

Environmental Planning Committee



Agenda

Monday 17 February 2020

6.00pm

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 ask whether a member(s) of the public wish to address the Committee.
- If person(s) wish to address the Committee, they are allowed four (4) minutes in which to do so. 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 resumes his/her seat and takes 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.
- The Chairperson has the discretion whether to continue to accept speakers from the floor.
- 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).

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

12 February 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 – 17 February 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 the **Thornton Room (Committee Room)**, 536 New South Head Road, Double Bay, on **Monday 17 February 2020 at 6.00pm.**

Gary James
General Manager

Meeting Agenda

Item	Subject	Page
1.	Leave of Absence and Apologies	
2.	Late Correspondence	
3.	Declarations of Interest	

Items to be Decided by this Committee using its Delegated Authority

D1	Confirmation of Minutes of Meeting held on 3 February 2020 - 20/18469	7
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Items to be Submitted to the Council for Decision with Recommendations from this Committee

R1	Report on the public exhibition of the Draft Local Strategic Planning Statement 2019 - 20/15194	9
	Note: Annexure 4 has been Circulated Under Separate Cover	
R2	Planning Proposal - Heritage Listing of Sydney Croquet Club and Rose Bay Scout Hall, Rose Bay - 20/3933	287
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R4	Planning Proposal - Heritage listing of seven pubs in Paddington (Paddington Pubs Study) - 20/14899	577
R5	Planning Proposal - Heritage Listing of Cooper Park, Bellevue Hill - 20/15091	663
R6	Public Art in Major Developments - Draft DCP and Supporting Guidelines - Post Exhibition Report - 19/198837.....	723

Item No: D1 Delegated to Committee
Subject: **CONFIRMATION OF MINUTES OF MEETING HELD ON 3 FEBRUARY 2020**
Author: Sue O'Connor, Governance Officer
File No: 20/18469
Reason for Report: The Minutes of the Environmental Planning Committee of 3 February 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 3 February 2020 be taken as read and confirmed.

Item No:	R1 Recommendation to Council
Subject:	REPORT ON THE PUBLIC EXHIBITION OF THE DRAFT LOCAL STRATEGIC PLANNING STATEMENT 2019
Authors:	Anne White, Team Leader - Strategic Planning Kelly McKellar, Senior Strategic Planner
Approvers:	Chris Bluett, Manager - Strategic Planning Allan Coker, Director - Planning & Development
File No:	20/15194
Reason for Report:	To report on the public exhibition of the Draft Woollahra Local Strategic Planning Statement 2019. To request Council approve the Woollahra Local Strategic Planning Statement 2020 for submission to the Greater Sydney Commission for consideration and assurance.

Recommendation:

- A. THAT Council approve the Woollahra Local Strategic Planning Statement 2020 contained at **Annexure 4** of the report to the Environmental Planning Committee meeting of 3 February 2020 for submission to the Greater Sydney Commission for consideration and assurance.
- B. THAT Council give delegation to the General Manager to 'make' the Woollahra Local Strategic Planning Statement by 31 March 2020, subject to Council receiving a letter of support from the Greater Sydney Commission and updating the Statement in line with any conditions included in the letter of support.

1. Background

Section 3.9 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) requires councils to prepare a Local Strategic Planning Statement (LSPS) that is consistent with the *Eastern City District Plan* prepared by the *Greater Sydney Commission* (GSC) and the council's community strategic plan prepared under section 402 of the *Local Government Act 1993*. Council is required to prepare and make its LSPS by 31 March 2020.

The *Draft Woollahra Local Strategic Planning Statement 2019* (Draft Woollahra LSPS) sets out a 20-year land use vision for our area that protects and maintains our:

Outstanding heritage, lifestyle, leafy, boutique villages and an unrivalled open, sunny harbour-side landscape in Sydney's east.

The LSPS helps to translate Council's vision and priorities expressed in its Community Strategic Plan into specific land use planning actions. Implementation will occur through Council's Local Environmental Plan (LEP) as well as through other actions. The LSPS is designed to integrate with and complement Council's Community Strategic Plan and will guide future strategic planning decisions, including decisions about planning proposals.

In preparing our LSPS, staff undertook initial consultation early in the process to help write a Local Strategic Planning Statement that reflects the aspirations and values of our whole community. This comprised:

Online community consultation A letter box drop, emails and advertisements invited our community to use our interactive map to share what they love about our area and what they imagine for our future. The consultation was open for comment from 29 January 2019 to 29 March 2019.

The map was accessed through the LSPS project page *Imagine Tomorrow: Our Woollahra* on our Your Say Woollahra website. Staff selected the online mapping program called Social Pinpoint map as the platform for consultation in order to reach as many people in our community as possible within the statutory timeframe.

A total of 310 comments from 112 individuals were made on our interactive map during the consultation period. We also received one hand written submission. The project website had 729 separate visits with an average time of 20.01 minutes each visit.

Two Councillor workshops Workshops were held with Councillors on 25 February 2019 and 25 March 2019 facilitated by Lucy Cole-Edelstein from the RPS Group. Councillors workshopped a vision and priorities for the future of our area and were given updates on the comments coming in during the community consultation.

Workshop 1 began with a presentation from Dr Deborah Dearing, Eastern City District Commissioner at the GSC.

On the 26 August 2019, the Strategic and Corporate Committee (S&C) considered a report on the *Draft Woollahra LSPS* (see *Annexure 1*). At that meeting the Councillors made a number of suggested amendments, edits and refinements.

In response to the Committee's comments, Council staff amended the *Draft Woollahra LSPS* and circulated this to Councillors prior to the Council meeting. All changes were clearly identified in the amended version. On the 9 September 2019 Council resolved:

- A. *THAT the report on the Draft Woollahra Local Strategic Planning Statement and the outcome of the community consultation be received and noted.*
- B. *THAT Council resolve to publicly exhibit the Draft Woollahra Local Strategic Planning Statement presented in Annexure 1 of the report to the Strategic and Corporate Committee of 26 August 2019, subject to the following amendments:*
 - *include reference to 'accessibility' (especially for our ageing population), 'safety', 'neighbourhood cohesion' (i.e. neighbourhood watch) and 'affordable housing' to the vision on page 12 and to the relevant planning priorities.*
 - *amend the vision sentence to read 'Outstanding heritage, lifestyle, leafy, boutique villages and an unrivalled open, sunny harbour-side landscape in Sydney's east.'*
 - *separate cycling and walking throughout the statement and add an action for safe and accessible 'pedestrian links' on page 20 including pedestrian links around the harbour foreshore and the Bondi to Manly walk.*
 - *include reference to 'affordable housing' to increase emphasis on promoting and supporting affordability on page 29 at point f:*
 - f. *address affordable housing by:*

- i. recognising housing affordability is an issue in Woollahra, particularly for essential service workers*
- ii. quantifying and measuring the need for affordable housing in the LGA*
- iii. identifying areas and strategies for growth in affordable housing*
- iv. recognizing that affordable housing is a complex issues that needs to be addressed at all levels of government Woollahra Municipal Council Strategic & Corporate Committee Minutes 26 August 2019 Page 495*
- v. exploring opportunities for Council to participate at regional and state level to advocate for state funded delivery of affordable housing stock.*
- *include reference to 'solar energy' under sustainability on page 42.*
- *explain how the actions will be implemented in the Delivery Program & Operational Plan and how monitoring will be undertaken via the DPOP' in the implementation section on page 56/57.*
- *include reference after design excellence to 'responsible best practice construction' in housing and sustainability planning priorities.*
- *include 'companion animal' action to promote bylaws and park management that reflect growing pet ownership in high density dwellings and increasing demand for companion animals for our ageing population.*
- *include the 'Rushcutters/Paddington Greenway project' in the Green Grid strategies and actions.*
- *other changes to address text inconsistencies, grammatical errors and graphic design matters as required.*

C. *THAT staff report on the submissions received during the public exhibition to a future committee meeting.*

2. Public exhibition

The *Draft Woollahra LSPS* (see **Annexure 2**) was placed on public exhibition for 45 days from Wednesday 25 September 2019 to Friday 8 November 2019.

The exhibition took place on Council's *Your Say Woollahra* website platform and in the Customer Service area of Woollahra Council Chambers in Double Bay (available during business hours). Council's *Your Say Woollahra* platform featured a tool to allow the community to make online submissions. The exhibition webpage on Council's website was visited 635 customers.

Details of the exhibition were notified in seven Wentworth Courier editions, on the 25 September, 2, 9, 16, 23, 30 October and 6 November 2019. Details of the exhibition were also included in the *Eastern Suburbs Life* edition of 14 October – November 2019. Advertisements were included in Council's 'Out and About' posters placed in parks and community facilities across the LGA.

A comprehensive letter box drop to homes and businesses in the LGA (with accessible mail boxes) was undertaken at the beginning of September 2019.

The exhibition was advertised on social media on both Facebook and Instagram using a customised video. Using both platforms these adverts reached 2,325 people. The Instagram advert performed the best with 214 likes.

Email notifications were sent to:

- Customers who had registered in Council's Your Say Woollahra platform,
- Anyone who made a submission to the pre-engagement consultation,
- The La Perouse Local Aboriginal Land Council,
- Local community and business groups (Paddington Business Partnership, Double Bay Networking Group, Double Bay Residents Association, Rose Bay Residents Association, Darling Point Society, Woollahra History and Heritage Society and Sydney East Business Chamber)

Exhibition notification emails and a link to Council's exhibition page were sent to the following councils and public authorities:

- City of Sydney Council
- Waverley Council
- Randwick Council
- Department of Planning, Industry and Environment (DPIE)
- Department of Education
- (The former) Department of Environment NSW
- Greater Sydney Commission (GSC)
- Office of Local Government
- Transport for NSW - Roads and Maritime Services
- Shelter NSW
- Sydney Water.

3. Submissions

A total of 34 submissions were received during the exhibition period from 13 individuals, 14 organisations, 6 Government Agencies and 1 Council.

The following Government agencies and councils made submissions:

- City of Sydney Council
- Create NSW
- Environment Protection Authority
- Heritage NSW, Premier & Cabinet
- Office of Sport NSW
- Sydney Water
- Transport for NSW.

We received submissions from the following organisations:

- Australian Slacklining Association Inc.
- Bridge Housing
- Cancer Council
- Cancer Institute NSW
- Community Housing Industry Association NSW
- DFP Planning on behalf of Anglican community Services (Anglicare)
- Double Bay Residents Association
- Ethos Urban on behalf of the Woolworths Group
- Ethos Urban on behalf of Uniting
- Mirvac
- Potts Point & Kings Cross Heritage & Residents Society

- Rose Bay Residents Association
- Shelter NSW
- Vaucluse West Residents Association.

Redacted copies of all submissions are included at *Annexure 3*.

3.1. Summary of issues raised in submissions

The primary issues raised in the submissions relate to:

- (a) Community concerns about:
 - impacts from population growth and overdevelopment on local amenity
 - environment, traffic, housing affordability and community infrastructure
 - traffic management, parking demand and congestion on residential streets
 - ensuring that we protect local character
 - inadequate consultation and outcomes.
- (b) Objections to planning priorities and actions related to:
 - Council's draft VPA policy
 - planning controls that increase costs to developers
 - increased housing and the provision of any affordable housing in the LGA
 - Council's nominated projects including the review of the Double Bay planning controls, Rushcutters Bay skate park, Cross Street Car Park redevelopment project and Rose Bay Car Parks redevelopment project.
- (c) Requests for more information to be provided in the Draft Woollahra LSPS regarding:
 - the timing and scope of future strategies and plans
 - increasing local retail opportunities, support for local business, creating vibrant local economies, all with regard to a 30-minute city
 - the importance of providing suitable shade and protection from UV radiation
 - freight and servicing functions
 - creative industries
 - continuing collaboration with state agencies including Transport for NSW, Create NSW, Heritage NSW, Office of Sport NSW EPA, and DPIE to be identified in LSPS.
- (d) General support for planning priorities and actions related to:
 - providing more walking paths and cycleways to reduce car dependency and congestion
 - protecting and where possible expanding sport, leisure and other community facilities
 - protecting and improving public access to parks and our foreshore
 - protecting heritage, including Paddington and Rushcutters Bay Park
 - protecting and enhancing biodiversity and increasing urban green cover particularly in streets, parks and the public domain
 - sustainability and climate change.

3.2. Comments from the Greater Sydney Commission and Councillors

On 25 November 2019, Council staff attended the *Final LSPS Technical Health Check* at the GSC's office in Parramatta. The GSC had reviewed the *Draft Woollahra LSPS* and provided comments to staff identifying areas where further information would improve line of sight to the Eastern City District Plan and help clarify the narrative for achieving the vision for Woollahra articulated in the *Draft Woollahra LSPS*.

Based on the submissions received during public exhibition and the discussions at the *Final LSPS Technical Health Check*, Council staff recommended a number of post-exhibition amendments to refine the *Draft Woollahra LSPS*.

On 29 January 2020, Council staff attended a further meeting at the GSC's office in Parramatta. The GSC had reviewed the post exhibition version of the *Draft Woollahra LSPS* and provided further comments to staff identifying areas where additional information or clarification are required.

On 3 February 2020, Council staff held a Councillor briefing to provide an update on the latest assurance meeting with the GSC. At that meeting the Councillors requested staff to consider whether certain additional matters could be addressed. Where possible, amendments have been made to the *Draft Woollahra LSPS* to incorporate these matters.

4. The Draft Woollahra LSPS 2020

Based on the submissions received during the public exhibition and the comments from the GSC, Council staff have prepared the *Draft Woollahra LSPS 2020* (see *Annexure 4*). All post exhibition changes have been identified with **yellow highlight**.

Summary of amendments to the Draft Woollahra LSPS (by section)
About this plan Additional detail provided about timing of new studies and strategies being prepared by Council, including the local housing strategy and recreational need assessment study. These strategies and studies are likely to require future amendments to the LSPS. Additional information inserted regarding requirements under the Act. Specifically that the LSPS must be consistent with the relevant SEPPs and Ministerial Direction issued under Section 9.1.
Community consultation Updated to refer to dates and results of public exhibition.
Context – our local area Map and text inserted identifying the relationship of the LSPS to the Eastern City District
Context – our local profile Data updated and sources of data noted.
Vision Vision updated to include tree canopy, transport, access to arts and culture, climate change and resilience.
Action priorities Indicative timeframe inserted for each of the actions identify whether they are expected to be implemented in the short (0-3 years), medium (3-10 years) or long (10 years +) term, or as an ongoing matter.

Summary of amendments to the Draft Woollahra LSPS (by section)
<p>Structure plan Bondi to Manly Coastal Walk added to map</p>
<p>Infrastructure and collaboration <i>Planning Priority 1</i> Additional information on active transport, the 30 minute city, local freight, LGA wide transport challenges, electric vehicle infrastructure, shade, and timing of the Draft Integrated Transport Strategy. Three new actions inserted regarding:</p> <ul style="list-style-type: none"> • Working with councils and state agencies to deliver safe active transport links, particularly cycling and walking paths • Increased street plantings and tree canopy along streetscapes and pathways • Continued support and promotion of shared vehicles and electric vehicles. <p><i>Planning Priority 2</i> Additional information inserted regarding Council's infrastructure, facilities, cultural and linguistic diversity and programs for art and cultural activities. Two new actions regarding:</p> <ul style="list-style-type: none"> • Cross Street Car Park redevelopment project and the St Brigid's project • Provision of shade. <p><i>Planning Priority 3</i> Update to two actions regarding:</p> <ul style="list-style-type: none"> • Recent adoption of the <i>Woollahra Community Participation Plan 2019</i> • Support for self-determination of Aboriginal and Torres Strait Islander people.
<p>Liveability <i>Planning Priority 4</i> Additional information inserted regarding matters to consider when planning for future housing and the elements that the local housing strategy is expected to cover. Four actions updated to:</p> <ul style="list-style-type: none"> • Insert verbatim requirements for housing strategies set out in the Eastern City District Plan • Clarify purpose of action relating to future affordable housing investigations with adjoining councils • Consolidate two actions related to matters that will be investigated during the preparation of the local housing strategy into Action 25. <p><i>Planning Priority 5</i> New action inserted regarding the provision of additional information and general support for owners of heritage items. Update to clarify meaning of action seeking an exemption from <i>SEPP (Exempt and complying)</i> for our heritage conservation areas.</p> <p><i>Planning Priority 6</i> Inserted additional information about place plans and contribution of arts, culture and community life to the local economy and liveability. Updates to reflect revised project timelines for Double Bay and Edgecliff planning reviews. Two new actions:</p> <ul style="list-style-type: none"> • Preparation of local character statements • Opportunities for arts and cultural Infrastructure and uses.
<p>Productivity <i>Planning Priority 7</i> Inserted references to arts and culture, health and education precincts. Inserted additional information on business zones across LGA, local jobs and industry sectors.</p> <p><i>Planning Priority 8</i> Inserted additional information about Council's place plans for Double Bay and Oxford Street, Paddington. References inserted relating to management of deliveries and servicing</p>

Summary of amendments to the Draft Woollahra LSPS (by section)
<p><i>Planning Priority 9</i> Additional information inserted about council initiatives regarding online services and supporting new technologies such as electric vehicles.</p>
<p>Sustainability <i>Planning Priority 10</i> More detail provided about water catchment areas, water recreation and protection of environmentally sensitive areas. One new action inserted regarding protection of publicly owned foreshore areas and access to Sydney Harbour.</p> <p><i>Planning Priority 11</i> Additional detail provided regarding location and types of threatened species in the Woollahra LGA. More detail inserted regarding tree canopy and relevant Premier's Priority. Three new actions inserted regarding:</p> <ul style="list-style-type: none">• Provision of shade• Auditing biodiversity• Protection of public recreation facilities and open space. <p><i>Planning Priority 12</i> Increased emphasis on the protection of Sydney Harbour views and scenic landscape, including insertion of planning principles from the <i>SREP (Sydney Harbour Catchment) 2005</i>. One new action inserted regarding the protection of public access to and ownership of foreshore areas.</p> <p><i>Planning Priority 13</i> Inserted data on emissions, water consumption and energy use from information available on Resilient Sydney's Kinesis platform which is available to Councils. Additional information inserted about waste collection in the LGA. Two additional actions inserted regarding:</p> <ul style="list-style-type: none">• Waste reduction education programs• Working with Transport for NSW and other government organisations to reduce transport related emissions. <p><i>Planning Priority 14</i> Inserted additional references to climate change and hazard management. Three new actions inserted relating to:</p> <ul style="list-style-type: none">• Working with the NSW EPA to identify and monitor contamination• Maintaining flood mapping and related planning controls• Advocating for increased climate change action at all levels of government.
<p>Implementation Inserted relevant references that the LSPS must comply with SEPPs, Section 9.1 Directions from the Minister and the planning hierarchy.</p>

5. Next Steps

Council is required to prepare and make our LSPS by 31 March 2020. Before Council can make the LSPS it must have written support from the Greater Sydney Commission (GSC). These requirements are set out in the EP&A Act, *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017* and the *Greater Sydney Commission Act 2015*.

Should Council approve the *Draft Woollahra LSPS 2020* at **Annexure 4**, Council staff will submit it to the GSC for consideration and assurance. The GSC will provide Council with a letter identifying whether they support the LSPS, with or without minor administrative amendments.

Due to the imminent deadline of 31 March 2020, Council staff recommend that Council gives delegation to the General Manager to ‘make’ the LSPS. This administrative process was suggested by the GSC to all councils in order to fast track the finalisation of the LSPSs.

Should Council give delegation to the General Manager to ‘make’ the LSPS, Council staff will then forward the LSPS to the DPIE for publication on the e-planning portal. The *Woollahra LSPS* will come into effect on the date it is published on the portal.

If the GSC requires amendments of substance before it is prepared to issue its final assurance planning staff will prepare an officer’s report to the Council meeting to be held on 23 March 2020.





6. Conclusion

Over the last year, Council staff, in close collaboration with our community have been preparing our LSPS. As identified in the EP&A Act, the LSPS must be made by 31 March 2020.

The *Draft Woollahra LSPS* was exhibited in accordance with the provisions of the EP&A Act, and 34 submissions were receiving during the exhibition period. In response to the issues raised in the submissions, feedback from our Councillors and the GSC, Council staff have made a number of changes to the *Draft Woollahra LSPS* since it was exhibited.

Council staff recommended that Council approves the *Draft Woollahra LSPS 2020* at **Annexure 4** so that it can be submitted to the GSC for consideration and assurance. Once published, the *Woollahra LSPS* will set out our 20 year land use vision.

Annexures

1. Report to the Strategic and Corporate Committee - 26 August 2019 (Annexures removed) [↓](#) 
2. Draft Woollahra LSPS (as exhibited) [↓](#) 
3. Redacted submissions to the Draft Woollahra LSPS [↓](#) 
4. Post Exhibition Draft Woollahra LSPS (*circulated under separate cover*) 

Woollahra Municipal Council
Strategic & Corporate Committee Agenda

26 August 2019

Item No: R1 Recommendation to Council
Subject: **DRAFT WOOLLAHRA LOCAL STRATEGIC PLANNING STATEMENT**
Author: Kelly McKellar, Senior Strategic Planner
Approvers: Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 19/102008
Reason for Report: To present the Draft Woollahra Local Strategic Planning Statement and report on the outcome of the community consultation that was undertaken to inform its preparation
To obtain Council's approval to publicly exhibit the Draft Woollahra Local Strategic Planning Statement.

Recommendation:

- A. THAT the report on the *Draft Woollahra Local Strategic Planning Statement* and the outcome of the community consultation be received and noted.
- B. THAT Council resolve to publicly exhibit the *Draft Woollahra Local Strategic Planning Statement* presented in Annexure 1 of the report to the Strategic and Corporate Committee of 26 August 2019.
- C. THAT staff report on the submissions received during the public exhibition to a future committee meeting.

1. Summary

This report introduces Council's first *Draft Woollahra Local Strategic Planning Statement*. Its preparation was informed by community consultation held in early 2019 and two councillor workshops, *Woollahra 2030*, and our other existing strategies and policies.

The local strategic planning statement is intended to be a plain-English statement that sets our land use vision for the next 20-years, supported by priorities and actions. It must be consistent with the existing strategic framework, in particular the Greater Sydney Commission's *Eastern City District Plan* and Council's community strategic plan *Woollahra 2030*.

The actions and priorities in the statement will be implemented through Council's Delivery Program and Operational Plan. The local strategic planning statement must be reviewed regularly, at least every seven years.

Subject to Council endorsement, the *Draft Woollahra Local Strategic Planning Statement* will be placed on public exhibition for a minimum of six weeks. A report on all submissions received during the public exhibition will be presented to a future committee meeting.

This report provides a brief overview of the *Draft Woollahra Local Strategic Planning Statement* and seeks Council's endorsement to place it on public exhibition for a period of six weeks.

2. Background

On 18 March 2018 the Greater Sydney Commission (GSC) released its regional plan *Greater Sydney Region Plan – A Metropolis of Three Cities* and five supporting District Plans (including the *Eastern City District Plan*). Collectively, these plans set the future vision, and actions to achieve it, for all of Greater Sydney:

A Metropolis of three cities ... where most residents live within 30 minutes of their jobs, education and health facilities, services and great places.

(2018, Eastern City District Plan, p.6)

The plans are aligned with the *NSW State Infrastructure Strategy 2018-2038* (prepared by Infrastructure NSW) and *Future Transport 2056* (prepared by Transport for NSW). This is the first time the State has actively sought to align its visionary and strategic land use plans with infrastructure and transport.

Council is required to give effect to the *Eastern City District Plan* under section 3.8 of the *Environmental Planning and Assessment Act 1979* (the EP&A Act). This applies to all strategic planning processes including:

- local environmental plans
- the assessment of planning proposals
- local planning strategies and policies, and
- the Community Strategic Plan and the Delivery and Operational Plan.

On 7 May 2018 a briefing report was presented to the Environmental Planning Committee (EPC) summarising the *Eastern City District Plan* (see Annexure 1) and on 21 May 2018 Council resolved:

- A. *THAT the report on the Eastern City District Plan be received and noted.*
B. *THAT it be noted that future reports will be provided to the Environmental Planning Committee as further information is released by the State Government to guide implementation of the Eastern City District Plan.*

To assist councils the GSC and the former Department of Planning and Environment (DPE) held a series of Technical Working Groups organised around the following six themes. A staff member attended each session:

1. Roadmap
2. Local Strategic Planning Statement
3. Sustainability
4. Housing and Liveability
5. Productivity
6. Infrastructure and Priorities.

On 17 September 2018, councillors attended a briefing session on the key projects required to implement and give effect to the *Eastern City District Plan*. This session was attended by representatives from the DPE and staff.

Woollahra Municipal Council
Strategic & Corporate Committee Agenda

26 August 2019

On 15 October 2018 a report was presented to the EPC on the review of Council's compliance with the *Eastern City District Plan*. The review found that Council was broadly consistent with the Plan. On 29 October 2018 Council resolved:

- A. *THAT the report on the review of Woollahra's plans policies and strategic be received and noted.*
- B. *THAT the Woollahra Plan Review 2018 as contained in the Annexure 3 of the report to the Environmental Planning Committee on 15 October 2018 be endorsed by Council and forwarded to the Greater Sydney Commission subject to the following amendments to the Woollahra Plan Review 2018 (as detailed in the late correspondence)*

This *Draft Woollahra Local Strategic Planning Statement* is the second step of the process. All councils in NSW are required to prepare a Local Strategic Planning Statement and place it on public exhibition before 1 October 2019.

3. Preparing a local strategic planning statement

Section 3.9 of the *Environmental Planning and Assessment Act 1979* (the Act) requires each council to prepare a local strategic planning statement. This is a new requirement that came into effect in March 2018 as part of updates to the Act to strengthen upfront strategic planning and increase community participation.

Section 3.9 (2)(a)-(e) sets out the mandatory requirements for a local strategic planning statement. As shown in figure 1 is forms an important part in the NSW planning hierarchy by linking Council's plans with those of the NSW Government.

The role of the local strategic planning statement is to provide alignment between regional and district plans and local strategic planning and delivery. It must set out:

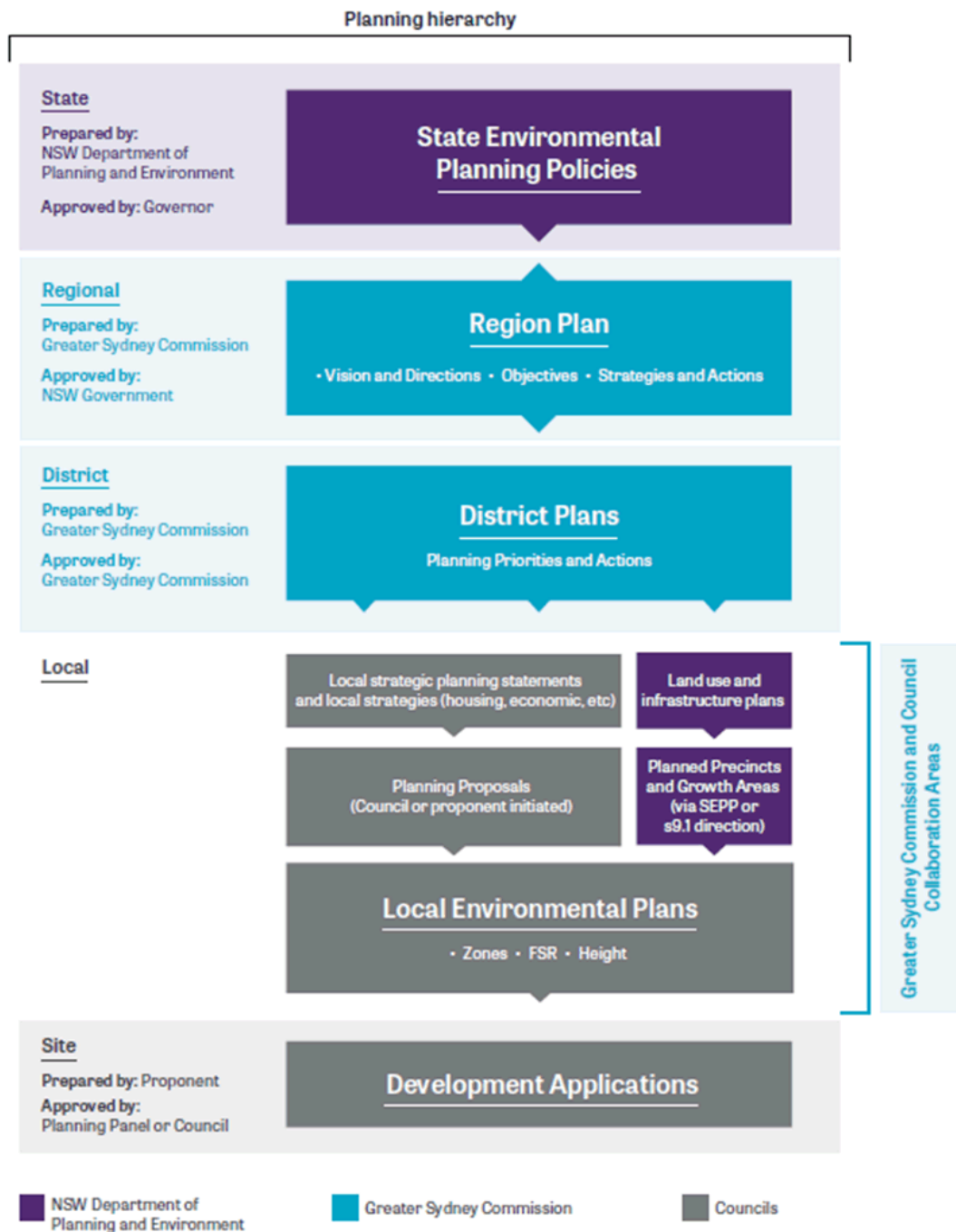
- a 20 year vision for managing land use and change
- the special characteristics which contribute to local identity
- shared community values to be maintained and enhanced.

It will be used to assess planning proposals which aim to amend the *Woollahra Local Environmental Plan 2014* and to guide planning for future change through strategies and policies.

Under section 3.33(2)(c) of the Act all planning proposals must demonstrate compliance with the *Woollahra Local Strategic Planning Statement*. This applies to the assessments at all stages of the Gateway process from staff, to Woollahra Local Planning Panel, Council, the DPE, or by any other State Authority such as the Independent Planning Commission.

The local strategic planning statement must be reviewed regularly, at least every seven years. It is to be written in plain English and be supported by maps and graphics.

Under the Act the Greater Sydney Commission must formally endorse a council's local strategic planning statement before it can come into effect.



*Figure 1: Hierarchy of NSW strategic plans under the EP&A Act 1979
(Source: Greater Sydney Commission 2018)*

4. Relationship with *Woollahra 2030* (our Community Strategic Plan)

Woollahra 2030 (our Community Strategic Plan) sets out goals and strategies to guide all of Council's operations over a 10 year period. It covers a range of matters relating to social, economic, and environmental matters.

The *Draft Woollahra Local Strategic Planning Statement* sets out a long-term 20-year vision to guide land use planning. As discussed in section three above it guides how planning and development decisions are made with a view to achieving our 20-year vision.

As shown in Figure 2, the *Draft Woollahra Local Strategic Planning Statement* provides a link between the strategic planning framework and council's business planning and operations framework which is guided by *Woollahra 2030*.

As part of the implementation of the *Draft Woollahra Local Strategic Planning Statement* its strategies and actions will be identified as separate projects in the *Woollahra Delivery Program and Operational Plan* when work on each of them begins.



Figure 2: Relationship of planning framework and Local Strategic Planning Statement with *Woollahra 2030* (our Community Strategic Plan)
(Source: Department of Planning and Environment 2018)

5. Community consultation and councillor workshops informed drafting

Staff undertook consultation early in the process to help write a Local Strategic Planning Statement that reflects the aspirations and values of our whole community. This comprised:

- Online community consultation on Your Say Woollahra using an interactive online map
- two workshops for councillors facilitated by an independent consultant

The community consultation

A letter box drop, emails and advertisements invited our community to use our interactive map to share what they love about our area and what they imagine for our future. The consultation was open for comment from 29 January 2019 to 29 March 2019.

The map was accessed through the Local Strategic Planning Statement project page *Imagine Tomorrow: Our Woollahra* on our Your Say Woollahra website. Staff selected the online mapping program called Social Pinpoint map as the platform for consultation in order to reach as many people in our community as possible within the statutory timeframe.

A total of 310 comments from 112 individuals were made on our interactive map during the consultation period. We also received one hand written submission. The project website had 729 separate visits with an average time of 20.01 minutes each visit.

This is a good result for Council's first use of an online interactive mapping tool for community consultation in the early stages of a strategic planning process.

A report on the community consultation and a copy of the comments is provided in **Annexure 2**.

The councillor workshops

Workshops were held with councillors on 25 February 2019 and 25 March 2019 facilitated by Lucy Cole-Edelstein from the RPS Group. Councillors workshoped a vision and priorities for the future of our area and were given updates on the comments coming in during the community consultation.

Additionally, Workshop 1 began with a presentation from Dr Deborah Dearing, Eastern City District Commissioner at the GSC.

6. Collaboration with other councils and the State Government

To assist councils the GSC, the DPE, and SSROC held a series of workshops, meetings, expo days, and webinars between February and June 2019. These were facilitated to help council staff navigate the work required to prepare their first local strategic planning statement and collaborate with other State Agencies and councils for the purpose of:

- ensuring consistent interpretation of the District Plans
- facilitating the sharing and translation of evidence and data that informed the District Plans
- assisting in the coordination of cross-boundary and district-wide issues
- identifying and confirming priorities for future studies and investigations.

Several meetings were also held between staff from Woollahra Council, Waverley Council and Randwick City Council to collaborate on regional matters and common issues.

7. Internal collaboration with staff from other Council departments

The *Draft Woollahra local Strategic Planning Statement* covers topic areas that have implications for all departments in Council. Accordingly, from the beginning of this project, strategic planning staff have been meeting with staff in other teams including communications, heritage, community services, sustainability, placemaking, parks and traffic. This informed the drafting of the statement and will help deliver comprehensive strategic planning outcomes.

8. Overview of the Draft Woollahra Local Strategic Planning Statement

The *Draft Woollahra Local Strategic Planning Statement* sets out a 20-year land use vision for our area that protects and maintains our:

Outstanding heritage, lifestyle, leafy boutique villages and an unrivalled harbour-side landscape in the sunshine of Sydney's east.

The draft Woollahra Local Strategic Planning Statement's planning priorities are structured around the themes used by the State Government in its plans and strategies for Greater Sydney:

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability.

Each theme has planning priorities and actions that will help us to implement the 20 year vision.

The final section of the local strategic planning statement is implementation.

Infrastructure and collaboration

The GSC identifies that the theme of infrastructure and collaboration is about having suitable infrastructure and services in the right places and at the right time to support the liveability, productivity and sustainability of all of Greater Sydney. This includes services and infrastructure for education, health, community facilities, transport and recreation. For greenfield growth areas this means delivering infrastructure at the same time as new development. For well-established areas, like Woollahra, it means delivery of upgrades and improvements that enhance the quality, safety and capacity of public infrastructure such as the public domain, footpaths, roads, and community facilities.

The *Draft Woollahra Local Strategic Planning Statement* sets out three planning priorities for the theme of infrastructure and collaboration:

- 1 Planning for integrated land use and transport for a healthy, connected community and a 30-minute city.*
- 2 Planning for a community supported by infrastructure that fosters health, creativity, cultural activities and social connections.*
- 3 Working in collaboration with our community, government business and organisations.*

These priorities seek to address the key issues raised in community consultation and at Councillor workshops. Planning Priority 1 addresses transport. A key focus is on improving travel times and access to convenient public transport, cycling and walking transport options. Creating pedestrianised settings was identified as an important consideration by our community and Councillors.

Planning Priority 2 is about community facilities and services. Our community highly values the community facilities, sporting facilities, and parks of our area. Woollahra Library at Double Bay in particular was identified by numerous people for the value it provides to our community. The priority recognises that our community would like increased community and recreation facilities, continued access to the foreshore and water recreation, increased support for the arts, creative enterprise and volunteering, and support for the needs of an aging population. Council has a number of strategies for addressing the needs for and management of social infrastructure, recreation facilities, libraries and community facilities. The *draft Woollahra Local Strategic Planning Statement* seeks to support their implementation.

Planning Priority 3 recognises collaboration as an important part of delivering infrastructure that meets the needs of our community and achieves good liveability, productivity, sustainability outcomes.

The *Draft Woollahra Local Strategic Planning Statement* emphasises that increases in density and population require commensurate improvements and increases that will meet the increased demands on local infrastructure and services. The strategies and actions recognise that development must contribute to this and that there is need for significant reform in how the NSW development contribution system operates. Funding liveability infrastructure is a key challenge.

Liveability

Liveability is about people's quality of life and requires housing, infrastructure and services that meet people's needs now and into the future. Key to liveability is creating and renewing great places, neighbourhoods and centres, increasing walkability, providing a range of housing options and improving affordability. This requires place-based planning and design excellence that builds on local strengths and focuses on public places, open spaces and local character.

Council has a strong focus on place-based and centres-based planning. This is reflected in the *Woollahra LEP 2014*, *Woollahra DCP 2015*, *Woollahra 2030*, the Double Bay Place Plan, the Oxford Street, Paddington Place Plan, and in Council's many public domain strategies.

The *Draft Woollahra Local Strategic Planning Statement* sets out three planning priorities for liveability:

- 4 *Supporting diverse housing choices in the right locations that enhance our lifestyles and fit in with our local character, scenic landscapes and established fine-grain scale.*
- 5 *Conserving our rich and diverse heritage.*
- 6 *Placemaking to support and maintain the local character of our quiet neighbourhoods, vibrant villages, whilst creating great places for people.*

The liveability priorities seek to address the key issues raised in community consultation and at Councillor workshops. The *Draft Woollahra Local Strategic Planning Statement* recognises that heritage, lifestyle, local character and placemaking are critical for the liveability of our area.

Our community and Councillors oppose increased density in the wrong locations and "overdevelopment". Planning Priority 4 requires that housing must occur in well-planned locations, is a good fit for our local character, and displays design excellence. Strategies for diverse housing promote dwelling types with suitable design, number of bedrooms and spaces that meet the needs and incomes of everyone in our community, including young people, families, and our aging population.

Woollahra Municipal Council
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Planning Priority 5 recognises that our heritage items and heritage conservation areas are highly valued by our community and require ongoing protection. While Planning Priority 6 acknowledges the importance of local character and placemaking to maintaining the liveability of our area.

Productivity

Productivity is about opportunities for investment, business and jobs growth, supporting economic diversity, and ensuring that people have access to a large number and range of jobs and services delivering a well-connected city, a 30-minute city.

Centres are the key locations for employment in Woollahra. The primary business centres are zoned B2 Local Centre and B4 Mixed Use. Council is committed to revitalising business centres including Double Bay, the Edgecliff Commercial Corridor, Oxford Street, Paddington, and Rose Bay. There is no land zoned for industrial use in Woollahra.

The *Draft Woollahra Local Strategic Planning Statement* sets out three planning priorities for productivity:

- 7 *Supporting access to a range of employment opportunities and partnerships.*
- 8 *Vibrant places and local centres are employment, shopping, entertainment and community hubs where we collaborate to achieve great placemaking outcomes.*
- 9 *Supporting and enabling innovation whilst enhancing capacity to adapt and thrive in a rapidly changing digital environment.*

These priorities seek to address the key issues raised in community consultation and at Councillor workshops. The focus of our planning priorities, strategies and actions for productivity is protecting and enhancing our business centres which are key part of our local economy and community life. Our business centres are highly valued by our community for their village atmosphere and unique boutique offerings which provide for daily needs and social connections.

The *Draft Woollahra Local Strategic Planning Statement* supports Council's placemaking approach to managing and improving our business centres such as initiatives under our Place Plans for Double Bay and Oxford Street, Paddington. The strategies and actions also recognise that sustainable management of visitation and destinations is needed to protect residential amenity and businesses.

Sustainability

Sustainability encompasses both the natural and built environment. It includes:

- restoring, maintaining and managing green infrastructure which consists of waterways, urban bushland, urban tree canopy and green ground cover, parks and open spaces
- innovative and efficient use and re-use of energy, water and waste resources
- building resilience to natural and urban hazards, shocks and stresses. It includes priorities such as cooling the urban environment and mitigating and adapting to climate change impacts.

The *Draft Woollahra Local Strategic Planning Statement* sets out five planning priorities for sustainability:

- 10 *Protecting and improving the health, diversity and enjoyment of our waterways and water ecosystems – our creeks, beaches, and foreshore areas.*

- 11 *Conserving and enhancing our diverse and healthy green spaces and habitat, including bushland, leafy streets, gardens and parklands.*
- 12 *Protecting and enhancing our scenic and cultural landscapes – celebrating our rich heritage and Harbour setting.*
- 13 *Improving the sustainability of our built environment, businesses and lifestyles by using resources more efficiently and reducing emissions, pollution and waste generation.*
- 14 *Planning for urban resilience so we adapt and thrive despite urban and natural hazards, stressors and shocks.*

These priorities seek to address the key issues raised in community consultation and at Councillor workshops. They focus on improving our sustainability, protecting our waterways, maintaining and improving our tree canopy tree canopy, and preserving access to beaches and the harbour that are highly valued by our community. Important strategies and actions relate to enhancing planning controls to protect our tree canopy, protecting parklands, and improving water quality.

9. Implementation

Going forward, all planning proposals, strategies, and local plans must address the *Eastern District Plan* and the *Draft Woollahra Local Strategic Planning Statement*.

Council will give effect to and monitor the Woollahra Local Strategic Planning Statement through the Integrated Planning and Reporting (IP&R) Framework. The IP&R framework consists of the Community Strategic Plan (*Woollahra 2030*), Delivery Program and Operational Plan, and Resourcing Strategy. It is expected that the GSC will use its monitoring framework to track the progress of all councils in Greater Sydney.

A key challenge for Council is funding local infrastructure to support growth. This is due to the restrictions on general rates and development levies. We will continue to advocate to the State Government for improved funding mechanisms and reform. Access to suitable funding is critical to maintaining the liveability of our area and getting community support for well-located development proposals.

The Act allows for the progressive expansion of planning priorities over time in response to change and new information. It is expected that several of the studies and strategies identified in this *Draft Woollahra Local Strategic Planning Statement* are likely to initiate reviews and amendments. This is in addition to a regular review process for all strategic plans in NSW which must occur at least every seven years.

Public consultation is an important part of this *Draft Woollahra Local Strategic Planning Statement* and will remain so for any future amendments.

10. Public exhibition

Staff recommend a six week public exhibition period to give our community time to thoroughly read and respond to the document. A longer exhibition period is not recommended due to the statutory deadlines for finalisation of the local planning statement.

Under the *Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017* we are required to publicly exhibit the draft before 1 October 2019 and must make the final document before 31 March 2020. The Act requires that a draft local strategic planning statement is placed on public exhibition for 28 days minimum.

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Similar to the early community consultation process, notices and advertising will be sent out to our community including written notices (emails and letters), social media, advertising, and notifications in the Wentworth Courier. Everyone who made a comment on the interactive map consultation will be sent an email inviting them to make a submission to the public exhibition.

The outcome of the public exhibition will be reported to a future committee meeting for consideration.

11. Conclusion



This report introduces Council's first *Draft Woollahra Local Strategic Planning Statement*. Staff prepared the draft Woollahra Strategic Planning Statement informed by community consultation held in early 2019 and two Councillor workshops.

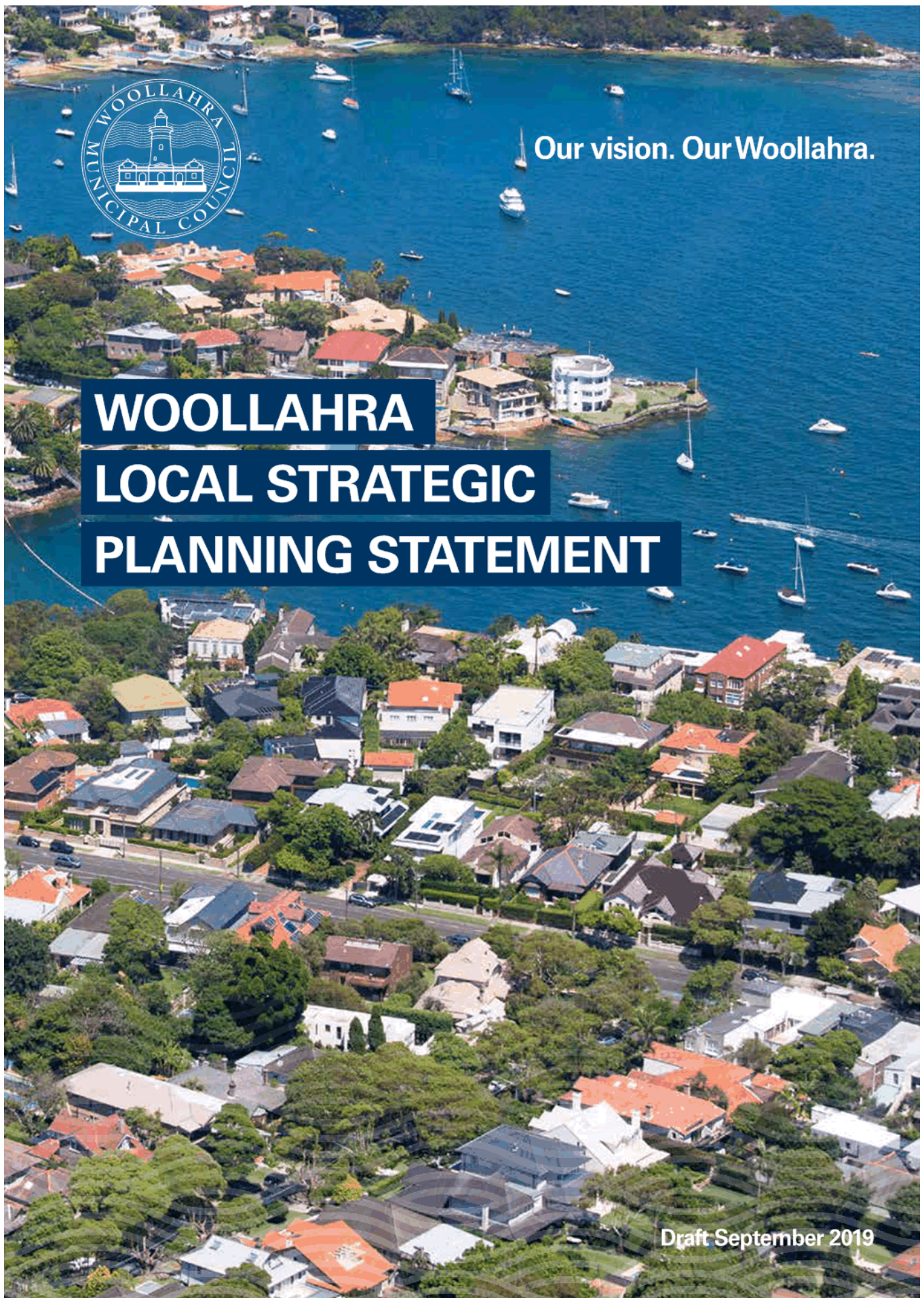
The *Draft Woollahra Local Strategic Planning Statement* is a statutory plan that will set out a 20-year land use vision in a plain-English statement, supported by priorities and actions. It is structured around four themes:

- Infrastructure and collaboration
- Liveability
- Productivity
- Sustainability.

It is recommended that Council support a six week public exhibition of the *Draft Woollahra Local Strategic Planning Statement* as contained in **Annexure 1**.

Annexures (removed)

1. Draft Woollahra Local Strategic Planning Statement 2019 [↓](#) 
2. Report on outcome of interactive map community consultation 2019 [↓](#) 



Acknowledgement of Country

Woollahra Council acknowledges the
Gadigal and Birrabirragal people who are
the traditional custodians of this land and pay
respects to elders past, present and emerging.



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Heritage terrace houses, Paddington

About this plan

The *Draft Woollahra Local Strategic Planning Statement* sets out a 20-year land use vision and planning priorities for the future of our area to:

- manage future growth, new technology, and changing community needs
- conserve our heritage, villages, local character, and environment
- link our plans to the NSW Government's strategic plans (see Figure 1).

It does not change existing land use zonings or other planning controls in the *Woollahra Local Environmental Plan 2014* or the *Woollahra Development Control Plan 2015*.

Instead, it outlines what we want our planning controls to achieve – now and into the future.

Having a clear vision will help us all work together to ensure we achieve the future we want. It is a future where we maintain our quality of life, heritage and local character, boutique villages, and stunning natural environment.

Figure 1

NSW State Government strategic plans:

A Metropolis of Three Cities
(Regional Strategic Plan for all of Sydney)

Eastern City District Plan (applies to Woollahra, Waverley, City of Sydney, Randwick and 5 other councils)

Future Transport Strategy 2056

State Infrastructure Strategy 2018-2036

Policy context

This local strategic planning statement is prepared under section 3.9 of the *Environmental Planning and Assessment Act 1979*.

It applies to the Woollahra local government area (see Figure 2) and will be used to:

- guide the preparation and review of strategies, policies, and planning controls
- guide assessment of planning proposals (such as rezoning applications)
- inform collaboration with government agencies, other councils, businesses and organisations
- inform planning and development decisions
- inform future infrastructure and service planning.

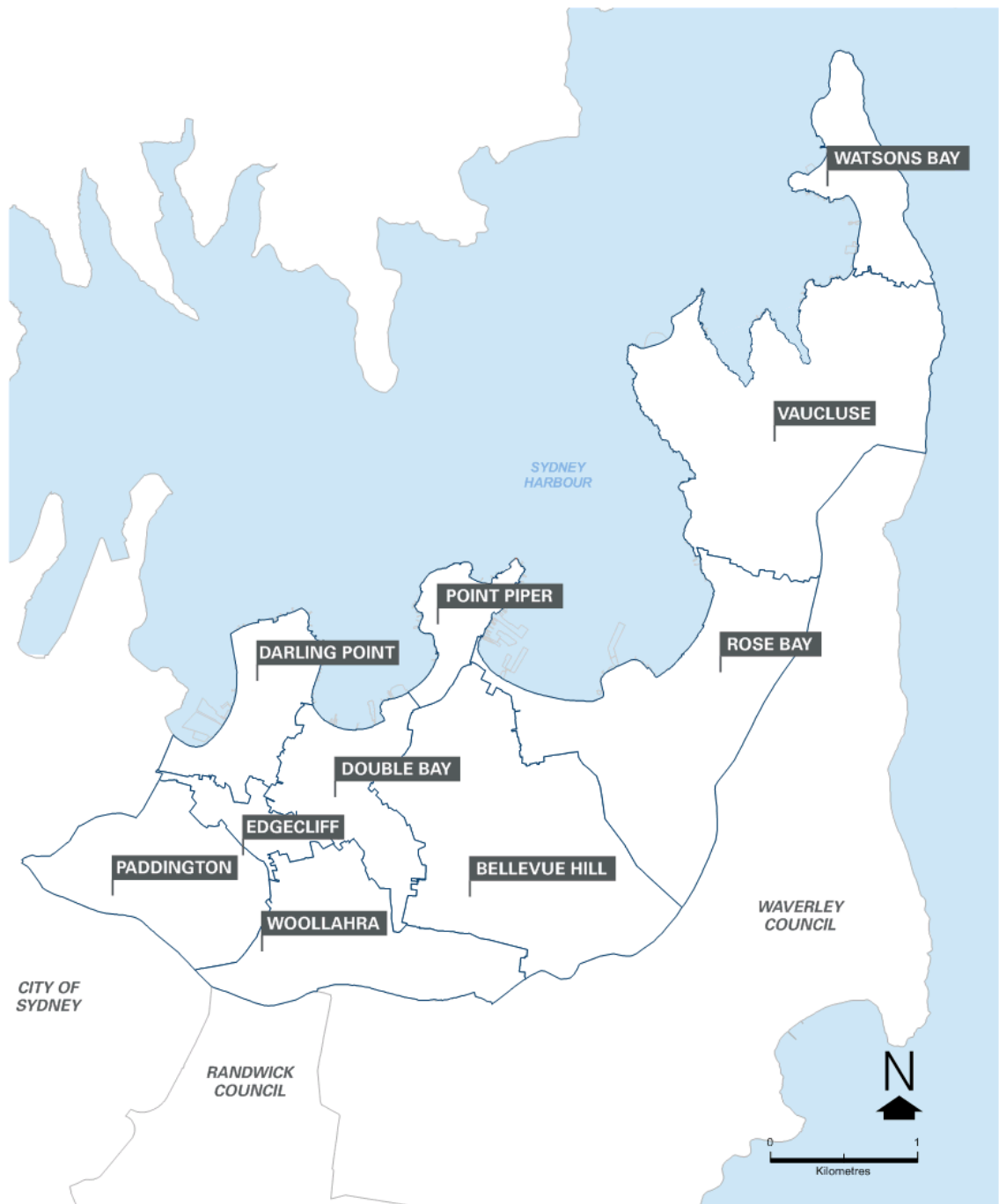
How we will implement and monitor the *Draft Woollahra Local Strategic Planning Statement* is discussed in the Implementation section of this document.

Relationship to *Woollahra 2030*

Woollahra 2030 is our Community Strategic Plan which sets out goals and strategies to guide all of Council's operations over a 10 year period. It guides how we budget and plan for all our services, operations and projects for social, economic, land use, and environmental matters.

The *Draft Woollahra Local Strategic Planning Statement* sets out a long-term 20-year vision to guide land use planning specifically. It is broadly consistent with *Woollahra 2030*.

Figure 2
Woollahra Municipal Council local government area



Community consultation

A vision shaped by community consultation

In early 2019 we asked you to share your ideas and aspirations for the future of our area on an online interactive map.

We received 310 comments from 112 individuals on the map. It was viewed on 729 separate visits.

This was Council's first time using an online interactive mapping tool for community consultation in the early stages of the strategic planning process. We also used the results from the 2017/2018 Customer Satisfaction Survey and the Community Capacity Survey.

Your comments helped us draft this vision, which we hope reflects the values of our whole community.

Public exhibition

This *Draft Woollahra Local Planning Statement* will be publicly exhibited for 6 weeks.

We invite you to share your views during the exhibition. Send us a written submission by either:

Email to records@woollahra.nsw.gov.au quoting SC4618

Letter quoting SC4618 and addressed to:
The General Manager
Woollahra Municipal Council
PO Box 61
Double Bay NSW 1360

Council's privacy policy can be found on our You Say Woollahra engagement platform.

The public exhibition closes on 8 November 2019.



Context

Our local area¹

Located five kilometres east of Sydney City our sunny area is nestled in the beautiful natural landscape of Sydney Harbour. Our heritage, village lifestyle, architectural excellence, natural beauty and proximity to the city are highly valued by residents, businesses, workers, and visitors.

The Woollahra local government area extends over 12 square kilometres, from Rushcutters Bay to South Head, rising from low-lying foreshore areas to a ridgeline along Old South Head Road and Oxford Street.

Natural features of our area include 16 kilometres of harbour foreshore consisting of rocky headlands, coastal cliffs and beaches, and approximately 30 hectares of bushland located in five reserves.

Our area's history began with the Gadigal and Birrabirragal people who are the traditional custodians of this land. Today it is also known for its diverse built, defence, scenic, maritime and cultural history and outstanding natural setting.

Unique features include Sydney Harbour National Park, the Macquarie Lighthouse, Gap Park, cliff faces of Watsons Bay, sea pools at Double Bay and Watsons Bay, and the award-winning Rose Bay Promenade.

Our area is predominantly residential with historic houses, modern mansions and art deco apartments creating a unique housing mix. Most shops, businesses and jobs are located in our leafy boutique villages. Other notable uses include international consulates, private schools, parklands, and foreshore areas.

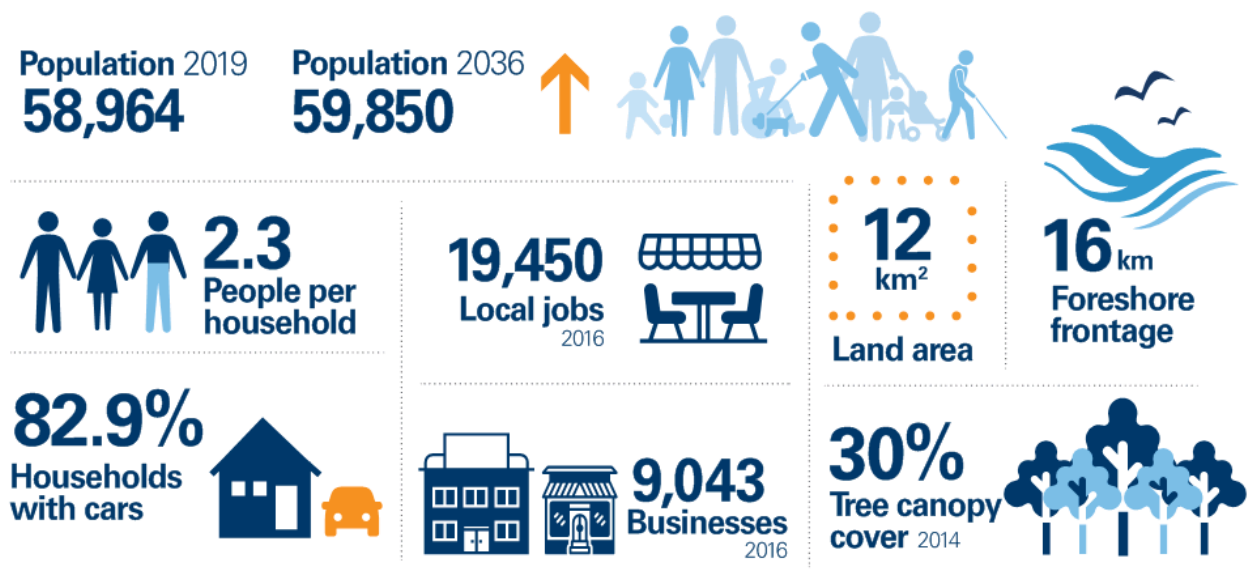
The arts too are integral to life in our area. We have the greatest concentration of private galleries and major auction houses in Australia. A number of artists and writers live and work in the area and a significant number of residents are employed in creative industries.

1. Source: *Woollahra 2030*

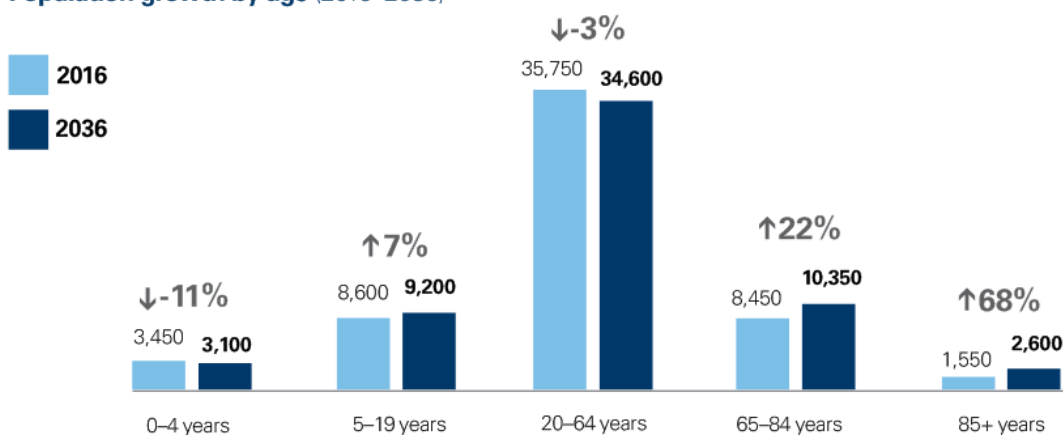


Context

Our local profile

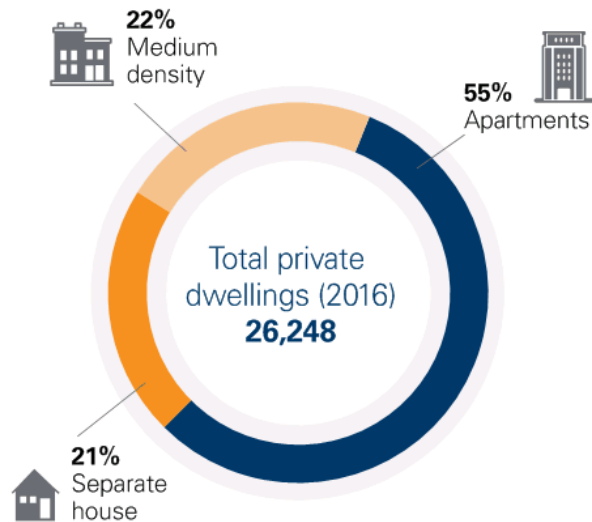


Population growth by age (2016–2036)

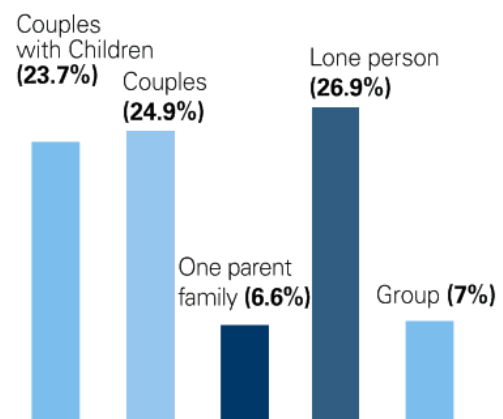


Source: Australian Bureau of Statistics 2016, NSW Department of Planning, Industry and Environment 2019, and .id 2019 based on 2016 Census

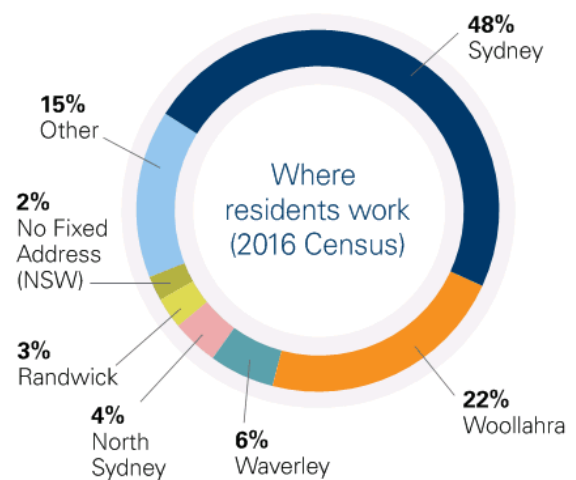
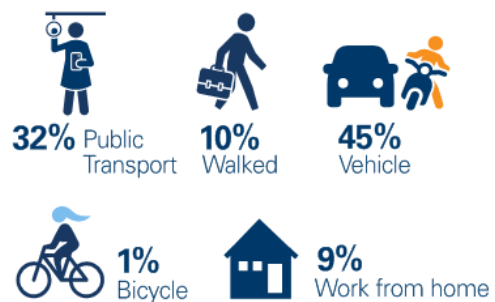
Housing type (2016)



Household type (2016)



Journey to work (2016)



Our vision for Woollahra

Outstanding heritage, lifestyle,
leafy, boutique villages and
an unrivalled open, sunny
harbour-side landscape in
Sydney's east.

We love the lifestyle our local area supports. Placemaking and collaboration ensure that our lifestyle, quality of life, heritage, neighbourhood cohesion, and healthy natural setting are sustainable for generations to come.

We highly value our location on Sydney Harbour for the rich cultural heritage, foreshore access, and landscape. We collaborate to maintain the scenic beauty, ecosystem health, and biodiversity of foreshore and headland areas – preserving the integrity of this nationally important landscape.

We enjoy views and sunshine in our homes, public places, villages, parklands and foreshore areas. Our extensive gardens, tree canopy, parklands, and landscape provide a pleasant, clean, and comfortable environment.

Bushland, coastal walks, sea pools, parks, quiet beaches, and outdoor recreation facilities allow us to lead healthy lives and connect to our natural environment.

Our places and buildings are safe, liveable, sustainable, and economically productive. They add value to our lives, both to our quality of life and the health of our environment. New or renovated buildings are designed to fit in with our local character and contribute to our community.

The local character of our area reflects our rich history and our commitment to design excellence in all our places, boutique villages, neighbourhoods, gardens, and leafy streetscapes.

Our villages and public spaces are safe and comfortable to be in and to meet people. Unique local businesses meet our everyday needs in a way that reflects our lifestyle.

Infrastructure is discreetly and seamlessly integrated into our places and our lifestyles. It is highly accessible for people of all ages and needs, safely connecting us to each other, to jobs, and services, and to all the places we want to go.

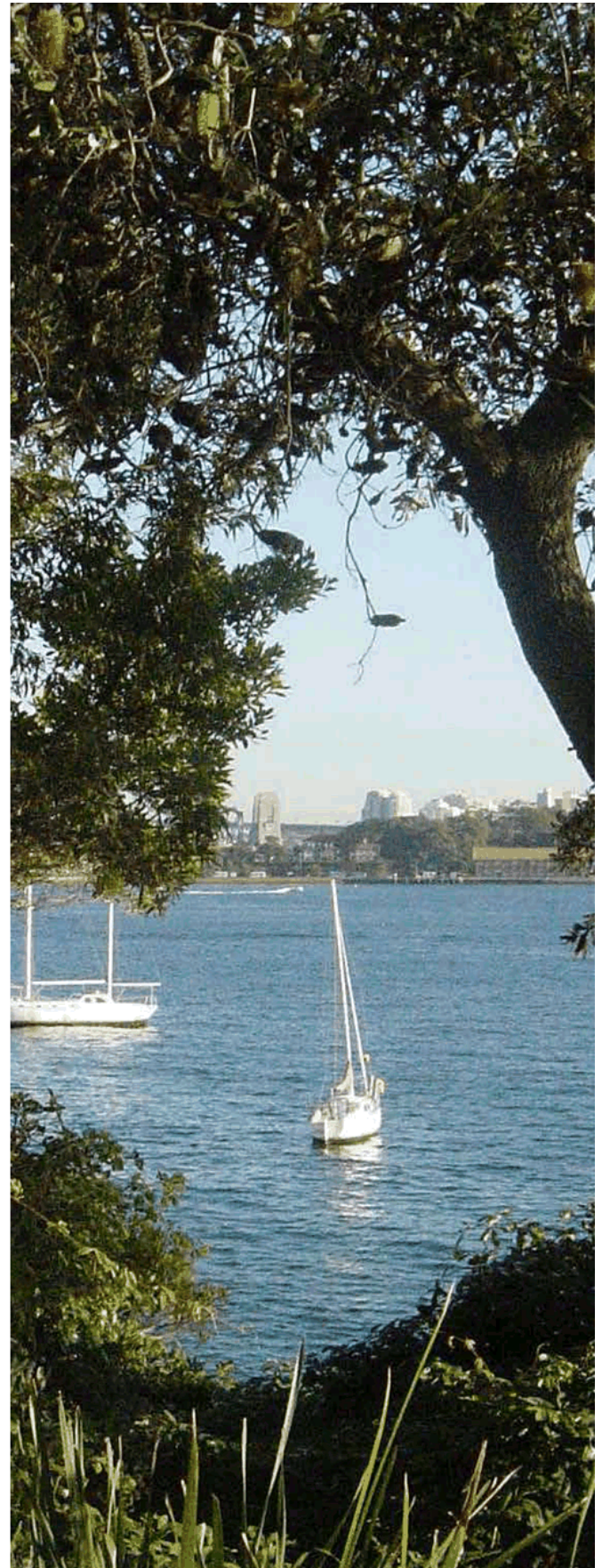
Our area has changed tremendously over its history and we acknowledged that no change is not an option. Yet, we are committed to protecting what we value as we go forward – our lifestyle, heritage, local character, open spaces, boutique villages, tree canopy, gardens, and natural environment.

We acknowledge there are opportunities to enhance what we have for the benefit of everyone, to:

- increase environmental health – clean air, land, and water
- provide plentiful green open spaces
- conserve heritage and local character
- support local business in our villages
- support people's housing needs at every stage of life
- increase access to affordable housing
- support social cohesion and neighbourhood connections
- increase the safety and condition of walking paths for people of all ages and needs
- prioritise active transport connections between people, jobs, and great places
- optimise infrastructure and facilities to meet changing needs and technologies.

We work openly and collaboratively to ensure that when change occurs it is a good fit for our local area, our lifestyles and our vision.

Darling Point, McKell Park Harbour



Our local planning priorities

INFRASTRUCTURE AND COLLABORATION

Our smart, green and multi-purpose infrastructure supports and connects our community, heritage, and local character.



Planning priority 1

Planning for integrated land use and transport for a healthy, connected community, and a 30-minute city.

Planning priority 2

Planning for a community supported by infrastructure that fosters health, creativity, cultural activities, and social connections.

Planning priority 3

Working in collaboration with our community, government, businesses, and organisations.

LIVEABILITY

Our homes, buildings, and places celebrate our rich heritage, sunny harbour-side location, and leafy local character.



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 5

Conserving our rich and diverse heritage.

Planning priority 6

Placemaking supports and maintains the local character of our neighbourhoods and villages whilst creating great places for people.

PRODUCTIVITY

Our leafy, boutique villages foster thriving local businesses that provide jobs, shops, dining, entertainment, and a range of services that support our community.



Planning priority 7

Supporting access to a range of employment opportunities and partnerships.

Planning priority 8

Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities.

Planning priority 9

Supporting and enabling innovation whilst enhancing capacity to adapt and thrive in a rapidly changing digital environment.

SUSTAINABILITY

Our community lives sustainably and enjoys a clean, healthy and diverse natural environment and an efficient built environment.



Planning priority 10

Protecting and improving the health, diversity and enjoyment of our waterways and water ecosystems.

Planning priority 11

Conserving and enhancing our diverse and healthy green spaces and habitat, including bushland, tree canopy, gardens, and parklands.

Planning priority 12

Protecting and enhancing our scenic and cultural landscapes.

Planning priority 13

Improving the sustainability of our built environment, businesses, and lifestyles by using resources more efficiently and reducing emissions, pollution, and waste generation.

