year vision for Greater Sydney. It is to be implemented by District Plans.

The planning proposal is broadly consistent with the vision of the Plan, particularly in its aim to create great places that recognise local characteristics and the qualities people value. In particular the planning proposal will give effect to the following directions and objectives:

- *A city of great places*
Objective 12: Great places that bring people together

Council used a place based approach to develop the Woollahra LEP 2014 and Woollahra DCP 2015 to ensure development standards respond to the characteristics of the local area. The proposed amendments to the Woollahra LEP 2014 will help to maintain and enhance Woollahra's local character and great places by building on local characteristics through place-based planning.

- *A city in its landscape*
Objective 28: Scenic and cultural landscapes are protected

Located on the southern shores of Sydney harbour and the eastern coast line, Woollahra has unique scenic and cultural landscapes which are highly valued by the local community and visitors. As identified in 'A Metropolis of Three Cities', the continued protection of these landscapes is important for their aesthetic, social and economic values and for the character of the region.

The planning proposal supports the protection and enhancement of the scenic and cultural elements of the Woollahra LGA by clarifying the interpretation of desired future character articulated in the development standards of the Woollahra LEP 2014 and provisions of the Woollahra DCP 2015.

- **Eastern City District Plan**

The Eastern City District Plan sets out a vision, planning properties and actions for implementing the long term vision for Greater Sydney at a local level.

The planning proposal is broadly consistent with the planning priorities and actions of the *Eastern City District Plan*. It seeks to maintain and enhance Woollahra's local strengths and deliver quality places that represent the unique qualities of the local area.

In particular, the planning proposal will give effect to the following priorities and actions:

- *Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage*
Action 18(e): Using a place-based and collaborative approach throughout planning, design, development and management, deliver great places by:
 - *recognising and celebrating the character of a place and its people.*

Council's place-based approach to strategic planning seeks to maintain and enhance our great places by recognising local characteristics. The planning proposal will help ensure that Council's place-based planning approach continues to be reflected in the interpretation of the Woollahra LEP 2014 and Woollahra DCP 2015.

The proposed amendment will ensure consistent interpretation of the term desired future character in relation to development standards in the Woollahra LEP 2014 and local character provisions in the Woollahra DCP 2015. Consistent interpretation of desired future character will encourage future development that aligns with the community's vision for Woollahra's unique villages, neighbourhoods and scenic landscapes.

- *Planning Priority E16: Protecting and enhancing scenic cultural landscapes*
Action 63: Identify and protect scenic and cultural landscapes
Action 64: Enhance and protect views of scenic and cultural landscapes from the public realm

Woollahra's unique harbour and coastal setting is a highly valued aspect of the LGA's local character. The proposed amendment will ensure consistent interpretation of the term desired future character in relation to development standards in the Woollahra LEP 2014 and local character provisions in the Woollahra DCP 2015. This will help to ensure future development adheres to development standards that aim to protect and enhance Woollahra's unique landscapes.

4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes. The planning proposal is consistent with the Woollahra LSPS 2020 and Council's community strategic plan, *Woollahra 2030 – Our community, our place, our plan (Woollahra 2030)*.

- **Woollahra LSPS 2020**

The Woollahra LSPS 2020 sets out a 20 year vision and planning priorities for managing future land use and preserving our community's values and the special characteristics of the LGA. Local character is a critical part of the vision set out in the Woollahra LSPS 2020.

The planning proposal is consistent with the vision and planning priorities of the Woollahra LSPS 2020. The following priorities are of particular relevance to this planning proposal:

- *Planning priority 4: Sustaining diverse housing choices in planned locations that enhance our lifestyles and fit in with our local character and scenic landscapes*
- *Planning priority 6: Placemaking supports and maintains the local character of our neighbourhoods and villages whilst creating great places for people*
- *Planning priority 12: Protecting and enhancing our scenic and cultural landscapes*

The planning proposal will give effect to Woollahra LSPS 2020 by strengthening the link between desired future character and the development standards of the Woollahra LEP 2014 and corresponding provisions of the Woollahra DCP 2015. The proposed amendment will encourage future development in alignment with the desired future character of Woollahra's neighbourhoods and villages.

- **Woollahra 2030**

Woollahra 2030 sets out the long term vision for Woollahra and is structured around five themes each supported by goals and strategies to deliver a sustainable future for our community.

The planning proposal is consistent with the goals and strategies identified in *Woollahra 2030*, including:

- *Goal 4: Well planned neighbourhoods*
 - 4.1: *Encourage and ensure high quality planning and urban design outcomes*
 - 4.3: *Protect our heritage, including significant architecture and the natural environment*
 - 4.6: *Ensure that planning and building requirements are complied with*
- *Goal 5: Liveable places*
 - 5.5: *Enhance the physical environment of our local suburbs, neighbourhoods and town centres*
- *Goal 9: Community focused economic development*
 - 9.1: *Encourage vibrant and vital local suburbs, villages and neighbourhoods that support a healthy community*

The intended effect of the planning proposal supports the goals of *Woollahra 2030* by encouraging place-based development outcomes that support the desired future character vision for the area. Our local character provisions encourage the evolution of unique local suburbs, neighbourhoods and town centres, creating great places through high quality and diverse urban design.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and other applicable State Environmental Planning Policies (refer to **Schedule 1**).

6. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

Yes. The planning proposal is consistent with the applicable section 9.1 directions (refer to **Schedule 2**).

4.3. Environmental, social and economic impact

7. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

No. This planning proposal relates to the administrative function of the Woollahra LEP 2014. There will be no adverse impacts on critical habitat areas or threatened species, populations or ecological communities, or their habitats.

8. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

No. This planning proposal relates to the administrative function of the Woollahra LEP 2014 and there will be no environmental effects.

9. Has the planning proposal adequately addressed any social and economic effects?

Yes. The planning proposal is administrative in nature and does not propose to increase jobs, dwellings or demand for social or economic infrastructure. The planning proposal will have no social or economic effects on items of European or Aboriginal cultural heritage, social infrastructure or commercial centres.

4.4. State and Commonwealth interests

10. Is there adequate public infrastructure for the planning proposal?

Yes. The planning proposal is administrative in nature and will not generate increase jobs, dwellings, or community need for transport or other services. The planning proposal will not create any additional demand on public infrastructure.

11. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?

Council will consult with the DPIE's policy team to prevent inconsistencies with the DPIE's approach used in developing their local character program.

Consultation with other State and Commonwealth public authorities will be undertaken in accordance with the conditions of the Gateway Determination.

5. Mapping

The planning proposal does not amend any maps.

6. Community consultation

The planning proposal will be publicly exhibited in accordance with the requirements of:

- the EP&A Act
- the *Environmental Planning and Assessment Regulation 2000*
- *Woollahra Community Participation Plan (2019)*
- *Local Environmental Plans – a guide to preparing local environmental plans (2018)*
- any conditions of the Gateway Determination.

We recommend that the planning proposal is exhibited for a minimum of 28 days.

Public notification of the exhibition will comprise:

- weekly notice in the local newspaper (the *Wentworth Courier*) for the duration of the exhibition period, when a hardcopy version of that newspaper is being published
- a notice on Council's website
- a notice to local community, resident and business groups including:
 - Darling Point Society
 - Double Bay Residents Association
 - HarbourView Neighbourhood Watch & Residents Group
 - Point Piper Association
 - Queen Street & West Woollahra Association
 - Rose Bay Residents Association
 - The Paddington Society
 - The Watsons Bay Association
 - Vaucluse West Residents Association.

During the public exhibition the following material will be available on Council's website and in the customer service area at Woollahra Council Chambers:

- the planning proposal, in the form approved by the gateway determination
- the gateway determination
- information relied upon by the planning proposal (such as a copy of the LEC decisions, Woollahra DCP 2015 and relevant Council reports)
- Woollahra LEP 2014
- Section 9.1 Directions.

7. Project timeline

Council intends to expedite this planning proposal to as the LEC decision has resulted in some ambiguity in the application of the Woollahra LEP 2014.

We are seeking to exercise the functions of the Minister for Planning under section 3.36 of the EP&A Act. Accordingly, the proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Report to Environmental Planning Committee (EPC) requesting preparation of a planning proposal	6 October 2020
Staff seek confidential legal advice on options	Mid October
Council resolution to proceed	26 October 2020
Ongoing liaison with DPIE/Parliamentary Counsel	Ongoing
Woollahra Local Planning Panel (WLPP) provides advice	19 November 2020
Advice of WLPP to EPC	30 November 2020
Council resolution to proceed	14 December 2020
Gateway determination	January 2021
Completion of technical assessment	Usually none required
Government agency consultation	Feb 2021
Public exhibition period (min 28 days)	Feb 2021
Submissions assessment	March 2021
EPC considers assessment of planning proposal post exhibition	April 2021
Council decision to make the LEP amendment	May 2021
Council to liaise with Parliamentary Counsel to prepare LEP amendment	May 2021
Forwarding of LEP amendment to DPIE for notification	June 2021
Notification of the approved LEP	June 2021

Schedules

Schedule 1 – Consistency with State Environmental Planning Policies (SEPPs)

State environmental planning policy	Comment on consistency
SEPP No 19 – Bushland in Urban Areas	Consistent. The planning proposal will not affect the application of this SEPP.
SEPP No 21 – Caravan Parks	Consistent. The planning proposal will not affect the application of this SEPP.
SEPP No 33 – Hazardous and Offensive Development	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this SEPP.
SEPP No 36 – Manufactured Home Estates	Not applicable
SEPP No 47 – Moore Park Showground	Not applicable
SEPP No 50 – Canal Estate Development	Not applicable. The proposal does not include a canal estate.
SEPP No 55 – Remediation of Land	Consistent. The planning proposal does not seek to rezone land and will not affect the application of the SEPP for the purpose of promoting the remediation of contaminated land and reducing the risk of harm to human health or any other aspect of the environment.
SEPP No 64 – Advertising and Signage	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 65 – Design Quality of Residential Apartment Development	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 70 – Affordable Housing (Revised Schemes)	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Aboriginal Land) 2019	Not applicable. No land within the Woollahra LGA is owned by an Aboriginal Land Council or identified on the Land Application Map of the SEPP.
SEPP (Activation Precincts) 2020	Not applicable. No land within the Woollahra LGA is identified as an Activation Precinct.

State environmental planning policy	Comment on consistency
SEPP (Affordable Rental Housing) 2009	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Coastal Management) 2018	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Concurrences and Consents) 2018	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Educational Establishments and Child Care Facilities) 2017	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Exempt and Complying Development Codes) 2008	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Gosford City Centre) 2018	Not applicable.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Infrastructure) 2007	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Koala Habitat Protection) 2019	Not applicable. Woollahra Council is listed in Schedule 1 of the SEPP.
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	Not applicable. No land within the Woollahra LGA is identified on the Land Application Map.
SEPP (Kurnell Peninsula) 1989	Not applicable. This SEPP applies to land within the Sutherland Shire.
SEPP (Major Infrastructure Corridors) 2020	Not applicable. No future corridors are identified within the Woollahra LGA.

State environmental planning policy	Comment on consistency
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Penrith Lakes Scheme) 1989	Not applicable. This SEPP applies to land in the Penrith LGA.
SEPP (Primary Production and Rural Development) 2019	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State and Regional Development) 2011	Consistent. No development sites of State Significance are identified within the Woollahra LGA.
SEPP (State Significant Precincts) 2005	Consistent. No State Significant Precincts are identified within the Woollahra LGA.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable. No land within the Woollahra LGA is identified on the Land Application Map.
SEPP (Sydney Region Growth Centres) 2006	Not applicable. No land within the Woollahra LGA is identified on the Land Application Map.
SEPP (Three Ports) 2013	Not applicable.
SEPP (Urban Renewal) 2010	There are currently no potential urban renewal precincts in the Woollahra LGA identified in the SEPP.
SEPP (Vegetation in Non-Rural Areas) 2017	Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Western Sydney Aerotropolis) 2020	Not applicable. No land within the Woollahra LGA is identified on the Land Application Map.
SEPP (Western Sydney Employment Area) 2009	Not applicable. No land within the Woollahra LGA is identified on the Land Application Map.
SEPP (Western Sydney Parklands) 2009	Not applicable.

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP No 8 (Central Coast Plateau Areas)	Not applicable.
SREP No 9 - Extractive Industry (No 2 - 1995)	Not applicable.
SREP No 16 – Walsh Bay	Not applicable.
SREP No 20 - Hawkesbury- Nepean River (No 2 - 1997)	Not applicable.
SREP No 24 - Homebush Bay Area	Not applicable.
SREP No 26 – City West	Not applicable.
SREP No 30 - St Marys	Not applicable.
SREP No 33 - Cooks Cove	Not applicable.
SREP (Sydney Harbour Catchment) 2005	<p>Applicable</p> <p>Consistent. The planning proposal applies to land within the Sydney Harbour Catchment. Planning principles under Part 2, clause 13-15 Sydney Harbour Catchment of the SREP have been considered. The planning proposal is consistent with these principles.</p> <p>The intended effect of the planning proposal will protect and enhance the scenic qualities of harbour and foreshore areas by ensuring the scale and form of future development supports the desired future character for the area.</p>

Schedule 2 – Consistency with section 9.1 directions

Direction		Applicable/comment
1	Employment and resources	
1.1	Business and industrial zones	Consistent. The planning proposal will not reduce total potential floor space area for employment uses and related public services in business zones. It will not change the areas and locations of existing business and industrial zones. The planning proposal is consistent with the objectives and principles of this direction.
1.2-1.5	Directions 1.2-1.5	Not applicable. These directions are not relevant to the Sydney metropolitan area.
2	Environment and heritage	
2.1	Environment protection zones	Consistent. The planning proposal will not reduce the environmental protection standards of land within an environmental protection zone or land otherwise identified for environment protection purposes.
2.2	Coastal management	Consistent. The planning proposal does not propose the rezoning of any land and will therefore not result in increased development or more intensive land-use on land within a coastal area.
2.3	Heritage conservation	Consistent. The planning proposal will not reduce provision in Woollahra LEP 2014 for heritage conservation in the Woollahra LGA or the Sydney Harbour Catchment Area.
2.4	Recreation vehicle areas	Consistent. The planning proposal does not allow land to be developed for a recreation vehicle area.
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The planning proposal does not apply to land in the Far North Coast.
2.6	Remediation of contaminated land	Consistent. The planning proposal is administrative in nature and does not does not propose any site specific development.
3	Housing, infrastructure and urban development	
3.1	Residential zones	Consistent. The planning proposal will not reduce the choice of building types and locations available in the housing market or reduce the permissible residential density of land. The planning proposal is consistent with the principles of this direction.

Direction		Applicable/comment
3.2	Caravan parks and manufactured home estates	Not applicable. The planning proposal does not affect caravan parks and manufactured home estates.
3.3	Home occupations	Not applicable. The planning proposal does not affect home occupations in dwelling houses.
3.4	Integrating land use and transport	Consistent. The planning proposal does not contain a provision which is contrary to the aims, objectives and principles of: <ul style="list-style-type: none"> • <i>Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and;</i> • <i>The Right Place for Business and Services – Planning Policy (DUAP 2001).</i>
3.5	Development near regulated airports and defence airfields	Consistent. The planning proposal will not create, alter or remove a zone provision relating to land near a regulated airport which includes a defence airfield.
3.6	Shooting ranges	Not applicable. The planning proposal will not affect, create, alter or remove a zone or a provision relating to land adjacent to and/or adjoining an existing shooting range.
3.7	Reduction in non-hosted short term rental accommodation period	Not applicable. The planning proposal does not apply to land in the Byron Shire Council.
4	Hazard and risk	
4.1	Acid sulfate soils	Consistent. Existing acid sulfate soils provisions will not be altered by the planning proposal.
4.2	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.
4.3	Flood prone land	Consistent. The planning proposal will not rezone flood liable land or affect the application of controls that ensure that development on flood liable land will not result in risk to life or damage to property.
4.4	Planning for bushfire protection	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.
5	Regional planning	
5.1 - 5.9	Strategies 5.1-5.9	Not applicable. These strategies do not apply to the Woollahra LGA.
5.10	Implementation of Regional Plans	Consistent. The planning proposal is broadly consistent with the <i>Greater Sydney Region Plan: A Metropolis of Three Cities (2018)</i> and the <i>Eastern City District Plan (2018)</i> as discussed in Section 4 of this report.

Direction		Applicable/comment
5.11	Development of Aboriginal Land Council land	Not applicable. The Woollahra LGA is not shown on the Land Application Map of <i>SEPP (Aboriginal Land) 2019</i> .
6	Local plan making	
6.1	Approval and referral requirements	Consistent. The planning proposal is administrative in nature. It is not expected to require any additional approval or referral requirements.
6.2	Reserving land for public purposes	Consistent. The planning proposal does not amend reservations of land for public purposes.
6.3	Site specific provisions	Consistent. The planning proposal does not apply to a specific site or a particular development.
7	Metropolitan Planning	
7.1	Implementation of <i>A Metropolis of Three Cities</i> (March 2018)	Consistent. The planning proposal is broadly consistent with the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities</i> , particularly Objectives 12 and 28. This is discussed in section 4.
7.2 – 7.12	Directions 7.2 – 7.12	Not applicable. These strategies do not apply to the Woollahra LGA.

Supplementary material

Annexure 1 – *SJD DB2 Pty Ltd v Woollahra Municipal Council [2020] NSWLEC 1112*
[20/191793]

Annexure 2 - *Woollahra Municipal Council v SJD DB2 Pty Ltd [2020] NSWLEC 115*
[20/191796]

Annexure 3 - Environmental Planning Committee report 6 October 2020
(annexures removed) **[20/191753]**

Item No: R3 Recommendation to Council
Subject: **PROPOSED AMENDMENTS TO WOOLLAHRA LEP 2014 TO ADDRESS THE LAND AND ENVIRONMENT COURT'S INTERPRETATION OF DESIRED FUTURE CHARACTER**
Author: Jacquelyne Della Bosca, Executive Planner
Approvers: Anne White, Manager - Strategic Planning
Nick Economou, Acting Director Planning & Development
File No: 20/168814
Reason for Report: To obtain Council's approval to prepare a planning proposal to amend Woollahra Local Environmental Plan 2014 to define and clarify references to desired future character.
To obtain Council's approval for the planning proposal to be referred to the Woollahra Local Planning Panel for advice.

Recommendation:

- A. THAT a planning proposal be prepared to amend references to desired future character in Woollahra LEP 2014 so that the meaning and interpretation of desired future character is defined and cross referenced.
- B. THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.
- C. THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.

1. Summary

A recent decision in the NSW Land and Environment Court approved a six storey mixed-use development at 28-34 Cross St, Double Bay. This decision has potential implications for the interpretation of the term desired future character as used in Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) and Woollahra Development Control Plan 2015 (Woollahra DCP 2015).

In this case, the Applicant successfully argued that rather than the provisions in Woollahra LEP 2014 and Woollahra DCP 2015, the recent approvals for six storey development on adjoining land set the desired future character. In agreeing with the Applicant, Acting Commissioner Clay stated:

".....that the approvals and buildings under construction to the east of the Site establish the desired future character of this part of Cross Street."

(see **Annexure 1**: SJD DB2 Pty Ltd v Woollahra Municipal Council [2020] NSWLEC 1112 – para 71).

Council unsuccessfully appealed this decision (s56A Appeal). In considering this appeal, Chief Justice Preston found that the Commissioner did not err in his interpretation of desired future character as the term is not defined in Woollahra LEP 2014:

".....it was open to the Commissioner to determine for himself what that desired future character might be, having regard to all of the circumstances of the case".

(see **Annexure 2**: Woollahra Municipal Council v SJD DB2 Pty Limited [2020] NSWLEC 115 – para 92).

This report:

- explains Council’s place based planning controls and the importance of desired future character provisions in achieving appropriate development outcomes,
- summarises key arguments and findings in the Court decisions, and
- suggests that Council staff prepare a planning proposal to amend Woollahra LEP 2014 to address and clarify references to desired future character.

2. Council’s place based planning controls

The NSW Government’s *Local Character and Place Guideline* 2019, states that:

Desired future character refers to an agreed vision of how an area will change over time, including an identification of characteristics to be retained or enhanced. Desired future character is often articulated through a character statement or integrated into development controls. (page 12)

Woollahra Council takes a place based approach to its planning controls. The unique character of each business centre, heritage conservation area and residential precinct is recognised through a series of place based provisions, and a clearly articulated desired future character statement. This suite of controls identifies the outcomes to be achieved through development.

This approach is the result of a thoughtful and considered planning, urban design and community engagement process, and reflects the community’s expectations about future development. This place based approach is central to Council’s suite of planning controls, and the Court’s interpretation of desired future character has the effect of potentially weakening this approach.

3. Woollahra Municipal Council v SJD DB2 Pty Limited [2020] NSWLEC 115 and ‘desired future character’

3.1. The development proposal

On 14 December 2017, a development application (DA) for 28-34 Cross Street, Double Bay, was lodged with Council (DA 617/2017). The DA was to demolish the existing development and construct a six storey mixed-use development comprising ground floor retail, 21 residential units over five levels and two levels of basement parking.

Planning controls in the Woollahra LEP 2014 and Woollahra DCP 2015 envisaged a four storey building on the site. The proposal therefore exceeded the relevant height and floor space ratio (FSR) development standards by more than 40%. The applicant justified the variation under *clause 4.6 Exceptions to development standards* (clause 4.6 objection) of Woollahra LEP 2014 based on the approvals for the adjoining two sites to the east, being Nos 16-18 and 20-26 Cross Street. Both of these sites have approvals for six storey developments. The applicant argued that the proposed development continued the built envelope from the adjoining sites to the east, adopting the same height and general form.

On 4 October 2018 the DA was refused by the Sydney Eastern City Planning Panel (Planning Panel). The Planning Panel did not accept that the approved development on adjoining land amounted to an abandonment of the development standards. The Planning Panel determined that the clause 4.6 objection was not well founded.

On 12 December 2018 the applicant lodged a section 8.2³ review with Council. On 19 March 2019 the DA was refused by the Planning Panel, for reasons generally consistent with the original decision of the Planning Panel.

On 22 March 2019 the Applicant filed a Class 1 Appeal with the *Land and Environment Court* (LEC), and on 12 March 2020 Acting Commissioner Clay upheld the appeal and granted development consent (see **Annexure 1**).

Council appealed the decision on questions of law under section 56A of the *Land and Environment Court Act 1979*. One of the grounds for appeal was the interpretation of desired future character.

3.2. Council's grounds of appeal (s56A) regarding 'desired future character'

In appealing the decision, Council contended that the Commissioner erred in his interpretation of desired future character by:

- failing to have regard to the relevant provisions of Woollahra DCP 2015, and
- taking into account the irrelevant consideration of approved adjoining developments, which exceeded relevant provisions. (see **Annexure 2** para [20] and [21])

In particular, Council argued that:

- The Woollahra DCP 2015 gives effect to the provisions of Woollahra LEP 2015 so as to describe the desired future character of the neighbourhood or area.
- The desired future character is defined and fixed by zoning and development standards in Woollahra LEP 2014, and the provisions of Woollahra DCP 2015.
- Once defined by Woollahra LEP 2014 and Woollahra DCP 2015, the desired future character cannot change until the LEP and DCP are amended.
- The desired future character cannot be changed by approved DAs that contravene the development standards in Woollahra LEP 2014. (see **Annexure 2** para [85] and [88])

3.3. Court's findings regarding "desired future character"

On 18 August 2020, Preston CJ dismissed the appeal and made the following findings in relation to desired future character and its use in Woollahra LEP 2014:

- Woollahra LEP 2014 has not defined the meaning of desired future character that is used in various provisions.
- The Commissioner was not obliged to interpret the term desired future character in Woollahra LEP 2014 by reference to the desired future character provisions in Woollahra DCP 2015.
- The provisions of a DCP cannot be used to interpret the provisions of an LEP, unless the provisions of the LEP expressly refer to the provisions of the DCP for that purpose.
- Woollahra LEP 2014 does not refer to Woollahra DCP 2015 to define the term desired future character.

³ A section 8.2 review under the *Environmental Planning and Assessment Act 1979* requests the reconsideration of a DA determination. The membership of the assessing Planning Panel must have a different composition.

- The drafter of Woollahra LEP 2014 has not confirmed that the interpretation of desired future character is influenced by zoning, permitted and prohibited development and development standards.
- Where the term desired future character is not defined, the matters that may be taken into account in evaluating what is the desired future character are not defined.
- There is no limit in the subject matter, scope and purpose of Woollahra LEP 2014 which would preclude the consideration of developments that have been approved and constructed in the neighbourhood or area.
(see **Annexure 2** para [107] - [115])

In response to the Court's decision the Double Bay Residents' Association has written to Council (see **Annexure 3**).

".....urging Council to promptly take the necessary steps to amend its LEP ... so that the LEP may be interpreted in the way that all of us have always intended."

4. Next Steps

The term desired future character is used 18 times in Woollahra LEP 2014 across the aims of the plan, zone objectives and clause objectives. In response to the Court's decision, amendments should be made to Woollahra LEP 2014. These amendments would ensure that the term desired future character is defined and cross referenced to other provisions of Woollahra LEP 2014 and provisions in Woollahra DCP 2015.

If Council supports the recommendation of this report, the next steps in the process are:

- Prepare a planning proposal under section 3.33 of the Act to define desired future character.
- Report a draft planning proposal to the Woollahra Local Planning Panel for advice.
- Report the advice from the Woollahra Local Planning Panel to the Environmental Planning Committee.
- Further steps will depend on advice from the Woollahra Local Planning Panel and the decision of the Council following the Environmental Planning Committee meeting.

5. Conclusion

Council takes a place based approach to its planning controls in Woollahra LEP 2014 and Woollahra DCP 2015. These suite of provisions collectively direct and guide how development should occur to ensure that it is compatible with, and contributes to achieving the desired future character of each neighbourhood or area.

To maintain the integrity of our planning controls, and as a consequence of the Court's interpretation, we recommend that Council resolves to prepare a planning proposal. The objective of the planning proposal would be to amend Woollahra LEP 2014 to ensure that the meaning and interpretation of desired future character is taken as that which is defined in other provisions of the Woollahra LEP 2014 and the provisions of Woollahra DCP 2015.

Annexures

1. SJD DB2 Pty Ltd v Woollahra Municipal Council [2020] NSWLEC 1112 [↓](#) 
2. Woollahra Municipal Council v SJD DB2 Pty Limited [2020] NSWLEC 115 [↓](#) 
3. Submission from the Double Bay Residents Association 27 August 2020 [↓](#) 

Item No: R6 Recommendation to Council
Subject: **SMALL BUSINESS WORKING PARTY TERMS OF REFERENCE**
Author: Kate Burgess, Temp Coordinator Placemaking
Approvers: Anne White, Manager - Strategic Planning
Craig Swift-McNair, General Manager
File No: 20/200014
Reason for Report: To report to Council on the Draft Small Business Working Party Terms of Reference.

Recommendation:

- A. THAT Council adopt the revised Terms of Reference for the Small Business Working Party.
- B. THAT Council note that the revised Terms of Reference for the Small Business Working Party will replace the Terms of Reference for the Small Business & Start-Ups Group, including a name change to the Small Business Working Party.

Background:

On 30 October 2017 Council resolved to establish a working party comprising selected Councillors and key stakeholders with the aim of focusing on small business and start-ups. The Council resolution was as follows:

- A. *THAT a new sub-committee be formed that focusses on 'small business' and 'start-ups'.*
- B. *THAT The Mayor, in consultation with the General Manager, is charged with determining the Terms of Reference, scope and constitution of this new sub-committee so that it is able to convene as soon as possible.*

The Terms of Reference of the Small Business & Start-Ups Group (the Group) were adopted by Council on 22 July 2019, where Council resolved:

- A. *THAT the draft Terms of Reference for a new sub-committee that focuses on 'small business' and 'start-ups', as set out in **Annexure 1** of this report be adopted subject to:*
- i) highlighting the services that Council provides for small business and start-ups*
 - ii) amending the sub-committee reference from Finance, Community & Services Committee to Environmental Planning Committee*
 - iii) amending 'Our Vision' to read - Woollahra Council is considered a destination of choice for existing and proposed small business/start-ups.*
- B. *THAT necessary arrangements be made to facilitate the efficient operation of this new sub-committee.*

A copy of the adopted Terms of Reference are attached at **Annexure 1**.

The first meeting of the Group took place on 14 August 2020, and the name of the Group as well as the Terms of Reference were discussed. In particular, there were concerns about the membership of the Group and that the terminology used should be enhanced to make the purpose of the Group clearer. The adopted Terms of Reference stated that the membership of the Group would consist of:

- *Selected Councillors and small business/start-up stakeholders appointed by the Mayor.*
- *Small business/start-up operators will be drawn from the following shopping areas with a maximum of one (1) participant for each area:*
 - Paddington/Oxford Street*
 - Double Bay*
 - Rose Bay*
 - Woollahra*
 - Edgecliff*
 - Bellevue Hill*
 - Vaucluse*
 - Watson's Bay*
- *As start-ups may only exist as an electronic medium two (2) start-up representatives not related to a shopping area may be considered for appointment by the Mayor.*

At the meeting of the Group on 14 August 2020 it was agreed that the membership of this group should be rationalised, and that business representatives should be invited to attend as required. The Draft Terms of Reference are attached at **Annexure 2**. These Draft Terms of Reference identify that the Group will consist of:

Woollahra Councillors

The Mayor (ex-officio);

Four (4) Councillors, nominated by the Mayor, noting that the Mayor will nominate the Chair of the Working Party.

Small Business & Start-Up Representatives

Small business & start-up representatives may be asked to join a meeting of the Working Party at certain times or for certain purposes. The selection of these representatives will be made by the Mayor.

At any time, total membership of the Working Party should not exceed 10 people.

Aside from the proposed name and membership of the Group, the changes to the Terms of Reference are primarily focused on bringing them into line with the terms of reference for other Council working groups. Should these be adopted, they would replace the adopted Terms of Reference for the Small Business & Start-Ups Group.

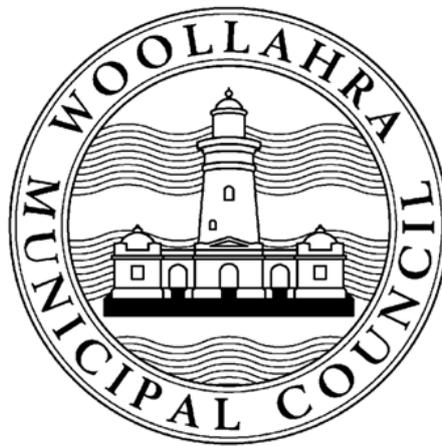
Conclusion:

The Draft Terms of Reference as contained in **Annexure 2** more accurately reflect the purpose for which the Group was established, and brings them into line with the terms of reference for other Council working groups. Local business representatives will provide valuable contributions to the Group when consulted for particular agenda items.

It is recommended that Council adopt the Draft Terms of Reference, noting these will replace the existing adopted Terms of Reference.

Annexures

1. Small Businesses and Start-ups - Terms of Reference - Adopted 22 July 2019 [↓](#) 
2. Small Business Working Party - Draft Terms of Reference - 24 September 2020 [↓](#) 



**SMALL BUSINESS & START-UPS GROUP
TERMS OF REFERENCE**

Adopted 22 July 2019

Small Business & Start-ups Group - Terms of Reference

Adopted 22/07/2019

WHO ARE WE?

We are known as – *The Small Business & Start-Ups Group* (the Group), a sub-committee of the Environmental Planning Committee. We were created because, on 30/10/17, the Council decided

- A. *THAT a new sub-committee be formed that focusses on 'small business' and 'start-ups'.*
- B. *THAT The Mayor, in consultation with the General Manager, is charged with determining the Terms of Reference, scope and constitution of this new sub-committee so that it is able to convene as soon as possible.*

OUR PURPOSE

Our purpose is to promote and support small businesses and start-ups.

A *small business* is: a business that employs fewer than 20 people (ABS)

A *start-up* is:

an [entrepreneurial venture](#) which is a newly emerged [business](#) venture that aims to meet a marketplace need, want or problem by developing a viable [business model](#) around products, services, [processes](#) or platforms. A startup is a new business venture designed to [effectively develop and validate](#) a [scalable business model](#) (Wikipedia)

Some other characteristics of start-ups are:

Operationally speaking, early startup activities often centre around pitching to investors to raise enough capital for rapid adoption of their product, which is usually tech-based and scalable in nature. The startup itself is typically the brainchild of two co-founders, one who is a tech expert, and the other with skills in sales and marketing, and its success usually relies on their ability to successfully attain large-scale funding early on.

A startup is typically in its first few years of operation, or may only exist as a concept or idea ready to be implemented. At this point it's often considered an unproven concept, so business owners may struggle to demonstrate its value to investors.

OUR VISION

Woollahra Council is considered a destination of choice for existing and proposed small business/start-ups.

WE WILL

- Investigate how Council can assist small businesses/start-ups
- Assist small businesses/start-ups secure funding including from relevant State and Federal Government grant assistance programs

Small Business & Start-ups Group - Terms of Reference

Adopted 22/07/2019

- Make Woollahra an easier place for small businesses/start-ups to establish and operate
- Ensure that decisions made across all of our service areas take into account any implications for small businesses/start-ups
- Ensure that membership of the Group includes the necessary expertise, experience and capability to satisfactorily promote & support small businesses/start-ups
- Make Woollahra a place of choice for small businesses/start-ups
- Support our involvement in the Small Business Friendly Council's and Easy to do Business Programs and the specific activities of our Double Bay and Oxford Street Working Parties as related to small businesses/start-ups

OUR GROUP

We are agile, flexible, resourceful & equal.

Participants will be selected because of their suitability for getting tasks done, i.e. experience, qualifications, knowledge, capacity and ability to work in a team environment. If they are not Councillors they will be involved in small businesses/start-ups. Residents, multi-nationals, non-small business representatives & the like are not suitable, unless they are also involved in small businesses/start-ups.

PARTICIPANTS

The Group consists of selected Councillors and small business/start-up stakeholders appointed by the Mayor.

The inaugural members of the Working Party are:

Councillors (x4)

The Mayor, Councillor Peter Cavanagh (ex-officio)
Cr Nick Maxwell, Bellevue Hill Ward (Leader)
Cr #
Cr #

Small business/start-up operators

Small business/start-up operators will be drawn from the following shopping areas with a maximum of one (1) participant for each area.

Paddington/Oxford Street
Double Bay
Rose Bay
Woollahra
Edgecliff
Bellevue Hill
Vaucluse
Watson's Bay

As start-ups may only exist as an electronic medium two (2) start-up representatives not related to a shopping area may be considered for appointment by the Mayor.

Small Business & Start-ups Group - Terms of Reference

Adopted 22/07/2019

The Group will have a maximum number of ten (10) participants (it may not be possible to accommodate a representative from every shopping area).

Strategic Advice

The Group may request specific, specialist, strategic advice from persons or organisations should circumstances require. This advice is to be provided on a voluntary basis or as part of an existing agreement with a suitable business organisation.

Administrative & professional support

Administrative and professional support will be provided by council staff.

The Leader

The initial meeting of the Group will be led by the Mayor, or another participant appointed by the Mayor. The Leader will act as group chair.

Term of Group participation

The term of Group participation will run concurrently with the term of the Council.

DELEGATION

The Group is advisory only and has no delegation. It will report to the Environmental Planning Committee as required.

MEETING PROCEDURES

1. The frequency of meetings will be at the discretion of the Leader but not less than one (1) each quarter. Meetings will generally be held on Tuesday evenings starting at 6.00pm with a scheduled finish time of 7.30pm and be held at Woollahra Council Chambers, 536 New South Head Road Double Bay.
2. Notice of the time, place and agenda of meetings shall be forwarded to each Participant not less than seven (7) days prior to the meeting.
3. Participants are requested to advise Council if they are not able to attend any meeting by contacting the Administrative Assistant on 9391 7163 prior to the meeting.
4. Minutes of all meetings shall be made accessible to the public.
5. Presentations to the Group will be permitted at the invitation of the Leader.
6. A minimum of 4 members will constitute a quorum for a meeting.

Small Business & Start-ups Group - Terms of Reference

Adopted 22/07/2019

DUTIES

LEADER

1. The Leader shall preside at all meetings of the Group.
2. At the end of each meeting the Leader will decide on the date of the next meeting. There will be at least one (1) meeting each quarter.
3. In the absence of the Leader the Group will determine by majority which participant will preside at the meeting.

STAFF

1. Group meetings will be attended by a Staffer responsible for recording the business conducted at the meeting. The Staffer shall be responsible for maintaining the minutes, attendance records, correspondence and other records.
2. The responsible Staffer shall see that meeting notices, agendas and other information are forwarded to all Group Participants at the appropriate times.
3. The responsible Staffer shall submit all minutes of the Group meetings to the Environmental Planning Committee for appropriate action.
4. The Group will also be supported by senior professional staff.



Small Business Working Party Terms of Reference

Adoption Date:	TBA
Last Reviewed:	24 September 2020
Next Review Date:	
Division/Department:	Planning & Development
Responsible Officer:	Manager - Placemaking
HPE CM Record Number:	TBA

1 Who we are

We are the Small Business Working Party (the Working Party).

2 Background

This Working Party was established by Council resolution on 30 October 2017 with the aim of focusing on small business and start-ups.

3 What We Do

Our purpose is to promote and support small business and start-ups within the Woollahra Local Government Area (LGA).

In relation to small business and start-ups, Council's vision is to be considered a destination of choice for existing and proposed small businesses and start-ups.

For the purpose of this Working Party:

- A small business is defined as a business that employs fewer than 20 people (Australian Bureau of Statistics).
- A start-up is an entrepreneurial venture which is a newly emerged business venture that aims to meet a marketplace need, want or problem by developing a viable business model around products, services, processes or platform

The Working Party will:

- Investigate how Council can assist small businesses & start-ups.
- Advocate for and assist small businesses & start-ups secure funding including from relevant State and Federal Government grant assistance programs.
- Make Woollahra an easier place for small businesses and start-ups to establish and operate.
- Ensure that decisions made across all Council's service areas takes into account any implications for small businesses & start-ups.
- Ensure that membership of the Working Party includes the necessary expertise, experience and capability to satisfactorily promote & support small businesses & start-ups across our LGA.
- Make Woollahra a place of choice for small businesses & start-ups.
- Support Council's involvement in the Small Business Friendly Council's and Easy to do Business Programs and the specific activities of the Double Bay and Oxford Street Working Parties as related to small businesses & start-ups.

The Working Party does not:

- Operate in a regulatory or authoritative capacity.
- Exercise control over budget or expenditure or is able to direct staff.
- Make decisions that are binding on Council.

4 Membership

The Working Party will consist of:

Small Business Working Party Terms of Reference

Woollahra Councillors

The Mayor (ex-officio);

Four (4) Councillors, nominated by the Mayor, noting that the Mayor will nominate the Chair of the Working Party.

Small Business & Start-Up Representatives

Small business & start-up representatives may be asked to join a meeting of the Working Party at certain times or for certain purposes. The selection of these representatives will be made by the Mayor.

At any time, total membership of the Working Party should not exceed 10 people.

5 Strategic Advice

The Group may request specific, specialist, strategic advice from persons or organisations should circumstances require. This advice is to be provided on a voluntary basis or as part of an existing agreement with a suitable business organisation.

6 Term of Working Party Membership

The term of Working Party membership will run concurrently with the term of the Council, with the exception of Councillors who will be appointed by the Mayor annually when Council considers all committee appointments.

7 Quorum

A minimum of four members of the Working Party shall constitute a quorum for a meeting.

8 Delegated Authority

The Working Party is an advisory committee only and has no delegated authority. The activities of the Working Party will be reported to the Environmental Planning Committee as required. The Working Party cannot make directions that impact on Council's budget or that bind Council on the use of its resources, nor can they direct staff.

9 Meeting Procedures

1. The frequency of meetings of the Working Party will be at the discretion of the Chair with not less than one meeting to be held per quarter. Meetings will generally be held on Tuesday evenings starting at 6.00pm with a scheduled finish time of 7.30pm and will either be held at Woollahra Council Chambers, or online.
2. Notice of the time, place and agenda of meetings shall be forwarded to each member of the Working Party, not less than seven (7) days prior to the meeting.
3. Members of the Working Party are requested to advise Council if they are not able to attend any meeting by contacting the appropriate Council staff prior to the meeting.
4. Minutes of all meetings shall be made accessible to the public.
5. Presentations to the Working Party will be permitted at the invitation of the Chairperson. Presentations should be limited to four (4) minutes, however, this time limit may be extended with the agreement of the Chair.

Small Business Working Party Terms of Reference

6. Arrangements may be made for meetings to be conducted and/or attended electronically including attendance by invited guests. The confirmation of the minutes of meetings may also be conducted electronically. This will be at the discretion of the Chair.
7. Secretarial and professional support will be provided by Woollahra Council staff

10 Duties

All Working Party members must declare any conflicts of interest at the commencement of each meeting or before discussion of a relevant item or topic. Details of any conflicts of interest must be detailed in the minutes of the meeting.

Chairperson

1. The Chair shall preside at all meetings of the Working Party.
2. The Chair will determine the frequency of meetings. At the end of each meeting consideration is to be given to the date of the next meeting.
3. In the absence of the Chair, the Working Party will determine by majority vote, which member will preside at meetings unless a Deputy Chair has been appointed by the Mayor. In these circumstances the Chair may be a senior staff member.
4. The role of the Chair is to ensure the orderly conduct of meetings and liaise with staff on the content of meeting agendas.