Planning priority 14

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

Structure Plan

LEGEND

-  Train Stations
-  Ferry Wharfs
-  Ferry routes
-  Rail lines
-  Key connections to jobs and destinations
-  Woollahra local government area
-  Beaches
-  Parks
-  Defence Land
-  Key Local centre
-  Local centre
-  Bondi Junction Strategic Centre (Waverley Council)
-  Proposed off-road cycleway
-  Coastal Walk: South Head to Bondi Beach Walk



1 Edgecliff planning review area



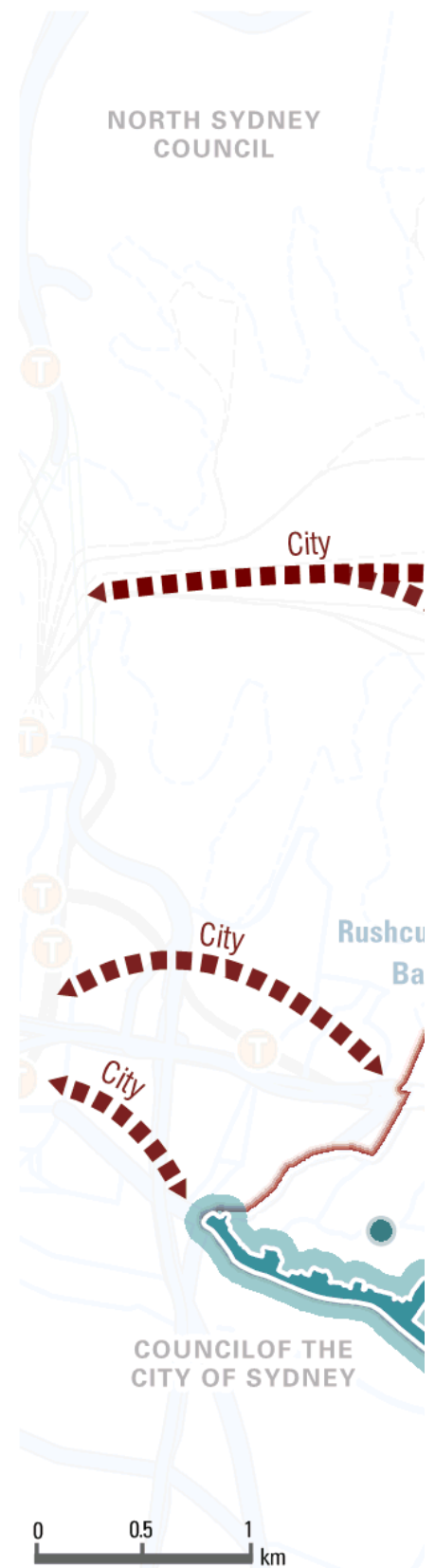
2 Double Bay planning review area

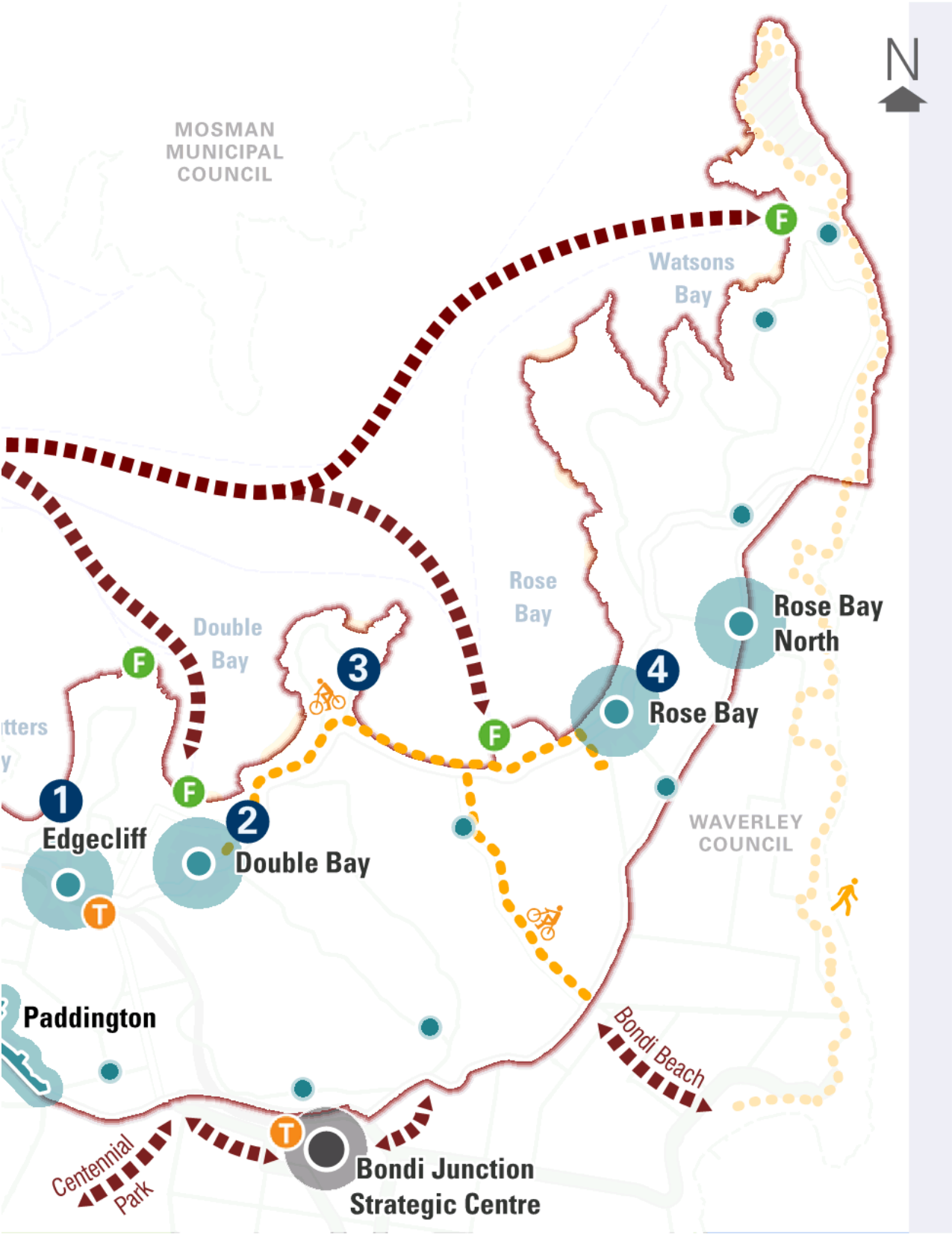


3 Proposed new off-road cycleway links



4 Rose Bay car parks redevelopment project





Infrastructure and collaboration

Our green and multi-purpose infrastructure supports and connects our community, heritage, and local character.

We have safe and convenient access to a range of active transport choices, recreation and sport facilities, social and cultural activities, deliveries, connectivity, health services and education. It is safe and easy to walk, meet, connect, communicate, and engage in community life.

Our smart, safe, and interconnected network of infrastructure meet our community's needs at every stage in their lives. Everyone has opportunities to participate in community life.

With space at a premium, all our infrastructure and facilities are flexible, multi-purpose, and adaptable to ensure they can:

- be used for a variety of activities and services
- best meet the needs of people of all ages and abilities
- integrate seamlessly with technology, local character, and our lifestyles
- quickly take advantage of future innovation and changing technology.

High quality infrastructure, facilities and services benefit everyone and are a responsibility we all share. We collaborate to maintain, renew, and enhance our infrastructure, facilities and services in a timely and efficient way that benefits our whole community.

Development that creates new dwellings and commercial buildings contributes to maintaining our lifestyle and liveability. An important part of this is contributions, works in kind, and voluntary planning agreements. These help fund upgrades and improvements to increase capacity of our infrastructure, facilities, and public domain so that they continue to meet the needs of our community.

Placemaking initiatives and other council projects provide opportunities to upgrade and enhance the capabilities of our infrastructure.

We use a place-based and collaborative approach to achieve the following planning priorities:

INFRASTRUCTURE AND COLLABORATION

Planning Priority 1

Planning for integrated land use and transport for a healthy, connected community, and a 30-minute city.

Planning Priority 2

Planning for a community supported by infrastructure that fosters health, creativity, cultural activities, and social connections.

Planning Priority 3

Working in collaboration with our community, government, businesses, and organisations.



Woollahra Library, New South Head Road, Double Bay



Oxford Street, Paddington

Infrastructure and collaboration

Planning Priority 1

Planning for integrated land use and transport for a healthy, connected community, and a 30-minute city.

Our vision

Active transport is seamlessly and discreetly integrated into our everyday lifestyle. It is designed to respect and harmonise with our heritage, local character, and natural harbour-side setting.

People of all ages and needs have access to travel choices that make it quick and easy to get to local places, our foreshore, parks, and villages. We also have convenient access to Sydney City, Bondi Junction, and the rest of the eastern suburbs.

Our integrated transport network prioritises people and places. We can easily access public transport, walking paths, and cycleways from anywhere in our area. The convenience of the comfortable environments we have created for people to walk, meet, shop, learn, work, volunteer, run, cycle, or catch public transport have reduced our dependency on private vehicles for everyday trips.

Our infrastructure is adaptable and flexible for changing conditions now and in the future. Technology provides reliable and real-time information to personalise transport services. Google maps, app creators, and mobility-as-a-service providers use this data to help simplify our travel.

Council advocates for increased services, interchange upgrades, and better connections between places, homes, and jobs. We collaborate on the delivery of improvements with state agencies, other councils, businesses, organisations and our community.

The synergy of collaboration and technology helps us make the most of resources and achieve sustainability outcomes.

STRATEGIES AND ACTIONS

1. Plan and deliver cycleway connections in collaboration with government agencies and neighbouring councils consistent with *Future Transport 2056's* conceptual Greater Sydney Principal Bicycle Network and Council's *Integrated Transport Strategy (2020)*.

Note: all other Future Transport 2056 projects in our area are completed or underway.

2. Collaborate with Transport for NSW and other government agencies, on planning future infrastructure and investment including the Oxford Street Remake program and upgrades of Harbour-side facilities.

3. Support implementation of the *Woollahra Integrated Transport Strategy (2020)* including:

- preparing an Active Transport Plan
- planning and promoting use of shared vehicles
- increasing integration of transport infrastructure and services across the Eastern City District.

4. Advocate to Transport for NSW for increased ferry and bus services.

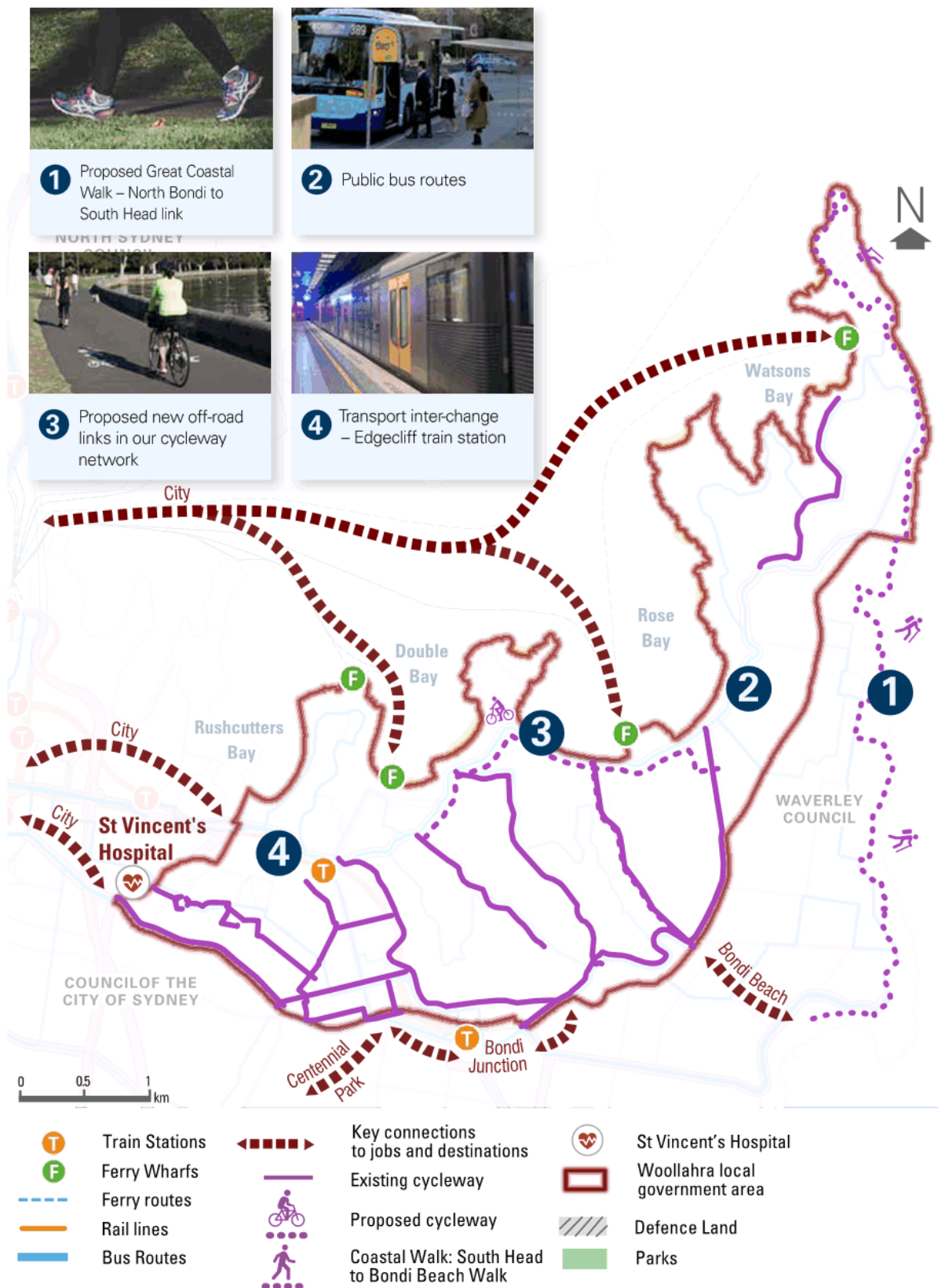
5. Advocate for increasing the role of Edgecliff as a key transport interchange in our area.

6. Plan and create pedestrianised street settings across our area that prioritise people and placemaking.

7. Continue to encourage use of active transport modes and prioritise expansion of active transport connections.

8. Monitor changing freight and servicing needs, investigating approaches to address future demand as required.

9. Promote increased walkability, pedestrian safety, and permeability across our area, through initiatives such as the Greater Sydney Green Grid and Bondi to ManlyWalk.



Infrastructure and collaboration

Planning Priority 2

Planning for a community supported by infrastructure that fosters health, creativity, cultural activities, and social connections.

Our vision

We have convenient access to high-quality infrastructure that supports our lifestyle, health and wellbeing, and social connections. This includes access to green spaces such as the Bondi to Manly Walk, parks, and our foreshore.

The way we shop, work, and communicate is supported by flexible infrastructure, services and policies that make the efficient use of resources. Our facilities and infrastructure also support the arts, cultural activities, and creative enterprise.

Infrastructure, facilities and services are aligned with our villages and integrated transport network to provide safe, attractive, and accessible community hubs.

Our infrastructure and facilities are multipurpose and can be transformed quickly for a range of different activities and adapt to changes in technology or the way we live. We can't always predict the future but we can make sure we are best positioned to adapt and thrive when it arrives.

Technology is increasingly helping us to respond to real-time community needs. It also helps us to work with schools and other facility owners to unlock spaces that are often underused outside of core operating hours.

In addition to physical infrastructure, we help our community to access to the skills and technology needed to engage meaningfully in community life at every stage in their lives.

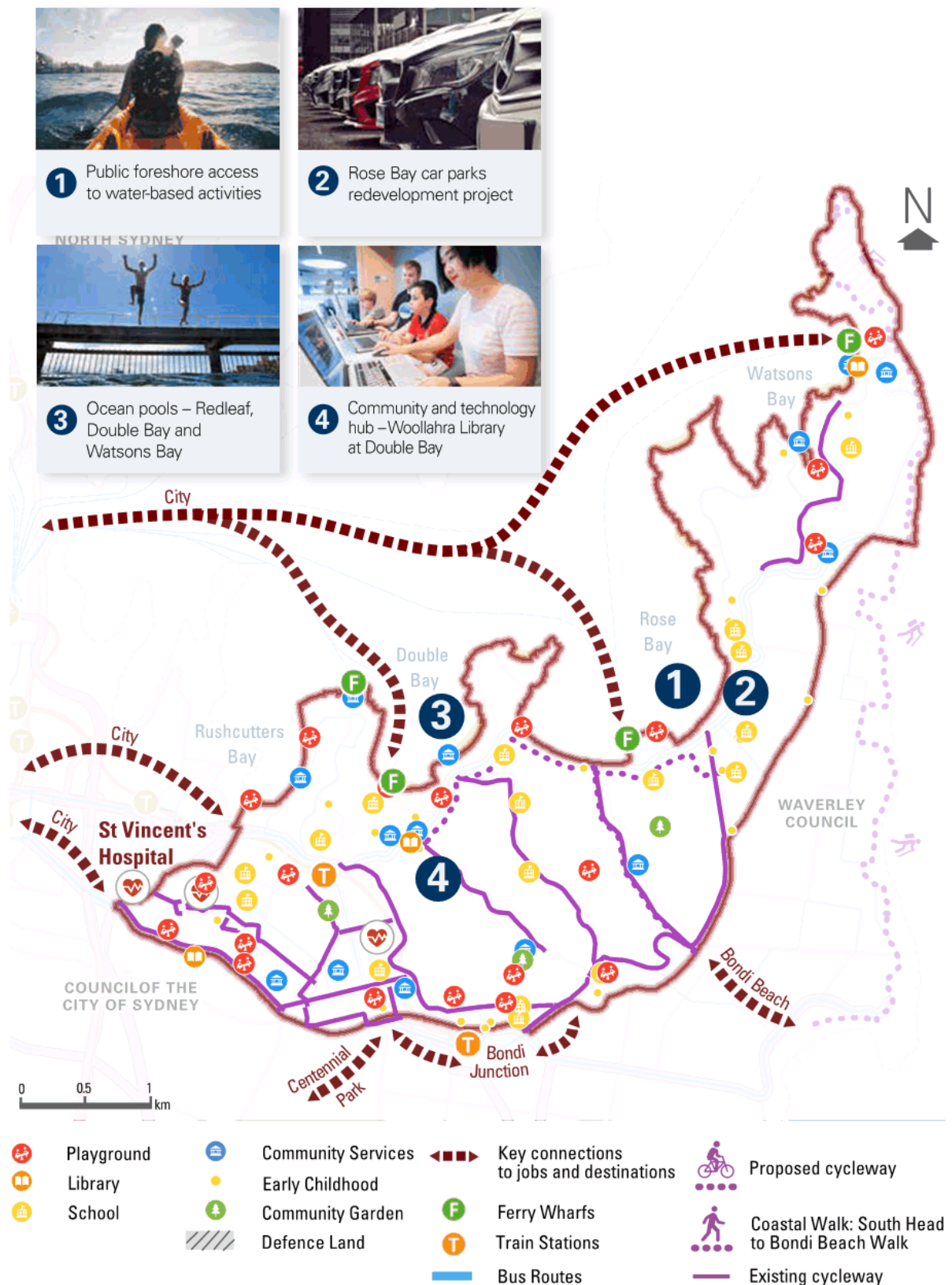


Kiaora Place, Double Bay

Council meets the changing needs of our community by sequencing infrastructure provision using a place based approach. We collaborate with our community, government agencies, neighbouring councils, business, and organisations to achieve this.

Where growth occurs, development contributes to upgrades and improvements to facilities, open space, public domain, and other infrastructure. This helps to ensure we continue to meet our community's needs and we maintain the liveability of our area.

All our infrastructure is designed to reflect our lifestyle and vision for the future of our area.



Infrastructure and collaboration

STRATEGIES AND ACTIONS

9. Implement plans and projects to maximise and more efficiently provide community infrastructure on council land in/near centres and public transport including:
- Redevelopment of two Council-owned car parks in Rose Bay to facilitate a multi-use community facility, increase public car parking and increase commercial floor space.
 - Cross Street car park.
10. Work with councils and the government agencies to introduce better mechanisms to fund community infrastructure (including improvements and upgrades) that will help us achieve the *Eastern City District Plan's* liveability outcomes.
11. Continue to work with industry to ensure development uplift delivers improvements and upgrades to liveability, productivity, sustainability and infrastructure through works, contributions plans, and voluntary planning agreements.
12. Support the implementation of Council's infrastructure strategies and related plans, including but not limited to, the:
- *Playspace Strategy* (2019) and *Recreation Needs Study and Plan* (2020)
 - *Social and Cultural Plan 2018* and *Community Facilities Study and Strategy* (2019/2020)
 - *Double Bay Public Domain and Lighting Strategies* (2016) and *Edgecliff Commercial Centre Strategy* (2020)
 - Plans of management to maintain, renew and upgrade ageing infrastructure including roads, footpaths, stormwater drainage and seawalls, bicycle facilities, parks and open space.
13. Continue to support implementation of our *Disability Inclusion Action Plan 2017*
14. Lead and inspire leadership in the adoption of technology and engagement with the digital environment, including supporting infrastructure.
15. Advocate for shared used of public and private education, recreation, and community facilities.
16. Collaborate with neighbouring councils, government agencies, and service providers to monitor and plan for easily accessible infrastructure and services that meet our community's changing needs, especially:
- young children and school students (including public school places)
 - our ageing population
 - people with a disability, restricted mobility or other needs.



Business, Oxford Street, Paddington

Planning Priority 3

Working in collaboration with our community, government, businesses, and organisations.

Our vision

The future inevitably involves change. Our job as a Council and as a community is to make sure these changes are a good fit for our area and help to achieve our vision. We work collaboratively to deliver better services and infrastructure, to improve amenity, and to maintain the local character of our places.

Collaboration and open communication are important to coordinate the many organisations involved in providing services to our community and those who use facilities in our area. It makes it easier to fund and deliver infrastructure that is integrated, efficient, and responsive.

Council collaborates with our community, government agencies, businesses, and organisations to deliver and advocate for infrastructure that supports our community's changing needs. This delivers joined-up outcomes that make everyone's lives better over the long term.

Together we optimise funds, well-located facilities, and other spaces that meet our community's needs for health, education, transport, cultural activities, open space, innovation, and community uses.

STRATEGIES AND ACTIONS

17. Prepare and implement a *Community Participation Plan* to promote and guide participation of the broader community in the strategic planning process
18. Foster relationships and strategic networks in collaboration with government agencies, non-government organisations, businesses, and community groups.

Liveability

Our homes, buildings, and places celebrate our rich heritage, sunny harbour-side location, and leafy local character.

Liveability is about quality of life and how our area enhances the health, lifestyle and wellbeing of the people who live, work, visit and play here. This requires housing, jobs, open space, infrastructure and services that are easy to access and meet peoples' needs now and in the future as they transition through different stages of life.

Key to maintaining high levels of liveability across our area is place-based planning and design excellence that prioritises our lifestyle, heritage, public places, open space and local character. It is about conserving the heritage and local character that tells the story of us and makes our places alive, unique and home.

We have a diverse range of housing choices in well-planned locations that have easy access to high-frequency public transport, local villages, jobs, services, and open spaces.

Council has a strong focus on place-based planning. This is reflected in our village place plans, planning controls for local character and heritage, high quality open spaces and flexible community facilities which all contribute to achieving high-quality liveability outcomes.

Paddington café



Development that creates new dwellings and commercial buildings contributes to maintaining our lifestyle and liveability. An important part of this is contributions and voluntary planning agreements. These help fund upgrades and improvements to increase capacity of our infrastructure and facilities such as libraries, community facilities and public domain.

Liveability is supported by all the planning priorities in this plan. This section has priorities about our homes, heritage, and places. We use a place-based and collaborative approach to achieve these planning priorities:

LIVEABILITY

Planning Priority 4

Sustaining diverse housing choices in planned locations that enhance our lifestyles and fit in with our local character and scenic landscapes.

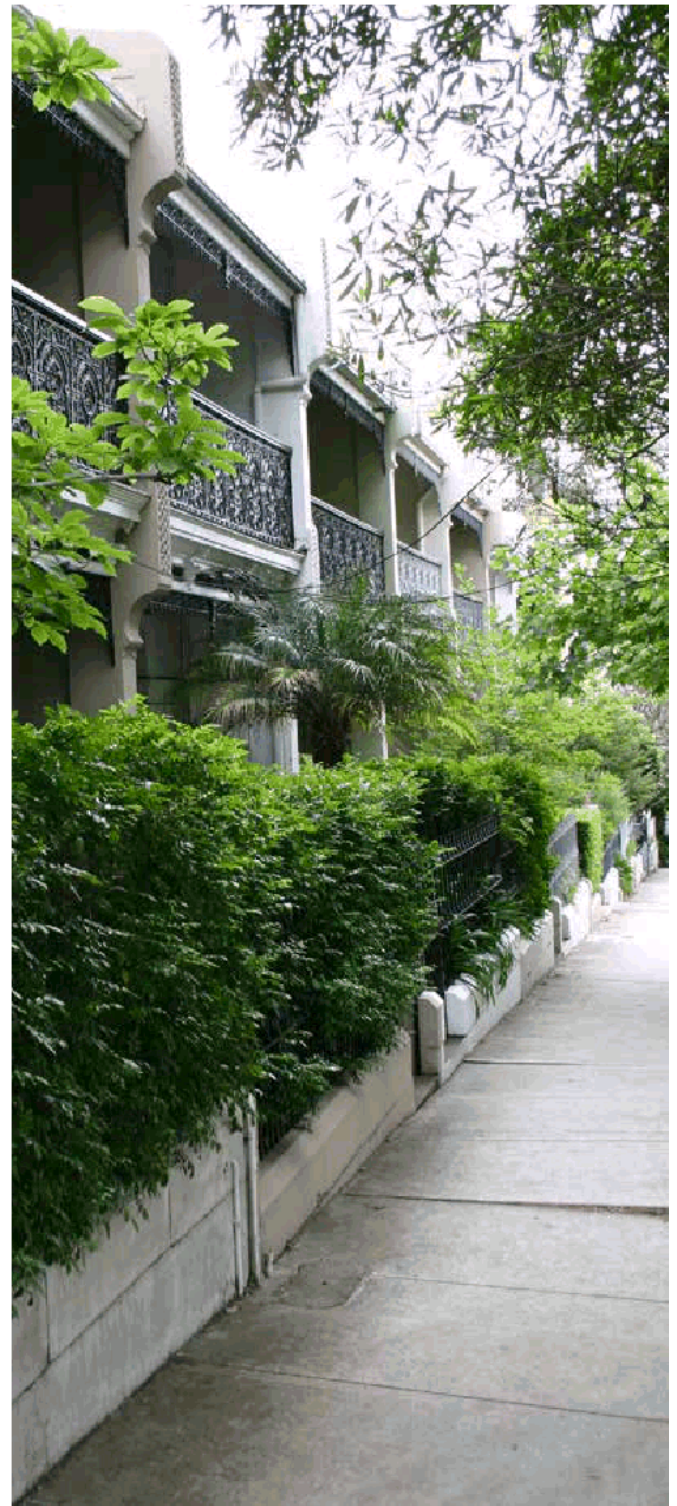
Planning Priority 5

Conserving our rich and diverse heritage.

Planning Priority 6

Placemaking supports and maintains the local character of our neighbourhoods and villages whilst creating great places for people.

Heritage terrace houses, Paddington



Liveability

Planning Priority 4

Sustaining diverse housing choices in planned locations that enhance our lifestyles and fit in with our local character and scenic landscapes.

Our vision

Our area is home. It supports our lifestyle and allows people of all capabilities and all ages to participate in community life and live in health and comfort.

Housing is designed to be the right fit for the character, heritage, landscape, and village scale of our area. It is located in well-planned places which are close to villages, services, and public transport hubs. Everything is on our doorstep – shops, cafes, markets, libraries, parks, our foreshore, schools, health services, aged care facilities, and more.

Diverse and affordable housing options in accessible locations provide for a range of needs and incomes. Council collaborates with government agencies, other councils, and organisations on affordable housing programs.

Development that creates new dwellings or commercial buildings contributes to funding upgrades and improvements that enhance the liveability, infrastructure, and amenity of our area. Factors that contribute to the amenity of a neighbourhood include access to green and open space, water and air quality, safety, accessibility, pleasant streetscapes, local villages and opportunities for recreation and social interaction.

Housing developments in and around our villages respect their character and important role in community life. They do not decrease space for employment, community activities, connections, or green spaces. Buildings are designed to enhance the amenity of residents, including noise and light attenuation measures.



Apartments in Darling Point, Rushcutters Bay

Council plans new housing and renewal using a place-based approach which prioritises our lifestyle, heritage, local character, and scenic landscape. Fine-grain human scale design protects our village character whilst delivering new housing that is the right fit for our area.

The *Woollahra Housing Strategy (2020)* will set out where new housing will be located and identifies investigations for longer-term housing outcomes. Sustainable housing is carefully planned so that it is the right fit and is located on suitable, highly accessible and well-served sites.

STRATEGIES AND ACTIONS

19. Prepare a local housing strategy that:
 - a. responds to housing forecasts by the NSW Department of Planning, Industry and Environment
 - b. addresses the requirements of Objective 10 of *A Metropolis of Three Cities*, including:
 - i. creating capacity for more housing in the right locations – areas supported by a wide range of accessible, green, clean, and creative facilities, services and spaces
 - ii. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area
 - iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure
 - c. promotes design excellence that preserves village and neighbourhood character and integrates sustainability principles
 - d. promotes diverse housing choices for people of all ages and capabilities
 - e. supports the role of business centres
 - f. addresses affordable housing by:
 - i. recognising housing affordability is an issue in Woollahra, particularly for essential service workers
 - ii. quantifying and measuring the need for affordable housing in the local government area
 - iii. identifying areas and strategies for growth in affordable housing
 - iv. recognising that affordable housing is a complex issue that need to be addressed by all levels of government
 - v. exploring opportunities for Council to participate at a regional and state level to advocate for state funded delivery of affordable housing stock.
20. Collaborate with the Greater Sydney Commission, government agencies, and neighbouring councils to develop an affordable housing approach appropriate to our social and economic context.
21. Research and investigate the applicability of micro-housing in walkable areas with high-frequency public transport such as Oxford Street, Paddington.
22. Investigate capacity for integrating aged care options near business centres and community hubs.
23. Advocate for policies and strata bylaw reform that reflect increases in companion animals and pet ownership.

Liveability

Planning Priority 5

Conserving our rich and diverse heritage

The Gadigal people are the traditional custodians of much of the Woollahra area, while the Birrabirragal people are the traditional custodians of the harbour area around Watsons Bay and South Head.

The local area is rich in evidence of early Aboriginal history with over 70 sites including midden sites, rock engravings and numerous shelters, many with axe-grinding grooves where stone tools were made and sharpened.

Some sites are in private gardens, others are in parks and public areas, with a number along coastal walks and the harbour foreshore where much of the vegetation that provided the “kitchen gardens” of the original inhabitants is preserved.

Our vision

Our area has a rich and diverse history and an outstanding natural setting. Heritage items cover a range of categories including Aboriginal, built, natural, archaeological, defence, maritime and culture. The significance of our heritage items is recognised at a local, state and, in many instances, a national level.

Our community is committed to conserving, protecting and showcasing the quality and meaning of our heritage and public places. The cultural significance and

relationships between the various characteristics of our heritage creates a sense of place that tells the ongoing story and identity of our community.

The *Woollahra Local Environmental Plan 2014* identifies heritage items comprising individual buildings, structures, archaeology, trees, and landscape features as well as Heritage Conservation Areas representing Victorian, Federation, Inter-War and post-1950 buildings, precincts and streetscapes.

A significant number of items also have protection on the State Heritage Register under the *Heritage Act 1977*, the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005* and the Section 170 register of State heritage assets. Nearly half of our heritage items are also listed by the National Trust of Australia (NSW).

Council's local history team provides an important service connecting our community directly with historical information. Enhancing awareness and engagement is an important part of heritage conservation and includes heritage interpretation, walks and wayfinding, education and events.

Heritage is always evolving as time passes. We continue to investigate and review heritage in our area to ensure we protect the history, character, and story of our area as it evolves.



Transvaal Avenue, Double Bay



Macquarie Lighthouse, Vaucluse

STRATEGIES AND ACTIONS

23. Continue to proactively conserve and monitor heritage in the Municipality including:

- reviewing and updating provisions in *Woollahra Local Environmental Plan 2014* and *Woollahra Development Control Plan 2015*
- sustainably managing visitation to our Heritage Conservation Areas and destinations
- promoting a high standard of urban design in both the public and private domain that respects and communicates with heritage and our Heritage Conservation Areas
- supporting implementation of legislation for Aboriginal Heritage.

24. Work with the La Perouse Local Aboriginal Land Council to conserve the history and heritage of our area.

25. Undertake further theme-based Municipality-wide studies, with consideration for the fact that heritage is constantly evolving.

26. Advocate to exclude our Heritage Conservation Areas from the *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and prevent erosion of our heritage provisions through façade-ism and amalgamations.

27. Collaborate with organisations and our community to enhance education, heritage interpretation, history walks and wayfinding.

Liveability

Planning Priority 6

Placemaking supports and maintains the local character of our neighbourhoods and villages whilst creating great places for people.

Our vision

Our area has a well-planned, high quality, and sustainable built environment that preserves and showcases our heritage, village character, and landscape setting. Our boutique villages and leafy neighbourhoods each have a unique combination of history, culture, art, sunny places, and natural features.

We preserve the best of what we have and collaborate with our community, businesses, and organisations so that the 'new' fits in harmoniously with our lifestyle, local character, and places. This results in curated places that encourage design excellence, best practice construction, and the custodianship of places, history and the natural environment.

Our villages are community hubs with unique character that we enjoy being in. Boutique local businesses meet our everyday needs in a way that reflects our lifestyle. Entertainment and shopping precincts in key villages provide a cosmopolitan experience with cafes, restaurants, public art and other social and cultural events, activities, services and opportunities.

We plan great local places for people consistent with *A Metropolis of Three Cities* and the Government Architect's *Better Placed* guide. Our neighbourhoods, villages, and places provide:

- a well-designed environment with a fine-grain, human-scale form that is the right size and type for its location
- responsible and high quality construction that reflects best practice
- easy access to social infrastructure and cultural opportunities
- connections to surrounding areas by public transport, walking and cycling
- a choice of activities for people of all ages and capabilities
- visual connections and wayfinding
- connections to heritage and culture
- sensitive connections to the natural environment, water, and gardens
- flexibility and longevity to evolve and adapt over time to changing needs
- comfortable environments to walk through, sit, stand, play, talk, read, or just relax without exposure to unpleasant noise, heat, rain, traffic or pollution
- integration with the local context, including topography, biodiversity, landscape and views, existing streets and buildings, and infrastructure.



Woollahra Library at Double Bay

STRATEGIES AND ACTIONS

28. Promote design excellence and best practice construction for public and private buildings, urban design, and the public domain.
29. Continue to implement place-based planning through the *Woollahra Development Control Plan 2015*, place plans, and public domain strategies to protect heritage and village character, increase pedestrian access and amenity, manage parking, and promote active street frontages.
30. Implement the recommendations of the *Double Bay Planning Review (2020)* including provisions to promote fine-grain, human-scale, place driven outcomes that prioritise people, local character and place, solar access, and design excellence.
31. Implement the recommendations of the *Edgecliff Commercial Centre Study (2020)*.

Productivity

Our leafy, boutique villages foster thriving local businesses that provide jobs, shops, dining, entertainment, and a range of services that support our community.

Productivity is about supporting economic diversity and a range of opportunities for investment, business, and jobs in a 30-minute city. Council applies placemaking principles to support the diversity and vibrancy of our local economy.

Our area is the location of some of Sydney's premier shopping precincts, such as Double Bay, Paddington, and Queen Street, Woollahra. Set amid residences of great heritage value and adjoined by Sydney Harbour, open parks and tree-lined boulevards, our vibrant retail precincts present wonderful shopping and dining in the relaxed ambience of small villages. This provides many opportunities for prosperity and development of a robust local economy.

Accordingly, the main locations of employment and business activity in Woollahra are our villages and certain visitor destinations. There is no land zoned for industrial or urban services under the *Woollahra Local Environmental Plan 2014*.

Many residents work and seek entertainment in the Sydney CBD, Bondi Junction, and the Eastern Economic Corridor. Strengthening active transport connections to these destinations is a priority to support our community and to achieve a 30-minute city.

Technology and the digital environment play a large role in our everyday lives, built environment, economy, and infrastructure. We work with our community and local business to help them adapt, connect, and thrive in response to change.

Set on Sydney Harbour, our area is also a premier destination for visitors. From Watsons Bay to Paddington, the area is one of Sydney's most visited regions². Council has innovative and responsive policies to make efficient use of local resources, balance competing needs and sustainably manage destinations, visitors, and the night-time economy.

Council collaborates with our community, neighbouring councils, government agencies, businesses, and organisations to support a diverse, vibrant and innovative local economy.

A place-based and collaborative approach will ensure we achieve our planning priorities for productivity.

2. Source: *Woollahra 2030*



Five Ways, Paddington

PRODUCTIVITY PLANNING PRIORITIES

Planning Priority 7

Supporting access to a range of employment opportunities and partnerships.

Planning Priority 8

Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities.

Planning Priority 9

Supporting and enabling innovation whilst enhancing capacity to adapt and thrive in a rapidly changing digital environment.



Business, Paddington

Productivity



Planning Priority 7

Supporting access to a range of employment opportunities and partnerships.

Our vision

Our community is connected to a wide range of jobs, businesses and services as we strive to achieve a 30-minute city and maintain our lifestyle. We protect and increase local job opportunities, particularly in our villages. This helps us to achieve our planning priorities for liveability, productivity and sustainability by reducing travel times to access jobs, services and entertainment.

Our area is well-established and extensively developed. Council collaborates with the community, government agencies, and service providers support our local economy and villages. This includes balancing residential and business uses, whilst finding innovative ways to increasing active transport, and managing traffic and parking.

A strong focus on centres is a key part of Council's approach to promoting access to jobs, businesses, and services. Protecting employment space in our

villages is vitally important to this and for the health of our local economy. Edgecliff, Oxford Street, Paddington and Double Bay have already been identified as important to local productivity in *Woollahra 2030*.

Our community is highly educated and mainly work in management, knowledge, and professional industries. Many residents work and seek entertainment in the Sydney CBD, Bondi Junction and the Eastern Economic Corridor³. Planning Priority 1 is about strengthening active transport connections between these destinations is a key priority for Council to support our community and achieve a 30-minute city.

Council also helps to enhance local productivity by promoting and supporting partnerships between businesses, people and organisations. This is reflected in our place plan initiatives. We support business and professional networks that are responsive to the evolving needs of local business and our community.

STRATEGIES AND ACTIONS

32. Support and promote business and professional networks that are responsive to the evolving needs of local business and our community.

33. Introduce planning controls into the *Woollahra Local Environmental Plan 2014* and *Woollahra Development Control Plan 2015* to protect floor space for commercial, retail, business, health and community uses in centres, particularly in Double Bay.

34. Monitor employment and business in our centres, including audits of local centres and business activity.

3. Source: .id (2019) based on census 2016

Productivity

Planning Priority 8

Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities.

Our vision

Our leafy boutique villages are diverse, thriving places for local business and community life, each with a special character. Our community enjoys the lifestyle benefits of our harbour location and a wide variety of facilities, leisure activities, and interests.

Placemaking and a strong focus on our villages are central to Council's approach to promoting productivity and a prosperous local economy. Goal 9 in *Woollahra 2030* is about enhancing local prosperity and community focused economic development:

Woollahra will maintain the diversity of our local economic base and encourage new business into the area that will enhance and positively impact on community life.

Our villages provide boutique offerings that support the lifestyle and daily needs of our community. Each village has its own unique character, heritage and a diverse pedestrian experience via networks of local streets, laneways, arcades and walkways.

Our villages strive to be self-contained and self-sufficient. Diverse business offerings in each village complement each other and provide healthy diversity and competition that keeps our local economy thriving. As well as retail, accommodation and food services, certain villages have significant health care services such as general practice, dental and specialist medical services.

We support a balanced economy including boutique retail, visitation, well-regulated night-time entertainment, dining, and other recreational opportunities. The amenity of surrounding residential areas is carefully addressed both by businesses and in the design of new dwellings through suitable sound and light attenuation measures.

In addition to our boutique villages, our stunning harbour setting and heritage makes our area a premier destination for visitors. Placemaking and sustainable destination management support the vibrancy and attractiveness of our villages and destination whilst balancing the competing needs of visitors, businesses and our community.

The place management approach is much broader than just planning. Our place plans set out a range of initiatives to improve the physical attractiveness – providing a high quality and flexible public domain that everyone can access and supports a range of business offerings and community activities, events, festivals, arts and cultural programs. This approach ensures our villages adapt and thrive in response to change and remain a prosperous part of our vibrant local economy and community life.



French Soiree, Kiaora Place, Double Bay

STRATEGIES AND ACTIONS

35. Support implementation of place plans for centres, including Double Bay and Oxford Street, Paddington
36. Investigate strategies to sustainably manage a vibrant and diverse local economy that preserves reasonable amenity levels for our community with regard to the night time economy, retail, destinations, and visitation.
37. Continue to collaborate with and support our business representative organisations and business community, including investigating and implementing innovative approaches to increase opportunities for local businesses and employment in our business centres.

Productivity

Planning Priority 9

Supporting and enabling innovation whilst enhancing capacity to adapt and thrive in a rapidly changing digital environment.

Our vision

Technology and the digital environment are an indispensable part of our everyday lives, built environment, economy, and infrastructure. This requires us to lay the right groundwork, both digital and non-digital, so our community and local economy can adapt, connect and thrive in response to rapid change and innovation.

Our focus when interacting with the digital environment is on people, safety, our local economy, and cultural outcomes. We prioritise inclusion, collaboration, vibrancy, creativity, and community. This helps to ensure we achieve our vision for a future where our area continues to be productive, sustainable, accessible, connected, and liveable.

We thrive and lead in the digital era by future-proofing new infrastructure and ensuring that development is designed for flexibility and adaptability. The *Woollahra Local Environmental Plan 2014* permits a range of community and business services in appropriate land use zones.

Council prioritises best practice, multi-purpose community facilities and services that help our community access technology. An example is Council's library and community hub in Double Bay that offers a 3D printer, workshops and training programs, laptops, WI-FI, meeting rooms for hire, and event space.

Technology changes us and our environment, and innovation occurs rapidly. We can't predict exactly how, but we can strategically prepare to ensure that we realise outcomes that reflect our lifestyle and values.

Collaboration between all levels of government, business, and our community is vital to everyone thriving in the digital era.

We work together with our community to ensure that people and organisations, now and into the future, can access resources that support our lifestyles, innovation, and creativity.

STRATEGIES AND ACTIONS

38. Lead and inspire leadership for integration and engagement with the digital environment.

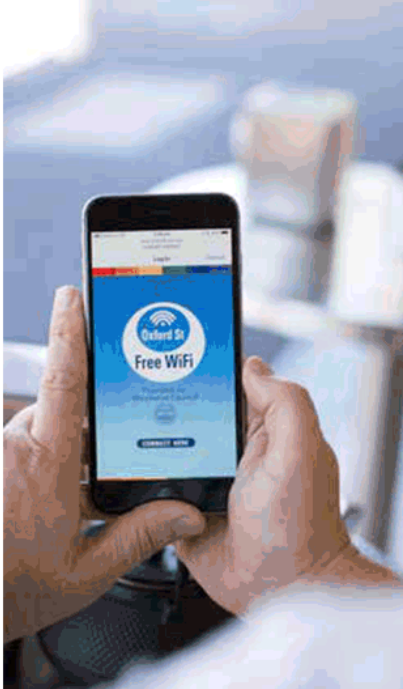
39. Continue to promote and support engagement with the digital environment and smart cities initiatives that benefit local businesses, places, and our community.



Woollahra Library at Double Bay



Electric Vehicle charging station, Double Bay



Oxford StWiFi

Sustainability

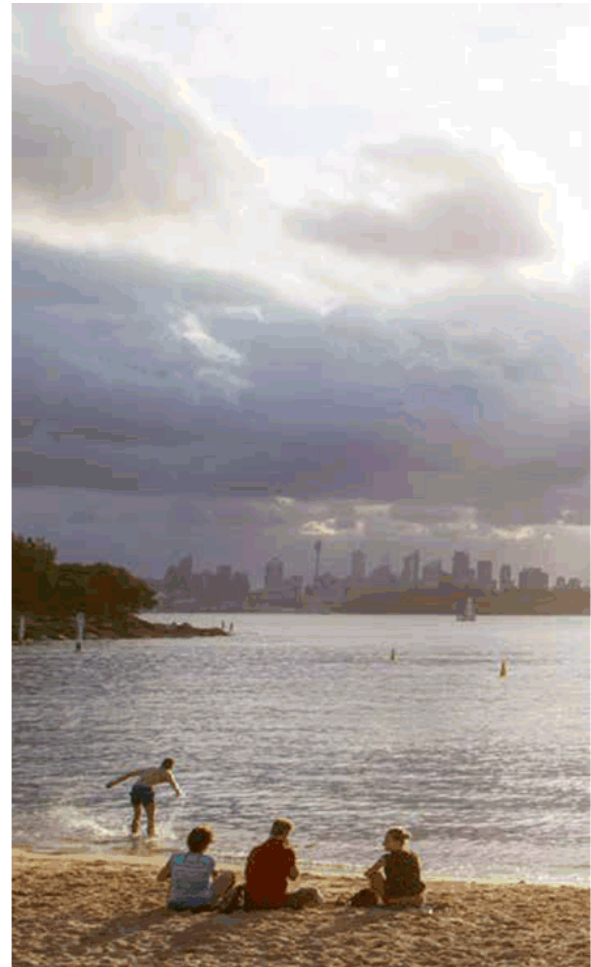
Our community lives sustainably and enjoys a clean, healthy and diverse natural environment and an efficient built environment.

Our area has a diverse and highly significant natural environment. Key features include our bushland areas, leafy streets, heritage gardens, and 16 kilometres of harbour foreshore, from rocky headlands and coastal cliffs to sunny north-facing beaches⁴.

Conserving and enhancing our natural environment, while improving the sustainability and resilience of our built environment, is vital to maintaining our lifestyles and wellbeing now and in the future.

Sustainability encompasses both the natural and built environment. It includes:

- conserving and enhancing green infrastructure including waterways, urban bushland, wildlife habitat and corridors, tree canopy and green cover, parks and open spaces
- innovative and efficient use and re-use of energy, water and waste resources, such as adoption of solar panels for energy
- building resilience to natural and urban hazards, shocks and stresses including priorities such as cooling the urban environment and mitigating the impacts of climate change.



Camp Cove Beach, Sydney Harbour



Seahorses, Watsons Bay

4. Source: *Woollahra 2030*

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.

The Greater Sydney Green Grid, including the Bondi to Manly Walk, is an opportunity to increase the connections between our green spaces and other parklands across Sydney. This includes expanding our tree canopy, improving our cycling and walking paths, and investigating opportunities to protect habitat corridors, and improve and 'naturalise' channelised waterways.

Council is proactive in managing, conserving and enhancing our green infrastructure and promoting the efficient use and re-use of resources. We continue to improve the sustainability and efficiency of our buildings, places, and systems, including reducing our waste generation and emissions. This is a key part of maintaining our healthy environment with clean air, diverse and high quality habitat, and healthy waterways.

Working together we can sustainably improve the quality of life for our community. Council collaborates with our community, neighbouring councils, government agencies, businesses, and organisations to deliver the Green Grid and achieve sustainability and resilience outcomes.

A place-based and collaborative approach will help achieve the following planning priorities:

SUSTAINABILITY PLANNING PRIORITIES

Planning Priority 10

Protecting and improving the health, diversity and enjoyment of our waterways and water ecosystems.

Planning Priority 11

Conserving and enhancing our diverse and healthy green spaces and habitat, including bushland, tree canopy, gardens, and parklands.

Planning Priority 12

Protecting and enhancing our scenic and cultural landscapes.

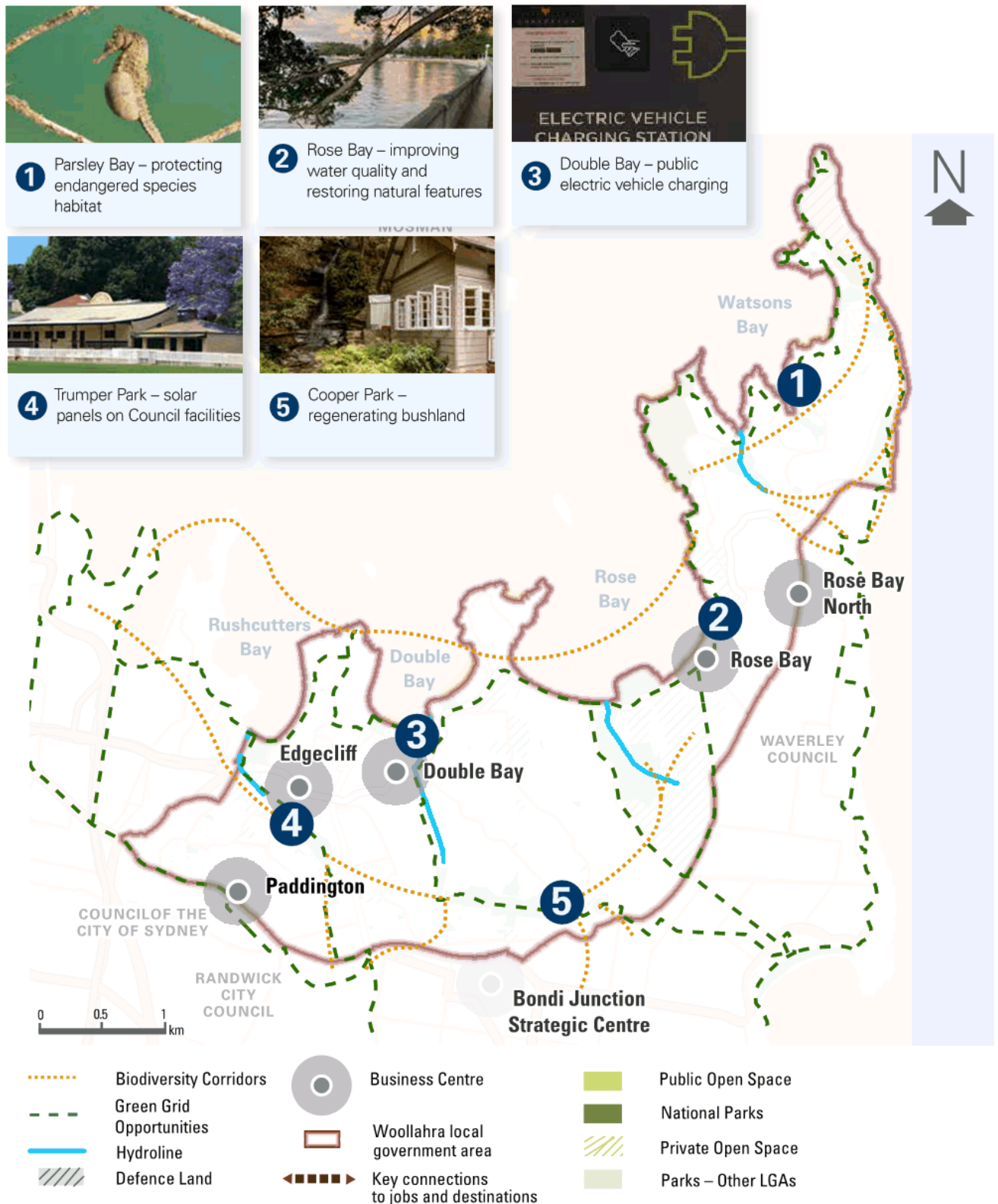
Planning Priority 13

Improving the sustainability of our built environment, businesses and lifestyles by using resources more efficiently and reducing emissions, pollution and waste generation.

Planning Priority 14

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

Sustainability



Planning Priority 10

Protecting and improving the health, diversity and enjoyment of our waterways and water ecosystems.

Our vision

Located on Sydney Harbour, our area has a diverse mix of environmentally sensitive waterways, harbour foreshores, and important coastal environment areas that are a vital part of our natural landscape and local character. They are also important natural assets, cultural resources and recreational destinations for all of Sydney. We work together to ensure our harbour foreshore and waterways are healthy and accessible to everyone.

Our waterways and water ecosystems co-exist with our built environment providing biodiversity and natural cooling systems, beautiful foreshore walks, parks and bushland, and habitats for native plants and animals. Our five largest waterways are Parsley Creek, Cooper Park Creek, Vaucluse Creek, Rushcutters Creek and Rose Bay Creek⁵.

Managing water quality and ecosystem health involves a complex range of considerations given the highly urbanised nature of our area, including changes to the shoreline and the legacy of historical industrial activity. Investigations into reinstating more natural conditions to waterways is an ongoing priority for Council. This involves ongoing collaboration with government agencies.

Healthy waterways are enhanced by efforts to increase sustainability in our built environment, businesses, and lifestyles. A risk-based and integrated systems approach to water management is reflected in Council's planning controls for matters such as water sensitive urban design (WSUD), water quality monitoring and in our *Environmental Sustainability Action Plan 2013-2025*.



Murray Rose Pool at Redleaf, Double Bay

Waterways are not isolated to one council area.

We collaborate with government agencies, neighbouring councils, businesses, organisations, and our community on coastal management programs, water quality monitoring, regeneration activities, and the *Eastern Suburbs Water Reduction Plan*.

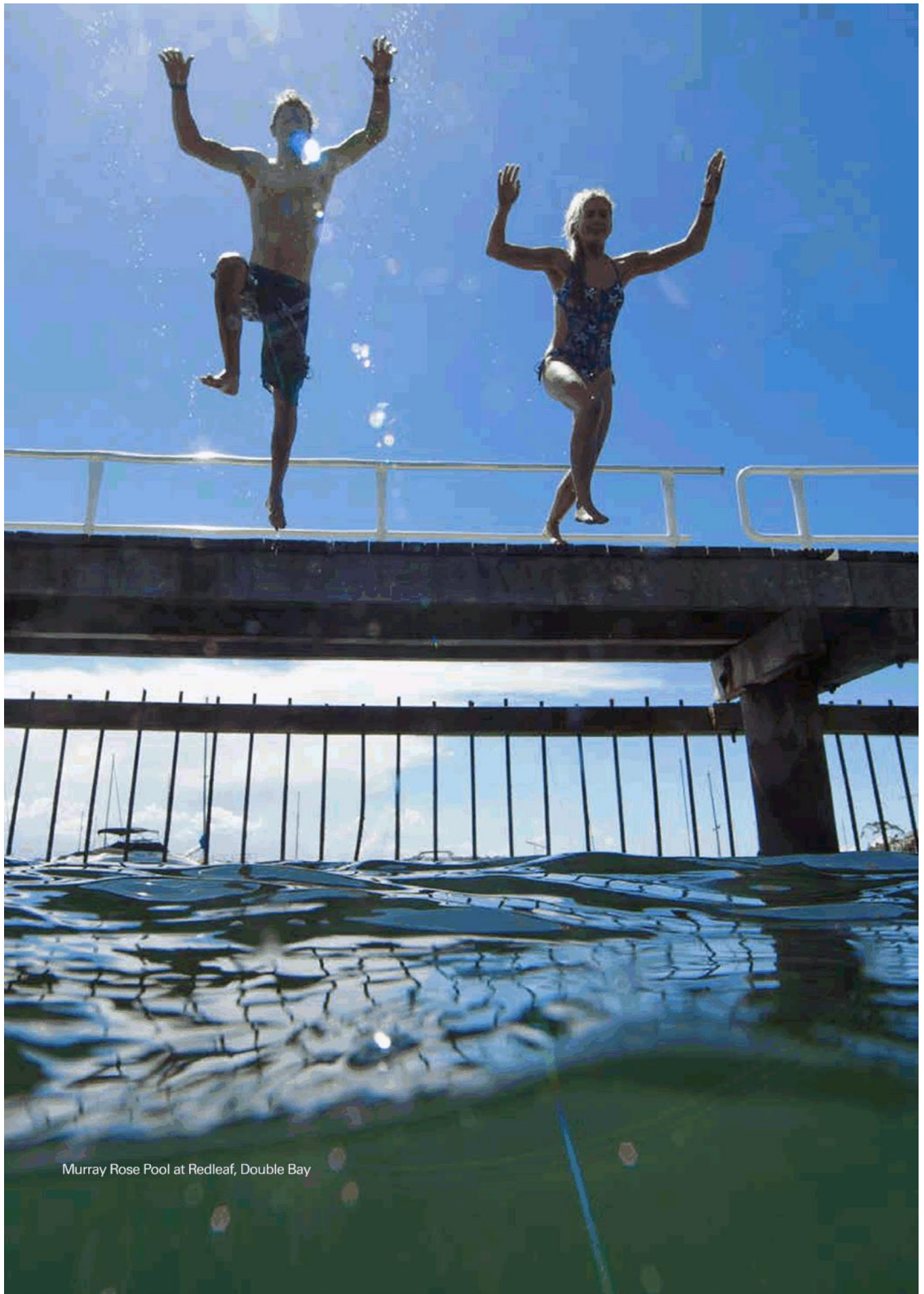
Sustainability and liveability are enhanced by improving and managing access to waterways, foreshores and the coast for recreation, visitation, cultural events and water-based transport.

5. Source: *Environmental Sustainability Action Plan 2013-2025*

Sustainability

STRATEGIES AND ACTIONS

40. Collaborate with Sydney Water to improve waterway health and ecosystems including:
 - a. investigating where reinstating more natural conditions in highly modified urban waterways is viable (including Rose Bay Channel and Jamberoo Creek, Double Bay)
 - b. advocating for the decommission of sewer outfalls at Vaucluse and Diamond Bay
 - c. advocating for further precautionary-principle based strategies around stormwater management.
41. Monitor and update as required planning controls and policies that promote water sensitive urban design, regeneration of water-based ecosystems, and support implementation of the *Woollahra Biodiversity Strategy* and *Eastern Suburbs Water Reduction Plan*.
42. Continue to collaborate with government agencies and neighbouring councils on coastal management programs to improve catchment and waterway health for Sydney Harbour and the ocean coast.
43. Support implementation of Council plans and policies that protect and increase opportunities around Sydney Harbour to access and enjoy waterways, water-based transport, and working harbour activities.
44. Continue to promote and support community involvement in protecting and enhancing our waterways such as Harbour Care volunteer groups.



Murray Rose Pool at Redleaf, Double Bay

Sustainability

Planning Priority 11

Conserving and enhancing our diverse and healthy green spaces and habitat, including bushland, tree canopy, gardens, and parklands

Our vision

We conserve and enhance biodiversity, wildlife habitat and corridors, bushland regeneration, parkland and open space, and our stunning tree canopy. We highly value our natural environment as a vital part of our heritage, local character, and lifestyles.

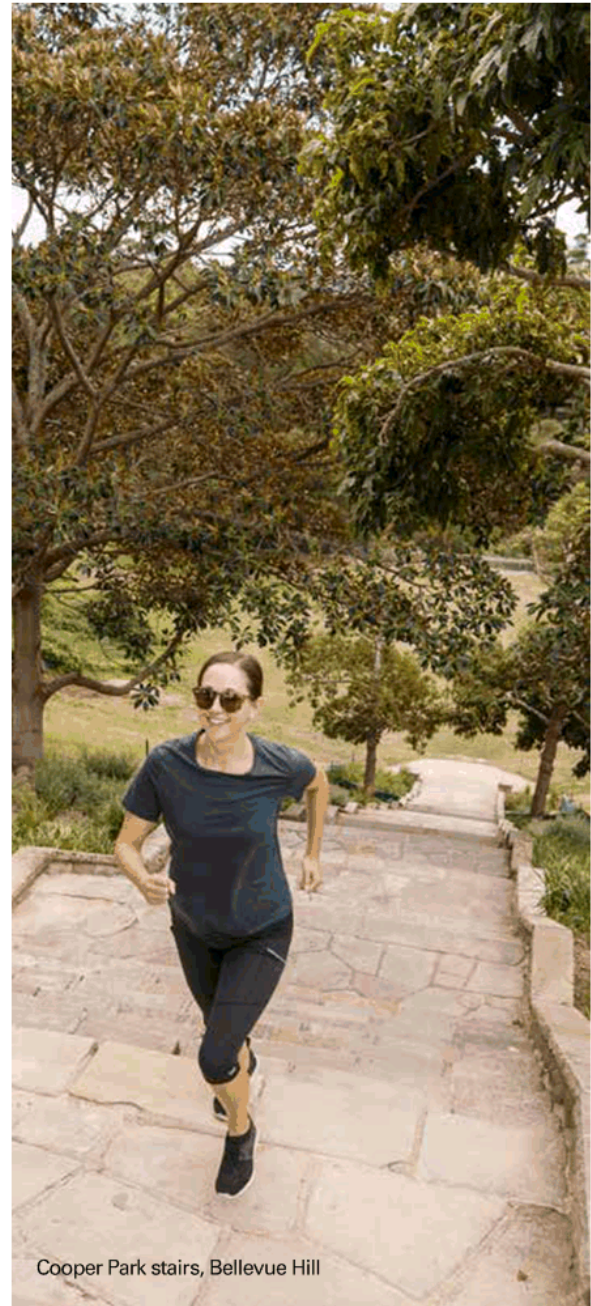
Bushland areas, remnant vegetation, and urban green cover support local biodiversity, provide habitat, help to cool the environment and support cleaner air and waterways. We have an estimated 53.8 hectares⁶ of remnant vegetation (terrestrial and aquatic) on public and private land containing nine species which are listed as endangered, vulnerable, or protected.

We protect and increase landscape-scale biodiversity, restoration of bushland corridors, and the overall green cover of our area. This includes our tree canopy, gardens, and landscaped areas.

The Greater Sydney Green Grid enhances our biodiversity and urban green cover. It connects green spaces, walking paths, and cycleways to create a network of high quality green spaces and recreation facilities for healthy lifestyles, leisure, and recreation. We continue to collaborate on expanding the Green Grid.

Everyone in our community benefits from and contributes to the health, diversity, and expansion of our green infrastructure and landscape setting.

6. Source: *Environmental Sustainability Action Plan 2013-2025*



Cooper Park stairs, Bellevue Hill

STRATEGIES AND ACTIONS

45. Protect provision of open spaces, tree canopy, bushland, and soft landscaping from development pressures through:
 - a. monitoring and strengthening planning controls for protecting trees, canopy cover, and soft landscaping
 - b. preparing and implementing an Urban Forest Strategy
 - c. retaining recreation and open space zonings
 - d. initiatives to preserve and increase public access to open space
 - e. investigating options to promote green cover on roofs and walls in our planning controls
 - f. investigating planning controls and maps to deliver biodiversity corridors through landscaping, tree canopy cover, the Greater Sydney Green Grid, and waterways with a view to protect and enhance habitat across our area and its connections to neighbouring council areas.
46. Support implementation of biodiversity and conservation management strategies to protect natural landscapes, systems, and biodiversity including our *Environmental Sustainability Action Plan 2013–2025* and *Woollahra Biodiversity Conservation Strategy 2015-2025*.
47. Collaborate with government agencies, neighbouring councils, organisations, and our community to deliver the Greater Sydney Green Grid, including initiatives such as the Bondi to ManyWalk and the Paddington/Rushcutters Bay greenway.
48. Monitor and strengthen controls in *Woollahra Development Control Plan 2015* to protect deep soil landscape areas and ensure development responds to topography and reduces excavation.

Sustainability

Planning Priority 12

Protecting and enhancing our scenic and cultural landscapes.

Our vision

Sydney Harbour is recognised as one of the great harbours in the world. It has a rich cultural heritage, both as the traditional home of Aboriginal people and for the early phases of the harbour's development for maritime, defence, settlement, and recreation.

Set on the frontage to Sydney Harbour, we have a responsibility to maintain the scenic beauty of the foreshore and headland areas when viewed from the water and from the land.

Continued protection of scenic and cultural landscapes is important for the sustainability, liveability and productivity of our area. It encourages an appreciation of the natural environment, protects heritage and culture, and creates economic opportunities, particularly for recreation and visitation.

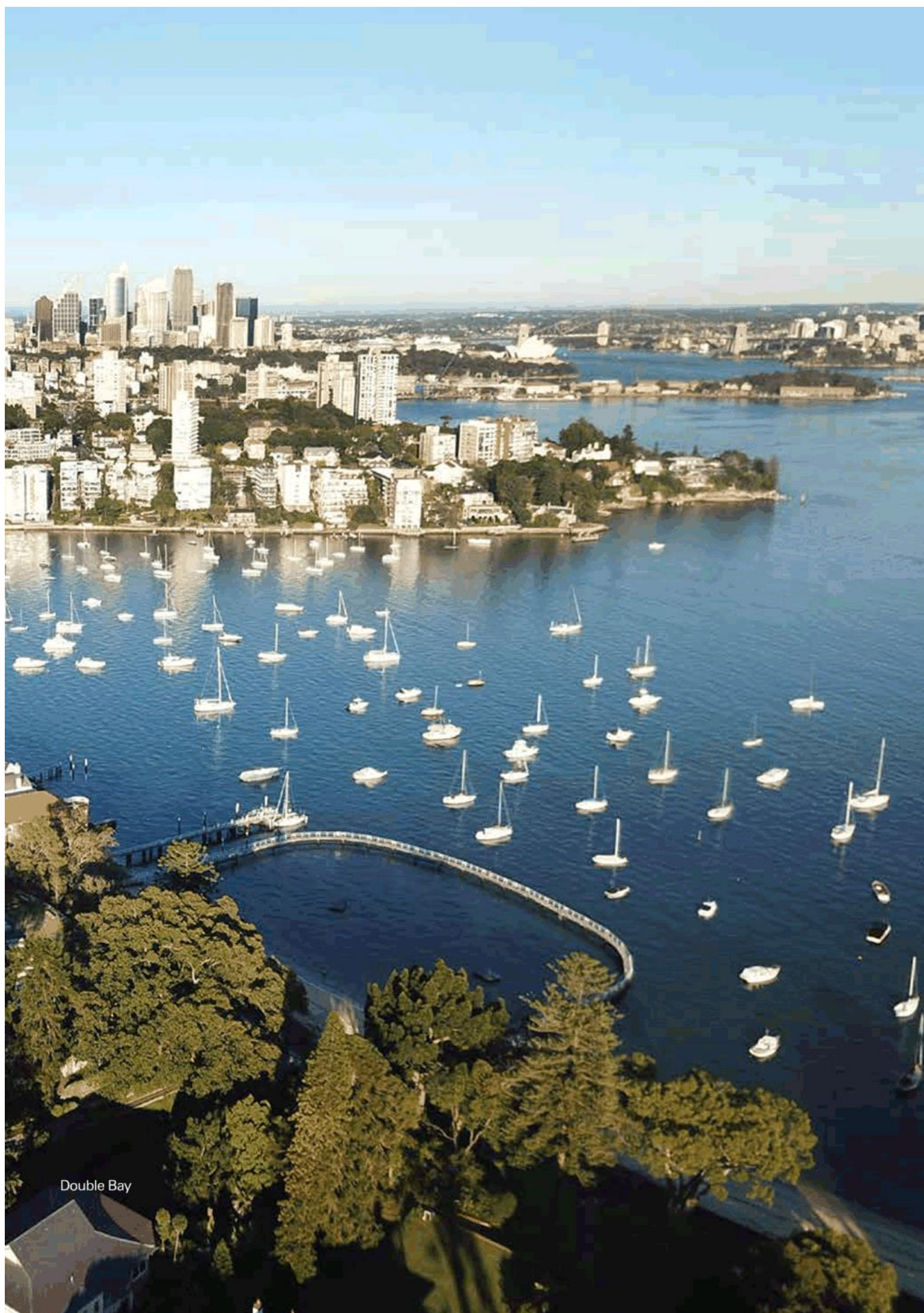
Views are also a special element of our unique character. The varied topography, leafy setting, and harbour frontage combine to offer dramatic bushland, city, and water views. These views enhance the amenity and cultural value of private dwellings, landmarks, heritage items, and the public domain.

Public views allow the scenic beauty and special character to be appreciated by everyone. These views help people to see and interpret our landscape and landmark features.

We sustainably manage the impact of development to prevent the erosion of the heritage, views, and protect the integrity of our nationally important landscape. Our planning controls continue to protect and enhance view sharing, prioritising public views and scenic value.

STRATEGIES AND ACTIONS

49. Continue to ensure that all development and activities comply with planning controls that protect the Sydney Harbour scenic landscape, public views, and view sharing including the *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*, *Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005*, *Woollahra Local Environmental Plan 2014* and *Woollahra Development control Plan 2015*.



Sustainability

Planning Priority 13

Improving the sustainability of our built environment, businesses, and lifestyles by using resources more efficiently and reducing emissions, pollution and waste generation.

Our vision

Our energy and water demand and waste generation is expected to increase with the changing needs of our community and development. We support innovative solutions to increase our sustainability, reduce carbon emissions, improve energy and water efficiency, and move towards a circular economy where waste is designed out of our systems.

We increase the use of renewable energy and the efficiency of energy and water use through low carbon, high efficiency strategies to reduce emissions, optimise water use, reduce waste, maximise recycling, and optimise car parking provision. This contributes positively to our liveability, productivity, and the overall quality of our built environment.

Sustainable, efficient and zero waste communities are not isolated to one Council area and so we collaborate with neighbouring councils on the implementation of the *Eastern Suburbs Low Carbon Future Plan 2015* and *Eastern Suburbs Water Reduction Plan*. These plans provide pathways to reduce carbon emissions and work toward the aspirational objective of achieving net-zero emissions by 2050.

Our built environment is designed for sustainability, liveability, and to enhance our natural environment. We promote sustainability in all developments including the quality of their construction and materials, and how they respond to context by providing setbacks for outlook, daylight and wind.

Council collaborates with government agencies, and other councils to increase sustainability requirements for new developments, including advocating for renewable energy and energy efficient design, and updates to BASIX requirements.

Our assets and systems continue to improve the efficiency of our energy and water usage and waste streams. Council initiatives help and encourage our community to be leaders in waste management and resource recycling, reducing water usage and adopting renewable energy.

Improving the sustainability of our environment and lifestyles will help us to achieve our 20-year vision for enhancing our area, local economy, and our community's quality of life.



Green waste collection

STRATEGIES AND ACTIONS

50. Continue to support implementation of the *Eastern Suburbs Low Carbon Future Plan 2015* and *Water Reduction Plan*, *Woollahra Environmental Sustainability Action Plan*, and *Asset Management Strategy* with a view to reducing greenhouse gas emissions and ecological footprint including initiatives to adopt more efficient technologies such as our solar schools program.
51. Continue to support efforts to raise awareness and substantially reduce waste generation including:
- a. reviewing waste management controls to improve management, separation and collection for our places and multi-unit residential buildings (including organic food waste collection)
 - b. investigating opportunities to move towards a circular economy.
52. Promote sustainable development outcomes including:
- a. advocating for updates to BASIX and accordingly review controls relating to passive design, water and energy efficiency, renewable energy, recycled water, construction methods and materials.
 - b. advocating for renewable energy and energy efficient design
 - c. encouraging infrastructure for electric vehicles in private developments and council facilities
 - d. encouraging socially and environmentally responsible business practices
 - e. requiring responsible and high quality construction that reflects best practice and is built to last.

Sustainability

Planning Priority 14

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

Our vision

We are proactive in planning and preparing for future change and hazards, to protect the safety and quality of life of everyone. This involves building our capacity to rapidly respond to natural and urban hazards, safeguarding infrastructure, our community, and environment against the physical, social, and economic challenges of our rapidly changing modern life.

Collaboration between government, industry and the community is vital for the urban resilience of all of Sydney. This is reflected in the *Resilient Sydney Strategy*, which provides a plan for resilience for the

Sydney Metropolitan Area as part of the international 100 Cities resilience framework which seeks to:

- prevent or mitigate stresses and shocks
- adapt to unexpected shocks and stresses
- rapidly return to normal and thrive after disruptions
- promote productive, peaceful prosperity and improved equity in times of stability.

We work collaboratively to increase our understanding, monitoring, and strategic management of urban and environmental risks including mitigating and responding to the impacts of climate change. To be ready to face future challenges we continue to improve our capacity to respond quickly to change, innovation, and new data.

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 climate change.

Our resilience planning and strategies protect our quality of life and community safety, ensuring we continue to thrive and achieve our vision for productivity, liveability, and sustainability.



Cooper Park, Bellevue Hill



Extreme weather event

STRATEGIES AND ACTIONS

53. Monitor, mitigate, and strategically manage urban hazards, environmental risks, and impacts of climate change, ensuring all strategies consider climate change adaption and urban resilience.
54. Continue to support collaboration and implementation of urban resilience initiatives in *Resilient Sydney*, the *Eastern Suburbs Low Carbon Future Plan 2015*, coastal management programs, and the *Woollahra Environmental Sustainability Action Plan 2013-2025*, including developing an urban resilience action plan for our area.

Implementation

To achieve our vision for the future and success *Draft Woollahra Local Strategic Planning Statement* we will:

- collaborate with the NSW Government on a Sydney-wide system to measure our progress
- program actions into Council's business plans as required
- collaborate with the NSW Government on funding mechanisms
- use the *Draft Woollahra Local Strategic Planning Statement* to guide local planning and development decisions
- promote private sector investment to support the strategies and actions in the *Draft Woollahra Local Strategic Planning Statement*.

Implementation through Council's business planning

The *Draft Woollahra Local Strategic Planning Statement* will be implemented through the *Woollahra Delivery Program and Operational Plan*.

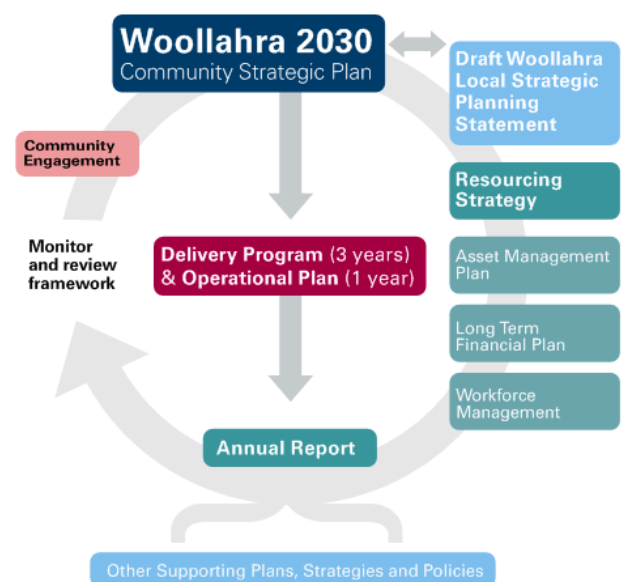
Council plans and budgets for all its services, operations and projects through a process called the Integrated and Reporting Framework as shown in Figure 3. This occurs under the *Local Government Act 1993*.

The core of the IP&R framework comprises:

- *Woollahra 2030*: A 10 year long-term community strategic plan
- *Woollahra Delivery Program and Operational Plan*: A 4 year delivery program and a 1 year operational plan.

The *Draft Local Strategic Planning Statement* will inform the preparation of the *Delivery Program and Operational Plan*. Strategies and Actions arising from our fourteen Planning Priorities will be added to the *Delivery Program and Operational Plan* on an annual basis having regard to Council's overall service delivery priorities and budget.