Working Party Members

1. All Working Party members must be outcomes focused and be prepared to work cooperatively and to seek the best outcomes for the Woollahra LGA.
2. Act in a manner consistent with Woollahra Council's adopted Code of Conduct and in particular obligations during meetings, being Clauses 7.6 and 7.7
3. Non-councillors who are members of the Working Party are voluntary.

Staff

1. Working Party meetings will be attended by a staff member responsible for recording the business conducted at the meeting. The staff member shall be responsible for maintaining the minutes, attendance records, correspondence and other records. It is preferable that a minimum of two (2) staff attend meetings, with one to be a senior staff member.
2. The responsible staff member shall see that meeting notices, agendas and other information are forwarded to all Working Party members at the appropriate times.
3. The responsible staff member shall submit all minutes of the Working Party meetings to the Environmental Planning Committee for consideration and appropriate action.

Policy Amendments

Date	Responsible Officer	Description

Item No:	R7 Recommendation to Council
Subject:	DRAFT WOOLLAHRA INTEGRATED TRANSPORT STRATEGY
Authors:	Aurelio Lindaya, Manager Engineering Services Emilio Andari, Traffic & Transport Team Leader
Approver:	Tom O'Hanlon, Director - Technical Services
File No:	20/221782
Reason for Report:	To seek Council's endorsement to place the Draft Woollahra Integrated Transport Strategy on public exhibition.

Recommendation:

- A. THAT the Draft Woollahra Integrated Transport Strategy be updated to include the following key signature projects:
- i. *The Paddington Greenway (Paddington Greenway Feasibility Study)*
 - ii. *The Knox Street Plaza (Double Bay Pedestrianisation Study)*
 - iii. *Transvaal Avenue Pedestrianisation (Double Bay Pedestrianisation Study)*
 - iv. *30km/hr or 40km/hr zone for Double Bay*
- B. THAT the updated Draft Woollahra Integrated Transport Strategy be placed on public exhibition for 28 days.
- C. THAT a further report be prepared for the Environmental Planning Committee following the close of the public exhibition period and assessment of submissions received.

Background:

On 28 October 2019, a report on the Draft Woollahra Integrated Transport Strategy (ITS) was considered by Council's Environmental Planning Committee (EPC). The EPC report, which outlines key elements of the ITS, is attached as Annexure 1 and a copy of the Draft ITS is attached as Annexure 2.

Subsequently, Council at its meeting held on 11 November 2019 resolved to defer consideration the Draft ITS to allow for a further Councillor Workshop but to proceed with the development of an Active Transport Plan, which was a key recommendation of the Draft ITS.

Following the preparation of a consultancy brief and a competitive procurement process, specialist transport consultants *SCT Consulting* were engaged to develop the Woollahra Active Transport Plan.

A Councillor Briefing on the Draft ITS was held on 19 October 2020 and a Councillor Workshop on the Active Transport Plan was held on 16 November 2020. Councillors that attended the briefing and the workshop were supportive of the information presented and recommendations made at the meetings.

At the briefing, Councillors were updated on the following issues raised previously in relation to the Draft ITS:

1. *More defined targets for walking and cycling.*

Council has recently commenced the development of an Active Transport Plan and defining specific targets for walking and cycling will be a critical component of this plan. These targets will guide the way cycleways and pedestrian paths are planned, designed and delivered across the municipality.

2. *Cycleways around schools.*

The Active Transport Plan will strongly consider linkages to schools and other important destinations as part of cycleway and pedestrian route network development. Engagement with local schools will be undertaken to ensure that any future cycleways and pedestrian paths around schools will consider the needs of students, parents and guardians to encourage more active and healthy travel to schools.

3. *Inclusion of key signature projects*

The following projects were discussed and supported at the Councillor Briefing/ Workshop for inclusion in the Draft ITS:

- The Paddington Greenway (Paddington Greenway Feasibility Study).
- The Knox Street Plaza (Double Bay Pedestrianisation Study).
- Transvaal Avenue Pedestrianisation (Double Bay Pedestrianisation Study).
- 30km/hr or 40km/hr zone for Double Bay.

It was noted that further key projects will be identified as part of the Active Transport Plan, the Woollahra Local Area Traffic Management Plan, the Parking Action Plan, the Road Safety Plan and Public Transport Advocacy Plan and any other transport related projects or studies.

Councillors at the briefing were supportive of a recommendation to proceed to publicly exhibit the Draft ITS, subject to inclusion of the abovementioned projects in the Draft ITS report.

Consultation:

In addition to the consultation activities undertaken to inform the Draft ITS, further community engagement will occur when the Draft ITS is placed on public exhibition. This will include:

- Placing the Draft ITS on Council's website and Your Say Woollahra, Council's online engagement platform.
- Placing an advertisement in the Wentworth Courier and in the Mayor's column.
- Referring the Draft ITS to the City of Sydney, Waverley and Randwick councils for comment.
- Referring the Draft ITS to the NSW Department of Planning, Industry and Environment (DPIE) and Transport for NSW (TfNSW for comment).
- Placing information posters and hardcopies in Council's Customer Service Desk and Libraries.
- Promotion of the exhibition on social media and other Council managed platforms to encourage comment.

Project Timeframes:

- Public exhibition of Draft ITS – February 2021 (to avoid consulting during the holiday period)
- Consideration of feedback received from the public exhibition phase. This feedback will be used to inform the Final Woollahra Integrated Transport Strategy – March-April 2020
- Council report seeking adoption of the Final Woollahra Integrated Transport Strategy - May 2021

Conclusion:

It is recommended that the Draft ITS be updated to include the key signature projects identified in this report and that the updated document be placed on public exhibition for 28 days commencing February 2021 (to avoid consulting during the holiday period). Any feedback received during this public exhibition phase will be considered in the preparation of the final strategy document.

Annexures

1. Draft Woollahra Integrated Transport Strategy EPC Report - 28 October 2019 [↓](#) 
2. Draft Woollahra Integrated Transport Strategy [↓](#) 

Woollahra Municipal Council
Environmental Planning Committee

28 October 2019

Item No: R5 Recommendation to Council
Subject: **DRAFT WOOLLAHRA INTEGRATED TRANSPORT STRATEGY**
Author: Emilio Andari, Traffic & Transport Team Leader
Approvers: Aurelio Lindaya, Manager Engineering Services
Tom O'Hanlon, Director - Technical Services
File No: 19/151995
Reason for Report: To seek Council's endorsement to place the Draft Woollahra Integrated Transport Strategy on public exhibition.

Recommendation:

- A. THAT Council endorse the draft Woollahra Integrated Transport Strategy 2019 for public exhibition for 28 days.
- B. THAT a further report be prepared for the Environmental Planning Committee following the close of the public exhibition period and assessment of submissions received.

Background:

Council's Community Strategic Plan, *Woollahra 2030*, has an overarching vision that "Woollahra will be a great place to live, work and visit where places and spaces are safe, clean and well-maintained".

Transport plays an important role in achieving Council's principal strategic vision. As such, it is important to address the many transport challenges facing the Woollahra municipality. These include geographic location, increasing population, heavy dependence on private vehicle use, incomplete active transport networks, access for children and people with disabilities and mobility related issues, road safety, traffic congestion, speeding and an increasing number of construction and delivery vehicles.

To address existing and future issues facing the municipality, and to ensure that Council has a strategic transport vision and plan for the future, Council resolved to develop a transport strategy for Woollahra.

The *Draft Woollahra Integrated Transport Strategy* (Draft ITS) articulates Council's vision for transport across the municipality. It sets out the key principles, objectives, targets, policy commitments and actions relating to access and mobility, public transport, active transport and roads and parking for the local government area. It aims to reduce dependence on private vehicles by promoting and supporting viable public and active transport services.

A Councillor Briefing was held in August 2019 and Councillors who attended the briefing generally supported the Draft ITS recommendations presented.

The Draft ITS is attached as Annexure 1.

Woollahra Municipal Council
Environmental Planning Committee

28 October 2019

Context

Regional and Local Transport Planning

Council has a significant role in transport management and planning; however, transport is a shared responsibility between the NSW Government and Council.

Transport for NSW manages the state road network and public transport, including buses, light rail, trains and ferry services. Council is responsible for local and regional roads, parking, walking, cycling, providing and maintaining roads, footpaths and cycleways, and land use planning.

Given the above, state and local planning documents including the NSW Government's *Future Transport 2056* (which is informed by the *Greater Sydney Plan – The Metropolis of Three Cities* and the *Eastern District Plan*), alongside *Woollahra 2030* were carefully considered in the development of the Draft ITS.

A common goal across the NSW Government's regional and district plans is for people to be able to travel to a major strategic centre, such as the Sydney CBD, within 30 minutes by public or active transport.

Council's *Woollahra 2030* specifically outlines a series of strategies that include promoting sustainability, vibrant villages, managing traffic congestion and road safety, well-planned roads and footpaths, improved transport management, reducing pollution to minimise impacts on the environment, addressing climate change and reducing greenhouse gas emissions.

The Draft ITS aligns with the strategies, goals and objectives identified in Transport for NSW and Greater Sydney Commission's long term regional land use and the transport strategic plans, and *Woollahra 2030*.

How Woollahra Travels Today

The current modes of travel used by Woollahra residents, compared with surrounding LGAs and Greater Sydney, show that:

- Active transport, including walking and cycling, is higher in Woollahra (41 per cent) compared to Waverley (37 per cent) and Greater Sydney (20 per cent).
- The use of public transport by Woollahra residents is low at 10 per cent, compared to 17 per cent in the City of Sydney and just under 12 per cent in Waverley.
- Car trips account for almost half of all journeys made by Woollahra residents, with similar figures reflected in Waverley and Greater Sydney. In the City of Sydney, just 30 per cent of trips were made by car.

Around 76 per cent of Woollahra residents work outside Woollahra:

- Sydney Inner City – 53 per cent of employed residents
- Eastern Suburbs – 37 per cent of employed residents.

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Transport Challenges in Woollahra

In 2018, Council held workshops with Councillors and community groups, consulted with local schools, had an online survey, and pop-up displays at public transport hubs and shopping areas across Woollahra. The feedback identified the following transport challenges:

- A high proportion of older residents in Woollahra brings challenges associated with age related accessibility and mobility.
- Some locations across the municipality have limited disabled access.
- Poor accessibility in Watsons Bay and Vaucluse due to its geographic location, the existing road network constraints and land use.
- Getting around with children is difficult, particularly on busy roads.
- A heavy dependence on private vehicles and limited use of public transport.
- Long bus trip durations and wait times.
- Currently, ferry use is low, despite the service offering a very time competitive commuting option.
- Traffic congestion at various locations across the municipality.
- Slow travel speeds caused by congestion.
- Road safety.
- Large trucks adversely affecting amenity.
- Increased parking demand resulting in increased traffic flows.

The population of Woollahra is projected to rise from 58,533 residents (2016) to 80,626 residents by 2056. This growth presents challenges to the management of transport and access across Woollahra. For our area to remain vibrant and liveable, it is imperative that residents, workers and visitors to Woollahra are able to safely and efficiently access their homes, shops, businesses, educational and recreational facilities, and other destinations. A key challenge will be keeping an ever-increasing number of people moving safely and efficiently on the existing road and transport networks.

Proposal:

Introduction

The vision for transport in the Draft ITS is for Woollahra to be ‘a municipality in which active, sustainable and efficient modes of transport are the most convenient choice for most trips’. This vision was informed by community and Council feedback received in 2018.

The Draft ITS outlines how Council’s vision will be delivered through four (4) key transport themes: Access and Mobility; Public Transport; Active Transport; Roads, Parking and Delivery. Each theme is underpinned by a discrete contemporary integrated transport planning principle and a key objective. This is illustrated in the chart below.



The Draft ITS also articulates policy commitments relating to the four themes, and ambitious mode shift targets to increase active, sustainable and space efficient modes of travel and reduce the dependency of private vehicle use and ownership.

An overview of the targets and policy commitment for each theme is provided below.

Theme	Objective	Targets	Policy Commitment
Theme 1: Access and Mobility	A transport network that accommodates all users, regardless of age or mobility.	<ul style="list-style-type: none"> Perceptions of Safety: Improve the safety rating of equal to or greater than 96 per cent (2017 baseline) of residents committing to the op ‘very safe’ code. Infrastructure renewal: 100 per cent of roads, footpaths, cycleways and public transportation infrastructure rated at condition rating 4 or below (IPR manual) are included in Council’s 5-year Infrastructure Renewal Program. 	<ul style="list-style-type: none"> Council will ensure that its roads, footpaths, cycleways and transport systems accommodate, as far as practicably, people of all ages, life stages and mobility.
Theme 2: Quality public transport	A public transport network that is a competitive alternative to private car use.	<ul style="list-style-type: none"> Increase the percentage of people using public transport for daily work trips from 36% to 44% by 2026. 	<ul style="list-style-type: none"> Council will support and implement changes to the road network that support and prioritise public transport over private vehicles.

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Theme 3: Active transport	A walking and cycling network that is safe, connected, inclusive and convenient.	<ul style="list-style-type: none"> • Increase the percentage of people walking and cycling for daily work trips from 12% to 14% by 2026. 	<ul style="list-style-type: none"> • Council will increase the number of people walking and cycling by investing in and building safe, accessible and attractive pedestrian paths, crossings, cycleways, bicycle parking and supporting infrastructure.
Theme 4: Roads and parking	A balanced road and parking network that supports all users.	<ul style="list-style-type: none"> • Decrease the percentage of people driving cars for daily work trips from 50% to 40% by 2026. 	<ul style="list-style-type: none"> • Council will prioritise public and active transport modes over private motor vehicles. • Council will manage traffic congestion, noise and speeding, by supporting more space efficient ways of getting around and designing roads for lower speeds. • Council will integrate transport with land-use planning.

The Draft ITS proposes a number of actions relating to each theme. They have been identified as the most efficient and sustainable deliverables, and reflect the scope and capacity of Council's role in transport in Woollahra. A summary of actions are detailed on pages 55-69 of the document.

Notable actions include:

- *Updating the Woollahra Bike Strategy 2009 to an Active Transport Plan which incorporates both walking and cycling to realise the community benefits of active transport.*

The Active Transport Plan will consider and focus on the provision of safe off-road and separated cycleways, Safer Street Neighbourhood Links, supporting the development of well managed dockless bike share schemes, accessibility audit programs for footpaths and cycleways, behavioural change programs and the production of supporting active travel promotional material. It will also advocate for audits and accessibility upgrades at bus stops, train stations and ferry wharves.

- *Updating Council's Traffic Management Strategy 2014.*

The updated Woollahra Local Area Traffic Management (LATM) Plan will audit traffic conditions within local centres and other destinations such as schools to improve amenity and safety, and consider reducing the speed limits in high pedestrian activity areas. The LATM Plan will also update the funding strategy and review the program of traffic safety and improvement works across the municipality.

In addition to the functional road hierarchy, the updated LATM Plan will consider the Movement and Plan Framework outlined in the draft ITS.

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Environmental Planning Committee

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- *Developing a Parking Action Plan for Woollahra.*

The Parking Action Plan will consider on-street and off-street parking and its relationship with traffic generation and congestion.

The Parking Action Plan will also investigate increasing the use of car share and future transport matters such as Electric Vehicles (EVs), etc.

- *Developing a Road Safety Plan*

The Road Safety Plan will identify crash cluster locations and measures to improve road safety across the municipality. This will include behavioural change programs which promote the safety of road users and the community.

Where responsibility lies with Transport for NSW or another agency, Council will lobby and advocate on behalf of Woollahra. In this instance, the action includes:

- *Developing a Public Transport Advocacy Plan.*

The Public Transport Advocacy Plan will consider improvements to bus and ferry services, on-demand public transport services, and the provision of infrastructure which supports public transport such as bus shelters.

The plan will also advocate and prioritise space efficient transport modes and include behavioural change programs and improvements public transport communication through Council's website and social media platforms.

Technical Project Steering Group:

The development of the Draft ITS was guided by a technical Project Street Group (PSG) comprising:

Woollahra Council Staff:

Manager, Engineering Services
Manager, Strategic Planning
Team Leader, Traffic and Transport
Team Leader, Strategic Planning

RMS Staff:

Manager, Urban Road Planning
Urban Road Planning Staff

Council's Community Services and Communications teams also provided significant feedback and assistance at various stages of the project.

Consultation:

Consultation to inform the development of the Draft ITS was undertaken in 2018. Council held workshops with Councillors and community groups, consulted with local schools, had an online survey and pop-up displays at public transport hubs and shopping areas across Woollahra.

Woollahra Municipal Council
Environmental Planning Committee

28 October 2019

Further community engagement will occur when the Draft ITS is placed on public exhibition. This will include:

- Placing the Draft ITS on Council's website and Your Say Woollahra, Council's online engagement platform.
- Placing an advertisement in the Wentworth Courier and in the Mayor's column.
- Referring the Draft ITS to the City of Sydney, Waverley and Randwick councils for comment.
- Placing information posters and hardcopies in Council's Customer Service Desk and Libraries.
- Promotion of the exhibition on social media and other Council managed platforms to encourage comment.

Conclusion:

Council's Draft ITS has been developed to address the current and future transport challenges facing the Woollahra municipality. The Draft ITS sets the Council's vision for transport, along with the objectives, targets and actions necessary to fulfil the vision: to make Woollahra a place where active, sustainable and efficient modes of transport are the most convenient choice for most trips.

It is recommended that the Draft ITS be placed on public exhibition for 28 days, where the feedback received during this public exhibition phase will be considered in the final strategy document.

Annexures

1. Draft Woollahra Integrated Transport Strategy





Woollahra Integrated Transport Strategy



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Woollahra Integrated Transport Strategy



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Woollahra Integrated Transport Strategy

1. Introduction

Woollahra Council's Integrated Transport Strategy (ITS) sets out a vision for a more accessible municipality where active, sustainable and efficient modes of transport are the most convenient choice for most trips.

Transport has an important role in creating vibrant and liveable cities and places. Many people live, work, learn, play and visit Woollahra. Our community recognises the importance of making it even better for future generations. This includes addressing:

- the heavy dependence on cars for primary transportation
- an incomplete active transport network that doesn't support trips to shops, schools and destinations
- access for children and people with disabilities and mobility issues
- pedestrian and cyclist safety
- traffic congestion
- excessive speed resulting in car crashes
- increased construction and delivery vehicles
- distance to jobs, services and amenities.

One of the key objectives of this ITS is to modify travel behaviour to reduce congestion and enhance liveability in Woollahra.

With the population of Woollahra forecast to grow by approximately 40 per cent by 2056, a key challenge will be keeping an ever-increasing number of people moving safely and efficiently on the existing road and transport networks.

Council recognises the importance of having a transport strategy that reduces dependence on private vehicles by developing a system of viable, public and active transport alternatives.

This document sets out the key objectives, background analysis, challenges, opportunities, policies and actions with regard to four themes:

- **Access, Mobility and Liveable Places:** Supporting people in Woollahra to get around, regardless of age or ability.
- **Public Transport:** Working with the State Government to make public transport a more competitive alternative to car use.
- **Active Transport:** Making walking and cycling the most convenient option for most trips.
- **Roads and Parking:** Managing the road network to support all users and reducing traffic congestion, noise and speeding.



Woollahra Integrated Transport Strategy

2. A Vision for Transport

*Woollahra is
an accessible
municipality where
**active, sustainable
and efficient**
modes of transport
are the most
convenient choice for
most trips.*

Council developed this vision in consultation with the community.

In 2018, we held workshops with Councillors and community groups, consulted with local schools, had an online survey and pop-up displays at public transport hubs and shopping areas.



Woollahra Integrated Transport Strategy

3. Context

3.1 Roles of the NSW Government and Council

Transport is a shared responsibility between state and local governments.

Transport for NSW (including Roads and Maritime Services) manages state roads and public transport, including buses, light rail, trains and contracts for most ferry services through Sydney Ferries.

Local government is responsible for local roads, parking, walking, cycling and providing and maintaining roads, footpaths and cycleways.

On behalf the local community, Council also advocates the NSW Government for improvements to public transport and state road network planning and operations.

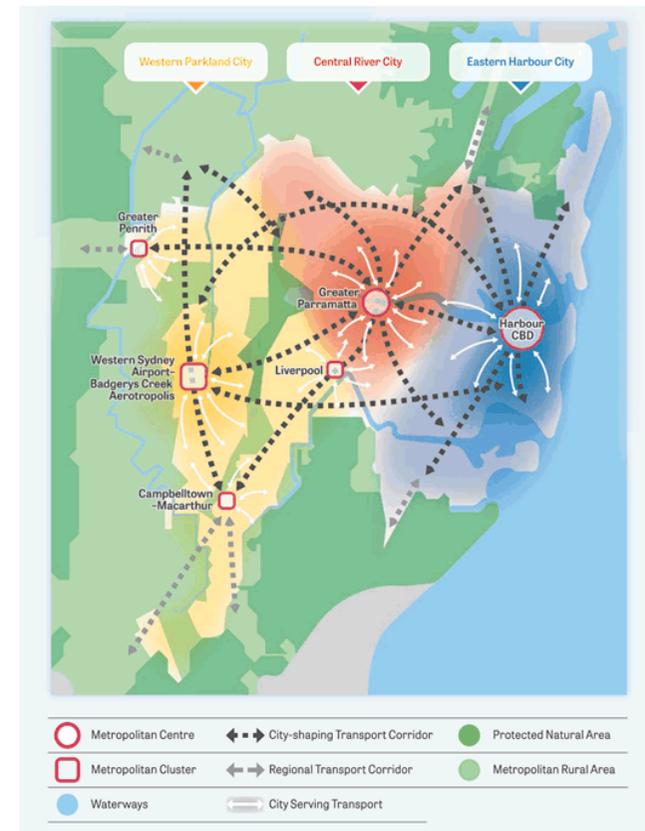
In 2018, Transport for NSW released *Future Transport 2056*, a long-term transport strategy for the state. *Future Transport 2056* is informed by Greater Sydney Commission's long-term land use strategy *Metropolis of Three Cities – The Greater Sydney Regional Plan*. Woollahra is located in the Eastern City District and is closest to the Harbour City (Sydney CBD).

The Eastern City District Plan applies to Woollahra, Waverley, Randwick and the City of Sydney.

A common goal within the regional and district plans is for people to be able to travel to a major strategic centre – in our case, Sydney CBD – within 30 minutes by public or active transport.

Council's Integrated Transport Strategy aligns with the Transport for NSW and Greater Sydney Commission strategies.

Figure 3.1 Metropolis of three cities



Source: <https://future.transport.nsw.gov.au/plans/future-transport-strategy>

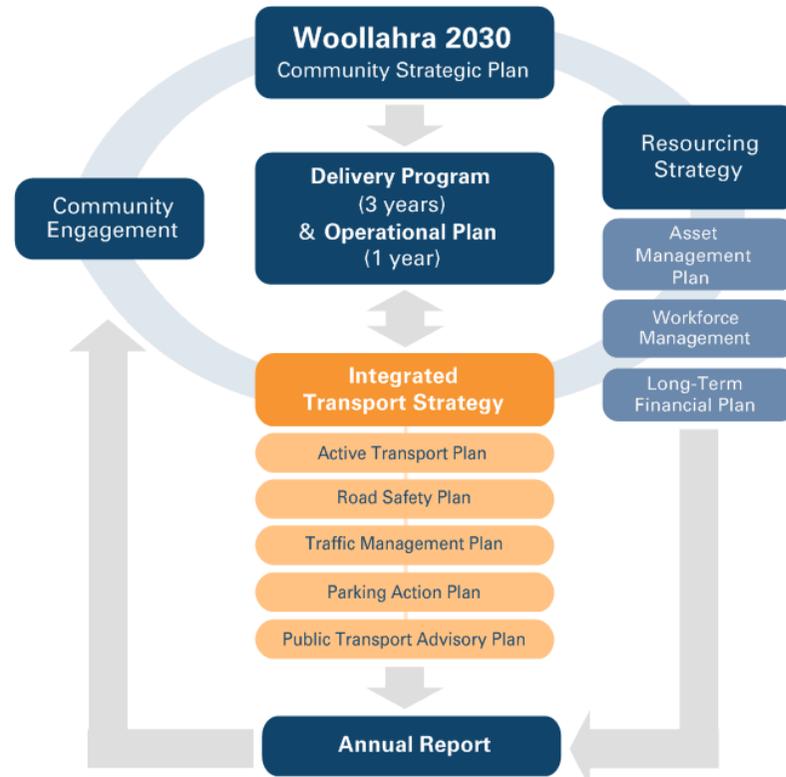
Woollahra Integrated Transport Strategy

3.2 Policy and Planning Context

Woollahra Council operates an Integrated Planning and Reporting framework and has developed a Community Strategic Plan, *Woollahra 2030*. The long-term strategies set in *Woollahra 2030* inform Council's plans, strategies and policies, which are communicated in the annual report. The *Integrated Transport Strategy* supports the goals and objectives of *Woollahra 2030*.



Woollahra Municipal Council's Integrated Planning and Reporting Framework



Woollahra Integrated Transport Strategy

3.3 What is an Integrated Transport Strategy?

An ITS is a strategic document that identifies and prioritises transport infrastructure and service improvements, meets community needs and sets Council's long-term transport objectives.

Council's ITS outlines a vision, guiding principles, objectives and actions and is broken down into four key transport themes:

- **Access and Mobility**
- **Active Transport**
- **Public Transport**
- **Roads, Parking and Delivery.**



Structure of Vision, Principles, Objectives and Themes



Woollahra Integrated Transport Strategy

3.4 Guiding principles and objectives

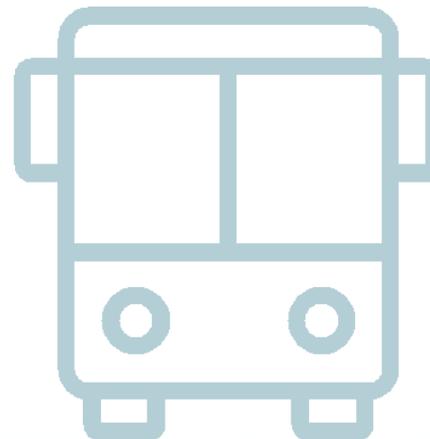
Council's ITS is underpinned by four guiding principles, which are informed by community feedback, best practice and Council's commitment to sustainability:



3.5 Transport Trends and Targets

The term 'mode shift' refers to the phenomenon of people changing from one form of transport to another. For example, a regular car driver switching to take the bus represents a mode shift. The shift usually occurs when the comparative advantages – cost, time, level of service, reliability – are significant enough to change travel behaviour. For example, mode shift may occur if the car driver loses their free parking space at work (a cost disincentive) or a bus lane is opened (a level of service, time and reliability incentive).

This ITS sets ambitious mode shift targets over a 10 year period to increase active, sustainable and space efficient modes of travel and reduce the dependency of private vehicle use and ownership. These targets can be found in sections 5 to 8 of the report.



Woollahra Integrated Transport Strategy

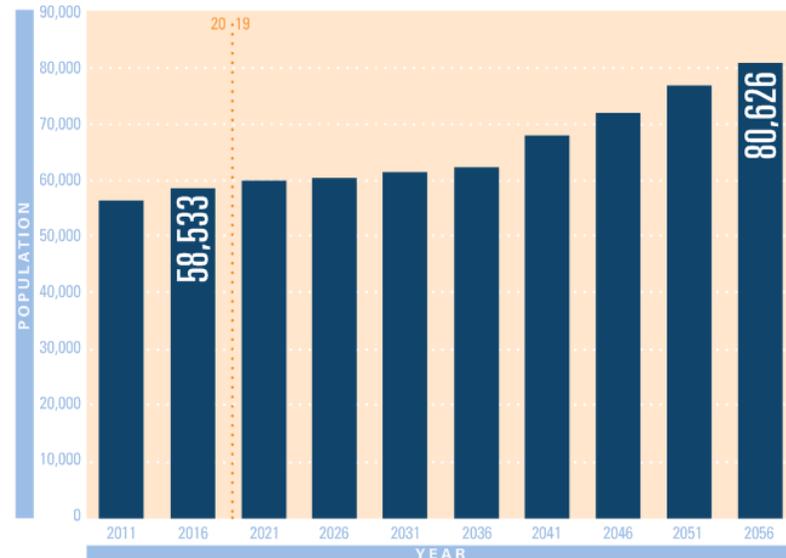
4. How we Travel Today

4.1 Background

In 2016, Woollahra recorded a population of 58,533. This figure is estimated to increase by 38 per cent to 80,626 by 2056. Edgecliff and Double Bay are expected to experience the largest population growth.

Population growth presents challenges to the management of transport and access across Woollahra. This includes ensuring residents and visitors can travel to work, school, local centres and recreation areas in a timely, convenient and safe manner.

Population growth



Source: ABS 2016 Census Data <http://www.censusdata.abs.gov.au/>



Woollahra Integrated Transport Strategy

4.2 Why People Travel

The 2016 census suggests that around 27,940 Woollahra residents are employed. Woollahra has a higher proportion of professionals and managers than the surrounding areas and, conversely, a smaller proportion of technicians and trades workers.

The percentage of trips of Woollahra residents by purpose is presented in Figure 4.2 along with data for Greater Sydney. Notably, 47 per cent of the overall trips made by Woollahra residents have a comparatively higher rate of social, recreational and shopping related trips. Conversely, commuting and work-related trips are lower for Woollahra residents (just 10 per cent).

4.3 How People Travel

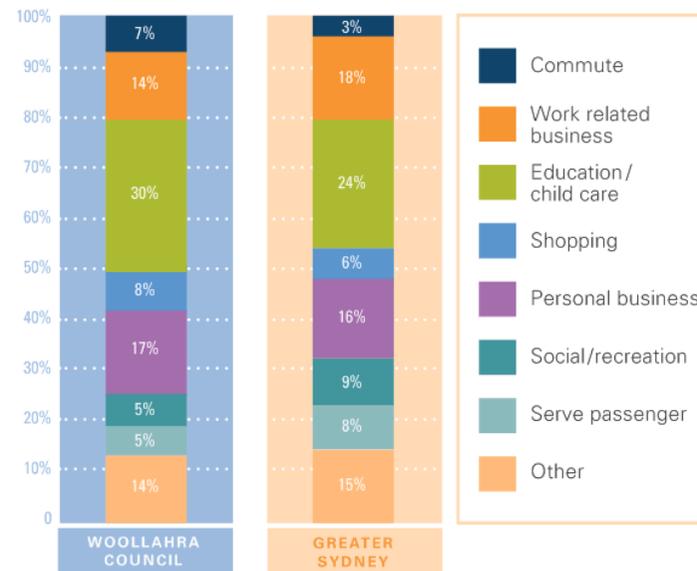
Household Travel Survey (HTS) and the 2016 census Journey to Work (JTW) data provide an overview of travel patterns for people living and/or working in Woollahra.

4.3.1 General trips

As seen in Figure 4.3, current modes of travel by Woollahra residents, compared with surrounding LGAs and Greater Sydney show that:

- **Active transport:** Active transport, including walking and cycling, is higher in Woollahra (41 per cent) compared to Waverley (37 per cent) and Greater Sydney (20 per cent).
- **Public Transport:** The use of public transport by Woollahra residents is low at 10 per cent, compared to 17 per cent in the City of Sydney and just under 12 per cent in Waverley.
- **Car Trips:** Car trips account for almost half of all journeys made by Woollahra residents, with similar figures reflected in Waverley and Greater Sydney. However, in the City of Sydney only 30 per cent of trips were made by car.

Figure 4.2 Trips by Purpose



Source: TfSNW Open Data <https://opendata.transport.nsw.gov.au/>

Woollahra Integrated Transport Strategy

Figure 4.3 Mode of Travel



Source: TfSNW Open Data <https://opendata.transport.nsw.gov.au/>

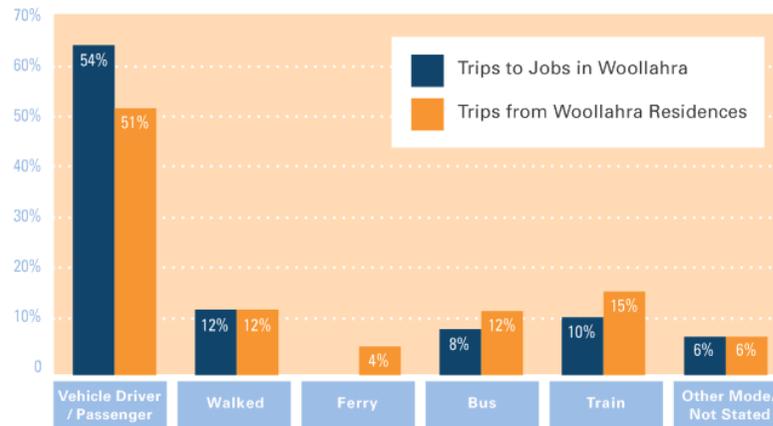
4.3.2 Trips to work

Around 76 per cent of Woollahra residents work outside Woollahra:

- Sydney Inner City – 53 per cent of employed residents
- Eastern Suburbs – 37 per cent of employed residents.

The vast majority of Woollahra residents travel to destinations that are relatively close and are typically well served by public transport. Indeed, 44 per cent of residents who travel to Sydney’s inner city for work are using public transport including bus, train and ferry (Figure 4.5).

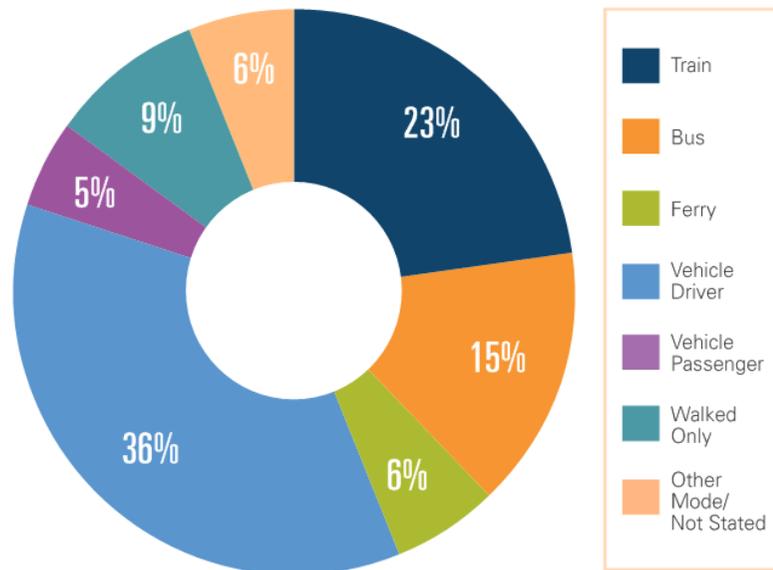
Figure 4.4 Woollahra Residents Journey to work data



ABS 2016 Census Data <http://www.censusdata.abs.gov.au/>

Woollahra Integrated Transport Strategy

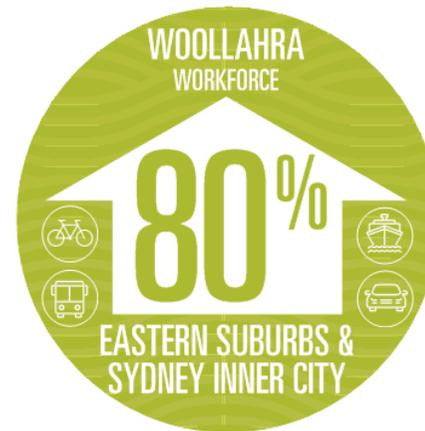
Figure 4.5 Journey to work trips to the Sydney Inner City (Woollahra Residents)



ABS 2016 Census Data <http://www.censusdata.abs.gov.au/>

People also travel to Woollahra for work from relatively nearby locations. 80 per cent of the workforce in Woollahra comes from the Eastern Suburbs and Sydney Inner City:

- 64 per cent of employees reside within the Eastern Suburbs
- 16 per cent of employees reside in Sydney Inner City.



Woollahra Integrated Transport Strategy

4.4 Crashes

Crash data from Transport for NSW’s Centre for Road Safety identifies the types of crashes occurring on the road network within Woollahra.

4.4.1 Crash Types

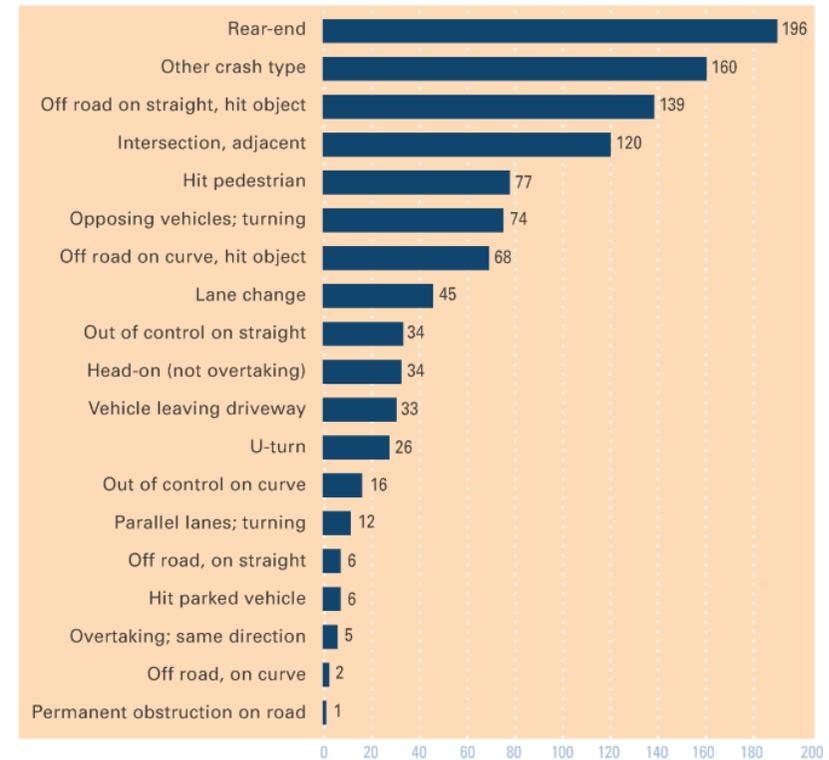
A total of 1,054 vehicle crashes was recorded in Woollahra over five years, from 2012-2016. Notably:

- **Rear end crashes:** Rear end collisions were the most common type of crash (19 per cent), particularly along New South Head Road, Ocean Street and Oxford Street. These crashes were largely attributed to traffic congestion and poor driver awareness.
- **Crashes involving pedestrians:** Seven per cent of the total crashes involved pedestrians.
- **Straight road, hitting object:** 139 crashes involved vehicles travelling along a straight section of road and colliding with objects off the road. This is mostly associated with high vehicle speeds along straight and wide sections of Woollahra’s road network at night, particularly along New South Head Road.

4.4.2 Crash Severity

There have been 192 fatal and serious injury (FSI) crashes in Woollahra over a five-year period, from 2012-2016. This is an average of 38 FSI crashes per year.

Crash types in Woollahra LGA (2012-2016)



Source: Transport for NSW Centre for Road Safety, 2018

Woollahra Integrated Transport Strategy

4.5 Movement and Place

4.5.3 The Movement and Place Framework

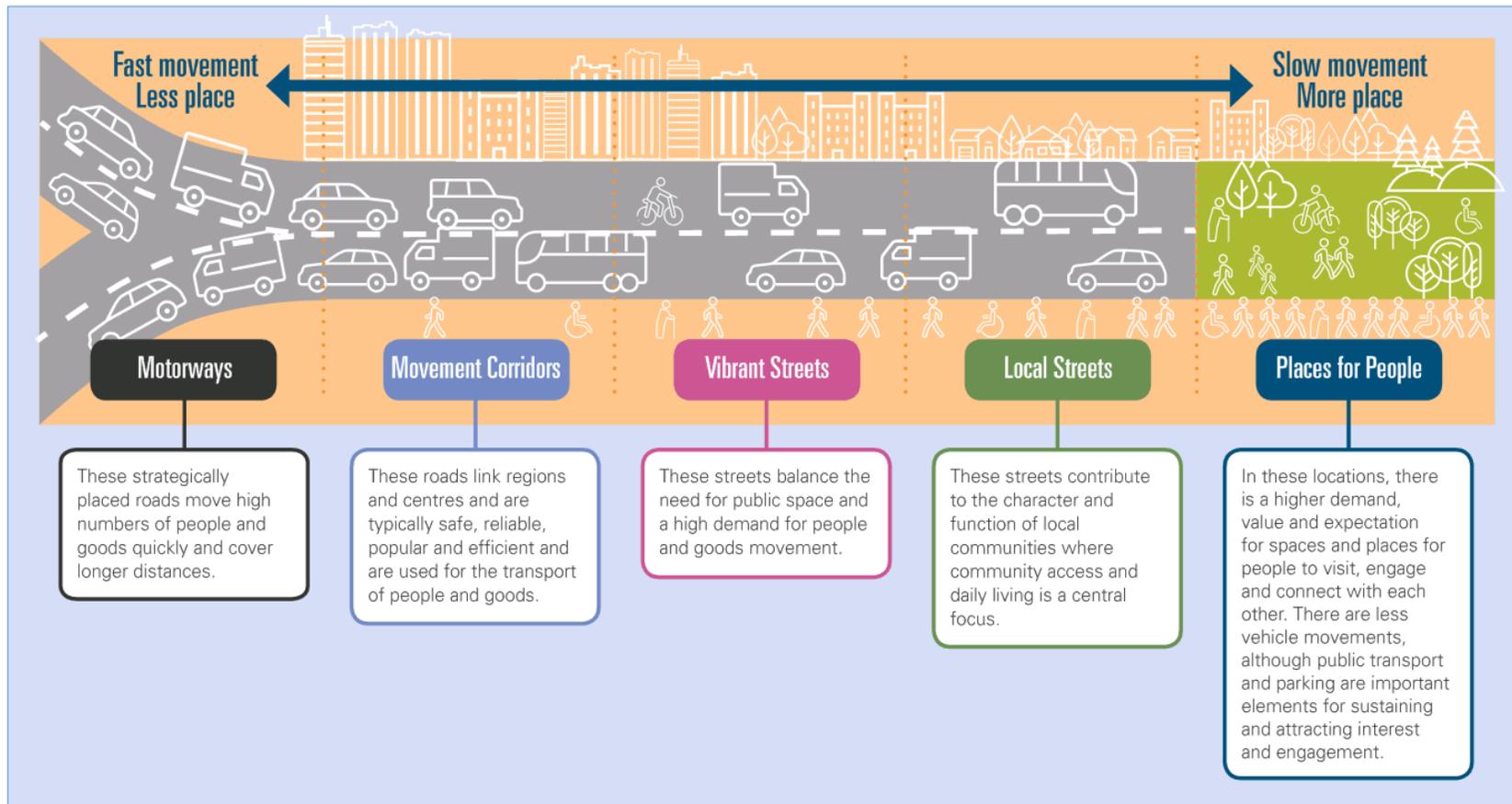
Future Transport 2056 identifies *Movement and Place* as an approach to planning and designing road networks that support places. The approach recognises that streets are an integral component to the liveability of urban centres, rather than just a way to facilitate the movement of vehicles:

- As a movement corridor, a street enables the through movement of a variety of transport modes. The key requirement for a movement corridor is to provide road and transport networks that enable connections between destinations.
- As a place, a street is a destination where activities occur and people choose to spend time. A place is characterised by high volumes of pedestrian activity associated with shopping, socialising and working. Places can be adversely impacted by noise and air pollution associated with vehicle activity.