Figure 3: Woollahra's integrated planning and reporting framework



Monitoring our progress

A report will be provided to Council each year on the implementation of the *Draft Woollahra Local Strategic Planning Statement*. This report will review progress on the implementation of each of Council's fourteen planning priorities. The report will identify key milestones for implementation and Council's overall progress on implementing the *Draft Woollahra Local Strategic Planning Statement*. The report will be published on Council's website.

In addition, Council annually reviews and monitors activities that contribute to the performance indicators in *Woollahra 2030* and *Woollahra Delivery Program and Operational Plan*. Some of the activities we monitor include:

- child care and preschool statistics and place availability
- bookings and usage of Council's sports and community facilities
- data from WI-FI in Double Bay relating to the number, times and locations of trips.

Additional monitoring and reporting may occur through the NSW Government as it further develops its own system for tracking progress across Greater Sydney.

Funding

A key challenge for Council is funding local infrastructure to support growth. This is due to the restrictions on general rates and development levies.

Council continues to advocate to the NSW Government for improved funding mechanisms and reform. This is vital to providing sustainable funding options to support the objectives and targets set out in the *Eastern City District Plan* and our *Draft Woollahra Local Strategic Planning Statement*.

Access to the right funding is critical to maintaining the liveability of our area and ensuring well-located development proposals fit in to our community.

Regular review of this document

The EP&A Act requires that a formal review of this *Woollahra Local Strategic Planning Statement* is undertaken at least every 7 years.

Additionally, it is expected that several of the studies and strategic identified in this *Draft Woollahra Local Strategic Planning Statement* are likely to initiate reviews and amendments.

Public exhibition is an important part of the process to amend this *Draft Woollahra Local Strategic Planning Statement*.

Changes to planning controls

Any amendments to the planning controls in the *Woollahra Local Environmental Plan 2014* or the *Woollahra Development Control Plan 2015* must be consistent with the vision and planning priorities in this document.

This applies to Council proposals and applications from private individuals or businesses. Council notes that some of the actions in this plan will require changes to our existing planning controls.

All proposed changes to planning controls are reported to Council and must be publicly exhibited.

Glossary

For the purpose of this Local Strategic Planning Statement the following definitions are used:

TERM	MEANING
30-minute city	A vision for Greater Sydney is one where most people live within 30 minutes of jobs, education, health facilities, services and great places. It is based on access to the nearest metropolitan and strategic centres within 30 minutes, seven days a week by public transport.
Active transport	Types of transport that include walking, cycling, and scootering which promote increased sustainability, health and wellbeing, and active lifestyles. For the purposes of this Local Strategic Planning Statement, public transport including trains, ferries, and buses are considered to be part of our active transport system.
Built environment	The constructed environment made by people which is distinct from the natural environment. It includes cities, villages, neighbourhoods, roads, footpaths, places, parts of our parks, and infrastructure.
Digital environment	The cultural, economic, and communicative environment formed by telecommunications and internet technology that shapes media messages, communication, and economic activity. It is a dominant part of our modern life and how we now communicate, operate, and interact.
Eastern Economic Corridor	A corridor stretching from Macquarie Park to Sydney Airport containing close to one-third of Greater Sydney's jobs. (GSC 2016)
Environmental Planning and Assessment Act 1979 (EP&A Act)	Establishes the NSW planning and development system. This local strategic planning statement has been prepared under Section 3.9 of the Act.
Fine-grain	When the blocks, lots and connections that make up an area are designed for a local lifestyle, liveability, and people's experience, for walking, exploring, and interacting.
Greater Sydney Commission (GSC)	The NSW State planning organisation in charge of coordinating strategic plans across Greater Sydney. It reports directly to the Department of Premier and Cabinet.
Greater Sydney Green Grid	A policy developed by the NSW Government Architect that identifies a network of high-quality green space that connects commercial centres, public transport hubs, and major residential areas across the Greater Sydney Region. It supports liveability, recreation, healthy and active lifestyles, biodiversity, and health of the natural environment.
High-frequency public transport	Public transport routes with 'turn up and go' services on peak and at least 1 service every 15 minutes off-peak, seven days a week, consistent with the NSW Transport guidelines for rapid and intermediate transport routes (December 2013).
Local Housing Strategy	Establishes where housing will be provided in our area to meet the housing objectives and targets of the NSW Government and Greater Sydney Commission strategic plans, including regional and district plans. It includes consideration of local character, heritage, demographic factors, local housing supply and demand, and local land-use opportunities and constraints.

TERM	MEANING
Human-scale	The size, texture, articulation, and physical relationships of buildings, places and spaces that match the size and proportions of human sight and speed. It refers to the apparent or perceived size, not the actual size.
Planning Proposal	A document used in the Gateway process to justify an proposal to amend the Woollahra Local Environmental Plan 2014 in relation to zonings, height and other planning provisions. The NSW Department of Planning Industry and Environment approves whether or not an amendment should proceed.
Resilience	The capacity of individuals, communities, businesses, buildings, places, environments, and systems to survive, adapt and thrive no matter what kinds of chronic stresses and acute shocks they experience. Examples of shocks and stressors include heatwaves, floods, epidemics, and economic crises.
Soft landscaping	The elements of a landscape such as grass, plants and trees that do not involve construction or hard surfaces.
Tree canopy	Tree canopy refers to all trees on public and private land within our area and the extent of tree crown (including branches and leaves). We measure tree canopy cover as a percentage of our total land area or for individual sites the tree canopy cover as a percentage of the total site area.
Voluntary planning agreement	A planning agreement is a voluntary agreement or other arrangement under Division 7.1 of the EP&A Act between a planning authority (or 2 or more planning authorities) and a person (the developer): (a) who has sought a change to an environmental planning instrument, or (b) who has made, or proposes to make, a development application or application for a complying development certificate, or (c) who has entered into an agreement with, or is otherwise associated with, a person to whom paragraph (a) or (b) applies, under which the developer is required to dedicate land free of cost, pay a monetary contribution, or provide any other material public benefit, or any combination of them, to be used for or applied towards a public purpose.
Woollahra 2030	Our Community Strategic Plan that has been developed by Council in consultation with the Woollahra community. It is prepared under the Local Government Act 1993 as part of the Integrated Planning and Reporting Framework that applies to all NSW councils. It presents a long term vision for our area and is structured around five broad interrelated Themes, each of which is supported by a range of Goals and Strategies.
Woollahra Local Environmental Plan 2014	Sets our zoning and development controls that provide a framework guide planning decisions and regulate how land can be used in our area. It is prepared under the EP&A Act.
Woollahra Development Control Plan 2015	Sets our detailed planning controls to guide certain types of development that are permissible in a particular area under a Local Environmental Plan or other plan made under the EP&A Act.

Appendix

1. Related Council plans, Strategies and policies

- Asset Management Strategy 2011-2021
- Carbon Reduction Strategy and Action Plan 2010-2025.
- Child Care Needs Study 2014 (adopted) – annual monitoring.
- Children's Services Strategy 2005
- Delivery Program 2018-2021 & Operational Plan 2019-2020
- Disability Inclusion Action Plan 2017
- Double Bay Centre Public Improvements Plan– September 2002
- Double Bay Place Plan 2019-2023
- Double Bay Public Domain and Lighting Strategies–2016
- Eastern Suburbs Low Carbon Future Plan 2015
- Environmental Sustainability Action Plan 2013-2025
- Floodplain Risk Management Studies and Plans
 - Double Bay
 - Paddington
 - Rose Bay
 - Rushcutters Bay
 - Watsons Bay
- Homeless people policy/procedure 2015
- Local Character Statements 2015 (as contained in Woollahra DCP 2015)
- Oxford Street, Paddington – Placemaking Road Map Report 2014
- Playground strategy 2002
- Public Art Policy 2009
- Reconciliation Statement – Action Plan 2012
- Recreation Needs Assessment and Strategy 2006
- Rose Bay Centre Public Improvements Plan 1999
- Tree Management Policy 2011
- Waste reduction and resources recovery policy 2009
- Woollahra 2030- Community Strategic Plan– Adopted 18 June 2018
- Woollahra Bicycle Strategy 2009
- Woollahra Biodiversity Conservation Strategy 2015-2025
- Woollahra Social and Cultural Plan 2018-2030
- Woollahra Street Tree Master Plan 2014
- Woollahra Traffic Management Strategy 2014.

Scheduled updates for many strategies were disrupted by preparations for the now abandoned council amalgamation. Consequently, the following draft strategies and studies are underway:

- Asset Management Strategy
- Coastal Management Program (in development)
- Coastal Zone Management Plan
- Community Capacity Survey
- Community Facilities Study
- Double Bay Local Centre Planning Control Review
- Edgecliff Commercial Centre Planning Control Review
- Integrated Transport Strategy
- Library Strategy
- Playspace Strategy
- Recreation Needs Study and Plan
- Resourcing strategy.

2. Strategic alignment with State Government plans – *A Metropolis of Three Cities* and the *Eastern City District Plan*

Themes/Directions	INFRASTRUCTURE AND COLLABORATION		LIVEABILITY		
	A City Supported by Infrastructure	A Collaborative City	A City for People	Housing the City	A City of Great Places
Eastern City District Plan	Planning Priority E1: Planning for a city supported by infrastructure.	Planning Priority E2: Working through collaboration.	Planning Priority E3: Providing services and social infrastructure to meet people's changing needs. Planning Priority E4: Fostering healthy, creative, culturally rich and socially connected communities.	Planning Priority E5: Providing housing supply, choice and affordability, with access to jobs, services and public transport.	Planning Priority E6: Creating and renewing great places and local centres, and respecting the District's heritage.
Woollahra Local Strategic Planning Statement	Planning Priority 1: Planning integrated land use and transport for a healthy and connected community, and a 30-minute city.	Planning Priority 3: Working in collaboration with our community, government, businesses, and organisations.	Planning Priority 2: Planning for a community supported by infrastructure that fosters health, creativity, cultural activities, and a social connections.	Planning Priority 4: Supporting diverse housing choices in planned locations that enhance our lifestyles and fit in with our local character, and scenic landscapes.	Planning Priority 5: Conserving our rich and diverse heritage. Planning Priority 6: Placemaking supports and maintains the local character of our neighbourhoods, and villages, whilst creating great places for people.

Themes/Directions	PRODUCTIVITY		SUSTAINABILITY		
	A well-connected City	Jobs and Skills for the City	A City in its Landscape	An Efficient City	A Resilient City
Eastern City District Plan	Planning Priority E10: Delivering integrated land use and transport planning and a 30-minute city.	<p>Planning Priority E7: Growing a stronger and more competitive Harbour CBD.</p> <p>Planning Priority E8: Growing and investing in health and education precincts and the Innovation Corridor.</p> <p>Planning Priority E9: Growing international trade gateways.</p> <p>Planning Priority E11: Growing investment, business opportunities and jobs in strategic centres.</p> <p>Planning Priority E12: Retaining and managing industrial and urban services land.</p> <p>Planning Priority E13: Supporting growth of targeted industry sectors.</p>	<p>Planning Priority E14: Protecting and improving the health and enjoyment of Sydney Harbour and the District's waterways.</p> <p>Planning Priority E15: Protecting and enhancing bushland and biodiversity.</p> <p>Planning Priority E16: Protecting and enhancing scenic and cultural landscapes.</p> <p>Planning Priority E17: Increasing urban tree canopy cover and delivering Green Grid connections.</p> <p>Planning Priority E18: Delivering high quality open space.</p>	Planning Priority E19: Reducing carbon emissions and managing energy, water and waste efficiently.	Planning Priority E20: Adapting to the impacts of urban and natural hazards and climate change.
Woollahra Local Strategic Planning Statement	*see Planning Priority 1	<p>Planning Priority 7: Supporting access to a range of employment opportunities and partnerships.</p> <p>Planning Priority 8: Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities.</p> <p>Planning Priority 9: Supporting and enabling innovation whilst enhancing capacity to adapt and thrive in a rapidly changing digital environment.</p>	<p>Planning Priority 10: Protecting and improving the health, diversity and enjoyment of our waterways and water ecosystems.</p> <p>Planning Priority 11: Conserving and enhancing our diverse and healthy green spaces and habitat, including bushland, tree canopy, gardens and parklands.</p> <p>Planning Priority 12: Protecting and enhancing our scenic and cultural landscapes.</p>	Planning Priority 13: Improving the sustainability of our built environment, businesses and lifestyles by using resources more efficiently and reducing emissions, pollution, and waste generation.	Planning Priority 14: Planning for urban resilience so we adapt and thrive despite urban and natural hazards, stressors and shocks.

3. Consistency with *Eastern City District Plan* planning priorities and *Woollahra 2030*

DRAFT WOOLLAHRA PLANNING PRIORITIES	EASTERN CITY DISTRICT PLANNING PRIORITIES	WOOLLAHRA 2030 – GOALS
1 Planning integrated land use and transport for a healthy and connected community and a 30-minute city.	E1, E10, E12	Goals 1, 3, 4, 6
2 Planning for a community supported by infrastructure that fosters health, creativity, cultural activities, and social connections.	E1, E3, E4	Goals 1, 2, 3, 4, 5, 8
3 Working in collaboration with our community, government, businesses, and organisations.	E2	Goals 10, 11
4 Sustaining diverse housing choices in planned locations that enhance our lifestyles and fit in with our local character and scenic landscapes.	E5	Goals 4, 5, 10
5 Conserving our rich and diverse heritage.	E6	Goals 4, 5, 10
6 Placemaking supports and maintains the local character of our neighbourhoods and villages, whilst creating great places for people.	E6	Goals 4, 5, 9, 10
7 Supporting access to a range of employment opportunities and partnerships.	E7, E8, E9, E10	Goals 5, 6, 9
8 Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment and community activities.	E6, E10, E11, E13	Goals 5, 6, 9
9 Supporting and enabling innovation whilst enhancing capacity to adapt and thrive in a rapidly changing digital environment.	E13	Goal 2, 3, 9, 10
10 Protecting and improving the health, diversity and enjoyment of our waterways and water ecosystems.	E14	Goals 7, 8, 10
11 Conserving and enhancing our diverse and healthy green spaces and habitat, including bushland, tree canopy, gardens and parklands.	E15, E17, E18	Goals 7, 8, 10
12 Protecting and enhancing our scenic and cultural landscapes.	E16	Goals 5, 7, 10
13 Improving the sustainability of our built environment, businesses, and lifestyles by using resources more efficiently and reducing emissions, pollution, and waste generation.	E19	Goals 7, 8, 10
14 Planning for urban resilience so we adapt and thrive despite urban and natural hazards, stressors and shocks.	E20	Goals 4, 7, 8, 10



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Draft September 2019

From: [Rosie White](#)
To: [Records](#)
Subject: SC4618 Submissions. Draft Woollahra Local Strategic Planning Statement
Date: Sunday, 29 September 2019 8:14:51 PM

Submission from Rosie White.

I submit that, although much of the Draft Woollahra Local Strategic Planning Statement incorporates the aspects of life in Woollahra and the accepted responsibilities of Woollahra Council that are well recognised, there is a serious omission in failing to acknowledge the threat of climate change and the responsibility of Council to plan and adapt pro-actively.

I would suggest that Woollahra Council should show leadership. In making its own response to climate change across its whole operations as well as ensuring that the required actions are taken across the Woollahra community.

Climate change, as such, is not mentioned in the Draft Strategy. Having accepted the reality of the climate emergency Woollahra Council must confront the inevitability of the challenges that are ahead and start immediately to build resilience and adaptation within the municipality. Recognition of this is vital in this Strategic document if it is to be of value.

I note that under “Sustainability” -

Planning Priority 13, Strategies and Action..... there is the intent to **encourage and support** greater efficiency with waste, energy efficiency and the use of renewable energy. I would suggest that this is an inadequate intent. Council must make a commitment to actively ensure that these desirable goals are achieved.

Planning Priority 14, Strategies and Action..... "Natural hazards, stressors and shocks". Is this a denial way of saying “climate change”? It would appear that the effects of climate change will fall into this part of the Strategic Plan which needs to not only address the real risks more accurately but also include some strategies.....which is the object of the document.

I submit that climate change is unavoidably important as a threat. It will result in increasing challenges within the Municipality and that this document should reflect that inevitability, which it currently fails to do.

*Climate change should be addressed clearly with priority.

*Mitigating actions such as promoting less fossil fuel vehicle use and ensuring the ease of uptake of electric vehicles should be a clear goal.

*Renewable energy use across the Municipality, domestic and business, should be a required objective.

*Council should show leadership and have the goal of reaching zero carbon emissions across its entire footprint.

Yours,
Rosie White

Rosie White

Mail to : [REDACTED] Bathurst Street, Woollahra, NSW 2025

[Email :](#) [REDACTED]

Phone : [REDACTED]

Property : [REDACTED]

Phone: [REDACTED]

Please consider our environment before printing this email

From: [Mal C](#)
To: [Records](#)
Subject: Reference: SC4618 Submissions - Draft Woollahra Local Strategic Planning Statement
Date: Wednesday, 2 October 2019 1:05:14 PM

Dear General Manager, Woollahra Council,

I refer to your *Draft Woollahra Local Strategic Planning Statement*

I own empty unused land in Paddington that is within walking distance to St Vincent's Hospital, Parks, CBD et al. yet your ridiculously over-restrictive planning constraints prevent me from creating any type of dwelling; including my intention of building low-cost residential and specialist disability accommodation under the NDIS. You have FSR of 0.75:1 with max height of 10.5m - effectively vetoing any development.

Furthermore, next to my empty land I have a run-down non-Victorian/Heritage block of 4 x 1 bed flats that I would like to develop into a nice accommodation building yet again your overly restrictive planning regulations prevents me. The surrounding buildings around Glen Street and Bates Avenue are ugly, red-brick and much higher dilapidated flats - why are you creating a slum??

The Minister and various experts in planning are espousing and crowing about having more suitable accommodation within walking distance of CBD and amenities yet Woollahra Council is obviously working against the grain.

Moreover, how stupid is the current planning regulations applying to Paddington in that there are two (2) Councils applying totally contrasting development and planning rules and regulations! Seriously? You have the southern side of Oxford St with sensible developments being allowed by City of Sydney Council - yet just over the road on the opposite side of Oxford St the restrictions imposed by Woollahra means little or no development.

The epithet "time to allow sensible new buildings to provide accommodation in Paddington" is too pallid a label.

Regards,

Malcolm Craig

[REDACTED]



Gary James
General Manager
Woollahra Municipal Council

Dear Mr James

We welcome the opportunity to provide feedback on the draft Woollahra Council Local Strategic Planning Statement (LSPS).

The NSW Government wants the people of NSW to experience how creativity makes a vital contribution to the liveability of their communities and the enjoyment of their everyday lives. Participating in creativity has benefits for everyone. It develops critical thinking skills through arts education, improves our mental health, accelerates recovery and rehabilitation in hospitals, connects diverse audiences from across the State and enhances the wellbeing of our communities.

We are committed to increasing access to creativity, arts and culture that enables us to reflect and celebrate who we are, express our identity and activate gathering places across NSW for everyone's benefit.

Create NSW is responsible for furthering the Government's vision for NSW to be known for its bold and exciting arts and culture that engages the community, supports innovation, facilitates economic development, and reflects the state's rich diversity. 98% of Australians engage with the arts and we believe the arts are imperative to a healthy and happy community.

Inclusion of cultural objectives in the LSPS is a first step to integrating cultural activity and infrastructure into local planning processes for the people of Woollahra. We encourage you to think about including the following elements in the final document:

- Relationship with the local Aboriginal community
- Existing cultural infrastructure ([The NSW Cultural Infrastructure Plan 2025+ \(2019\)](#) provides a framework for planning and delivery of cultural infrastructure across NSW)
- Cultural diversity within Woollahra
- The benefits of art and culture to a successful night time economy
- The existence or potential of cultural industries in your area
- Existing and future public art projects
- Joint-use opportunities
- Tourism opportunities
- The impact of arts and culture to successful place making
- The benefit of access to arts and culture for the health and wellbeing of your residents, paying consideration to access by people with disabilities, seniors and children and young people.

We believe the Woollahra LSPS could benefit from making strong references to the role of arts and culture in its high-level vision statement. While the LSPS demonstrates a commitment to developing a community that fosters creativity and cultural activities, we believe there are other opportunities where arts and culture can have a positive impact. In particular:

Planning Priority 6 – Placemaking supports and maintains the local character of our neighbourhoods and villages whilst creating great places for people. We encourage you to outline your place-making initiatives and consider how arts and culture can enhance the liveability of an area. Public art, festivals, live music, and night time economy initiatives could help develop and strengthen key precincts within Woollahra. As you are aware, Woollahra already has several successful arts and cultural events including Woollahra Small Sculpture Prize, Double Bay Street Festival and Watsons Bay Markets. We encourage you to acknowledge their impact on the community in your LSPS and consider how these events could further enhance the night time economy.

Planning Priority 7 - Supporting access to a range of employment opportunities and partnerships. As acknowledged in the LSPS, a significant number of residents are employed in the creative industries. Supporting and promoting business and professional networks should include supporting the needs of those employed in the creative industries. This will attract more creative industries, contribute to greater business diversity in the area and grow the local economy.

We also encourage you to consider including making spaces for artists in your plans for the development of community infrastructure in Rose Bay. The proximity to galleries and creative industries makes this an attractive area to help address the deficit in making spaces in Sydney.

Thank you for the opportunity to comment and we look forward to seeing the completed Woollahra Council LSPS. Please feel free to contact us if you require any additional information on incorporating arts and culture into your LSPS or to discuss data that may assist.

Yours sincerely



Alex Bowen
Director, Partnerships & Policy
Date: 15 October 2019



**Australian
Slacklining
Association**

9 Loch St, West End
QLD 4101
0419 362 614
vice.president@slacklining.org.au
www.slacklining.org.au

Kelly McKellar
Acting Team Leader
Strategic Planning
Woollahra Council

October 24, 2019

Feedback on the draft Local Strategic Planning Statement

Dear Kelly,

Thank you for the opportunity to provide feedback on the draft Local Strategic Planning Statement.

About the Australian Slacklining Association Inc.

The Australian Slacklining Association Inc. is the preeminent representative body for slacklining in Australia. We aim to support and develop the slackline community and protect land access rights for all forms of slacklining in Australia. We strive to legitimise the slacklining community as valid stakeholders in plans impacting outdoor recreational spaces.

Sport of slacklining

Slacklining is a recreational physical activity which involves attaching a 1 to 2 inch wide flat webbing (a slackline) between two anchors, usually trees, and balancing on it. As per our code of conduct and the science-based international standards, we deploy adequate tree protection and use only live adult trees with a diameter of at least 30cm to ensure trees stay healthy and are not damaged by slacklining.

What we offer your community

Slacklining promotes outdoor recreation encouraging an active lifestyle which is beneficial to health and wellbeing. Our community is ecologically orientated and strives to maintain preservation practices in the spaces we use.

What we need

Our community is growing and is in need of spaces to practice the sport. We would be grateful for an opportunity to partner with you to develop an operating policy for slacklining, and work together to preserve access to areas where slacklining can take place, help educate the broader community about our sport and the way we manage risk.

Objective 31 of the *Greater Sydney Region Plan (2018): Public open space is accessible, protected and enhanced* identifies programmatic variety as a key consideration for planning open space. Open space that supports a variety of recreational and passive uses, including slacklining, should be an important consideration when planning for existing and new open space.

Recommendation

To include a priority to support a variety of recreational and passive uses that reflect the changing needs of the community when planning for existing and new open space.

Sincerely,

Kat Horton
Vice-President



The General Manager,
Woollahra Municipal Council

records@woollahra.nsw.gov.au

**Imagine Tomorrow: Our Woollahra:
Draft Woollahra Local Strategic Planning Statement (September 2019)**

The Draft makes many encouraging statements about caring for the Sydney Harbour foreshore, and we support those sentiments totally. But the *Draft* fails to include what we see as a critical strategy that is fundamental to foreshore maintenance and to its *recognition, protection, and enhancement*.

There is no commitment in the *Draft* to *retaining* the public estate in the foreshore, nor is there evident any concept of extending it by acquisition in appropriate circumstances.

The foreshore area designated by the SREP (mentioned in *Strategies and Actions 49*) is not confined to the water's edge. It extends inland from the high water mark to a variable extent. Some additional areas quite distant from the waterside also enjoy visual catchments that capture extensive Harbour views. This amenity is clearly reflected in market prices for residential and other private property, and is recognised in much of the *Draft*.

Importantly, the foreshore visual catchment includes elements of the Municipal Estate – not just the Harbour-side parks and beaches which are recognised in the *Draft*, but also the roads and road reserves and footpaths of the whole area, including those on higher ground in the amphitheatre forms that typify the local landscape, from which Harbour views are often readily available.

Woollahra Council has what we see as a sorry history of being unduly accommodating to proposals from residents to acquire neighbouring segments of these public lands, which are often portions of road reserves. Such acquisitions are usually recommended to the Council and authorised by it on the ground that the subject parcel is not needed for the purpose for which it was originally reserved.

We say that *Strategy 49* should include a commitment by the Council to **retain** its existing estate, and where appropriate to enlarge it so that the Harbour foreshore and its visual catchment may be maintained and enhanced as a highly valued public asset.

Hylde Rolfe, Secretary
(Home: [REDACTED] Cove Street Watsons Bay 2030; E: [REDACTED]; T: [REDACTED])
27 October 2019

Double Bay Residents' Association Inc

P.O. Box 1684, Double Bay NSW 1360

Tel: [REDACTED] Email: [REDACTED]

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

3rd November 2019

Dear Sir,

SC4618: Draft Woollahra Local Strategic Planning Statement

Our Association representing some 300 residents of the Double Bay area has inspected the above document currently on exhibition on the Council website. We set out our comments on and criticisms of the content of the planning statement below giving in each case the page number involved.

Page 10 (Projected population growth)

The source of the projections of population growth in the various age categories is unclear (see "Population growth by age (2016-2036)").

Generally, our view is that Woollahra is full! The attached Annexure "A" taken from the McKell Institute's "Even Growth – Planning for a Growing Sydney" shows that Woollahra has one of the highest densities per sq. km of any municipality in Sydney and that the Eastern sector of Sydney has had one of the highest growth explosions of any part of the Sydney region over the last 10 years.

It has severe limitations and inadequacies in its infrastructure. Its two overburdened main roads are choked with traffic congestion. It has no train or light rail other than at Edgecliff station (within the municipality) and Bondi Junction (outside the municipality). It has limited bus and ferry services and those buses going to the City go to Walsh Bay and not to the downtown City proper. At least in our area there is a nightmare situation in relation to the shortage of on-street parking. It lacks a public high school or a live theatre/concert venue. Since the infrastructure is inadequate for the current population there should be no increase in population at least until the infrastructure has caught up.

Page 12 (Inadequate infrastructure)

The statement "(Infrastructure) is highly accessible for people of all ages and needs, safely connecting us ..." cannot have been drafted by anyone who actually lives in the municipality. We repeat our comments under "Page 10" above. This sort of self-satisfied Pollyannarism misstates the reality of inadequate infrastructure.

Page 13 (Access to public housing)

We say that the inclusion of:

"Increase access to public housing"

In this list of aspirations is a dangerous pipe-dream. Property values in this municipality simply do not allow "housing" to be built for those on lower incomes and with limited capital. If it were to be built, it would only create a tiny new privileged class living in expensive real estate without paying for it. The

parallels with the more infamous practices in relation to the old 1948 Landlord and Tenant Act are obvious.

There is another danger in including such an aim. Developers pray this sort of creed in aid when arguing for developments which breach height and bulk controls by including 1 bedders. 20- 26 Cross Street, Double Bay is a classic example of this. Once the excessive bulk and height was consented to, it was followed by a series of modification applications arriving at the current position where the building is predominantly a mix of 3 and 4 bedroom apartments costing many millions.

Pages 16/17 (Double Bay planning review)

We refer to item "2" "Double Bay planning review area".

As far as we are aware no such document as a Double Bay Planning Review has ever been disclosed to the public. Certainly, none has been disclosed to the residents who live in and around the Centre.

Indeed, as far as we are aware, no Double Bay Planning Review has even been presented to the Environmental Planning Committee of Council or a full Council meeting for adoption. Our concern on this issue is heightened by the following sentence at the end of page 57: "Council notes that some of the actions in this plan will require changes to our existing planning controls". Our Association is opposed to changing the planning controls in Double Bay.

Only some Stalinist state could produce a strategic planning statement which referred to a planning document or "review" of which the relevant public have never been informed. This reference should be deleted. Should there be some review in preparation and should one day, following community consultation, that review be adopted then the subject planning statement can perhaps be amended to refer to it. After all, at page 57 under "Regular Review of this document", it is said that it is likely there will be future reviews and amendments to the document.

We refer to item "3" "Proposed off-road cycleway".

Annexed as annexure "B" is a copy of our submission letter to Council of 28 May 2019 relating to the proposed cycleway between William Street, Double Bay along to and including the Rose Bay Promenade. We refer particularly to our opposition on safety grounds to the section of footpath between William Street, Double Bay and the Promenade being shared by cyclists and pedestrians when it is only 1.7m wide in places. Annexed as annexure "C" is the Wentworth Courier's "Cycle of concern over promenade" article dated 21 November 2018 which includes the concerns expressed by the Rose Bay Residents Association and ourselves. We note that the DA for the Promenade part of the cycleway was recently not approved by the Woollahra Local Planning Panel who deferred it so that substantial design changes could be made to better protect pedestrians. In these circumstances we would suggest the item better left to later amendment and deleted for now.

Page 18 (Voluntary planning agreements)

We refer to the statement: "An important part of this is ... voluntary planning agreements". Annexed and marked "D" is a copy of our recent letter to Council of 17th October 2019 in response to the exhibited policy relating to VPA's. As stated there, we oppose VPA's as a device for developers to circumvent our planning controls and one which undermines the integrity of those controls. The last thing Council should do is to trumpet their availability and usefulness in this way.

Page 22 (Infrastructure)

As to the self-congratulatory tone of what is set out under "Vision" we repeat our comments under Pages 10 and 12 above.

Page 24 (Cross Street car park and VPA's)

We object to the inclusion of the Cross Street car park in "9". So far, this saga has been marked by secrecy which on our advice has breached the law, both in terms of secret meetings from 2015 onwards and Council's initial refusal of our application for documents under the GIPA Act in the face of that secrecy.

Even after the Information and Privacy Commissioner found Council's withholding of the documents sought to be wholly unjustified, the Council has still redacted all references to dollars and time in the documents it has released. There has been no consultation whatsoever with residents over the question of redevelopment of that car park, and in such circumstance it is utterly improper to foreshadow redevelopment in a public planning document such as this. Our Association holds a report by a senior structural engineer who has examined both original Council records relating to the construction of the car park as well as the car park structure itself. In his opinion the structure is good for another 42 years. The proper course, as we have urged previously, is for Council to consult with the community including residents on alternatives such as leaving the car park as is or redeveloping it in 100% Council ownership with a cinema.

As to the foreshadowing of voluntary planning agreements in "11" we repeat what we have said in respect of page 18 above.

Page 27 (VPA's)

As to the stress on the importance of voluntary planning agreements on this page, we repeat what we have said on this subject under Page 18 above. By putting in this repetitive lauding of what we regard as a way of enabling developers to circumvent planning controls, the Council is assisting in the future undermining of its own planning controls.

Pages 28/29 (Diverse housing choices)

Whilst we agree with the aspiration to have a range of housing choices, we are concerned by Strategy and Action "19". We repeat what we have said under Page 10 in relation to Woollahra being full and under Page 13 in relation to affordable housing. Engaging in some State Government scheme to build low cost housing will only create an advantage at the cost of the taxpayer for a privileged few and will almost invariably be at the cost of a loss of amenity to immediate neighbours.

When, with a group of other local residents' associations, we recently saw the local State member, we were told by her that there was not presently any State Government target for increased population in Woollahra. Why then the focus on increasing the housing supply?

Pages 32/33 (The "Double Bay Planning Review")

We refer to "30" which requires the implementation of a planning review that has never been made publicly available. Indeed, as far as we are aware, it has never gone before Council's Environmental Planning Committee or full Council. We refer to what we have said under the Pages 16/17 heading above.

We trust that we will be kept informed of the progress of this draft and given adequate notice of any meetings to consider it with the opportunity to address councillors at such meetings.

Yours faithfully,

DOUBLE BAY RESIDENTS ASSOCIATION INC
Per Malcolm Young, Vice President.

REDEVELOPMENT OF THE ROSE BAY SHOPPING CENTRE CAR PARKS.

The council's 'concept proposal' is to redevelop both the Ian St. and Wilberforce Av. car parks; adding an additional 100 parking spaces + a 750m2 Community Centre + additional retail + a 3-storey block of units (above the Ian St. car park) with separate underground parking for those (20+) units.

The project would be financed by handing the sites (long term lease/outright sale ?) to a developer to finance, construct and sell the units.

The Rose Bay Residents Association is opposed to the 'concept proposal' because;

- It alienates Council owned land ie. Resident owned land. We believe Council itself can easily finance such a project and retain ownership of "our" land.**
- It only partially solves the parking problem as more than half the structure is taken up by non-public parking elements**
- A car park is an inappropriate location for a Community Centre and the allocated 750m2 would take up 80+ parking spaces. There are other appropriate alternative sites nearby.**

- **Additional retail space is not necessary as there is already an oversupply of retail space in Rose Bay. (Witness the rapid turnover of shop lessees.)**
- **More units are better located on, already rezoned, nearby land.**

There are more appropriate ways of solving the serious parking problem by adding 300+ additional parking spaces (instead of the additional 100 spaces, as is proposed..... which will not solve the problem.)

Our Association believes that this infrastructure should be provided by Council as a Council asset.

Our preferred solution to solve the PARKING issue only, is to construct a new 400+ vehicle parking station, similar to the way the Council did many years ago when it constructed and owned the Cross St. Double Bay parking station. (But by adding public toilets only, which do not exist in Rose Bay.)

The financing of the project could be provided by a combination of the following:

- **Council's cash reserves (\$90-100 million we understand.)**
- **Using the developer, and shop owner, contributions paid to the Council, for Rose Bay developments, over the last 2-3 decades, specifically to provide such infrastructure.**
- **Borrowing funds from the State government at 1- 2% (borrowing has never been less expensive.)**
- **A large State government financial grant, as there have been for other projects (eg. the Rose Bay Promenade Cycleway.) and is happening elsewhere in other Councils in Sydney for parking.**
- **Charging for parking, similar to the Woolworth's new Double Bay parking station. (In fact, similar to any shopping centre car park.)**



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29 October 2019

File No: 2019/537834

Gary James
General Manager
Woollahra Council
PO Box 61
Double Bay NSW 1360

By email: records@woollahra.nsw.gov.au

Dear Mr James

RE: Draft Local Strategic Planning Statement

Thank you for the opportunity to comment on your draft Local Strategic Planning Statement (LSPS).

The City's Draft LSPS seeks to collaborate and plan for a shared vision with neighbouring Councils in the Eastern City District. A collaborative approach to planning is important for precincts and corridors where place-based strategies require a coordinated approach to ensure their delivery will align with the growth strategies for these areas. The City is pursuing collaboration for specific sites, precincts within and across local area boundaries, and more broadly, the infrastructure, liveability, productivity and sustainability themes in the Eastern City District.

The City supports Planning Priority 8 to investigate strategies to manage a vibrant and diverse local economy that preserves reasonable amenity levels for our community with regard to the night time economy, retail, destinations, and visitation. Although this action does not explicitly refer to Oxford Street, the City encourages the investigation of strategies and policies to support a diverse night time economy, creative and cultural uses in this area. The City welcomes the opportunity to collaborate with Woollahra Council on the development of planning controls which support coordinated management and diversification of the night time economy of both sides of Oxford Street.

We note and support your rationale that it is important to consider neighbouring councils in regards to shared infrastructure. It is also critical to continue collaborating with all Councils within the Eastern City District to align infrastructure investment. The City is seeking a District approach to open space and recreation facility planning. Due to the shortage of available land, high use of sports grounds and continuing pressure for more and better facilities that cannot be met by one council alone – as noted in the City's Open Space, Sports and Recreation Needs Strategy, a cross District approach could facilitate new opportunities.

We also note your rationale and action to collaborate to implement the Sydney Green Grid, connect to the City's Liveable Green Network and walking and cycling routes and provide connectivity across the district for biodiversity. The City's Draft Planning Statement has a similar action to plan for a vision with Woollahra Council on delivery of a District wide active transport network, including separated cycleways along key

Green, Global, Connected.

corridors, and will collaborate with all neighbouring Councils on delivery of the Green Grid with the Greater Sydney Commission.

The City will continue to work with other Councils in the District on improving the sustainability performance of buildings across energy, water and waste. The City is currently collaborating with multiple stakeholders, including other councils and the State Government, on developing performance standard pathways to net zero energy buildings in Greater Sydney planning controls. District collaboration could also assist to protect existing and plan for new waste transfer stations and other waste and recycling facilities.

We look forward to collaborating with Woollahra Council in the near future.

Should you have any further questions, please contact Benjamin Pechey, Executive Manager, Strategic Planning and Urban Design on [REDACTED] or at [REDACTED]

Yours sincerely,

A handwritten signature in black ink, appearing to read 'G Jahn', with a stylized flourish at the end.

Graham Jahn AM
Director
City Planning | Development | Transport

From: [Andrew Woodhouse](#)
To: [Records](#)
Subject: Comments Woollahra Local Strategic Planning Statement September 2019
Date: Thursday, 7 November 2019 11:49:28 AM

We have viewed the draft Woollahra Local Strategic Planning Statement September 2019

See https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/e213388d65dd383e3c88e37c08c807d575cf9454/documents/attachments/000/116/482/original/LSPS_-_Exhibition_-_Draft_Woollahra_Local_Strategic_Planning_Statement_for_public_exhibition_-_September_2019.PDF?woollahra.nsw.gov.au

Page references are to the on-line edition.

Please acknowledge receipt.

Our comments are:

1 The report lacks authority because it is based on only comments from 112 individuals out of a population of 58,964 (census 2019).

2 The area has a high 30% tree canopy cover. This should be enhanced with no trees threatened, particularly in Rushcutters Bay Park

3 It states "We highly value our location on Sydney Harbour for the rich cultural heritage, foreshore access, and landscape ... Our extensive gardens, tree canopy, parklands, and landscape provide a pleasant, clean, and comfortable environment.." P 14/68 These should be enhanced and not threatened by introducing new built structures in Rushcutters Bay Park

4 "Planning priority 5 Conserving our rich and diverse heritage." P 16/68. Council should now heritage list Rushcutters Bay Park

5 "Planning priority 11 Conserving and enhancing our diverse and healthy green spaces and habitat, including bushland, tree canopy, gardens, and parklands." P 17/68

No new built structures in Rushcutters Bay Park.

6 "With space at a premium, all our infrastructure and facilities are flexible, multi-purpose, and adaptable to ensure they can: be used for a variety of activities and services • best meet the needs of people of all ages and abilities" p 20/68

This is not possible. There should be no new structures in heritage areas such as Rushcutters Bay Park

7 "Planning Priority 3 Working in collaboration with our community," p 20/68

Petitions to retain Rushcutters Bay Park should be acknowledged, respected and implemented.

8 "Our homes, buildings, and places celebrate our rich heritage, sunny harbour-side location, and leafy local character ... Council has a strong focus on place-based planning. This is reflected in our village place plans, planning controls for local character and heritage, high quality open spaces " p 28/68.

There should be no new structures in heritage places such as Rushcutters Bay Park

9 "Planning Priority 5 Conserving our rich and diverse heritage." P 29/68

There should be no new structures in heritage areas such as heritage Rushcutters Bay Park. Open spaces should be protected. Council should heritage-list the park

10 "Heritage is always evolving as time passes. We continue to investigate and review heritage in our area to ensure we protect the history, character, and story of our area as it evolves." p 32/68

Council should heritage-list the Rushcutters Bay Park

11 "26. Advocate to exclude our Heritage Conservation Areas from the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and prevent erosion of our heritage provisions through façade-ism and amalgamations." P 33/68

Council should heritage-list the Rushcutters Bay Park.

12 "Our area has a well-planned, high quality, and sustainable built environment that preserves and showcases our heritage, village character, and landscape setting." P 34/68

Council should heritage-list the Rushcutters Bay Park.

13 "29. Continue to implement place-based planning through the Woollahra Development Control Plan 2015, place plans, and public domain strategies to protect heritage and village character, increase pedestrian access and amenity, manage parking, and promote active street frontages." P 35/68

Council should heritage-list the Rushcutters Bay Park.

14 "Our community enjoys the lifestyle benefits of our harbour location" p 40/68

Council should heritage-list the Rushcutters Bay Park and protect its vistas and open spaces

15 "conserving and enhancing green infrastructure including waterways, urban bushland, wildlife habitat and corridors, tree canopy and green cover, parks and open spaces" p 44/68

No new built structures in R/Bay Park. Council should heritage-list the Rushcutters Bay Park.

16 "We highly value our natural environment as a vital part of our heritage, local character, and lifestyles." P 50/68

Council should heritage-list the Rushcutters Bay Park.

17 "45. Protect provision of open spaces, tree canopy, bushland, and soft landscaping from development pressures" p 51/68

Council should heritage-list the Rushcutters Bay Park.

18 "Set on the frontage to Sydney Harbour, we have a responsibility to maintain the scenic beauty of the foreshore and headland areas when viewed from the water and from the land ... Views are also a special element of our unique character. The varied topography, leafy setting, and harbour frontage combine to offer dramatic bushland, city, and water views. These views enhance the amenity and cultural value of private dwellings, landmarks, heritage items, and the public domain. Public views allow the scenic beauty and special character to be appreciated by everyone. These views help people to see and interpret our landscape and landmark features." P 52/68

Council should heritage-list the Rushcutters Bay Park.

19 "5 Conserving our rich and diverse heritage ... 11 Conserving and enhancing our diverse and healthy green spaces and habitat, including bushland, tree canopy, gardens and parklands. E15, E17, E18 Goals 7, 8, 10 12 Protecting and enhancing our scenic and cultural landscapes ." P 66/68

Council should heritage-list the Rushcutters Bay Park.

Glossary excludes definitions of "vibrant" and "heritage".

This pretty, glossy report is a collection of motherhood statements with no real substance. It needs revision

Thank you

Andrew Woodhouse

President, Potts Point & Kings Cross Heritage & Residents' Society

Saving our Past for our Future

Phone [REDACTED]



Working together to lessen
the impact of cancer
.....

Mr Gary James
General Manager
Woollahra Municipal Council
PO Box 61
DOUBLE BAY NSW 1360

Dear Mr James,

Re: SC4618 - Submission to draft Woollahra Local Strategic Planning Statement

Thank you for the opportunity to provide feedback on Woollahra Municipal Council's *Draft Local Strategic Planning Statement* (LSPS).

The Cancer Institute NSW (the Institute) is a state government agency responsible for the delivery of the [NSW Cancer Plan](#) to reduce the incidence of cancer in NSW and the [NSW Skin Cancer Prevention Strategy](#). The Institute works closely with key stakeholders with health and built environment expertise to reduce the incidence of skin cancer by improving access to adequate shade in NSW. The Institute also promotes healthy lifestyle behaviours, including physical activity, which reduce the risk of certain cancers.

The Institute is committed to supporting your Council to reduce skin cancer in your LGA and has prepared the following submission that will:

1. Outline the importance of well-designed shade for the prevention of skin cancer
2. Explain the role of local policy in shade provision and skin cancer protection
3. Offer specific comments and suggestions regarding your draft LSPS
4. Provide further information and contacts to assist your LGA in planning for good quality shade.

1. Skin cancer and shade

Skin cancer is the most common cancer in Australia. At least 95 per cent of melanoma skin cancer and 99 per cent of non-melanoma skin cancers are caused by overexposure to ultra-violet radiation (UVR) from the sun.¹ UVR is a carcinogen, and two in three Australians are expected to develop skin cancer before the age of 70.² In Woollahra LGA, the incidence rate of melanoma between 2011 and 2015 was 56.0 per 100,000 population, which was higher than the NSW average rate.³

Across NSW, UVR levels are high enough to damage unprotected skin for at least 10 months of the year.¹ Unlike temperature, UVR can't be seen or felt and damage to unprotected skin can still occur on cool or overcast days.

The good news is that skin cancer is highly preventable. In addition to personal protective behaviours ([Slip Slop Slap Seek Slide](#)), there is evidence that well-designed and correctly positioned shade, from both natural vegetation and built structures, can reduce exposure to UVR by up to 75 per cent.⁴

The provision of good quality shade is integral to assisting the community in reducing its exposure to UVR. However, quality shade needs to be planned and provided with careful thought if it is to be effective. This is where your Council can play an important role through the planning and design of good quality shade.

2. The role of local policy in shade provision and skin cancer prevention

Local planning provisions have a key place in ensuring the practical planning and delivery of shade, as does other policy that encourages the retention and addition of shade in a range of settings. As such, the Institute urges Council to 'step up' its priority for natural and built shade by:

1. recognising shade as a key planning, design and health issue for your LGA
2. recognising the range of co-benefits of shade in addition to protection from UVR ie comfort, shelter, aesthetics, biodiversity, reduction of the urban heat island effect, less evaporation, climate resilience, cooling of surrounding areas, improvements in health and wellbeing etc.
3. preparing policy to specify high quality design principles for shade in new private developments (for example by updating Development Control Plans (DCPs) for residential and commercial development)
4. preparing policy to ensure the provision of adequately budgeted and well-designed shade in public spaces and as part of public infrastructure eg in playgrounds, recreation areas, commercial and activity centres, bus stops, along footpaths and streets etc.

[*Shade: A planning and design priority that prevents skin cancer, 2019*](#) provides a summary of the benefits of shade.

[*Guidelines to Shade - A practical guide for shade development in New South Wales, 2013*](#) provides practical design details and guidance for Council.

3. Specific comments and suggestions regarding Woollahra Council's draft LSPS

The Institute recognises the LSPS as the key strategic land use planning document for your LGA for the following 20 years, and hence considers it vital to include within it specific references to shade provision.

The Institute would like to commend Council on its recognition in the LSPS of the importance of urban trees and well designed and urban places and open spaces. However, the Institute notes that despite the focus on urban trees and open space, the words 'shade/shading' are not mentioned in the LSPS. In this regard, it is suggested that:

- at p32, regarding the description of Planning Priority No 6, "UV radiation" be added to the second last dot point on the page.
- at p48, regarding the description of Planning Priority No 11, "and provide shade for protection from over-exposure to UV radiation" be added to the first sentence of the second paragraph.

The Institute would like to suggest the following relating to Planning Priorities, Strategies and Actions:

1. PP1: The provision of well-designed and correctly positioned shade contributes to the comfort and appeal of using public transport interchanges and approaches. It also contributes to people feeling more comfortable in being outside, encourages walking and cycling, and protects people from UV radiation while they are being active. As such, shade provision should be included in the implementation of the *Woollahra Integrated Transport Strategy* and *Active Transport Plan*.
2. PP2: The provision of shade is an integral part of community infrastructure and as such should be planned for and adequately funded in Council's infrastructure provision. It should also be costed in relevant developer contributions plans.
3. PP2 (Strategy/Action 12): The provision of well-designed and properly positioned natural and built shade should be part of the implementation of the range of strategies and plans mentioned under Action 12.
4. PP3 (Strategy/Action 18): The Institute notes Council's willingness to collaborate with other agencies regarding the provision of infrastructure, and offers its own expertise in this collaboration.
5. PP6: The Institute reinforces the importance of well designed natural and built shade in contributing to comfortable and functional neighbourhoods and public places.
6. PP6 (Strategy/Actions 29 and 30): "Shade" should be added to these Actions.
7. PP8: The Institute reinforces the importance of well designed natural and built shade in the placemaking of local centres.
8. PP8 (Strategy/Action 35): The consideration of shade should be specifically included in all place plans.
9. PP10 (Strategy/Action 43): Well-designed and correctly positioned shade is a priority for recreation destinations and foreshore parks where UV radiation is at its highest at particular times of the year, and where visitors are likely to be wearing less clothing that protects them from UV radiation. The Institute is willing to collaborate with Council to maintain shade along foreshores and major recreation destinations, and to help communicate the importance of year-round UV radiation protection to residents and visitors.
10. PP 11 (Strategy/Action 45):
 - The following be added to subset (a): "*and shade for UV protection*"
 - That an additional point (g) be added: "*prioritising natural shade for UV protection*"
11. PP 11 (Strategy/Action 46): Council's commitment to the Green Grid is noted, and its role in providing shade along regional links is further noted.
12. PP 13 (Strategy/Action 52): In advocating for improvements to BASIX, Council should consider the role of shade in cooling external urban surfaces, and its subsequent contribution to lower energy costs of adjacent buildings.
13. PP 14: The Institute suggests that Council recognise UV radiation as another type of 'urban hazard' that Council can assist in mitigating in its community. To assist in mitigating UV radiation, Council could consider the development of a *shade and UV protection strategy or policy*, either on its own or as part of a regional collaboration. The Institute would be pleased to assist Council in this regard.

The *Guidelines to Shade* mentioned above will assist in implementing the Strategies/Actions above.

The attached [example LSPS text relating to shade provision](#) also provides detailed suggestions to assist you in finalising your LSPS. The example text outlines:

- Why shade (both natural and built) is important
- The co-benefits of well-designed shade and green spaces
- What is well-designed shade?
- Detailed LSPS actions relating to review of DCPs, consideration of shade in specific types of DAs and public infrastructure assessment, and commitment to shade provision in Council projects and infrastructure provision.

4. Further information and assistance

Resources regarding how to design good quality shade for UVR protection, tools for performing shade audits, and shade case studies are provided in the *Additional Information* section below.

We can provide assistance in developing local government policy and strategy relating to shade, and can refer you to technical documents for the planning and construction of shade. A consultant Registered Planner, Jan Fallding RPIA, has been engaged to assist in preparing this submission and to offer further support to Council via the Institute.

Further information and assistance can be obtained from the Institute:

Nikki Woolley or Nicola Groskops, Skin Cancer Prevention & Healthy Lifestyles
Email: [REDACTED] or Phone: [REDACTED]

Thank you for the opportunity to comment on Council's draft LSPS. Please keep the Institute informed as to the progress of the LSPS and any further relevant planning policy related to shade.

Yours sincerely,

Ms Sarah McGill
Director of Cancer Screening & Prevention, Cancer Institute NSW

8 November 2019
Copy: South Eastern Sydney Local Health District

References

1. Armstrong BK, Krickler A. 1993. *How much melanoma is caused by sun exposure?* Melanoma Research 3(6):395-401.
2. Australian Institute of Health and Welfare 2016. *Skin cancer in Australia. Cat. no. CAN 96. Canberra: AIHW*
3. Cancer Institute NSW Statistics Portal [https://www.cancer.nsw.gov.au/data-research/access-our-data/cancer-statistics-nsw#//](https://www.cancer.nsw.gov.au/data-research/access-our-data/cancer-statistics-nsw#/)
4. Parsons, P., Neale, R., Wolski, P. & Green, A. 1998, *The shady side of solar protection*, Medical Journal of Australia, 168: 327-330.

Additional information

- i. Cancer Council NSW, 2013: [*Guidelines to Shade - A practical guide for shade development in New South Wales*](#)
- ii. Cancer Institute NSW, 2017: [*NSW Skin Cancer Prevention Strategy*](#)
- iii. Cancer Institute NSW, 2019: [*Shade: A planning and design priority that prevents skin cancer*](#) (also attached to this submission)
- iv. Cancer Institute NSW, 2019: [*Sun protection behaviours in NSW, 2017*](#)
- v. Cancer Institute NSW, undated: [*How schools, councils, community groups and sporting organisations created shade: 10 Case Studies*](#)
- vi. Fallding, J for NSW Skin Cancer Prevention Strategy Shade Working Group, 2019: [*Shade Provision: Suggested text for inclusion in Local Strategic Planning Statements*](#) (also attached to this submission)
- vii. [*cancer.nsw.gov.au/shade-and-uv*](https://cancer.nsw.gov.au/shade-and-uv)
- viii. [*cancercouncil.com.au/cancer-prevention/sun-protection/shade-and-sun-protection*](https://cancercouncil.com.au/cancer-prevention/sun-protection/shade-and-sun-protection)
- ix. [*healthstats.nsw.gov.au*](https://healthstats.nsw.gov.au)



Shade: A planning and design priority that prevents skin cancer*

Why do we need to protect ourselves from Ultraviolet Radiation (UV)?

- Australia has the highest rate of melanoma in the world.¹
- Skin cancer is the most common cancer in Australia; 2 in 3 people will be diagnosed.²
- UV is a hazard to our health,³ causing 95% of melanomas and 99% of non-melanoma skin cancers in Australia.⁴ This means skin cancer is highly preventable.
- Across NSW, UV levels are high enough to damage unprotected skin for at least 10 months of the year.⁴ During the summer months, UV hits extreme levels, making UV protection even more important.
- To prevent skin cancer, the 5 forms of sun protection are recommended when UV levels are 3 or higher. *Slip* on a shirt, *Slop* on sunscreen *Slap* on a hat, *Seek* shade and *Slide* on sunglasses.
- To be able to *Seek* shade, we need to have access to natural and built shade in the public spaces where we live, work and play.

Natural and built shade for UV protection

Good-quality shade can reduce UV exposure by up to 75%.⁵

- Quality, effective and well-designed shade provides protection from direct UV from above as well as reflected UV. It creates an outdoor space that is comfortable to use all year round and provides protection from rain and wind.

The Cancer Council NSW *Guidelines to Shade*⁶ promote both natural and built shade.

- **Natural shade** is one of the most effective and attractive ways of providing shade. Where possible, include vegetation in all shade projects. Trees with a canopy that is dense and close to the ground provide the best protection from direct UV. The larger the canopy, the greater protection from both direct and indirect UV.
- **Built shade** can be stand-alone, can be added onto existing buildings or built adjacent to natural shade. Advantages of built shade are that it provides a source of 'predictable' and more immediate shade all year round. Well-designed built shade uses materials which have a UV Protection Factor (UPF) of 20 or more.⁷ Built shade has alternative uses, such as helping to collect rainwater for irrigation or to support solar powered devices. The Cancer Institute NSW shade case studies provide examples of well-designed built shade.⁸
- Combining natural and built shade, by positioning trees near built shade structures provides added UV protection.

* This summary (V1, July 2019) was prepared by the NSW Skin Cancer Prevention Strategy Shade Working Group, within the auspices of the NSW Skin Cancer Prevention Strategy¹¹ led by Cancer Institute NSW. A key focus of the group is to reinforce the importance of good quality shade for public spaces and the role of well-planned shade in increasing public space use.

Shade offers a number of benefits for people and the environment and has an increasingly important role to play in mitigating the effects of climate change and reducing heat in urban areas.

The co-benefits of well-designed shade and green spaces include:

Health benefits:^{9, 10}

- Reduced UV exposure and the prevention of skin cancer.
- Improved thermal comfort in times of heat. Evidence shows that trees can reduce temperatures by 8°C.
- Enhanced childhood development.
- Increased recreation and physical activity, a reduction in obesity, and a reduced risk of chronic disease.
- Faster healing times and pain tolerance for hospital patients in a room with a view of trees.
- Improvements in mental health and wellbeing, including stress reduction and relaxation, greater happiness, lower rates of anger and depression and improved mental function and concentration.
- Noise reduction.

Environmental benefits:^{9, 10}

- Reduced build-up of heat in urban areas and consequent 'heat island' effects.
- Reduced air pollution.
- Reduced water evaporation, soil erosion, and storm water run-off.
- Reduced atmospheric carbon.
- Increased animal habitat and maintenance of biodiversity.

Social and economic benefits:^{9, 10}

- Increased social connectivity and sense of community by providing pleasant and aesthetically pleasing places for people to meet, socialise, exercise and rest.
- Reduced neighbourhood aggression, violence and crime.
- Street trees can help define or preserve the culture and history of a place.
- Improved thermal efficiency of buildings through shading and energy savings of up to 12-15%.
- Increased land and property values. Just one tree can increase the value of a property by approximately \$5,000.
- Opportunity to reduce socioeconomic and health inequities, which have been shown to be smaller in green areas.

For further information contact the NSW Shade Working Group
via email CINSW-SkinCancerPrevention@health.nsw.gov.au or go to
[https://www.cancercouncil.com.au/cancer-prevention/sun-protection/
shade-and-sun-protection/](https://www.cancercouncil.com.au/cancer-prevention/sun-protection/shade-and-sun-protection/)

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1. International Agency for Research on Cancer. Estimated number of new cases in 2018, melanoma of skin, both sexes, all ages [Internet]. Global Cancer Observatory, Cancer Today 2018 [20 June 2019]. Available from: https://gco.iarc.fr/today/online-analysis-table?v=2018&mode=population&mode_population=countries&population=900&populations=554&key=asr&sex=0&cancer=16&type=0&statistic=5&prevalence=0&population_group=18&ages_group%5B%5D=0&ages_group%5B%5D=17&nb_items=5&group_cancer=1&include_nmssc=1&include_nmssc_other=0#collapse-group-0-5
2. Australian Institute of Health and Welfare 2016. *Skin cancer in Australia*. Cat. no. CAN 96. Canberra: AIHW.
3. International Agency for Research on Cancer (IARC). Personal Habits and Indoor Combustions. Volume 2 100D. IARC *Monographs on the Evaluation of Carcinogenic Risks to Humans*. Lyon: IARC, 2012.
4. Armstrong BK, Krickler A. 1993. How much melanoma is caused by sun exposure? *Melanoma Research* 3(6):395-401.
5. Parsons, P., Neale, R., Wolski, P. & Green, A. 1998, 'The shady side of solar protection', *Medical Journal of Australia*, 168: 327-330.
6. *Guidelines to Shade*, Cancer Council NSW. Sydney, 2013. Available from: https://www.cancercouncil.com.au/wp-content/uploads/2011/04/Guidelines_to_shade_WEB2.pdf
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**Shade provision:
Suggested text for inclusion in Local Strategic Planning Statements***

INTRODUCTION

The text below is example text that could be used by NSW councils in the preparation of their Local Strategic Planning Statements (LSPSs), required to be produced by each council under the Environmental Planning & Assessment Act.¹

The text specifically relates to the provision of well-designed shade, from the perspective of the NSW Skin Cancer Prevention Shade Working Group, under the [NSW Skin Cancer Prevention Strategy](#).²

The text will need to be considered in context with the remainder of the LSPS, particularly its structure, and its inclusion of other items relating to healthy built environments.

The text is designed to be placed under the following headings within the LSPS – headings as provided by the NSW Department of Planning's [Example LSPS, February 2019](#).³

- Theme
- Planning Priority
- Rationale
- Council will
- Actions

Example text is provided in *italics* below.

EXAMPLE TEXT

Theme

Note that the NSW Department of Planning's [Example LSPS, February 2019](#) does not contain an explicit theme relating directly to the design of healthy built environments. The themes provided in the Example LSPS are only suggestions for councils, and the themes most relevant to healthy built environments in that document are 'Thriving Places to Live and Grow' and 'A Sustainable Environment'.

It is suggested that an alternate theme could be:
'Providing Healthy Places to Live, Work and Visit'.

Planning priority

A suggested planning priority that could be placed under one of the above themes is:
'Design and provide places and spaces that are healthy to live in, to work in and to visit'.

This generic planning priority should then incorporate other aspects of the healthy built environment, as explained in the following 'rationale' section.

Rationale

There may be many items included in this section that relate generally to healthy built environments. The following 'rationale' text relates specifically to the provision of shade, written from the perspective of providing well-designed shade for protection from ultraviolet radiation (UV).

* **Shade provision: suggested text for inclusion in Local Strategic Planning Statements**

Prepared by Jan Fallding, Registered Planner, June 2019, on behalf of the NSW Skin Cancer Prevention Strategy Shade Working Group, operating within the auspices of the NSW Skin Cancer Prevention Strategy,² led by Cancer Institute NSW.

Why is shade important?

Australia has the highest rate of melanoma in the world.⁴ Skin cancer is the most common cancer in Australia, with 2 in 3 people diagnosed in their lifetime.⁵ UV causes 95% of melanomas and 99% of non-melanoma skin cancers,⁶ making it a highly preventable cancer.

The incidence rate of melanoma in the [insert name] LGA is [insert age-standardised incidence rate] per 100,000. The NSW average melanoma incidence rate is 51.0 per 100,000.⁷ Go to [Cancer Institute NSW Statistics Portal](#) to find melanoma age-standardised incidence rates by LGA.

Well-designed and correctly positioned shade, both natural and built, can reduce UV exposure by up to 75%.⁸

Shade offers a number of benefits for people and the environment and has an increasingly important role to play in mitigating the effects of climate change and reducing heat in urban areas.

The co-benefits of well-designed shade and green spaces include:

Health benefits:^{9, 10}

- Reduced UV exposure and the prevention of skin cancer.
- Improved thermal comfort in times of heat. Evidence shows that trees can reduce temperatures by 8°C.
- Enhanced childhood development.
- Increased recreation and physical activity, and a reduction in obesity and risk of chronic disease.
- Faster healing times and pain tolerance for hospital patients in a room with a view of trees.
- Improvements in mental health and wellbeing, including stress reduction and relaxation, greater happiness, lower rates of anger and depression and improved mental function and concentration.
- Noise reduction.

Environmental benefits:^{9, 10}

- Reduced build-up of heat in urban areas and consequent 'heat island' effects.
- Reduced air pollution.
- Reduced water evaporation, soil erosion, and storm water run-off.
- Reduced atmospheric carbon.
- Increased animal habitat and maintenance of biodiversity.

Social and economic benefits:^{9, 10}

- Increased social connectivity and sense of community by providing pleasant and aesthetically pleasing places for people to meet, socialise, exercise and rest.
- Reduced neighbourhood aggression, violence and crime.
- Street trees can help define or preserve the culture and history of a place.
- Improved thermal efficiency of buildings through shading and energy savings of up to 12-15%.
- Increased land and property values. Just one tree can increase the value of a property by approximately \$5,000.
- Opportunity to reduce socioeconomic and health inequities, which have been shown to be smaller in green areas.

*** Shade provision: suggested text for inclusion in Local Strategic Planning Statements**

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Cancer Institute NSW

It is likely that [insert name] LGA will experience more frequent, longer and more extreme periods of uncomfortable summertime heat and heat wave events in the future. The provision of quality shade throughout the LGA will be one of the most cost-effective ways to address this situation in the long term, and has the co-benefit of protecting us from UV exposure.

Natural and built shade can be easily included in planning processes for developments, particularly in urban areas. Well-designed shade, effectively planned and correctly positioned, can also alleviate concerns about needing to remove or modify trees to address engineering, wiring or maintenance issues.

What is well-designed shade?

Well-designed shade uses a combination of natural and built shade to provide protection from UV radiation where it is needed, at the right time of day and at the right time of year.

The latest [Guidelines to Shade](#) from Cancer Council NSW¹ is a practical tool to aid LGA's in the design of quality shade.

In a playground setting, the [Everyone Can Play Guideline](#) from the NSW Department of Planning and Environment¹² provides a set of design principals and best practice recommendations to develop inclusive playspaces which provide well-designed shade for the comfort and protection of children and carers.

Good design is NSW Government policy, as described in [Better Placed](#) from the Government Architect NSW¹³, which outlines an integrated design policy for the built environment in NSW.

Council will

Suggested text for this section is:

- 1. Consider the provision of well-designed shade, both natural and built, in the provision of all public infrastructure, from large developments such as major recreation facilities, public buildings and town centre upgrades, to the smallest public domain improvements such as bus shelters.*
- 2. Encourage the provision of well-designed shade in all private developments, particularly recreation facilities and those that adjoin public places, such as commercial developments.*
- 3. Consider the co-benefits of shade in all decisions about infrastructure provision and maintenance.*

Actions

Suggested text for this section is:

- 1. Council's [insert relevant name] Development Control Plan will be reviewed to:*
 - a) incorporate design considerations regarding the provision of well-designed shade, with reference to the latest shade guidelines.⁹;*
 - b) require well-designed shade in any private buildings or developments that adjoin public places that are likely to have significant visitation (e.g. high pedestrian traffic or people visiting or pausing in public spaces);*
 - c) require the provision of well-designed shade in recreation facilities;*
 - d) require the provision of well-designed shade in the design of any public infrastructure;*
 - e) require the consideration of the benefits of shade in any application to remove trees or vegetation currently providing significant shade and communicate to residents the benefits of shade; and*

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- f) *encourage the provision of well-chosen and well-placed street trees in residential or public domain developments.*
2. *Council's Engineering Design specifications [insert relevant document name] will be updated to include specifications for the provision of well-designed shade.*
 3. *Council will prioritise well-designed shade in its provision of new and upgraded public infrastructure and spaces.*
 4. *Council will consider retrofitting current public infrastructure and spaces to include well-designed shade.*

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1. NSW Government Environmental Planning and Assessment Act 1979 No 203
<https://www.legislation.nsw.gov.au/#/view/act/1979/203>
2. NSW Skin Cancer Prevention Strategy, Cancer Institute NSW. Sydney, 2017.
Available from: <https://www.cancer.nsw.gov.au/nsw-skin-cancer-strategy>
3. NSW Planning Portal, Guide to the updated Environmental Planning and Assessment Act 1979, Part 3 Strategic Planning, Key documents and FAQs
<https://www.planning.nsw.gov.au/Policy-and-Legislation/Environmental-Planning-and-Assessment-Act-updated/Guide-to-the-updated-Environmental-Planning-and-Assessment-Act-1979/Part-3-Strategic-planning/Key-documents-and-FAQs>
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6. Armstrong BK, Krickler A. 1993. How much melanoma is caused by sun exposure? *Melanoma Research* 3(6):395-401.
7. Cancer Institute NSW Statistics Portal [https://www.cancer.nsw.gov.au/cancer-statistics-nsw#//](https://www.cancer.nsw.gov.au/cancer-statistics-nsw#/)
8. Parsons, P., Neale, R., Wolski, P. & Green, A. 1998, 'The shady side of solar protection', *Medical Journal of Australia*, 168: 327-330.
9. Davern, M., Farrar, A., Kendal, D., and Giles-Corti, B. 2016. *Quality Green Space Supporting Health, Wellbeing and Biodiversity: A Literature Review*. Report prepared for the Heart Foundation, SA Health, Department of Environment, Water and Natural Resources, Office for Recreation and Sport, and Local Government Association (SA). University of Melbourne: Victoria. Available from: http://www.healthyactivebydesign.com.au/images/uploads/Green_Spaces_Evidence_Review_-_FINAL_website.pdf
10. *Five million trees for Greater Sydney. Local Government Grant Program*. Department of Planning and Environment, Sydney, 2018. Available from: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/Policy-and-legislation/Open-Space-and-Parklands/five-million-trees-for-greater-sydney-guidelines-2018-11-07.pdf>

*** Shade provision: suggested text for inclusion in Local Strategic Planning Statements**

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Cancer Institute NSW

11. *Guidelines to Shade*, Cancer Council NSW. Sydney, 2013. Available from: https://www.cancercouncil.com.au/wp-content/uploads/2011/04/Guidelines_to_shade_WEB2.pdf
12. *Everyone can play guideline*, Office of Open Space and Parklands, Department of Planning, NSW Government. Sydney, 2019. Available from: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Guidelines/everyone-can-play-guideline-2019-02-20.pdf>
13. *Better Placed: an integrated design policy for the built environment of New South Wales*. Government Architects NSW. Sydney 2017. Available from: <https://www.governmentarchitect.nsw.gov.au/resources/ga/media/files/ga/strategy-documents/better-placed-a-strategic-design-policy-for-the-built-environment-of-new-south-wales-2017.pdf>

OTHER RESOURCES

- <https://www.sunsmart.com.au/communities/local-government> - a range of resources to assist councils in providing well-designed shade. Based on Victorian examples, but can be easily adapted to NSW.
- <https://www.cancer.nsw.gov.au/shade-and-uv> - Shade case study examples by Cancer Institute NSW
- http://www.lowcarbonlivingcrc.com.au/sites/all/files/publications_file_attachments/rp2024_guide_to_urban_cooling_strategies_2017_web.pdf Osmond, P., and Sharifi, E., 2017: *Guide to Urban Cooling Strategies*. Low Carbon Living CRC.

CONTACT DETAILS / MORE INFORMATION

- NSW Shade Working Group email: CINSW-SkinCancerPrevention@health.nsw.gov.au
- Cancer Council NSW website: www.cancercouncil.com.au/cancer-prevention/sun-protection/
- Cancer Institute NSW website: www.cancer.nsw.gov.au/shade-and-uv

This information is based on available evidence at the time of review.
It can be copied for distribution.
Latest update: July 2019

For further information contact the NSW Shade Working Group via email CINSW-SkinCancerPrevention@health.nsw.gov.au or go to <https://www.cancercouncil.com.au/cancer-prevention/sun-protection/shade-and-sun-protection/>

* Shade provision: suggested text for inclusion in Local Strategic Planning Statements

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WOOLWORTHS GROUP



8 November 2019

Gary James
General Manager
Woollahra Municipal Council
536 New South Head Road
Double Bay NSW 2028

Dear Mr James

Woolworths submission on the Draft Woollahra Local Strategic Planning Statement

This submission has been prepared by Woolworths Group with the assistance of Ethos Urban, in response to the exhibition of the Draft Woollahra Local Strategic Planning Statement (the draft LSPS).

We welcome the opportunity to provide input to the LSPS process. We have **8** investments in the Woollahra LGA, providing jobs for more than **400** team members, contributing **\$10.6 million** in wages to the local economy in the 2018 financial year.

Strong local strategic planning is critical to providing certainty for business and communities in relation to development outcomes. Woolworths looks forward to collaborating with Council to plan for the area's future, to better meet the needs of the local community and serve our current and future customers.

As part of the LSPS process, we would like to meet with Council's strategic planning team to discuss our submission in further detail and any subsequent updates to the Woollahra Local Environmental Plan 2014 (WLEP 2014) as part of the upcoming LEP review process.

Summary of feedback to Woollahra LSPS

Our submission sets out a number of key areas for Council to consider in finalising its LSPS, which can be summarised as follows:

- The Draft LSPS' recognition of the importance of retail floorspace in the LGA is commended, including Planning Action 33 to protect floor space for commercial and retail uses in centres. In implanting this Action, Council should ensure there is diversity in the retail floor space offered and additional housing growth does not preclude the ongoing operation of retail uses or its ability to expand in the future to accommodate the needs of a growing population. Retail uses underpin the operation of all centres through acting as an anchor for neighbourhood shops in local and strategic centres whilst providing the necessary products and services for the community. The operation of retail centres at night increases passive surveillance in surrounding areas, thereby assisting in deterring crime.
- Council should continue to identify, investigate and plan sites within the LGA capable of appropriate redevelopment (including out-of-centre retail), and capable of supporting the employment and liveability objectives of the LSPS. Retail serves as a key employment sector within the LGA, thereby helping meet the outcomes of the '30 minute city' for local residents.
- The contribution of retail jobs towards employment opportunities in the LGA requires greater emphasis within the Draft LSPS, being a vital sector in the operation of Woollahra's centres. The nature of retail also allows job opportunities to be provided in areas outside key strategic centres, including in neighbourhood hubs, which may not offer other sectors of employment. A new 'Action' is recommended by Woolworths to be added to this Planning Priority to support, promote, and investigate opportunities to safeguard and promote retail employment opportunities across the Woollahra LGA.
- Planning Priority 8 is strongly supported by Woolworths. Woolworths agrees with Council's vision for a "balanced economy including boutique retail, visitation, well-regulated night-time entertainment, dining, and

Draft Woollahra LSPS | Woolworths Submission | 8 November 2019

other recreational opportunities", and also encourages Council to further explore strategies to promote the night-time economy in areas with strong retail and dining presences. With regards to Planning Priority 35, Council must ensure that place plans for Double Bay and Oxford Street emphasise the role of retail (including supermarket uses) in anchoring local retail centres and supporting the viability of local businesses.

Woolworths and planning for the future of retail

With a history spanning 95 years, Woolworths Group has grown to become one of Australia's largest retailers, featuring some of the country's most recognised and trusted brands. We employ more than 205,000 people in Australia and New Zealand, and serve an average of 29 million customers every week across our network of 3,000 stores. We are a committed business partner to many thousands of farmers, producers and manufacturers, and we endeavour to create a world class experience for customers across all of our stores and platforms.

As Australia's largest employer, Woolworths not only provides for the everyday grocery needs of local communities but is also a key driver of employment in across Australia, with around 120 team members in each full line supermarket. Our supermarkets anchor retail centres and act as attractors that support the viability of specialty retail and local businesses.

Across NSW, Woolworths has a network of more than 300 supermarkets, including 8 investments in the Woollahra LGA. These include full-line supermarkets, either standalone, within a retail neighbourhood centre, or located within a mixed-use development, as well as smaller Woolworths Metro stores, supported by a network of distribution centres located in industrial zones in growth centres.