Woollahra Integrated Transport Strategy

The Movement and Place Framework



Woollahra Integrated Transport Strategy

4.5.4 Existing Movement and Place Analysis

The existing movement and place function of some of Woollahra's key roads have been considered and are shown in Figure 4.9.

It shows the pattern of movement and place classification (developed by Roads and Maritime Services) in each of the major road corridors.

In summary:

- New South Head Road is largely a movement corridor, transitioning to a vibrant street at the Double Bay shopping area.
- Old South Head Road has sections of the corridor which are considered to be local streets, with more movement function at its western end.
- Oxford Street in Paddington is a local street with both high movement and high place function, but it quickly transitions to a movement corridor and then a motorway at Sydney Enfield Drive.
- Ocean Street and Queen Street are local streets.

Understanding the function of the streets in Woollahra is a basis for understanding the opportunities associated with active and public transport in the future.

Chapters 5 to 8 set out the objectives, background analysis, key challenges and opportunities, policy and actions associated with transport in Woollahra.



Woollahra Integrated Transport Strategy

Figure 4.9 Existing Movement and Place Function (Key Roads) – Typical Weekday AM and PM Peak



Woollahra Integrated Transport Strategy

5. Theme 1: Access, Mobility and Liveable Spaces

5.1 Objective

A transport network that accommodates all users, regardless of age or mobility.

5.2 Targets

- **Perceptions of Safety:** Improve the safety rating of equal to or greater than 96 per cent (2017 baseline) of residents committing to the top 'very safe' code.
- **Infrastructure Renewal:** 100 per cent of roads, footpaths, cycleways and public transport infrastructure rated at condition rating 4 or below (IPR Manual) are included in Council's 5 year Infrastructure Renewal Program.

5.3 Policy Commitment

Council will ensure that its roads, footpaths, cycleways and transport systems accommodate, as far as practicably, people of all ages, life stages and mobility.



Woollahra Integrated Transport Strategy

Theme 1: Access, Mobility and Liveable Spaces

5.4 Background

Accessibility and mobility are important aspects for creating liveable places. Given that Woollahra has a higher ageing population than surrounding areas, a number of local public and private schools and childcare and long day care centres, it is important that people of all ages and abilities are able to move safely, efficiently and equitably.

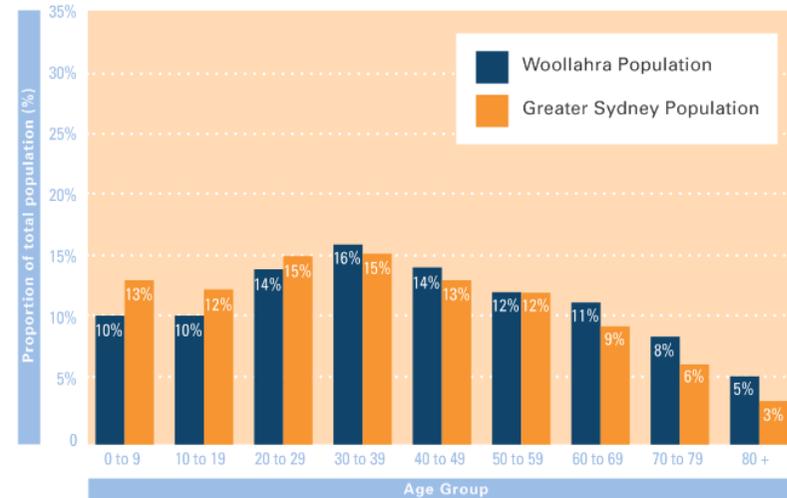
To improve access and mobility, Council recognises the importance of taking into consideration the needs of:

- people with mobility impairments
- parents and carers with prams and young children
- people who live in areas with poor access to jobs, retail and services
- people who live in areas where there are few active and public transport options available and are compelled to drive, often experiencing and adding to congestion and delays
- people who are elderly.

Ageing communities have more complex mobility needs, which is significant in Woollahra where, according to 2016 census data, the proportion of people aged 70 and over is significantly higher than neighbouring local government areas.

The proportion of residents in Woollahra aged 65 or older is expected to increase by two per cent by 2031. This may result in an increased demand for non-standard transport services such as community transport and on-demand public transport services.

Age Groupings



Source: ABS 2016 Census Data <http://www.censusdata.abs.gov.au/>

Woollahra Integrated Transport Strategy

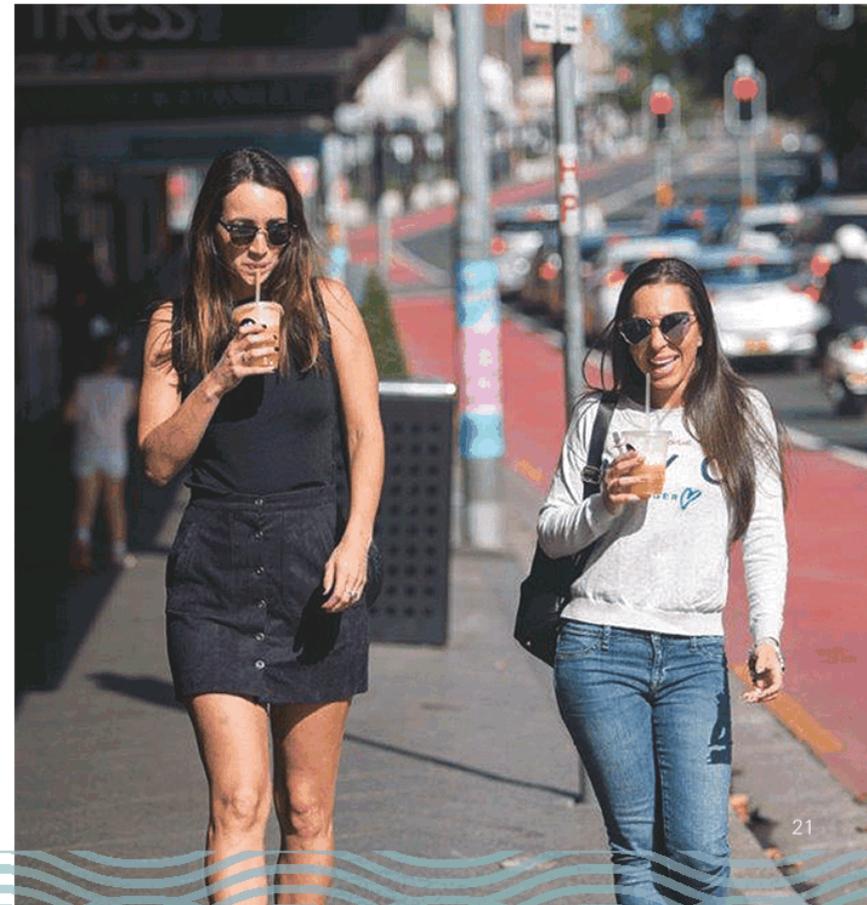
Theme 1: Access, Mobility and Liveable Spaces

5.5 Key Challenges

There are four key challenges to achieving the stated objective of having a transport network that accommodates all users, regardless of age or mobility. These are set out in section 5.5.1 below and mapped (where there is a geographic site) in Figure 5.3.

5.5.1 Key Challenges

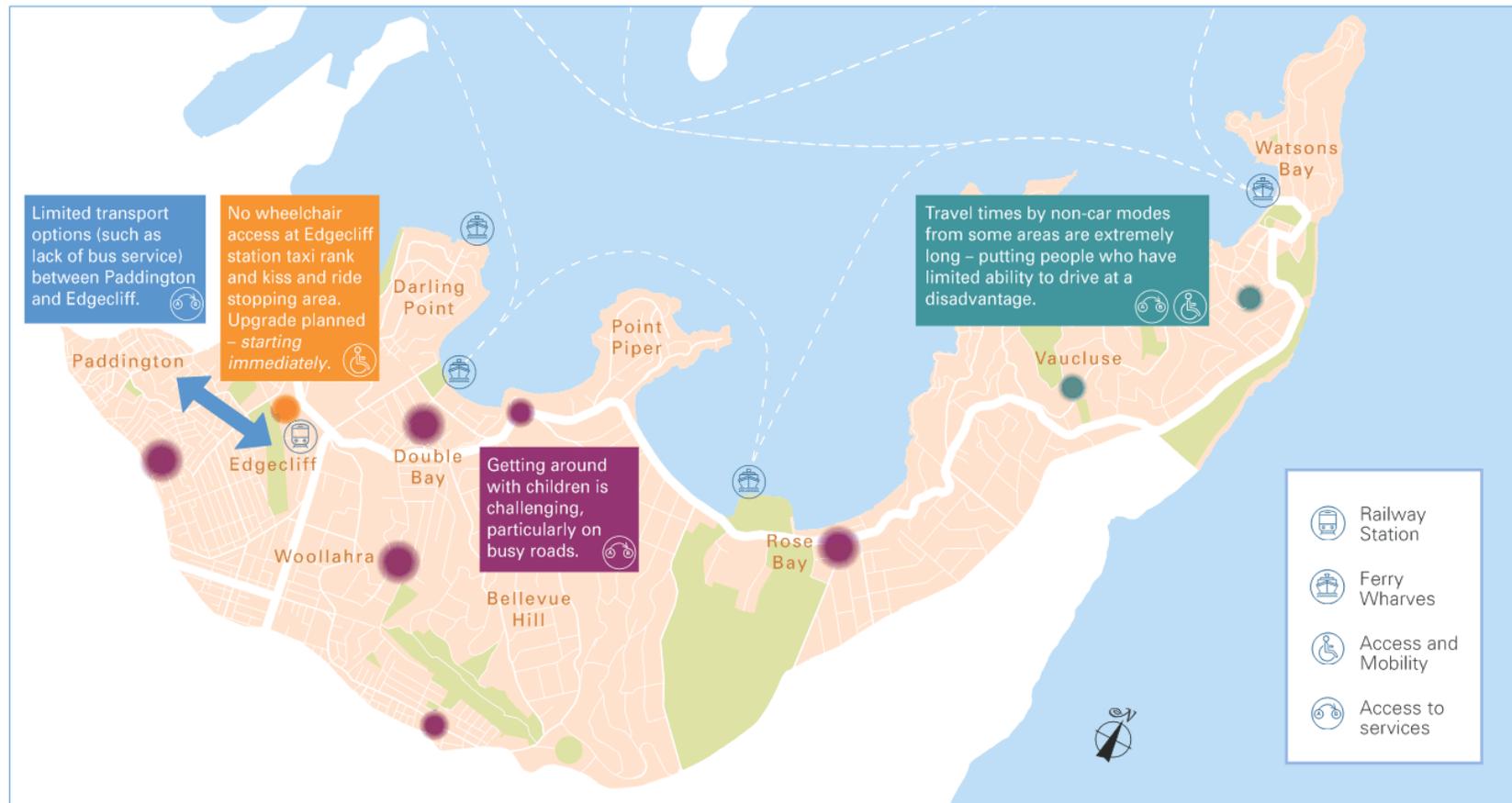
- A high portion of older residents with increasing age-related accessibility needs
- Limited wheelchair and pram access in some areas
- Poor accessibility in areas such as Watsons Bay and Vacluse
- Navigating narrow roads and footpaths is challenging for parents and caregivers with children, especially with prams.



Woollahra Integrated Transport Strategy

Theme 1: Access, Mobility and Liveable Spaces

Figure 5.3 Challenges: Access and Mobility



Woollahra Integrated Transport Strategy

Theme 1: Access, Mobility and Liveable Spaces

5.6 Opportunities

There are four key opportunities relating to access and mobility in Woollahra.

5.6.1 Access to Services

Lobby State Government to increase transport services that support local shopping areas and recreational and educational facilities. In areas where people rely on cars due to the limited availability of public transport (such as Vaucluse and Watsons Bay) it is important that Council advocates for better access to public transport.

Lobby State Government for disabled access for all ferry wharves within Woollahra transport services. Access to these services should accommodate users of all abilities.

Increased public transport options, particularly in targeted areas where car use is high, will encourage travel mode shift and deliver public transport that is inclusive and accessible to a greater population of Woollahra residents.

5.6.2 Community Transport Network

Promote existing services that are already providing community transport for people who do not have access to private transport or find it difficult to access public transport. For example, Holdsworth Community Ltd provides individual transport for people with disabilities and elderly people, including shopping trips, social appointments and links to public transport hubs. Council can promote these services through its communication channels including website, social media, newsletters and media advertising.

5.6.3 Accessibility auditing

Undertake an audit of public transport operating in Woollahra to help ensure a seamless end-to-end trip for people with a mobility impairment or other disability.

5.6.4 Inclusive design for all abilities

Ensure that accessible transport options for people with restricted mobility, including parents and caregivers moving around with small children and prams, is considered as part of the inclusive infrastructure design process.



Woollahra Integrated Transport Strategy

Theme 1: Access, Mobility and Liveable Spaces

5.7 Actions

The actions in Table 5.2 are consistent with the key challenges and opportunities identified for Theme 1: Access, Mobility and Liveable Places.

Table 5.2 Theme 1 Actions: Access, Mobility and Liveable Places

Actions	Responsible	Cost	Action Component Summary*		
			Short Term (0-2 years)	Medium Term (3-5 years)	Long Term (5-10 years)
Review access along identified routes	WMC, TfNSW, RMS	Low <\$100,000	Develop an accessibility audit program as part of the Woollahra Active Travel Plan and begin accessibility audits. Review and carry out infrastructure access actions in the Council's Disability Action Plan. Program of works for upgrades.	Carry out accessibility audits as per the audit program. Enter required upgrades in Council's future capital works program.	Carry out accessibility audits as per the audit program. Enter required upgrades in Council's future capital works program.
Work with the NSW Government to improve access for people of all abilities on bus, train and ferry network	WMV, TfNSW	Medium \$100,000 - \$300,000	Advocate for audits and upgrades to be undertaken on bus stops, train stations and ferry terminals.	–	–

Woollahra Integrated Transport Strategy

6. Theme 2: Public Transport

6.1 Objective

A public transport network that is a competitive alternative to private car use.

6.2 Targets

Increase the use of public transport for commuter trips to 30 per cent by 2026.

Currently, 24 per cent of daily work trips are made by bus, train and ferry. Ferry use presents a significant opportunity for growth given its current low use for work trips and the high percentage of Woollahra residents employed in the Sydney CBD (57 per cent). Bus and train transport will experience steady growth.

6.3 Policy Commitment

Council will support and implement changes to the road network that support and prioritise public transport over private vehicles.

Council will prioritise the installation of appropriately located bus stops over parking spaces.

Council will facilitate increasing the number of people using public transport by providing high quality supporting infrastructure such as shelters and seating at bus stops and accessible paths and cycleways to bus stops.



Woollahra Integrated Transport Strategy

Theme 2: Public Transport

6.4 Background

Public transport by bus and train accounts for around 10 per cent of all trips in Woollahra. Where public transport services are not seen as a viable option (whether due to the route, frequency, journey time or reliability), people will choose private vehicle trips. Private vehicle trips, particularly cars, further exacerbate the efficiency of bus travel, as more buses get caught in congestion.

While Council is not the responsible authority for public transport, it can work with Transport for NSW and ferry operators to influence service provision including timetabling and routing. Council aims to encourage the use of public transport by advocating/lobbying for increased provisions and improving the accessibility of public transport to include all abilities.

6.4.1 Train

Train services operate between Sydney CBD and Bondi Junction on the T4 Eastern Suburbs Line, with train stations located at Edgecliff Station and Bondi Junction Station. Although Bondi Junction Station is within Waverley, it is within walking distance to some areas of Woollahra.

Bus and train interchanges are available at both Edgecliff and Bondi Junction stations. A summary of the use of Edgecliff and Bondi Junction Stations is provided in Table 6.1 and Table 6.2.

Table 6.1 Edgecliff Station Patronage (2014)

Time Period	In	Out	Total
Weekday AM Peak (6.00 am-9.30am)	3,100	1,800	4,900
Weekday PM Peak (6.00 pm-9.30pm)	1,900	2,400	4,300
24 hours	7,190	7,190	14,380

Source: <http://visual.bts.nsw.gov.au/barrier/>



Woollahra Integrated Transport Strategy

Theme 2: Public Transport

6.4.2 Bus

Table 6.2 Bondi Junction Station Patronage (2014)

Time Period	In	Out	Total
Weekday AM Peak (6.00 am-9.30am)	10,200	4,400	14,600
Weekday PM Peak (6.00 pm-9.30pm)	5,200	8,300	13,500
24 hours	21,880	21,880	43,760

Source: <http://visual.bts.nsw.gov.au/barrier/>

There are several key bus routes along the following corridors that provide services towards Sydney city:

- New South Head Road (including bus routes 200, 323, 324, 325, 326, 327 and L24)
- Old South Head Road (including bus routes 326, 327, 386, 387 and 389)
- Oxford Street (including bus routes 333, 352, 380, 440 and M40)
- Bellevue Road, Dover Road, Ocean Street, Hargrave Street and Darling Point Road.

Bus Travel Speeds

Bus travel speeds provided by Transport for NSW (PTIPS data) have been analysed to identify locations with low speeds associated with traffic congestion along the New South Head Road corridor. There are a number of locations which have slow bus travel speeds in the AM and PM peak.

- In the inbound direction, near:
 - Newcastle Street, Rose Bay
 - Preston Avenue, Double Bay
 - New Beach Road, Edgecliff.
- In the outbound direction at Edgecliff Station.

6.4.3 Ferry

Transport for NSW operates ferry services between Watsons Bay and Circular Quay, with ferry wharves within Woollahra located at Double Bay, Rose Bay, Watsons Bay and Darling Point. Two ferry services, operated by Sydney Ferries, serve these wharves:

- **F4** ferry service operates between Watsons Bay and Circular Quay
- **F7** ferry service operates between Double Bay and Circular Quay.

A summary of the ferry service frequency is provided in Table 6.3.

Table 6.3 Ferry Frequencies

Ferry	Route	AM Peak	Off Peak	PM Peak	Night	Week-end
F4	Watsons Bay to Pyrmont Bay via Circular Quay and Barangaroo	20 mins	30 mins	20 mins	30 mins	30 mins
F7	Double Bay to Circular Quay	30 mins	30 mins	30 mins	60 mins	60 mins

Source: Transport for NSW

Woollahra Integrated Transport Strategy

Theme 2: Public Transport

6.4.4 On-demand public transport

Transport for NSW is currently piloting an on-demand public transport program in Woollahra.

On-demand public transport services allow users to book a public transport vehicle to pick them up from either home or a convenient nearby location and take them to a local transport hub or point of interest. On-demand public transport is most useful in locations where conventional public transport routes are not viable due to low population density, road network and the remoteness of some locations.