We maintain a significant development pipeline across the state and are increasingly focused on new-generation mixed-use retail developments to drive placemaking outcomes - providing convenient shopping for customers while enhancing the liveability of local communities. Exemplar mixed use developments we have delivered in partnership with Councils include Double Bay and Lane Cove, which respectively feature a supermarket and car parking below ground, and public domain features at the ground plane, including specialty retail, as well as commercial and community uses, such as libraries.

General policy priorities

Woolworths supports the goal of the LSPS to set a 20-year vision for land use and to identify how growth and change will be managed into the future across Woollahra. We are supportive of the key objectives of the plan for infrastructure and collaboration, and creating a productive, liveable and sustainable LGA.

Importantly, the draft LSPS provides consistency across the applicable District Plan and Greater Sydney Region Plan, ensuring the NSW planning system can more readily shift into a strategic-led planning framework. We would like to highlight the following key policy priorities for consideration during the finalisation of the LSPS.

Woolworths notes the following key policy priorities that should be considered during the finalisation of the LSPS.

Innovation and flexibility in land use

Growth in online retailing is driving innovation to respond to changing customer needs. Digital and physical spaces are increasingly merging, with customers choosing a combination of shopping at their local store and online. This is leading to strong growth in pick-up and drive-thru features at our stores, in addition to the more than 4 million online deliveries we complete for our customers each year. We are exploring potential hybrid retail and distribution models to cater to a new retail economy, and seek supportive land use environments to encourage this flexibility to innovate.

Recognising the need for greater flexibility and adaptability in the planning system to facilitate new retail ideas and formats, Council should undertake a review of existing land use tables to increase flexibility and allow for a greater range of uses in both mixed-use and industrial zones. This would give Council the discretion to assess and approve flexible and co-located land uses that are aligned to the retail planning objectives of a particular location. This approach provides the ability to apply discretion to facilitate innovation without a lengthy LEP amendment process.

Looking into the future, it is likely that more hybrid uses will emerge in response to customer needs. This could see warehousing evolving to combine ability for some retailing, allowing customers to purchase their goods in a variety

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of ways. The concept of an innovation in retail provision, would allow these hybrid models to be further explored with local Councils to assess the nature of the use and suitability for the site context.

Promoting local neighbourhood retail renewal; avoiding ad hoc caps on supermarket sizes

As the population grows, infill development and renewal of existing retail strips will be required to keep pace with customer and community expectations, in addition to greenfield retail opportunities. However, fragmentation of retail landholdings and ownership in traditional retail strips present challenges in achieving holistic renewal outcomes. Councils should work closely with industry through the LSPS process to identify and facilitate site specific opportunities for retail and mixed-use renewal.

We note the introduction of a neighbourhood supermarket definition in B1 zones by the Department of Planning in 2018, allowing Councils to restrict supermarket size to 1,000sqm (GFA). Applying a restrictive, blanket cap on supermarket sizes is not supported, as it may limit the ability to fully service community retail needs, see retail spend leaving local areas and in turn lead to increased traffic generation at a regional level.

Road infrastructure

The coordinated provision and funding of road infrastructure to service new retail development is critical to managing the freight, servicing and delivery requirements of modern supermarkets and distribution centres. The location of retail in relation to key transport corridors should be carefully considered in the planning of any new retail centres. Coordination between councils and the State, in particular Transport for NSW, is needed to ensure that road networks can adequately service new and existing centres.

Council should also recognise how changes in retail demand, as well as innovation in transport methods, have fundamentally changed the traffic and transport impacts of retail development. For example, electric trucks may be capable of servicing stores outside of traditional loading hours, with minimal acoustic impacts. Similarly, online retailing lends itself to deliveries scheduled outside of peak hours to better distribute traffic movements throughout the day. These, and other changes in retail impacts should be factored into development assessment and future consideration of development controls.

Prioritising the provision of retail floor space in centres, while allowing flexibility for out-of-centre retail

Supermarkets act as an anchor for specialty retail and local businesses, generating investment and business activity, and provide jobs close to where people live. There is a need to allow for growth in existing centres - and to provide for new centres - to meet forecast demand across a range of retail business types.

Retail centres represent key community destinations and a logical location for additional development (including retail floorspace). The LSPS should promote and provide for sufficient retail floor space in centres by allowing for mixed-use zoning, avoiding restrictions on the size of retail premises, and considering the requirements of retailers, such as servicing, location, visibility and accessibility.

Sydney is projected to accommodate around 6.5m people by 2036, current population is 5.2m indicating more than 1 million additional people need to be accommodated. While greenfield locations will cater for some of this growth, a large proportion is planned within established areas. A range of additional facilities will therefore need to be provided to serve the existing and growing population, including retail. This is even more important given the focus on supporting 30-minute cities and live/work/play hubs.

Although retail floor space in centres should be prioritised, there are many instances in which out-of-centre supermarkets are necessary and appropriate. Population growth is driving scarcity of land in centres, excess or unanticipated out-of-centre demand, the emergence of new, out-of-centre hubs (i.e. driven by other factors, such as public transport nodes), and a need to disperse traffic movements. These factors all point to a need to allow for flexibility in the location of retail. The LSPS should allow for out-of-centre retail floor space, through the provision of appropriate zoning or the facilitation of planning proposals, where necessary.

Flexibility in retail formats

Retail formats are continually evolving to respond to the needs of a growing population and to satisfy market demand. The rise in ecommerce and convenience retailing is changing the way people shop with an increase in 'click and collect' pick-up services as well as increased 'on-demand' and 'just-in-time' delivery. The ability for the community to shop in different ways at different times and locations helps to provide choice and flexibility.

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These factors have given rise to 'new generation' retail formats that incorporate technological advancements and new, innovative ways of doing business. The LSPS should support and nurture new retail formats by allowing for flexibility in land uses and the size of retail premises across the LGA.

Mixed-use and hybrid development types

Continued population growth and limited land availability is putting increased pressure on land uses in key precincts. The evolution of technology is resulting in a blending of uses and sectors in a single location. Mixed use development will be increasingly common around major activity centres (generated by transport nodes, education or health hubs and community centres) and as a result a flexible approach to development and zoning should be considered.

Retail, industrial, health, education and residential uses can exist in a single location. From a retail perspective, there is an increased focus on blending online and physical retailing through additional hours of operations and delivery/collection services. This requires a more integrated supply chain and distribution network including some larger, more automated distribution centres as well as a potential network of smaller warehouses in metropolitan locations providing hybrid services.

Certainty around contributions

Woolworths recognises the need for development to contribute to important local and regional infrastructure. Infrastructure funding must be transparent, certain and equitable. Accordingly, the cumulative impact which layered contributions may have (local and State contributions, value capture mechanisms and VPAs), as well as uncertainty regarding the timing of those contributions, should be addressed. Certainty on required contributions is required to provide certainty to the industry.

Out-of-cycle updates to LSPS

Although each LSPS is to be reviewed every seven years, we note that this is a lengthy period, and that markets can evolve significantly during that time frame. Provision should be made for out-of-cycle updates to the LSPS, or planning proposals that propose alternatives to the LSPS where it can be demonstrated that its objectives and actions have been superseded or are no longer relevant.

General comments on the Draft Woollahra LSPS

Woolworths makes the following general comments in relation to the draft LSPS:

- The draft LSPS has the potential to better and in more detail emphasise the importance of retail in Woollahra and does not provide a Planning Priority or Action to articulate and guide the vision for retail development in the LGA for the next 20 years. This should be rectified, and Woolworths recommends a new specific Planning Priority be inserted into the LSPS to ensure the vision for retail is clearly articulated. Furthermore, the importance of the retail sector's contributions towards economic and employment outcomes within Woollahra should be more clearly acknowledged.
- The Structure Plan of the LSPS should more clearly delineate areas identified for future growth within the LGA, especially with regards to retail. The Structure Plan should more clearly highlight and emphasise intended land use changes and intensification envisioned over the next 20 years, rather than only map the current existing land use structure in the LGA as it stands.
- Council should continue to identify, investigate and plan sites within the LGA capable of appropriate redevelopment, including out-of-centre retail areas located outside the identified Urban Renewal Precincts/Strategic Centres, which are still capable of supporting the employment and liveability objectives of the LSPS.
- An evidence-based approach is recommended to develop a long-term planning and land use vision for the LGA. Council identifies several studies and plans which it intends to update and complete. Further clarification is required on the timing and finalization of these plans. These include the following:
 - Woollahra Integrated Transport Strategy (*Planning Priority 1, Action 3*)
 - Active Transport Plan (*Planning Priority 1, Action 3*)

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- Community Facilities Study and Strategy (*Planning Priority 2, Action 12*)
- Edgecliff Commercial Centre Strategy (*Planning Priority 2, Action 12*)
- Community Participation Plan (*Planning Priority 3, Action 17*)
- Local Housing Strategy (*Planning Priority 4, Action 19*)

LSPS discussion

Part 1: Infrastructure and collaboration

- **Planning Priority 1 – ‘Planning for integrated land use and transport for a healthy, connected community, and a 30-minute city’:** Woolworths supports this Planning Priority in principle, with regards to integrating land use and transport to promote healthy and connected communities supported by the principles of the ‘30 minute city’. Woolworths reminds Council that the principles of the ‘30 minute city’ do not only apply to commuting to work but also to services including retail supermarkets, which should remain easily accessible to all residents. As such, the LSPS’ recognition that the “convenience of the comfortable environments we have created for people to walk, meet, shop, learn, work, [...] have reduced our dependency on private vehicles for everyday trips” is commended.
- **Planning Priority 2 – ‘Planning for a community supported by infrastructure that fosters health, creativity, cultural activities, and social connections’:** Woolworths supports this Planning Priority in principle and the notion of communities supported by infrastructure that fosters healthy, creative, cultural and social connections. The LSPS should acknowledge under this Planning Priority the crucial role which retail uses provide for the local community, through acting as an anchor for neighbourhood shops in local and strategic centres whilst providing the necessary products and services for the community. The operation of retail centres at night increases passive surveillance in surrounding areas, thereby assisting in deterring crime. Council should ensure that the draft LSPS does not inhibit, and instead promotes, the operation of ongoing and future retail uses within the LGA.
- **Planning Priority 3 – ‘Working in collaboration with our community, government, businesses, and organisations’:** Woolworths supports this Planning Priority in principle, including ongoing collaboration with the Woollahra community, government, businesses and organisations. As a key business operating within the LGA with 8 investments, Woolworths would like to further this process of collaboration and meet with Council’s strategic planning team to discuss our submission in further detail and any subsequent updates to the Woollahra Local Environmental Plan 2014 (WLEP 2014) as part of the upcoming LEP review process.

Part 2: Liveability

- **Planning Priority 4 – ‘Sustaining diverse housing choices in planned locations that enhance our lifestyles and fit in with our local character and scenic landscapes’:** Woolworths supports this Planning Priority in principle and agrees that diverse and affordable housing choices are vital to sustaining a diverse community and ensuring that vulnerable persons are not ‘priced out’ of the LGA. However, such increases in housing should not preclude or be to the detriment of the ongoing operation of retail uses and their future expansion to meet the needs of a growing community. As such, the recognition that “housing developments [should] not decrease space for employment” is applauded. Woolworths recommends that Council finalise their Local Housing Strategy before the finalisation of the LSPS, to provide the necessary framework and analysis to ensure that housing objectives and targets are met. Certainty needs to be provided through the Draft LSPS in relation to the timing and outcomes for the Local Housing Strategy. It is strongly recommended that Council incorporate timeframes in the LSPS alongside these commitments, in order to provide certainty to the community and other stakeholders regarding when work will be undertaken and when the Strategy is to be completed. The Local Housing Strategy must also set housing targets beyond the current 0-5 year timeframe given the long-term nature of the LSPS and that there currently are less than 3 years to go before the end of this period.
- **Planning Priority 5 – ‘Conserving our rich and diverse heritage’:** Whilst Woolworths supports this Planning Priority and the conservation of Woollahra’s rich and diverse heritage, including Aboriginal, built, natural, archaeological, defence, maritime and cultural heritage, care must be taken to ensure that Heritage controls do not preclude the ongoing operation and viability of retail uses and their future expansions as needed. Communities within Heritage Conservation Areas and areas with high heritage significance are no different from other communities in requiring adequate retail supermarket uses in close proximity to their homes to service their daily needs.

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- **Planning Priority 6 – ‘Placemaking supports and maintains the local character of our neighbourhoods and villages whilst creating great places for people’:** Woolworths supports this Planning Priority in principle and reaffirms support in maintaining the character of Woollahra’s neighbourhoods and villages whilst creating great spaces for people. Woolworths reiterates that retail uses are key to ensuring that local communities remain healthy, creative, culturally rich and socially connected, as they provide an anchor for neighbourhood shops in local and strategic centres whilst providing the necessary products and services for the community. The contributions of retail towards high quality urban design and public domain outcomes should be acknowledged under this Planning Priority. Although Planning Action 29 includes provisions to manage parking, Woolworths notes that retail uses require private car parking to function and these should not be adversely limited by planning controls.

Part 3: Productivity

- **Planning Priority 7 – ‘Supporting access to a range of employment opportunities and partnerships’:** Woolworths supports this Planning Priority in principle, and strongly supports increasing local job opportunities to stimulate the local economy and meet the demands of the ‘30 minute city’. Council’s focus on promoting access to jobs, businesses and services in centres is strongly supported, as is protecting employment space. The identification of Edgecliff, Oxford Street, Paddington and Double Bay as being important to local productivity is also supported. Planning Action 33, to “Introduce planning controls into the Woollahra Local Environmental Plan 2014 and Woollahra Development Control Plan 2015 to protect floor space for commercial, retail, business, health and community uses in centres, particularly in Double Bay” is most strongly supported by Woolworths.

Furthermore, Woolworths notes that Planning Priority 7 claims Woollahra’s “community is highly educated and mainly work in management, knowledge, and professional industries”. The contribution of retail jobs towards employment opportunities in the LGA requires greater emphasis within the Draft LSPS, being a vital sector to the operation of Woollahra’s centres. The nature of retail also allows job opportunities to be provided in areas outside key strategic centres, including in neighbourhood hubs, which may not offer other sectors of employment. A new ‘Action’ is recommended by Woolworths to be added to this Planning Priority to support, promote, and investigate opportunities to safeguard and promote retail employment opportunities across the Woollahra LGA.

- **Planning Priority 8 – ‘Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities’:** Woolworths strongly supports this Planning Priority and believes collaboration is vital to ensuring Woollahra’s local centres remain hubs for jobs, shopping, dining, entertainment and community activities. All relevant Actions (35, 36, 37) to this Planning Priority are strongly supported by Woolworths. Council’s vision for a “balanced economy including boutique retail, visitation, well-regulated night-time entertainment, dining, and other recreational opportunities” is supported by Woolworths, whom also encourages Council to further explore strategies to promote the night-time economy in areas with strong retail and dining presences. With regards to Planning Priority 35, Council must ensure that place plans for Double Bay and Oxford Street emphasise the role of retail (including supermarket uses) in anchoring local retail centres and supporting the viability of local businesses. Woolworths would like to be part of this planning process and looks forward to collaborating with Council to ensure optimal outcomes are facilitated for the Double Bay and Oxford Street centres.
- **Planning Priority 9 – ‘Supporting and enabling innovation whilst enhancing capacity to adapt and thrive in a rapidly changing digital environment’:** This Planning Priority is supported in principle by Woolworths. It is noted that planning controls should remain flexible as land uses continue to change in a rapidly evolving digital environment. Woolworths notes that, with regards to retail uses specifically, digital and physical spaces are increasingly merging, with customers choosing a combination of shopping at their local store and online. Woolworths is exploring potential hybrid retail and distribution models to cater to a new retail economy and seeks supportive land use environments to encourage this flexibility to innovate. Planning controls in Woollahra should be flexible enough to accommodate this, and account for changing consumer and market demands.

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Conclusion

Woolworths thanks Council for the opportunity to comment on the draft LSPS. We would welcome the opportunity to meet with Council to discuss the recommendations above and how Woolworths and Council can work collaboratively to facilitate retail investment and employment in Woollahra LGA in the future. Should you have any questions regarding this submission, please contact me on [REDACTED] or [REDACTED].

Yours sincerely,



Wes Dose
NSW State Development Manager
Woolworths Group



DOC19/870094

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Dear Sir/Madam

Draft Woollahra Local Strategic Planning Statement

I am writing in response to Council's Draft Local Strategic Planning Statements (LSPS) and supporting information received by the Environment Protection Authority (EPA) on 4 October 2019.

The EPA provides the following comments (**Attachment A**) for Council's consideration. These comments relate to the following matters:

- Air Quality
- Noise
- Water Quality
- Waste and Resource Recovery
- Contaminated Land.

The EPA has also recently developed the attached planning guidance notes (**Attachment B**) on the following matters:

- Contaminated Land Management
- Waste and Resource Recovery
- Air Quality and Land-use Conflicts
- Healthy Waterways for Community and Environment Value
- Noise and Land-use Conflicts.

These notes are intended to assist the Greater Sydney Commission as part of their Assurance process, as well as Councils when developing LSPS's to help deliver key sustainability planning priorities and actions in the District Plans. They include principles, resources, examples and suggested contacts.

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Should you require further information regarding the above, please phone Mr Paul Wearne on

[REDACTED]

Yours sincerely



08/11/19

PETER BLOEM
Manager Regional Operations Illawarra
Environment Protection Authority

Attachments A & B

Attachment A

Air Quality

The District Plan includes as an objective under a sustainable and resilient city, “*exposure to natural and urban hazards is reduced*”, and states that, “*effective planning can reduce the exposure to natural and urban hazards*”. Urban hazards are identified as including: noise, air pollution and soil contamination. Council has an important role to help preserve amenity and protect the health of the community by managing exposure to air and noise pollution through using complementary planning approaches.

The Woollahra Local Government Area (LGA) can be subject to episodes of poor air quality when national health-based goals are exceeded. These result from local and regional natural and human-made emissions. Human made emissions include contributions from household, vehicles and industry within the LGA.

The draft Woollahra LSPS provides a strong basis for environmental protection through its priorities and actions directed to connected, healthy, liveable, smart, efficient, sustainable and resilient communities. As indicated in the EPA air quality guidance, Council has opportunities to further strengthen these directions through its planning to reduce emissions that impact on local and regional air quality and also to reduce exposure to air pollution impacts within its community.

Data on sources of air pollution are being updated in the [NSW Air Emissions Inventory](#). They show that the major source of human-made fine particle emissions (PM2.5) in Woollahra Council area is domestic wood heaters. Council can mitigate this hazard by planning for energy efficient residential development with cleaner forms of heating. Consideration could be given to controls on wood heater installations

Woollahra PM2.5 2013		
Activity	Tonnes/year	Percentage
Grand Total	32.63t/yr	100%
Residential Wood Heating	18.16t/yr	55.6%
Road, Brake & Tyre Wear	2.99t/yr	9.2%
Transport Equipment Manufacturing	1.99t/yr	6.1%
Commercial Water Transport	1.90t/yr	5.8%
Residential Gas Combustion	1.86t/yr	5.7%
Diesel Vehicle Exhaust	1.58t/yr	4.8%
Commercial Lawn Mowing & Garden Equipment	1.57t/yr	4.8%
Residential Lawn Mowing & Garden Equipment	1.38t/yr	4.2%
Petrol Vehicle Exhaust	0.39t/yr	1.2%
Residential Barbeques	0.37t/yr	1.1%
Other	0.44t/yr	1.4%

As population and economic activities expand and housing densities increase along transport routes, strategic land use planning is critical to minimise the public health impacts that can arise from co-locating sensitive developments (such as residential, child care, aged care) with roads that have high air or noise emissions. There are a range of actions in the draft LSPS that could also help address air quality outcomes. These include but are not limited to the following:

- Placemaking for key centres, neighbourhood/villages and transport corridors.

- Reviewing and expanding Council's development controls, policies and guidelines to increase the application and understanding of Design Excellence and implementing place-based planning approaches; and
- Key studies and strategies including but not limited to Council's Housing Strategy.

The draft LSPS includes important commitments on maximising access and services focused on public transport and priorities that supports active transport. Initiatives such as the Double Bay – public electric vehicle charging station are supported.

Ensuring that proponents address the air quality protection principles in "[Development near rail corridors and busy roads – interim guideline](https://www.planning.nsw.gov.au/Policy-and-Legislation/Education/Child-care-facilities)" for residential and other sensitive developments along transport corridors will improve health and liveability in these developments. Council may wish to adopt these principles in its planning controls. Further protections for children are provided in the Child Care Planning Guideline available at: <https://www.planning.nsw.gov.au/Policy-and-Legislation/Education/Child-care-facilities>.

Implementing setbacks and design excellence for sensitive development along major roads in accordance with the Interim Guideline has multiple co-benefits. This includes but not necessarily limited to:

- increased green space at the interface of roads helps reduce air quality impacts by providing filtration of air pollutants, mitigation of urban heat and creation of healthier environments for active transport.
- compliments and contributes to Council's tree canopy targets.
- can address overshadowing of roadways which contributes to poor public and pedestrian amenity and discourage social interactions within the community; and
- minimise risks of canyoning which can impact air quality and can contribute to poor liveability and public health outcomes.

It is suggested Council review the EPA guidance notes to incorporate further content on managing hazards into its final LSPS.

Noise

The Draft LSPS recognises the challenges with noise associated with placemaking that supports and maintains the local character of neighbourhoods and villages whilst creating great places for people. There is also discussion in relation to the management of amenity and improvements to public domain.

Coordinated strategies that consider land-use compatibility upfront in all planning processes to prevent the generation of noise and its impacts on public health and amenity should be encouraged. Implementing noise control at a strategic planning level provides the most effective means of minimising noise impacts on communities. Retrospective control options are usually limited and more expensive.

This is best achieved by applying the following hierarchical approach to noise control.

1. Spatial separation of incompatible land-use through appropriate zoning and placement of activities to minimise noise-related land use conflicts, for example:
 - Separate residential areas and tranquil recreational areas from industrial/commercial areas and major entertainment or sporting precincts.
 - Separate vulnerable land-uses such as hospitals, schools and childcare centres from industry and major transport routes.
2. Minimising noise emissions at source through best practice selection, design, siting, construction and operation as appropriate.
3. Reducing noise impacts at receivers through best practice design, siting and construction, for example:

- Encouraging design solutions for residential buildings and sensitive receivers that takes account of noise from industry and busy roads and railways.
- Encouraging use of natural barriers to existing sources of noise.
- Designing shielded external tranquil areas and soundscapes to provide respite from noise.

There are a range of opportunities in the Draft LSPS that can help better address noise management approaches to improve local amenity and deliver desired public domain outcomes. For example, the planning of key centres, delivering design excellence and public domain. In particular, the draft LSPS highlights the importance of the night time economy. Supporting actions would benefit from a study of noise to help develop appropriate mitigation and management approaches. This includes, in particular, areas undergoing change where there is mixed use development where desired amenity and public domain outcomes are wanting to be achieved.

The Draft LSPS recognises centres (such as Edgecliff, Double Bay, Rose Bay and Rose Bay North) as being locally important hubs with a mix of co-located uses (including retail, commercial, entertainment, employment and residential uses) in connection with a key transport hub. There are a range of challenges when delivering mixed use development that require careful planning. This includes the encroachment of residential development on commercial uses or alternatively expanding commercial uses and activities. For example, commercial activities can produce a range of noise related impacts (including mechanical ventilation, refrigeration, hotel/live music event noise, sirens and for shopping centers, night-time cleaning/blowers/truck movements). To support amenity and livability outcomes, Council may want to undertake a review of any existing planning controls or supporting codes, to assess if they are contemporary, prevent land use conflict and are able to meet the community expectation for these new places.

The draft LSPS also includes actions for implementation of Council plans and policies that protect and increase opportunities around Sydney Harbour to access and enjoy waterways, water-based transport, and working harbour activities. (Actions 43). Such actions are supported.

The EPA considers that appropriate land use planning should ensure land use conflict is avoided especially where there is residential encroachment on existing commercial areas and water-based transport around the harbour foreshore and activities such as marinas. For example, new developments should be planned to avoid noise-related land use conflicts up front through measures based on the above hierarchical approach. The potential to address noise and air quality issues retrospectively following development can be challenging and expensive and can lead to community complaint.

Careful planning is also required where new housing/sensitive land-uses is proposed in the vicinity of major road and rail infrastructure and where there is expected future traffic growth. The I-SEPP, and the advice in the *Development in Rail Corridors and Busy Roads – Interim Guideline* is applicable where the average daily traffic volume is 20,000 vehicles per day. Any planning adjoining existing or future rail and major road corridors should include a review of supporting development controls. This is to ensure that any sensitive land uses, such as residential uses that is encroaching on road or rail infrastructure are adequately designed for acoustic amenity. The SEPP is only activated however once the above traffic volumes are triggered. For roadways where there are predicted increases in traffic growth that could trigger the above requirements, Council may wish to plan these areas early to ensure development is appropriately designed for traffic noise related impacts.

Planning Priority Planning Priority 14 *Planning for urban resilience so we adapt and thrive despite urban and natural hazards, stressors and shocks* would also benefit a broader discussion and inclusion of urban hazards to support the planning priorities in the District Plan. For example, these could include potential noise impacts. Where practicable, consideration should be given to identifying, creating, and preserving areas of quiet amenity, particularly in urban areas to improve liveability.

It is suggested that Council review the EPA guidance notes to incorporate further content on managing these hazards into its final LSPS.

For further advice on addressing air quality and noise hazards in LSPSs, Councils can contact Alethea Morison [REDACTED] or Judith Greenwood [REDACTED].

Water Quality

As identified in the District Plan, the draft LSPS provides an opportunity to identify strategies to protect and improve the health and enjoyment of Sydney Harbour and the District's waterways. The draft LSPS does provide a range of actions which are supported. These could however be strengthened to also include actions to review Councils planning instruments and controls to make contemporary.

The EPA promotes development that maintains or restores the community's uses and values of waterways. Where these values are being achieved in a waterway, they should be protected; and where they are not being achieved, all activities should work towards their achievement over time.

As per the District Plans, Councils are encouraged to use the [*Risk based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions \(Risk-based Framework\)*](#) to determine appropriate actions for managing waterways within their local government areas (LGA). For example, the draft LSPS could include objectives to maintain or enhance water quality and waterway health to achieve the high-level goals and meet community environmental values and uses for waterways set out in the [*NSW Water Quality and River Flow Objectives*](#). Further information is included in the attached guidance on managing healthy waterways for community and environmental value.

Council may also want to consult DPIE (Policy, Strategy and Science) recently released mapping of waterways and water dependent ecosystems that are defined as high ecological value. The purpose of this mapping is to identify strategic planning priorities for protecting and improving the health of high value waterways and water dependent ecosystems in the Greater Sydney Region LGAs. Once identified, the priorities can be used as a basis for identifying aquatic biodiversity refugia, stream rehabilitation efforts and setting management targets and/or land use planning controls that would protect or improve the health of waterways and water dependent ecosystems. This is to help provide the essential services and functions expected of a cool blue-green corridor. These mapping data sets can be obtained at: <https://datasets.seed.nsw.gov.au/dataset/hevwater-greater-sydney-region>

The draft LSPS states that Council will monitor and update as required planning controls and policies that promote water sensitive urban design. Council may wish to reconsider and strengthen this action for Council to undertake a review of any WSUD or stormwater controls, policies and guidelines to make contemporary to ensure they deliver key waterway health outcomes.

In addition to the actions proposed, Council may also wish to explore opportunities as part of WSUD greater permeability for areas in both the public and private domains. This will help reduce stormwater flows especially from sealed areas that can help deliver improved waterway health outcomes. The LSPS refer to projects involving redevelopment of two Council-owned car parks in Rose Bay to facilitate a multi-use community facility, increase public car parking and increase commercial floor space. Any such initiative should however be mindful of constraints such as potential contamination, salinity and acid sulfate soils. Council may also want to consider any redevelopment of this site be an example of design excellence that embraces a high standard of sustainability outcome.

Council may also wish to have a conversation with Sydney Water more broadly regarding the role of treated wastewater and stormwater as part of an investigation into promoting integrated water cycle management. The role of water more generally in the landscape should be an important consideration by Council, with initiatives and actions that involve promoting the delivery of greener

infrastructure, open space and urban forest. This will only be exacerbated with climate change and urban heat. For example, the successful establishment of a street tree will be dependent on water and if appropriately designed, a street tree pit can also provide water quality improvement to stormwater.

The Draft LSPS recognises the importance of contributions in delivering key infrastructure, but these are limited, and other funding sources are needed. Any review of contribution or funding approaches should also include stormwater infrastructure and associated water quality devices. This is because growth and associated development will result in greater pressure on aging infrastructure that may require replacement. Water quality devices will also require ongoing maintenance to ensure ongoing performance. This may only increase with new and more efficient contemporary WSUD controls, for example water gardens requiring maintenance every six months.

Council may wish to consider the development of green plans especially for key centres that are underpinned by IWCM for key areas undergoing transformation in the LGA. An example of such a plan was recently done for Arncliffe and Banksia, see attached link:

<https://www.planning.nsw.gov.au/-/media/Files/DPE/Plans-and-policies/Attachment-G---Arncliffe-and-Banksia-Green-Plan.pdf?la=en>

Council may also want to expand sustainability actions in the draft LSPS to explore and promote the use of green building ratings tools, for example NABERS, Green Star Communities and programs such as Sustainability Advantage to help drive high sustainability outcomes as part of design excellence. Council could investigate the use of incentives to drive higher sustainability standards especially in key strategic centres. Alternatively, Council may also wish to explore precinct-based sustainability standards, to ensure new development contributes to improved environmental performance.

To help refine these and other waterway health actions in the Draft LSPS, it is recommended that Council review the EPA guidance notes to incorporate further content on managing healthy waterways for community and environmental value.

Waste and Resource Recovery

While there are some actions that directly relate to waste and resource management, these are very high-level. Waste-related priorities could be strengthened to include specific actions, relating to key waste streams or activities for the LGA. Waste management is an essential service, and in addition to opportunities relating to key streams and activities, specific actions on waste-related infrastructure planning should also be considered as part of the LSPS.

Shared or community space and place-based design also presents opportunities for circular economy outcomes, that share products and resources. This could include food donation or organic waste management infrastructure (such as community composting), or reuse and repair centres.

It is suggested that Council review the EPA guidance notes on Waste and Resource Recovery to incorporate further content, that strengthen waste-related actions and resource recovery outcomes, into its final LSPS.

Contaminated Land Management

The draft LSPS does not appear to include discussion on the management of contaminated land. The District Plan objectives states that *"Exposure to natural and urban hazards is reduced"*. The District Plan also recognises soil and groundwater contamination as an urban hazard which will require careful management as the District grows, and as land-uses change.

The above considerations are important when planning for more sensitive land-uses such as primary schools and low-density residential neighbourhoods, in or around areas with the potential for pre-existing contamination. While State Environmental Planning Policy No 55 – *Remediation of Land*

and its associated guidelines help to manage the rezoning and development of contaminated land, the LSPS process can be used to help support meeting these requirements.

The LSPS process provides an opportunity to review current planning approaches undertaken by Council for the management of contaminated land. For example, Councils could develop their own policy on contaminated land management (for example, developing Council's procedures when assessing development application on areas that have pre-existing contamination). A LSPS could also set directions for enhanced planning controls, especially when planning for more sensitive land-uses such as schools and low-density residential neighbourhoods, in and around areas with the potential for pre-existing contamination.

Further information is provided in the attached *EPA Guidance on Contaminated Land Management* which includes information and suggested approaches to help in the development of the LSPS.

Attachment B

CONTAMINATED LAND MANAGEMENT	
Policy action type	Actions to include in LSPS (and flow on to LEP, DCP)
District Plan context	<p>The Local Strategic Planning Statement needs to consider contaminated land in planning for sustainability and resilience under these sections of the relevant District Plans:</p> <ul style="list-style-type: none"> • Planning Priority: <i>"Adapting to the impacts of urban and natural hazards and climate change"</i> • Objective: <i>"Exposure to natural and urban hazards is reduced"</i>. <p>District Plans recognise soil and groundwater contamination as an urban hazard which will require careful management as the District grows, and as land-uses change.</p> <p>This is particularly important when planning for more sensitive land-uses such as primary schools and low-density residential neighbourhoods, in or around areas with the potential for pre-existing contamination.</p>
Descriptions of the desired policy outcome for the LGA	<p>The LSPS should support meeting the requirements of <i>State Environmental Planning Policy No. 55 – Remediation of Land</i> and its associated guidelines to manage the rezoning and development of contaminated land.</p>
Data to consider	<ul style="list-style-type: none"> • See rtan for a list of sites notified to the EPA under s60 of the <i>Contaminated Land Management Act</i> (CLM Act). • See Contaminated Sites Public Record of Notices for a list of sites regulated by the EPA under CLM Act. • See Appendix A of the <i>Managing Land Contamination Planning Guidelines – SEPP55 Remediation of land</i> for a list of potentially contaminating industries and contaminants. • Council records on sites with contaminated land issues notated in s10.7 certificates. • Risks of land-use conflicts that need to be minimised through careful zoning and planning as new development occurs, especially where there are employment and urban service lands that present a high or moderate potential for land-use (see map at link, p.37).
Land-use plans and development controls	<p>At a minimum, the LSPS should include an action to consider contaminated land in all local planning instruments. The LSPS can also set directions for enhanced planning controls, especially when planning for more sensitive land-uses such as schools and low-density residential neighbourhoods, in and around areas with the potential for pre-existing contamination.</p> <p>Key areas for the LSPS to consider may include:</p> <ul style="list-style-type: none"> • Councils to develop their own policy on contaminated land management (for example, developing Council's procedures when assessing development application on areas that have pre-existing contamination). • Councils to include contaminated land data (or spatial layer) in their land-use plans and/or development control plans (for example, spatial mapping of sites with s10.7 notation on contaminated land issues). • Planning, siting and design of sensitive land-uses (avoiding whenever possible, areas where contamination could exist). For example, low density residences, and primary schools should be located away from sites with pre-existing contamination. Alternatively, there should be systems in place to mitigate any risks associated with land-use change to a more sensitive land-use. • Council to require use of EPA accredited site auditor when change to a more sensitive land-use is proposed.

	<ul style="list-style-type: none"> Planning provisions to be made to properly manage any identified contamination risks.
Educate for action	Support planning actions with council community and industry education programs that help residents and businesses to be informed about contaminated land management.
Collective action	Work with council joint organisations and other collectives for regional planning of contaminated land management initiatives.
Advocate for action	Advocate for state and national plans, policies and programs that support actions by councils and joint organisations to have a policy on contaminated land management, for example, include mapping of contaminated land within their local jurisdiction, which will trigger alerts when assessing planning applications for land-use changes and new developments.
Act within own operations	<p>Identify areas with contaminated land by mapping the list of contaminated sites notified to the EPA under s60 of the CLM Act.</p> <p>Identify areas with risk of contamination by considering historical land-use information and potentially contaminating industries and contaminants such as those listed in Appendix A of the <i>Managing Land Contamination Planning Guidelines – SEPP55 Remediation of Land</i>.</p> <p>Council to consider contaminated land and the surrounding area of the contaminated land in its decision-making for development applications in and around areas with the potential for pre-existing contamination.</p> <p>Council to invest in building the knowledge of planning/assessment officers in evaluating contaminated land issues within the jurisdiction. Council can seek training workshops to increase the officers' knowledge and understanding of contaminated land processes and procedures, and improve the long-term contaminated land capacity of the Council.</p> <p>Council to prepare a risk matrix of known contaminated sites within the area and to consider if any known sites should be notified to the EPA in accordance with s60 of the CLM Act.</p> <p>Council to develop its own policy on contaminated land management in areas of pre-existing contamination, or its immediate surrounding area. Sample policy may include (but not limited to) the following:</p> <ul style="list-style-type: none"> In development consent conditions, Council to consider requiring use of EPA accredited site auditor when contaminated land is identified. Council should require a Section A Site Audit Statement whenever an application to develop land into more sensitive land-use is proposed. Planning, siting and design of sensitive land-uses to avoid whenever possible, areas where contamination could exist. Alternatively, there should be systems in place to mitigate any risks associated with land-use change to a more sensitive land-use.

More information

Go to: <https://www.epa.nsw.gov.au/your-environment/contaminated-land>, or contact the NSW EPA at email: contaminated_sites@epa.nsw.gov.au.

WASTE AND RESOURCE RECOVERY	
Policy Direction, Information and Action	Actions to include in LSPS (and flow on to LEP, DCP)
District Plan context	<p>The local strategic planning statement (LSPS) needs to consider waste and resource recovery in planning for sustainability and resilience under the relevant District Plans:</p> <ul style="list-style-type: none"> • Planning Priority: "Reducing carbon emissions and managing energy, water and waste efficiently", and • Objective: "More waste is re-used and recycled to support the development of a circular economy." <p>This is supported by the following actions:</p> <ul style="list-style-type: none"> • Protect existing and identify new locations for waste recycling and management • Support innovative solutions to reduce the volume of waste and reduce waste transport requirements. <p>District Plans recognise that there is diminishing capacity for land filling in Greater Sydney, with more waste being landfilled outside the region. The Plans recognise that there are a number of existing waste and resource recovery facilities but as Districts' population grows, new recycling and resource recovery infrastructure is needed to manage the growth in waste. Additional waste processing and resource recovery facilities, as well as enabling infrastructure like transfer stations, within greater Sydney could help reduce waste going to landfill and reduce the associated transport costs.</p> <p>The planning and design of new developments should also support the sustainable and effective collection and management of waste and resources. Appropriate employment and urban services lands should be zoned to allow a range of waste and resource recovery facilities to help move to a circular economy. These include but not necessarily be limited to materials recovery facilities, plastic pelletising facilities, composting facilities, re-use and repair facilities and other waste processing facilities including waste transfer stations. However, it is important that any such activities are appropriately located and carefully planned to avoid land use conflicts.</p> <p>In higher density neighbourhoods, the delivery of innovative precinct-based waste collection, systems such as advanced waste collection systems (vacuum systems) and local re-use and recycling facilities (such as reverse vending machines) provide an opportunity to improve efficiency, reduce truck movements and boost the recycling economy. Estimated total waste, recycling and organics arisings for the precinct and the final destination of this material must be considered upfront in the planning process. Where possible, additional land to manage waste and resource recovery should be identified upfront (especially if the nearest facilities will be at capacity by the time the development becomes operational) such as transfer stations or bulky stations, reprocessing, re-use and recycling facilities.</p>
Descriptions of the desired policy outcome for the LGA	<p>The LSPS should identify outcomes for waste and resource recovery that help support and deliver:</p> <ul style="list-style-type: none"> • the waste and recycling targets in the NSW Waste and Resource Recovery Strategy, noting further targets and principles are being developed through the 20 Year Waste Strategy • the NSW Circular economy policy including approaches such as: <ul style="list-style-type: none"> - Procuring recovered materials in construction, operation and maintenance

	<ul style="list-style-type: none"> - Allocating space and infrastructure for community sharing libraries (tools, etc.) and repair centres - Ensuring new residential and commercial developments allocate enough space for best-practice waste management - Protecting existing local waste and resource recovery infrastructure • the National Food Waste Strategy target to halve food waste by 2030 • the United Nations Sustainable Development goals, including Goal 12: "Ensure sustainable consumption and production patterns" includes amongst its objectives to "halve per capita global food waste at the retail and consumer level, and reduce food losses along production and supply chains by 2030". • local or precinct-specific outcomes, e.g. Inner West Council's zero-waste target and Lendlease's Barangaroo targets construction waste target
Data to consider	<ul style="list-style-type: none"> • Local council waste and resource recovery data is available on the EPA website here.
Land-use plans and development controls	<p>The LSPS should provide a vision that encourages the consideration of waste and resource recovery with a circular economy perspective in all local planning instruments and supporting controls.</p> <p>Key areas for the LSPS to consider may include:</p> <ul style="list-style-type: none"> • Zoning and development controls for circular economy precincts: <ul style="list-style-type: none"> - Protect local waste and resource recovery infrastructure and land zoned for future waste and resource recovery infrastructure - Protect community/council-owned land to enable future expansion of community services (e.g. share/reuse/repair centres) • Zoning for community purposes e.g. the Addison Road community centre with multiple social enterprises including food rescue, farmers market, community garden and composting, repair and reuse centres • Consideration of the types of organic waste that may be generated in a precinct such as commercial and residential food waste, garden waste, oils and options for precinct-level waste management across multiple land uses, e.g. the Pyrmont Ultimo Precinct • Recognising the aims, objectives, assessment criteria and controls in the Model Waste Not DCP, Better Practice Guide for Multi-unit Dwelling, Better Practice Guidelines for Waste Management and Recycling in Commercial and Industrial Facilities; Construction and Demolition Waste: a Management toolkit; and Owner's Guide to Lawful Disposal of Construction and Demolition waste (NB an updated MUD guide will be published in 2019 with more emphasis on organic waste management). • Develop regional spatial strategies for waste, recycling, and organics transfer stations to enable bulking of collected materials prior to transport to processing facilities. For example, in more densely developed areas where garbage trucks will reach weight limits quickly, local transfer stations would enable efficient waste collections. • Consider future rail opportunities for waste management options. The Veolia Clyde and Banksmeadow transfer terminals allow use of freight rail of waste 250km southwest of Sydney for treatment and landfilling. The development of Parkes National Logistics Hub and East West link may result in similar opportunities for Western Sydney. • Recognise waste and resource recovery as essential services and important infrastructure. Include safeguards for current and future waste management facilities and protect existing employment and urban service lands in particular those lands having important waste needs. Consult employment and urban service lands that present a high or moderate potential for land use (see map at link, p.37).

	<ul style="list-style-type: none"> • Planning conditions could, when economically and environmentally sustainable, require a minimum content of recycled materials to be used in the construction of new and significant developments. • Recognise the former Department of Environment and Conservation (DEC2004) Environmental Guidelines: Composting and Related Facilities for details of environmental consideration for management and licensing. • Consider what are locally appropriate controls for home composting type activities at community gardens and for food waste from multi-unit dwellings and small cafes e.g. community composting hubs, compost huts and composting collectives.
Co-benefit actions	<p>These suggested actions will also provide co-benefits to the community, including:</p> <ul style="list-style-type: none"> • Reduced greenhouse gas emissions <ul style="list-style-type: none"> ◦ Through reduced consumption (circular economy sharing and reuse initiatives), reducing embodied emissions ◦ Through reduced organics to landfill, which minimises methane emissions from landfills • Local job generation <ul style="list-style-type: none"> ◦ Repair centres and tool libraries generate skilled and unskilled jobs • Increased access to products <ul style="list-style-type: none"> ◦ Repair centres and tool libraries reduce the cost of goods • Local waste-to-feed efficiencies <ul style="list-style-type: none"> ◦ Such as local sports fields using locally generated compost to increase durability
Educate for action	<p>The LSPS should provide a vision that encourages community education, examples of programs are: Council engagement programs with SUD residents and local building management organisations (for MUDs) to engage with residents on recycling practices; community composting; use of the recycling systems; recycling processes and destinations for recycled materials; and the benefits of transitioning to a circular economy.</p> <p>Wider community educational programs that help residents and businesses reduce their food waste, donate good quality leftover food and recycle unavoidable food and garden waste. For example: The NSW EPA's Love Food Hate Waste program, making the most of resources such as the Food Smart Kit for households, Your Business is Food Kit for cafes and restaurants, Addison Road Community Centre's War on Waste, Cumberland Council's Love Your Leftovers.</p>
Collective action	<p>Work with ROCs and other collectives for knowledge/resource sharing, looking at regional access to circular economy initiatives (such as share libraries and repair services), sharing resources/grants or funding programs for circular economy initiatives</p> <p>Work with ROCS and other collectives for regional planning of organics processing facilities, transfer stations, food donation projects. For example NE Waste Regional Voluntary Waste Group food rescue hub feasibility study WSROC Western Sydney Waste and Recycling Infrastructure Needs Assessment</p> <p>WSROC has also prepared guidance for Councils Project: Escalating planning provisions for waste and recycling This work was commissioned by WSROC to provide guidance on suggested waste and recycling provisions within their Local Strategic Planning Statement and Local Environment Plan (LEP) Unfortunately when this work was undertaken by WSROC the Draft NSW Circular Economy Policy had not been released. To strengthen the suggested LSPS in this guidance</p>

	<p>and to address circular economy considerations it's recommended it be amended as follows:</p> <p><i>Waste outcomes that are safe, efficient, cost effective, maximise resource recovery, encourage waste avoidance, and that contribute to the built form and liveability of the community. This is supported by well-planned waste and circular economy infrastructure that is responsive to future needs, and provides equitable access to waste, reuse, repair, sharing and recycling services.</i></p> <p>WSROC has also commissioned an assessment of waste and recycling infrastructure needs for the Western Sydney region. This report was made available to Western Sydney councils to assist with planning for the processing and disposal of household waste through to 2021. A copy of the report can be downloaded here: Western Sydney Infrastructure Needs Assessment</p>
Advocate for action	<ul style="list-style-type: none"> • Advocate for support to transition to a circular economy, guided by federal, state and local strategies. • Advocate for State and National building performance standards that support source separation of waste, recycling and organics for highest value recycling eg a NABERS waste rating for shopping centres • Advocate for use of quality compost from source separated organics in local projects such as catchment and roadside rehabilitation, sporting fields, urban amenity, and open space management to suppress weeds, improve soil structure, improve water holding capacity and healthy vegetation cover. • Advocate for protecting existing waste and resource recovery facilities and forward planning for future waste and resource recovery facilities that will be needed to manage future waste arisings.
Act within own operations	<p>Lead by example in Council's own (corporate) operations. This includes sustainable procurement strategies that prioritise waste avoidance, reuse and repair in addition to recycling. E.g. buying goods with recycled content, encourage vehicle and equipment leasing over purchasing where possible, banning single use plastics at all council owned facilities, set up zero waste council run events and composting of food waste generated from council run facilities. For example from Parramatta Council – 90% Diversion rate for council waste by 2038</p>

AIR QUALITY AND LAND-USE CONFLICTS	
Policy action type	Actions to include in LSPS (and flow on to LEP, DCP)
District Plan context	<p>The local strategic planning statement (LSPS) needs to consider air quality in planning for sustainability and resilience under these sections of the relevant District Plans:</p> <ul style="list-style-type: none"> • Planning Priority: <i>"Adapting to the impacts of urban and natural hazards and climate change"</i> • Objective: <i>"Exposure to natural and urban hazards is reduced"</i>. <p>District Plans recognise air pollution as an urban hazard with significant public health impacts. There are risks of air quality impacts increasing due to urban growth and climate change, particularly in north-west and south-west Sydney as well as in other areas where communities are exposed to human-made emission sources such as wood-heaters, vehicles and construction and freight activities.</p>
Descriptions of the desired policy outcome for the LGA	<p>The LSPS should identify outcomes for air quality that support meeting national air quality standards, recognising the role of councils in managing the cumulative air quality impacts of development and delivering clean, safe and healthy living environments.</p>
Data to consider	<ul style="list-style-type: none"> • Current air quality – For air quality monitoring data, trends and analysis, see NSW air quality monitoring reports and air quality monitoring network information. • Pressures on local and regional air quality – To identify key local and regional emission sources, refer to Air emissions in my community web-tool, National pollutant inventory results (industry) and the Sydney particle characterisation study. • Risks of conflicts that need to be minimised through careful zoning and planning as land-use new development occurs, especially where there are employment and urban service lands that present a high or moderate potential for land-use (see map at link, p.37).
Land-use plans and development controls	<p>At a minimum, the LSPS should include an action to consider air quality in all local planning instruments. The LSPS can also set directions for enhanced planning controls to help minimise emissions from major sources and avoid air pollution impacts on residential and other sensitive land-uses.</p> <p>Key areas for the LSPS to consider may include:</p> <ul style="list-style-type: none"> • Planning for potential new emission sources, such as new transport projects, industries, waste facilities, distributed energy facilities and potential odour sources. Refer to: Approved Methods for the Modelling and Assessment of Air Pollutants, Odour Assessment Guidelines and EPA guidance on Reducing cogeneration and trigeneration emissions. • Planning, siting and design of sensitive land-uses (where vulnerable populations are at risk of exposure to pollution), including residences, health facilities and facilities for children and the aged, for example, site playgrounds away from high volume traffic routes. <ul style="list-style-type: none"> ○ Infrastructure development near rail corridors and busy roads – See Development near rail corridors and busy roads – interim guideline, and, as a case study, Brisbane City Council Plan 2014 – Transport air quality corridor planning scheme policy ○ For schools, Best Practices for Reducing Near-Road Pollution Exposure at Schools. • Managing wood heater emissions (DPE, EPA). Wood smoke is the major human contribution to harmful fine particle pollution in the Sydney region and councils can use planning provisions to reduce its impacts. See EPA guidance and examples of local government approaches for example, Campbelltown Council wood heater provisions and North Kellyville Growth Centre Precinct DCP.

	<ul style="list-style-type: none"> Managing diesel emissions in construction. Refer to: EPA guidance and case studies on best practice diesel emissions management in construction projects.
Co-benefit actions	<p>Support actions that will provide co-benefits to the community. Actions to create more connected cities, drive energy efficiency, move towards net-zero emissions development and increase urban vegetation can also contribute to cleaner air. These include, for example:</p> <ul style="list-style-type: none"> actions to support public, active, electric and smart transport planning and design controls to improve efficiency and minimise building heating, cooling and other power needs requirements for setbacks of residences from high-volume roads, which lower emissions exposure for residents while also allowing for increasing tree canopy and managing urban heat.
Educate for action	<p>Support planning actions with council community and industry education programs that help residents and businesses to reduce air emissions, for example, refer to the wood smoke education resource kit and the Air Pollution in the Sydney Basin Animation.</p>
Collective action	<p>Work with ROCs, council joint organisations and other collectives for regional planning of air quality initiatives.</p>
Advocate for action	<p>Advocate for state and national plans, policies and programs that support actions by councils and joint organisations to protect air quality and public health, for example, that support standards and controls for air quality and emission sources and high efficiency, low emission buildings, precincts and transport systems.</p>
Act within own operations	<p>Lead by example in Council's own (corporate) operations, for example, local councils are encouraged to implement the NSW Government Resource Efficiency Policy, which includes energy efficiency and air quality actions.</p>

More information

Go to: www.epa.nsw.gov.au/your-environment/air, www.environment.nsw.gov.au/topics/air or contact the NSW EPA at email: Air.Policy@epa.nsw.gov.au.

Key considerations

Air quality in NSW is considered relatively good by world standards. However, a number of considerations mean air quality remains a significant issue for future planning in Sydney and NSW (see also [Clean Air for NSW](#) webpage):

- Parts of Sydney do not meet national health-based air quality standards. For example, North West and South West Sydney experience more high pollution episodes. As these areas are targeted for future growth, planning for that growth needs to consider existing air quality, and take account of both potential health impacts on new residents from exposure to air pollution and the emission contribution of new communities to local and regional air pollution.
- Climate change is predicted to result in increased high pollution days in NSW, including high ozone days resulting from increased temperatures and high particle days from more extreme weather events such as bushfires and dust storms.
- Especially for fine particle pollution, there is no safe threshold for exposure, and public health impacts and costs still occur at levels below the standards. Young children, the elderly and those with existing health conditions are most affected. Even where air quality standards are met, substantial health, economic and social benefits are available from plans and strategies that improve air quality, particularly by delivering long-term reductions in population exposure to fine particle pollution.
- Air quality management is a distinct issue that needs to be recognised in planning. Air quality benefits often flow from improving energy efficiency, reducing greenhouse gas emissions and increasing urban vegetation. However, some actions directed to climate change resilience can potentially contribute to air pollution, for example, oxides of nitrogen emissions from distributed energy generation. Air quality therefore requires specific consideration.
- Community exposure to some emission sources continues to grow. Emissions from a number of sources are falling in response to actions such as regulating vehicles, fuels and industry.

- However, the pollution contribution from other sources may continue to increase in line with growth in population, transport and economic activity and previous air quality improvements may be eroded, in the absence of ongoing and new actions to address a range of sources. Areas for additional consideration in future may include, for example:
 - wood heater emissions – the most significant human-made contributor to fine particle pollution and health impacts in Sydney at a local and regional level.
 - non-exhaust particle emissions from vehicles, including from brake and tyre wear – these continue to rise as vehicle kilometres travelled increase.
 - emissions from older vehicles in the existing fleet – in particular from heavy diesel and light commercial vehicles which have an increasing role in the transport task.
 - non-road diesel equipment – not currently subject to emission standards and can impact on communities close to areas of heavy use, for example, near industry or construction activity.
 - diesel locomotives – not subject to emission standards and can result in health impacts when freight corridors or hubs are located close to communities or in areas where air quality is already subject to elevated fine particle pollution.
- Land-use and transport planning have a key role to play in avoiding land-use conflicts and minimising emission impacts on human health. Conflicts occur where sources of harmful emissions, such as busy roads, freight corridors, ports, industry and agriculture, are not adequately separated from sensitive land-uses such as residences, child care, schools, hospitals and aged care facilities. Land-use planning affords opportunities to manage changes in land-use so that exposure impacts are minimised.

HEALTHY WATERWAYS FOR COMMUNITY USE AND ENVIRONMENTAL VALUE	
Policy action type	Actions to include in LSPS (and flow on to LEP, DCP)
District Plan context	<p>Local strategic planning statements (LSPS) need to consider waterway health in planning for sustainability and resilience under these sections of the relevant District Plans:</p> <ul style="list-style-type: none"> • Planning Priority: <i>"Protecting and improving the health and enjoyment of the District's waterways"</i> • Objective: <i>"The coast and waterways are protected and healthier"</i>. <p>District Plans recognise and prioritise water quality as integral to the natural, cultural and recreational values of waterways. District Plans identify that waterways need to be carefully managed to ensure water quality supports the communities values and uses, including aspirational goals. Strategic planning needs to manage the cumulative impacts of activities and associated infrastructure without compromising the integrity of environmentally sensitive aquatic and riparian habitats to maintain water quality and healthy waterways.</p> <p><i>District Plan Action: Improve the health of catchments and waterways through a risk-based approach to managing the cumulative impacts of development including co-ordinated monitoring outcomes.</i></p> <p><i>District Plan Action: Protect environmentally sensitive areas of waterways and the coastal environment areas.</i></p>
What do councils need to do to meet this action?	<p>As per the District Plans, councils are encouraged to use the Risk based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions (Risk-based Framework) to determine appropriate actions for managing waterways within their local government areas (LGA).</p> <p>In accordance with the Risk-based Framework, the LSPS should include objectives to maintain or enhance water quality and waterway health to achieve the high-level goals and meet community environmental values and uses for waterways set out in the NSW Water Quality and River Flow Objectives. These objectives should be based on a catchment or sub-catchment level approach with collaboration between LGAs, as waterways often move through multiple LGAs.</p> <p>Plans should ideally include a map of waterways, important aquatic ecosystems and riparian lands or corridors to highlight at risk management areas. The map should include the community's environmental values and uses, determined through direct consultation.</p> <p>Councils should also recognise the management of cumulative impacts from urban stormwater and agricultural land-use by implementing sustainable urban water management, water-sensitive urban design and best management agricultural practices to deliver water quality outcomes.</p> <p><i>Action: The LSPS should outline some of these management options that each council will adopt or implement to manage water quality within their LGA.</i></p> <p><i>Action: Councils should include consultation on their local community's environmental values and uses of waterways.</i></p> <p><i>Action: Councils should consider impacts and/or opportunities of their management on downstream waterways.</i></p>

What support is available to councils?	<p>A range of datasets on waterways is available from SEED. A summary is provided in Attachment 1.</p> <p>OEH has prepared a single integrated dataset of high ecological value waterways and water dependent ecosystems for the all Councils in the Greater Sydney Region. This dataset will be published on SEED by August 2019, but is available upon request: (jocelyn.delacruz@environment.nsw.gov.au).</p>
How do councils meet these actions? - actions delivered through land-use plans and development controls	<p>To embed community values and uses of waterways, councils can set directions for enhanced planning controls in Local Environmental Plans (LEP) and Development Control Plans (DCP). These can help to minimise water contamination, litter and urban stormwater flows and reduce impacts on environmentally sensitive waterways and human health.</p> <p><i>Action: At a minimum, the LSPS should include an action to review local planning instruments through the inclusion of LEP clauses and DCP controls on water quality and waterway health outcomes that achieve community expectations of waterways, such as swimming and fishing.</i></p> <p>Other actions a LSPS may consider include:</p> <ul style="list-style-type: none"> • Recognise and seek to meet the objectives of the NSW Water Quality and River Flow Objectives which identify the high-level goals for all catchments across the state. • Use the Risk-Based Framework to determine appropriate actions and stormwater management targets for managing waterways within their LGA. • Include maps to highlight the location of waterways, important aquatic ecosystems and riparian lands/corridors. • Consider Zones and Local Clauses to be adopted in a LEP, for example, riparian lands, watercourses and stormwater management. • Consider management options to be adopted in a DCP to enforce clauses in a LEP, for example, water sensitive urban design (WSUD) to reduce the impact of urbanisation and stormwater on water quality. • Recognise the need for natural bushland, riparian vegetation buffers and the promotion of pervious surfaces to maintain and improve water quality in waterways through the filtration of contaminated run-off.
Integration with other regional/district objectives	<p>Support actions that will provide co-benefits to the community that meet other regional/district plan objectives and state projects, including:</p> <ul style="list-style-type: none"> • Links to other NSW Government programs including the Coastal Management Programs and Marine Estate Management Strategy. • Increase urban vegetation, green spaces and pervious surfaces as community spaces of visual amenity and stormwater management. • Maintain/increase natural bush and riparian lands to sustain natural ecosystems and habitats while also improving water quality for recreational use. • Reduce litter and water contamination to improve visual amenity and recreational use of waterways. • Increase tree-canopy coverage to manage urban heat, reduce water evaporation and ensure environmental flows of water in waterways. • Support the use of public spaces and waterways for community health.
Educate for action	<p>Support planning actions with council, community and industry education programs that help residents and businesses to reduce urban pollution, encourage litter collection (Harbour Care, Clean Up Australia), incorporate WSUD principles, maintain and restore green spaces, maintain or revegetate natural bush and riparian lands, and understand the importance of natural and</p>

	healthy waterways. Utilise state government tools to monitor and educate on the health of waterways and water quality in your LGA, for example, Water Quality Report Cards .
Collective action	<p>Work with ROCs, joint council organisations and other collectives for the regional planning of water quality initiatives focusing on catchment or sub-catchment level approaches.</p> <p><i>Action: Ensure that in developing a LSPS each LGA has collaborated with other councils in their catchment area to develop local management actions to meet community values around waterways and water quality.</i></p>
Example outcomes for an LSPS	<p>Achieve objectives set out in Regional and District plans to restore and maintain water quality through council actions to meet community expectations around public health, recreational use and ecosystem values, such as:</p> <ul style="list-style-type: none"> • Affirm the national and state-wide water quality objectives. • Strong controls on point and diffuse source water pollution through best practice management actions for urban stormwater management and agricultural practices. • Advocate for model clauses in LEPs to implement effective stormwater and waterway management. Use OEH's LEP health check tool to search for LEP clauses that may be suitable for your LGA. • Advocate for the mapping of environmentally sensitive waterways that are important to the local community and use additional local provisions and 'natural waterways' and 'environment zones' to protect these areas. • Advocate for the stabilisation and revegetation of river banks to reduce erosion, sedimentation, filter incoming water and re-establish natural waterways.
Act within own operations	<p>Lead by example in Council's own (corporate) operations, this includes:</p> <ul style="list-style-type: none"> • Utilising the Risk-based Framework to determine areas for water quality improvement in own LGA. • Active steps to meet the NSW Water Quality and River Flow Objectives. • Inclusion of model clauses in LEPs on planning provisions around stormwater management (WSUD) and riparian land(s) and watercourses. • Inclusion of appropriate management options in DCP's to meet clauses in LEPs for example, WSUD. • Apply the Risk-based Framework to develop outcomes-based stormwater management targets, for inclusion in DCPs. • Review council operations to identify actions (for example, compliance, land management) that can improve water quality.

More information

[OEH water quality web pages](#)

[Australian and New Zealand guidelines for fresh and marine water quality](#)

Attachment 1: Summary of datasets on waterways in NSW

Attachment 1: Datasets describing high value waterways and water dependent ecosystems in Greater Sydney

1. Waterways

Indicator	Attribute	Description	Relevance to Legislation	Data Source & Metadata	Buffer zone (m)
Waterways					
Freshwater fish community status	FCOM	Freshwater fish community status spatially represents the condition of fish communities at river reach scale across NSW. Fish community data was collected from three years of biological surveys across NSW. Within the framework of the Australian Hydrological Geospatial Fabric V2 surface hydrology network, this was combined with attributes from the National Environmental Stream Attributes Database and River Styles@ geomorphology. Generalised Additive Modelling (GAM) was used to predict a fish community status for each river reach. Fish community condition classed as being in "fair", "good" or "very good" condition is included in this layer.	Fisheries Management Act 1994 (NSW)	<p>Department of Primary Industries (DPI), Fisheries</p> <ul style="list-style-type: none"> https://webmap.industry.nsw.gov.au/Html5Viewer/index.html?viewer=FisheriesDataPortal (May 2019) Riches, M., Gilligan, D., Danaher, K. and Pursey, J. (2016) Fish Communities and Threatened Species Distributions of NSW. Published by the Department of Primary Industries. https://www.dpi.nsw.gov.au/data/assets/pdf_file/0007/669589/fish-communities-and-threatened-species-distributions-of-nsw.pdf 	Identified corresponding Strahler Stream Order and applied buffer as per Water Management 2000 Act
Waterways located within protected areas	PROWEST	<p>Estuaries and Hydro Areas (water body areas or watercourses) that are located within National Parks and Wildlife Estate, Crown Reserve Estate, Declared Wilderness, Environmental Planning Instrument (EPI) - Drinking Water Catchments, or National Heritage List area and are therefore protected waterways.</p> <p>The original Estuaries datasets contain the water boundary of each estuary in NSW up to its tidal limits and includes areas vegetated with the macrophytes; seagrass, mangrove, and saltmarsh. A survey of the tidal limits was carried out between 1996 and 2005 by Manly Hydraulics Laboratory on behalf of the Department of Natural Resources. This dataset</p>	<p>National Parks and Wildlife Act 1974 (NSW)</p> <p>Crown Land Management Act 2016 (NSW)</p> <p>Water management Act 2000 (NSW)</p> <p>State Environmental Planning Policy (Sydney)</p> <p>Drinking Water</p>	<p>OEH</p> <p>Estuaries:</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/estuaries12439 (SEED) <p>Hydro Area:</p> <ul style="list-style-type: none"> https://sdi.nsw.gov.au/catalog/sear-ch/resource/details.page?uuid=%7BEC757E51-AE90-4438-9B07-ACA9012386B5%7D (Metadata) <p>National Parks and Wildlife Estate:</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/nsw-national-parks-and- 	20

		was developed under a new Monitoring, Evaluation and Reporting (MER) Program initiated by the NSW Government in 2007 to assess and better manage the health of natural resources across the State. The original Hydro area dataset defines the hydrography feature types as water body area and water course. It is a polygon feature class of the NSW Digital Topographic Database (DTDB), within the Hydrography theme. Hydro area feature class is also classified as perennial, non-perennial or mainly dry. A general criteria used for classification is that water is present for at least nine years out of ten years.	Catchment) 2011 (NSW)	<p>wildlife-service-npws-estate3f9e7 (SEED)</p> <p>Crown Reserve Estate:</p> <ul style="list-style-type: none"> For more information: https://www.industry.nsw.gov.au/lands/what-we-do (Department of Industry) <p>Declared Wilderness:</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/nsw-declared-wilderness39b (SEED) <p>EPI - Drinking Water Catchments:</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/epl-drinking-water-catchment (SEED) <p>National Heritage List</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/national-heritage-list (SEED) 	
Strahler streams located within protected areas	PROWSTR AH	All Strahler stream orders ≥ 1 that are located within National Parks and Wildlife Estate, Crown Reserve Estate, Declared Wilderness, Environmental Planning Instrument (EPI) - Drinking Water Catchments, or National Heritage List area and are therefore protected waterways.	National Parks and Wildlife Act 1974 (NSW) Crown Land Management Act 2016 (NSW)	<p>OEH</p> <p>Strahler Stream Order</p> <ul style="list-style-type: none"> For more information about Strahler Order: https://www.industry.nsw.gov.au/data/assets/pdf_file/0020/172091/Determining-Strahler-stream-order-fact-sheet.pdf (Fact Sheet) 	Identified corresponding Strahler Stream Order and applied buffer as per Water
Stream geomorphic condition	RSCOND	<p>Geomorphic condition of streams as per the River Styles assessment, including streams classified as "good" or "moderate".</p> <p>The River Styles Framework is a tool used to characterise geomorphology, which provides baseline information and understanding of river forms, processes, evolution, condition and trajectory. The spatial layer has 3 main primary</p>	Water Management Act 2000 (NSW)	<p>The Australian Government Bioregional Assessment Programme (Department of the Environment and Energy, the Bureau of Meteorology, CSIRO and Geoscience Australia)</p> <p>River Styles</p> <ul style="list-style-type: none"> https://data.gov.au/data/dataset/06fb694b-d2f1-4338-ab65-a707c02f11d7 	Identified corresponding Strahler Stream Order and applied buffer as per Water Management 2000 Act

Stream recovery potential	RSPOT	layers, being River Style, Geomorphic Condition, and Recovery Potential. Recovery potential of streams, as per the River Styles assessment, including streams classified as "conservation", "high recovery", or "rapid recovery". See above regarding the River Styles Framework.	Water Management Act 2000 (NSW)	The Australian Government Bioregional Assessment Programme (Department of the Environment and Energy, the Bureau of Meteorology, CSIRO and Geoscience Australia) River Styles <ul style="list-style-type: none"> https://data.gov.au/data/dataset/06fb694b-d2f1-4338-ab65-a707c02f11d7 	Identified corresponding Strahler Stream Order and applied buffer as per Water Management 2000 Act
Strahler stream order	STRAH4	Strahler stream orders of ≥ 4 . Strahler Stream Order was created in 2012 using the RivEx (river network) tool and a topographic drainage layer within ArcMap.	Water Management Act 2000 (NSW)	OEH Strahler Stream Order <ul style="list-style-type: none"> For more information about Strahler Order: https://www.industry.nsw.gov.au/data/assets/pdf_file/0020/172091/Determining-Strahler-stream-order-fact-sheet.pdf (Fact Sheet) 	Identified corresponding Strahler Stream Order and applied buffer as per Water Management 2000 Act
River Condition Index	HEVAE	Instream value of rivers, as per the River Condition Index (RCI), including streams classified as "medium", "high" or "very high". The RCI is a long-term reporting tool for changes in riverine condition and associated input attributes, and is intended for use in state of the catchment and state of the environment reporting. The overall RCI is a composite score based on a number of subindices, such as the hydrological stress index to denote river reaches that have altered flow regimes as a result of water extractions, irrigation channels, dams, impoundments, or changes to natural geomorphology and/or ecological functions. The original spatial data layer on the hydrological stress for all river reaches in NSW was sourced directly from the NSW Department of Primary Industries Water.	Water management Act 2000 (NSW)	Department of Industry River Condition Index (RCI) <ul style="list-style-type: none"> For more information about RCI: https://www.industry.nsw.gov.au/water/science/surface-water/monitoring/river-health/river-condition-index 	Identified corresponding Strahler Stream Order and applied buffer as per Water Management 2000 Act

Ramsar listed wetland name	RAMSAR	Ramsar listed wetlands. The Ramsar Convention is an inter-governmental treaty that embodies the commitments of its member countries to maintain the ecological character of their Wetlands of International Importance. OEH is responsible for managing the majority of Ramsar wetlands in NSW.	The Ramsar Convention	OEH Ramsar wetlands of NSW • https://datasets.seed.nsw.gov.au/dataset/ramsar-wetlands-of-nsw0c113 (SEED)	N/A
Macrophyte habitat	MACROPH	<p>Macrophyte habitat including Halophila, Ruppia, Mangrove, Posidonia, Saltmarsh or Zostera.</p> <p>The original Estuaries datasets contain the water boundary of each estuary in NSW up to its tidal limits and includes areas vegetated with the macrophytes. The macrophyte information comprising areas of seagrass (predominantly inundated), mangrove (regularly inundated) and saltmarsh (occasionally inundated) from the NSW Department of Primary Industries (DPI) Macrophyte (2005) spatial layer (Estuarine_Macrophytes) was incorporated into the temporary hydrological catchments and waterbody layer. This Macrophyte layer did not provide coverage for the Sydney Central Coast area of NSW. A gap existed between the Hunter River and Bellambi Lake catchments, leaving a total of 35 catchments whose estuarine boundary were not altered by the inclusion of macrophyte information. In addition to the Central Coast gap there were a further 36 catchments along the coast that did not have Macrophyte information.</p>	<p>All: Fisheries Management Act 1994 (NSW)</p> <p>Saltmarsh: Biodiversity Conservation Act, 2016 (NSW)</p> <p>Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)</p> <p>Mangrove & Saltmarsh: Coastal Management Act, 2016 (NSW)</p> <p>Selected populations of Posidonia: Fisheries Management Act 1994 (NSW) – endangered population (Port Hacking, Botany</p>	<p>OEH Estuaries (including macrophyte detail) • https://datasets.seed.nsw.gov.au/dataset/estuaries-including-macrophyte-detail5ebff (SEED)</p> <p>DPI https://webmap.industry.nsw.gov.au/Htmi5Viewer/index.html?viewer=Fisheries Data Portal</p>	20

Important Wetlands	IMPWET	Important wetlands cited in the Directory of Important Wetlands in Australia (DIWA), Third Edition (EA, 2001), plus various additions for wetlands listed after 2001. This coverage is a compilation of various data sources and has been collected using a variety of methods. This dataset should therefore be used as an indicative guide only to wetland boundaries and locations. The data has been collated by the Federal Government Department of the Environment and Water Resources from various datasets including those supplied by the relevant State agencies. The criteria for the definition of a wetland used in this dataset is that adopted by the Ramsar Convention, namely: "areas of marsh, fen, peatland or water, whether natural or artificial, permanent or temporary, with water that is static or flowing, fresh, brackish or salt, including areas of marine water the depth of which at low tide does not exceed six meters.	Bay, Sydney Harbour, Pittwater, Brisbane Waters and Lake Macquarie) Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth) - Hawkesbury Manning Bioregion	Australian Government, Department of the Environment and Energy Directory of Important Wetlands in Australia (DIWA) • https://datasets.seed.nsw.gov.au/dataset/directory-of-important-wetlands-in-australia (SEED)	N/A
Aquaculture Leases & Sustainable aquaculture	AQUACUL	NSW Aquaculture leases and Oyster Industry Sustainable Aquaculture Strategy Areas.	Fisheries Management Act 1994 (NSW), Oyster	DPI Fisheries	N/A

strategy areas		<p>The original Aquaculture Leases in NSW Estuaries dataset contains spatial data of NSW Fisheries Recognised Aquaculture Sites (RAS) where an aquaculture lease is or has been in place over the site. The original survey of RAS was completed under a collaborative project between the Surveyor-General's Department and NSW Fisheries from 1996 to 2000. A spatial data layer of aquaculture leases was sourced directly from the NSW Department of Primary Industries (DPI) for this review. Water catchments were assigned a score of 5 if aquaculture leases were present, and the score was used to calculate the overall consequence score in the risk analyses for water catchments along the NSW coast.</p> <p>NSW Oyster Industry Sustainable Aquaculture Strategy (OISAS) identifies those areas within NSW estuaries where oyster aquaculture is a suitable and priority outcome. A spatial data layer of sustainable oyster aquaculture sites was sourced directly from the NSW DPI for this review. Water catchments were assigned a score of 5 if sustainable oyster aquaculture sites were present, and the score was used to calculate the overall consequence score in the risk analyses for water catchments along the NSW coast.</p>	Industry Sustainable Aquaculture Strategy (OISAS)	<ul style="list-style-type: none"> https://webmap.industry.nsw.gov.au/Html5Viewer/index.html?viewer=FisheriesDataPortal (May 2019) <p>Aquaculture Leases</p> <ul style="list-style-type: none"> For more information http://www.dpi.nsw.gov.au/content/fisheries/aquaculture/publications/industry-directory <p>Sustainable oyster aquaculture sites</p> <ul style="list-style-type: none"> For more information: https://www.dpi.nsw.gov.au/fishing/aquaculture/publications/oysters/industry-strategy 	N/A
Aquatic Reserves and Marine parks	MPA	Marine Park and Aquatic Reserve boundaries in NSW as described in the NSW Marine Estate Management (Management Rules) Regulation 1999 and NSW Government Gazette (Aquatic Reserves). Polygons and associated data are identical to those submitted to the DoE for the CAPAD 2018.	Marine Estate Management Act 2014 (NSW)	<p>DPI</p> <p>NSW Marine Protected Areas</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/nsw-marine-protected-areas (SEED) For more information https://www.dpi.nsw.gov.au/fishing/habitat/protecting-habitats/mpa 	

2. Water Dependent Ecosystems

Indicator	Attribute	Description	Relevance to Legislation	Data Source & Metadata	Buffer zone (m)
Water Dependent Ecosystems					
Groundwater Dependent Ecosystems (Surface)	GDEsurf	<p>Groundwater Dependent Ecosystems that rely on groundwater that has been discharged to the surface, such as baseflow or spring flow.</p> <p>The dataset expresses the potential for groundwater interaction/use for river/spring/wetland ecosystems across Australia. It shows the ecosystems that rely on groundwater that has been discharged to the surface, such as baseflow or spring flow. The dataset was created by analysing all river /spring/ wetland polygons contained in existing maps, and the outcome of the analysis identified which of those polygons were potentially interacting with groundwater. All river/spring/wetland polygons are considered to be accessing a source of water in addition to rainfall, and hence, they are all IDEs. The river /spring/ wetland ecosystems were analysed to determine whether the additional water source was likely to be groundwater, water in the unsaturated zone or surface water. Where this additional information enabled a conclusion to be made on the potential of each river/spring/wetland ecosystem to be interacting with groundwater, the ecosystem was included in the GDE layer ('Reliant on surface expression of groundwater') and categorised as having either a high, moderate or low potential for groundwater interaction.</p>	Water management Act 2000 (NSW)	<p>Bureau of Metrology</p> <p>GDE Surface Expression of Groundwater</p> <ul style="list-style-type: none"> For more information about Groundwater Dependent Ecosystems Atlas: http://www.bom.gov.au/water/gro/undwater/gde/ 	20

Groundwater Dependent Ecosystems (Subsurface)	GDEsub	Groundwater Dependent Ecosystems reliant on sub surface expression of groundwater. The dataset expresses the potential for groundwater interaction/ use of vegetation ecosystems across Australia. It shows the ecosystems that use groundwater from beneath the water table or in the capillary zone. The dataset was created by analysing all vegetation polygons contained in existing maps, and the outcome of the analysis identified which of those polygons were potentially interacting with groundwater. The analysis initially identified vegetation polygons that were using another water source in addition to rainfall using remote sensing (MODIS and Landsat) data. These ecosystems are known as IDEs. The IDEs were then analysed further to determine whether the additional water source was likely to be groundwater, soil water or surface water. Where this additional information enabled a conclusion to be made on the potential of each vegetation IDE to be using groundwater, the ecosystem was included in the GDE layer ('Reliant on subsurface groundwater') and categorised as having either a high, moderate or low potential for groundwater interaction.	Water management Act 2000 (NSW)	Bureau of Metrology GDE Subsurface Presence of Groundwater • For more information about Groundwater Dependent Ecosystems Atlas: http://www.bom.gov.au/water/gro/undwater/gde/	20
Water dependent threatened or migratory bird sightings	TBIRDS	Water dependent threatened NSW or Commonwealth listed birds, and water dependent migratory birds included in bilateral migratory bird agreements with Japan (JAMBA), China (CAMBA) or the Republic of Korea (ROKAMBA) or the Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention). The recorded sightings were obtained from NSW BioNet and refined to those within a 50m	Biodiversity Conservation Act, 2016 Environment Protection and Biodiversity Conservation Act 1999 Convention on the Conservation of Migratory Species of Wild Animals	OEH NSW Bionet Species Sighting Data Collection • https://datasets.seed.nsw.gov.au/dataset/nsw-bionet-species-sightings-data-collection8a9c4 (SEED) • For more information about BioNet: http://www.bionet.nsw.gov.au/	50

		distance of the species and within the last 25 years (any dates >May 1994). The NSW BioNet Species Sighting data collection includes flora and fauna records maintained in the Species Sightings module of the NSW BioNet-Atlas application, at OEH. This BioNet data collection consists of over 13 million observation records sourced from incidental sightings and systematic flora and fauna surveys. Observations include plants, mammals, birds, reptiles, amphibians, some fungi and invertebrates (such as insects and snails listed under the Threatened Species Conservation Act) and some fish.	(Bonn Convention) China-Australia Migratory Bird Agreement (CAMBA) Japan-Australia Migratory Bird Agreement (JAMBA) Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA)		
Water dependent threatened fauna sightings	TFAUNA	Water dependant fauna species (Commonwealth & State - threatened, critically endangered and vulnerable) fauna (excluding birds) sightings The recorded sightings were obtained from BioNet and refined to those within a 50m distance of the species and within the last 25 years (any dates >May 1994). See above about the NSW BioNet Species Sighting data collection.	Biodiversity Conservation Act, 2016 (NSW) Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)	OEH NSW Bionet Species Sighting Data Collection • https://datasets.seed.nsw.gov.au/dataset/nsw-bionet-species-sightings-data-collection8a9c4 (SEED) • For more information about BioNet: http://www.bionet.nsw.gov.au/	50
Water dependent threatened flora sightings	TFLORA	Water dependant (Commonwealth & State - threatened, critically endangered and vulnerable) flora sightings The recorded sightings were obtained from BioNet and refined to those within a 50m distance of the species and within the last 25 years (any dates >May 1994). See above about the NSW BioNet Species Sighting data collection.	Biodiversity Conservation Act 2016 (NSW) Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)	OEH NSW Bionet Species Sighting Data Collection • https://datasets.seed.nsw.gov.au/dataset/nsw-bionet-species-sightings-data-collection8a9c4 (SEED) • For more information about BioNet: http://www.bionet.nsw.gov.au/	50

Threatened Fish species distribution - Australian Grayling	TFSAG	The predicted current distribution of Australian Grayling (<i>Prototroctes maraena</i>) in NSW. All available records of the species were collated and assessed for accuracy. For current distribution, only records after 1 January 1994 were used. Within the framework of the Australian Hydrological Geospatial Fabric V2 surface hydrology network, the records were associated with attributes from the National Environmental Stream Attributes Database. Modelling the current geographic distribution of each listed threatened freshwater aquatic species or population was undertaken using MaxEnt 3.3.3; a widely used species distribution modelling program that utilises presence records to generate probabilities of occurrence based on a suite of environmental variables quantified across the area of interest.	Fisheries Management Act 1994	DPI Fisheries https://webmap.industry.nsw.gov.au/Html5Viewer/index.html?viewer=FisheriesDataPortal (May 2019) For more information: <ul style="list-style-type: none">NSW Department of Primary Industries (2015), NSW Fish Community Status 2015 – Final Report	50
Threatened Fish species distribution – Darling River Hardy	TFSDRHH	The predicted current distribution of Darling River Hardy (<i>Craterocephalus amniculus</i>) in NSW. See above for information on the original data.	Fisheries Management Act 1994	DPI Fisheries See above.	50
Threatened Fish species distribution - Eastern Freshwater Cod	TFSEFC	The predicted current distribution of Eastern Freshwater Cod (<i>Maccullochella ikei</i>) in NSW. See above for information on the original data.	Fisheries Management Act 1994	DPI Fisheries See above.	50
Threatened Fish species distribution - Fitzroy Falls Spiny Crayfish	TFSFFSC	The predicted current distribution of Fitzroy Falls Spiny Crayfish (<i>Euastacus dharawalus</i>) in NSW. See above for information on the original data.	Fisheries Management Act 1994	DPI Fisheries See above.	50
Threatened Fish species distribution -	TFSOPP	The predicted current distribution of Oxleyan Pygmy Perch (<i>Nannoperca oxleyana</i>) in NSW. See above for information on the original data.	Fisheries Management Act 1994	DPI Fisheries See above.	20

Oxleyan Pygmy Perch						
Threatened Fish species distribution - Purple Spotted Gudgeon	TFSPSG	The predicted current distribution of Purple Spotted Gudgeon (<i>Mogurnda adspersa</i>) in NSW. See above for information on the original data.	Fisheries Management Act 1994	DPI Fisheries See above.	50	
Threatened Fish species distribution - Macquarie Perch	TFSMP	The predicted current distribution of Macquarie Perch (<i>Macquaria australasica</i>) in NSW. See above for information on the original data.	Fisheries Management Act 1994	DPI Fisheries See above.	50	
Riparian lands watercourses and Vulnerable lands	LEPRIP	Local Environmental Plan (LEP) Riparian Land and Watercourses and Local Environmental Plan (LEP) Riparian Vulnerable Lands. The LEP Riparian Land and Watercourses dataset identifies land where development implications exist to reduce impacts in riparian lands and watercourses, as designated by a NSW environmental planning instrument. Riparian lands are a transition zone between the land and the watercourse that is important for maintaining or improving the shape, stability and ecological functions of a watercourse.	Standard Instrument (Local Environmental Plans) Order 2006, LEP	DPE Local Environment Plan zones - Riparian Lands Watercourses • https://datasets.seed.nsw.gov.au/dataset/epi-riparian-lands-watercourses (SEED) OEH Local Environment Plan zones - Vulnerable Lands Protected Riparian https://datasets.seed.nsw.gov.au/dataset/vulnerable-land-protected-riparian73a9e (SEED)	10	

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Critical habitat	CRITHAB	Critical Habitat as defined under the Threatened Species Conservation Act 1995 (replaced by the Biodiversity Conservation Act 2016). These are areas of land that are crucial to the survival of particular threatened species, populations and ecological communities. This layer contains Critical Habitat that has been declared and is now in operation. The first Critical habitat area was gazetted in 2001. This dataset is complete, insofar as only including all Critical Habitat areas that have been declared.	Biodiversity Conservation Act 2016 (NSW)	OEH Critical Habitat • https://datasets.seed.nsw.gov.au/dataset/1af6b157-7266-4bf2-b066-1b7ff1405859 (SEED)	N/A
Water dependent vegetation communities	WDVEG	Location and distribution of water dependent vegetation communities in the greater Sydney area. Created by merging the following 11 vegetation datasets together. 1. HSC_Vegetation_ELA_2018 (Hornsby) 2. The Native Vegetation of the Sydney Metropolitan Area – version 3.1, 2016 (VIS 4489) 3. Remnant Vegetation of the western Cumberland subregion, 2013 (VIS 4207) 4. Greater Hunter Native Vegetation Mapping v4.0, 2012 (VIS 3855) 5. Draft vegetation map, South Eastern Wollemi National Park, 2010 (VIS 4184) 6. Southeast NSW Native Vegetation Classification and Mapping, 2010 (VIS 2230) 7. Vegetation, Northern Hawkesbury LGA (Draft), 2008 (VIS 4167) 8. The Native Vegetation of Yengo and Parr reserves and surrounds, 2008 (VIS 3845) 9. Hawkesbury City Council Vegetation Mapping, 2007 (VIS 3958) 10. The Native Vegetation of the Woronora OHares and Sydney Metropolitan Catchments, 2003 (VIS 2387)	Biodiversity Conservation Act 2016 (NSW) Remnant vegetation outside urban area: Local Land Services Act 2013	LGA HSC_Vegetation_ELA_2018 (Hornsby) OEH SEED/ Publicly available datasets The Native Vegetation of the Sydney Metropolitan Area – version 3.1, 2016 (VIS 4489) • https://datasets.seed.nsw.gov.au/dataset/the-native-vegetation-of-the-sydney-metropolitan-area-oe-2016-vis-id-4489 Remnant Vegetation of the western Cumberland subregion, 2013 (VIS 4207) • https://datasets.seed.nsw.gov.au/dataset/remnant-vegetation-of-the-western-cumberland-subregion-2013-update-vis-id-4207fd1f4	20

		<p>11. Vegetation survey of Muogamarra Nature Reserve, 1991 (VIS 2322)</p> <p>Water dependent vegetation communities were identified from desktop research (e.g. project report) and reviewed by vegetation ecologists. WDVEG Codes were assigned for all water dependent vegetation communities (Appendix).</p>	<p>Greater Hunter Native Vegetation Mapping v4.0, 2012 (VIS 3855)</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/greater-hunter-native-vegetation-mapping-v4-0-vis-id-3855d41f5 <p>Draft vegetation map, South Eastern Wollemi National Park, 2010 (VIS 4184)</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/draft-vegetation-map-south-eastern-wollemi-national-park-2010-vis_id-41841340c <p>Southeast NSW Native Vegetation Classification and Mapping, 2010 (VIS 2230)</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/southeast-nsw-native-vegetation-classification-and-mapping-scivi-vis_id-223006f8a <p>Vegetation, Northern Hawkesbury LGA (Draft), 2008 (VIS 4167)</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/vegetation-northern-hawkesbury-lga-draft-2008-vis_id-41672ab39 <p>The Native Vegetation of Yengo and Parr reserves and surrounds, 2008 (VIS 3845)</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/the-native-vegetation-of-yengo-and-parr-reserves-and-
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Water dependent vegetation communities - threatened ecological communities (TEC)	TECOMM	Water dependent threatened ecological communities (TEC) identified from 'WDVEG' layer using corresponding layers metadata report or data layer information. Vegetation communities that were included within TEC's were listed as TEC. (Appendix)	Biodiversity Conservation Act 2016 (NSW) Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)	see WDVEG	20	<p>surrounds-2008-vis id-38450d109</p> <p>Hawkesbury City Council Vegetation Mapping, 2007 (VIS 3958)</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/hawkesbury-city-council-vegetation-mapping-2007-vis id-3958c2c4b <p>The Native Vegetation of the Woronora OHares and Sydney Metropolitan Catchments, 2003 (VIS 2387)</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/the-native-vegetation-of-the-woronora-ohares-and-sydney-metropolitan-catchments-npws-2003-visb76dd <p>Vegetation survey of Muogamarra Nature Reserve, 1991 (VIS 2322)</p> <ul style="list-style-type: none"> https://datasets.seed.nsw.gov.au/dataset/vegetation-survey-of-muogamarra-nature-reserve-vis id-2322404a8
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Appendix: List of water dependent vegetation and corresponding threatened ecological community (TEC)

Definition of water dependent vegetation communities includes

- communities with surface water dependencies,
- riparian communities (sub surface groundwater dependency)
- floodplain communities (sub surface groundwater dependency).

Assigned WAVEG Code	Vegetation classification	Corresponding Threatened Ecological Community (TEC) name	Assigned TECOMM code	Data Source
1000	Rough-barked Apple River-flat Forest - Plant Community	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	HSC_Vegetation_ELA_2018 (Hornsby) Report:
1001	Rough-barked Apple River-flat Forest - Remnant Trees	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	Eco Logical Australia (2017). <i>Hornsby Vegetation Map Update 2016</i> . Prepared for Hornsby Shire Council.
1002	Sandstone Swamp - Plant Community	Coastal Upland Swamps in the Sydney Basin Bioregion	CUPS	
1003	Swamp Mahogany Forest - Plant Community	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SSF	
1004	Swamp Oak Floodplain Forest - Plant Community	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SOFSF	
1005	Swamp Oak Floodplain Forest - Remnant Trees	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SOFSF	
1006	Coachwood Rainforest - Plant Community	N/A		
1007	Coastal Saltmarsh - Plant Community	Coastal Saltmarsh in the NSW North Coast, Sydney Basin and South East Corner Bioregions	CSM	
1008	Floodplain Paperbark Scrub - Plant Community	N/A		
1009	Floodplain Reedland - Plant Community	N/A		
1010	Forest Red Gum River-flat Forest - Plant Community	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	

1011	Grey Myrtle Rainforest - Plant Community	N/A			The Native Vegetation of the Sydney Metropolitan Area – version 3.1, 2016 (VIS 4489) Report: OEH (2013), <i>The Native Vegetation of the Sydney Metropolitan Area. Volume 2: Vegetation Community Profiles, Version 2.0.</i> NSW Office of Environment and Heritage, Sydney.
1012	Mangrove Swamp - Plant Community	N/A			
2001	Sydney Peppermint / Coachwood - Water Gum open forest in protected sandstone gullies around Sydney and the Central Coast	N/A			
2002	Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin Bioregion	Castlereagh Swamp Woodland Community	CSWC		
2003	Swamp Mahogany / Cabbage Tree Palm - Cheese Tree - Swamp Oak tall open forest on poorly drained coastal alluvium in the Sydney basin	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SSF		
2004	Swamp Oak floodplain swamp forest, Sydney Basin Bioregion and South East Corner	N/A			
2005	Swamp Mahogany swamp sclerophyll forest on coastal lowlands of the Sydney Basin Bioregion and South East Corner Bioregion	N/A			
2006	Flax-leaved Paperbark open to closed mesic forest on alluvial riverflats in the Sydney region	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SSF		
2007	Forest Red Gum - Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF		
2008	Swamp Oak open forest on riverflats of the Cumberland Plain and Hunter valley	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF		
2009	Swamp Oak swamp forest fringing estuaries, Sydney Basin Bioregion and South East Corner	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SOFSF		
2010	Mountain Blue Gum - Thin-leaved Stringybark open forest on river flat alluvium in the Sydney Basin Bioregion	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF		
2011	Swamp Paperbark - Swamp Oak tall shrubland on estuarine flats, Sydney Basin Bioregion and South East Corner Bioregion	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SOFSF		

2012	Water Gum - Coachwood riparian scrub along sandstone streams, Sydney Basin Bioregion	N/A		
2013	Sandstone cliff-face soak of the Sydney Basin Bioregion	N/A		
2014	Banksia - Needlebush - Tea-tree damp heath swamps on coastal sandstone plateaus of the Sydney basin	Coastal Upland Swamps in the Sydney Basin Bioregion	CUPS	
2015	Needlebush - Banksia wet heath swamps on coastal sandstone plateaus of the Sydney basin	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SSF	
2016	Coastal freshwater lagoons of the Sydney Basin Bioregion and South East Corner Bioregion	Sydney Freshwater Wetlands in the Sydney Basin Bioregion	SFWCF	
2017	Common Reed on the margins of estuaries and brackish lagoons along the New South Wales coastline	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SOFSF	
2018	Crimson Bottlebrush - Banksia - Melaleuca / Baumea woody sedgeland in dune swales of the Sydney basin	Sydney Freshwater Wetlands in the Sydney Basin Bioregion	SFWCF	
2019	Red-fruit Saw-sedge - Baumea - Coral Fern shrubby sedgeland on the margins of freshwater coastal lagoons along the New South Wales coastline	Sydney Freshwater Wetlands in the Sydney Basin Bioregion	SFWCF	
2020	Coachwood - Lilly Pilly - Water Gum gallery rainforest in sandstone gullies of the Sydney basin	N/A		
2021	Mangrove Forests in estuaries of the Sydney Basin Bioregion and South East Corner Bioregion	N/A		
2022	Saltmarsh in estuaries of the Sydney Basin Bioregion and South East Corner Bioregion	Coastal Saltmarsh in the NSW North Coast, Sydney Basin and South East Corner Bioregions	CSM	
2024	Blue Gum-Bangalay - Turpentine / Cheese Tree - Lilly Pilly tall moist forest on coastal flats of the northern Sydney basin	N/A		
3000	Coastal freshwater lagoons of the Sydney Basin Bioregion and South East Corner Bioregion	Sydney Freshwater Wetlands in the Sydney Basin Bioregion	SFWCF	

3001	Forest Red Gum - Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	Remnant Vegetation of the western Cumberland subregion, 2013 (VIS 4207) Report: New South Wales National Parks and Wildlife Service (2002). <i>Interpretation Guidelines for the Native Vegetation Maps of the Cumberland Plain, Western Sydney, Final Edition</i> NSW NPWS, Hurstville.
3002	Mountain Blue Gum - Thin-leaved Stringybark open forest on river flat alluvium in the Burragorang Valley, Sydney Basin Bioregion	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	
3003	Parramatta Red Gum woodland on moist alluvium of the Cumberland Plain, Sydney Basin Bioregion	Castlereagh Swamp Woodland Community	CSWC	
3004	Water Gum - Coachwood riparian scrub along sandstone streams, Sydney Basin Bioregion	N/A		
4000	Grey Mangrove low closed forest	N/A		Greater Hunter Native Vegetation Mapping v4.0, 2012 (VIS 3855) Report:
4001	Heath-leaved Banksia/ Coral Fern wet heath on sandstone ranges of the lower Central Coast	N/A		Sivertsen, D., Roff, A., Somerville, M., Thonell, J., and Denholm, B. (2011). <i>Hunter Native Vegetation Mapping. Geodatabase Guide (Version 4.0)</i> , Internal Report for the Office of Environment and Heritage, Department of Premier and Cabinet, Sydney, Australia.
4002	Jackwood/ Lilly Pilly/ Sassafras riparian warm temperate rainforest of the Central Coast	N/A		
4003	Prickly-leaved Paperbark/ Flax-leaved Paperbark swamp forest on poorly drained soils of the Central Coast	N/A		
4004	Saltmarsh/ Estuarine Complex	Coastal Saltmarsh in the NSW North Coast, Sydney Basin and South East Corner Bioregions	CSM	
4005	Smooth-barked Apple/ Red Mahogany/ Swamp Mahogany/ Melaleuca sieberi heathy swamp woodland of coastal lowlands	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SSF	Sivertsen, D., Roff, A., Somerville, M., Thonell, J., and Denholm, B. (2011). <i>Hunter Native Vegetation Mapping. Geodatabase Guide (Version 4.0)</i> , Office of Environment and Heritage, Department of Premier and Cabinet, Sydney, Australia
4006	Swamp Mahogany/ Flax-leaved Paperbark swamp forest on coastal lowlands of the Central Coast	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SSF	
4007	Swamp Oak/ Sea Rush/ Baumea juncea swamp forest on coastal lowlands of the Central Coast and Lower North Coast	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SOF SF	
5000	Blue Mountains Sandstone Damp Heath	Blue Mountains Swamps in the Sydney Basin Bioregion	BMSSB	Draft vegetation map, South Eastern Wolllemi National Park, 2010 (VIS 4184) Report:
5001	Coastal Floodplain Wetland	Freshwater wetlands on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions	FWCF	DECCW (2010). <i>The Native Vegetation of South-eastern</i>

5002	Coastal River Oak Forest	N/A			Wollemi National Park and surrounds. Department of Environment Climate Change and Water. Hurstville.
5003	Highlands Freshwater Swamp-Sedgeland	Freshwater wetlands on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions	FWCF		
5004	Hunter Range Flats Freshwater Wetland	Freshwater wetlands on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions	FWCF		
5005	Hunter Range Flats Paperbark Thicket	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SSF		
5006	Hunter Range Flats Red Gum-Apple Forest	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF		
5007	Sydney Hinterland Riverflat Eucalypt Forest	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF		
5008	Sydney Hinterland Riverflat Paperbark Swamp Forest	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SSF		
5009	Sydney Hinterland Sand Drooping Red Gum Swamp Woodland	N/A			
5010	Sydney Hinterland Sand Swamp Heath	N/A			
5011	Sydney Hinterland Sandstone Riparian Complex	N/A			
5012	Sydney Hinterland Sandstone Wet Heath Swamp	Blue Mountains Swamps in the Sydney Basin Bioregion	BMSSB		
6000	Blue Mountains - Shoalhaven Hanging Swamps	Blue Mountains Swamps in the Sydney Basin Bioregion	BMSSB		
6001	Burratorang River Flat Forest	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF		
6002	Castlereagh Swamp Woodland	Castlereagh Swamp Woodland Community	CSWC		
6003	Coastal Freshwater Lagoon	Sydney Freshwater Wetlands in the Sydney Basin Bioregion	FWCF		

6004	Coastal Sand Swamp Forest	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SSF	
6005	Coastal Upland Swamp	N/A		
6006	Cumberland River Flat Forest	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	
6007	Estuarine Creekflat Scrub	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SOFSF	
6008	Estuarine Fringe Forest	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SOFSF	
6009	Estuarine Mangrove Forest	N/A		
6010	Estuarine Saltmarsh	Coastal Saltmarsh in the NSW North Coast, Sydney Basin and South East Corner Bioregions	CSM	
6011	Floodplain Swamp Forest	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SOFSF	
6012	River Mangrove	N/A		
6013	Riverbank Forest	N/A		
6014	Sandstone Riparian Scrub	N/A		
6018	Shoalhaven Riparian Scrub	N/A		
6019	Sydney Swamp Forest	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SSF	
6020	Tableland Bog	Montane Peatlands and Swamps	MPES	
6021	Tableland Swamp Flats Forest	N/A		
6022	Tableland Swamp Meadow	Montane Peatlands and Swamps	MPES	
6023	Tableland Swamp Woodland	N/A		
7000	Coastal Estuarine Swamp Oak Forest	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SOFSF	Vegetation, Northern Hawkesbury LGA (Draft), 2008 (VIS 4167)

7001	Coastal Floodplain Wetland	Freshwater wetlands on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions	FWCF	Report: DECC (2008) The Native Vegetation of Northern Hawkesbury Local Government Area Department of Environment and Climate Change NSW, Hurstville.
7002	Coastal Riverflat Cabbage Gum Forest	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	
7003	Coastal Riverflat Paperbark Thicket	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SSF	
7004	Coastal Riverflat River Oak Forest	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	
7005	Coastal Riverflat Swamp Mahogany Forest	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SSF	
7006	Cumberland Alluvial Red Gum-Apple Woodland	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	
7007	Sydney Hinterland Alluvial River Peppermint-Apple Forest	N/A		The Native Vegetation of Yengo and Parr reserves and surrounds, 2008 (VIS 3845) Report: DECC (2008) The Native Vegetation of Yengo and Parr Reserves and Surrounds. Department of Environment and Climate Change NSW, Hurstville.
8000	Coastal Estuarine Paperbark Thicket	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SOFSF	
8001	Coastal Estuarine Swamp Oak Forest	Swamp Oak Floodplain Forest of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SOFSF	
8002	Coastal Floodplain Wetland	Freshwater wetlands on coastal floodplains of the NSW North Coast, Sydney Basin and South East Corner bioregions	FWCF	
8003	Coastal River Oak Forest	N/A		
8004	Coastal Riverflat Blue Gum-Peppermint Forest	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	
8005	Coastal Riverflat Cabbage Gum Forest	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	

8006	Coastal Riverflat Paperbark Thicket	Swamp Sclerophyll Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	SSF	
8007	Coastal Riverflat Swamp Mahogany Forest	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	
8008	Hunter Range Basalt Paperbark Thicket	N/A		
8009	Hunter Range Flats Freshwater Wetland	N/A		
8010	Hunter Range Flats Paperbark Thicket	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	
8011	Hunter Range Flats Red Gum-Apple Forest	River-Flat Eucalypt Forest on Coastal Floodplains of the NSW North Coast, Sydney Basin and South East Corner Bioregions	RFEF	
8012	Mellong Sands Drooping Red Gum Sedge Woodland	N/A		
8013	Sydney Hinterland Sandstone Riparian Complex	N/A		
8014	Sydney Hinterland Sandstone Upland Swamp	N/A		
9000	Alluvial Woodland	N/A		
9001	Floodplain Woodland	N/A		
9002	Freshwater Reed Swamps-Tall Shrubland	N/A		
9003	Freshwater Wetlands	N/A		
9004	Hanging Swamp	N/A		
9005	Mellong Swamps	N/A		
9006	Mellong Woodland - Poorly drained	N/A		
9007	Riparian Forest	N/A		
9008	Riparian Scrub	N/A		
9009	Castlereagh Swamp Woodland	Castlereagh Swamp Woodland Community	CSWC	
9010	Colo Gorge Forest	N/A		
9011	Wetland	N/A		
9012	Colo Gorge Forest-Open Forest	N/A		
9013	Estuarine Complex-Closed Scrub	N/A		

Hawkesbury City Council
Vegetation Mapping, 2007 (VIS 3958)
Report:
Eco Logical Australia (2007).
Field Validation of Remnant
Vegetation Within The
Hawkesbury LGA. Prepared for
Hawkesbury City Council.

9014	Estuarine Complex-Low Open Forest	N/A			The Native Vegetation of the Woronora OHares and Sydney Metropolitan Catchments, 2003 (VIS 2387)
10000	Highlands Alluvial Red Gum Woodland	Southern Highlands Shale Woodlands	SHSW		
10001	Highlands Ribbon Gum Gully Forest	Southern Highlands Shale Woodlands	SHSW		
10002	Highlands Sandstone Swamp Woodland	N/A			
10003	Highlands Swamp Gum-Melaleuca Woodland	Southern Highlands Shale Woodlands	SHSW		
10004	Sandstone Riparian Scrub	N/A			
10005	Upland Swamps: Banksia Thicket	N/A			
10006	Upland Swamps: Fringing Eucalypt Woodland	N/A			
10007	Upland Swamps: Mallee-Heath	N/A			
10008	Upland Swamps: Sedgeland-Heath Complex	N/A			
10009	Upland Swamps: Tea-Tree Thicket	N/A			
11000	Mangrove Closed-scrub	N/A			Vegetation survey of Muogamarra Nature Reserve, 1991 (VIS 2322)
11001	Swamp Oak Forest on Deep Alluvial Flats	N/A			
11002	Swamp Oak Forest on Marine Sediments	N/A			

NOISE AND LAND-USE CONFLICTS	
Policy action type	Actions to include in LSPS (and flow on to LEP, DCP)
District Plan context	<p>The local strategic planning statement (LSPS) needs to consider noise in planning for sustainability and resilience under these sections of the relevant District Plans:</p> <ul style="list-style-type: none"> • Planning Priority: <i>"Adapting to the impacts of urban and natural hazards and climate change"</i> • Objective: <i>"Exposure to natural and urban hazards is reduced"</i>. <p>District Plans recognise noise as an urban hazard and identifies risks of noise impacts increasing arising from transport corridors and growth. This will require careful management as the District grows to manage noise-based land-use conflict, including managing noise impacts around infrastructure corridors and freight and logistics networks.</p>
Descriptions of the desired policy outcome for the LGA	<p>The LSPS should identify:</p> <ul style="list-style-type: none"> • external noise goals for infrastructure and industry where these encroach on existing noise-sensitive development • internal noise goals for noise-sensitive development where these encroach on existing and planned transport infrastructure and industry. <p>Where practicable, consideration should be given to identifying, creating, and preserving areas of quiet amenity, particularly in urban areas to improve liveability.</p>
Data to consider	<p>Risk of noise-based land-use conflict should be managed through careful zoning and planning as new development occurs, particularly where infrastructure corridors, employment and urban service lands, and noise-sensitive development integrates with transport corridors and hubs.</p> <p>Noise policies and guidelines to manage noise-based land-use conflict include but are not limited to the following.</p> <ul style="list-style-type: none"> • The Noise Policy for Industry (EPA, 2017) • Rail Infrastructure Noise Guideline (EPA, 2013) • NSW Road Noise Policy (DECCW, 2011) • Development Near Rail Corridors and Busy Roads - Interim Guideline (Department of Planning, 2008). <p>Acoustic data for localised noise sources may be available in Noise Impact Assessments for major projects. Statutory noise limits may be specified in statutory instruments applicable to specific premises or activities regulated by the Department of Planning, Industry and Environment; and/or the EPA; and/or Council.</p>
Land-use plans and development controls	<p>At a minimum, the LSPS should include actions to consider environmental noise in all local planning instruments. The LSPS can also set directions for enhanced planning controls to help minimise emissions noise impacts on residential and other sensitive land-uses. Key areas for the LSPS to consider may include:</p> <ul style="list-style-type: none"> • Planning for potential new noise sources, such as transport infrastructure, industry, and the night-time economy. • Careful planning, siting and design of sensitive land-uses including residences, health facilities, schools etc. adjacent to transport infrastructure and industry. <p>Refer to the:</p> <ul style="list-style-type: none"> • Infrastructure – State Environment Planning Policy (SEPP) 2007 • Development Near Rail Corridors and Busy Roads - Interim Guideline (Department of Planning, 2008) • The Noise Policy for Industry (EPA, 2017) • Rail Infrastructure Noise Guideline (EPA, 2013) • NSW Road Noise Policy (DECCW, 2011).

Co-benefit actions	Support actions that will provide co-benefits to the community such as energy efficiency which can contribute to improved noise outcomes. These include, for example: <ul style="list-style-type: none">• actions to support public, active, electric and smart transport and co-locating development around transport hubs to limit the spread of transport noise impacts• planning and design controls to improve efficiency and power needs to reduce potential noise sources and improve acoustic design.
Educate for action	Support planning actions with council, community, and industry education programs that help residents and businesses to manage noise, for example, refer to the Noise Guide for Local Government (EPA, 2013).
Collective action	Work with ROCs, council joint organisations, and other collectives for regional noise planning initiatives.
Advocate for action	Advocate for state and national plans, policies and programs that support actions by councils and joint organisations to manage environmental noise impacts, for example, that support standards and controls for noise sources.
Act within own operations	Lead by example in Council's own (corporate) operations

More information

Go to: www.epa.nsw.gov.au/your-environment/noise.


Key considerations

Future planning considerations in NSW should seek to implement an integrated and coordinated strategic approach to planning to reduce the noise impacts of population growth and transport infrastructure in metropolitan and regional areas of NSW.

Coordinated strategies ensure that land-use compatibility is considered upfront in all planning processes to manage noise impacts. Implementing noise control at a strategic planning level provides the most effective means of minimising noise impacts on communities. This is best achieved by applying the following hierarchical approach to noise control.

1. Spatial separation of incompatible land-use through appropriate zoning and placement of activities to minimise noise-related land-use conflicts.
2. Minimising noise emissions at source through best practice selection, design, siting, construction and operation as appropriate.
3. Reducing noise impacts at receivers through best practice design, siting and construction.

Sustainable land-use planning, and careful design and location of development offers the greatest opportunity to manage noise. Land-use and transport planning have a key role to play in avoiding land-use conflicts and minimising noise impacts. Conflicts occur where sources of noise, such as busy roads, freight corridors, ports, industry and agriculture, are not adequately separated from sensitive land-uses such as residences, child care, schools, hospitals and aged care facilities. Land-use planning affords opportunities to manage changes in land-use so that exposure impacts are minimised.



Community Housing Industry
Association NSW

Submission on draft Local Strategic Planning Statement

8 November 2019

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About this submission

This submission is made by the Community Housing Industry Association NSW (CHIA NSW) in response to the Woollahra Municipal Council draft Local Strategic Planning Statement. The submission focusses on the economic and social value of affordable rental housing to local communities; the need for affordable rental housing in Sydney; and the opportunities local councils have to support the delivery of affordable rental housing over the next 20 years.

About CHIA NSW

CHIA NSW is the industry peak body for registered community housing providers in NSW. CHIA NSW is also supporting Aboriginal Community Housing Providers in NSW in a process to establish a representative body.

CHIA NSW's purpose is to support the development of a not-for-profit rental housing industry which makes a difference to the lives of lower income and disadvantaged households in NSW. CHIA NSW seeks to ensure that registered community housing providers are active in all housing markets, providing a full range of housing products.

The community housing industry in NSW is growing and diversifying. It now manages more than 38,000 homes with a further 14,000 homes in various stages of being transferred from public housing management. Between 2012 and 2020, CHIA NSW estimates that its members will deliver around \$1 billion in investment to create around 2,700 new homes.

Community housing gives people on lower incomes an opportunity to live in a home they can afford. Registered community housing providers manage social housing, which is long term housing for people with low incomes who may not be able to work or who may have support needs. Some registered community housing providers also manage affordable rental housing which is rented below the market rate to people with lower incomes.

Community housing in Woollahra

There is a very limited supply of community housing in Woollahra. Community housing providers operating in Woollahra, including Bridge Housing, manage around 20 social housing homes providing vital services to local people.

CHIA NSW response to the key sections of the draft Local Strategic Planning Statement

CHIA NSW welcomes that Woollahra Municipal Council has made addressing affordable housing in the area part of its planning objectives. Development of the Woollahra Local Housing Strategy should involve a specific focus on affordable rental housing, considering the evidence around the current and future needs for affordable rental housing and the most appropriate mechanisms for delivering it to ensure that it is financially viable and retained in perpetuity.

CHIA NSW notes that Council will explore opportunities to advocate for state funded delivery of affordable housing. CHIA NSW recommends that Council investigates the establishment of an affordable housing contributions scheme.

CHIA NSW would welcome any opportunity to work with the council to explore these opportunities, including how the council could collect developer contributions to help co-fund the development of affordable housing and how council could partner with local community housing providers to build fit-for-purpose homes on council-owned land.

CHIA NSW has made some recommendations which in the community housing sector's view would strengthen the Local Strategic Planning Statement (please see final section).

Why should affordable rental housing be a priority for your community?

The Strengthening Economic Cases for Housing Reportⁱ measured some of the direct impacts of building more affordable housing near jobs and services can have on individuals and on our economy. This research indicates that by building affordable rental housing near to jobs and services there will be direct benefits to the economy, including:

- \$2.26 billion in travel time savings
- \$736 million that consumers can spend in local communities
- \$12 billion in increased household earnings and labour productivity

The social impacts of the lack of affordable rental housing can be significant.

MacLennan estimates that across Sydney, moderate income renters are typically paying around \$6,000 per year in rent above a 30% threshold of household income in rent. ABS data indicates that 14.2% of Sydney renters are in housing stress, an increase of nearly 13% since 2011.

Housing stress is the main risk factor for homelessness. The 2016 Census estimated that there were 37,715 people experiencing homelessness in NSW, a 37% increase from 2011ⁱⁱ. There was also a 74% increase in people living in severely overcrowded homes, a symptom of housing affordability challenges and the inadequacy of housing types.

Increasing private rental costs in housing markets and limited affordable alternatives can lead to lower income households being displaced, with the risk that they lose connections with families, friends and support networks as well as schools and health services.

Housing need in Sydney

CHIA NSW recently commissioned the City Futures Research Centre (at UNSW) to estimate affordable housing needⁱⁱⁱ. This analysis found that across Sydney there is a current shortfall of around 125,000 homes which are affordable to households in the bottom two income quintiles. The analysis shows that to meet our growing population and changing demography we will need around a further 75,000 affordable rental homes by 2036.

This table sets out the key data from this analysis.

Sydney region (SA4)	Current shortfall (Quintile 1)	Current shortfall (Quintile 2)	Future need (Quintile 1)	Future need (Quintile 2)	Total need (Quintile 1 & 2)
Eastern Suburbs	3,288	3,031	2,819	1,123	10,261
Baulkham Hills and Hawkesbury	1,270	1,389	640	515	3,814
North Sydney and Hornsby	3,870	3,869	2,319	1,433	11,491
Sutherland	1,662	1,696	1,409	628	5,395
Northern Beaches	1,879	2,280	1,311	844	6,315
Inner West	4,928	3,918	3,155	1,451	13,453
Outer West and Blue Mountains	4,972	3,296	3,520	1,221	13,008
Outer South West	3,751	2,376	3,613	880	10,621
City and Inner South	6,390	3,681	6,218	1,364	17,653
Inner South West	13,062	8,342	9,100	3,090	33,594
Ryde	2,291	2,236	1,685	828	7,041
Parramatta	10,749	6,792	7,961	2,516	28,018
South West	10,158	4,744	7,187	1,757	23,846
Blacktown	5,322	3,468	5,150	1,285	15,225
Total	73,592	51,118	56,087	18,935	199,735

The role of Woollahra Municipal Council in affordable housing

Delivering the affordable rental homes that Woollahra needs by 2036 will be a significant challenge and CHIA NSW is calling for all levels of government to do their part to help meet this goal. CHIA NSW acknowledges that the delivery of social and affordable housing is primarily the responsibilities of the state and federal governments.

Below market housing requires a subsidy to ensure its ongoing viability. Subsidy can be in the form of an upfront capital investment (by government or from developer contributions), land (granted or discounted sales) or ongoing operating subsidies or a combination of these.

CHIA NSW believes that local government has an important role to play in addressing affordable rental housing need come through the leadership role local councils play helping to shape strong and diverse communities and through the planning system and determining local planning priorities. CHIA NSW also notes that affordable housing supply is a challenge that requires a regional response and would encourage Woollahra to work with other councils in the area to pool research resources, share learning and develop complementary strategies.

The benefits of working with a registered community housing provider

Registered not-for-profit community housing providers have tax advantages and access to lower borrowing rates through the National Housing Finance and Investment Corporation which can mean they can develop affordable rental housing at lower cost than for-profit developers. Registered community housing providers can also help ensure that affordable rental housing is retained locally in perpetuity, supporting local community priorities.

The community housing industry is uniquely placed to develop affordable rental housing. Registered not-for-profit community housing providers in NSW:

- Are charitable not-for-profit organisations that do not require developer margins
- Reinvest their surpluses in expanding their housing services
- Design and build housing to meet local needs for people in need
- Are fully responsible for the ongoing management and maintenance of the housing they develop
- Preserve social and affordable housing for the long term through community ownership
- Are independently regulated under the National Regulatory System for Community Housing (NRSCH)
- Are experienced partners to local government able to deliver on local strategic priorities
- Are experienced property and tenancy managers
- Ensure affordable housing is targeted to income eligible households

Mechanisms for delivering affordable rental homes

CHIA NSW supports the use of State Environment Planning Policy no. 70 – Affordable Housing (Revised Schemes) as the principle mechanism for delivering affordable housing through the planning system in Sydney.

The NSW Government increased its support for the use of SEPP 70 by including all local councils in the SEPP in 2019.

SEPP 70 provides a framework for local councils to design affordable housing contribution schemes which ensure development remains viable and delivers affordable rental housing for communities.

The inclusionary zoning mechanism in the City of Sydney's affordable rental housing scheme established under this SEPP demonstrates that this approach does:

- deliver moderate increases in the supply of affordable rental housing supply
- not affect the viability of new housing supply developments
- provide certainty for landowners, developers and the community about the requirements around affordable rental housing development contributions
- reduce use of Voluntary Planning Agreements (VPA) which have had a very limited impact on affordable rental housing supply and are not open to community scrutiny or consistently negotiated

CHIA NSW also encourages councils to consider partnering with registered community housing providers to develop council owned land to deliver affordable rental housing for local people in need.

Recommendations

CHIA NSW recommends that the Woollahra Local Strategic Planning Statement be strengthened to:

- Explicitly identify affordable rental housing as a strategic priority for the community
- Acknowledge the economic and social benefits of affordable rental housing and the role it plays in supporting job growth and economic prosperity for local communities
- Acknowledge the directions established by the Greater Sydney Commission Plan and the affordable housing targets it proposes
- Commit to developing an local housing strategy which quantifies housing need now and into the future and includes a focus on the need for affordable rental housing
- Identify mechanisms for delivering affordable rental housing through the planning system and/or by leveraging other opportunities available to the council such partnering with registered community housing to redevelop council owned land

- Identify how the council will work in partnership with community housing providers and the NSW and federal governments to deliver affordable rental housing in their communities

ⁱ [Strengthening Economic Cases for Housing](#) MacLennan et al (2019)

ⁱⁱ [Homelessness in NSW factsheet](#)

ⁱⁱⁱ [Estimating need and costs of social and affordable housing delivery](#) Troy et al (2019)



14 November 2019

General Manager
Woollahra Council
PO Box 61
Double Bay NSW 1360

RE: Draft Woollahra Local Strategic Planning Statement

Thank you for providing Sydney Water with the opportunity to review Woollahra Council's (Council) draft Local Strategic Planning Statement (LSPS). Sydney Water provide the following comments for Council's consideration.

Planning Priority 2: Planning for a community supported by infrastructure that fosters health, creativity, cultural activities, and social connections.

To assist Council's vision of aligning infrastructure delivery with growth, Sydney Water requests that Council regularly inform Sydney Water of any potential changes to projected population, dwelling and employment data. Sydney Water will continue to engage with Council on water needs and water infrastructure for the local government area.

Planning Priority 10: Protecting and improving the health, diversity and enjoyment of our waterways and water ecosystems.

Sydney Water supports Council's intention to enhance waterways. Sydney Water encourages Council to work with local catchment stakeholders and adjoining Councils to develop whole of catchment land use policy and statutory planning mechanisms that improve water quality across the whole catchment. Sydney Water would be happy to discuss any learnings from its contribution to the Parramatta River Master Plan.

Sydney Water recommends Council integrate best practice WSUD and waterway health targets into planning controls to ensure redevelopment of private land can assist in addressing waterway health issues. Sydney Water is open to exploring opportunities where it can support Council to do this.

Planning Priority 11: Conserving and enhancing our diverse and healthy green spaces and habitat, including bushland, tree canopy, gardens and parklands.

Sydney Water is interested in contributing to Council's open space and recreation strategy should there be opportunities to integrate active transport routes with the green grid and future coastal walks, to strengthen effective management of the grid and tree canopy.

Planning Priority 13: Improving the sustainability of our built environment, businesses, and lifestyles by using resources more efficiently and reducing emissions, pollution and waste generation.

Sydney Water is currently accepting pre-consumer food waste at some wastewater treatment plants for co-digestion and can share its learnings with Council.



Sydney Water is open to discuss how it can contribute to any future community engagement and education to reduce water consumption and increase re-use. Sydney Water can also provide input to improve re-use and resource recovery including opportunities for non-potable recycled water and stormwater harvesting.

Preparation of Local Environmental Plan (LEP)

In preparation of its LEP, Sydney Water recommends Council consider appropriate land use zoning for water related operational infrastructure. Sydney Water will provide further advice to Council on appropriate zoning of its infrastructure within the local government area as part of the formal consultation for future amendments to the LEP. Council can notify Sydney Water once their LEP is on exhibition by emailing the UrbanGrowth@sydneywater.com.au.

Sydney Water looks forward to working collaboratively with Council in finding innovative water management solutions and land use planning strategies to improve liveability, sustainability and productivity outcomes for the local government area.

If you require any further information, please contact me on [REDACTED] or email

[REDACTED].

Yours sincerely,

A handwritten signature in dark ink, appearing to read "Cassie".

Cassie Loughlin
Growth Intelligence Manager

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

15 November 2019

Dear Mr James,

Re SC4618: Draft Woollahra Local Strategic Planning Statement

Thank you for the opportunity to comment on Woollahra's Draft Local Strategic Planning Statement and for the one week extension to make our submission.
Figure

Introduction

I note that the Draft Strategic Planning Statement is intended to outline what we want our planning controls to achieve – now and into the future. Further, the document states that having a clear vision will help us all work together to ensure we achieve the future we want; a future where we maintain our quality of life, heritage and local character, boutique villages, and stunning natural environment. However, it is difficult to envision the future without a Housing Strategy as well as transport, environment and community facilities consultations all of which will be conducted separately and in the future.

As you know, the online survey "Imagine Tomorrow: Our Woollahra" was the primary source of Council's consultation with the community and used to guide the Local Strategic Planning Statement. Although Woollahra's population includes 48.9% University Qualified Residents with a further 20.8% who are <19 years of age, an interactive map was set up so residents could *share what they love about our local area and how you imagine it in the future* by addressing four very broad and simplistic questions:

- 1) 20 year future: What does your ideal local area look like 20 years from now and why? Which features – natural or human-made – are important to keep or enhance?
- 2) Favourite places: What local area in Woollahra are you most proud of? What is your favourite local place or local hidden gem? Why?
- 3) Housing: Which areas do you think have a great mix of different types of homes (e.g. house, apartment, seniors living) suitable for people to live at all stages in their lives? Why?
- 4) Local centres: Which local centre do you visit the most and why? How could we enhance or improve your local centre?

112 individuals completed the survey which perhaps might be seen as a positive as this was a new way of reaching the public but was it really the appropriate instance to trial a new method of communication as well as such a broad-based one given that the responses led to a proposed 20 year plan of such significance?

Noting that the Community Satisfaction Survey 2018 had already identified that the community preferred to be contacted primarily by letter drop-off followed by email, the limited response could not have surprised anyone. The Community Satisfaction Survey (2018) recommended Council to: 1) expand community engagement and consultation 2) improve communications with more mail outs/letter box drops, responding to inquiries and increasing on-line communications and 3) explore community expectations & concerns regarding development, parking, congestion and footpath infrastructure. Given that the latter concerns remain unaddressed only compounds residents' increasingly negative perceptions of

developments deemed to be “in the public interest” by Council but thought by residents to negatively impact on the character and amenity of the neighbourhood.

While broadly supportive of the vision and goals outlined in the Draft Local Strategic Planning Statement, we are disappointed with what seems like Council's obvious lack of understanding as to where we are today and the lack of discussion around **the challenges we will face in the future in meeting the proposed goals.**

As you are already aware, the residents of Woollahra have had to contend with a big increase in density over the past five years. Double Bay and the Rose Bay shopping centre at Old South Head Road are in the process of transformation due to a large number of new high rise residential developments. We estimate that on Cross Street, Double Bay, alone:

- Two six storey apartment buildings with close to 50 apartments are under construction;
- DAs for six storey and seven storey apartment buildings, respectively, are pending;
- 19-27 Cross Street, on the corner of Transvaal Avenue, is for sale, with Luigi Rosselli concept plans (subject to DA approval) for a six storey 15 four-bedroom luxury apartment building;
- 10 and 12 Cross Street have recently been sold and will likely be redeveloped;
- A redevelopment of the Cross Street car park has been proposed by Council with plans for a new cinema complex and 86 apartments.

In the meantime, residents and visitors to the area are facing multiple challenges including increased traffic congestion, lack of adequate parking spaces, ongoing disruption from construction activity and noise, and the repeated need to regroup in order to fight inappropriate DAs.

Businesses in the area are also under pressure due to the loss of office space, parking constraints, lower pedestrian traffic because of the construction, and complaints from the residential community about venue noise and activity, especially in the nighttime hours, etc.

How to balance the amenity of the burgeoning residential community in the heart of Double Bay against the right mix of commercial activities will likely be one of the Council's biggest challenges going forward, especially if the Council wants to maintain Double Bay's vibrant village-like character and not turn it into the soulless, overdeveloped wasteland that is Bondi Junction.

Rose Bay residents are also facing similar increasing density pressures and are frustrated by the dearth of community facilities. In contrast to the Mosman Council municipality, for example, Woollahra Council has no indoor sports centre, no swim centre and no skate park. It also an inadequate number of community spaces for meetings and physical activities like ballet, tai chi, Zumba and Pilates classes.

The recent controversy over the proposed construction of a new skate park in Rushcutters Bay unfortunately highlights the competing pressures on our existing parks and recreational spaces, which will only continue to mount if the Council does not look at ways to limit density and/or investigate opportunities to buy new land for community purposes.

Further, Vaucluse West residents are facing the unknown future consequences of a non-compatible duo of dual occupancies set within the tree-canopied characterful Greycliffe Avenue. Although the R2 Zone included legislation intended to allow dual occupancy within it, residents were unaware that the provisions of the WDCP in regard to the character of the streetscape and neighbourhood were subservient to the WLEP which permitted dual

occupancies without regard to the compatibility of such development in unique neighbourhoods such as this.

We note that the Draft Plan makes little mention of the challenges created by the imposition of state government policies and planning legislation on the Council. Examples of state government constraints on Council's ability to shape its own community focused strategic plan include the Greater Sydney Commission's "new housing" target for the municipality (updated every five years) and an increasing number of SEPPs. The pending introduction of the Low Rise Medium Density Housing Code, for example, has the potential to override Council planning objectives regarding preferred locations for increased density and also undermine development controls designed to protect the local character of the precincts.

We encourage the Council to follow the lead of other comparable councils which have been very proactive in attempting to minimise the potential detrimental impact of state government policies on local character and increased density. Lane Cove Council, for example, increased the lot size to 750 sqm for dual occupancy attached developments in its R2 low rise residential zones in order to minimise the impact of the Code in its leafy riverside suburbs. Mosman has long-established scenic protection zones in its LEP that protect the natural beauty of the foreshore from being dominated by the built form.

The Woollahra municipality is already one of the most densely populated municipalities in Sydney. Its scenic beauty and heritage also makes the area a magnet for thousands of local and international visitors. While high visitor numbers generate welcomed revenue for Woollahra's local business, tourism also puts additional pressures on our stretched roads and popular foreshore beaches. Nielsen Park alone is estimated to receive 85,000 – 90,000 visitors per year. Compound this type of usage with all the beaches, parks, etc. located throughout Woollahra. These factors need to be taken into account when planning for higher density, especially along the narrow, scenic peninsula from Double Bay to Watsons Bay.

Overall, we are concerned about the lack of detail in the Draft Plan, especially with regard to the status quo as well as the increasing push on density within the Woollahra municipality. We understand that Woollahra's land mass is 12km² but the land mass of 1) Residential Zoned land and 2) Residential Zoned land excluding roads remains unidentified. As Malcolm Young has already pointed out in his submission on behalf of Double Bay's Residents, Woollahra is full based on its current infrastructure with no plans to add to it in the future.

Currently Woollahra's high proportion of medium and high-density dwellings (77%) far exceeds that of both Mosman (over 65%) and Greater Sydney (44%)*. By way of example, Mosman's Draft Strategic Plan (as compared to **Woollahra 2016 figures in bold**) offers the following snapshot of its municipality.

*There is no surplus land in Mosman and all housing growth is in the form of infill development. Mosman's 13,220 (**26248=Woollahra private dwellings**) private dwellings are a mix of:*

- separate houses (33.6%)/ (**21%**)*
- medium-density dwellings (i.e. semi-detached dwellings, townhouses) (26%)/ (**22%**) (and*
- high-density dwellings (i.e. flats, apartments) (39.6%)/ (**55%**)*

** From Mosman's Draft Strategic Plan*

Similarly Mosman provides a more detailed snapshot of its public amenities:

Recreational facilities in Mosman include five sports grounds, Marie Bashir Indoor Sports

Centre, a swim centre, facilities for lawn bowls, tennis and netball, playgrounds, a skate park, sea baths, dog off leash areas and bushland walking trails. Taronga Zoo is a significant tourism attractor to the Mosman area, along with Balmoral Beach, Mosman Junction high street, Sydney Harbour National Park and Trust lands. HMAS Penguin occupies a large land holding (around 16 hectares) in Mosman's east overlooking Balmoral.

Specific Comments on the Draft Plan

With respect to the Draft Plan's acknowledgment that "there are opportunities to enhance what we have for the benefit of everyone" we would like to make the following comments.

Voluntary Planning Agreements:

We agree and support the Double Bay Residents Association in respect to Voluntary Planning Agreements which, in effect, circumvent planning controls.

Increase environmental health – clean air, land, and water

- more steps need to be taken to reduce sewage/stormwater flows in Rose Bay
- more protection of private green space and trees, especially with respect to new developments. This includes but is not limited to a new minimum lot size of 800 sqm for dual occupancy attached dwellings in R2 zones.
- Audit of animal wildlife and birds on both public and private property in order to measure the health of the natural environment. Our private front and backyards are currently home to a plethora of native wildlife and birds and they deserve consideration and protection.
- We are supportive of the following strategies: (see our comments in red)
 45. Protect provision of open spaces, tree canopy, bushland, and soft landscaping from development pressures through:
 - a. monitoring and strengthening planning controls for protecting trees, canopy cover, and soft landscaping. **Elevate Deep Soil Landscaping and Tree Canopy Controls to the WLEP as Principal Development Standards. From what we have seen, specifically in regard to developer suggested landscaping plans, the 2014 Tree Canopy Cover of 30% combined with the preservation of the integrity of our nationally important landscape will soon only be associated with our past. Our extensive gardens, tree canopy, parklands, and landscape need to be enshrined in legislation which will only protect and enhance our environment. Too many developments are proposed and approved by Council Planning staff that blatantly promote hardscape, and thereby increasing density as in the public interest, over existing softscape and character. Too often trees are removed by developers and either not replaced or substituted with species that do not provide equivalent coverage. Trees that attract birds and other wildlife should be mandated.**
 - b. preparing and implementing an Urban Forest Strategy
 - c. retaining recreation and open space zonings **Unfortunately developers in Double Bay have removed existing courtyards and open space in their DAs. Council needs to look at how it can integrate these controls into the LEP so they can't be successfully challenged by developers.**
 - d. initiatives to preserve and increase public access to open space. **How? As already mentioned, access to new open space in Woollahra is constrained by existing development. Council should investigate opportunities to buy new sites as they become available for public purposes, e.g, the petrol station on Old South Head Road in Rose Bay.**
 - e. investigating options to promote green cover on roofs and walls in our planning *+ controls

f. investigating planning controls and maps to deliver biodiversity corridors through landscaping, tree canopy cover, the Greater Sydney Green Grid, and waterways with a view to protect and enhance habitat across our area and its connections to neighbouring council areas. **As mentioned previously, limiting the application of the Low Rise Medium Density Code in R2 zones and increasing the minimum lot size for dual occupancy attached dwelling are key to achieving this goal. Otherwise our established residential areas will lose too much private green space.**

47. Collaborate with government agencies, neighbouring councils, organisations, and our community to deliver the Greater Sydney Green Grid, including initiatives such as the Bondi to Many Walk and the Paddington/Rushcutters Bay greenway.

48. Monitor and strengthen controls in Woollahra Development Control Plan 2015 to protect deep soil landscape areas and ensure development responds to topography and reduces excavation.? What is the definition of the 2014 figure for Tree Canopy Cover?

49. Continue to ensure that all development and activities comply with planning controls that protect the Sydney Harbour scenic landscape, public views, and view sharing including the Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005, Sydney Harbour Foreshores and Waterways Area Development Control Plan 2005, Woollahra Local Environmental Plan 2014 and Woollahra Development control Plan 2015. **Council should develop stricter controls to protect the scenic landscape around the harbour and our parks. Areas where harbour views are shared should be excluded from the application of the Low Rise Medium Density Code. Stricter controls are needed to protect both public and private views.**

50. Continue to support implementation of the Eastern Suburbs Low Carbon Future Plan 2015 and Water Reduction Plan, Woollahra Environmental Sustainability Action Plan, and Asset Management Strategy with a view to reducing greenhouse gas emissions and ecological footprint including initiatives to adopt more efficient technologies such as our solar schools program.

51. Continue to support efforts to raise awareness and substantially reduce waste generation including:

- a. reviewing waste management controls to improve management, separation and collection for our places and multi-unit residential buildings (including organic food waste collection)
- b. investigating opportunities to move towards a circular economy.

52. Promote sustainable development outcomes including:

- a. advocating for updates to BASIX and accordingly review controls relating to passive design, water and energy efficiency, renewable energy, recycled water, construction methods and materials.
- b. advocating for renewable energy and energy efficient design
- c. encouraging infrastructure for electric vehicles in private developments and council facilities
- d. encouraging socially and environmentally responsible business practices
- e. requiring responsible and high quality construction that reflects best practice and is built to last.

53. Monitor, mitigate, and strategically manage urban hazards, environmental risks, and impacts of climate change, ensuring all strategies consider climate change adaption and urban resilience.

54. Continue to support collaboration and implementation of urban resilience initiatives in Resilient Sydney, the Eastern Suburbs Low Carbon Future Plan 2015, coastal management programs, and

the Woollahra Environmental Sustainability Action Plan 2013-2025, including developing an urban resilience action plan for our area.

Provide plentiful green open spaces

- The Draft Plan doesn't commit to the creation of new green open spaces. Our existing parks are under considerable pressure from competing community interests. Grass has been lost to hard surfaces in Lynne Park and Christensen Park, for example, because of the perceived need to provide basketball courts, exercise stations etc. During the weekends, a large section of these parks are used by school and community sporting groups, thus limiting access for passive recreation and dog walking. Our parks are also strained because of the lack of alternative indoor venues, eg. no public sports centre or indoor swimming pool.

Conserve heritage and local character

- Council needs to be much more proactive in identifying heritage. Too often the Council has been forced to resort to interim heritage orders in order to protect properties from redevelopment. This is a risky practice because developers typically fiercely resist such orders if they impede the development potential of their properties. The "savings provision" incorporated into the heritage protection order for the Uniting Church at Rose Bay is an unfortunate example of how a developer can exert pressure on a Gateway Determination process. See, for example, <http://cityhubsydney.com.au/2018/08/the-little-church-that-needs-a-prayer/133695/>

Support local business in our villages managing development in Double Bay so it's not too disruptive.

- Yes, development needs to be staggered. Very unlikely that Double Bay will be able to cope with all the development in the pipeline.
- DAs need to be considered with respect to how they fit in with the vision of Double Bay as a whole. Does it make sense, for example, to allow a four storey height maximum on all new developments. Building close to the arcades and conservation heritage area, eg Transvaal Avenue, should be lower in height and scale in order to preserve solar access, vistas and the village-like feel.

Support people's housing needs at every stage of life

- Does Woollahra Council's older demographic want to transition to dual occupancy attached developments? If so, why is Council allowing 4 bedroom, 4 bathroom townhouses on comparatively small blocks of land. Perhaps duplexes with elevators, large terraces and single level living are a better alternative for the older demographic who don't want to downsize to apartments? These types of developments would also be more sympathetic in character and amenity to the neighbouring single dwelling houses, as they could be built with larger setbacks.

Increase access to affordable housing

- Developers can't be trusted to deliver affordable housing in our expensive suburbs. The land costs too much to make this a viable option. As the Double Bay Residents' Association highlighted in their submission, in May 2019 the developer of **20 - 26 Cross Street, "1788 Residences"** received approval to convert six of the two bedrooms plus study units into three bedroom apartments. The sub penthouse was recently sold for \$13.75 million. We understand that one of the reasons why this

development was allowed to breach height controls by two storeys was because it agreed to include more "affordable" units in the apartment complex.

Support social cohesion and neighbourhood connections

With respect to the following strategies, please see our comments in red:

9. Implement plans and projects to maximise and more efficiently provide community infrastructure on council land in/near centres and public transport including:

- Redevelopment of two Council-owned car parks in Rose Bay to facilitate a multi-use community facility, increase public car parking and increase commercial floor space. **Has Council identified what type of community space residents want? As mentioned previously, residents are complaining about the dearth of the following: public indoor swimming centre, public indoor sports centre, meeting halls, cultural venues, etc. Fortunately, after many years of lobbying, we now have a state-of-the-art library in Double Bay. Surely, a community as wealthy as Woollahra can afford state-of-the-art sports facilities and cultural venues?**

- **Cross Street car park**

As the Double Bay Residents' Association has highlighted, current plans for the proposed redevelopment of Cross Street car park were not developed in consultation with the local community. We think the Council needs to go back to the drawing board on this important project.

Further, we are not convinced that the local community wants a 10 screen commercial cinema complex. Imagine the parking congestion and its negative impact on an already shortage of parking spaces within the Woolworth's lot and on-street parking during peak times. We are not clear that the replacement of the current number of parking spaces with a like number put forth within the proposal benefits anyone and makes sense financially for our rate-payers. A cultural facility like a theatre or a concert hall should also be considered as The Hayes Theatre in Potts Point and the Belvoir Theatre in Surry Hills at both extremely popular and often face space constraints. A state of the art medium sized theatre could greatly enhance Double Bay's standing as one Sydney's top tourist destinations but dedicated transport service from Edgecliffe would need to accompany any such plans.

Increase the safety and condition of walking paths for people of all ages and needs

- The lighting on New South Head Road and many of the neighbouring streets in Vaucluse is inadequate. It needs to be enhanced with respect to pedestrian safety and its impact on native wildlife, most of which is nocturnal.

Prioritise active transport connections between people, jobs, and great places

With respect to the strategies outlined, please see our comments in red.

1. Plan and deliver cycleway connections in collaboration with government agencies and neighbouring councils consistent with Future Transport 2056's conceptual Greater Sydney Principal Bicycle Network and Council's Integrated Transport Strategy (2020). Note: all other FutureTransport 2056 projects in our area are completed or underway. - **The acknowledgment that no infrastructure upgrades of any significance are planned for our area over the next 30 plus years is surely a big red flag that Woollahra is not positioned to cope with increased density. We owe it to cyclists to provide dedicated cycling pathways which do not force cyclists on to the road network. On our 2 main streets in/out, it is not safe to continue to force drivers and cyclists to share the road.**

2. Collaborate with Transport for NSW and other government agencies, on planning future infrastructure and investment including the Oxford Street Remake program and upgrades of Harbour-side facilities.
3. Support implementation of the Woollahra Integrated Transport Strategy (2020) including:
 - preparing an Active Transport Plan
 - planning and promoting use of shared vehicles - **should be integrated into existing or revamped carparks with a focus on electric vehicles.**
 - increasing integration of transport infrastructure and services across the Eastern City District.
4. Advocate to Transport for NSW for increased ferry and bus services. **Bus services in Vaucluse are woeful. The Council should advocate for all school children in the area to be given free bus passes. This will help to alleviate school traffic issues. Children shouldn't be expected to walk up to 1 km with a heavy bag. The new on demand BridgJ buses don't service enough areas.**
5. Advocate for increasing the role of Edgecliff as a key transport interchange in our area.
6. Plan and create pedestrianised street settings across our area that prioritise people and placemaking. **More thought needs to be given to retaining and activating the arcades and back lanes of Double Bay and Rose Bay. All the new apartment buildings on Cross Street, for example, will put enormous traffic pressure on Knox Lane and minimise the Lane's access to sunlight and pedestrian traffic. Use the examples of other major international cities like London and Paris which actually promote charming laneways to take pedestrians off the high streets and encourage additional foot traffic for neighbourhood businesses.**
7. Continue to encourage use of active transport modes and prioritise expansion of active transport connections.
8. Monitor changing freight and servicing needs, investigating approaches to address future demand as required.
9. Promote increased walkability, pedestrian safety, and permeability across our area, through initiatives such as the Greater Sydney Green Grid and Bondi to Manly Walk. **Enhance these walks by historical markers telling the story of the East and its contribution to the history of Sydney and Australia.**

.Optimise infrastructure and facilities to meet changing needs and technologies

- Need electric car charging stations, spaces for car sharing in carparks, free or low cost meeting spaces

With respect to the strategies related to this theme in the Draft Plan, please see our comments in red.

14. Lead and inspire leadership in the adoption of technology and engagement with the digital environment, including supporting infrastructure.
15. Advocate for shared use of public and private education, recreation, and community facilities. **How? Council needs to work with the surrounding councils of Waverley, Randwick and the City of Sydney to develop plans to cope with the increase in density. Bondi Beach, for example, which is a favourite of Woollahra residents, is struggling to cope with the increased density in both in the immediate area and the surrounds.**
16. Collaborate with neighbouring councils, government agencies, and service providers to monitor and plan for easily accessible infrastructure and services that meet our community's changing needs, especially:
 - young children and school students (including public school places)
 - our ageing population
 - people with a disability, restricted mobility or other needs.

Thank you for your consideration

Prepared on behalf of the Vaucluse West Resident's Association

References

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Our ref: DOC19/968725

Mr Gary James
General Manager
Woollahra Municipal Council
PO Box 61
DOUBLE BAY NSW 1360

Attention: Strategic Planning Team
records@woollahra.nsw.gov.au

CC: Therese Hoy, Director of Assurance, Greater Sydney Commission
[REDACTED]

Draft Woollahra Local Strategic Planning Statement

Dear Mr James

We are writing to you to provide comment on Woollahra Municipal Council's draft Local Strategic Planning Statement, which we note was not referred to Heritage NSW for comment.

Local Strategic Planning Statements (LSPS) provide an important opportunity for communities to describe the local character of their place – what makes it distinctive and different from other places.

Heritage, culture, history and tradition including Aboriginal and non-Aboriginal define the local character of a place and help create and maintain a sense of meaning for communities.

In developing your LSPS, Heritage NSW encourages councils to consider how known and potential heritage places and values contribute to the local character and sense of place for the community. This includes Aboriginal, historic, natural, archaeological, movable, maritime and intangible cultural heritage. We have prepared some general guidance for you to consider in the preparation of your LSPS, this is provided at [Attachment 1](#).

Heritage NSW congratulates Woollahra Municipal Council on the strong recognition of heritage and culture as a fundamental aspect of the identity of the city. Heritage NSW supports many of the initiatives in Council's LSPS, including:

- making the conservation of Council's rich and diverse heritage a planning priority
- reviewing and updating heritage provisions in Council's LEP and DCP
- planning for new housing and renewal of housing using a place-based approach, which prioritises heritage, local character and scenic landscape, as well as lifestyle
- supporting legislation reform for Aboriginal cultural heritage
- working with La Perouse Local Aboriginal Land Council to conserve the history and heritage of the area
- undertaking further theme-based LGA-wide studies, with consideration for the fact that heritage is constantly evolving

- advocating against the weakening of heritage provisions caused by façade-ism, amalgamations and exempt and complying developments, and
- collaboration with organisations and our community to enhance education, heritage interpretation, history walks and wayfinding

Areas we suggest that Council consider when finalising your LSPS are:

- considering how Aboriginal cultural heritage and cultural landscapes can be protected in your LEP alongside non-indigenous heritage
- considering the linkages between culture, heritage and tourism, and the opportunities culture and heritage bring for economic growth
- clearly articulating heritage as it relates to the character of the city, including potentially identifying clusters of places and items which contribute to the significant character of the place, and
- considering the linkages between actions and priorities, for example the ways in which heritage and culture contribute to an attractive and liveable city, as well as local employment and community wellbeing.

Our records show that, in addition to items of local heritage significance listed under your LEP, your local government area contains:

- 30 State Heritage Register items, and
- 55 Recorded Aboriginal Sites.

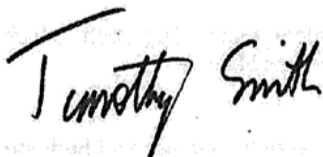
Care must be taken to avoid impacts on these items and sites, and consideration needs to be given as to how to mitigate any impacts where they are unavoidable. We can provide specific information and more detailed advice on these State heritage items and recorded Aboriginal sites if you require.

Heritage NSW has several publications which may assist you when addressing the heritage objectives of your LSPS. These objectives should be incorporated with environmental, social and economic considerations to achieve high quality strategic planning outcomes. These publications are available online at environment.nsw.gov.au/Heritage/publications/index.htm.

Additionally, Government Architect NSW's (GANSW) recent publication *Design Guide for Heritage* may be of use, this can be found at governmentarchitect.nsw.gov.au/guidance/heritage. GANSW is also undertaking a project to explore opportunities and approaches for *Designing with Country*, more information on this can be found at governmentarchitect.nsw.gov.au/projects/designing-with-country.

If you have any questions regarding this matter please contact James Sellwood, Senior Heritage Programs Officer, Statewide Programs at Heritage NSW, Department of Premier & Cabinet by phone on [REDACTED] or via email at [REDACTED]

Yours sincerely



Per/ Pauline McKenzie
Executive Director
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW

28 November 2019

Attachment 1

Heritage in Local Strategic Planning Statements

Heritage NSW encourages Council to take a strategic approach to developing and implementing the priorities, policy positions and actions in its Local Strategic Planning Statement (LSPS). To ensure that your LSPS provides strong strategic guidance with regards to both Aboriginal and Historic heritage, we recommend that it should consider the following:

Character Statement

Character Statements which recognise heritage and culture as a fundamental aspect of the identity of the place.

Planning Priorities

Planning Priorities which:

- identify Aboriginal cultural heritage and Historic heritage values and opportunities to protect and celebrate those values
- recognise the contribution which Aboriginal cultural heritage and Historic heritage make to the sense of place and belonging of your local area, and
- support the protection and celebration of heritage sites and values,
- identify and celebrate the diversity and heritage of the many cultural groups in your community, and
- recognise that Aboriginal and Historic heritage and diversity are a cultural asset and potential driver of tourism and economic growth and the opportunities that this can provide.

Actions

Actions which:

- capture the identification, appropriate protection, interpretation and promotion of Aboriginal cultural heritage and Historic heritage
- require meaningful and ongoing consultation with the Aboriginal community to identify important values and potential issues regarding cultural heritage and connection to land
- require meaningful, ongoing and representative community engagement which captures the diversity of your local community
- require consultation with State Government agencies in relation to both Aboriginal cultural heritage and Historic heritage
- support the ongoing identification and documentation of heritage places and context early, to assist more detailed planning actions to avoid or mitigate impact on heritage items and places
- where possible, strategically identify key heritage places and clusters
- support heritage asset revitalisation and adaptive reuse
- provide guidance for sensitive heritage areas subject to major infrastructure or development
- identify funding and resourcing for Aboriginal and Historic heritage priorities
- allow for the development of plans and strategies which interpret, celebrate and promote Aboriginal and non-Aboriginal identity, culture and heritage, and
- develop strategies and programs to tell the story of your local area, and the diversity of its history and culture.



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

TfNSW ref: RS19/05597

Email: records@woollahra.nsw.gov.au

RE: Local Strategic Planning Statement (LSPS) Woollahra Council – TfNSW Review

Thank you for inviting Transport for NSW (TfNSW) to review and comment on the Woollahra Council Local Strategic Planning Statement.

TfNSW is the lead agency of the NSW Transport cluster, responsible for leading the development of a safe, efficient, integrated transport system that keeps people and goods moving; connects communities; and shapes the future of our cities, centres and regions.

Woollahra Council has been earmarked for major transport initiatives in Future Transport 2056:

- 0-10 years committed initiatives: More Trains, More Services program - T4, Ferry Fleet Replacement Program.