BRIDJ On-Demand Public Transport



6.5 Key Challenges

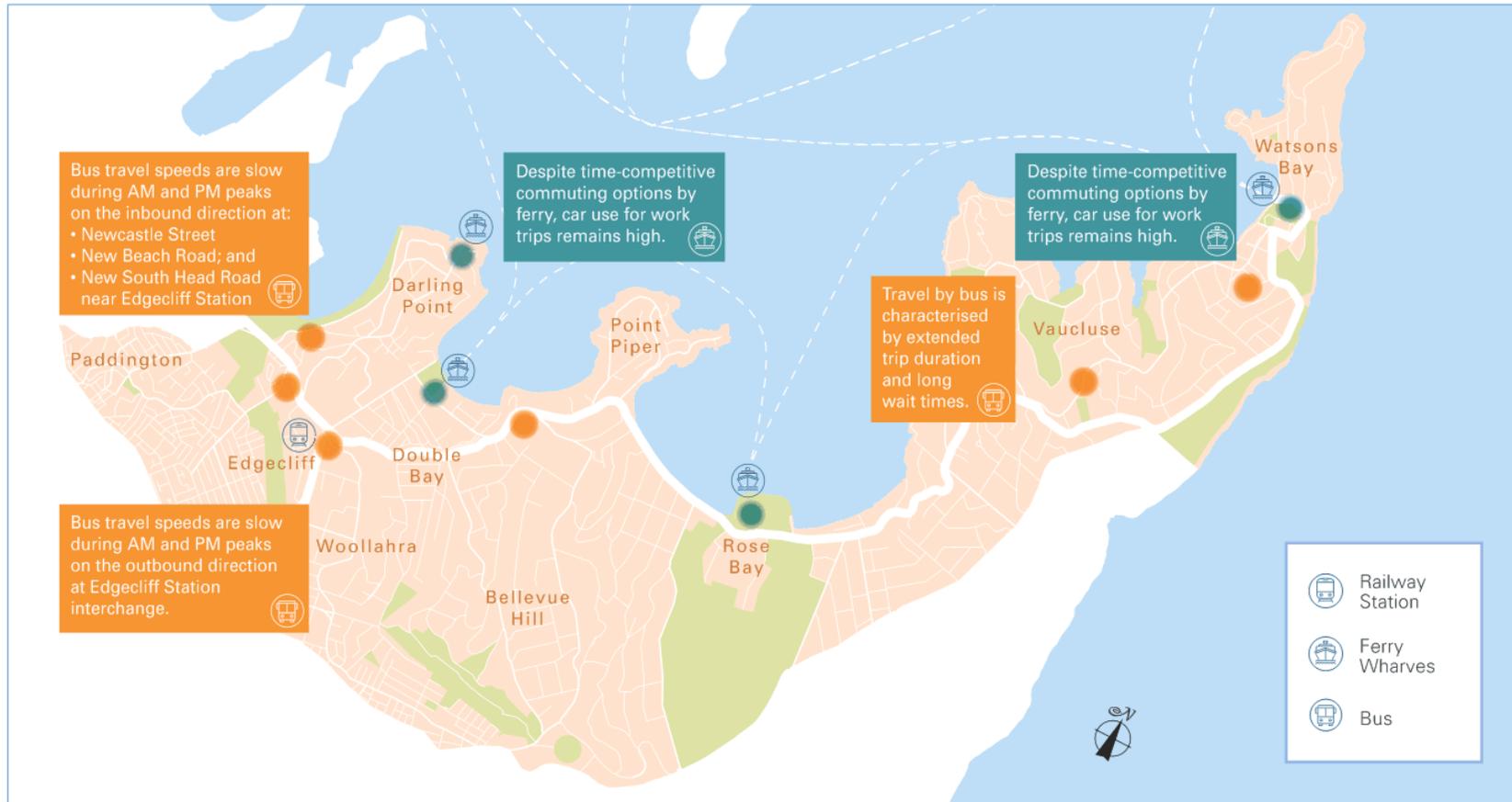
There are four key challenges to achieving the objective of having a **public transport network that is a competitive alternative to private car use**. These are set out below and mapped (where there is a geographic site) in Figure 6.2.

- Heavy dependence on private vehicles and limited use of public transport
- Travel by bus is often characterised by an extended trip duration and long wait times at bus stops
- Commuters are choosing private car use over catching a ferry, despite ferry services offering a time-competitive journey
- Influencing and advocating the NSW Government for improvements to public transport systems in Woollahra.

Woollahra Integrated Transport Strategy

Theme 2: Public Transport

Figure 6.2 Challenges: Public Transport



Woollahra Integrated Transport Strategy

Theme 2: Public Transport

6.6 Opportunities

There are five key opportunities relating to public transport in Woollahra.

6.6.1 On-demand public transport

Advocate for on-demand public transport services in areas with limited or no public transport services and enable on-demand public transport services to act as a feeder service for other public transport modes.

6.6.2 Prioritising on-road public transport

Modify the on-road environment to ensure public transport remains a competitive option compared to car travel by:

- Supporting and advocating for bus-only lanes, bus lanes, peak bus lanes and queue jump lanes that give buses a head start at congested intersections
- Re-allocating bus stops to the departure side of intersections and incorporating kerb bulbs at stops to improve accessibility
- Signalling priority for buses.

6.6.3 Advocating for better ferry services

Liaise with the State Government and ferry service providers to increase recreational trips between Circular Quay and Watsons Bay, especially on the weekends and between Circular Quay, Double Bay, Darling Point and Watsons Bay throughout the week and weekends. Also ensure bus services are connected as feeder routes to all ferry services, to provide a seamless public transport service that will encourage usage.

6.6.4 Better bus services through network design

Advocate for better bus services through improved cohesive and connected public transport (including buses) network – improved frequency, hours of service and ‘the network effect’.

6.6.5 Public transport for recreational trips

Lobby State Government to focus on improving public transport for recreational trips, including tourism, local shopping, sports and other recreational trips.

Woollahra Integrated Transport Strategy

Theme 2: Public Transport

6.7 Actions

The actions in Table 6.5 are consistent with the key challenges and opportunities identified for Theme 2: Public Transport.

Table 6.5 Theme 2 Actions: Public Transport

Actions	Responsible	Cost	Action Component Summary*		
			Short Term (0-2 years)	Medium Term (3-5 years)	Long Term (5-10 years)
Work with Transport for NSW to increase bus usage	WMC, TfNSW	Low <\$100,000	Develop a public transport advocacy plan that incorporates a bus improvement strategy. Conduct community surveys. Advocate for bus route improvements on key routes with low travel speed. Continue to encourage new developments to prioritise public transport through Travel Plans.	Advocate for the continued trial of improved bus services and monitor changes. Advocate making the trialled on-demand bus services permanent. Promote public transport via Council's media and communication channels.	Continue to monitor the operation of bus services and advocate for route upgrades.
Work with Transport for NSW to increase ferry usage	WMV, TfNSW	Medium \$100,000 - \$300,000	Develop a public transport advocacy plan which incorporates a ferry improvement strategy. Work with ferry operators to develop a plan to improve the uptake of ferry services. Conduct community surveys. Advocate for additional ferry services and the upgrade of the Double Bay Ferry Wharf.	If funding is available, trial improved bus services to ferry wharves in the Woollahra LGA and monitor patronage. Advocate for further ferry trials. Promote ferry usage via the Council's media and communication channels.	Advocate making the improved ferry services and bus services to ferry wharves permanent. Continue to monitor the operation of ferry services and advocate for additional ferry services.

Woollahra Integrated Transport Strategy

Theme 2: Public Transport

Table 6.5 Theme 2 Actions: Public Transport (Continued)

Actions	Responsible	Cost	Action Component Summary*		
			Short Term (0-2 years)	Medium Term (3-5 years)	Long Term (5-10 years)
Work with Transport for NSW to improve public transport accessibility to recreational locations	WMC, TfNSW	Low <\$100,000	Prepare a bus improvement strategy and funding submission including for recreational services. Conduct community surveys about recreational public transport trips.	If funding is available, trial improved recreational bus services in the Woollahra LGA. Engage with media and share news/promote public transport improvements and services that benefit local residents and visitors.	Advocate making the trialled bus services permanent. Continue to monitor the operation of bus services and advocate for route upgrades (if required).
Support further on-demand public transport services	WMV, TfNSW	Low <\$100,000	Develop a position paper on potential new sites for on-demand transport services. Review use of existing services.	Continue advocating for the trial of on-demand public transport services.	Continued review of use and coverage of community transport services. Advocate for State Government funding of additional community transport services, if required.

Woollahra Integrated Transport Strategy

7. Theme 3: Active Transport

7.1 Objective

A walking and cycling network that is safe, connected, inclusive and convenient.

7.2 Targets

Increase the uptake of active transport (walking and cycling) to 14 per cent by 2026.

Currently, 10 per cent of daily work trips are made via walking and cycling. Cycling trips have scope for significant growth as the two major destinations for work trips (Eastern Suburbs and Sydney CBD) are within cycling distance for many people and will become more appealing with improved infrastructure and bike paths.

7.3 Policy Commitment

Council will increase the number of people walking and cycling by investing in and building safe, accessible and attractive pedestrian paths, crossings, cycleways, bicycle parking and supporting infrastructure.



7.4 Background

Walking and cycling are the most space efficient and sustainable of all transport modes, according to Transport for NSW's *Future Transport 2056* and have a range of benefits including:

- **Health:** Walking and cycling improves physical fitness
- **Safety:** People on the street leads to better passive surveillance
- **Social connectivity:** Increasing the chances of meetings and getting to know people in the local community
- **Economic:** Benefits to local retail as people shop locally and are able to get to local centres more efficiently (and without parking).

Walking and cycling comprise approximately 41 per cent of all trips in Woollahra (Figure 4.3). This figure is a little lower for Woollahra than the City of Sydney (53 per cent) and higher than Waverley (38 per cent). Looking solely at trips to work, just 12 per cent of journeys to work are on foot, most likely due to longer commuting distances and steeper topography.

7.4.1 Walking

Woollahra's walking network is typical of an inner urban area, with most streets having footpaths along both sides of the road and signal-controlled crossings provided at signalised intersections. Places are more walkable when walking routes have shade and shelter from weather, places to sit, safe and adequate places to cross, wide attractive footpaths and are protected from fast moving cars.

In some locations around Woollahra walking is difficult or challenging. A high number of crashes involve pedestrians. Currently, seven per cent (77 crashes) of the total crashes in Woollahra between 2013 and 2017 involved pedestrians.

In Woollahra:

- A large proportion of residential areas are within a short walking distance from a school or an educational facility
- Relatively few walking trips are made to some schools, causing congestion and parking issues
- The majority of residential areas are within walkable distance to shopping areas
- Some areas are very steep and may not be suitable for walking. These areas do not cater for people with mobility impairments and people with prams.



Woollahra Integrated Transport Strategy

Theme 3: Active Transport

7.4.2 Cycling

Most neighbourhoods in Woollahra are within a short bicycle riding catchment (up to 1.6 km) from local centres and schools. Notably within Woollahra:

- Oxford Street was observed to be the street with the highest number of cyclists (2013 data)
- The existing bicycle network includes a large number of on-street routes along local roads, which don't necessarily provide the most direct link and are not of an infrastructure standard that would attract a broad array of cyclists (including children and inexperienced cyclists)
- There are a number of incomplete sections within the bicycle network.

7.5 Key Challenges

There are four key challenges to overcome to achieve the stated objective of having **a useable walking and cycling network that is safe, attractive, connected, inclusive and convenient**. These are mapped (where there is a geographic site) in Figure 7.1.

7.5.1 Key Challenges

- Demonstrating the viability and benefits of active transport for parents and carers of children commuting to school
- Encouraging people to choose active transport options for short trips and for taking children to school, childcare and pre-school
- Improving cycling infrastructure and connectivity between neighbourhoods, local centres and schools, particularly in more remote areas of Woollahra
- Improving pedestrian safety and reducing instances of pedestrian-vehicle crashes.



Woollahra Integrated Transport Strategy Theme 3: Active Transport

Figure 7.1 Challenges: Active Transport



Woollahra Integrated Transport Strategy

Theme 3: Active Transport

7.6 Opportunities

There are seven key opportunities relating to public transport in Woollahra.

7.6.1 Develop an Active Transport Plan

Develop an Active Transport Plan to realise the benefits of walking and cycling to the community.

The Active Transport Plan will include a review of existing strategies and plans, such as the *Woollahra Bike Plan 2009*, to identify how council can develop a safer, efficient and more connected street network.

7.6.2 Safe off-road cycling and separated cycleways

1. Identify opportunities for separated cycleways along key cycling corridors
2. Implement these routes to increase accessibility to all schools and local centres and provide access to Edgecliff Station and Bondi Junction Station.

7.6.3 Consider and implement Safer Street Neighbourhood Link in the active transport network

An emerging trend which can act as a complement to a separated cycle network is Safer Street Neighbourhood Cycle Links (sometimes known as Greenways). These links do not separate cyclists with a barrier but do go to significant lengths to provide a safe link through:

- Reducing design speeds to 30 km/h hour through speed humps, kerb extension, planting and carriageway widths
- Locating infrastructure on streets with very low traffic volumes (of around 60 vehicles per hour each way).

7.6.4 Use of non-traditional bikes and scooters (including e-bikes, e-cargo bikes, e-family bikes and e-scooters)

The adoption of electric bikes (e-bikes) could potentially provide benefits to Woollahra, including increased:

- Catchment size through higher cycling speeds and longer trip distances
- Number of cyclists by making it easier from them to cycle in hilly environments
- Diversity of users by making cycling generally easier
- Providing an alternative transport mode for short trips.

7.6.5 Connectivity with public transport

Increase connectivity between cycling and other forms of public transport by providing bike parking at major bus stops, train stations and ferry wharves.

7.6.6 Encouraging and mandating cycling facilities provision

1. Update the local development control plan to increase provision for cycling infrastructure, particularly in relation to end of trip facilities.
2. Encourage the provision of the following biking facilities to promote active transport:
 - Safe and secure bicycle parking
 - Showering facilities at schools and workplaces.

7.6.7 Identify opportunities for bike sharing schemes within Woollahra LGA

Work alongside councils within the Inner Sydney area to identify more coordinated and sustainable bike sharing options.



Woollahra Integrated Transport Strategy

Theme 3: Active Transport

7.7 Actions

The actions in Table 7.2 are consistent with the key challenges and opportunities identified for Theme 3: Active Transport.

Table 7.2 Theme 3 Actions: Active Transport

Actions	Responsible	Cost	Action Component Summary*		
			Short Term (0-2 years)	Medium Term (3-5 years)	Long Term (5-10 years)
Develop a new Woollahra Active Transport Plan.	WMC	Low-Medium <\$100,000 -\$300,000	Develop a new Woollahra Active Transport Plan with increased emphasis on off-road and separated cycleways (for main routes) connecting with feeder routes and improved pedestrian facilities. Implement the short-term actions of the Woollahra Active Transport Plan.	Update plan every 5 years. Implement the medium-term actions of the Woollahra Active Transport Plan. Monitor progress annually.	Update plan every 5 years. Implement the long-term actions of the Woollahra Active Transport Plan. Monitor progress annually. Develop active travel promotional plans/materials in line with infrastructure improvements.
Support the development of a well-managed dockless or docked bike share scheme in Sydney.	TfNSW, WMV	Low <\$100,000	Liaise with other inner city councils and the State Government to support the development of a well-managed dockless or docked bike share scheme, which includes Woollahra LGA.	Support the tendering and delivery of a well-managed dockless or docked bike share scheme.	Deliver a well-managed dockless or docked bike share scheme. Monitor progress.

Woollahra Integrated Transport Strategy

8. Theme 4: Roads and Parking

8.1 Objective

A balanced road and parking network that supports all users.

8.2 Targets

Decrease the use of people driving cars to 55 per cent by 2026.

Private car use currently accounts for 62 per cent of daily work trips. Improving active and public transport and increasing the take up of people walking, cycling and catching public transport, will ultimately reduce the number of people choosing to drive.

8.3 Policy

Council will prioritise public and active transport modes over private motor vehicles.

Council will manage traffic congestion, noise and speeding, by supporting more space efficient ways of getting around and designing roads for lower speeds.

Council will integrate transport with land-use planning.



8.4 Background

Travelling by car (as either as a driver or as a passenger) accounts for half of all trips in Woollahra. Yet car travel is the least space efficient of all transport modes, even when the car is full. Car use also causes:

- traffic delays at key points on the road network
- amenity and safety issues for people walking and cycling
- delays for on-road public transport.

Parking also has an important role to play in creating a balanced road network. Parking and traffic congestion are inter-related as parking issues can lead to increased traffic congestion and impacts on traffic performance. Kerbside parking also has an impact on the capacity of the road network.

The way people travel by car has been the topic of much debate over the last few years, as the technology for new types of cars becomes a reality. Autonomous (self-driving) cars, mobility as a service (MaaS) and electric vehicles have an ever-increasing presence in any discussion about future driving trends. These are each discussed in more detail in Chapter 8.4 Opportunities.

8.4.1 Overview of the Road Hierarchy

Roads within NSW are categorised by classification (ownership) and by the function that they perform.

Road Classification

Roads are classified (as defined by the *Roads Act 1993*) based on their importance to the movement of people and goods within NSW. For management purposes, Roads and Maritime Services has three administrative classes of roads. These are:

- State Roads: Major arterial links through NSW and within major urban areas
- Regional Roads: Roads of secondary importance between State Roads and Local Roads which, with State Roads provide the main connections to and between smaller towns and perform a sub-arterial function in major urban areas
- Local Roads: The remainder of Council managed roads.

Functional Road Network Classification

The functional classification of roads relates to its role within the overall road network.

Roads and Maritime Services has developed guidelines for functional classifications of roads. These guidelines are published in the document titled *The Functional Classification of Roads*.

Council recognises the importance of defining the roles of roads within the overall road network. We propose to adopt the RMS *Functional Classification of Roads*, which classifies roads according to the traffic roles they fulfil and the appropriate traffic volumes of traffic that they should convey.

Woollahra Integrated Transport Strategy

Theme 4: Roads and Parking

The four functional road classes are typically:

- **Arterial Road:** A main road carrying in excess of 15,000 vehicles per day and over 1,500 vehicles per hour in the peak period. They predominately carry traffic from one regional to another, forming principal avenues for metropolitan traffic movements.
- **Sub Arterial Road:** A secondary road carrying between 5,000 – 20,000 vehicles per day and over 500 and 2,000 vehicles per hour in the peak period. They predominately carry traffic from one sub-region to another forming secondary inter-regional transport links.
- **Collector Road:** A minor road carrying between 2,000 and 10,000 vehicles per day and over 250 and 1,000 per hour in the peak period. They provide a link between local areas and regional areas carrying low traffic volumes. At volumes greater than 5,000 vehicles per day, residential amenity begins to decline. Trunk collector and spine roads with limited property access can carry traffic flows greater than 5,000 vehicles per day.
- **Local Road:** A local street carrying less than 2,000 vehicles per day and 250 vehicles per hour in the peak period. It provides direct access to individual houses and carries low traffic volumes.

Woollahra's existing road network consists of three major arterial road corridors: New South Head Road, Oxford Street and Old South Head Road. The intersecting roads of Ocean Street and O'Sullivan Road also have significant importance for north-south connectivity.

The arterial road corridors carry the majority of the traffic travelling through Woollahra, although traffic levels vary significantly depending on the time of day and direction of travel.

The main sub-arterial roads include Ocean Street, O'Sullivan Road, Ocean Avenue, William Street, Old South Head Road north of the New South Head Road intersection and Barcom Avenue/Boundary Street/Neild Avenue.

Woollahra's road network hierarchy is shown in Figure 8.1.

8.4.2 Traffic Volumes and Midblock Assessment

The following locations currently experience an unacceptable level of traffic congestion during weekday peak periods:

- Edgecliff Road at Bathurst Street (AM/PM)
- New South Head Road at Darling Point Road/New McLean Street/New South Head Road Intersection (AM)
- New South Head Road at Ocean Street/Ocean Avenue/New South Head Road/Edgecliff Road Intersection (AM).

The following locations experience congestion during weekend peak periods:

- Queen Street
- Old South Head Road
- New South Head Road
- Ocean Street.

Fig 8.3 summarises crash information on Council's local road network.

Woollahra Integrated Transport Strategy

Theme 4: Roads and Parking

Figure 8.1 Road Hierarchy



Woollahra Integrated Transport Strategy

Theme 4: Roads and Parking

8.4.3 Parking

Council manages the on-street parking controls in Woollahra and strategically manages off-street parking provision and supply through its development control plans. It is important Council ensures that its parking systems are balanced to meet the needs of residents, workers, businesses and visitors, whilst considering the flow-on impacts on the traffic network.

On Street Parking

On-street parking supply is particularly high in areas such as Double Bay, Rose Bay, Woollahra, Paddington and Edgecliff centres. There is also high demand for parking on weekends and public holidays and during school holidays at tourist visitor destinations such as at Watsons Bay and Neilson Park (Shark Bay).

Council is unable to increase the supply of on-street parking. The only equitable way to manage the parking in some areas is to give residents and visitors fair access to the resource and to place time restrictions on the available parking spaces.

On-street paid parking, with parking meters, is in operation in Double Bay and Paddington.

Council has introduced Resident Parking Schemes in many residential areas with high parking demand to assist residents with time-limited parking opportunities and give them better opportunities to park near their homes.