TfNSW has collected comments on Woollahra Council's LSPS from across the Transport cluster. Detailed comments on the LSPS is attached **[ATT A]**.

Through the principle of collaboration, Transport for NSW will continue to work with Council regarding transport solutions that meet safety and operational needs whilst achieving the vision set out in the LSPS, as well as broader connectivity outcomes that support Councils objectives.

If you have any questions or clarifications, please contact Jennifer Adam at

[REDACTED]

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Fiona Christiansen', is written over a light blue horizontal line.

20/12/19

Fiona Christiansen
A/ Director Metropolitan Strategy
Customer Strategy and Technology
Transport for NSW

Transport for NSW
18 Lee Street, Chippendale NSW 2008 | PO Box K659, Haymarket NSW 1240
T 02 8202 2200 | F 02 8202 2209 | W transport.nsw.gov.au | ABN 18 804 239 602

Attachment A – Specific comments

Page	Section	Comment/suggestion
18		Council could consider adding the following text to the bullet points in the first column: "Support walking or cycling to be the most convenient option for short, everyday trips up to 2km.
20	Planning Priority 1	<p>TfNSW will work with Council on the Integrated Transport Strategy and should be engaged early in the process.</p> <p>TfNSW will work collaboratively with Council to investigate public transport infrastructure and services within the Council area. Council should also note that as the local road network and travel demand management (parking rates etc.) all play an important part in the transport space, and consequently should be considered.</p> <p>TfNSW suggests adding the following Action to align with the Region and District plans: "We will work with Transport for NSW to support and implement travel behaviour change programs to help manage demand on the transport network, including by requiring new developments and businesses operating in key precincts to develop and implement travel plans to encourage the use of sustainable transport choices."</p> <p>Council should also consider the importance of movement corridors for public transport and freight and should be considered in future infrastructure delivery.</p> <p>Council could consider adding the following actions:</p> <ul style="list-style-type: none"> • Apply the principles of the Movement and Place framework by catering for and encouraging the role of walking and cycling in local movement networks and places. • Provide safe, high quality walking and cycling links that cater for and encourage short trips to local centres, public transport services, schools, local open space and the Green Grid, and other trip attractors. • Increase rates of walking and cycling to schools by students within walking and cycling distance by catering for and prioritising access by these modes. • Identify measures to develop a network of safe cycling routes and local streets that can accommodate emerging and future forms of micro-mobility, such as e-bikes and other new technology.
	Action 8	TfNSW recommends that this action is strengthened by adding the following: 'identify and protect the freight and servicing needs of businesses and the community to enhance community outcomes' -
24	Planning Priority 2, Action 9	Walking and cycling facilities (such as end of trip facilities) along with public transport infrastructure improvements (such as wider footpath areas for bus shelters) should also be considered.
25	Planning Priority 3	Council could also consider working with local businesses to improve freight efficiency through design of loading and servicing facilities (potentially common user) and the timing of operations

Page	Section	Comment/suggestion
26, 29	Liveability	Whilst the place making focus in village centres is supported, the importance on the movement corridors for public transport and freight should also be considered. As freight, service and delivery demands grow as a result of growth in Woollahra and the District, on-street loading and parking may not be sustainable over the long term and should not be relied upon to service private developments into the future. Council should promote for new/upgraded developments the inclusion of off-street, multi-user delivery docks with secure storage and servicing facilities in high density residential developments to reduce demand for kerb-side space and the multiple deliveries
32	Planning Priority 6	TfNSW suggest including discussion on efficient management of freight and servicing activity in entertainment and shopping precincts to support and enhance place outcomes.
33	Strategies and Actions	Please incorporate the indicators for 'Walkable Places' used in The Greater Sydney Region Plan – A Metropolis of Three Cities Pulse reporting: - Trips by walking (% of all trips) - Trips to work by walking and cycling (% of trips to work) - Access to open space (% of population within 400m walk of local open space)
37	Priority 7	Council can work with businesses to improve freight efficiency through design of loading and servicing facilities (potentially common user) and the timing of operations
40	Planning Priority 9	TfNSW supports Council's strategies and actions around leadership relating to the digital environment and smart cities and we recommend incorporating appropriate infrastructure to reduce the need to travel and to improve access to sustainable transport solutions. TfNSW also recommends electrical conduits for future siting of EV / Hybrid vehicle charging infrastructure are incorporated into new/upgraded developments.
42	Planning Priority: Sustainability	TfNSW suggests Council incorporates specific actions relating to sustainable 'transport' i.e. actions Council intends to implement to reduce transport related emissions within, and in collaboration with, the community and other agencies.
52-53	Planning Priority 13	TfNSW suggests adding the following Action to align with the District Plan: "Transport demand management initiatives including working from home, improved walking and cycling, improved access to car sharing, carpooling and on-demand transport will also be considered in helping to achieve net-zero greenhouse gas emissions."
56	Implementation	TfNSW suggests amending the fourth dot point to: "Use the Woollahra Local Strategic Planning Statement to review and revise planning and development controls and to imbed public transport, walking and cycling objectives". TfNSW suggests adding the following text: "Provide safe, high quality walking and cycling links that cater for and encourage short trips to local centres, public transport services, schools, local open space and the Green Grid, and other trip attractors."

General Comments

The document does not identify the key freight routes which should be mapped
Council should note that although the Place function is important that there is also a movement function adjacent to (or through) these places which also needs to be considered.
Council could consider a movement and place approach to achieving both the transport and land use (place) aspects of your LSPS – this will highlight any key conflicts, trade-offs, decisions or opportunities for achieving your vision. TfNSW will work with Council on implementing the Movement and Place framework.
TfNSW encourages widening of footpaths, particularly where landscaping, street furniture and outdoor dining is proposed, to ensure that footpaths are of adequate width to be accessible for all users. Consideration to additional setbacks and reservations should be explored in the forthcoming LEP amendment in consultation with TfNSW. Council may also wish to consider how to improve public domain, footpath capacity, landscaping and activation on local streets to support the needs of the growing population. There is significant focus on these aspects of major roads, however the pedestrian demands on local roads, particularly around train stations, bus stops, retail/commercial centres will grow with the growing population.
The Road Safety Plan 2021 commits to working with local councils and communities on integrated transport and land use planning and investigates the potential to develop long term precinct plans for all strategically important centres and places. The plans focus on balancing the transport movement needs of the community with high quality urban design that support community safety and place-making outcomes and should be included in the integrated transport plan. TfNSW will work with the Council on the specific actions relating to local government and the community in relation road safety initiatives.
TfNSW considers that Council has an opportunity to further build on its strong community links and to influence the provision and use of travel demand management, sustainable transport and sustainable land use operating practices through the statutory planning process and voluntary agreements.
Council has an opportunity to incorporate within each of the complementary strategies and plans the important role transport accessibility planning including travel demand management, sustainable transport and sustainable land use operating practices will play in achieving Council / partner agencies / community vision and outcomes. TfNSW suggests a dedicated section is incorporated into these documents (and considered as part of proposed studies) to address these key issues to ensure they are an integral component of all Council strategies and plans.
Council has an opportunity to promote the use of accessibility planning when planning access to existing and new land uses across the LGA and in new growth areas. TfNSW recommends early engagement with transport planners prior to site selection for new developments and during early planning of extensions / improvements to existing land uses
Opportunity for Council to use the statutory planning process to influence the provision of appropriate transport infrastructure to meet the needs of future land use developments that is the development, implementation and management of Travel Plans including measures to reduce reliance on private car ownership e.g. access to community car share facilities, priority parking for carpooling, cycle parking, public transport waiting facilities, provision of electrical conduits / EV charging infrastructure.

There is an opportunity for Council when reviewing the Development Contributions and Planning Agreements and when preparing Place-based plans to explore and, where appropriate, include provisions for sustainable transport infrastructure to increase the use of sustainable modes and autonomous vehicles in the future. Incorporate within Council's Planning Priorities and Actions.
It is recommended that Council work in close collaboration with new and existing trip generators to develop, implement and manage Travel Plans. This may be achieved through the statutory planning process and through voluntary agreement with land use owners / occupants. There is also an opportunity to develop / further develop and promote Travel Plan work within the LGA and extend its reach through a community of practice to share insights and resources.
There is significant opportunity to work collaboratively with LGAs across the District to develop a consistent approach to travel demand management, sustainable transport and sustainable land use practices through the statutory planning process and through voluntary agreement and to share insights and resources.
TfNSW suggests that Council includes a short discussion recognising the link between good planning for and efficient management of freight and servicing movements on the one hand, and securing good place outcomes on the other. This is particularly relevant in locations with more intense land uses, such as town centres, commercial/retail centres and areas with high density residential developments (such as Bondi Junction and Edgecliff).
The proposed plans centred around the railway stations and the rail corridor are expected to result in significant increase in dwelling numbers, population growth, and added economic, social and employment activities. This is expected to add significant pressure on existing rail operations and add risks associated with the maintenance and protection of rail infrastructure facilities from the large expected number of developments in close proximity to the rail corridor. It is recommended that Council engage and collaborate closely with TfNSW at each future stage of the strategic planning process including the new LEP process.
Any proposal for a new or expanded bicycle network that is located adjacent to the rail corridor must be referred to TfNSW for review early in the design stage, so as to ensure relevant issues are considered and addressed, and to avoid future complications or delays.
The transport cluster has the delegation to act on behalf of RailCorp the land owner of rail land. TfNSW requests that Council liaise with us to discuss alternate uses for its surplus land. Through the LEP review process, Council should consider how Transport owned land in the Woollahra LGA (including at railway stations and non-operational sites) could be utilised to support placemaking outcomes, enhance transport outcomes and meet local housing needs.
The transport cluster may also have a number of HV aerial powerlines off corridor in the local streets which should be accounted for as that can impact on greater dwelling densities. Depending on the voltage developments will need to be setback from these powerlines and this may affected development potential. Council should consider the collection of developer contributions where risk mitigation is required to enable the undergrounding of the overhead powerlines, and possibly have this work done prior to development applications being lodged.
Any changes in the LEP to accommodate the density changes or rezoning, should take into account the rail tunnels below ground as these may impact on development potential that is envisaged, and should cover setbacks from the rail corridor which are also taken into account for prospective new builds and adherence to FSRs etc. Council should also consider how future development sites will be serviced. The transport cluster will not allow private party (i.e. developer/land owner) services to utilise its corridor (especially drainage) and requests that such matters be considered early in the process to ascertain the need for alternate solution, collection of developer contributions or re-consideration of development potential.

Survey Responses

25 September 2019 - 08 November 2019

Draft Woollahra Local Strategic Planning Statement: Submission Form

Your Say Woollahra

Project: Imagine Tomorrow: Our Woollahra

engagement

by Bang the Table

hq

VISITORS					
53					
CONTRIBUTORS			RESPONSES		
17			17		
17	0	0	17	0	0
Registered	Unverified	Anonymous	Registered	Unverified	Anonymous



Respondent No: 1

Login: heiderobson

Email: [REDACTED]

Responded At: Sep 25, 2019 09:11:44 am

Last Seen: Sep 24, 2019 23:04:03 pm

IP Address: 202.168.35.235

Q1. Your email address

[REDACTED]

Q2. I would like to:

Type my comment here.

Q3. Please upload your file.

not answered

Q4. Please type your comment here.

Well done document. I like what you are doing. But please also empower residents to curtail cut-through traffic through residential streets. There is far too much traffic racing too fast through residential streets. Waverley is far ahead when it comes to one-way streets and making streets dead-end through artificial road blocks. We need more of that. We are drowning in traffic in residential streets.



Respondent No: 2

Login: Edwin and Merlyn
Jankelowitz

Email: [REDACTED]

Responded At: Sep 25, 2019 10:17:35 am

Last Seen: Sep 25, 2019 00:13:44 am

IP Address: 49.195.48.64

Q1. Your email address

[REDACTED]

Q2. I would like to:

Upload a Word or PDF file here (maximum file size 3 MB).

Q3. Please upload your file.

not answered

Q4. Please type your comment here.

not answered



Respondent No: 3

Login: Bastien

Email: [REDACTED]

Responded At: Sep 25, 2019 13:56:27 pm

Last Seen: Sep 25, 2019 03:50:25 am

IP Address: 61.68.165.125

Q1. Your email address

[REDACTED]

Q2. I would like to:

Type my comment here.

Q3. Please upload your file.

not answered

Q4. Please type your comment here.

Woollahra desperately needs a safe cycling connection to Edgecliff station and to Bondi to provide people with alternatives to using cars. New South Head Rd is too congested and dangerous and prioritising cars has compounded this. Bike riding could help with school-run and commuting traffic but people need real, safe alternatives to change their travel mode. We also need more sport and leisure facilities - sadly a few NIMBYs have tried to block skate and other facilities for kids and this is really mean-spirited.



Respondent No: 4

Login: Dr Jane Cioffi

Email: [REDACTED]

Responded At: Sep 28, 2019 12:46:06 pm

Last Seen: Sep 28, 2019 02:37:06 am

IP Address: 61.68.146.226

Q1. Your email address

[REDACTED]

Q2. I would like to:

Type my comment here.

Q3. Please upload your file.

not answered

Q4. Please type your comment here.

From the draft report would like to see following developed not just discussed and put off and procrastinated about ... 1) the Rose Bay bay development around beach area where outlet is should be developed to enable the path to be extended completely round the bay and join harbour walk. This should be developed modelled on Double Bay beach area which is very attractive 2) the Rose Bay open car parks should be developed to provide safe pedestrian use as currently they are very busy and though people are careful it is not OK to see people mingling among cars and looking out to avoid the traffic flow. This area should be developed as suggested into multi level car park and a community centre sooner rather than later ... as is now is very unattractive and a high risk area for pedestrian accidents.



Respondent No: 5

Login: BridgeHousing

Email: [REDACTED]

Responded At: Oct 03, 2019 10:46:49 am

Last Seen: Oct 03, 2019 00:44:43 am

IP Address: 14.202.204.102

Q1. Your email address

[REDACTED]

Q2. I would like to:

Upload a Word or PDF file here (maximum file size 3 MB).

Q3. Please upload your file.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/0ce3698ad6f6a5242441d22ecb42e2bb9cf4da4d/file_answers/files/037/977/966/original/Bridge_Housing_submission_to_Woollahra_Council_LSPS_S.pdf?1570063609

Q4. Please type your comment here.

not answered

Respondent No: 5



Strategic Planning Team
Woollahra Council

3 October 2019

To Whom it May Concern

Woollahra Council Draft Local Strategic Planning Statement

We write in relation to Woollahra Council's (Council) Draft Local Strategic Planning Statement (Planning Statement) which provides the framework to achieve the key planning priorities and actions in the Eastern City District Plan and *A Metropolis of Three Cities*. Bridge Housing appreciates the opportunity to provide input into Council's Draft Planning Statement.

Bridge Housing has extensive experience in managing and developing a range of different social and affordable housing types including a number of properties in and within neighbouring areas to the Woollahra Local Government Area (LGA). We would welcome an opportunity to meet with Council to provide specific input into affordable housing opportunities and mechanisms in the Woollahra LGA, particularly to inform the further work Council may be doing in preparing updates to its planning framework and in preparing a Local Housing Strategy.

A full copy of Bridge Housing's submission on the Draft Planning Statement is provided at **Attachment 1**. Further information on Bridge Housing's scope, expertise and approach to the management and delivery of social and affordable housing can be found in the following relevant documents at the links below:

- [Annual Report 2018](#)
- [Places People Want to Live](#)
- [Design Guidelines](#)

Thank you for considering our submission. Please do not hesitate to contact Mr Christopher Dib, Director Development, Bridge Housing, on [REDACTED] or by email at: [REDACTED] if you require any further information about Bridge Housing.

We look forward to receiving your response to our submission.

Yours sincerely,

John Nicolades
Chief Executive Officer

Attachment 1

Respondent No: 5
Bridge Housing – Woollahra Council Planning Statement

Bridge Housing Limited
Submission to
Woollahra Council's Draft Local Strategic Planning Statement
October 2019

Respondent No: 5

Attachment 1

Bridge Housing – Woollahra Council Planning Statement

About Bridge Housing

Bridge Housing is a Tier 1 Community Housing Provider (CHP) registered under the National Regulatory System for Community Housing. Our vision is to improve lives through affordable homes and quality services, which we provide to people on low to moderate incomes. Our vision is to be a dynamic organisation, recognised for excellence in meeting housing need, improving resident wellbeing and governing responsibly. We operate in areas most in need across Greater Sydney, which are characterised by high demand for social housing and private rental markets that are increasingly unaffordable.

Bridge Housing own or manage approximately 3,500 properties operated across twenty LGAs in Greater Sydney - from Waverley in the east to Blacktown in the West and Northern Beaches. Of these, 14 properties are located in the Woollahra LGA with 212 properties located in the neighbouring Waverley LGA.

Bridge Housing has been delivering high quality social and affordable housing services in Sydney for over 30 years and we are proud to have been providing affordable housing solutions for the broader Inner West community during this time.

Bridge Housing is actively involved in the development of new high-quality affordable housing. In the past three years, we have delivered 250 new social or affordable housing properties across in Sydney. Our most recent development at Elger Street, Glebe involved the redevelopment of a former public housing estate into a high-quality mixed-tenure development comprising 158 social housing units, 99 affordable housing units and 235 private market units. Twenty-three units in the social housing unit component of the development were designed to be wheelchair accessible, of which sixteen meet the Improved Liveability standard under the National Disability Insurance Scheme's (NDIS) Specialist Disability Accommodation (SDA) requirements.

Bridge Housing recently re-financed its corporate loan facility through the Commonwealth Government's National Housing Finance and Investment Corporation (NHFIC), to facilitate its future development and acquisition program. This \$40m low-interest loan will enable Bridge Housing to refinance the cost of its existing developments and enable it to deliver new social and affordable housing for low to moderate-income households.

Bridge Housing has longstanding working relationships with a wide range of partners, including the Commonwealth, State government agencies, local councils, private sector organisations, support partners and corporate partners. Our experience demonstrates that strong partnerships are critical to the delivery of new social and affordable housing that meets the needs of local communities. Local councils such as Woollahra play a key role in this delivery. Bridge Housing already has a number of working partnerships with local councils including managing Waverley Council's affordable housing program and managing 27 properties on behalf of the City of Canada Bay Council.

Respondent No: 5

Attachment 1

Bridge Housing – Woollahra Council Planning Statement

Principles and approaches for increasing affordable housing supply

There is an acute need for affordable housing across Sydney - including in the Woollahra LGA.

The Community Housing Industry Association (CHIA) NSW recently commissioned the City Futures Research Centre at UNSW to estimate affordable housing need. This analysis found that across Sydney there is a current shortfall of around **125,000 homes** which are affordable to households in the bottom two income quintiles. The analysis shows that to meet our growing population and changing demography we will need around a **further 75,000 affordable homes by 2036** (a total of around **200,000** affordable homes by 2036). The region in which Woollahra Council sits is calculated as requiring **36,000 affordable homes by 2036** representing a significant proportion of the demand for affordable housing across the Sydney area.

The 2019 *Anglicare Rental Affordability Snapshot* found that in the Eastern Suburbs Statistical Area, there were no properties of the 1,920 properties advertised for rent were affordable and appropriate for households on income support. Furthermore, moderate-income households in the Eastern suburbs are struggling with housing costs and are all but locked out of the Eastern suburbs. The Snapshot found that 19 properties, or 1%, were affordable and appropriate for households on the minimum wage. This was well below the Greater Sydney average of 23%, reflecting a high and largely unmet demand for affordable housing in the area.

Many of the significant levers for increasing affordable housing supply are aligned with State and Commonwealth Governments. However, local councils play a critical role in displaying leadership and commitment to address affordable housing challenges.

While each LGA requires a tailored approach, the following principles are consistently relevant to providing quality affordable housing supply that best meets community need:

- **Selecting excellent locations** - for social and affordable residents, location is key for transport costs, access to services and employment options. This means prioritising sites that are within 800 metres of a train station and/or 400 metres of a bus stop and close to social services, education and jobs.
- **Meeting demonstrated need** - this can be achieved through selecting locations in Family and Community Services (FACS) allocation zones with high numbers of social housing applicants and wait times of five years and over as well as areas with higher rates of rental stress in the private market. **Notably, the FACS Eastern suburbs allocation zone has some of the highest statewide waiting times for social housing of 5-10 years for all property types.**
- **Setting affordable housing targets** - this is critical to demonstrating leadership and measuring success.
- **Delivering high quality design** - Bridge Housing employs best practice in the design and delivery of new affordable homes and involves tenants in the process. As new projects are completed, Bridge Housing conducts post-occupancy evaluation through its Tenants Talk Design program to give tenants a real say in the way their homes are designed, and improve the design of our future developments. The Bridge Housing Design Guidelines demonstrates our commitment to design quality.
- **Ensuring accessibility** - supporting people to live comfortably as their needs change can have a positive impact on tenants' health and wellbeing and allows people to age-in-place. Bridge Housing has a strong and demonstrated commitment to providing accessible dwellings.
- **Place making** - Bridge Housing's place-making strategy - *Places People Want to Live* - outlines a three-stage approach to place-making, developed through 30 years of housing expertise. A link to this document is provided in the cover letter attached to this submission.

Respondent No: 5

Attachment 1

Bridge Housing – Woollahra Council Planning Statement

Bridge Housing's response to Woollahra Council's draft Local Strategic Planning Statement

Bridge Housing strives to develop innovative and effective ways to increase its role in the provision and management of affordable housing in locations where there is growing need, such as the Woollahra LGA. We have reviewed the Draft Planning Statement from the perspective of our vision, mission and approach to increasing affordable housing supply and offer the following comments.

- The Draft Planning Statement includes the following as part of its land use vision for Woollahra:

Sustaining diverse housing choices in planned locations that enhance our lifestyles and fit in with our local character and scenic landscapes.

Bridge Housing supports Council's focus on providing a range of housing options and affordable homes for the Woollahra community. With extensive experience in the delivery and management of affordable housing, Bridge Housing can provide expert input into the development of Council's Local Housing Strategy.

- Council has noted the following considerations and challenges in delivering appropriate housing to meet the needs of the Woollahra community:
 - The heritage and village character of Woollahra has meant there is a lack of vacant land, resulting in a place-based approach in planning new housing and renewal projects
 - To maintain and improve liveability, housing, infrastructure and services need to be planned and delivered, with a range of housing types in good locations to give people more choice and to improve affordability
- In this regard, the Draft Planning Statement includes a key action to prepare a Local Housing Strategy that addresses the delivery of housing supply projections for the Woollahra LGA and capacity to contribute to the longer term 20-year strategic housing target for the Eastern City District including delivery of housing diversity and affordability. Bridge Housing would like to participate in any stakeholder engagement as part of the preparation of the Housing Strategy and amendments to the LEP. Bridge Housing's experience in delivering housing for key workers, individuals living with disabilities, families and the elderly will assist in informing a balanced and in-depth strategy for delivering additional affordable and diverse housing for the community.
- *State Environmental Planning Policy No 70—Affordable Housing (Revised Schemes)* (SEPP70) in April 2018 has now been extended to apply to all councils in NSW that can demonstrate need for affordable housing. It is readily apparent that the Woollahra LGA has a demonstrated need for the affordable housing. Council's review of its LEP represents the perfect opportunity to introduce a range of affordable housing mechanisms in its statutory and non-statutory planning controls. It is recommended that an affordable housing needs analysis informing a rental housing target is developed as part of the Housing Strategy or associated documents. The Housing Strategy should be clear on Council's intent to develop an Affordable Housing Contributions Scheme as required to enact SEPP70.
- Any affordable housing mechanisms need to be underpinned by a detailed demographic and demand analysis based on future and current needs for affordable housing in the LGA. As Bridge Housing is already an established social housing service provider in the area our organisation has an in-depth understanding of the current cohort of clients requiring affordable housing and likely changes to this group over time. Bridge Housing has extensive experience in the delivery and management of affordable housing and would welcome the opportunity to provide support and input to assist Council with the delivery of its strategic objectives in relation to the delivery of additional and appropriate affordable housing in its LGA.

Respondent No: 5

Attachment 1

Bridge Housing – Woollahra Council Planning Statement

Other Mechanisms to Support Affordable Housing Delivery

Bridge Housing suggests the following mechanisms for consideration as part of the upcoming Woollahra Housing Strategy and LEP review to encourage the provision of additional affordable housing in the LGA:

- Collaborate with CHPs (including Bridge Housing) and other key stakeholders to investigate all available mechanisms to deliver affordable housing in the LGA. CHPs such as Bridge Housing provide the following unique capabilities which can be leveraged to deliver additional affordable housing:
 - access to specific tax provisions for not-for-profit organisations;
 - development expertise in affordable and social housing;
 - extensive experience in the management of social and affordable housing and the delivery of supports;
 - equity in existing social and affordable housing properties;
 - the ability to borrow low cost funds from NHFIC; and
 - access to council or State Government owned land vested, leased or at below market prices.
- Investigate opportunities to partner with CHPs to develop under-utilised or redundant Council-owned or managed sites (eg. car parks) for affordable housing both within the Woollahra LGA and broader Eastern City District.
- Explore all opportunities to reduce land costs for affordable housing by collaborating with other councils, other levels of government and stakeholders such as not-for-profits.
- Maximise the return on affordable housing contributions by consolidating and directing contributions secured by Council to CHP and State-government social and affordable housing redevelopment projects.
- Consult with not-for-profit organisations and Property NSW regarding the potential redevelopment of underutilised sites for affordable housing purposes.
- A key strategy for increasing social housing supply by State Government is through the redevelopment of existing and underutilised social housing sites. The Communities Plus program involves the redevelopment of large sites to deliver integrated social, affordable and private market housing, while smaller redevelopments are undertaken by Land and Housing Corporation's (LAHC) Projects Division. For Woollahra Council, the small-scale redevelopment or renewal of existing social housing stock in its LGA may have the most potential to increase supply. It is recommended that Council approach LAHC regarding the potential redevelopment of existing social housing assets in its LGA. Bridge Housing is happy to assist Council in developing appropriate strategies for these sites noting that Bridge Housing already manage a number of these sites on long term leases.
- Identify a range of non-planning mechanisms to be considered for inclusion as part of a Local Housing Strategy. These include:
 - Setting affordable housing targets
 - Design and construction innovation
 - Delivery model innovation
 - Minimising land costs for affordable housing
 - Special rate levies for affordable housing
 - Responding to Government policy changes.

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Attachment 1

Bridge Housing – Woollahra Council Planning Statement

Bridge Housing has extensive experience in implementing the above mechanisms and can provide input to Council's Strategy as required.

- Consider the following planning mechanisms as part of the LEP review:
 - Ensure the LEP includes an objective in relation to retention and delivery of affordable housing
 - Ensure there is a sufficient supply of appropriately zoned land and a flexible mix of permitted uses in a range of residential and mixed-use zones to ensure there is sufficient affordable housing supply, support services and community facilities.
 - Expand the range of uses permitted in residential zones to include secondary dwellings.
 - Apply minimum parking rates to affordable housing development and in some cases allow an exemption.
 - Include a minimum requirement for affordable housing contributions for residential development in any centre locations.
 - Include planning incentives (eg. floor space bonuses) to encourage affordable housing.
 - Allow variations (where appropriate) on certain controls for specific affordable housing developments. For example, special provisions may apply to social housing providers who are developing accessible housing.

The table below provides specific actions suggested by Bridge Housing to inform the Local Housing Strategy to support the above mechanisms.

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Attachment 1

Bridge Housing – Woollahra Council Planning Statement

Action	Implementation	Timing	Rationale	Responsibility/Comment
Quantify the affordable housing gap in the LGA to effectively set targets.	An affordable housing needs analysis should form part of the Local Housing Strategy/Affordable Housing Strategy	Immediately	It is essential that the demand for affordable housing in the LGA inform the development of affordable housing mechanisms in the Local Housing Strategy to inform the LEP.	Council
Establish affordable housing delivery targets and monitor performance against these to evaluate and update action.	Include in the Local Housing Strategy/Affordable Housing Strategy	2019 - ongoing	Bridge Housing suggests a clear timeframe (eg end 2019) be identified for the completion of this work so the framework is available to guide delivery.	Council
Advocate for mechanisms and amendments to SEPP 70 to apply to land that has already been rezoned for development opportunities (e.g. through bonus floorspace)	Submission on SEPP 70 to DPIE	2019	SEPP 70 allows Council to incorporate a requirement in its LEP for provision of affordable housing when land within its LGA is upzoned. However, a large proportion of residential land within the Woollahra LGA has already been upzoned. It is therefore important that Council consider alternative mechanisms to encourage additional affordable housing in its LGA including floorspace bonuses for affordable housing and developments by CHPs. A submission in this regard should be made to DPIE.	Council
Enter into Voluntary Planning Agreements for new developments to provide funding for affordable housing. Set a target for percentage of development either as dwellings or as a cash contribution (particularly where higher volume outcomes can be achieved through cash contributions).	Planning Proposals	2019 - Ongoing	Affordable housing contributions should be required as part of any upzoning of land in the LGA. It is recommended that Council prepare an Affordable Housing Policy in this regard and/or be included in an Affordable Housing Contributions Scheme associated with SEPP70.	Council

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Attachment 1

Bridge Housing – Woollahra Council Planning Statement

Action	Implementation	Timing	Rationale	Responsibility/Comment
Advocate for the NSW Government to amend the SEPP (Affordable Rental Housing) to require boarding housing dwellings to be let at affordable housing rents.	Council resolution forwarded to the NSW Government requesting and justifying amendments to the SEPP with associated monitoring	2019	New generation boarding houses should be subject to similar rent control provisions as affordable housing. New generation boarding housing are likely to be an important mechanism to deliver more diverse housing opportunity within the LGA.	Council Department of Planning Industry and Environment (DPIE) CHPs
Investigate reduced car parking provision rates and other development standard variations to incentivise the delivery of affordable housing	Undertake car parking study LEP review process DCP review process	2019	There are opportunities for affordable housing in the LGA. Parts of the LGA have quality access to public transport. Minimal or no parking is likely to be suitable in these locations.	Council
Investigate density bonuses for the provision of affordable housing on business or urban services land, but only where the employment/services function of the land is not diminished.	LEP review process	2019	Genuine opportunities should be explored for affordable housing where economic and services functions are not diminished.	Council
Investigate and evaluate the opportunity for an affordable housing rates levy under the Local Government Act.	Undertake investigation into a levy as part of the Local Housing Strategy and any subsequent affordable housing policy	2019	Affordable accommodation both for key workers and as safety net for all residents, has benefits across the entire community.	Council IPART Bridge Housing supports this action as another fiscal measure to aid implementation but acknowledges this may be difficult to achieve politically and may take

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Bridge Housing – Woollahra Council Planning Statement

Action	Implementation	Timing	Rationale	Responsibility/Comment
				some time (up to 2 years) to get through an IPART process.
Maintain and build partnerships with CHPs to investigate opportunities for joint ventures or opportunities on low-cost sites for affordable housing or other opportunity sites, including Council-owned resources such as car parks (where both parking and affordable accommodation is delivered).	Regular liaison with CHPs	2019-ongoing	Provides better quality parking for existing residents, as well as affordable housing. Bridge Housing supports this action and would like to work in partnership with Council to investigate these opportunities.	Council CHPs Private sector developers
Consider opportunities to promote partnerships between industry, CHPs and private landlords to increase affordable rental stock.	Meet with key CHPs Establish platform to promote partnerships Include outcomes in the Local Housing Strategy	2019-ongoing	Leverage the knowledge and expertise to realise affordable housing opportunities.	Council CHPs Private landlords
Investigate Council and State-owned sites that may be available for disposal in the future, to accommodate higher rates of affordable housing.	Review Council's asset management strategy Meet with Property NSW to discuss opportunities if applicable	2019-ongoing	Reduced land cost sites can maximise affordable housing outcomes from other funding mechanisms. Research indicates that an affordable housing target of 30% [+/-5%] in mixed-tenure developments achieves positive social outcomes.	Council CHPs Property NSW
Investigate working with CHPs (through the NDIS program) to increase the provision and support	Meet with NDIS Workshop with key CHPs	2019-ongoing	Deliver improved housing outcomes for specific needs groups.	Council CHPs

10

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Attachment 1

Bridge Housing – Woollahra Council Planning Statement

Action	Implementation	Timing	Rationale	Responsibility/Comment
of SDA and other types of disability accommodation	Include outcomes and resulting actions in Local Housing Strategy			
Identify opportunities where affordable housing can be included as part of any redevelopment of major sites.	Conduct a GIS analysis of sites with opportunity and constraint factors where bonuses for affordable housing may delivered	2019-ongoing	Affordable housing should be included as part of any significant redevelopment sites (e.g. shopping centres).	Council

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Attachment 1

Bridge Housing – Woollahra Council Planning Statement

Community Housing Industry Association (CHIA) Options

Bridge Housing acknowledges the significant challenges facing Woollahra Council in delivering additional affordable housing in its LGA given the level of demand and the constraints and challenges. CHIA NSW recommends that strategic planning documents such as Woollahra Council's Draft Planning Statement (and later the Housing Strategy) should implement the following strategies for delivering social and affordable housing:

- Explicitly identify affordable rental housing as a strategic priority for the community. Bridge Housing considers that Woollahra Council's draft Planning Statement does not achieve this recommendation. Furthermore, it is noted that Council is not developing a stand-alone Affordable Housing Strategy.
- Acknowledge the economic and social benefits of affordable rental housing and the role it plays in supporting job growth and economic prosperity for local communities. Bridge Housing considers that Woollahra Council's draft Planning Statement does not achieve this recommendation.
- Acknowledge the directions established by the Greater Sydney Commission Plan and the affordable housing targets with an urgent assessment of housing need. Bridge Housing considers that Woollahra Council's draft Planning Statement does not achieve this recommendation.
- Commit to developing a local housing strategy which quantifies housing need now and into the future and includes a focus on the need for affordable rental housing. Bridge Housing considers that Woollahra Council's draft Planning Statement partially achieves this recommendation.
- Identify mechanisms for delivering affordable rental housing through the planning system and/or by leveraging other opportunities available to the council such as partnering with registered community housing providers to redevelop council owned land. Bridge Housing considers that Woollahra Council's draft Planning Statement does not achieve this recommendation.
- Identify how the council will work in partnership with community housing providers and the NSW and Commonwealth Governments to deliver affordable rental housing in their communities. Bridge Housing considers that Woollahra Council's draft Planning Statement does not achieve this recommendation.

Whilst the above strategies may not have been fully developed or implemented as part of the draft Planning Statement, they should certainly be addressed in detail in the Local Housing Strategy when exhibited.

Incentivising the delivery of affordable housing

Bridge Housing believes that the delivery of affordable housing needs to be **incentivised** (rather than **penalised**), and proactive councils and communities should be rewarded for accommodating additional affordable housing. A statement to this effect should be included in the Draft Planning Statement and Local Housing Strategy.

Respondent No: 5

Attachment 1

Bridge Housing – Woollahra Council Planning Statement

In the Draft Planning Statement, and upcoming Local Housing Strategy, it should be made very clear that all S7.11 (s94) and S7.12 (S94A) Contribution Plans **exclude** affordable housing from contributions. This should also be explicit in each local contributions plan. In concert, the State Government should also explicitly **exclude** affordable housing from all State Special Infrastructure Contributions (SIC). In addition, all VPAs (State and Local) should explicitly **exclude** affordable housing development projects from having to make infrastructure contributions (in the form of money, land, and/or works-in-kind).

In order to avoid ‘undermining’ the funding required for local and State infrastructure projects, Bridge Housing supports the establishment of an **Affordable Housing Infrastructure Fund (AHIF)**, or its equivalent, to offset local and state infrastructure contributions otherwise “lost”.

To meet the overall need for affordable housing by 2036 identified by CHIA NSW, Bridge Housing supports advocacy efforts to establish a **200,000 Affordable Dwellings Strategy** across Sydney with access to the AHIF to assist in infrastructure funding or similar fiscal imposts.

It is proposed that the Strategy is based on the **Social and Affordable Housing Fund (SAHF) program** already rolled out in NSW. However, access to a SAHF-like scheme would need to be simplified to reduce tendering and implementation costs and timely access to funds.

Bridge Housing strongly supports the option of developers being able to make **cash payments under SEPP 70 or alternative mechanisms**. However, it is important that the Council create a framework that permits the timely expenditure of the funds raised into the delivery of housing in the LGA, so that CHPs such as Bridge Housing can also leverage off the NHFC and other subsidies that may already be in place. Similar programs in other LGA’s have resulted in the delivery of additional affordable housing.

In terms of monitoring progress, Bridge Housing considers that it is vital for Woollahra Council to establish clear five-year targets for the delivery of affordable housing and a framework that assesses the relative success rates of each identified mechanism.

The potential opportunities presented by the redevelopment of underutilised public land need to be realised and monitored on an annual basis. The establishment of an appropriate framework for public assets in the LGA and the processes required for their potential redevelopment and/or disposal is strongly supported by Bridge Housing.

Options for Council might include better utilising on grade public car parking, with affordable housing above and a retained public car park below. This has been achieved in other LGAs. Other options could include land granted to CHPs with a long-term lease, if freehold sale of the land is unavailable.

To incentivise Council (and local communities) to identify appropriate sites, a local community might be rewarded with funds from the AHIF to be spent by Council on other community / social infrastructure in the area, such as open space / playground upgrades, tree planting etc.

Bridge Housing is concerned that too heavy a reliance may be placed on the private sector to solve the affordable housing issues facing NSW and other processes and mechanisms need to be identified and put in place.

There is a need for advocacy for affordable housing at all levels (CHP, Council, State and Federal Government and the broader community) working together for coordinated outcomes. Partnerships that combine all three levels of Government may be the hardest to achieve, but have the greatest

Respondent No: 5

Attachment 1

Bridge Housing – Woollahra Council Planning Statement

potential to achieve coordination and success on the ground through a combination of good processes; effective mechanisms; access to land; and access to funding.

Summary

Bridge Housing appreciates the opportunity to comment on Woollahra Council's Draft Local Strategic Planning Statement. We believe that there are opportunities to deliver additional affordable housing in the LGA to meet the needs of the local community. Bridge Housing is ideally positioned to assist Council in its assessment of the strategic advantages of suitable affordable housing development sites in the LGA.

Bridge Housing would welcome the opportunity to meet with Council to provide strategic advice from a CHP's perspective to inform affordable housing planning, particularly in the preparation of the Local Housing Strategy.

Thank you for considering our submission. We look forward to collaborating with Council to maximise affordable housing and housing diversity outcomes in the Woollahra LGA.



Respondent No: 6

Login: richard kent

Email: [REDACTED]

Responded At: Oct 08, 2019 10:14:22 am

Last Seen: Oct 07, 2019 21:39:47 pm

IP Address: 218.215.14.195

Q1. Your email address

[REDACTED]

Q2. I would like to:

Type my comment here.

Q3. Please upload your file.

not answered

Q4. Please type your comment here.

In the 20 year plan can you please consider these two areas Planning priority - Heritage To maintain /conserve heritage homes usually implies greater controls on residents who own heritage homes or those who live in heritage conservation areas. It would seem appropriate that there should be some form of discount in applying for development if the person is meeting these outcomes. It acts as an incentive to owning a heritage place, rather than the current disincentive that apply because of the restrictions placed on development lead to greater cost in renovating these properties. You need to look after your residents rather than developers building units who have fewer controls and after maximising their dollar return rather than putting back into the community. Planning priority 10: I have lived in this area near Harbour View Park for a long time and though I applaud persons who have contributed to the greening and regeneration of the park I have noticed a strong decline in bird numbers. This I believe is due to the insistence of restoring it to the original vegetation which provides little all year-round food supply. The removal of non-natives like an odd hibiscus plant or jacaranda or maple should not be a policy of the parks. Non Natives in number are insignificant to the dominant native vegetation that exists. Further, attractive tree-lined avenues should be encouraged along pathways. The random nature of planting is not adding to the beautification of parks.



Respondent No: 7

Login: michael

Email: [REDACTED]

Responded At: Oct 11, 2019 20:53:30 pm

Last Seen: Oct 11, 2019 09:47:58 am

IP Address: 203.87.113.184

Q1. Your email address

[REDACTED]

Q2. I would like to:

Type my comment here.

Q3. Please upload your file.

not answered

Q4. Please type your comment here.

Comments: 1. The bike network from the East stops at Double Bay. It should be extended by a link down William Street, up the Marathon Road steps and then down Loftus Road to Rushcutters Bay Park and across that into the city. 2. The plan is much too short on greening Woollahra. We have numerous blank places where street trees used to exist and now there is just a square of dirt surrounded by concrete to mark the location. On Ocean Avenue alone there are nearly ten locations where trees used to be. In addition there are many locations where small gardens could be planted but currently the spot is now filled in with bitumen,



Respondent No: 8

Login: brad.billett

Email: [REDACTED]

Responded At: Oct 15, 2019 15:59:02 pm

Last Seen: Oct 15, 2019 04:58:21 am

IP Address: 103.227.21.115

Q1. Your email address

[REDACTED]

Q2. I would like to:

Upload a Word or PDF file here (maximum file size 3 MB).

Q3. Please upload your file.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/e90ebb249b9aaa27a95759dec121fff0504756e1/file_answers/files/038/253/190/original/Office_of_Sport_submission_to_LSPS.pdf?1571115541

Q4. Please type your comment here.

not answered

Respondent No: 8



OFFICE OF SPORT

F19/4783

Woollahra Municipal Council
PO Box 61
Double Bay NSW 1360

Re. Draft Woollahra Local Strategic Planning Statement

Thank you for the opportunity to provide feedback on the Draft Local Strategic Planning Statement.

The importance and value of community sport infrastructure

Community sport infrastructure is essential to building well connected and healthy communities. Sport increases social cohesion and provides a broad range of physical and mental health benefits. A recent report published by Sport Australia estimates that community sport infrastructure generates an annual value of more than \$16.2 billion with:

- \$6.3 billion worth of economic benefit
- \$4.9 billion worth of health benefit, and
- \$5.1 billion worth of social benefit.

The report is available at:

https://www.clearinghouseforsport.gov.au/data/assets/pdf_file/0007/804067/VoCSI_Final_June_2018.pdf

The importance of community sport infrastructure has also been outlined in the 'Australian Infrastructure Audit, 2019' which states:

'Green, blue and recreation infrastructure contributes significantly to the liveability and resilience of places and the wellbeing of people. These spaces and facilities are essential services that, along with other infrastructure, can help create economically-productive, socially-cohesive and sustainable places.'

This report is available at:

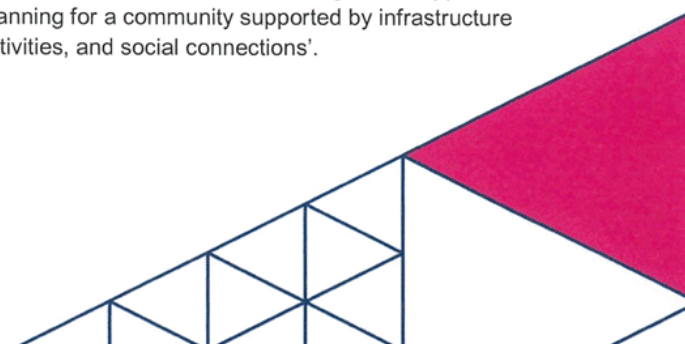
<https://www.infrastructureaustralia.gov.au/australian-infrastructure-audit-2019>

Draft Local Strategic Planning Statement (LSPS)

The Office of Sport supports the Draft LSPS. In particular, we acknowledge and support the actions related to Planning Priority 2 'Planning for a community supported by infrastructure that fosters health, creativity, cultural activities, and social connections'.

OFFICE OF SPORT

✉ Locked Bag 1422, Silverwater NSW 2128
☎ 13 13 02 🌐 www.sport.nsw.gov.au
ABN 31 321 190 047



Respondent No: 8

Action 12 identifies the implementation of the Recreation Needs Study and Plan (2020). The Office of Sport welcomes the opportunity to support this work and encourages the inclusion of community sport infrastructure as part of the study and plan.

The Office of Sport is currently developing the Greater Sydney Sport Infrastructure Plan. This initiative, identified by the Greater Sydney Commission in their District Plans will provide a strong evidence base to help guide future sport facility provision.

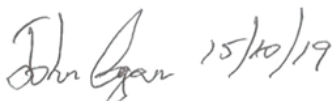
We recommend that Council include an additional action to 'support and assist in the implementation of the Greater Sydney Sport Infrastructure Plan (once released)'.

In preparing the Greater Sydney Sport Infrastructure Plan, the Office of Sport has collected extensive data and insights. We welcome the opportunity to share these insights to help deliver LSPS actions.

We look forward to our continued co-operation with Woollahra Municipal Council and other agencies in the delivery of the Local Strategic Planning Statements related to community sport infrastructure.

Should you require further information on this submission, please contact Mr Brad Billett, Principal Advisor, Facilities Strategy and Planning on [REDACTED]

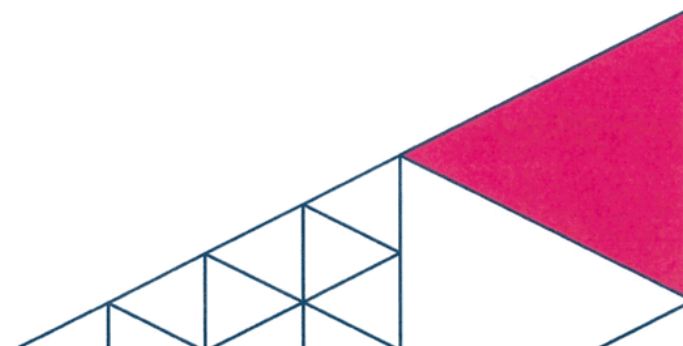
Yours sincerely



John Egan
A/Executive Director, Sport Infrastructure Group

OFFICE OF SPORT

✉ Locked Bag 1422, Silverwater NSW 2128
☎ 13 13 02 🌐 www.sport.nsw.gov.au
ABN 31 321 190 047





Respondent No: 9

Login: Jeff

Email: [REDACTED]

Responded At: Oct 18, 2019 19:10:22 pm

Last Seen: Oct 18, 2019 08:04:47 am

IP Address: 58.173.243.27

Q1. Your email address

[REDACTED]

Q2. I would like to:

Type my comment here.

Q3. Please upload your file.

not answered

Q4. Please type your comment here.

What is the reason a construction on the infill space can't mirror the existing buildings either side if they match both adjoining neighbours and are constructed to ensure the facades and envelope shape are authentic in material, style and colour? On infill site diagrams – 2.3.2 on page 8 and page 23 - where Council has denoted X (not allowed) on the each diagram, Council needs 3rd & 4th diagrams below each of those mentioned, clearly outlining examples of the form that would be allowed on those sites – like has been done on 2.5.3 for pavilions. Although much of this DCP relates to infills, pavilions and additions, the DCP is clear about disallowing faux representation of historical architectural style and that is not argued. But Council has allowed the Terraces Developer (on the site of the previous historic Scottish Hospital) to erect faux wrought iron balustrading (aka ugly suburban powder coat aluminium) on Brown Street, instead of authentic wrought iron? The wrought iron that was in existence before the building works commenced was in reasonable condition for its age and could easily have been restored and reused like done in many Paddington terraces of that age. It seems that council suits itself as to what is allowed and what is ignored. The re-use of authentic and restored wrought iron fencing could have been included as part of the approval process for ugly and imposing Terraces development.



Respondent No: 10

Login: JFDesousa

Email: [REDACTED]

Responded At: Nov 04, 2019 10:32:28 am

Last Seen: Nov 03, 2019 23:42:09 pm

IP Address: 165.225.114.196

Q1. Your email address

[REDACTED]

Q2. I would like to:

Upload a Word or PDF file here (maximum file size 3 MB).

Q3. Please upload your file.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/e8bb7a347f9853222a1dd97d545abc40825be556/file_answers/files/038/716/315/original/Imagine_Tomorrow.docx?1572823948

Q4. Please type your comment here.

not answered

Respondent No: 10

Imagine Tomorrow: Our Woollahra

- Imagine: A local environment where children walk or ride their bikes to local schools instead of being driven by parents in large polluting vehicles.
- Imagine: Residents walking and riding bikes to local shops, cafe's, to work, visiting family, etc. It's embarrassing that only 1% ride bicycles to work! Woollahra should be championing, along with other local councils, a bicycle network that promotes a healthy, safe and viable means of transport. You don't get to smell and sense what our beautiful villages and environment has to offer inside airconditioned SUV's!
- Imagine: Being able to ride a bicycle safely to any harbour or surf beach in the Eastern Suburbs or into the city in a dedicated cycle path.
- Imagine: Less cars on our roads and more people moving around on foot and on bicycles, which is beneficial for all and preserves the beautiful environment we live in. No one currently enjoys driving from one local village to another, the roads are busy and in a terrible state. The alternative to driving in the east are busses which are great but way too big, too nosy, or trains which don't go beyond Bondi Junction.
- Imagine: More one-way streets that improve traffic flow, rather than the jungle of dual way roads that currently exist. One-way streets that incorporate dedicated cycle ways, allowing people to enjoy the beautiful villages we have and to reach transport hubs efficiently and safely.
- Imagine: Footpaths that are smooth and safe to walk/run on, today they are fully uneven and full of cracks!
- Imagine: "High quality infrastructure"? This is mentioned in the planning statement, but I just don't see what has changed in the past 30-40 years, there are no Trams/light rail to and from Watsons Bay and Bondi Junction or Edgecliff, there is also inadequate cycling infrastructure to truly provide the public a transport alternative that also encourages a healthy lifestyle and improved air quality.



Respondent No: 11

Login: ally.hamer

Email: [REDACTED]

Responded At: Nov 05, 2019 10:15:59 am

Last Seen: Nov 04, 2019 23:04:56 pm

IP Address: 203.38.92.33

Q1. Your email address

[REDACTED]

Q2. I would like to:

Upload a Word or PDF file here (maximum file size 3 MB).

Type my comment here.

Q3. Please upload your file.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/0197def99836ab4dd43f01b2c528aef04946b50b/file_answers/files/038/743/817/original/Woollahra_Municipal_Council_draft_LSP_S_submission.docx?1572909358

Q4. Please type your comment here.

To whom it may concern, Re: Feedback on the Woollahra Draft Local Strategic Planning Statement (LSPS) Thank you for the opportunity to provide feedback on the Wollahra Municipal Council Draft LSPS. Please find attached a submission from Cancer Council NSW. Kind regards, Ally Hamer Senior Project Officer I Skin Cancer Prevention Unit Cancer Council NSW
T: [REDACTED] Woolloomooloo NSW 2011



Respondent No: 11

5th November 2019

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

Dear Woollahra Municipal Council,

Re: Feedback on the Draft Local strategic Planning Statement (LSPS)

Thank you for the opportunity to provide feedback on Woollahra Municipal Council Draft LSPS.

Cancer Council NSW is committed to reducing the impact of cancer on individuals and the community, and to lessening the burden for people affected by cancer. We are community funded and community focused. We believe health is central to urban planning in order to create environments that promote cancer-smart behaviours and reduce exposure to known cancer risks such as solar ultraviolet (UV) radiation.

Cancer Council NSW is a key partner in the implementation of the *NSW Skin Cancer Prevention Strategy* (2017) which defines a comprehensive approach to reducing overexposure to (UV) and ultimately the incidence of skin cancer in NSW. The Strategy is a multidisciplinary initiative lead by Cancer Institute NSW which is an agency of NSW Health.

As part of the delivery of the Strategy, the Shade Working Group is committed to increasing shade across NSW for skin cancer prevention by influencing the planning system and advocating for shade in the local community. Member organisations of the Shade Working Group include: Cancer Institute NSW, Cancer Council NSW, University of New South Wales City Future Research Centre, and a strategic and social impact planner consultant. This submission is being provided by Cancer Council NSW, which also is Chair of the *NSW Skin Cancer Prevention Strategy Shade Working Group*.

Skin cancer in Australia

Australia has the highest levels of UV radiation and the highest incidence rates of skin cancer worldwide, where two out of every three people are likely to be diagnosed with skin cancer by the age of 70. UV radiation causes 95% of melanomas and 99% of non-melanoma skin cancers in Australia. This means skin cancer is highly preventable.

In comparison to another important preventable social issue, nearly twice as many people die from melanoma than they do on our roads in NSW. 354 people died on our roads in 2018; while 624 people died of skin cancer in 2016¹. We wear a seatbelt every time we get in the car, and we should think about UV radiation in the same way.

Respondent No: 11



Woollahra Municipal Council can play an important role in reducing the risk of skin cancer of its residents through planning and designing shade. Good quality shade can reduce UV exposure by up to 75 per cent. Further information including the co-benefits of shade, and the *Cancer Council NSW Guidelines to Shade* are accessible via Cancer Council NSW's [website](#), along with example case studies of well designed shade.

Response to the Draft LSPS

Cancer Council NSW would like to commend Woollahra Municipal Council for its commitment to placemaking and the preservation of tree canopy as a local planning priorities in the Draft LSPS. We have suggestions to ensure the value of shade for UV radiation protection and other co-benefits are fully recognised in the 20 year vision for the LGA.

Example text has been developed to include in your LSPS which supports shade as a planning priority for the LGA. We recommend that Woollahra Municipal Council look to include all or part of this text under Planning Priorities 6 and 11 of the Draft LSPS. This text can be accessed via Cancer Council NSW's [website](#).

Thank you again for the opportunity to provide comment on your Draft LSPS. If you would like any further support, please feel free to contact me via

[REDACTED] or [REDACTED]

Yours sincerely,

Elizabeth King
Chair, NSW Skin Cancer Prevention Strategy Shade Working Group
Skin Cancer Prevention Manager
Cancer Council NSW

¹ Cancer incidence and mortality projections 2011 to 2021. Cancer Institute NSW, Sydney, May 2011.
Centre for Road Safety, Transport for NSW <https://roadsafety.transport.nsw.gov.au/downloads/road-toll-progress-2018.pdf>



Respondent No: 12

Login: Ethos Urban - Brisbane

Email: [REDACTED]

Responded At: Nov 08, 2019 11:41:13 am

Last Seen: Nov 07, 2019 00:24:39 am

IP Address: 202.148.234.241

Q1. Your email address

[REDACTED]

Q2. I would like to:

Upload a Word or PDF file here (maximum file size 3 MB).

Q3. Please upload your file.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/ace145aecb93ade0051437362191e058aff104d1/file_answers/files/038/828/994/original/2190673_United_Woollahra_submission_191107.pdf?1573173672

Q4. Please type your comment here.

not answered

Respondent No: 12

ETHOS URBAN

7 November 2019

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

Via: Online submission – yoursay.woollahra.nsw.gov.au
Cc: records@woollahra.nsw.gov.au

Ethos Urban Reference: 2190673

Dear Sir/Madam,

**RE: SUBMISSION TO WOOLLAHRA MUNICIPAL COUNCIL'S DRAFT LOCAL STRATEGIC PLANNING
STATEMENT DATED SEPTEMBER 2019
IN RELATION TO UNITED PROPERTY HOLDINGS AT 6-12 VIEW STREET AND 35 EDWARD STREET,
WOOLLAHRA**

This submission has been prepared by Ethos Urban on behalf of Uniting in response to the exhibition of the Draft Woollahra Local Strategic Planning Statement (LSPS).

Uniting is responsible for the social justice, community services and chaplaincy work of the Uniting Church in NSW and the ACT, providing care and support for people through all ages and stages of life and with a focus on people experiencing disadvantage and vulnerability.

We firstly congratulate Council on preparing draft LSPS, which provides the vision for how Woollahra should develop into the future, having regard for the community's specific values and characteristics.

This submission details elements of the Draft LSPS that Uniting supports, as well as elements that could be further developed to reflect the development potential of Uniting's property at 6-12 View Street and 35 Edward Street, Woollahra, known as 'Lough Neigh' Retirement Village.

This submission details:

- Uniting's support of items identified in the LSPS
- a description of the Uniting 'Lough Neigh' property
- discussion of specific issues identified in the LSPS
- recommendations to inform the final revision of the LSPS

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1.0 Positive aspects of the Draft LSPS

We have reviewed Council's draft LSPS and are encouraged to see the following inclusions:

- **Planning priority 1:** Planning for **integrated land use and transport** for a healthy, connected community, and a **30-minute city**.
- **Planning priority 4:** Sustaining diverse **housing choices in planned locations** that enhance our lifestyles and **fit in with our local character** and scenic landscapes.
 - Strategy 19: Prepare a local housing strategy that:
 - a. responds to housing forecasts by the NSW Department of Planning, Industry and Environment
 - b. addresses the requirements of Objective 10 of A Metropolis of Three Cities, including:
 - i. **creating capacity** for more housing in the **right locations** – areas supported by a wide range of accessible, green, clean, and creative facilities, services and spaces
 - ii. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area
 - iii. supporting investigation of opportunities for **alignment with investment in regional and district infrastructure**
 - c. promotes design excellence that preserves village and neighbourhood character and integrates sustainability principles
 - d. promotes **diverse housing choices for people of all ages and capabilities**
 - e. supports the role of business centres
 - f. addresses affordable housing by:
 - i. recognising housing affordability is an issue in Woollahra, particularly for essential service workers
 - ii. quantifying and measuring the need for affordable housing in the local government area
 - iii. identifying areas and strategies for growth in affordable housing
 - iv. recognising that affordable housing is a complex issue that need to be addressed by all levels of government
 - v. exploring opportunities for Council to participate at a regional and state level to advocate for state funded delivery of affordable housing stock.
 - Strategy 22: Investigate capacity for integrating **aged care options near business centres and community hubs**.

(Our emphasis)

2.0 Uniting property: 6-12 View Street and 35 Edward Street, Woollahra

2.1 Property details

Uniting's 'Lough Neagh' retirement village property is located at 6-12 View Street and 35 Edward Street, Woollahra. As illustrated in Figure 1, the property is located within a 400m radial distance of the Bondi Junction Strategic Centre, as well as the Bondi Junction Train Station and Bus Interchange.

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Figure 1 Lough Neagh context plan

Source: Adapted from SixMaps – NSW Government

The site is approximately 1,940 m² in area and features a 37 m frontage to View Street, a 19 m frontage to Edward Street, and a depth that ranges from 45 to 60 metres. The land falls from View Street to the south to Edward Street to the north.

Development on the property comprises a retirement village featuring 12 units. These units provide an important social function for the Woollahra area, where there is expected to be 22% growth in residents aged 65-84 years and 68% growth in the 85+ age cohort between 2016 and 2036 (as identified in the draft LSPS). However, the building stock is dated and there is opportunity for redevelopment to better cater for existing and future residents, noting the growing need for facilities in the area. Alternatively, there is opportunity to redevelop the site for other forms of housing (i.e. other than retirement living).

Development surrounding the property predominantly comprises 1-2 storey residential uses, with row/terrace housing being a common typology within the neighbourhood.

In terms of landscape setting, the topography of land surrounding the site falls from the Bondi Junction Station (to the south) towards Lough Playing Field (to the north). Views towards the waterfront to the north are available from several locations / streets within the neighbourhood. Streetscapes are generally tree lined and private landscaping contributes to the 'leafy' quality of the neighbourhood.

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2.2 Planning controls

Planning controls applicable to the site are as follows.

Current planning controls Woollahra Local Environmental Plan 2013

Zoning

R3 - Medium Density Residential



Image source: adapted from ePlanning Spatial Viewer – NSW Government

Max. building height 9.5 m

Max. Floor Space Ratio 0.65:1

Min. subdivision lot size 700 m²

Acid Sulfate Soils Class 5

Heritage

Paddington Heritage Conservation Area (Significance: Local)

The site is located within the Conservation Area – General. However, there are no mapped items of local heritage significance, as per planningportal.nsw.gov.au (accessed 14 Oct 2019).



Image source: adapted from ePlanning Spatial Viewer – NSW Government

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2.3 Redevelopment potential

The location of the site within 400 m of the Bondi Junction Strategic Centre and the Bondi Junction Train Station and Bus Interchange establishes an important foundation for enabling density in the area and maximising how efficiently land within the suburb is used to accommodate development.

Further, the substantial size of the site creates opportunities for an integrated development, with scope to develop massing in a manner that suits the heritage and neighbourhood context. The fall of the land also provides opportunity to utilise design strategies which conceal development mass and protect the low-rise quality of the area. Further, the site has substantial opportunities for landscaping and vegetation to contribute towards the amenity of the neighbourhood and the site's residents.

Accounting for these factors, together with the dated building stock, there is a strong case for redevelopment of the site. This holds the prospect of more efficient land use that contributes towards the suburb's ability to cater for older residents – a growing population cohort and an emerging housing driver within Woollahra. It also holds the prospect of catering for a range of other demographic cohorts if the site is developed for a different residential purpose, as envisaged by the zone.

Sections 4 and 5 of this submission provide our views on how this potential can be appropriately reflected in the Woollahra LSPS.

3.0 Strategic planning considerations

In addition to site-specific controls and conditions, it is pertinent to consider the strategic planning context of the Lough Neagh property. This is summarised as follows.

Strategic Policy	Details
Greater Sydney Commission	Eastern District Plan
Key elements of District Plan	<p>Planning Priority E1 Planning for a city supported by infrastructure.</p> <ul style="list-style-type: none">• Objective 1: Infrastructure supports the three cities.• Objective 2: Infrastructure aligns with forecast growth – growth infrastructure compact.• Objective 3: Infrastructure adapts to meet future needs.• Objective 4: Infrastructure use is optimised.• Actions:<ul style="list-style-type: none">3. Align forecast growth with infrastructure.6. Maximise the utility of existing infrastructure assets, and consider strategies to influence behaviour changes, to reduce the demand for new infrastructure, including supporting the development of adaptive and flexible regulations to allow decentralised utilities. <p>Comments: The collective thrust of the above provisions is to maximise the use of infrastructure for city building. Relevant to the site, Bondi Junction train station and bus interchange are located between 340 and 400 m from the site (depending on whether measurements are taken from the southern or northern boundaries).</p>

Strategic Policy Details

Planning Priority E5

Providing housing supply, choice and affordability with access to jobs, services and public transport

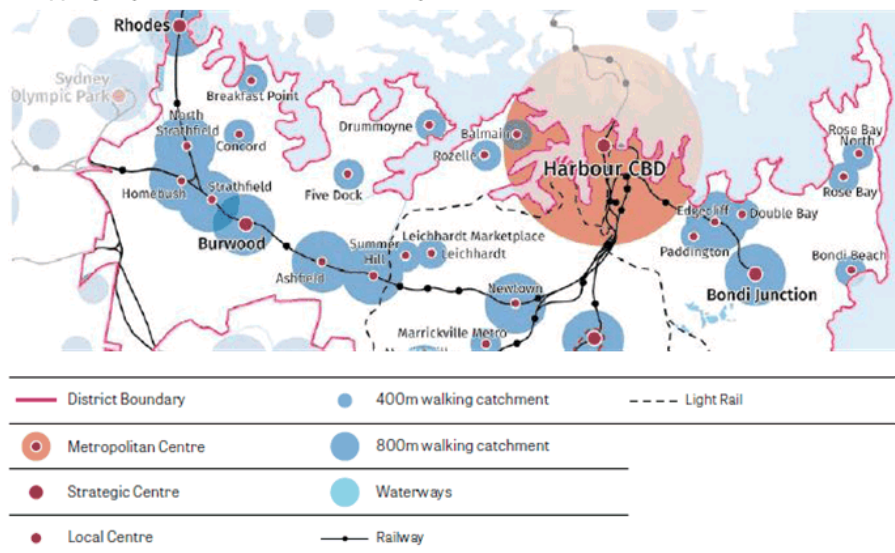
- **Objective 10:** Greater housing supply.
- **Objective 11:** Housing is more diverse and affordable.
- **Mapping:** Bondi Junction identified as a strategic centre.
- **District Plan commentary:**
 - The 0-5 year housing supply target for Woollahra is 300 dwellings.
 - "These are minimum targets and largely reflect delivery potential under current planning controls. Each council is to develop 6–10 year housing targets."

Comments: While the 0-5 year housing supply target for Woollahra is low, the District Plan acknowledges this is based on existing regulatory conditions. The proximity to the Bondi Junction strategic centre creates scope for further consideration of future housing supply, including retirement living.

PLANNING PRIORITY E6

Creating and renewing great places and local centres, and respecting the District's heritage

Mapping: Figure 13 identifies an 800m walking catchment from Bondi Junction.



The map illustrates the approximate five-minute walking catchment around local centres serviced by local transport and the approximate 10-minute walking catchment around a centre focused on a mass transit stop. Actual walking catchments of 5-10 minutes will depend on local connections and conditions and should be determined using a place-based approach within which housing, retail and commercial growth opportunities need to be balanced and planned for by councils.

Image source: Eastern District Plan

Comments: This mapping provides the context for planning for activity centres, illustrating an 800 m catchment from Bondi Junction. This is an important threshold for future planning and development.

- **Action 18:** 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.

Comments:

- The recognition of character is included in district-level planning. This is acknowledged as an important consideration for the subject site, which is located within an area featuring heritage and neighbourhood character values.

Strategic Policy	Details
Woollahra Council	
Woollahra Opportunity Sites Study (June 2010)	Council reviewed 26 opportunity sites within the Woollahra municipal area in 2010, identifying changes that could be made to planning controls on the basis of the review. This study has been taken into account in the preparation of the Eastern District Plan.
Woollahra Housing Strategy 2020	Upcoming.

4.0 Draft LSPS issues

4.1 Key issues

As previously discussed, there are a number of positive aspects of the draft LSPS that Uniting supports. However, we believe there are some elements of the draft LSPS that miss the opportunity that Uniting's property can contribute towards city outcomes.

Most notably, we draw Council's attention towards how it could refine its strategic directions for housing, without compromising the important heritage and neighbourhood character values that Woollahra is known for. This is in alignment with Priority 4, which focuses on "[s]ustaining diverse **housing choices in planned locations** that enhance our lifestyles and **fit in with our local character and scenic landscapes**."

In submitting our views, we firstly note that the structure plan provides the following overall direction for Woollahra:

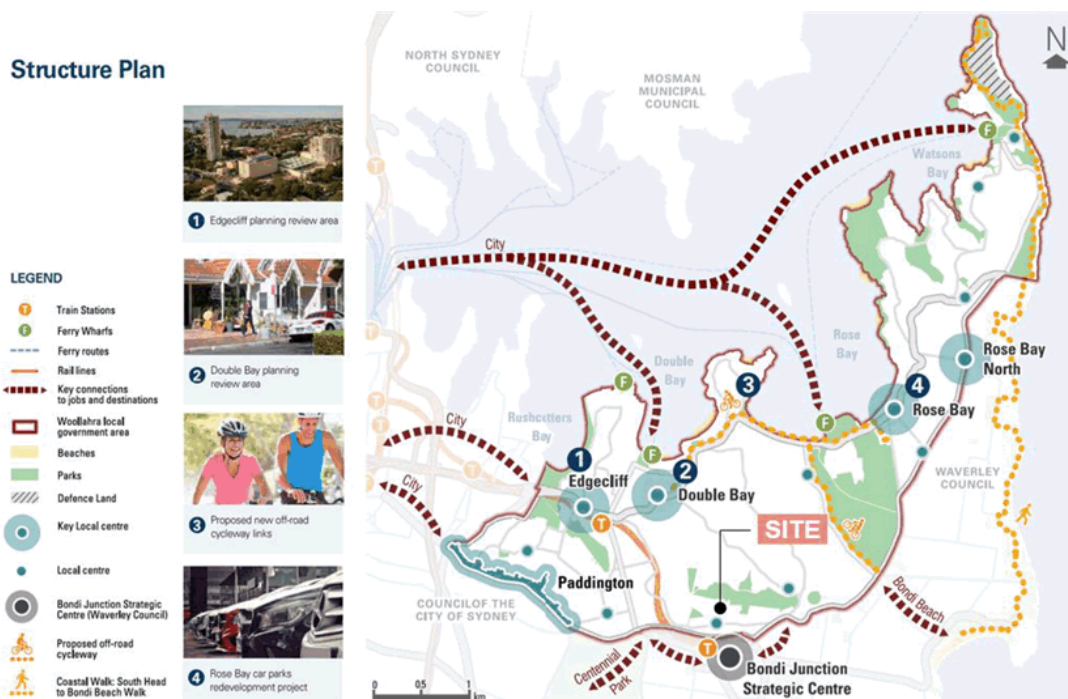


Figure 2 Draft Woollahra LSPS Structure Plan

Source: Adapted from Draft Woollahra LSPS– Woollahra Municipal Council

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With respect to housing, the only interpretation that can be drawn from the structure plan is to focus density and more intensive built form around centres. However, this is not expressly mapped or stated in the legend, possibly on the basis that a housing strategy is yet to be prepared and the immediate 0-5 year target is set at a low 300 dwelling threshold. With limited specificity in the draft LSPS, planning reverts to a large extent to the LEP and DCP, which provide the statutory direction for development compliance. This approach (whether intentional or not) misses strategic planning directions that are already evident.

The Eastern District Plan emphasises the role of Bondi Junction as a Strategic Centre, and a major transport node that will assist in establishing a 30-minute city. This is not accurately reflected in the structure plan or any other plan in the draft LSPS. Note, for instance, that the draft Waverly LSPS provides the following depiction of how far the 800 m catchment extends.

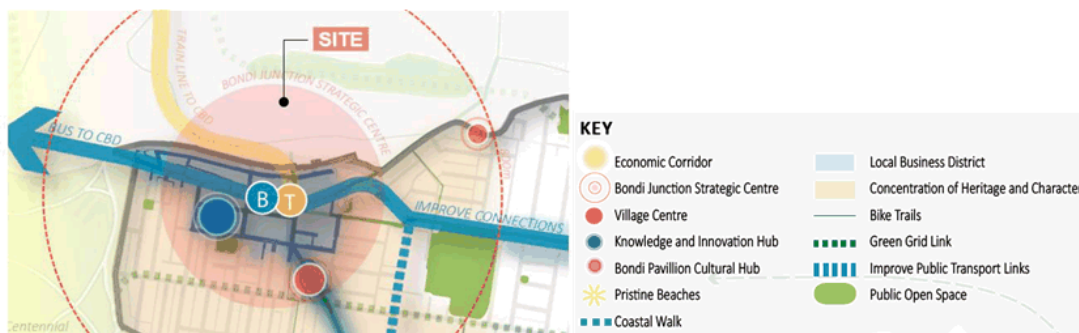


Figure 3 Plan Extract - Draft Waverly LSPS

Source: Adapted from Draft Waverly LSPS- Waverly Council

Illustrating 400 m and 800 m distances from the Strategic Centre would clarify the area where housing and intensification opportunities could be examined (based on merit). This approach would properly reflect the Eastern District Plan and be in accordance with LSPS Planning Priority 1, which encourages transport and land use integration for a healthy, connected, 30-minute city. It would also make efficient use of social infrastructure and open space surrounding the site, aligning with Planning Priority 2, which involves "[p]lanning for a **community supported by infrastructure** that fosters health, creativity, cultural activities, and social connections."

The social infrastructure, open space, and active movement network in the vicinity of the site are illustrated as follows.

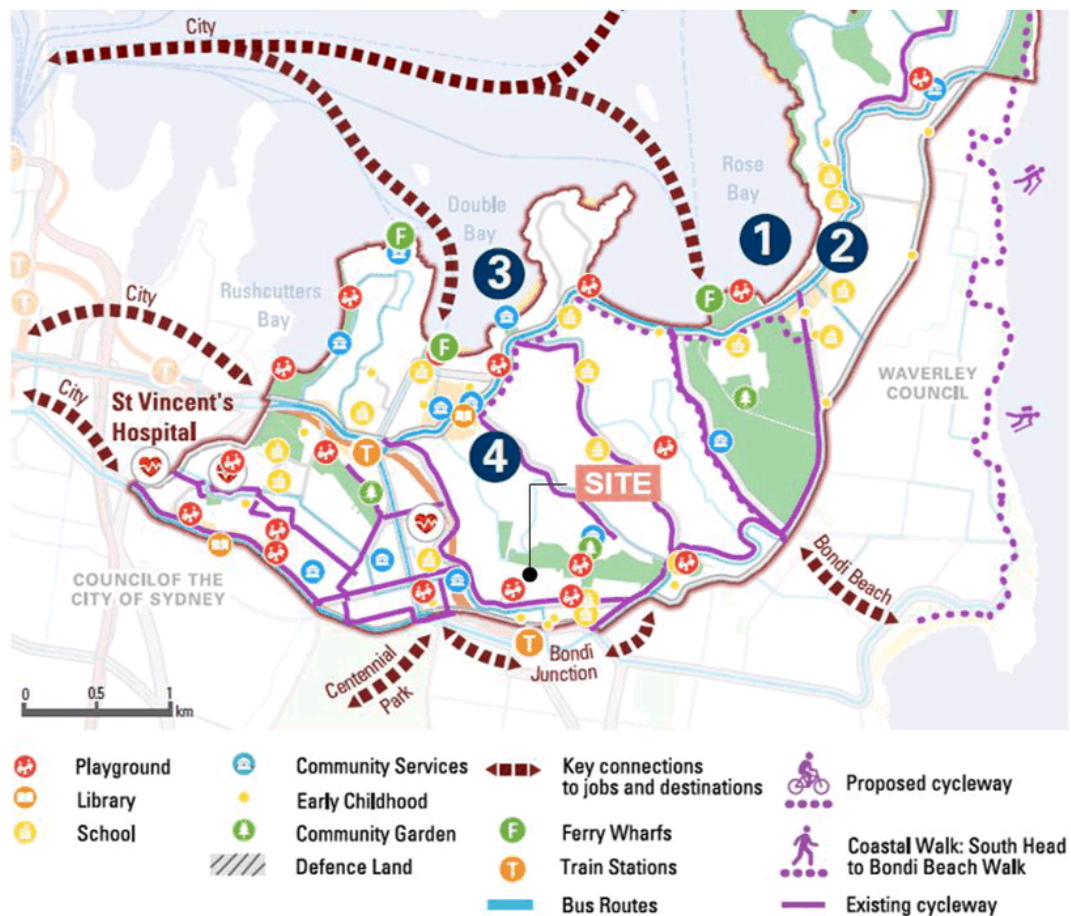


Figure 4 Planning Priority 2 Plan - Draft Woollahra LSPS

Source: Adapted from Draft Woollahra LSPS— Woollahra Municipal Council

Collectively, the location of the Strategic Centre, major transport facilities, social infrastructure, open space, and active transport network establish a base case for redevelopment potential.