Off-Street Parking

There are a number of off-street car parks available in Woollahra. These car parks are operated by either Council, local commercial operators and/or NSW Parks and Wildlife Services.

Council has also adopted a development control plan which outlines certain parking requirements for new developments. All new developments are assessed against Council's development control plan and should provide sufficient parking spaces in accordance with the plan.



Woollahra Integrated Transport Strategy

Theme 4: Roads and Parking

8.4.4 Freight

There are no approved b-double truck routes in Woollahra given the geographic location and the fact that there are no industrial areas within the municipality.

However, due to increased development activity there has been an increase in construction traffic-related activities on the road network resulting in:

- Noise and vibration issues of heavy vehicles adversely affecting the amenity of areas of residential areas and where there is high pedestrian activity
- Potential conflicts with vulnerable road users such as bicycle riders and pedestrians (when crossing roads).

8.4.5 Future Transport

Electric vehicles

By 2040, 55 per cent of all new car sales and 33 per cent of the global fleet will be electric. Electric vehicles (EVs) have significant benefits in reducing the emissions produced to run the vehicle where the electricity source is renewable. For common rapid charging (as opposed to overnight charging at home), there is beginning to be a universal standard for socket charging, which would enable Council to better regulate EV charging stations through its development control plan and infrastructure specification.

Autonomous vehicles

Fully autonomous vehicles promise many advantages, but the most consistently agreed upon is the benefit to road safety. Autonomous vehicles will lead to a decrease in the number of people being killed and hospitalised by cars as they do not rely on humans, who can be unpredictable and prone to distraction and poor decisions. However, there is a growing level of concern regarding the impact on communities and the likelihood of increased congestion resulting from:

- Shared autonomous vehicles circulating between rides, keeping in mind there is little disincentive for this with zero driver costs, low fuel costs and road costs and major incentives for this given the high cost and low availability of parking in many areas
- Privately owned autonomous vehicles returning to their home between trips (effectively doubling the distance travelled).

Figure 8.2 Uptake of fully autonomous vehicles



Source: TfNSW, *Future Transport 2056, 2018*

Woollahra Integrated Transport Strategy

Theme 4: Roads and Parking

Mobility as a Service (MaaS)

MaaS describes a shift away from personally-owned modes of transportation towards mobility solutions that are consumed as a service using a technology platform, such as a smartphone app.

MaaS offerings can include anything from car sharing, bike sharing, journey planning apps, ride sharing, smart parking and autonomous vehicles. MaaS offerings in which local government has an active role include car share, bike share and smart parking.

8.5 Key Challenges

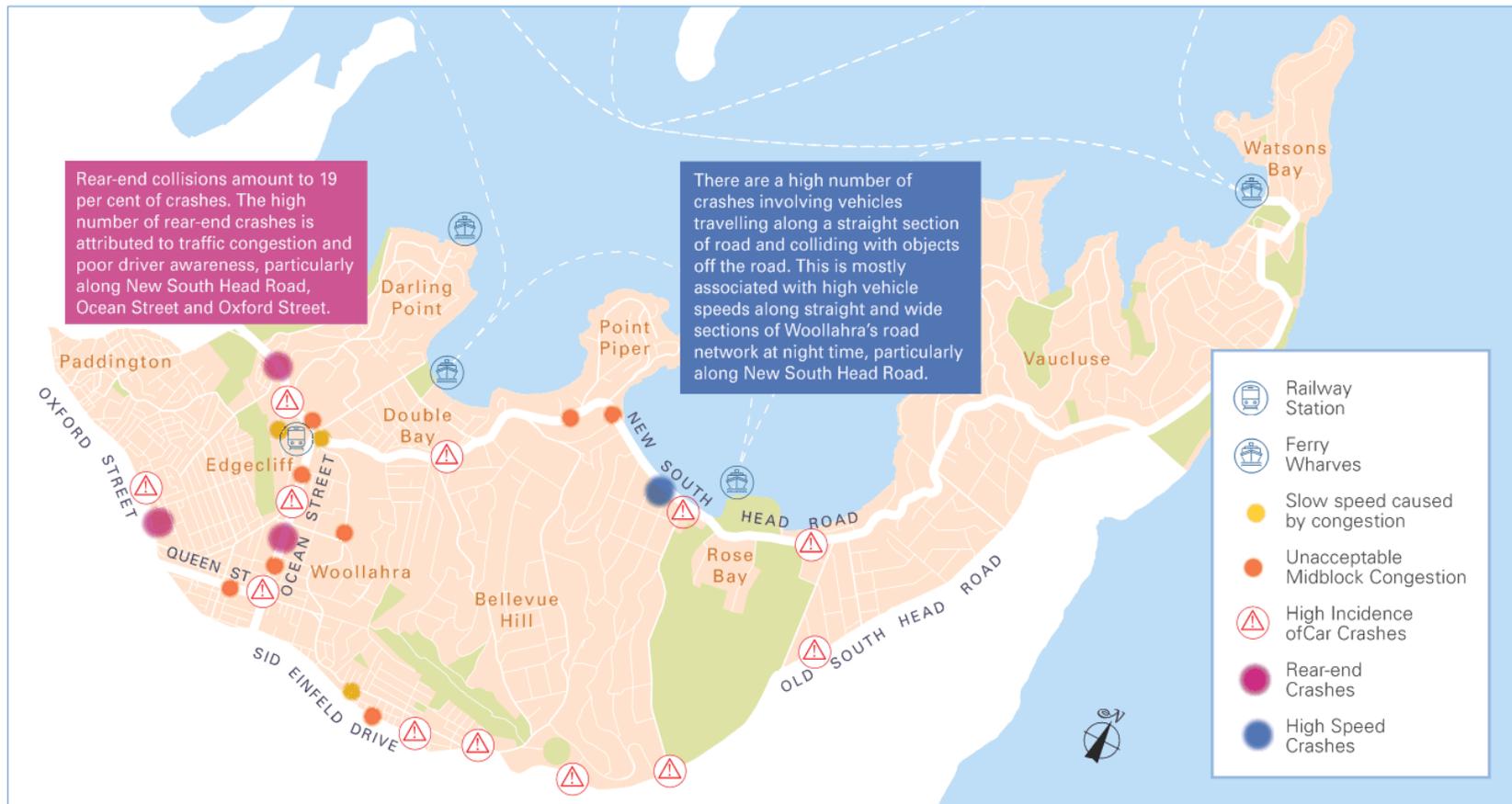
There are five key challenges to achieving the objective of having **a road network that supports all users**. The reliance on cars for personal mobility in Woollahra has led to other transport options – walking, cycling, public transport – being compromised by increasing traffic congestion and safety concerns. These are set out in section 8.4.1.

- Easing traffic congestion at key intersections across the municipality by improving intersection capacity
- Easing congestion across Woollahra caused by slow speeds
- Reducing the rate of crashes, particularly where vehicles veer off the road and those involving excessive vehicle speeds
- Balancing the parking requirements of residents, workers and visitors
- Planning for emerging future transport trends.



Woollahra Integrated Transport Strategy Theme 4: Roads and Parking

Figure 8.3 Crash Map



Woollahra Integrated Transport Strategy Theme 4: Roads and Parking

8.6 Opportunities

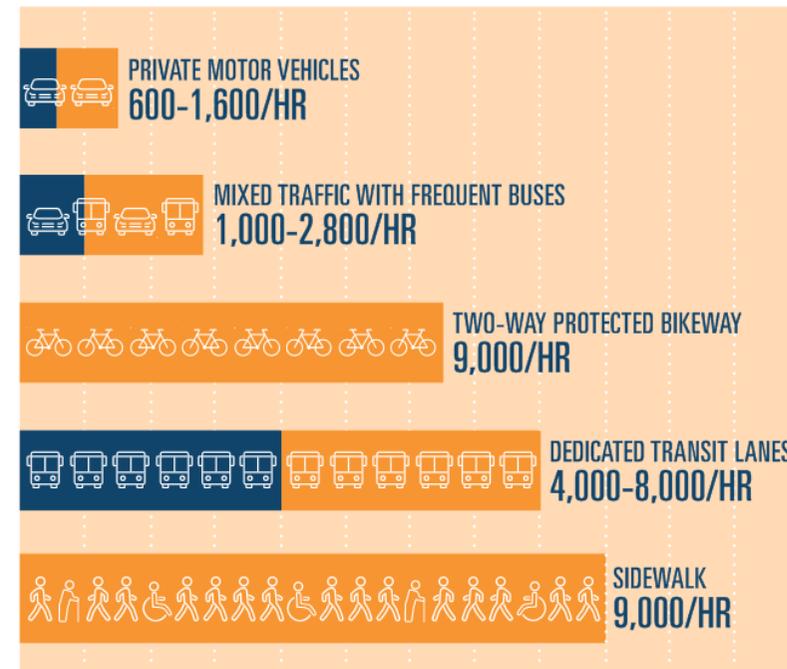
There are six opportunities identified to improve roads and parking in Woollahra.

8.4.1 Prioritising space-efficient transport modes

- Increase the opportunity for people to use more space-efficient transport modes and reduce reliance on vehicles.
- Prioritise walking, cycling and public transport to improve the efficiency of road space management.



Figure 8.4 Relative space efficiency of modes



Source: NACTO, 2018, *Designing to Move People*

Note: The capacity of a single lane by mode at peak conditions with normal operations.

Woollahra Integrated Transport Strategy

Theme 4: Roads and Parking

8.5.2 Managing parking appropriately to support necessary travel

- Create a parking hierarchy for management of Council's road kerb space to improve safety and encourage public and active transport modes
- Investigate the use of smart parking technology such as in-ground sensors and parking apps to monitor and manage parking in high demand areas.

8.5.3 Promoting the use of share vehicles

Promote the use of car-sharing to reduce the demand of on-street parking. Car share spaces can be promoted and implemented in new/ existing developments and on the street.

8.5.4 Reviewing the road system

Apply the principles of the Movement and Place, Safer Systems and Complete Streets approaches to road network space allocation to improve safety, increase uptake of active transport and support public and private transport.

8.5.5 Collaborate with the State Government to achieve their 'Toward Zero' goals.

Support the 'Toward Zero' goal of zero road fatalities or serious injuries on NSW roads by 2056 by installing traffic calming, pedestrian refuges and crossings in busy urban places to improve pedestrian and bicycle rider safety and reduce casualty crashes.

8.5.6 Understanding the role of emerging technology

- Promote the use of electric vehicles (EV) by investigating Council-supply of charging stations in retail areas, Council-owned car parks and other areas
- Investigate opportunities in implementing Mobility as a Service (MaaS).

Woollahra Integrated Transport Strategy

Theme 4: Roads and Parking

8.7 Actions

The actions in Table 8.2 are consistent with the key challenges and opportunities identified for Theme 4: Roads and Parking.

Table 8.2 Theme 4 Actions: Roads and Parking

Actions	Responsible	Cost	Action Component Summary*		
			Short Term (0-2 years)	Medium Term (3-5 years)	Long Term (5-10 years)
Prioritise space-efficient transport modes.	WMC	Medium <\$100,000	<p>Present plan to Transport for NSW for prioritising space efficient transport modes prioritising locations identified as having buses effected by congestion.</p> <p>Prepare a position paper for TfNSW on the scope for providing infrastructure for space-efficient transport modes within Woollahra.</p>	<p>Deliver bus priority improvements.</p> <p>Measure impact on transport mode split in each case study.</p>	<p>Deliver bus priority improvements.</p> <p>Measure impact on transport mode split in each case study.</p>
Develop a Road Safety Plan.	WMV	Medium \$100,000	<p>Crash data analysis and crash cluster identification.</p> <p>Strategy preparation.</p> <p>Road safety audits in identified areas.</p> <p>Prepare a funding submission (Blackspot and Safe Roads Programs) for improving road safety.</p> <p>Two-yearly road safety campaign preparation and delivery.</p>	<p>Implement measures to improve road safety in Woollahra.</p> <p>Update the funding submission.</p>	<p>Monitor the effectiveness of measures implemented to improve road safety and update the funding and engagement strategies.</p>

Woollahra Integrated Transport Strategy

Theme 4: Roads and Parking

Table 8.2 Theme 4 Actions: Roads and Parking (Continued)

Actions	Responsible	Cost	Action Component Summary*		
			Short Term (0-2 years)	Medium Term (3-5 years)	Long Term (5-10 years)
Update traffic management strategy and implement road safety initiatives aimed at reducing driving speeds.	WMC	High >\$300,000	<p>Undertake audits within local centres to identify 'shared zone' opportunities.</p> <p>Prepare a funding submission for Roads and Maritime Services (for 30 km/h high pedestrian activity areas and 10 km/h shared zones with supporting traffic calming measures).</p> <p>Design traffic calming measures within neighbourhood and local centres (if required).</p> <p>Investigate and implement a 40 km/h high pedestrian activity area or 10 km/h shared zone within neighbourhood and local centres every year, as required.</p>	<p>Update the Woollahra LATM strategy.</p> <p>Investigate and implement a 30 km/h high pedestrian activity area or 10 km/h shared zone within a town centre every year, as required.</p>	<p>Update the funding strategy.</p> <p>Investigate and implement a 30 km/h high pedestrian activity area or 10 km/h shared zone within a town centre every year, as required.</p>
Reduce the negative impacts of traffic in locations of high 'place' significance	WMC	High >\$300,000	<p>Include proposed Movement and Place recommendations in planning documents such as the proposed Active Transport Plan and Traffic Management Strategy.</p> <p>Prepare a program of works for the proposed high priority upgrades.</p> <p>Implement the upgrades and monitor their operation.</p>	<p>Implement the medium priority upgrades and monitor their operation.</p>	<p>Implement the low priority upgrades and monitor their operation.</p>

Woollahra Integrated Transport Strategy

Theme 4: Roads and Parking

Table 8.2 Theme 4 Actions: Roads and Parking (Continued)

Actions	Responsible	Cost	Action Component Summary*		
			Short Term (0-2 years)	Medium Term (3-5 years)	Long Term (5-10 years)
Support electric vehicle usage	WMC, TfNSW, RMS	Medium \$100,000 - \$300,000	<p>Advocate and work with Transport for NSW and Roads and Maritime Services for changes to legislation to enable a trial of on-road EV charging stations.</p> <p>Support the trial of EVs for on-demand transport trials in Woollahra LGA.</p> <p>Review and update Council's development control plan to strengthen the controls relating to the provision of electric vehicles.</p>	Monitor and review Council's support for EV.	Monitor and review Council's support for EV.
Increase use of shared cars	WMC	<\$100,000	<p>Liaise with car share providers to understand and overcome barriers to expanding car share schemes in Woollahra.</p> <p>Review and update Council's development control plan to strengthen the controls relating to the provision of car share vehicles.</p>	Regularly monitor and review car share numbers and usage.	Regularly monitor and review car share numbers and usage.
Create a Parking Action Plan for Woollahra that focuses on parking management	WMC	Medium \$100,000 - \$300,000	<p>Develop a new Parking Action Plan for Woollahra and implement the priority actions.</p> <p>Put a cap on the number of car parking spaces per dwelling and for other land uses (rather than having a minimum number required).</p>	Implement the measures and high priority actions identified in the Parking Action Plan to encourage the efficient use of parking within Woollahra.	Implement the measures medium / low priority actions identified in the Parking Action Plan to encourage the efficient use of parking within Woollahra.

Woollahra Integrated Transport Strategy

9. Summary

9.1 Summary of Challenges

This chapter summarises the key challenges as they have been identified through the development of the ITS, analysis of data and community engagement outcomes. There are two maps that summarise location specific challenges (Figure 9.1) and challenges which relate more generally to the municipality (Figure 9.2).

9.2 Summary Action Tables

The following tables are a summary of the challenges, opportunities and actions associated with each key theme:

- Access and Mobility
- Public Transport
- Active Transport
- Roads and Parking.



Woollahra Integrated Transport Strategy

Figure 9.1 Map of Council-wide challenges



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Table 9.1 Summary Table, Accessibility and Mobility

Reference	Challenge Evidence	Opportunities					Actions		
		On-Demand Public Transport	Access to Community Transport Network	Access to services	Accessibility Auditing (existing infrastructure)	Designing active transport for all abilities (new infrastructure)	Support further on-demand public transport services	Review access to key destinations	Work with the State Government to improve accessibility for all abilities on the bus and ferry network
Challenge 1.1: There is a high portion of older residents (65+), which brings challenges associated with age-related accessibility problems.									
Existing Conditions Report 2.2.2	The proportion of people aged 70 and over in Woollahra (13 per cent) is significantly higher than in the City of Sydney (5 per cent) and Waverley (9 per cent) and also higher than the Greater Sydney average (10 per cent). This suggests that there is a higher proportion of retirees living in Woollahra who generally have higher mobility needs and require good access to public transport services.	✓	✓	✓	✓	✓	✓	✓	
Existing Conditions Report 2.2.3	The portion of residents aged 65 or more is expected to increase by 2 per cent between 2016 and 2031. This increase in older people living in Woollahra could have an impact on demand for non-standard transport services, such as community transport (provided by Council and volunteer organisations), as older people are often less likely to be able to drive and may have lower mobility.	✓	✓	✓	✓	✓	✓	✓	
Challenge 1.2: There is limited disability access at discrete locations.									
Existing Conditions Report 3.3.1	Various locations require accessibility auditing (including bus stops, ferry terminals and key destinations such as shops) to ensure ease of access for all users.				✓		✓	✓	✓



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Table 9.1 Summary Table, Accessibility and Mobility (Continued)

Reference	Challenge	Opportunities					Actions		
		On-Demand Public Transport	Access to Community Transport Network	Access to services	Accessibility Auditing (existing infrastructure)	Designing active transport for all abilities (new infrastructure)	Support further on-demand public transport services	Review access to key destinations	Work with the State Government to improve accessibility for all abilities on the bus and ferry network
Challenge 1.3: Areas such as Watsons Bay and Vaucluse have poor accessibility due to their geographic and land use composition.									
Existing Conditions Report 3.3.1	Travel times by non-car modes from some areas are extremely long. People who have limited ability to drive are disadvantaged living in such locations.	✓		✓		✓	✓		
Challenge 1.4: Getting around with children, particularly on busy roads.									
	Moving around Woollahra with children can be difficult, particularly navigating busy roads and road crossing in general.				✓	✓		✓	



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Table 9.2 Summary Table, Public Transport

Reference	Challenge Evidence	Opportunities					Actions		
		On-Demand Public Transport	Prioritising On-Road Public Transport	Advocate for better ferry services	Connectivity through network design	Public transport for recreational trips	Work with Transport for NSW to increase bus usage	Work with Transport for NSW to increase ferry usage	Work with Transport for NSW to improve public transport accessibility to recreational locations
Challenge 2.1: Heavy dependence on private vehicle and limited use of public transport.									
Existing Conditions Report 2.4.1	A high proportion of trips made by Woollahra residents are related to social, recreational and shopping activities (46 per cent of the overall trips). This is similar to City of Sydney and Waverley, although higher than the Greater Sydney Average (41 per cent). To ensure that these trip types can be adequately catered for, good public transport services would need to be provided.	✓			✓	✓	✓	✓	✓
Existing Conditions Report 3.3.2	Private vehicle (driver and passenger) is the predominant mode of travel for work trips to/within Woollahra (64 per cent) and work trips for Woollahra residents (51 per cent).	✓	✓				✓	✓	✓
Challenge 2.2: Travel by bus is characterised by extended trip duration and long wait times.									
Existing Conditions Report 3.3.2	Bus travel speeds are slow on the inbound direction in the following locations:								
	Near Newcastle Street, Rose Bay, during the AM and PM peak periods.		✓				✓		
	Near Preston Avenue, Double Bay, during both the AM and PM peak periods.		✓				✓		

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Table 9 2 Summary Table, Public Transport (Continued)

Reference	Challenge Evidence	Opportunities					Actions		
		On-Demand Public Transport	Prioritising On-Road Public Transport	Advocate for better ferry services	Connectivity through network design	Public transport for recreational trips	Work with Transport for NSW to increase bus usage	Work with Transport for NSW to increase ferry usage	Work with Transport for NSW to improve public transport accessibility to recreational locations
Challenge 2.2: Travel by bus is characterised by extended trip duration and long wait times. (Continued)									
Existing Conditions Report 3.3.2	Bus travel speeds are slow on the inbound direction in the following locations:								
	Near New Beach Road, Edgecliff, during both the AM and PM peak periods (although it is noted that buses travel into the Edgecliff Station interchange).		✓				✓		
	Near Preston Avenue, Double Bay, during both the AM and PM peak periods.		✓				✓		
	Bus travel speeds are slow on the outbound direction in the following locations:								
	At Edgecliff, during both the AM and PM peak periods (although it is noted that buses travel into the Edgecliff Station interchange).		✓				✓		
Engagement Outcomes Report	Infrequent bus services lead to lack of coordination with other transport modes and increase wait times.	✓			✓	✓	✓		✓
Ferry services offer a very time competitive commuting option to private cars, however suburbs with ferry services still have very high car use.									
Existing Conditions Report 3.3.3	Of the four ferry wharfs (Watsons Bay, Double Bay, Rose Bay and Darling Point) all ferry options offer regular peak hour services (approximately 30 minute) and time-competitive alternatives to private car use. Despite this, car use from these suburbs for commuting trips are high.			✓	✓			✓	✓