What remains to be examined is whether the site can be appropriately redeveloped and intensified in accordance with the heritage and character of this area. These matters are discussed by the following LSPS provisions:

- **Planning Priority 5:** Conserving our rich and diverse **heritage**.
- **Planning Priority 6:** Placemaking supports and maintains the **local character** of our neighbourhoods and villages whilst creating great places for people.
 - **Action 29:** Continue to implement place-based planning through the Woollahra Development Control Plan 2015, place plans, and public domain strategies to protect heritage and village character, increase pedestrian access and amenity, manage parking, and promote active street frontages.

The site is within the Woollahra Heritage Conservation Area (HCA) Precinct 6 (Fletcher), abutting a contributory item on 37 Edward Street. While not being a contributory item itself, we recognise that the site's location within the HCA makes it important for development design to be complementary to the precinct's heritage values. In parallel with heritage, the character of the area is evident through the built form and landscape elements in the neighbourhood. We acknowledge these elements as guidance for future design responses. Notwithstanding, the site has unique attributes, such as its size and the fall of the land, that enable built form outcomes that respect and work in concert with the heritage and character values. The ability to do so provides an opportunity to improve on the current building stock and develop a more intensive outcome that would not be possible on other sites within this Strategic Centre locality - which are limited in size or impaired by other characteristics.

Overall, we believe that Council's priorities and actions are sound. However, we consider that there is more that could be stated and mapped in the LSPS to support positive land use, built form, and character outcomes for the neighbourhood.

4.2 Further matters

Planning Priority 1 involves "[p]lanning for integrated land use and transport for a healthy, connected community, and a 30-minute city." We consider this priority and its subordinate actions and strategies to be sound. However, we observe that almost the entire focus of this LSPS section is on transport, with there being no land use measures that accompany transport solutions. Council may wish to revise this section to more fully canvas what can be achieved through transport *and land use* integration.

5.0 Key recommendations and Conclusion

Generally, the draft LSPS aligns with the structure of the Eastern District Plan and provides localised interpretations of the development and environmental directions. There are a number of positive aspects which Uniting supports, as detailed earlier in this submission. However, the LSPS is not underpinned by a detailed housing strategy, which is expected to be prepared by Council in 2020. In our view, this means that the opportunities associated with Uniting's Lough Neagh property have been missed, whereas sufficient support is available based on the Eastern District Plan and a preliminary review of site conditions.

Based on the grounds outlined in this submission, Uniting makes the following key recommendations in relation to the Draft LSPS:

- Council revise the Structure Plan to identify a 400 m and 800 m radius from the Bondi Junction Strategic Centre, consistent with the Eastern District Plan and the abutting Waverley Council's LSPS.
- Council add wording to the Vision under Planning Priority 4 to acknowledge the importance of evaluating strategic sites. Specifically, we recommend that the wording at the end of the vision be amended in the following manner (new wording added in **bold**):

Council plans new housing and renewal using a place-based approach which prioritises our lifestyle, heritage, local character, and scenic landscape. Fine-grain human scale design protects our village character whilst delivering new housing that is the right fit for our area.

Strategic sites play an important role in directing housing where it can contribute to community needs, while working with the values of our local area.

The Woollahra Housing Strategy (2020) will set out where new housing will be located and identifies investigations for longer-term housing outcomes. Sustainable housing is carefully planned so that it is the right fit and is located on suitable, highly accessible and well-serviced sites.

- Council consider amending Planning Priority 1 and its subordinate strategies and actions to strengthen its focus on land use integration.

Thank you for the opportunity to provide a submission to the draft Woollahra LSPS. This submission has outlined Uniting's perspective on how the redevelopment / intensification prospects of its View Street property can be reflected in the LSPS. As demonstrated, there are compelling planning reasons to adopt the proposed recommendations outlined herein.

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Uniting | Submission to Draft Woollahra LSPS | 7 November 2019

Should Council require any further information in relation to the matters raised in this submission, please do not hesitate to contact the undersigned.

Yours sincerely,



Alexis Cella
Director





Respondent No: 13

Login: aliciarijke

Email: [REDACTED]

Responded At: Nov 08, 2019 11:56:02 am

Last Seen: Nov 08, 2019 00:55:26 am

IP Address: 61.69.91.146

Q1. Your email address

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Q2. I would like to:

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Q3. Please upload your file.

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Q4. Please type your comment here.

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Respondent No: 13



planning consultants

7 November 2019
Our Ref: 8763C.16KC_WMC_Submission

The General Manager
Woollahra Municipal Council

Uploaded Via Council's Website Only

Dear Mr James,

Subject: Submission on Draft Woollahra Local Strategic Planning Statement

We refer to the public exhibition of Council's Draft Local Strategic Planning Statement (LSPS) and thank you for the opportunity to make this submission. DFP Planning (DFP) has prepared this submission on behalf of our client, Anglican Community Services (Anglicare) who are one of the largest non-for-profit providers of seniors and aged care services in NSW.

Therefore, our review and this submission is specifically in the context of seniors and aged care housing within the Woollahra Municipal Council Local Government Area (LGA).

1.0 An Ageing Population, Seniors Housing and Aged Care Facilities

By 2036 Council will be home to 59,850 people, a minor increase from the LGA's current population (2019) of 58,964. Notwithstanding, the LGA's growth will be primarily seen in persons aged 65 years and over, however the LSPS makes little mention of seniors housing or aged care facilities.

Accordingly, we request that Council ensure seniors housing and aged care services are adequately considered in Council's future Local Housing Strategy as seniors housing and aged care facilities will play a critical role in the future housing.

2.0 Heritage Conservation Areas

The majority of the south-western portion of the LGA is identified as being within a heritage conservation area (HCA) under the Woollahra Local Environmental Plan 2014 (WLEP), the suburbs of Paddington, Edgecliff and Woollahra primarily. Action number 26 within *Planning Priority 5: Conserving our rich and diverse heritage* of the LSPS reads as follows:

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207/506 Miller Street Cammeray NSW 2062 | Pennant Hills NSW 1715 | www.dfpplanning.com.au | ACN 002 263 998

8763C LSPS Reviews/Letters/LSPS Submissions/8763C.16KC_WMC_Submission

Respondent No: 13



'Advocate to exclude our Heritage Conservation Areas from the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 and prevent erosion of our heritage provisions through façade-ism and amalgamations.'

There is little discussion within the LSPS behind the rationale of why Council is seeking an exemption from *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* (the Code SEPP), other than within the action itself '.....prevent erosion of our heritage provisions through façade-ism and amalgamations.'

We consider that excluding the LGA's heritage conservation area from the Code SEPP to be onerous on landowners (including Anglicare) who subsequently may be unable to undertake minor maintenance and/or developments on their land.

Anglicare also wishes to take this opportunity to discuss *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004* (Seniors Housing SEPP). In February 2019, an amendment was made so that the Seniors Housing SEPP does not apply in heritage conservation areas (HCA's) in Greater Sydney until 1 July 2020.

Whilst not mentioned in Woollahra's draft LSPS, should Council seek to have seniors housing permanently prohibited in HCAs, this would impact the provision of seniors housing being provided in the LGA. Prohibiting seniors housing in HCAs will have a detrimental impact on Anglicare's future operations and their ability to contribute to Council's seniors housing needs, particularly in consideration of the LGA's ageing population.

Furthermore, it is not considered a desirable land use outcome to prohibit seniors housing in HCAs as this will create scenarios where established developments will have to rely upon existing use rights for any future improvements to their facilities.

We consider the LSPS process to be an opportunity for Council to identify the key built environment outcomes in HCA's they consider important to the LGA's character, which can inform the development of land use controls (in both the Code SEPP and Seniors Housing SEPP) to achieve these desired outcomes, rather than prevent and/or prohibit vital community developments and services completely.

In light of the above, we recommend:

- Council consult with seniors housing and aged care service providers prior to any future decision on the permissibility of seniors housing in HCAs and liaison with the Department of Planning, Industry and Environment (DPIE), so as that Council can fully consider the impacts of prohibiting the application of *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004* in HCAs will have on the future of seniors housing and aged care services in the Woollahra LGA; and
- Council take an industry collaboration approach (including DPIE) to develop suitable amendments for *State Environmental Planning Policy (Exempt and Complying Development Codes) 2008* and *State Environmental Planning Policy (Housing for Seniors and People with a Disability) 2004*, which addresses any Council built environment outcome desires whilst still allowing exempt and complying development and seniors housing within heritage conservation areas.

8763C LSPS Reviews/Letters/LSPS Submissions/8763C.16KC_WMC_Submission

Respondent No: 13



3.0 Conclusion

This submission highlights the importance of seniors housing and aged care as a key element of Council's future housing, particularly in light of Council's evidence base which highlights the increase in the proportion of older residents forecast for the LGA.

Anglicare is concerned about the future provision of seniors housing and aged care facility services in the LGA. We encourage Council to consider the recommendations within this submission and the subsequent impacts which would arise.

Anglicare looks forward to the exhibition of the future strategies, policies and Council's future LEP amendments resulting from the LSPS and any future opportunities to collaborate with Council in providing seniors housing, aged care and community services for the benefit of future residents.

Should you require any further information or have any queries, please do not hesitate to contact the undersigned on [REDACTED]

Yours faithfully
DFP PLANNING PTY LTD

A handwritten signature in black ink, appearing to read 'K. Clydsdale'.

**KENDALL CLYDSDALE
PRINCIPAL PLANNER**

[REDACTED]

Reviewed: _____

A handwritten signature in black ink, appearing to read 'S. Rife'.



Respondent No: 14

Login: ShelterNSW

Email: [REDACTED]

Responded At: Nov 08, 2019 14:57:57 pm

Last Seen: Nov 08, 2019 03:57:16 am

IP Address: 14.203.10.126

Q1. Your email address

[REDACTED]

Q2. I would like to:

Upload a Word or PDF file here (maximum file size 3 MB).

Q3. Please upload your file.

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not answered



Response to *Woollahra Municipal Council*
Draft Local Strategic Planning Statement

Shelter NSW submission
November 2019

Introduction – and the context for Shelter NSW

Shelter NSW has been operating since 1975 as the state's peak housing policy and advocacy body. Our vision is "A secure home for all". We pursue our vision through critical engagement with policy and practice and thought leadership. We provide systemic advocacy and advice on policy and legislation for the whole NSW housing system to resolve housing inequality and we seek to ensure that the voices of housing consumers are included in our policy responses and review.

Our approach involves engaging, collaborating and connecting with Government, the private and not for profit sectors, stakeholders and consumers. Our research centres on the causes of inequity and injustice in the housing system and we advocate solutions that aim to make the housing system work towards delivering a fairer housing system for all.

Shelter NSW is concerned about the housing crisis in NSW and the rising trends in homelessness, housing rental stress as well as the impacts of poor- quality housing, particularly on low income households¹. Over three quarters of lower income renters in NSW are paying unaffordable rents (92% of very low- income renters in Sydney). Lower cost properties are being steadily replaced with new ones at higher rents, and new concentrations of disadvantage have been created across our major cities as low income households are displaced. The NSW rental market is failing, forcing our most vulnerable citizens to go without essentials and are being excluded from jobs and opportunities.

Shelter NSW priorities are [centred on four core areas](#)², all of which are relevant to the Local Strategic Planning Statements and Local Housing Strategies:

- **Building enough low-cost rental housing to meet current and future need** – and recognition that social and affordable housing are critical social and economic infrastructure;

¹ See Shelter NSW 2019 Election Platform

<https://www.shelternewsw.org.au/uploads/1/2/1/3/121320015/shelternewsw-2019-election-platform.pdf>

Shelter NSW

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1

Respondent No: 14

- **Making housing fair for all** – so that people with specific housing needs such as accessibility or adaptability needs have fair access to housing;
- **Giving renters secure homes** - so that they have security of tenure and can put down their roots in a community without fear of unfair evictions; and
- **Making sure low-income households aren't excluded in the redevelopment of Sydney and regional centres.**

We are pleased to provide comment on Woollahra Municipal Council's draft Local Strategic Planning Statement.

The broader context

It is important to consider the issue of housing affordability in the context of the Greater Metropolitan Region, and the urban planning system that operates across New South Wales. There is currently considerable public interest in the policies and instruments that can be used to generate more affordable housing through the planning system, which is pertinent to the work of councils as local planning authorities. This has been captured in the Greater Sydney Commission's (GSC) Region and District Plans, which have recommended the introduction of Affordable Rental Housing Targets in areas to be defined by councils and in planned precincts. The NSW Department of Planning, Industry and Environment (DPIE) has noted housing affordability as a key principle for consideration in the development of councils' local housing strategies. DPIE has also recently amended State Environmental Planning Policy No 70 (SEPP70) – Affordable Housing (Revised Schemes) to make all councils in New South Wales eligible to consider using the inclusionary zoning provisions available in the Environmental Planning and Assessment Act 1979, and published a *Guideline for Developing an Affordable Housing Contribution Scheme*.

This is all occurring amidst a growing and changing population dynamic that is applying new pressures to our existing urban communities. Sydney is no longer just growing outwards, pushing its rural/urban fringe further from the city's main centres. It is consolidating and developing new urban centres closer to the fringe, and large tracts of already developed land that are well within the city's inner and middle suburban rings are earmarked for or undergoing renewal at increasing levels of density. As communities and neighbourhoods are reformed at higher densities by market driven developers, the likelihood of low-cost housing in the private rental market being displaced is increased, resulting in more lower income households looking for affordable housing in suburban and regional centres that are well connected to the CBD and the rest of the metropolitan area. This also has an impact on wealthy areas where housing is expensive such as Woollahra Local Government Area (LGA) as many people who work in the area cannot live nearby and have to travel from afar, and some of the people who grew up in the area are unable to purchase or even rent.

Locally prepared and implemented planning strategies that aim to address housing affordability challenges will help mitigate some of these negative impacts, provided they are sufficiently ambitious and properly resourced. But the context in which urban change is currently occurring means

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Respondent No: 14

concentrating on local strategies is only one part of managing a response. In the absence of proper city-wide or state-wide strategies, more councils implementing local affordable housing strategies will make it easier for councils in Sydney metropolitan region to manage the impacts of population growth, development and urban renewal on their own communities, even while that renewal may be happening elsewhere.

Shelter NSW Principles for LSPS

Shelter NSW congratulates Woollahra Shire Council on the preparation of a comprehensive, evidence based draft LSPS to outline a high level *"20 year vision for land use in the area, the special character and values that are to be preserved and how change will be managed in the future"*, as required by section 3.9 of the Environment Planning and Assessment Act 1979. Producing a LSPS is critical to the development of a council's Local Housing Strategy (LHS) and revision of Local Environmental Plans (LEPs), which are actions required by the GSC Regional and District Plans.

Shelter NSW's position is that a "one-size-fits-all" approach will be of little value when it comes to local councils' capacity to deliver (or facilitate the delivery of) new Affordable Housing across Sydney and New South Wales. We understand the need for variation across different areas to suit the broad range of local conditions. However, we have developed some [principles we would like to see applied](#) in all LSPSs³, and subsequently LHS.

Our comments and recommendations on the LSPS are underpinned by the following principles:

1. The LSPS recognises and quantifies local need for housing that is affordable to those on the lowest 40% of incomes

The LSPS should recognise that housing affordability is an issue within the area. It should include some high-level measures of this need such as the proportion of households in the area who are in housing stress, and/or the proportion of very low and low income households in the area. The LSPS should commit to further quantifying and measuring the need for affordable housing within the LGA as a component of an LHS.

2. The LSPS commits to developing a Local Housing Strategy

The LSPS should commit to developing a comprehensive LHS based on current housing growth, housing demand and growth trends. The LSPS should make clear that the LHS will identify and prioritise areas for growth. The LSPS should also state that the LHS will integrate principles related to affordable housing, including potentially a Local Affordable Housing Strategy and/or specific Affordable Housing programs.

³ See <https://www.shelternewsw.org.au/blog/exhibition-of-draft-local-strategic-planning-statements>

3. The LSPS commits to addressing housing affordability, including through a local strategy and/or programs for growth in dwellings that are affordable to those on the lowest incomes, ideally through Affordable Housing products.

The LSPS should recognise that increasing the number of affordable dwellings in the area is a key component of liveability and a strategic priority in the context of the LSPS. The LSPS should commit to locally appropriate strategies for growing the number of dwellings that are affordable to people on very low to moderate incomes. This can include planning mechanisms that encourage housing diversity but shouldn't be limited to them as they are unlikely to address the affordable housing need without further targeted intervention (see principle #4).

Ideally these strategies should identify opportunities for delivery of affordable housing dwellings in the area, financed through planning mechanisms such as

SEPP 70/Affordable Housing Contribution Schemes

Voluntary Planning Agreements

Section 7.11 contributions

A commitment to seeking approval for SEPP 70 schemes is strongly desirable.

A commitment to other value capture mechanisms that allow for delivery of affordable housing through rezoning is also strongly desirable, however, might not be practical for all local government areas due to differences in rezoning potential.

4. The LSPS commits to housing diversity

The LSPS should commit to the promotion or facilitation of housing diversity through local planning controls and initiatives. This ensures housing supply is diverse and provides housing choice to diverse community members. This may have an effect on housing affordability, but shouldn't be the only strategy included in the LSPS to address housing affordability issues. Indeed, it is extremely difficult to assess whether promotion of housing diversity through local planning controls and initiatives will affect private market affordability. It is also extremely unlikely to improve housing affordability for very low and low income households.

The LSPS should also commit to new residential development that caters to households with specific accessibility and adaptability needs.

5. The LSPS commits to social diversity

The LSPS should recognise that culturally and socially diverse communities are inclusive, healthy and creative. This precludes any LSPS, and additional strategic planning identified for development in the LHS, from concentrating growth in affordable housing stock in specific parts or precincts within the LGA.

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Ideally this means a percentage of all new residential development should be dedicated to affordable housing, preferably delivered on site or in the area, to ensure social mix.

6. The LSPS recommends further advocacy from local government for social and affordable housing

The LSPS should recognise that housing affordability is a complex issue that needs to be tackled by all levels of government. The LSPS should recommend further advocacy by Council to the NSW and Australian Governments for more social and affordable housing to be developed in the local area, to be funded by mechanisms outside of the planning system such as state and federal budgets.

This might also include recommendations for Council to tackle housing affordability issues at the metropolitan and regional level, for example through collaboration with other LGAs, to advocate for development of a Regional Affordable Housing Strategy to operate across council borders.

General commentary on Woollahra Council LSPS

As an area with high environmental amenity, access to jobs and services, well connected to Sydney's Central Business District – a metropolis well known for its housing affordability issues– housing is much more expensive in Woollahra LGA than in Greater Sydney, including compared to areas that are as close to Sydney's central business district. The median house price in Woollahra is \$3.9 million dollars, more than four times the median value of a house in Greater Sydney, \$825,000⁴. The difference is less important for strata titled dwellings, but still significant (\$1,310,000 versus \$705,000 for Greater Sydney). Regarding rents, prices are also much more expensive, about 29% higher than the average in Greater Sydney (e.g. median weekly rent \$750 as compared to \$447 average in Greater Sydney. We note the significant jump to \$1100 for the third quartile⁵). 14.4% of all households spend more than 30% of their income on rent and 6.1% spend more than 30% on their mortgage⁶. Given that these figures are calculated compared to all households, therefore including non-rental households and people on high incomes (46.6% of households in Woollahra LGA⁷), they are likely to be much higher for rental households and people on very low to moderate income.

We note that options outside of the private buying and private renting markets are very few. Waiting times for social housing in CS02 Eastern Suburbs allocation zone, which all areas in Woollahra LGA fall under, are very long. As of 30 June 2019, there were 1,154 general and 183 priority applicants (households, not just individuals) on the NSW Housing register for CS02 Eastern Suburbs, with expected waiting times of over 10 years for all types of properties. This indicates the urgent need for more affordable rental housing for very low income people in the area.

⁴ See Rent and Sales Report for March/June 2019 Quarter, FACS:
<https://www.facs.nsw.gov.au/resources/statistics/rent-and-sales/dashboard>

⁵ Ibid.

⁶ ABS 2016 Quick Stats for Woollahra LGA:
https://quickstats.censusdata.abs.gov.au/census_services/getproduct/census/2016/quickstat/LGA18500?opendocument

⁷ Ibid.

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While a Local Strategic Planning Statement is a high level strategic planning document, we believe that the evidence outlined in the LSPS could be further developed to strengthen the evidence base to inform actions. Woollahra LSPS does not include relevant information that is essential to assessing affordable housing need such as the proportion of total and lower income households in housing stress, rental stress and mortgage stress, median rent and median income, median prices of detached and attached dwellings, current affordable housing stock and social housing stock, etc. We would suggest that such evidence is included and analysed as part of the local housing strategy prepared by Council as described in Planning Priority 4, Action 19, point f, ii and iii. We recommend completing this research for integration into the final LSPS adopted by Council or that this evidence is integrated retrospectively in the LSPS and the LHS, which will allow a stronger evidence base for actions, ensure the need is appropriately assessed and responded to as part of the reviews of the LEP and the DCP, and provide baseline data for performance monitoring.

Shelter NSW provides commentary on the following concerning Woollahra LSPS:

- We support “Our Vision for Woollahra”, in particular the objectives to “support people’s housing needs at every stage of life” and “increase access to affordable housing”.
- Planning Priority 2 of Council is to focus on “planning for a community supported by infrastructure that fosters health, creativity, cultural activities, and social connections”. Shelter NSW strongly supports this strategic objective. We note that social diversity is an asset for all communities. Culturally and socially diverse communities are inclusive, healthy and creative. In line with the [latest Australian Infrastructure Audit](#), which recognised housing as infrastructure for the first time, Shelter NSW recommends that Council specifically recognise affordable housing as essential social and economic infrastructure in its LSPS. This will participate in achieving the objectives of Planning Priority 2 and give Council flexibility in the future in the type of mechanisms it is able to use to facilitate delivery of affordable housing.
- We note that housing types in Woollahra are already relatively diverse, with 21% of dwellings being detached houses, 22% medium density and 55% high density⁸. This housing diversity must be retained and encouraged further in order to deliver housing that meets the needs of community members at all stages of their lives. Given that ageing will be a significant aspect of changes in population in the LGA⁹, with expected increases of 22% for 65-84 year olds and 68% for 85+ year old, it is important that strategic planning documents and subsequent planning instruments plan for housing that will allow for ageing in place. We recommend specific development controls for Council to consider in the next section.

⁸ See context page 10/11.

⁹ See “Population Growth by age: 2016-2036” in ‘Context’, page 10.

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- Accessibility of public space and universal, inclusive design are of primary importance to create healthy, inclusive communities. Concerning the accessibility of public space, we suggest that the language is strengthened in the LSPS in order to create “great places for people”, as described in Planning Priority 6, to ensure the built environment and amenity in the LGA are designed to be accessible to all members of the community. It could include a reference to the Seven Principles of Universal Design¹⁰ as part of Action 28, for example.
- The “Productivity” section of the LSPS does not mention affordable housing. We note that even though a significant proportion of the community is employed in highly skilled, knowledge intensive jobs, there would be many people employed in Woollahra that are lower income earners. Indeed, the Top 5 Industry Sectors described page 11 of the LSPS includes sectors with many lower income earners such as retail, healthcare, hospitality and education. Increased provision of affordable housing would allow locating homes close to jobs for these workers, therefore reducing congestion and allowing them to live near their work. This would also be beneficial for local businesses relying on lower paid but essential workers.
- Shelter NSW supports Woollahra Council’s commitment to sustainability, in particular to “improving the sustainability of our built environment” (Planning Priority 13). Well-designed homes powered by affordable clean energy benefit landlords through reductions in their utility costs such as water, common area lighting, and environmentally sustainable homes are more attractive to tenants, so can assist in reducing vacancy rates. The benefits for tenants, include savings through reduced utility costs, resulting in more “after housing” income and enabling tenants to live more comfortably and generally have a better housing experience. There is also evidence that lower income households in homes with lower utility costs and with environmentally sustainable features are less likely to have rent arrears and more able to save. Shelter NSW has been involved in discussions leading to a recent advocacy win regarding mandating energy efficiency provisions for residential buildings in the National Construction Code¹¹.
- Planning Priority 4 focuses on “Sustaining diverse housing choices in planned locations that enhance our lifestyles and fit in with our local character and scenic landscapes”. Shelter NSW strongly supports the commitment to “prepare a local housing strategy” (Action 19), in particular to “promote diverse housing choices” and “support the role of business centres”. We commend Council’s for recognising that housing affordability is an issue in the area, and committing to quantifying the need in order to deliver more affordable housing in the right locations. We also strongly support the recognition that “affordable housing is a complex issue that need to be addressed by all levels of government” and the commitment of Woollahra Council to “participate at a regional and state level to advocate for state funded delivery of affordable housing”.
- Shelter NSW supports Action 23 of Planning Priority 4, “to advocate for policies and strata bylaw reform that reflect increases in companion animals and pet ownership”.

¹⁰ See Centre for Excellence in Universal Design, <http://universaldesign.ie/What-is-Universal-Design/The-7-Principles/>

¹¹ See <https://www.industry.gov.au/sites/default/files/2019-07/bmf-communique-18-july-2019.pdf>

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Recommendations for Woollahra Council LSPS and LHS

We provide the following recommendations for Council's consideration concerning the LSPS and the oncoming LHS:

- As part of Action 19, iii, commit to preparing Affordable Housing Contributions Schemes under SEPP 70 in the Woollahra LGA. This would contribute in providing much needed affordable housing as development occurs in the area. We note that the need is well established and that by providing certainty to the development industry in establishing SEPP 70 schemes across the LGA, development viability is not affected as developers are able to pass the cost on to landowners. Due to rising land values, especially in the case of re-zonings, landowners' willingness to allow development is not affected either as they still benefit from significant windfalls.
- As part of Action 19, iii, consider exempting Community Housing Providers from section 7.11 and 7.12 development contributions where it would allow for a development to become feasible, considering CHPs are already delivering essential infrastructure under the form of social and affordable housing.
- In order to provide a mix of dwellings adapted to the needs of the community, consider mandating a mix of dwelling sizes through the DCP in the LHS.
- In order to meet the housing needs of all members of the community, and in particular people who would like to age in place, consider universal design and adaptable housing requirements as part of the LHS. Council could introduce a target and/or a requirement in the DCP that a proportion of new housing achieves the Silver, Gold and/or Platinum standard of the Liveable Housing Guidelines.
- As part of the LHS, consider strategies to allow for greater housing diversity through infill sensitive to local character and innovative housing such as shop top housing in strategic centres.
- As part of Action 21, to research and investigate the applicability of 'micro-housing' in some walkable areas of the LGA, include careful consideration of equity and impact on amenity for lower income households. It is important that research around innovative ways to deliver housing affordability does not compromise amenity for lower income households. Shelter NSW notes that compromising on design standards and amenity has historically rarely led to better housing being delivered for lower income households. There is evidence that lower income households already compromise on the size and quality of their housing in order to avoid displacement from severely unaffordable areas such as Woollahra LGA.
- In addition to the other advocacy actions outlined in the LSPS, and building on the recognition that housing affordability is a complex issue that requires changes in policy from all levels of government, commit to advocate to NSW Government for reform of the Residential Tenancies Act to end 'no-grounds' evictions. This has been recommended recently by the Productivity Commission in [its report on vulnerable renters](#). It would immediately provide greater security of tenures to the households who rent their home in Woollahra LGA, without requiring any spending or changes to the built form and land use within the LGA.

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- Shelter NSW supports that the LSPS is reviewed as relevant studies and strategies are finalised, including the LHS, as described page 57 of the LSPS. We recommend that the formal review of the LSPS is aligned with the review of the LEP, every five years.

Finally, Shelter NSW draws Woollahra Municipal Council's attention to the [*Strengthening Economic Cases for Housing Policies*](#) report,¹² led by CHIA NSW and UNSW City Futures, and which Shelter NSW co-funded. This research models the significant economic and productivity gains that could be expected from a large scale program of Government investment in housing that is both well located and affordable. While it is not within the scope of a local government authority to develop a program on the scale that has been modelled, the results of this research should give Councils greater confidence that Affordable Housing Contribution Schemes, designed to fund a local affordable housing program will have discernibly positive economic impacts at the local level, which will not only benefit the affordable housing residents but the broader community and the local economy. Shelter NSW strongly advocates that affordable housing should be seen as critical social and economic infrastructure rather than seen as a "welfare" policy response.

In this vein we would suggest that decision makers including Councils should harness this thinking in their policy and planning, as well as in the messaging to local communities so that the benefits of affordable housing are promoted and better understood.

Further discussion

Thank you for the opportunity to take part in the formulation of Woollahra Local Strategic Planning Statement. Shelter NSW, as a housing policy and advocacy peak is keen to continue to work with and support Council on the further development of the LSPS and LHS.

Please do not hesitate to contact me on [REDACTED] or [REDACTED] in the first instance if you wish to discuss these comments.

Yours sincerely



Thomas Chailloux
Senior Policy Officer
Shelter NSW

¹² Maclennan, D., Randolph, B., Crommelin, L., Witte, E., Klestov, P., Scealy, B., Brown, S. (2019) *Strengthening Economic Cases for Housing Policies*, City Futures Research Centre UNSW Built Environment, Sydney, <https://cityfutures.be.unsw.edu.au/research/projects/strengthening-economic-cases-housing-productivity-gains-better-housing-outcomes/>



Respondent No: 15

Login: JIouw

Email: [REDACTED]

Responded At: Nov 08, 2019 15:12:24 pm

Last Seen: Nov 08, 2019 03:44:58 am

IP Address: 202.148.234.241

Q1. Your email address

[REDACTED]

Q2. I would like to:

Upload a Word or PDF file here (maximum file size 3 MB).

Type my comment here.

Q3. Please upload your file.

https://s3-ap-southeast-2.amazonaws.com/ehq-production-australia/6973ea1bc9aa3e3f4172079b5ef3e0e5f9b846b9/file_answers/files/038/837/565/original/Mirvac_Submission_to_Woollahra_Draft_LSPS.pdf?1573186343

Q4. Please type your comment here.

Attention: Strategic Planning Team Dear Sir / Madam Please find attached a submission to the Woollahra Draft Local Strategic Planning Statement prepared on behalf of Mirvac by Ethos Urban. If you have any questions in relation to the attached, please do not hesitate to contact me. Many thanks, Juliet

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Respondent No: 15



8 November 2019

Mr Gary James
General Manager
Woollahra Municipal Council
536 New South Head Road
DOUBLE BAY NSW 2028

Dear Gary

**RE: SUBMISSION TO THE WOOLLAHRA DRAFT LOCAL STRATEGIC PLANNING STATEMENT
BY MIRVAC**

Thank you for the opportunity to contribute to Woollahra Municipal Council's Draft Local Strategic Planning Statement (Draft LSPS).

Mirvac commends Council on the exhibition of the Draft LSPS and welcomes the opportunity to comment and participate in the process of planning and shaping the Woollahra Municipal Council area for the next 20 years.

Mirvac has more than 45 years of experience in urban transformation, delivering high-quality innovative apartments, master planned communities, office towers, retail centres and industrial parks. We deliver projects that are consistent with the Greater Sydney Commission's planning priorities of Productive, Liveable and Sustainable outcomes. We are one of few companies with the capacity to own, manage and develop large-scale, integrated projects that will reimagine urban life in our cities.

We have prepared this submission with support from our town planner Ethos Urban in response to Woollahra's Draft LSPS and associated studies. It addresses some of the broad priorities and actions contained within the Draft LSPS.

Sydney is currently experiencing a range of challenges stemming from its growth as a global city. A balanced approach to managing a range of planning priorities across our city is needed. We have prepared this submission with a focus on the role that large-scale, mixed-use developments across all asset classes (including residential, retail, commercial and industrial) can play in delivering positive outcomes for the Woollahra LGA as well as the broader city.

Mirvac sees the LSPS process as an important opportunity for Council to commence a dialogue with stakeholders to inform changes to the planning controls in Council's local environmental plan (LEP) and development control plans (DCP) to achieve local, district and regional priorities.

In implementing the priorities and actions in the LSPS, we are confident that the Council can provide strong leadership to address housing shortfalls and affordability, as well as jobs for the future. Planning practice that is transparent, consistent and equitable will be key to this leadership.

Mirvac appreciates the opportunity to contribute to the Draft LSPS process, and we welcome the opportunity to further contribute to this important planning for Woollahra's future.

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Mirvac's Privacy Policy is on our website or contact our Privacy Officer on T +61 2 9080 8000

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If Council would like to discuss our submission further, please feel free to contact Michael Romano on

[REDACTED]

Yours sincerely

Susan Lloyd-Hurwitz

Susan Lloyd-Hurwitz
CEO & Managing Director

Respondent No: 15

ETHOS URBAN

8 November 2019

2190448

Gary James
General Manager
Woollahra Council
536 New South Head Road,
Double Bay NSW 2028

RE: SUBMISSION TO WOOLLAHRA COUNCIL'S DRAFT LOCAL STRATEGIC STATEMENT

1.0 Introduction

This submission has been prepared by Ethos Urban on behalf of Mirvac in response to the exhibition of Woollahra Council's Draft Local Strategic Planning Statement (LSPS). Woollahra Council is to be commended for preparing this important strategic document and for welcoming stakeholder feedback in its preparation and finalisation.

Mirvac wishes to further this process of engagement with Council and would like to meet with Council officers to discuss the content of this submission, and if necessary, provide additional support and consultation prior to further work being undertaken on the updated Woollahra Local Environmental Plan (LEP) as part of the 2020 LEP review:

This submission details:

- Mirvac's support of items identified in the LSPS;
- Discussion of specific issues identified in the LSPS as affecting the LGA; and
- Recommendations to inform the final revision of the LSPS.

1.1 Mirvac Company Overview and Vision

Mirvac is one of Australia's leading and most innovative property groups. Since 1972, Mirvac has played a vital role in the evolution of our cities to create places that enrich the home, work and social lives of thousands of Australians. Mirvac's goal is to add value to Australia's cities through innovative and high-quality design, development, asset management and construction, with the group committed to operating in a manner which is socially, environmentally and economically sustainable in order to leave behind a lasting, positive legacy.

Mirvac's vision is to set the standard as a world-class Australian property group, harnessing talent to reimagine urban life wherever Mirvac build, manage and operate. Mirvac is in a unique position to deliver office and industrial workplaces, shopping precincts and residential communities that meet the requirements of all stakeholders including communities, governments, local businesses and customers.

Mirvac's development decisions are focused on the need to deliver the right outcomes in the right places, a strategy that has seen Mirvac build a strong reputation across Australia. The current project pipeline furthers this aim and meets Mirvac's responsibility to make a positive contribution to the cities and suburbs in which it operates.

1.2 Key comments on Woollahra's draft LSPS

Mirvac sees the LSPS process as an important opportunity for Council to commence a dialogue with its stakeholders to inform changes to current planning controls in the upcoming review of its LEP and Development Control Plan (DCP) to achieve local, district and regional priorities.

Mirvac supports the intention for the LSPS to set out a 20-year vision for land use and to identify how growth and change will be managed into the future, and for the LSPS to provide a line of sight to the applicable District Plan and the Greater Sydney Region Plan. This will ensure the NSW planning system can more readily shift into a

strategically led planning framework. Mirvac is also supportive of the key themes of the LSPS, being 'Infrastructure and collaboration', 'liveability', 'productivity' and 'sustainability'.

Mirvac makes the following key recommendations in relation to the draft Woollahra LSPS:

- Mirvac believes that Council should provide an uplift in planning controls for land in and around the core of Edgecliff, in order to ensure Edgecliff realises its potential and continues to grow as a vibrant centre. Given its high levels of amenity (transport accessibility, proximity to Sydney CBD and beaches), the role of Edgecliff is best suited for residential housing, supported by commercial and retail uses.
- In addition to increasing the employment role of Edgecliff, Mirvac notes that another of Council's broad intentions in the Draft LSPS is to protect the character of lower-density residential areas in other parts of the LGA. In order to offset the cost of additional non-residential floor space in Edgecliff, and to preserve the existing character of more sensitive areas of the LGA, it is recommended that:
 - Council investigate opportunities within Edgecliff to accommodate more residential floor space; and
 - Council investigate opportunities to increase density at the periphery of the centre, allowing for the future growth of the Edgecliff centre.
- An evidence-based approach is recommended to develop a long-term planning and land use vision for the LGA. The LSPS should look beyond what the existing controls will deliver in terms of housing and employment growth over the next 5 years, and instead set a vision which emphasises strategic land uses and clearly articulates how the LGA will accommodate the growth and change needed over the next 20 years to address future generational needs. In this regard, it is recommended that Council completes its Local Housing Strategy prior to finalising their LSPS, and ensures its LEP can facilitate greater dwelling capacity than the projected requirement for dwellings through to 2036. This is essential to ensure the LGA does not experience a shortfall in the delivery of housing into the future.
- Mirvac supports Council's vision to align growth with the delivery of infrastructure, with new development best located near high frequency public transport. However, Mirvac also notes that these are not the only areas that should be considered for additional development, since certain areas and sites may have the capacity for additional residential density which may not be located within centres, planned precincts or along transport corridors. This is especially so given the Draft Local Housing Strategy acknowledges that current planning controls would result in a dwelling shortfall. Mirvac therefore recommends and suggests that Council explore or retain flexibility in its planning framework to allow applicants to demonstrate and justify proposals which may not have been envisaged by Council but make planning sense, including through exploring opportunities for developer-led Planning Proposals.
- While Mirvac recognises the need for development to contribute to important local and regional infrastructure, infrastructure funding must be transparent, certain, feasible and equitable. Accordingly, the cumulative impact which layered contributions may have, including local and state contributions, value capture mechanisms and Voluntary Planning Agreements (VPAs), as well as uncertainty regarding the timing and amounts of these contributions, should be addressed. Certainty and financial viability of contributions is required to provide clarity to the industry and to ensure that the cumulative cost of contributions does not render development that is unfeasible.
- The LSPS should recognise that mixed-use precincts can play a significant role in delivering on Council's objectives. The benefits that true mixed-use developments can bring to achieving the economic, housing and sustainability goals outlined by Council and the Greater Sydney Commission (GSC) are encouraged to be acknowledged throughout the LSPS. The role these precincts play in delivering housing supply, creating a '30-minute city' and enabling growth in 'smart jobs' is significant. Additionally, mixed-use developments generate infrastructure funding to support community benefits and provide opportunities to enliven and activate areas through quality design solutions and placemaking initiatives.
- 'Build to Rent' residential development models should be considered by Council in the development of the LSPS and review of the LEP as an opportunity to meet housing policy objectives and address the evolving housing needs of the community. Mirvac are at the forefront of this new sector, and encourage Council to further understand this opportunity, plan for its growth within the LGA and investigate planning concessions to further promote this alternative housing typology.

2.0 LSPS Support

2.1 General Support

Mirvac supports the use of community consultation to inform the LSPS's vision. Mirvac generally supports the land-use vision (noting that it should be further developed as discussed in **Section 1.2**), in particular the following elements:

- 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 8: "Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities".

Mirvac also expresses support for the four key themes of 'infrastructure and collaboration', 'liveability', 'productivity' and 'sustainability', which will form the basis of future growth within the LGA.

2.2 Transport Infrastructure and 30-minute city

Mirvac is supportive of Planning Priority 1, "Planning for integrated land use and transport for a healthy, connected community, and a 30-minute city", as Mirvac understands and appreciates the need to improve connectivity within the LGA and between other strategic centres across Sydney. Improving connectivity and planning for growth which is supported by infrastructure will allow Council to accommodate additional dwellings in highly accessible areas, while simultaneously preserving the existing character of other areas within the LGA.

2.3 Action 19 "Prepare a local housing strategy"

Mirvac supports Action 19 (Planning Priority 4) to "Prepare a local housing strategy" that focuses on the diversity and capacity of housing in the right locations. Mirvac understands the main objective of the strategy will be addressing affordable housing through recognising the issue and quantifying the need in the local government area. Mirvac encourages Council to identify the role housing plays in supporting the local economy and the positive implications that are associated with combining housing near public transport and a range of land uses.

2.4 Action 22 "Investigate capacity for integrating aged care options near business centres and community hubs"

Mirvac supports Action 22 (Planning Priority 4) to "Investigate capacity for integrating aged care options near business centres and community hubs". Mirvac recognises the importance of aged care homes to facilitate ageing in place for residents. The integration of aged care options near business centres and community hubs will allow for greater intergenerational connections. Mirvac welcomes the opportunity to collaborate with Council in the strategic placement of such community infrastructure and business premises and the relationship with aged care options.

2.5 Action 33 "Introduce planning controls into the Woollahra Local Environmental Plan 2014 and Woollahra Development Control Plan 2015 to protect floor space for commercial, retail, business, health and community uses in centres, particularly in Double Bay"

Mirvac supports Action 33 (Planning Priority 7) to "Introduce planning controls into the Woollahra Local Environmental Plan 2014 and Woollahra Development Control Plan 2015 to protect floor space for commercial, retail, business, health and community uses in centres, particularly in Double Bay", and in particular supports Council's identification of Double Bay as a village facilitating community cohesion through its community and technology hub. There are significant opportunities within the Woollahra LGA to reimagine mixed-use areas and recognise the role that mixed-use development can play in promoting the objectives of creating 'a city of great place', 'a well-connected city' and 'an efficient city' as envisaged by the Greater Sydney Region Plan and District Plan. Mirvac recognises the importance of residential development to support such mixed uses recognised for Woollahra's centres.

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2.6 Priority 8 “Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities”

Mirvac supports “Priority 8: Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities”. Mirvac supports the actions which underpin this planning priority and welcome the opportunity to collaborate with Council on the development of place plans for the centres of Double Bay and Oxford Street.

3.0 Draft LSPS Issues and Discussion

This section provides comment on the planning priorities and actions contained within the draft LSPS, with specific recommendations provided in **Section 4.0**.

3.1 Residential uplift and dwelling targets

In addition to protecting employment space in places such as Edgecliff, Oxford Street, Paddington and Double Bay, Mirvac notes that another of Council's broad intentions in the draft LSPS is to protect the character of low-density residential areas in other parts of the LGA. This desire is similar to that of other Councils in the Sydney Metropolitan region. In order to offset the cost of additional non-residential floor space requirements in the LGA's villages, it is recommended that Council investigate opportunities within villages such as Edgecliff and Double Bay to accommodate more residential density.

The draft LSPS at Priority 4 also identifies that micro-housing will be investigated in areas which are walkable and connected by public transport. However, it is unclear how this will be accommodated spatially in the Woollahra LGA. Accordingly, zoning, FSR and height of building controls should be reviewed in appropriate locations to ensure that development potential can be realised, and density is located appropriately.

More broadly, there is little detail as to where density and growth will be located through to 2036. As the LSPS and future Local Housing Strategy will inform the revision of Council's LEP and DCP, it is critical that additional housing supply is planned for spatially in the LGA. Council plans to locate new housing and renewal using a place-based approach, prioritising resident lifestyles, heritage, local character, and scenic landscape. It is recommended that this place-based approach indicating additional dwelling supply, is to be accommodated within the structure plan.

Mirvac supports Council's vision to align growth with the delivery of infrastructure, with higher density development located near high frequency public transport. However, Mirvac notes these are not the only areas that should be considered for additional development, since certain areas and sites may have the capacity for additional residential density which may not always be located within centres, planned precincts or along transport corridors.

3.2 Supporting Studies and Strategies

To date, the draft LSPS has not been supported by the exhibition of a Local Housing Study, Employment Land Study or Economic Development Strategy. While the LSPS has been informed by Council's recently formed Community Strategic Plan, this does not represent thorough consideration of the LGA's housing and employment needs. The draft LSPS acknowledges the need to increase commercial floor space through new development which contributes to the LGA's lifestyle and liveability. Action 31 looks to "implement the recommendations of the Edgecliff Commercial Centre Study (2020)". It is recommended that Council finalise the abovementioned studies/strategies prior to the finalisation of the LSPS. It would be unreasonable to finalise the LSPS in the absence of detailed studies justifying the strategy.

In order to offset the cost of additional non-residential floor space in Edgecliff, and to preserve the existing character of more sensitive areas of the LGA, it is recommended that future studies:

- Investigate opportunities within Edgecliff to accommodate more residential floor space; and
- Investigate opportunities to increase density at the periphery of the centre, allowing for the future growth of the Edgecliff centre.

3.3 Cumulative Impact of Development Costs and Contributions

Throughout the draft LSPS, Council makes a number of commitments that are likely to substantially increase the contributions and costs associated with new development. It is possible that these costs may ultimately be passed on to the end purchasers of new dwellings, and/or affect the viability of projects, therefore negatively impacting on both the delivery of housing targets and the affordability of housing in the LGA. Commitments likely to increase development contributions and costs include:

- Investigating options to promote green cover on roofs and walls in our planning controls (Action 45); and
- Advocating for updates to BASIX and accordingly review controls relating to passive design, water and energy efficiency, renewable energy, recycled water, construction methods and materials (Action 52).

In addition to the above, a number of statutory contributions either apply or are proposed to apply to new developments within the LGA, including:

- Section 7.11 and 7.12 contributions; and
- Voluntary Planning Agreements (VPAs) or value capture provisions.

While each of the above items may provide positive outcomes for Council, consideration needs to be had for the cumulative impact these contributions and their impacts on viability and therefore the ability to achieve Council's housing targets. Further, care should be given regarding the working of these commitments and their potential to increase barriers to Build to Sell and Build to Rent residential development (discussed further in **Section 3.4**).

3.4 Mirvac and Build to Rent

The LSPS discusses Council's vision for "diverse and affordable housing options in accessible locations (which) provide for a range of needs and incomes". Whilst it is encouraged Council collaborates with government agencies, other councils and organisations on ways to address affordable housing, Mirvac welcomes the opportunity to assist the provision of affordable housing within the LGA through Build to Rent models.

As outlined within **Section 1.2**, Build to Rent models provide stable rental options to the community, including key-workers and people seeking affordable housing. Provisions of key worker and affordable housing are also referenced throughout the LSPS as requiring action. Additionally, Build to Rent developments can assist in the oversupply of short-term rentals as limitations on sub-letting may be incorporated within leasing agreements. Accordingly, Build to Rent developments present Council with a significant option in providing additional housing stock within the LGA, that is prohibited from providing short-term leasing agreements.

Build to Rent residential development models should be considered by Council in the development of the LSPS and in the review of the LEP as an opportunity to address the evolving needs of the housing market and meet housing policy objectives. Council should work with the industry to better understand this opportunity, plan for its growth within the LGA and investigate planning concessions to further promote this type of housing.

Build to Rent is an exciting new asset class in Australia that can improve housing affordability for renters and purchasers alike. Build to Rent provides an alternative choice of housing for the growing number of renters in Australia, with purpose designed and built apartment buildings that put the tenant experience first through additional amenity, security and management. Build to Rent will broaden housing diversity in Australia providing a secure rental home for those saving to buy their home or for those who choose to rent long term.

3.4.1 Build to Rent Definition

Build to Rent schemes are defined as housing that is purpose designed and built for renting, typically offering longer rental terms and onsite support, with leases centrally and professionally managed. The asset class is a major contributor to housing supply globally. The key characteristics of Build to Rent housing schemes include:

- **Purpose Built:** Build to Rent assets are constructed for the express purpose of providing residential rental accommodation, with a focus on community-centric design.
- **Minimum scale:** Build to Rent schemes typically contain a minimum of 100 dwellings within the asset or assets.
- **Ownership of the asset:** All the dwellings within a scheme are held as a whole asset/single scheme.
- **Onsite management:** Build to Rent schemes typically include dedicated onsite management staff to support residents and the day-to-day operations of the buildings.

3.4.2 The Australia Housing Continuum

Build to Rent broadens the housing continuum in Australia through providing an additional form of market rental housing in institutionally owned rental buildings. Build to Rent will provide greater choice, greater security of tenure and better outcomes for the people of New South Wales in the rental market.



3.4.3 Build to Rent Demographics and Housing Tenure in Woollahra LGA

While Mirvac views Build to Rent housing as an accommodation option for a broad range of ages and demographics, there are three core Build to Rent customer groups which are relevant to the Woollahra LGA:

- **Young professionals:** A large proportion of Build to Rent housing will cater to younger generations who face barriers to entry into more traditional housing markets. In this regard, Build to Rent housing provides a viable and secure housing option for individuals while they save for the deposit to buy their first home.
- **Long-term renters:** Long term renters form a larger part of the housing market than commonly recognised. Currently in Australia over 40% of renters in the housing market have been renting for over 10 years.
- **Downsizers:** Build to Rent housing provides further choice for downsizers looking to realise equity in their homes and relocate to buildings which are well-serviced by amenity and located in areas with strong access to transport and other infrastructure.

3.4.4 Benefits for the Customer

Build to Rent housing presents an opportunity to reinvent renting in Australia. The primary focus of the Build to Rent model is the prioritisation of the tenant as customer and sole focus of the service offering. As a result, Build to Rent housing creates a number of key benefits for the customer (tenant), including:

- **Security of Tenure:** Improved security of tenure due to the fact that Build to Rent assets are held under long term ownership by institutional investors, meaning operators can offer greater security of tenure to tenants when compared to traditional rental housing.
- **Management and Service:** Significantly improved tenant experience resulting from the provision of on-site management.
- **Cost of Living:** Reduced cost of living, as Build to Rent schemes will provide improved opportunity for tenants to manage ongoing utility costs and rental expenses via initiatives such as residents' portals.
- **Amenity:** Additional amenity offerings such as co-working spaces, gyms, flexi gyms and children's play areas for the utilisation of Build to Rent tenants.

3.4.5 Benefits for Council

Build to Rent will also offer a range of benefits to local Councils, in particular:

- **Certainty of Delivery:** With the volatility of property cycles, a Build to Rent solution guarantees delivery of new housing because there are no pre-sale hurdles (as is the case with traditional Build to Sell projects). This will enhance supply certainty for Council's housing targets.
- **Long Term Partner:** Like other passive asset classes Build to Rent investors such as Mirvac are typically investing for the long term and therefore represent a long-term partner for Councils. Because of this it is absolutely critical that the quality of the building is to the highest of standards to ensure ongoing operational and management efficiencies while also providing a safe and functional home for tenants.
- **Higher levels of Sustainability:** Build to Rent promotes sustainable design because the developers' interest does not cease at the completion of the build and/or sale. Rather, it continues for the full life of the building.
- **Housing Affordability:** The adoption of Build to Rent within LGAs will provide an additional housing typology which offers increased accommodation options at accessible price points. This will work to improve the affordability of housing within Local Government Areas and assist Councils in managing and supporting population growth and achieving their housing targets. One of the major tenant concerns is rental insecurity with tenants often forced to move at times not of their own choosing. The Mirvac management platform will offer only fixed term leases with agreed rental increases, meaning that tenants can plan and budget with greater certainty.
- **Affordable Housing:** Affordable housing (key worker) units can work well within a Build to Rent development due to the similarities in the operational and management structures. They can be scattered throughout the building promoting tenure blind homes. However, including Affordable Housing within a Build to Rent development would require Council's assistance.

3.4.6 Mirvac Recommendations on Promoting Build to Rent within Woollahra

Supporting Council's Housing Strategy

Recommendation: Build to Rent projects offer a future vision of housing that demonstrates excellence in resident amenity and sustainability practices. Mirvac recommends the future planning controls accommodate for this housing typology, and appropriate density incentives that encourage best practice design and construction procedures be introduced.

Why necessary: Build to Rent projects, with institutional investors looking to invest over a longer period, will bring significant social benefit – an increase in rental supply, excellent residential amenity, housing diversity, and world class sustainability initiatives. These projects should be encouraged through appropriate planning controls, to ensure the viability of projects that include these measures (which can be costly to provide).

Prioritised Planning / Flexibility in Zoning

Recommendation: Council to consider prioritising the development approval of Build to Rent projects that meet the definition of a Build to Rent scheme.

Mirvac recommend consideration be given to allow for development of Build to Rent projects within commercial zones, consistent with the treatment of certain residential uses like hotels.

Why necessary: The Build to Rent model is new to the Australian market and there is still a degree of uncertainty inherent in the process. With commercial viability finely balanced, any delays through the planning process may serve to dissuade investors or developers from pursuing Build to Rent projects. Prioritising Build to Rent projects or having flexibility in zoning will accelerate investment decisions that will in turn assist Council in meeting their housing targets.

3.4.7 Differences between Build to Sell and Build to Rent / Flexibility in Apartment Design

Recommendation: Build to Rent is a different product to Build to Sell, therefore flexibility in the application of the Apartment Design Guideline and DCPs should be encouraged for Build to Rent projects that demonstrate comparable amenity, layout, privacy and accessibility that respond to the needs and liveability of tenants rather than owner occupiers or investors. This includes but is not limited to:

- The application of Floor Space Ratios that can encourage additional communal amenity to be provided, such as back of house facilities, and spaces that support the social integration of activities.
- Flexibility with unit mixes to better respond to the changing demographic and affordable needs of renters in different areas.
- A collaborative and 'open minded' approach to the assessment of Build to Rent design to ensure the environmental, social, and economic outcomes are achieved in both urban design and customer experience. This may require a 'case by case' assessment of Apartment Design standards and consideration of innovative design alternatives to accommodate this kind of housing whilst achieving the same intent as current standards.

Why necessary: Build to Rent projects will be bespoke in the way in which they respond to demographic and residential amenity. Therefore, Mirvac recommend flexibility is embedded in the forthcoming Planning Controls and Guidelines to accommodate this exciting new housing class.

Mirvac Build to Rent Case Study – Sydney Olympic Park



Location: 2 Figtree Drive, Sydney Olympic Park, NSW

Project details: Development consisting of 315 Build to Rent apartments and 385 Build to Sell apartments spread over four buildings that sits over a four-level basement.

Build to Rent Details: Mixture of Studio, 1Bed, 1Bed + Study, 2Bed/1Bath, 2Bed/2Bath, 3Bed and 4Bed apartment and townhouses.

Build to Rent apartments include smart technology, Bluetooth door locks, tiling throughout with carpets in bedrooms, blinds and whitegoods (including fridge, washing machine and dryer).

Amenities Included:

- Basement – Maintenance Workshop, Refrigerated Parcel Storage, Carshare Program and Electrical Vehicle Charging Stations.
- Ground Floor - Leasing Office, Display Apartment, Meeting Rooms, Dog Wash Room, Bike Repair Station, Music Room and Cardio Gym.
- Podium – Large Outdoor Landscaped Garden.
- Level 09 Amenity – Flexi Gym, Kids Play, Co-working Zones, Meeting Rooms, Cinema, Lounge Room, Outdoor BBQ, Chef's Kitchen and Dining Room.

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Sustainability Initiatives:

- Achieve a 50% reduction in greenhouse gas emissions on a per square metre per annum basis compared to a reference building according to the Green Star.
- Design & As Built Credit 15 through the '15E GHG Emissions Reduction – Modelled Performance Pathway' (excluding GreenPower credits).
- Achieve a GFA weighted average NatHERS rating of no less than 7.5 Stars.
- Include energy information monitoring and display systems in all units or apartments to be developed in connection with the New Project.
- Low Emissions Transport Planning design should be considered to encourage and promote the adoption of electric vehicles, use of public transport, car sharing, and pooling and any other low emissions transport opportunities identified.

The commencement of Mirvac's Sydney Olympic Park project would not have been possible without the inclusion of Build to Rent. Including the Build to Rent apartments allowed the project to commence sooner due to the reduction in pre-sales requirement, thus providing certainty of delivery and assisting in the supply of Council's housing targets.

4.0 Mirvac's LSPS Recommendations

For ease of reference, all of the recommendations noted throughout this submission are summarised in **Table 1** below where directly relevant to one of the Planning Priorities or Actions from the Draft LSPS, are referenced adjacent.

Table 1 Mirvac recommendations in relation to the draft Woollahra LSPS

Planning Priority/Action	Mirvac Recommendation
Land Use Vision and Structure	<p>An evidence-based approach is recommended to be taken to develop a long-term planning and land use vision for the LGA. The LSPS should look beyond what the existing controls will deliver in terms of housing and employment growth over the next 5 years, and instead set a vision which emphasises strategic land uses and clearly articulates how the LGA will accommodate the growth and change needed over the next 20 years to address future generational needs.</p> <p>Further work is required to develop a land use vision and structure plan which gives effect to the above. It is also recommended the LSPS be re-exhibited post the release of studies and strategies.</p>
Contributions	<p>Throughout the draft LSPS, Council makes a number of commitments that are likely to substantially increase the contributions and costs associated with new development. It is possible that these costs may ultimately be passed on to the end purchasers of new dwellings, therefore negatively impacting the affordability of housing in the LGA. There is also risk associated with the cumulative cost of contributions potentially rendering development that is not viable.</p> <p>Consideration needs to be had for the cumulative impact these contributions and requirements can have on the cost of development. Further, care should be given regarding the wording of these commitments and their potential to increase barriers to Build to Sell and Build to Rent residential development.</p>
LSPS: Planning Priority 4 "Sustaining diverse housing choices in planned locations that enhance our lifestyles and fit in with our local character and scenic landscapes"	
<p>Action 19 <i>"Prepare a local housing strategy that:</i> <i>a. responds to housing forecasts by the NSW Department of Planning, Industry and Environment</i> <i>b. addresses the requirements of Objective 10 of A Metropolis of Three Cities, including:</i> <i>i. creating capacity for more housing in the right locations – areas supported by a wide range of accessible, green, clean, and creative facilities, services and spaces</i> <i>ii. supporting planning and delivery of growth areas and planned precincts as relevant to each local government area</i> <i>iii. supporting investigation of opportunities for alignment with investment in regional and district infrastructure</i> <i>c. promotes design excellence that preserves village and neighbourhood character and integrates sustainability principles</i> <i>d. promotes diverse housing choices for people of all ages and capabilities</i> <i>e. supports the role of business centres</i> <i>f. addresses affordable housing by:</i></p>	<p>The Local Housing Strategy should be prepared and exhibited prior to the finalisation of Council's LSPS. Targets set out in the Local Housing Strategy should be incorporated within the final LSPS, and the LSPS should be re-exhibited incorporating the findings of the draft Local Housing Strategy.</p> <p>In order to offset the cost of additional non-residential floor space in Edgecliff, and to preserve the existing character of more sensitive areas of the LGA, it is recommended that:</p> <ul style="list-style-type: none"> • Council investigate opportunities within Edgecliff to accommodate more residential floor space; and • Council investigate opportunities to increase density at the periphery of the centre, allowing for the future growth of the Edgecliff centre. <p>Mirvac also recommends and suggests that Council explore or retain flexibility in its planning framework to allow applicants to demonstrate and justify proposals which may not have been envisaged by Council but make planning sense, including through exploring opportunities for developer-led Planning Proposals.</p> <p>Action: Amend Action 19 to give effect to the above.</p>

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Planning Priority/Action	Mirvac Recommendation
<p>i. recognising housing affordability is an issue in Woollahra, particularly for essential service workers</p> <p>ii. quantifying and measuring the need for affordable housing in the local government area</p> <p>iii. identifying areas and strategies for growth in affordable housing</p> <p>iv. recognising that affordable housing is a complex issue that need to be addressed by all levels of government</p> <p>v. exploring opportunities for Council to participate at a regional and state level to advocate for state funded delivery of affordable housing stock"</p>	
<p>Action 20 "Collaborate with the Greater Sydney Commission, government agencies, and neighbouring councils to develop an affordable housing approach appropriate to our social and economic context"</p>	<p>'Build to Rent' residential development models should be considered by Council in the development of the LSPS and a review of the LEP as an opportunity to meet housing policy objectives and address the evolving housing needs of the community. Council should work with the industry to further understand this opportunity, plan for its growth within the LGA and investigate planning concessions to further promote this alternative housing typology.</p> <p>A new 'Action' recommended to give effect to the above.</p> <p>It is recommended that Council's LSPS acknowledge that future planning controls should accommodate for this housing typology, and appropriate density incentives that encourage best practice design and construction procedures.</p> <p>It is recommended that Council include an action to investigating Built to Rent models in commercial zones, consistent with the treatment of certain residential uses such as hotels.</p>
<p>Action 21 "Research and investigate the applicability of micro-housing in walkable areas with high-frequency public transport such as Oxford Street, Paddington"</p>	
<p>Action 22 "Investigate capacity for integrating aged care options near business centres and community hubs"</p>	<p>Mirvac recognises the importance of aged care homes to facilitate ageing in place for residents and welcomes the opportunity to collaborate with Council in the strategic placement of such community infrastructure and business premises and the relationship with aged care options.</p>
<p>LSPS: Planning Priority 7 "Supporting access to a range of employment opportunities and partnerships"</p>	
<p>Action 33 "Introduce planning controls into the Woollahra Local Environmental Plan 2014 and Woollahra Development Control Plan 2015 to protect floor space for commercial, retail, business, health and community uses in centres, particularly in Double Bay"</p>	<p>There are significant opportunities within the Woollahra LGA to reimagine mixed-use areas and recognise the role that mixed-use development can play in promoting the objectives of creating 'a city of great place', 'a well-connected city' and 'an efficient city' as envisaged by the Greater Sydney Region Plan and District Plan. Mirvac recognises the importance of residential development to support such mixed uses recognised for Woollahra's centres.</p> <p>It is recommended the protection of commercial, retail, business, health and community uses incentives does not restrict future residential development.</p>
<p>LSPS: Planning Priority 8 "Collaborating to achieve great placemaking outcomes in our local centres which are hubs for jobs, shopping, dining, entertainment, and community activities"</p>	
<p>Action 35 "Support implementation of place plans for centres. Including Double Bay and Oxford Street, Paddington"</p>	<p>As above, Mirvac welcomes the opportunity to collaborate with Council on the development of place plans for the centres of Double Bay and Oxford Street.</p>

Respondent No: 15

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Planning Priority/Action	Mirvac Recommendation
General Comments	
Release of supporting studies and strategies, including <ul style="list-style-type: none">• Local Housing Strategy• Edgecliff Commercial Centre Study	<p>It is recommended that Council finalise the abovementioned studies/strategies prior to the finalisation of the LSPS. In light of this, the draft LSPS should be re-exhibited following the incorporation of these studies and their findings.</p> <p>Action: finalise and exhibit all supporting studies and strategies prior to the finalisation of the LSPS.</p>

Respondent No: 15

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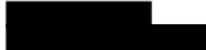
5.0 Conclusion

Thank you for the opportunity to provide a submission to the draft Woollahra LSPS. Mirvac welcomes any further opportunities to work collaboratively with Council in contributing to its finalisation, and through the 2021 LEP review process. Mirvac looks forward to working with Council to deliver its vision for the LGA. Should Council require any further information in relation to the matters raised in this submission, please do not hesitate to contact the undersigned.

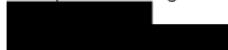
Yours sincerely,




Juliet Louw
Junior Urbanist



Chris Ferreira
Principal – Planning





Respondent No: 16
Login: BHR
Email: [REDACTED]
[REDACTED]

Responded At: Nov 08, 2019 16:14:06 pm
Last Seen: Nov 08, 2019 05:13:18 am
IP Address: 59.100.10.40

- Q1. Your email address

[REDACTED]
- Q2. I would like to:

Upload a Word or PDF file here (maximum file size 3 MB).
- Q3. Please upload your file.

not answered
- Q4. Please type your comment here.

not answered

Respondent No: 16

Woollahra Council
General Manager
PO Box 61
Double Bay NSW 1360

Dear General Manager

RE: Submission - Draft Woollahra Local Strategic Planning Statement

Thank you for the opportunity to present my feedback on the current Draft Woollahra Local Strategic Planning Statement. I have provided my comments on the proposed initiatives as outlined below.

Infrastructure and Collaboration

PP1, PP2 & PP3

I am generally supportive of the initiatives outlined. However it would be ideal if our current facilities were properly maintained to a much better standard than it is currently. The facilities being;

- Public open stairways
- Public paths and facilities
- Nature strips
- Outdoor shopping footpaths just to name a few

Liveability

PP4, PP5 & PP6

There should be better planning around outdoor dining options. Areas that should have outdoor dining or have potential for outdoor dining should be reviewed.

I am supportive of diverse housing in the right locations. As well as immersing the commercial aspect of space along with an increase of economic benefits at a retail level and above. There needs to be consultation around providing sunlight at 12pm on southern side of streets for outdoor dining.

I am not supportive of council's current position in certain points however there are some issues in areas where it does not reflect the right outcomes. Protection of character is important however not to the detriment of progress to the economy. Smart, thoughtful planning will achieve the right outcome. The small singular voice of a "NO" to progress has too much impact and council only listens to the minority. This must stop now.

Respondent No: 16

Productivity

PP7, PP8 & PP9

More needs to be done to encourage economic growth within Woollahra Municipal Council. Particularly Double Bay, which is the largest economic precinct within Woollahra Municipal Council. It is currently lacking.

Creating a hub where people from outside of the area want to come and enjoy what is on offer, as well as accommodating locals at all stages of life.

Existing businesses should be taken into consideration around what they want and need in order to thrive in addition to creating more of the right spaces for the community by introducing commercial space such as retail will allow for greater economic growth and employment in the area.

Sustainability

PP10, PP11, PP12, PP13 & PP14

I am generally supportive of the initiatives outlined. Woollahra Municipal Council is home to many green spaces that are enjoyed by the local and broader community. Through thoughtful planning and understanding of what is required to support a growing population and economy this can only be enhanced.

It is important for Woollahra Municipal Council to listen to everyone's views equally, not just those who have the loudest voices. Woollahra Municipal Council need to accommodate for a changing economic precinct and support a growing population. Woollahra Municipal Council have a wonderful opportunity to make a change for the future. Please ensure you use this time to implement the right plan.

Kind Regards



Byron Rose



Respondent No: 17

Login: local care

Email: [REDACTED]

Responded At: Nov 08, 2019 16:32:06 pm

Last Seen: Nov 08, 2019 05:28:27 am

IP Address: 118.211.207.182

Q1. Your email address

[REDACTED]

Q2. I would like to:

Type my comment here.

Q3. Please upload your file.

not answered

Q4. Please type your comment here.

RE: SC4618: Draft Woollahra Local Strategic Planning Statement Dear Sir/Madam, Thank you for the opportunity to comment on the Draft Local Strategic Planning Statement. We have looked at the document and strongly support its initiatives to protect the natural and architectural heritage of Woollahra, increase the tree canopy and the number of parks and wildlife areas and corridors, but the document also raises points that are of great concern to us and which we wish to oppose and urge reconsideration. Overpopulation and Population Growth Recent population growth in Woollahra has created unprecedented pressures on the local area. Over the past 10 years the population of Woollahra has significantly increased at a rate that has created overcrowding and negative impacts on daily quality of life in many areas including noise and sleep disturbance impacts, significant parking, congestion and traffic problems, inadequate public transport and infrastructure to cope with the population increase, overcrowded parks and recreation facilities, open space, amenity impacts and large apartment buildings have been constructed in areas like Double Bay causing loss of sunlight, views, open space, change of the village character of the area and destruction of its attractive ambience and its heritage values. These problems do not seem to be acknowledged or addressed in the Draft Plan and there no measures outlined for how to solve these issues and restore balance in the area. In fact, the Draft Statement appears to support an increase in growth, housing and population in the area. We, like many other constituents, are now very concerned about the impacts of this population expansion which has led to Woollahra having one of the highest densities of any municipality in Sydney per square kilometre. The Draft plan should seek ways to reduce population growth and address this imbalance, not seek further growth. The DBRA and other resident associations were recently told by the local State member that there were no current plans by the State Government for any increase in population in Woollahra. There was relief that the State Government seemed to have heard the public's concerns about over-population. To meet State Government objectives, there should be an emphasis on not increasing housing supply. This would assist in addressing the problems referred to above. Other measures should be investigated in regards to how the impacts of the current over-population problem can be ameliorated as a matter of priority. Inadequate Infrastructure and Space The Draft Local Strategic Planning Statement does not appear to acknowledge the significant infrastructure problems that currently exist due to the recent increase in population described above. There is not adequate space, geographic capacity, roads or infrastructure to sufficiently cope with more growth. The Draft statement appears to affirm that there are no current problems which avoids the reality that residents now experience on a daily basis. These problems should be acknowledged and addressed. (page 12). Page 18 Voluntary Planning Agreements (VPAs) We are very strongly opposed to VPAs being permitted by Council. The idea that Council would receive payments from developers for allowing them to not comply with Council regulations is unethical and contradictory and would undermine community faith in the efficacy of Council and its controls. Any DA or planning proposal should be considered by planning officers of Council on its merits in accordance with the Act, with that process unpolluted by the knowledge or possibility of a VPA being offered. Page 22 The call for lowered population and less high rise development and apartments has become a major community priority in recent years. On Page 22 the Draft says 'It (technology) also helps us to work with schools and other facility owners to unlock spaces that are often underused outside of core operating hours'. Such facilities have not needed to be 'unlocked' previously and will suffer from over-use impacts if 'unlocked', They would also impose a range of noise, traffic, parking, congestion and other impacts on the amenity of the area if used outside of core hours and could open a can of worms in relation to liability, insurance and other legal matters. This concept, itself, seems symptomatic of the overcrowding referred to above which can only be comprehensively resolved by enacting measures that arrest inappropriate population growth. Page 24 We are strongly opposed to any plans

for a re-developed car park at Cross Street which, if proceeded with, would be expensive, unnecessary and, if increased in height, would impose multiple negative impacts on residents, destroy the village ambience of the area and steal the harbour views of countless properties around the Double Bay amphitheatre in Edgecliff, Bellevue Hill, Bondi Junction and Double Bay, itself. There has been no consultation with residents about this unpopular proposal and it is inappropriate that it is raised in this document. It should not be included in a planning document of this nature and should be removed. Page 27 We strongly disagree with the following statement: 'Development that creates new dwellings and commercial buildings contributes to maintaining our lifestyle and liveability. An important part of this is contributions and voluntary planning agreements. These help fund upgrades and improvements to increase capacity of our infrastructure and facilities such as libraries, community facilities and public domain'. Many developments that have created new dwellings and commercial buildings in recent years have had a deleterious affect on lifestyle and liveability and the character of Woollahra. Fabulous old buildings that were not heritage listed have been demolished and replaced by ugly medium-high rise apartments and commercial centres, resident amenity has been compromised and the over-crowding problems mentioned above have arisen. VPAs (Pages 24 and 27) As mentioned, we, like many other constituents, are strongly opposed to VPAs. VPAs encourage developers to seek exemptions to planning laws, thereby undermining the whole system as well as constituents' faith in Council and its laws. If permitted, VPAs would establish new precedents that are very dangerous. Council already has mechanisms to ensure that community interests are served by developers. This surely is Council's role along with upholding its planning laws. VPAs should not be part of the planning process and should be banned. Page 29 Micro-housing should be banned, as such forms of housing reduce quality of life and have been found to compromise human health and well being. They are completely inappropriate for the Woollahra area, including Oxford Street, and would exacerbate over-crowding problems even further. Page 32 We support many of the proposals listed here but find them incompatible with other sections which emphasise growth, increased housing and commercial development which are at odds with these priorities. Page 42-43 and 48-49 We support many of these points but feel that more could be done to increase the number of parks, natural areas and open spaces, particularly since the huge increase in apartments and population is exceeding the capacity of the area to adequately cope. There are some areas of Council-owned land that could be used for expanding parks instead of commercial uses. We support the Plan's emphasis on the protection of heritage and natural landscapes but would like to see further emphasis on expanding the number of natural spaces for passive recreation, creation of more wildlife areas like Trumper and Cooper Parks and increasing the tree canopy coverage even further. The Draft Plan should include reference to protecting the harbour and low lying areas of Woollahra from any further development and seek ways to expand open spaces and passive recreation areas near the harbour. Page 57 We are alarmed to see that on Page 57 of the Draft Plan it states that, in relation to Double Bay, "Council notes that some of the actions in this plan will require changes to our existing planning controls". We are very strongly opposed to changes to the Double Bay planning controls. There is mention of some sort of review – but we have never been informed of any Planning Review of Double Bay. This is inappropriate. The community must be informed and consulted before any such changes are canvassed in this document. Thank you for considering our submission. We hope that you will keep us informed of future progress of this draft and alert us of any meetings at which it is considered so that we have the opportunity to address Council.