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Table 9.3 Summary Table, Active Transport

Reference	Challenge Evidence	Opportunities				Actions	
		Safer Street Neighbourhoods in the active transport network	Opportunities for safe off-road cycling and separated cycleways	Used of non-traditional bikes (including, e-bikes, cargo bikes etc).	A connected network	Develop a new Woollahra Active Transport Plan	Support the development of a 'docked' bike share scheme in Sydney.
Existing Conditions Report 3.1	Council has identified that a high proportion of children are dropped off/picked by car at some schools in Woollahra. Encouraging school children and parents to walk to schools can have significant health and environmental benefits and can also reduce traffic congestion.	✓	✓	✓	✓	✓	
Existing Conditions Report 3.1	The majority of residential areas in Woollahra are within walkable distance to the shopping areas. It is noted that a high proportion of trips by purpose are for social, recreational and shopping purposes. This suggests that many of these trips could be undertaken by walking only.	✓			✓		
Existing Conditions Report 3.1	Some footpaths and pedestrian crossing infrastructure, such as pram ramps and pedestrian refuges, in Woollahra are of poor quality and would require upgrading in order to improve mobility and encourage more short trips by walking.	✓			✓		
Existing Conditions Report 2.5.2	There is an overall low rate of cycling trips in Woollahra, with only one per cent of residents cycling to work.	✓	✓	✓	✓	✓	✓
Engagement Outcomes Report, Chapter 4	Poor street lighting, signage and foliage obstruction of footpaths makes people feel unsafe when walking.	✓			✓	✓	
Engagement Outcomes Report, Chapter 6	Roads with few pedestrian crossings and high traffic speeds pose a danger and make the area difficult to navigate safely.	✓			✓	✓	

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Table 9.3 Summary Table, Active Transport (Continued)

Reference	Challenge Evidence	Opportunities				Actions	
		Safer Street Neighbourhoods in the active transport network	Opportunities for safe off-road cycling and separated cycleways	Used of non-traditional bikes (including, e-bikes, cargo bikes etc).	A connected network	Develop a new Woollahra Active Transport Plan	Support the development of a 'docked' bike share scheme in Sydney.
Existing Conditions Report 3.2	The majority of Woollahra is within a short bicycle riding catchment (up to 1.6 km) from local centres and schools. However, there is currently a limited number of cycleways that would appeal to a broad market (including children, their parents and inexperienced/tentative cyclists).	✓	✓	✓	✓	✓	
Existing Conditions Report 3.2	There are a number of incomplete in the bicycle network, particularly along the New South Head Road corridor, which has high traffic volumes and is not currently an attractive bicycle route due to a lack of infrastructure.	✓	✓	✓	✓	✓	
Engagement Outcomes Report, Chapter 6	Poor quality road surface on Vaucluse Road (lips and gaps between sections of concrete) compromises cyclist safety.		✓	✓			
Existing Conditions Report 3.5	Crashes where a pedestrian is hit by a vehicle account for seven per cent of all crashes.	✓			✓		

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Table 9.4 Summary Table, Roads and Parking

Reference	Challenge Evidence	Opportunities					Actions							
		Promoting the use of electric vehicles	Promoting the use of share vehicles	Controlling parking appropriately to support necessary travel	Prioritising space-efficient transport modes	Develop a 'Vision Zero' approach to road safety	Develop a Road Safety Plan	Implement safety initiatives aimed at reducing driving speeds.	Reduce the negative impacts of traffic in locations of high 'Place' significance.	Support for electric vehicle usage	Increase use of shared cars	Develop a municipal Parking Strategy	Prioritise space-efficient transport modes	
Challenge 4.1: There is traffic congestion in discrete locations across the municipality.														
Existing Conditions Report 3.4.3	Edgecliff Road at Bathurst Street in the weekday AM and PM peak.		✓	✓	✓							✓	✓	
	New South Head Road at Darling Point Road / New McLean Street / New South Head Road Intersection in the weekday AM peak; and New South Head Road at Ocean Street / Ocean Avenue / New South Head Road / Edgecliff Road Intersection in the weekday AM peak.		✓	✓	✓							✓	✓	
Challenge 4.2: There are slow travel speeds caused by congestion at discrete locations across the municipality.														
Existing Conditions Report 3.4.3	Slow travel speeds westbound along New South Head Road at Double Bay and Point Piper in the AM peak.		✓	✓	✓							✓	✓	



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Table 9.4 Summary Table, Roads and Parking (Continued)

Reference	Challenge	Opportunities					Actions						
		Promoting the use of electric vehicles	Promoting the use of share vehicles	Controlling parking appropriately to support necessary travel	Prioritising space-efficient transport modes	Develop a 'Vision Zero' approach to road safety	Develop a Road Safety Plan	Implement safety initiatives aimed at reducing driving speeds.	Reduce the negative impacts of traffic in locations of high 'Place' significance.	Support for electric vehicle usage	Increase use of shared cars	Develop a municipal Parking Strategy	Prioritise space-efficient transport modes
Challenge 4.2: There are slow travel speeds caused by congestion at discrete locations across the municipality. (continued)													
Existing Conditions Report 3.4.3	Slow travel speeds westbound along Old South Head Road near Bondi Junction in the AM peak.		✓	✓	✓						✓	✓	
	Slow travel speeds southbound along Ocean Street in Woollahra in the AM peak.		✓	✓	✓						✓	✓	
	Slow travel speeds at old South Head Road and Ocean Street, towards Bondi Junction in the PM peak.		✓	✓	✓						✓	✓	
	Slow travel speeds along Queen Street, Woollahra on the weekend peak.		✓	✓	✓			✓			✓	✓	
	Slow travel speeds along Old South Head Road near Bondi Junction in the weekend peak.		✓	✓	✓						✓	✓	

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Table 9.4 Summary Table, Roads and Parking (Continued)

Reference	Challenge	Opportunities					Actions						
		Promoting the use of electric vehicles	Promoting the use of share vehicles	Controlling parking appropriately to support necessary travel	Prioritising space-efficient transport modes	Develop a 'Vision Zero' approach to road safety	Develop a Road Safety Plan	Implement safety initiatives aimed at reducing driving speeds.	Reduce the negative impacts of traffic in locations of high 'Place' significance.	Support for electric vehicle usage	Increase use of shared cars	Develop a municipal Parking Strategy	Prioritise space-efficient transport modes
Challenge 4.2: There are slow travel speeds caused by congestion at discrete locations across the municipality. (continued)													
Existing Conditions Report 3.4.3	New South Head Road, generally between Darling Point Road and Victoria Road.		✓	✓	✓				✓		✓	✓	
	Ocean Street, for its entire length.		✓	✓	✓						✓	✓	
	Old South Head Road, at its southern end between Bondi Junction and Newcastle Street.		✓	✓	✓						✓	✓	
	Bellevue Road (westbound in the weekday AM and PM peak).		✓	✓	✓						✓	✓	
	Oxford Street, for its entire length.		✓	✓	✓				✓		✓	✓	
Challenge 4.3: There are areas with high incidences of car crashes, particularly involving collisions where vehicles were off the road and involving excessive vehicle speeds.													
Existing Conditions Report 3.5	Along New South Head Road near Edgecliff Station, through Double Bay, Point Piper and Rose Bay.					✓	✓	✓	✓				

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Table 9.4 Summary Table, Roads and Parking (Continued)

Reference	Challenge	Opportunities					Actions						
		Promoting the use of electric vehicles	Promoting the use of share vehicles	Controlling parking appropriately to support necessary travel	Prioritising space-efficient transport modes	Develop a 'Vision Zero' approach to road safety	Develop a Road Safety Plan	Implement safety initiatives aimed at reducing driving speeds.	Reduce the negative impacts of traffic in locations of high 'Place' significance.	Support for electric vehicle usage	Increase use of shared cars	Develop a municipal Parking Strategy	Prioritise space-efficient transport modes
Challenge 4.3: There are areas with high incidences of car crashes, particularly involving collisions where vehicles were off the road and involving excessive vehicle speeds.													
Existing Conditions Report 3.5	Old South Head Road, north of Newcastle Street at Rose Bay and intersections between Syd Enfield Drive and O'Sullivan Street.					✓	✓	✓	✓				
	Intersections along Ocean Street in Woollahra, including at Queen Street, Jersey Road and Syd Enfield Drive.					✓	✓	✓					
	Intersections along Oxford Street.					✓	✓	✓					
	Intersections along Edgecliff Road.					✓	✓	✓					
	There is a high number of crashes involving vehicles travelling along a straight section of road and colliding with objects off the road. This is mostly associated with high vehicle speeds along straight and wide sections of Woollahra's road network at night time, particularly along New South Head Road.					✓	✓	✓					



Woollahra Integrated Transport Strategy

Table 9.4 Summary Table, Roads and Parking (Continued)

Reference	Challenge	Opportunities					Actions						
		Promoting the use of electric vehicles	Promoting the use of share vehicles	Controlling parking appropriately to support necessary travel	Prioritising space-efficient transport modes	Develop a 'Vision Zero' approach to road safety	Develop a Road Safety Plan	Implement safety initiatives aimed at reducing driving speeds.	Reduce the negative impacts of traffic in locations of high 'Place' significance.	Support for electric vehicle usage	Increase use of shared cars	Develop a municipal Parking Strategy	Prioritise space-efficient transport modes
Challenge 4.3: There are areas with high incidences of car crashes, particularly involving collisions where vehicles were off the road and involving excessive vehicle speeds.													
Existing Conditions Report 3.5	Rear-end collisions amount to 19 per cent of crashes. The high number of rear-end crashes is attributed to traffic congestion and poor driver awareness, particularly along New South Head Road, Ocean Street and Oxford Street. Crashes where a pedestrian is hit by a vehicle account for seven per cent of all crashes.					✓	✓	✓					
Challenge 4.4: Freight and delivery can adversely affect amenity.													
Existing Conditions Report 4.1.8	The noise of freight/delivery vehicles adversely affects the amenity of areas of high pedestrian activity, such as New South Head Road at Double Bay, particularly at night when background noises are lower.	✓							✓	✓			

Woollahra Integrated Transport Strategy

Table 9.4 Summary Table, Roads and Parking (Continued)

Reference	Challenge	Opportunities					Actions						
		Promoting the use of electric vehicles	Promoting the use of share vehicles	Controlling parking appropriately to support necessary travel	Prioritising space-efficient transport modes	Develop a 'Vision Zero' approach to road safety	Develop a Road Safety Plan	Implement safety initiatives aimed at reducing driving speeds.	Reduce the negative impacts of traffic in locations of high 'Place' significance.	Support for electric vehicle usage	Increase use of shared cars	Develop a municipal Parking Strategy	Prioritise space-efficient transport modes
Challenge 4.4: Freight and delivery can adversely affect amenity.													
Existing Conditions Report 4.1.8	Freight/delivery vehicles can have potential conflicts with vulnerable road uses such as bicycle riders and pedestrians (when crossing roads).					✓			✓				
Challenge 4.5: Parking provides an incentive for car use, particularly when paired with unappealing active transport environments.													
Engagement Outcomes Report Chapter 3	There is an increased traffic and parking congestion near schools, as well as a growing population.			✓	✓				✓		✓		

Woollahra Integrated Transport Strategy

9.3 ITS Summary

Woollahra Council recognises that transport underpins the social and economic fabric of our community and plays an important role in making our vibrant and liveable place even better for future generations.

Our Integrated Transport Strategy sets out our vision, which is supported by four key transport themes and related objectives, challenges, opportunities, policy commitments and actions.

Council's goal is to have an integrated transport network in Woollahra that:

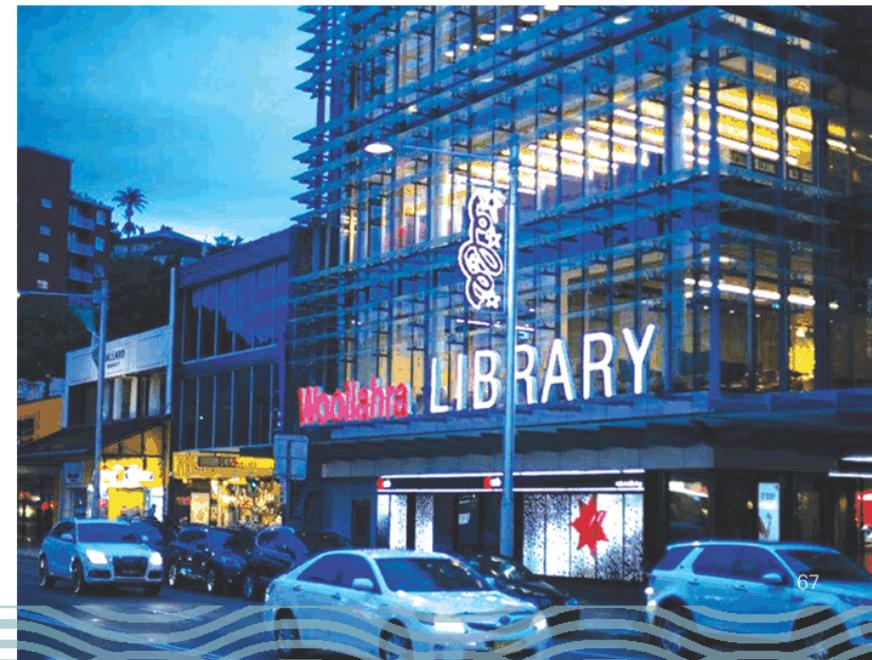
- Accommodates all users regardless of age or mobility
- Offers a competitive alternative to private car use
- Provides a safe, connected, inclusive and convenient walking and cycling network
- Prioritises a balanced road and parking system that supports all users.

Our targets are ambitious yet achievable; they take into consideration community feedback and reflect Woollahra's unique transport challenges, limitations and opportunities.

Importantly, Council and community each have important roles to play in the success of the Integrated Transport Strategy. Council shares responsibility for transport with the state government and we have two key roles. First, we provide and maintain our local roads, footpaths and cycleways. Second, we advocate on behalf of our community and lobby state government agencies for improved public transport (bus, train, ferry) provision and integration and state road networks.

Our community's role is a modified approach to the way people move around. By increasing active and public transport options and decreasing private vehicle trips, we can help reduce congestion, resulting in enhanced liveability for everyone in Woollahra.

Together, we can make our integrated transport vision a reality: A Woollahra where active, sustainable and efficient modes of transport are the most convenient choice for most trips.



Woollahra Integrated Transport Strategy

Glossary

Abbreviation	Term	Description
DCP	Development Control Plan	A development control plan provides detailed planning and design guidelines to support the planning controls in the Local Environmental Plan.
DSAPT	Disability Standards for Accessible Public Transport	The Disability Standards for Accessible Public Transport 2002 set out the minimum accessibility requirements that providers and operators of public transport must comply with, as well as ensuring that access to transport is consistently improved.
FSI	Fatal and Serious Injury	A classification within crash statistic studies - the highest level of severity.
HTS	Household Travel Survey	The most comprehensive source of personal travel data for the Sydney Greater Metropolitan Area.
ITS	Integrated Transport Strategy	An integrated transport strategy is a tool for the comprehensive analysis of existing and future transport system requirements. It supports a vision for an accessible municipality where active, sustainable and efficient modes of transport are the most convenient choice for most trips.
JTW	Journey to Work	Journey to Work data is derived from the 5-yearly Census of Population and Housing conducted by the Australian Bureau of Statistics.
LATM	Local Area Traffic Management	The use of physical devices, street-scaping treatments and other measures (including regulations and other non-physical measures) to influence vehicle operation, in order to create safer and more liveable local streets.
LEP	Local Environmental Plan	Local Environmental Plans guide planning decisions for local government areas. They do this through zoning and development controls, which provide a framework for the way land can be used.
LGA	Local Government Area	A local government area (LGA) is an administrative division of a country that a local government is responsible for.
LOS	Level of Service	Level of service (LOS) is a qualitative measure used to relate the quality of motor vehicle traffic service. LOS is used to analyse roadways and intersections by categorizing traffic flow and assigning quality levels of traffic based on performance measure like vehicle speed, density, congestion, etc.

Woollahra Integrated Transport Strategy

Abbreviation	Term	Description
MaaS	Mobility-as-a-Service	Mobility-as-a-Service (MaaS) describes a shift away from personally-owned modes of transportation and towards mobility solutions that are consumed as a service (such as Ridesharing, Carsharing and On-Demand transport services).
NPWS	National Parks and Wildlife Service	NSW National Parks and Wildlife Service is part of the NSW Office of Environment and Heritage.
PTIPS	Public Transport Information and Priority System	The Public Transport Information and Priority System consists of global positioning systems and radio data communications that deliver information about buses and their location. This information is used to facilitate bus priority and provide real-time information to passengers.
RMS	Roads and Maritime Services	Roads and Maritime Services is an operating agency within the NSW Transport cluster and is responsible for setting the strategic direction and guiding an extended network of public and private service delivery agencies to provide improved transport outcomes.
Transport for NSW	Transport for New South Wales	Transport for NSW is at the centre of the transport cluster with responsibility for setting the strategic direction and guiding an extended network of public and private service delivery agencies to provide improved transport outcomes across NSW. It is responsible for Transport planning, strategy, policy and procurement for all modes of transport – roads, rail, ferries, light rail and point-to-point transport.
Travel Plan	NA	A travel plan is a package of site-specific measures implemented to promote and maximise the use of more sustainable modes of travel.
WMC	Woollahra Municipal Council	Local government agency responsible for the suburbs of Paddington, Double Bay, Bellevue Hill, Darling Point, Point Piper, Rose Bay, Vaucluse, Watsons Bay and Woollahra.



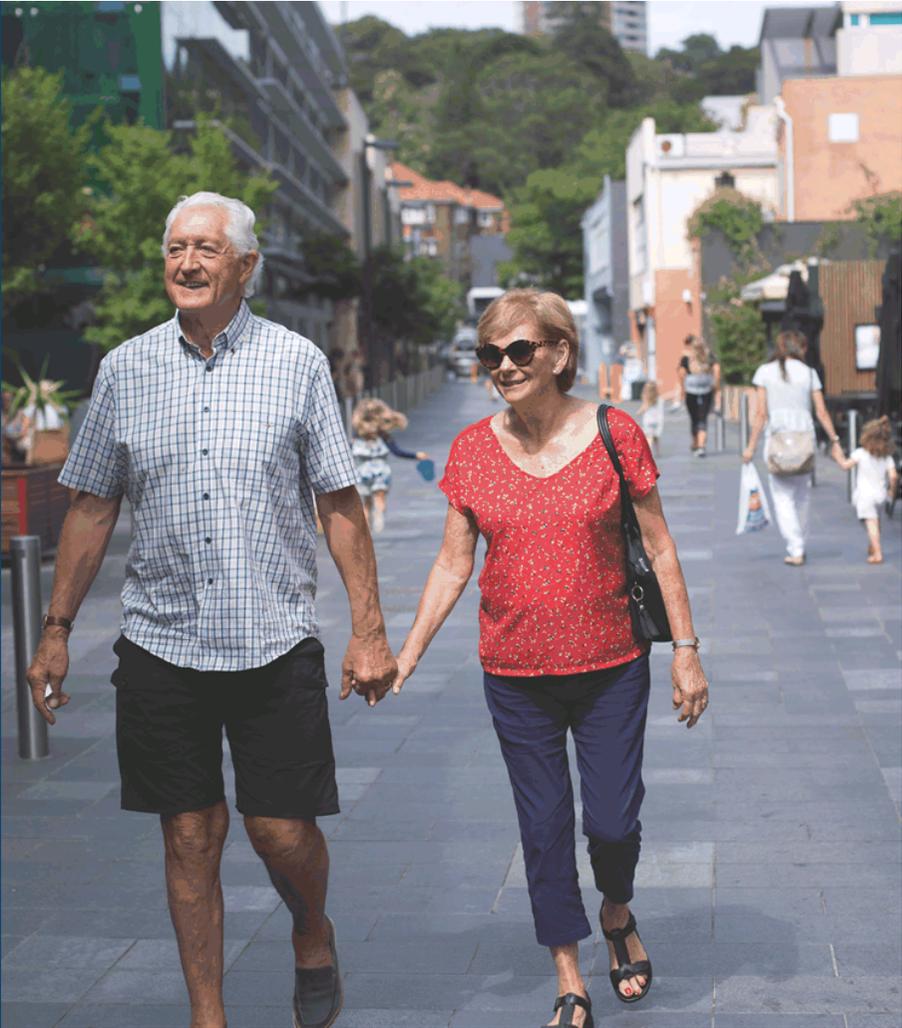
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Political Donations: Matters to be considered by Councillors at Council and/or Committee Meetings