Item No: R2 Recommendation to Council
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF SYDNEY CROQUET CLUB AND ROSE BAY SCOUT HALL, ROSE BAY**
Author: Shona Lindsay, Heritage Officer
Approvers: Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 20/3933
Reason for Report: To respond to Council's resolution of 23 April 2018 and 6 June 2018 to investigate the heritage listing of the Sydney Croquet Club and Rose Bay Scout Hall.
To obtain Council's approval to prepare a planning proposal to list the Sydney Croquet Club and Rose Bay Scout Hall as individual heritage items in Woollahra Local Environmental Plan 2014.
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 list the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* and *Rose Bay Scout Hall (including interiors)* as individual heritage items 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.

1. Background:

On 23 April 2018 Woollahra Council resolved in part:

THAT Council requests staff to prepare and submit a report including a heritage assessment and draft heritage inventory sheet for each of:

- 1. The Sydney Croquet Club building and greens (having its address in Woollahra Park, O'Sullivan Road, Rose Bay); and*
- 2. The Woollahra Golf Club clubhouse and George Grimley Pavilion (having its address in Woollahra Park at 50 O'Sullivan Road, Rose Bay)*

to the relevant Council Committee to facilitate the Sydney Croquet Club building and greens and the Woollahra Golf Club clubhouse and George Grimley Pavilion (and their elements) being:

- 1. Included in the Woollahra Local Environmental Plan as a heritage item; and*
- 2. Listed as a heritage item of State significance on the NSW State Heritage Register.*

On 18 June 2018 Woollahra Council resolved in part:

THAT Council:

A. *Request staff to undertake an assessment of heritage significance for the Rose Bay Scout Hall (former RAAF Officers' Canteen) located in Vickery Avenue, Rose Bay, and report to the Environmental Planning Committee on whether the property has sufficient heritage significance to be listed as:*

- i) *a local heritage item in the Woollahra Local Environmental Plan 2014(WLEP), and*
- ii) *an item on the State Heritage under the Heritage Act 1977.*

In response to Council's decision heritage significance assessments of the *Sydney Croquet Club* and *Rose Bay Scout Hall* were prepared by Weir Phillips Heritage and Planning.

A draft heritage significance assessment of the George Grimley Pavilion and Woollahra Golf Club Clubhouse has also been completed by Weir Phillips Heritage and Planning and is being reviewed. A report will be presented to a forthcoming meeting of the Environmental Planning Committee in the next quarter.

2. The sites

Sydney Croquet Club

The Sydney Croquet Club (Figure 1) is located within Woollahra Park, off O'Sullivan Road, Rose Bay. Figure 2 shows the location of Woollahra Park within the surrounding area. Figure 3 shows the location of the Croquet Club within the grounds of Woollahra Park. The Croquet Club stands on part of Lot 1319 D.P. 1222163.

The subject site is not listed on the NSW State Heritage Register (SHR), nor is it identified as a local heritage item or located in a heritage conservation area in Schedule 5 of *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).



Figure 1: Sydney Croquet Club, southern elevation (WP Heritage and Planning)



Figure 2: Location of Woollahra Park within Woollahra (Woollahra Park Plan of Management)



Figure 3: Location of the Croquet Club within Woollahra Park with Croquet Club indicated with arrow (Woollahra Council GIS)



Figure 4: Aerial photograph over the clubhouse and lawns with club house indicated with arrow (SIX Maps)

Rose Bay Scout Hall

The Rose Bay Scout Hall (Figure 5) is located at No. 3 Vickery Avenue, Rose Bay (Figure 6). The site is identified as Lots 1536 and 1537 D.P. 40022 and Lot 1475 D.P. 752011.

The subject site is not listed on the NSW State Heritage Register (SHR), nor is it identified as a local heritage item or located in a heritage conservation area in Schedule 5 of *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).



Figure 5: Rose Bay Scout Hall, front (north-eastern) elevation (WP Heritage and Planning)



Figure 6: Site location. The arrow points to the site (Woollahra Council GIS)



Figure 7: Aerial photograph over the site with Scout Hall indicated by arrow (SIX Maps; annotation by WP Heritage and Planning)

3. Assessment of heritage significance

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 assessment used the process and criteria set out in that document. There are seven criteria used in the process of assessing heritage significance:

Criterion (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).

Criterion (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).

Criterion (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).

Criterion (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.

Criterion (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).

Criterion (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).

Criterion (g)

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.

The assessments prepared by Weir Phillips Heritage and Planning, which include the assessment against all criteria, are attached as **Annexures 1 and 2**.

Sydney Croquet Club

Table 1 below provides a summary of the assessment of the heritage significance of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* against the seven criteria, at the local and State levels.

Table 1: NSW Heritage assessment criteria summary - Sydney Croquet Club (clubhouse, moveable heritage items and lawns)

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)	✓	✗
(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)	✓	✗
(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)	✓	✓
(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	✓	✗
(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)	✓	✓
(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)	✓	✓
(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. 	✓	✗

The heritage significance assessment provides the following statement of significance for the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)*:

The Sydney Croquet Club, off O'Sullivan Road, Woollahra, New South Wales has local and State significance. Designed by Council's architect M.V.E. Woodforde and built in 1934, the building is substantially intact.

The Clubhouse has State significance as a rare example of a large Inter-War period split-log building. The Sydney Croquet Club, including the Clubhouse (exterior, interior), moveable heritage items and lawns, has local significance as a long standing recreational Club with an unbroken association with its premises. The Clubhouse and lawns were one of a number of facilities established by Woollahra Council during the Inter-War period in line with their growing interest in the provision of public recreational facilities, an interest that continues

today. The Sydney Croquet Club is part of a wider pattern of croquet Clubs throughout New South Wales. The Clubhouse houses a significant collection of Club memorabilia.

The Clubhouse and lawns have aesthetic significance for the qualities of its setting. The Clubhouse and lawns are contained by trees which have matured over time, providing a distinct enclosed setting that has changed only as the trees have matured.

(October 2019: Weir Phillips Heritage and Planning:
Heritage Assessment, Sydney Croquet Club, p. 46)

Rose Bay Scout Hall

Table 2 below provides a summary of the assessment of the heritage significance of the *Rose Bay Scout Hall (including interiors)* against the seven criteria, at the local and State levels.

Table 2: NSW Heritage assessment criteria summary – Rose Bay Scout Hall (including interiors)

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)	✓	✗
(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)	✓	✗
(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)	✓	✗
(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	✓	✗
(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)	✗	✗
(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)	✓	✗
(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. 	✓	✗

The heritage significance assessment provides the following statement of significance for the *Rose Bay Scout Hall (including interiors)*:

The Rose Bay Scout Hall, Rose Bay, has historic and aesthetic significance at a local level. The hall was designed by architect Charles Mack Walker and built in 1940 for the Rose Bay Scouts and Rose Bay Sea Scouts and, except for a brief period during World War II, it has been used by the Scouts (and other community groups) since this time. The hall is one of two known examples of buildings purpose-built for the Scouts in Woollahra during the Inter-War period. The building is a good example of a Scout hall that takes into consideration its setting, in this instance through the inclusion of porthole windows and a roof top deck from which to view Rose Bay. While the interior of the building has undergone some alteration, the exterior of the building is substantially 'as built.'

The Rose Bay Scout Hall has significance for its association, albeit brief, with the adjoining Rose Bay Flying Boat Base. Between October 1942 and the end of World War II, the building was used by the RAAF. The Rose Bay Flying Boat Base played an important service role during World War II and was the sight of huge receptions for returning Prisoners of War after World War II.

(October 2019: Weir Phillips Heritage and Planning:
Heritage Assessment, Rose Bay Scout Hall p. 48)

The assessment recommends the listing of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* and *Rose Bay Scout Hall (including interiors)* as individual local heritage items in Schedule 5 of Woollahra LEP 2014. The report recommends the listing of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* on the State Heritage Register. The report concluded that the *Rose Bay Scout Hall (including interiors)* does not meet the threshold for State heritage listing.

4. Consultation with the land owner

All land owners and lease holders were consulted during the heritage assessment process.

All land owners and lease holders were provided a copy of the draft heritage significant assessment and draft heritage inventory sheet on 1 November 2019 for the relevant properties. The land owners and lease holders were given until the 2 December 2019 to make a submission. No comments were provided from the relevant land owners and lease holders.

Should a planning proposal proceed to public exhibition, consultation with land owners and tenants will continue.

5. Woollahra Local Planning Panel advice

Section 2.19 of the *Environmental Planning and Assessment Act 1979* sets out the functions of local planning panels. One of those functions is “to advise the council on any planning proposal that has been prepared or is to be prepared by the council under section 3.33 and that is referred to the panel by the council”.

Additionally, the Local Planning Panel Direction – Planning Proposals which was issued by the Minister for Planning on 27 September 2018 identifies the types of planning proposals that are to be referred to a local planning panel for advice prior to a planning proposal being sent to the Department of Planning, Industry and Environment for a gateway determination.

Under the terms of the Direction, the planning proposal to list the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* and *Rose Bay Scout Hall (including interiors)* as individual local heritage items must be referred to the Woollahra Local Planning Panel (Woollahra LPP) for advice. This step will be undertaken at the next available meeting of the Woollahra LPP should the Council decide to prepare a planning proposal.

6. Next steps

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 list the properties as heritage items in the Woollahra LEP 2014.
- Report a draft planning proposal to the Woollahra LPP for advice;
- Report the advice received from the Woollahra LPP to the Environmental Planning Committee.
- Prepare a State Heritage Register nomination form to be lodged with Heritage NSW for *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)*.
- Further steps will depend on advice from the Woollahra LPP and the decision of the Council following the Environmental Planning Committee meeting.

7. Conclusion

The heritage significance of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* and *Rose Bay Scout Hall (including interiors)* have been assessed in accordance with the NSW heritage best practice guidelines. The assessments of heritage significance prepared by Weir Phillips Heritage and Planning identify that the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* is of local heritage significance for historical, associative, aesthetic, social, technical, rarity, and representative significance, and is of State heritage significance for aesthetic, technical, and rarity significance. *Rose Bay Scout Hall (including interiors)* is of local heritage significance for historical, associative, aesthetic, social, rarity, and representative significance.



We recommend the listing of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* and *Rose Bay Scout Hall (including interiors)* as local heritage items in Schedule 5 of Woollahra LEP 2014.

We recommend the listing of the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* on the State Heritage Register.

The *Rose Bay Scout Hall (including interiors)* does not meet the threshold for State heritage listing.

To facilitate a listing at the local level, a planning proposal should be prepared with the aim of amending Schedule 5 of Woollahra LEP 2014 by adding the *Sydney Croquet Club (clubhouse, moveable heritage items and lawns)* and *Rose Bay Scout Hall (including interiors)* to the list of heritage items. The planning proposal should be referred to the Woollahra LPP for advice.

Annexures

1. Heritage Significance Assessment for Sydney Croquet Club, Rose Bay [↓](#) 
2. Heritage Significance Assessment for Rose Bay Scout Hall [↓](#) 

Annexure 1

HERITAGE ASSESSMENT



Sydney Croquet Club

Woollahra Park, off O'Sullivan Road, Rose Bay

October 2019 | J3657

**Weir
Phillips**
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and Planning

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Assessment for the Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay has been prepared at the request of Woollahra Council. On 23 April 2018 Woollahra Council made the following decision:

THAT Council requests staff to prepare and submit a report including a heritage assessment and draft heritage inventory sheet for each of:

- 1. The Sydney Croquet Club building and greens (having its address in Woollahra Park, O'Sullivan Road, Rose Bay); and*
- 2. The Woollahra Golf Club Clubhouse and George Grimley Pavilion (having its address in Woollahra Park at 50 O'Sullivan Road, Rose Bay)*

to the relevant Council Committee to facilitate the Sydney Croquet Club building and greens and the Woollahra Golf Club Clubhouse and George Grimley Pavilion (and their elements) being:

- 1. Included in the Woollahra Local Environmental Plan as a heritage item; and*
- 2. Listed as a heritage item of State significance on the NSW State Heritage Register.*

On 18 June 2018 Woollahra Council made the following decision:

THAT Council:

A. Request staff to undertake an assessment of heritage significance for the Rose Bay Scout Hall (former RAAF Officers' Canteen) located in Vickery Avenue, Rose Bay, and report to the Environmental Planning Committee on whether the property has sufficient heritage significance to be listed as:

- i) a local heritage item in the Woollahra Local Environmental Plan 2014(WLEP), and*
- ii) an item on the State Heritage under the Heritage Act 1977.*

1.2 The Brief

The brief is divided into two parts:

Stage One – Assessment of heritage significance

- 1. Using the process and heritage assessment criteria contained in the New South Wales Heritage Manual (2001) carry out an assessment of heritage significance of the three sites.*
- 2. Make a recommendation as to whether the three sites should be individually listed as a local heritage item in Schedule 5 of Woollahra LEP 2014.*
- 3. Make a recommendation as to whether the three sites should be individually listed as an item on the State Heritage Register under the Heritage Act 1977.*

Note: The assessment of significance at local and State levels must be done separately and independently.

Stage Two

- 1. If the recommendation is for listing in Woollahra LEP 2014, prepare an inventory sheet for the relevant site. The inventory sheet will include a statement of significance.*
- 2. If the recommendation is also for listing on the State Heritage Register, prepare an inventory sheet for the relevant site. The inventory sheet will include a statement of significance.*

3. If the recommendation is for listing on the State Heritage Register, prepare a nomination form for the relevant site using the OEH Heritage Division standard template.

Note: All inventory sheets must use the Office of Environment and Heritage (Heritage Division) standard template. A Microsoft Word version of this template will be provided by Council.

1.3 Authorship

This assessment was prepared by Alice Fuller, B.Appl.Sc.(CCM), M.Herit.Cons.(Hons.), and James Phillips, B.Sc.(Arch), B.Arch., M.Herit.Cons.(Hons.), of Weir Phillips Heritage and Planning.

1.4 Limitations

An Aboriginal and historical archaeological assessment was not provided for. A survey of the site's users was not provided for to ascertain how/if they value the site.

1.5 Methodology

This statement has been prepared with reference to the NSW Heritage Office's (Heritage NSW) publication *Assessing Heritage Significance* (2015).

A site visit was carried out in June 2019. Unless otherwise stated, the photographs in this assessment were taken on this occasion.

1.6 Documentary Evidence

The following references were referred to in the preparation of this assessment.

1.6.1 General References

- Boulton, E.H.B. (ed.), *Timber Buildings for the Country*, London, Country Life Ltd, 1938.
- Broomham, Rosemary, *The Coopers of Woollahra: Land Dealings on the Point Piper Estate 1820-1920*. Unpublished report prepared for Woollahra Municipal Council in June 2001.
- Hughes, Trueman and Ludlow, *Heritage Study for the Municipality of Woollahra, Volume One*, NSW, Woollahra Municipal Council, 1984.
- Morris, Miranda, *An Architecture of the Depression: Vertical timber buildings in Launceston*. Unpublished University Thesis, 1989.
- Russell, Eric, *Woollahra: A History in Pictures*, Sydney, John Ferguson in association with Woollahra Municipal Council, 1980.
- *Sydney Croquet Club, Clubhouse Log Cabin- Woollahra Park, 50th Anniversary, Saturday, 27 April, 1985*, NSW, The Club, 1985, n.p.

1.6.2 Newspapers, Journal Articles etc.

- ('Advertisement for Hardie's Fibrolite'), *Decoration and Glass*, Volume 7 No. 12, 1 April, 1942, p.31.
- 'Croquet Lawns for Woollahra,' *The Labor Daily*, 14 November, 1933, p.6.
- 'Croquet Pavilion at Williamstown, Victoria,' *Building*, 12 March, 1930, p.57.
- 'Croquet Tournament,' *The Daily Telegraph*, 28 April 1936, p.18.
- 'The Log Cabin,' *The Australasian*, 25 October, 1924, p.13.
- 'Log Cabin at Grace Bros,' *The Sydney Morning Herald*, 7 December, 1927, p.11.
- 'M.V.E. Woodforde, A.R.A.I.A,' *Decoration and Glass*, Volume 5 No. 9, 1 February, 1940, pp.53-54.
- 'New Croquet Lawns: Opened at Woollahra Park,' *The Sydney Morning Herald*, 2 May, 1935, p.21.

- 'A New Name. Rushcutter's Bay Expands,' *Sunday Times*, 29 September, 1929, p.11.
- 'The Official Opening of the Rushcutters Bay Croquet Cub,' *The Daily Telegraph*, 31 January, 1927, p.12.
- 'Sydney's New Lawns,' *The Daily Telegraph*, 30 October, 1934, p.16.
- 'Tenders Accepted or Received,' *Construction and Real Estate Journal*, 6 February, 1935, p.10.
- 'Tenders Called,' *Construction of Real Estate Journal*, 17 October, 1934, p.6.
- 'Willoughby Golf Club House,' *Building*, 12 December, 1935, p.15.
- '(Woollahra Council has decided....),' *The Sun*, 7 January, 1934, p.9.
- 'Woollahra Croquet Lawns,' *The Sun*, 20 December, 1934, p.25.
- 'Woollahra Works Scheme,' *The Sun*, 13 December, 1934, p.11.

1.6.3 Historic Plans, Images and Photographs

- (Croquet Lawn and Shelter, Sydney Croquet Club), undated. Framed photograph in the Clubhouse.
- 'Hotel Grande, Coolangatta,' *Building*, 13 March, 1933.
- Kent, Milton, *Aerial View over Rose Bay, Rosebery, Sydney, Waterloo* (Item No. 16), 194-. State Library of NSW.
- 'A Log Cabin,' *Building* 12 August, 1924.
- 'New Baby Health Centre and Day Nursery, Double Bay,' *Building and Engineering*, 24 October, 1951.
- 'New Residence, No. 151 Dover Road, Dover Heights,' *Building* 24 March, 1942.
- New South Wales Lands Department, (Aerial Photograph over Rose Bay), 1943. SIX Maps.
- 'North Bridge Golf Club House,' *Building* 24 November, 1937.
- 'Papyrus Pty Ltd, Burrows Road, Alexandria,' *Building*, 24 February, 1942.
- ('Rustic Shelter in the Garden, Caerleon'), *Home*, December 1922.
- (Sydney Croquet Club), undated. Framed photograph in the Clubhouse.
- (Sydney Croquet Club), 1977. Framed photograph in the Clubhouse.

1.6.4 Other

- Conveyance, Book 1319 No. 958. Old Systems Records, NSW LPI.
- Woollahra Council Minutes, 1923- 1980. Woollahra Library.

1.7 Site Location

The Sydney Croquet Club is located within Woollahra Park, off O'Sullivan Road, Rose Bay. Figure 1 shows the location of Woollahra Park within the surrounding area. Figure 2 shows the location of the Croquet Club within the grounds of Woollahra Park. The Croquet Club stands on part of Lot 1319 D.P. 1222163.

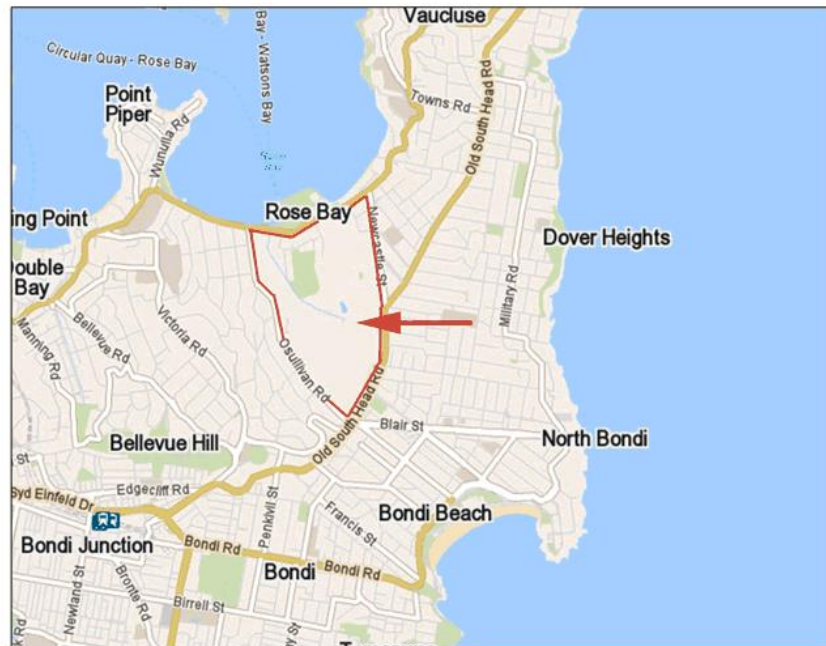


Figure 1: Location of Woollahra Park within Woollahra.
Whereis; annotation in red by WP Heritage and Planning.



Figure 2: Location of the Croquet Club within Woollahra Park.
Google Maps; annotation in red by WP Heritage and Planning.

2.0 HISTORICAL DEVELOPMENT OF THE SITE

2.1 The Site Prior to 1923

While an Aboriginal history has not been provided for, it is acknowledged that the present-day Woollahra Municipality is located within the traditional lands of the Cadigal people, part of the Dharug language group.

The Colony of New South Wales was established at Sydney Cove in January 1788. All land was declared to be Crown Land. Present-day Woollahra is located well outside the first official boundaries of Sydney Township. The colonists exploited the natural resources of the area but did little to permanently settle it beyond establishing a lookout on South Head and a pilot station at Watsons Bay. The word *Woo-la-ra* first appears in a 'List of Local Names, or of Places' prepared by David Southwell, the lieutenant later placed in charge of the lookout on South Head.¹

The first land grants in present-day Woollahra, made between 1793 and 1812, predominantly passed out of the hands of original grantees. During the early years of Macquarie's governorship (1810-1821), a number of grants were made to military men around Double and Rose Bays. The most notable of these was a grant made to the flamboyant Captain John Piper in 1815.

During the 1820s, the land north of Darling Point through Double Bay, Point Piper and Rose Bay and eastward to Old South Head Road, was consolidated into a single estate by the prominent business partnership of Daniel Cooper (1785-1853) and Solomon Levey (1794-1833). The partners had acquired several early land holdings, including John Piper's estate, which were re-issued as a single grant of 1,130 acres on 22 March, 1830. The subject property stands upon this grant. Old South Head Road (1811) and New South Head Road (1832) provided the principal means of access into the area at this time.

The Cooper-Levey estate was beset by legal complications from the 1830s. During the 1840s, Daniel Cooper became the sole owner of the estate, which generally became known as the Cooper Estate. In 1844, T.L. Mitchell prepared a subdivision plan for the Cooper Estate. Old and New South Head Roads, Point Piper (now Jersey Road), Ocean Street North, William and Cross Streets were already in existence, while Edgecliff, Bellevue, Victoria and Wolseley Road were passable bush tracks. While the Cooper Estate was not always developed along the lines envisaged by Mitchell in 1844, his subdivision did much to determine the basic street pattern seen today.²

The Cooper Estate was willed not to Daniel Cooper's next of kin, his nephew Sir Daniel Cooper (1821-1902), but to Sir Daniel's son, Daniel (later also Sir Daniel). As the new owner was a minor when he inherited the estate in 1853, Trustees managed the Cooper Estate until November 1869. Even after Daniel Cooper (junior) obtained his majority, the Trustees continued to be a dominant influence in managing the Estate and were thus a major force in the development of the area.³ When the Municipality of Woollahra was created in 1860, it was named for Sir Daniel Cooper's (senior) planned residence, *Woollahra*.

Between 1853 and the mid 1880s, the Trustees offered 99 year leaseholds on parts of the Cooper Estate; there were few freehold sales. Substantial villa estates were developed on some of these leaseholds. Smaller lots in West Woollahra and along Old South Head Road attracted more modest housing and commercial development.⁴ Lack

¹ Letter dated 12 July, 1788, cited Eric Russell, *Woollahra: A History in Pictures*, Sydney, John Ferguson in association with Woollahra Municipal Council, 1980, p. 9-10.

² See Figure 7, a tracing of Mitchell's plan, in Rosemary Broomham, *The Coopers of Woollahra: Land Dealings on the Point Piper Estate 1820-1920*. Unpublished report prepared for Woollahra Municipal Council in June 2001.

³ For further information see *ibid*.

⁴ Hughes, Trueman and Ludlow, *Heritage Study for the Municipality of Woollahra, Volume One*, NSW, Woollahra Municipal Council, 1984, p. 15.

of transport, however, limited widespread development in Woollahra before 1880. As transport was almost exclusively by private means, development away from the bays and wharves was particularly reliant on satisfactory road patterns.⁵

Sydney's population expanded sevenfold between 1850 and 1890. By the early 1880s, the areas closer to the City had been built out and the demand for land was pushing further outwards. The steady improvements made to the tramway system from the 1880s, together with the introduction of subsidised transport, did much to open up the Woollahra Municipality to small lot subdivision.

Freehold subdivisions of land on the Cooper Estate began in the early 1880s and continued until the 1920s. Land was purchased by individuals and companies, many of whom then carried out further subdivisions. One of the companies who purchased land was the Rose Bay Freehold Company. Woollahra Park stands on land that they purchased from the Cooper Estate in 1904.⁶

The dense suburban development that characterises much of Woollahra today is largely a product of the first decades of the twentieth century. As subdivision continued, the population rose from 1,023 people in 1881 to 13,503 people in 1900; and 25,300 people in 1920 to 37,770 people in 1927.⁷ Woollahra thus became an intensively developed area within a comparatively short time span.

While development proceeded apace in some areas, much of the land that now forms part of Woollahra Park appears to have been under-utilised. Some of the area was leased to Chinese market gardeners. In 1901, it was recorded that the area now occupied by Woollahra Park was 'swampy and undrained'.⁸ Nearby Scots College developed a strong sporting association with the local area by the early 1900s, foreshadowing future land uses.

2.2 Woollahra Park

Woollahra Council Minutes of the 1920s and 1930s reveal a keen awareness of the importance of public recreational spaces and publicly accessible recreational facilities. In 1923, Woollahra Council received permission from the Governor to borrow £20,000 for the 'acquisition of park and recreation areas and the improvement thereof'.⁹ On 15 September 1923 the Rose Bay Freehold Company (in liquidation) transferred 24 acres and 25 perches of land to the Council of the Municipality of Woollahra for 11,954 pounds, 13 shillings and 9 pence.¹⁰ During late 1923 and 1924, Council gave the Chinese market gardeners occupying their new land purchase six months notice to quit.¹¹

In early 1924, Council launched a competition for the layout of a new park, later Woollahra Park. The Institute of Architects were involved in this process and appointed the prominent architect Mr. Ernest A. Scott to represent the Institute in an honorary capacity and to provide advice on the competition.¹²

The results of the competition for the layout of the park were announced by Council on 12 May 1924. First prize, a premium of £100, was awarded to Mr. H.M. Robinson.¹³ The improvements to the park officially commenced when the first sod of earth was

⁵ Refer to J. Atkins, *History Waverley, Volume 8: Fletcher's Foundry, Woollahra*, n.p. The street was originally known as Australia Street.

⁶ Sale referred to in Conveyance, Book 1319 No. 958. NSW LPI.

⁷ Census figures cited in Hughes, Trueman and Ludlow, *op cit*, 1984, p. 7.

⁸ Government Gazette 1901 cited in *Woollahra Park Plan of Management*, January 2013, p.8.

⁹ Woollahra Council Minutes, Ordinary Meeting, 2 July, 1923, p.526. Woollahra Library.

¹⁰ Conveyance, Book 1319 No. 958. NSW LPI.

¹¹ For example, see: Woollahra Council Minutes, Ordinary Meetings, 8 October, 1923, p.638; 25 August, 1924, p.265.

¹² *Ibid*, 28 April, 1924, p.134.

¹³ *Ibid*, 12 May, 1924, pp.142 and 149.

turned by Alderman Grimley on 25 October 1924.¹⁴ On 8 December 1924 the 'O'Sullivan Road Park Lands' were officially named Woollahra Park.¹⁵ A pavilion named in honour of Alderman George Grimley was constructed in 1927 to service the adjacent oval and a golf course was opened in 1931.

2.3 Rushcutters Bay Croquet Club and Sydney Croquet Club

2.3.1 The Origins of the Club

The origins of the Sydney Croquet Club lie in the establishment of the Rushcutters Bay Croquet Club in the 1920s.¹⁶ The Club's first home was on land within Rushcutters Bay Park that they leased from the City of Sydney Council. The club name was changed to the Sydney Croquet Club in September 1929, by which time the number of members had grown considerably.¹⁷ The Club's handicap book of 1928-1929 lists 25 playing members, 23 of whom were 'A' grade players. The Club was, at this time, 1 of 19 clubs in the State, 12 of which were suburban clubs.¹⁸ The sport was predominately a female one; the Rushcutters Bay Club were the only club in the State to have any male members.

According to a brief club history, the Rushcutters Bay Club first approached Woollahra Council about the creation of croquet lawns within the Woollahra Municipality in 1932-3.¹⁹ In November 1933, in response to a request from a 'number of ladies', Woollahra Council instructed Council's engineer to investigate a suitable location for the 'putting down' of croquet lawns. Woollahra Park and Cooper Park were put forward as possible locations.²⁰ The site 'between the two ovals' at Woollahra Park, being the subject site, was ultimately put forward and Council resolved in December 1933:

"That two croquet lawns be constructed at an estimated cost of £445 provided the applicants agree to pay a rental of £100 per year, and that failing acceptance of this offer two tennis courts be constructed at a cost of approximately £600."²¹

Figure 3 provides a photograph of Woollahra Park in the late 1920s/early 1930s. The arrow points to the approximate location of the Croquet Club, between the two ovals.

¹⁴ *Ibid*, 27 October, 1924, p.331.

¹⁵ Woollahra Council Minutes, Ordinary Meetings, 8 December, 1924, p.375.

¹⁶ A date of 1922 is given by a brief history of the Club in *Sydney Croquet Club, Clubhouse Log Cabin- Woollahra Park, 50th Anniversary, Saturday, 27 April, 1985*, NSW, The Club, 1985, n.p. Woollahra Library. A newspaper article, however, gives the date of 1927. See: 'The official opening of the Rushcutters Bay Croquet club,' *The Daily Telegraph*, 31 January, 1927, p.12.

¹⁷ 'A New Name. Rushcutter's Bay Expands,' *Sunday Times*, 29 September, 1929, p.11.

¹⁸ *Sydney Croquet Club, Clubhouse Log Cabin- Woollahra Park, 50th Anniversary*, 1985, n.p.

¹⁹ *Ibid*.

²⁰ 'Croquet Lawns for Woollahra,' *The Labor Daily*, 14 November, 1933, p.6.

²¹ Woollahra Council Minutes, Ordinary Meeting, 11 December, 1933, p.570.



Figure 3: Aerial View of Rose Bay Golf Course, Sydney, c.1920s.

Fairfax Archive, National Library of Australia; annotation by WP Heritage and Planning.

Initially, it would appear that the lawns in Woollahra Park were to be leased to a proposed new Eastern Suburbs women's club.²² Ultimately, however, it was Mrs. F.E. Rogers, Hon. Secretary of the Sydney Croquet Club, who accepted the offer of the lawns and informed Council that the following Clubhouse accommodation would be required:

'Main room of such size that the Club members could sit in comfort for refreshments, and at one end of this room a kitchen for washing up etc. with power point for urn, and the other end of main room a toilet room with lavatory and basin; further stating that a verandah across the front of the Clubhouse would add to the pleasure and comfort of members who are watching matches, and requesting to be advised how long it will take to complete the construction of the lawns as it is desired to make arrangements for an opening day.'²³

The NSW Croquet Association offered to stand guarantor for the payment of fees for the first twelve months lease of the playing lawns. In February 1934, the Association were informed that

'...plans and specifications and estimates are now being prepared in conjunction with the desired accommodation for Club members, and that the Club will be communicated with as soon as a decision is arrived at.'²⁴

The Sydney Croquet Club had made the decision to transfer to Woollahra for a number of reasons. The lease at Rushcutters Bay was due to expire; a large number of its members lived in Woollahra; and the Club had been battling unsuccessfully with the City of Sydney for a number of years for additional space at Rushcutters Bay. In 1928, the Club secretary wrote that they had been

'...compelled weekly to refuse applications for membership in our club, owing the lack of playing space.'²⁵

The secretary had also complained about the poor state of the playing lawn at Rushcutters Bay. Arguments about high rents during the years of the Great Depression

²² '(Woollahra Council has decided....)', *The Sun*, 7 January, 1934, p.9.

²³ Woollahra Council Minutes, Ordinary Meeting, 8 January, 1934, p.5.

²⁴ Woollahra Council Minutes, Ordinary Meeting, 26 February, 1934, p.94.

²⁵ *Sydney Croquet Club, Clubhouse Log Cabin- Woollahra Park...*, 1985, n.p.

further soured the relationship with the City of Sydney. The Club held a farewell party at their old premises in late October 1934.²⁶

2.3.2 The Design of the Clubhouse

Council minutes of 1934 indicate that various schemes were put forward for the design of a Croquet Clubhouse, including proposals to combine the facilities with those for the users of Oval No. 2.²⁷ By March 1934, a separate building had been agreed upon. Options for building with walls of wire cut bricks with a green tile roof and rusticated weatherboard with a green tiled roof were initially considered followed by a scheme with walls of rendered common brick (float finish) and red tiles.²⁸ As demonstrated by the extant building, these options were not proceeded with.

The location of the building between the croquet lawns and No. 2 Oval, in a position at the north-eastern corner of the lawn, was fixed upon in March 1934.²⁹ By July, the original designs, priced at £1,080, had been modified to a more modest £695.³⁰ In December 1934, Woollahra Council approved the expenditure of approximately £870 for the 'erection of a pavilion' for the Croquet Club at No. 2 Oval at Woollahra Park.³¹ This work was part of a much larger scheme of works planned by Council and funded with a special loan of £35,000. Other works included the 'Golf house at Woollahra golf links', a pavilion for the cricket players, the acquisition of lands to extend Woollahra and Cooper Parks and various road works.³²

The Croquet Clubhouse eventually erected was designed by M.V.E. Woodforde, who designed numerous other projects for Council from 1933. The original plans have not been located. In October 1934, Woodforde was instructed by Council to advertise for tenders; tenders were advertised in the local press in October-November 1934.³³ Thirteen tenders were received. In December 1934, Council instructed that the lowest tenderer, Messrs. Stafford & Company of No. 4 Merchant Street, Stanmore for £870.7.6 be accepted, subject to satisfactory references being received.³⁴ The builder's references, however, proved 'entirely unsatisfactory'. Ultimately, the tender of the third lowest tender, G. Yates of No. 64 Villier Street, Rockdale for £972, was accepted.³⁵

Council minutes over the following months record decisions to connect the building to the sewer and providing wire guards to the lawns. In March 1935, a recommendation to spend £30 on planting 'and other improvements' adjacent to the 'Croquet Pavilion' was approved.³⁶ In April 1935, a rental of £100 for the first year and £140 for the second year was agreed upon.³⁷ The building does not appear to have been reviewed in the architectural publications *Building* or *Decoration and Glass*.

2.3.3 Opening of the Croquet Lawns and Clubhouse

The croquet lawns and Clubhouse were officially opened on Saturday 27 April, 1935. According to *The Sydney Morning Herald*:

"The lawns looked perfect in the brilliant sunshine, and the splendid weather conditions gave everybody a cheerful countenance and sense of well-being.

²⁶ 'Sydney's New Lawns,' *The Daily Telegraph*, 30 October, 1934, p.16.

²⁷ See for example, Woollahra Council Minutes, Ordinary Meeting, 26 February, 1934, p.107.

²⁸ Woollahra Council Minutes, Ordinary Meeting, 12 March, 1934, p.122; 26 March, 1934, p.150.

²⁹ *Ibid*, 9 April, 1934, p.168.

³⁰ *Ibid*, 23 July, 1934, p.361.

³¹ 'Woollahra Croquet Lawns,' *The Sun*, 20 December, 1934, p.25.

³² 'Woollahra Works Scheme,' *The Sun*, 13 December, 1934, p.11.

³³ 'Tenders Called,' *Construction of Real Estate Journal*, 17 October, 1934, p.6.

³⁴ Woollahra Council Minutes, Special Meeting, 18 December, 1934, p.637.

³⁵ 'Tenders Accepted or Received,' *Construction and Real Estate Journal*, 6 February, 1935, p.10;

Woollahra Council Minutes, Ordinary Meeting, 14 January, 1935, p.19.

³⁶ Woollahra Council Minutes, Ordinary Meeting, 25 March, 1935, p.193.

³⁷ *Ibid*, 8 April, 1935, p.206.

The Mayor of Woollahra, Alderman Hugh Latimer, M.L.C., officially opened the attractive log-cabin Clubhouse, which is something new in sporting accommodation....

To Mrs. Latimer fell the honour of firing the first ball on the new lawns, which was accomplished amid much enthusiasm from some 120 guests of the club....

Mr. Latimer remarked upon the fact that his Council had given the whole of the Woollahra Park area for sport, and in doing that it had not forgotten the croquet players.....³⁸

The lawn was extended on the eastern side in November 1935.³⁹ Although the Croquet Club evidently prospered, a request for a third lawn was turned down by Council in November 1935 and would continue to be turned down over ensuing years.⁴⁰ A flag pole was donated to the club and erected at the eastern end of the Clubhouse in early 1936.⁴¹ Lockers appear to have been installed in a portion of the store room in 1936-7.⁴²

The Croquet Club celebrated their first anniversary of their move to new premises with an all-day tournament in April 1936.⁴³

In December 1937, it was reported that the rustic logs of the Clubhouse were showing signs of dryness and it was recommended that two coats of raw linseed oil and varnish should be applied.⁴⁴ There are references to the acceptance of a quote for painting the Clubhouse in April 1938.⁴⁵ The timber work appears to have been regularly treated.

Figure 4 provides an undated, but early, photograph of the Clubhouse, prior to the growth of the trees. Note: the roof is tiled and the timber work has a dark, oiled, finish.



Figure 4: Sydney Croquet Club House, undated.

Framed photograph in the Clubhouse.

³⁸ 'New Croquet Lawns: Opened at Woollahra Park,' *The Sydney Morning Herald*, 2 May, 1935, p.21.

³⁹ Woollahra Council Minutes, Ordinary Meeting, 11 November, 1935, p.657.

⁴⁰ *Ibid*, 9 December, 1935, p.747.

⁴¹ *Ibid*, 24 February, 1936, p.100.

⁴² *Ibid*, 28 October, 1935, p.639; 24 February, 1936, p.110.

⁴³ 'Croquet Tournament,' *The Daily Telegraph*, 28 April 1936, p.18.

⁴⁴ Woollahra Council Minutes, Ordinary Meeting, 13 December, 1937, p.668.

⁴⁵ *Ibid*, 11 April 1938, p.214.

Investigations into the third croquet lawn were still being pursued in 1939, by which time, the Croquet Club had 36 members, 22 of whom lived locally.⁴⁶ By this time, the Club had erected a shelter constructed of 'fibro and trellis' which housed a concrete garden seat provided by Council. Two addition shelters were erected.⁴⁷ What appear to be small shelters are visible on the southern side of the croquet lawns in Figure 5, an aerial photograph dated 1943. These are not the extant shelter structures.



Figure 5:
NSW Lands
Department, (*Aerial
Photograph over Rose
Bay*), 1943.
SIX Maps.

Photograph 6 provides a second aerial photograph over Woollahra Park from the 1940s. This photograph shows the building at a more oblique angle. It also show a different approach from O'Sullivan Road to that which now exists.

⁴⁶ Woollahra Council Minutes, Ordinary Meeting, 23 January, 1939, p.45; 27 February, 1939, p. 88.

⁴⁷ *Ibid*, 26 August, 1940, p.505.



Figure 6: Milton Kent, Aerial View over Rose Bay, Rosebery, Sydney, Waterloo (Item No. 16), 194-

State Library of NSW.

Council Minutes over ensuing years reveal the day-to-day operation of the Croquet Club. For example: the Club rent was reduced during World War II.⁴⁸ By 1946, it was found necessary to regrade and re-level the lawns, due to shrinkage.⁴⁹

The Croquet Club do not appear to have been the only occupants of the Clubhouse. In 1953, plans were put forward to extend the Clubhouse building by the surrounding golf club, who were 'presently using 'part of the 'log cabin building' as a sports dressing room.⁵⁰ This scheme did not proceed. By 1956, part of the Clubhouse was being used by The Colleagues Football Club.⁵¹

Little mention is made of the Croquet Club in subsequent years in Council Minutes. In 1963, they requested improved signage as people were having trouble finding the Club within the centre of Woollahra Park; a sign on O'Sullivan Road was permitted.⁵² In August 1963, Council were notified that three 'bush houses' at the Club required replacement after storm damage.⁵³ The matter was still being considered by Council in July 1964. The Council Minutes of 13 July, 1964 note:

"The two small shelters which adjoined the lawns and were used by players and onlookers during hot or inclement weather, had deteriorated to such an extent that they were blown down during a recent storm.

They are beyond repair and the Club now requests that they be replaced.

A suitable shelter would be 9' x 5' weatherboard to sill height and trellis above with a corrugated fibro gabled roof and would cost approximately £100.

It is recommended that £200 be voted and two shelters erected.⁵⁴

⁴⁸ Woollahra Council Minutes, Ordinary Meeting, 28 July, 1941, p.388.

⁴⁹ *Ibid*, Special Meeting, 8 October, 1946, p.491.

⁵⁰ *Ibid*, 14 September, 1953, p.583.

⁵¹ *Ibid*, 18 July, 1956, p.401.

⁵² *Ibid*, 22 July, 1963, p.571.

⁵³ *Ibid*, 14 October, 1963, p.830.

⁵⁴ *Ibid*, 13 July, 1964, p. 588.

The recommendation was adopted. These are likely to be the extant shelters. Refer to Figure 7. Note in Figure 7 the size of trees.



Figure 7:
Undated
photograph of one
of the new shelters.
Photograph in the
Clubhouse.

The Clubhouse retained its dark oiled exterior and tiled roof until at least 1977. When it was first painted and when the roof covering was replaced is not known. Refer to Figure 8.



Figure 8:
The Clubhouse in
1977.
Photograph in the
Clubhouse.

2.4 The Architect, M.V. E. Woodforde, A.R.A.I.A

According to 'Who's Who' in *Decoration and Glass in February*, 1940, Marcus Victor Ernest Woodforde (Figure 9) served his articles with Herbert E. Ross of H.E. Ross and Rowe prior to enlisting with the Australian Imperial Services during World War I, where he served in France. He later returned to H.E. Ross and Rowe before working with Henry E. Budden and Greenwell, during which time he attended the Atelier at the University of Sydney studying design under Professor Leslie Wilkinson. After a third period with H.E. Ross and Rowe, during which time he worked on the Commonwealth Bank in Martin Place, he commenced private practice (1928), executing various commissions. In 1933, he was appointed as architect to the Municipality of Woollahra.⁵⁵ The examples of his work below indicate that he worked in a variety of styles.

⁵⁵ 'M.V.E. Woodforde, A.R.A.I.A,' *Decoration and Glass*, Volume 5 No. 9, 1 February, 1940, pp.53-54.



Figure 9:
M.E.V. Woodforde,
Decoration and Glass, Volume
5 No. 9, 1 February, 1940.

Woodforde worked in a variety of styles. Examples of this work include:

- Hotel Grande, Coolangatta, 1933.
- Willoughby Golf Club House (winner of competition, 1935).
- Northbridge Golf Clubhouse, 1937.
- Cyclone Fence and Gate Co., Mentmore Avenue, Roseberry, 1937.
- House, No. 69 David Street, Launceston, 1938.
- Globe Worsted Mills, Sydenham.
- Lidcombe Textile Mills, Lidcombe.
- Administrative Offices for Lysaght Bros. and Co. Pty Ltd., 1939.
- Factory, Papyrus Pty Ltd, Burrows Road, Alexandria, 1940.⁵⁶

Figures 10 to 14 illustrate a number of these buildings.



Figure 10:
Hotel Grande,
Coolangatta,
1933.
Building,
Volume 52,
No. 307, 13
March, 1933.

⁵⁶ 'M.V.E. Woodforde, A.R.A.I.A.,' *Decoration and Glass*, Volume 5 No. 9, 1 February, 1940, pp.53-54; 'Willoughby Golf Club House,' *Building*, 12 December, 1935, p.15. (Advertisement for Hardie's Fibrolite), *Decoration and Glass*, Volume 7 No. 12, 1 April, 1942, p.31.



Figure 11:
Northbridge Golf Club
House, Sydney.
Building, 24 November, 1937.



Figure 12:
No. 69 David Street,
Launceston Municipality,
1939.
*Miranda Morris, **An***
Architecture of the
Depression: Vertical timber
buildings in Launceston,
1989.



Figure 13:
Papyrus Pty Ltd, Burrows
Road, Alexandria (c.1940).
Building, 24 February, 1942.



Figure 14:
New residence, No. 151
Dover Road, Dover Heights,
1942. Woodforde's own
residence.
Building, 24 March, 1942.

Other buildings he designed for Woollahra Council include:

- Woollahra Golf Clubhouse.
- New Baby Health Centre and Day Nursery, Double Bay (1951).

Woollahra Golf Clubhouse has undergone extensive alteration over time. Figure 15 below illustrates the New Baby Health Care Centre, which still stands on the corner of New South Head Road and Sherbrook Avenue. This is the largest of his known commissions for Council.



Figure 15:
New Baby Health
Centre and Day
Nursery, Double
Bay.
*Building and
Engineering*, 24
October, 1951.

2.5 Split Log Construction

The Croquet Clubhouse is recognisably an Inter-War period building but is of no dominant architectural style. If of any style, it draws on the traditions of the Bungalow Style. During the Inter-War period, the popular press promoted full log or split log construction as an ideal form of recreational building. Figure 16 provides one example of an article from *Building*. Figures 17 to 19 provide three examples of an English publication entitled *Timber Buildings for the Country* published in 1938, which promoted timber framed and clad buildings from around the world.

A search of newspapers reveals that Boy Scout and Girl Guide groups erected small cabins throughout the State. There are references to weekend log cabins in forests and lakes and to the sale of 'log cabin sites' in locations such as the Tuggerah Lakes and Blue Mountains.⁵⁷ In 1924, the Melbourne publication *Australasian* published detailed instructions on the construction of a modest, rough, log cabin.⁵⁸ The public interest in these buildings was such that, in 1927, Grace Brothers, under the supervision of Messrs. Morrow and Gordon, erected a 'backwoods log cabin' on the third floor of their George Street West furniture building:

'The object is to show the possibilities of artistically combining the rough exterior of a log cabin with the newest ideas in modern furniture and interior decoration. This is quite a new note in Australian architecture. The log cabin is certainly of great interest to the crowds who gather at this emporium.'⁵⁹

⁵⁷ Search of TROVE.

⁵⁸ 'The Log Cabin,' *The Australasian*, 25 October, 1924, p.13.

⁵⁹ 'Log Cabin at Grace Bros.,' *The Sydney Morning Herald*, 7 December, 1927, p.11.



Figure 16:
Building, 12 August, 1924.



Figure 17:
Pavilion at the Canterbury Simon Langton School for Girls (England).
This building is of timber construction, the walls being covered with cedar weatherboarding. Accommodation; two changing rooms, a large tea-room, kitchen and stores.
Timber Buildings for the Country, 1938.



Figure 18:
**All timber cricket pavilion
at Radlett (England).**
*Timber Buildings for the
Country, 1938.*



Figure 19:
**Sir William Talbot Sons of
Rest Home, Reedswood,
Walsall.**
Note the rustic timber
detailing to the verandah.
*Timber Buildings for the
Country, 1938.*

In addition to cabins, small rustic timber structures were also popular in private gardens. Figure 20 provides one example known to have stood in the gardens of *Caerleon*, Bellevue Hill. This example is not extant.



Figure 20:
**Rustic Shelter in the
gardens of *Caerleon*.**
The Home, December, 1922.

3.0 SITE ASSESSMENT

3.1 The Site

For the following, refer to Figure 21, an aerial photograph over the site.



Figure 21: Aerial Photograph over the Clubhouse and bowling greens.
SIXMaps; annotations by WP Heritage and Planning.

The site, for the purposes of this assessment includes the roughly rectangular area generally defined by the trees that surround the Clubhouse and croquet lawns.

As illustrated by Figure 21, the site is surrounded by mature planting. The planting is less dense on the eastern side. Wire fences of varying heights protect the lawns from stray golf balls. The main entrance into the site is via rough stone stairs at the end of a narrow pathway leading from the carpark onto the south-western corner of the croquet lawns.

The Croquet Clubhouse, described below, is located on the northern side of the croquet lawns.

There are two small free standing shelters, described below, on the southern side of the croquet lawn.

There are modern sheds and benches. These are not further described.

Figures 22 to 25 illustrate the general character of the site. Refer also to the photographs in the following sections.



Figure 22:
View north across
the lawn to the
Clubhouse.



Figure 23:
Stone stairs with metal pipe rail
hand rail leading down onto the
south-western corner of the
croquet green. This is the principal
entrance to the club grounds.



Figure 24:
Looking towards
the south-western
corner of the
green.



Figure 25:
Looking
towards the
south-
eastern
corner of the
green.

3.2 The Clubhouse

3.2.1 Exterior

The Clubhouse is a timber framed painted spilt-log clad building with a hipped and gabled roof clad in green Colorbond (or equivalent). The building stands on a brick base. The centre of the southern and northern roof planes are interrupted by a wide gable, each with shaped log bargeboards supported by brackets constructed of log ends. The lower part of each gable is dressed with split logs; the apex is finished with terracotta shingle. There is a small arched vent set into the shingle. Behind the gables, and rising above the ridge of the roof, is a small timber cupula with gabled roof. The faces of the cupula are finished with two row of three small blind arches. The eaves of the building are wide and timber lined.

The principal elevation is the southern elevation, overlooking the croquet lawns. The elevation is asymmetrically arranged. The eastern-most end (extending partially under the gable) is inset and occupied by a verandah set beneath the main roof. The verandah has a timber board floor; roughly dressed timber columns with brackets; a rustic timber balustrade; and timber lined ceiling. There are free standing rustic style benches on the verandah. A timber panel door leads into the building from the verandah. There is a smaller similarly detailed verandah, also set under the main roof, at the western end. The verandah at the western end returns part way along the northern side.

Windows in the southern elevation vary in size and type. The windows are awning sash windows with six panes, set singly or in groups, or timber framed double hung windows with a single pane to the lower sash and eight panes to the upper sash. The double hung window beneath the gable is fitted with solid timber shutters.

Figures 26 to 33 illustrate the southern elevation.



Figure 26: Southern elevation.



Figure 27:
Detail of the south-facing gable,
showing terracotta shingles, vent and
split log.



Figure 28:
Detail of the cupola on the roof.



Figure 29:
Brick stairs with pipe rail
balustrade leading up to
the entrance at the
eastern end.

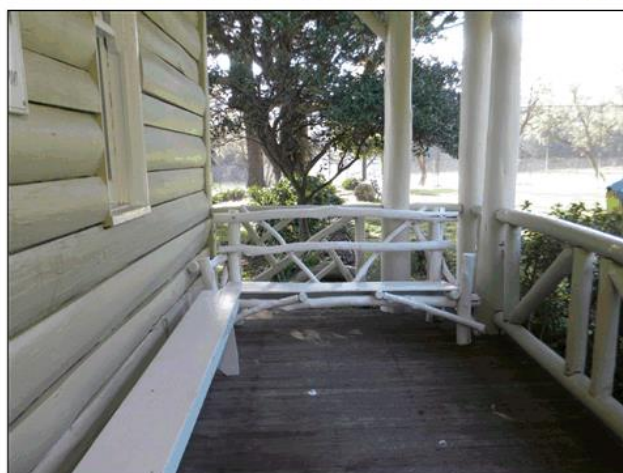


Figure 30:
One of the rustic benches.



Figure 31:
Detail of the rustic
balustrade.

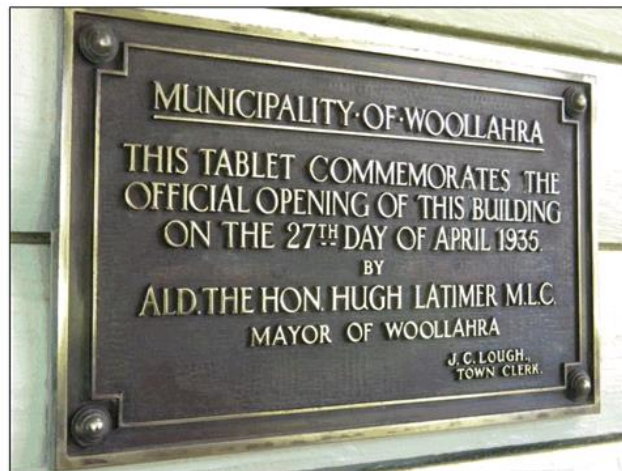


Figure 32:
Detail of the opening
plaque mounted on the
wall beneath the
verandah at the eastern
end.



Figure 33:
Detail of the rough timber posts supporting
the roof.

Figure 34 illustrates the eastern elevation. There are two openings in this elevation: a timber framed double hung window detailed to match those described above and a small timber framed window with fixed glass louvres.



Figure 34: Detail of the rough timber posts supporting the roof.

Figure 35 illustrates the western elevation which, as noted above, lies under a return of the northern verandah. There are no openings in this elevation.



Figure 35:
Western elevation. Note the difference in detailing the balustrade. Note the detailing of the split logs at the corners.

Figures 36 to 41 illustrate the northern elevation. The western verandah returns for a short distance along this elevation and is detailed to match the southern verandah. The pattern of openings in the elevation beneath the verandah is irregular and includes a

timber framed double hung window (detailed to match those described above), which is partially blocked in and a timber panel door with toplight. Double timber doors open at the end of the verandah. As for the southern elevation, there is a timber framed double hung window (match those described above) beneath the gable. This window does not have shutters. There is one opening in the eastern end of the elevation, comprising three timber framed awning sash windows with six panes to each sash.



Figure 36:
Eastern end of
the northern
elevation. Note
the details of
the brick base.



Figure 37:
Centre part of
the northern
elevation.



Figure 38:
Western end of the
northern elevation.



Figure 39:
Balustrade details at
the western end of the
northern elevation.



Figure 40: Looking west along the
northern elevation towards
the double doors.



Figure 41: Single door with top light into
the main part of the building.

3.2.2 Interior

The building is divided into two halves. The Croquet Club occupy the eastern end of the building as their Clubhouse; Council use the western end for staff rooms and storage.

The Clubhouse, accessed from the southern verandah, comprises a number of rooms. The largest room, and the central club space, has walls lined with timber panels to a high height, with fibre-cement lining (or equivalent) above. The ceiling is timber lined with exposed rafters. Door openings and windows have simply profiled timber architraves. Door panels have three vertical panels. All surfaces are painted. The floor is concealed by lino. There are honour boards mounted on the walls and other club memorabilia. Refer to Figures 42 to 44.

A large opening at the eastern end of the main club room opens directly into a kitchen with modern fit-out in the north-eastern corner of the building. There are, however, wall tiles which are likely to be original. There are bathrooms in the south-eastern corner of the building, adjoining the kitchen. The doors are three panel doors. Refer to Figures 45 to 47. There are two rooms in the western end of the club's part of the building (beneath the gables). There is timber panelling and timber lockers, with fitted benches in the southern room, above which the walls are lined with ripple iron. The timber work in this room is stained. The ceiling is lined with fibre-cement and battened. Refer to Figures 48 and 49. The room on the northern side is similarly finished, albeit without the timber lockers. The timber work in this room is stained. Double timber doors lead into the other part of the building. Refer to Figures 50 and 51.



Figure 42: Western end of the main club room showing timber panelling.



Figure 43: Detail of the window architraves.



Figure 44: Looking towards the north-eastern corner of the main club room.



Figure 45: Three panel door leading into the bathrooms.



Figure 46: Kitchen in the north-eastern corner of the building.



Figure 47: What may be original tiling in the kitchen.



Figure 48: Locker room in the south-western corner of the building. Note the pennant collection.



Figure 49: Locker room in the south-western corner of the building. Note the pennant collection.



Figure 50: Room adjoining the locker room.

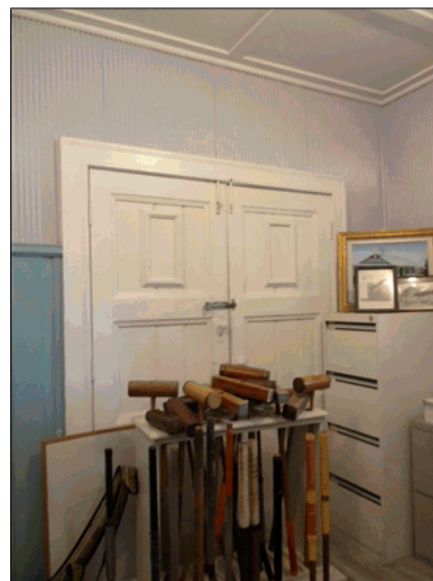


Figure 51: Room adjoining the locker room.

There are a number of rooms in the western end of the building. Not all these rooms were accessible at the time of the site visit. The largest of these rooms is finished in a similar manner to the main room within the Clubhouse, i.e. the walls are panelled to a high height and are lined with fibre-cement sheet (or equivalent) above; the ceiling is timber lined with exposed rafters. Internal doors are three panel doors. Doors and windows have profiled timber architraves. One of the smaller rooms inspected had fibro lined walls and ceiling, the latter with timber battening. Refer to Figures 52 and 53.



Figure 52: Main room within the western end of the building showing wall panelling; ceiling detail and architraves to openings.



Figure 53: One of the smaller rooms in the western end of the building showing original ceiling details and later tiling.

3.3 The Shelters

There are two timber framed and clad shelters on the southern side of the croquet lawn. The rear wall of each shelter is clad in profiled timber weatherboards. The eastern and western walls are clad in timber weatherboard to the lower part and timber lattice to the upper part. The northern side is partially open to provide access to the interior. The roof is gabled and clad in Colorbond. Each shelter has a concrete floor; a fitted timber bench; the roof structure is exposed. Refer to Figures 54 to 57.



Figure 54: One of the two timber shelters (northern side).



Figure 55:
One of the two
timber shelters
(southern and
western sides).



Figure 56:
Timber roof
framing.

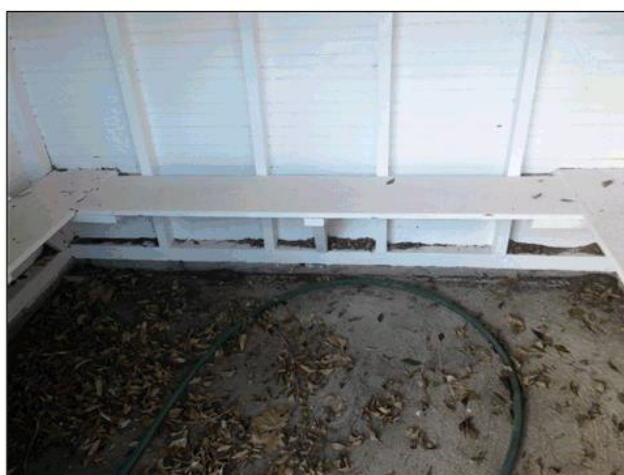


Figure 57:
Timber benches
and concrete
floor.

3.4 The Setting

As demonstrated by Figure 2 above, the Croquet Club is located within Woollahra Park. To the north, east and west lie the fairways of the Woollahra Golf Course, all of which are screened by trees to varying degrees. To the south, separated by a line of trees and a bitumen path lies a fenced synthetic playing field. Refer to Figure 58 to 61.



Figure 58:
Farways to the north, east and west of the site. This view is to the north of the Clubhouse.



Figure 59:
Mature trees on the western side of the croquet lawn line the faraway just visible through the trees. The wire fence on the right hand side protects the croquet lawns.



Figure 60:
Pathway and
trees on the
southern side of
the croquet lawn,
separating it
from the playing
field (Figure 61).



Figure 61:
Playing field to
the south of the
croquet lawn.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Statutory Heritage Listings for the Site

4.1.1 Commonwealth Listings

The Sydney Croquet Club is not listed on the Commonwealth or National Heritage Lists under the auspices of the *Environment Protection and Biodiversity Conservation Act 1999*.

4.1.2 State Listings

The Sydney Croquet Club is not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.

4.1.3 Local Listings

The Sydney Croquet Club is:

- Not listed as a heritage item by Schedule 5 Part 1 of the *Woollahra LEP 2012*.
- Is not located within a Heritage Conservation Area as defined by Schedule 5 Part 2 of the *Woollahra LEP 2012*.

4.3 View Corridors

View corridors towards the Croquet Club from the surrounding Woollahra Golf Course and the wider public domain are limited by the vegetation that surrounds the Croquet Clubhouse and lawn. There are only glimpses of the lawn and Clubhouse from the immediately surrounding area. Within the confines of the Croquet Club, the views towards the southern elevation of the Clubhouse, across the lawns, are the most significant. Views out of the Croquet Club grounds are contained by the surrounding vegetation. Refer to Figures 62 to 64.



Figure 62:
View towards the
Sydney Croquet
Club on approach
from the carpark.



Figure 63:
Typical tree lined
view towards the
croquet lawn and
southern elevation
of the Clubhouse
from outside of the
immediate
Croquet Club
grounds.



Figure 64:
The Croquet Clubhouse, marked by the arrow, is concealed by vegetation O'Sullivan Road.

4.4 Integrity

The Croquet Club was established in this location with two croquet lawns; these two lawns remain. The lawns have been regraded and replanted over time. Fencing has also been changed over time.

The way the Croquet Club is accessed has changed over time. As shown by Figure 6, the Club once had direct access to O'Sullivan Road from the western end of the Clubhouse, across the golf course. This road no longer exists and the Croquet Club is now accessed through the golf course car park.

The Clubhouse demonstrates high external integrity. There do not appear to have been any major additions to the building. The most notable changes are the painting of the once oiled split logs and timber work and the replacement of the tile roof with a corrugated metal roof. Note: The original plans have not been located.

The interior layout appears to be largely original. The fibro-lined walls; timber lined and fibro-lined ceilings; profiled timber architraves; and three panel doors are consistent with the original construction date. It is not known if the kitchen and bathrooms were originally more separated from the main club space than they are today. The ripple iron wall cladding may also be original or early in date. The tiling in the Clubhouse kitchen may similarly be original or early in date. There is some confusion as to when the lockers were installed; this appears, however, to have been soon after the Clubhouse was opened. The existing lockers are likely to be the same lockers installed in the 1930s. Also of note, is the Club's moveable heritage, including honour boards, photographs, pennants and trophies. There is a fixed plaque recording the opening of the Clubhouse on the exterior wall.

The two shelters on the southern side of the croquet lawns are likely those constructed in 1964.

It is noted the setting of the Croquet Clubhouse and lawns has changed significantly over time as the large trees that surround it have matured. In the historic photographs (Figures 5 and 6) the Club lies within a largely open landscape.

4.5 Comparative Analysis


4.5.1 Croquet Clubs



As set out in Table 1 below, there are five croquet clubs listed on the State Heritage Inventory. None of these examples are listed on the State Heritage Register.

The listed clubhouses are all modest buildings; they are all smaller in size than the Sydney Croquet Clubhouse. Construction materials vary; the most common are weatherboard and other light-weight materials. The primary reasons for listing are their association with local recreation and, in some instances, the architectural merit of the building.

Council Minutes demonstrate Woollahra Council's interest in the provision of recreational facilities during the Inter-War period. The Sydney Croquet Club lawns were one of several recreational facilities constructed by Council during this period. Other examples include ovals, tennis courts, parks and the surrounding golf course. Within the immediate area, recreational facilities that date from a similar period to the Croquet Clubhouse include the Grimley Pavilion and the Woollahra Golf Clubhouse, both of which have undergone a greater degree of alteration than the subject building.

While a different type of building construction, the Croquet Clubhouse demonstrates a comparable or greater level of architectural merit to the listed examples.

Item/Date	Address	Reasons For Listing	Photograph
Wagga Wagga Croquet Club Date: c.1930s	No. 25 Fitzhardinge Street, Wagga Wagga	Modest example of an Art Deco Building; significant associations with provision of recreational facilities to Wagga Wagga.	 Google Maps. Masonry building.
Croquet Clubhouse, Alstonville Date: Unknown. Club est. c.1930s	Pearches Creek Road (Lumley Park), Alstonville	Significant for the recreational history of the area.	No photograph or description found.

Item/Date	Address	Reasons For Listing	Photograph
<p>Croquet Clubhouse, Marrickville</p> <p>Date: Unknown. Club formed c.1927</p>	<p>Lawson Street, Marrickville</p>	<p>Social significance; rare building type (i.e. as a croquet club building)</p>	 <p>SHI Listing Sheet. Weatherboard building.</p>
<p>Croquet Lawn and Pavilion, Epping</p> <p>Date: c.1940s.</p>	<p>No. 43A and 47 Kent (Cnr) Street, Epping</p>	<p>Historic significance and ability to demonstrate Council's view of public recreation at time.</p>	 <p>Google Maps. Fibro building.</p>
<p>Eastwood Park Pavilion</p> <p>Date: c.1935</p>	<p>No. 45 West Parade, Eastwood</p>	<p>Historic, social and aesthetic significance as highly intact croquet pavilion since in use for original purpose.</p>	 <p>Google Images. Stone and weatherboard building.</p>



Item/Date	Address	Reasons For Listing	Photograph
Taree Park, including Croquet Club, Grandstand, Memorial Gates and Mature Trees. Date: club formed 1937.	Macquarie Street, Taree	Important open space (the park) structured for active and passive recreation.	 <p>SHI Listing Sheet. Weatherboard building.</p>

Table 1: Examples of Croquet Clubs listed on the State Heritage Inventory.

Identified Post World War II examples are generally simpler buildings, with little architectural pretension. Refer to Table 2.

Item/Date	Address	Reasons For Listing	Photograph
Coogee Croquet Club Date: Post World War II	Smithfield Avenue, Coogee	Not listed	 <p>Google Maps. Weatherboard clad building with brick elements.</p>



Item/Date	Address	Reasons For Listing	Photograph
Hunters Hill Croquet Club Date: Post World War II.	No. 1 Matthew Street, Hunters Hill	Not listed.	 <p>Google Maps. Proprietary clad building.</p>
Killara Croquet Club. Date: Post World War II.	Lorne Avenue, Killara	Not listed.	 <p>Google Maps. Weatherboard clad building.</p>

Table 2: Examples of Croquet Clubs not listed on the State Heritage Inventory.

Two Inter-War interstate examples are provided by Williamstown Croquet Club, an architect designed croquet club (Morsby and Coates), c.1930s (Figure) and Canberra Croquet Club.⁶⁰ Refer to Figures 62 and 53. The subject building demonstrates a comparable level of architectural merit to the Williamstown Croquet Club, which is the only other example known to have been architecturally designed.

⁶⁰ Architect and date of Williamstown Club building identified with reference to 'Croquet Pavilion at Williamstown, Victoria,' *Building*, 12 March, 1930, p.57.



Figure 65:
Williamstown Croquet Club.
Google Images.
Weatherboard and
roughcast.



Figure 66:
Williamstown Croquet Club.
Google Images

Fibre-cement sheet
and battening.

4.5.2 M.V. E. Woodforde

Two examples of Woodforde's work are listed on Council Local Environmental Plans in NSW:

- Former Cyclone Fence and Gate factory, No. 61 Mentmore Avenue, Rosebery.
- Northbridge Golf Club, Northbridge.

Woodforde may also have designed the State heritage listed Roxy Theatre and Peters Greek Café Complex in Bingara and the Gainsborough, in Woollahra, which are identified by its listing sheet as being designed by 'Mark' Woodforde. No architect of this name has been identified.

As set out in Section 2.5, the architect M.V.W. Woodforde worked in a variety of styles. It is difficult to identify distinct characteristics. Arguably, his most noteworthy buildings are the two listed examples. In terms of size and cost of commission, the Croquet Clubhouse is a modest example of his work. Two other examples of his work in Woollahra have been identified, being the Woollahra Golf club and the Baby Health Care Centre on the corner of New South Head Road and Sherbrook Avenue. Whilst the former has been significantly altered, the latter is substantially intact and was a significantly larger commission. The Sydney Croquet Clubhouse appears to have been a minor commission, as part of his work as Council's architect. It is not recognisable as an example of his work without reference to documentary evidence.

4.5.3 Split Log Buildings

No split log buildings dating from the Inter-War period are listed on the State Heritage Inventory and none are known to the authors of this statement. It is possible that split log buildings from this period may survive and are yet to be identified. It is not likely, however, that many buildings of a comparable size and level of sophistication survive. One other example, which is not heritage listed, is provided by a building at No. 364 The

Entrance Road, Long Jetty. Refer to Figure 67. The date of this building, originally a dwelling, is known. It appears, however, to be an Inter-War period building.



Figure 67:
No. 364 The
Entrance Road,
Long Jetty.
Google Maps.

4.6 Significance

The Sydney Croquet Club is assessed for heritage significance under the following criterion of the New South Wales Heritage Office, now Heritage NSW, to determine if it meets the threshold for listing as a heritage item. The Guidelines for Inclusion/Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

In order to be listed at a local level, a site must fulfil at least one of the following criteria. To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, meet more than one of the following criteria or if an item satisfies only one of the criteria, the item is of such particular significance that it should be listed.

4.6.1 Criterion (a)

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• shows evidence of a significant human activity	<ul style="list-style-type: none">• has incidental or unsubstantiated connections with historically important activities or processes
<ul style="list-style-type: none">• is associated with a significant activity or historical phase	<ul style="list-style-type: none">• provides evidence of activities or processes that are of dubious historical importance
<ul style="list-style-type: none">• maintains or shows continuity of a historical process or activity	<ul style="list-style-type: none">• has been altered so that it can no longer provide evidence of a particular association

The Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:

- The Croquet Clubhouse and lawns were built by Woollahra Council in the early 1930s at time when Council was demonstrating a strong interest in the provision of recreational facilities. This interest continues today.

- The Sydney Croquet Club has continuously leased the lawns and Clubhouse from the Council since 1934. They are one of several well-established local recreational clubs. The Club is part of a larger pattern of croquet clubs that extends State wide.
- The Club premises, in particularly the Clubhouse, demonstrates a high degree of integrity.

4.6.2 Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> • shows evidence of a significant human occupation 	<ul style="list-style-type: none"> • has incidental or unsubstantiated connections with historically important people or events
<ul style="list-style-type: none"> • is associated with a significant event, person, or group of persons 	<ul style="list-style-type: none"> • provides evidence of people or events that are of dubious historical importance
<ul style="list-style-type: none"> • maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> • has been altered so that it can no longer provide evidence of a particular association

The Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:

- For its association with Woollahra Council, who constructed the lawns and Clubhouse and continue to own the site. The building is part of a body of evidence of their long held interest in and provision of public recreational facilities.
- For its long association with the Sydney Croquet Club. The Club's moveable heritage, housed within the Clubhouse, is of note.
- For its association with Council's officially appointed architect during the 1930s, M.V.E. Woodforde. The building is substantially intact and clearly linked by documentary evidence to this architect.

4.6.3 Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area).

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
<ul style="list-style-type: none"> • is the inspiration for creative or technical innovation or achievement 	<ul style="list-style-type: none"> • has lost its design or technical integrity
<ul style="list-style-type: none"> • is aesthetically distinctive or has landmark qualities 	<ul style="list-style-type: none"> • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
<ul style="list-style-type: none"> • exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> • has only a loose association with a creative or technical achievement

The Sydney Croquet Club, Woollahra, has local and State significance under this criterion for the following reasons:

- The Clubhouse is a rare and intact example of an Inter-War period split-log building. Split log construction was promoted during the Inter-War period as a way of constructing cost effective recreational buildings. This is the only known example in Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.
- The Clubhouse is an example of the popular Inter-War Bungalow Style adapted to suit split-log construction.
- The Clubhouse and lawns have high visual and sensory appeal. The vegetation that surrounds them creates a unique, self-contained, setting that has only changed as the trees have matured.

4.6.4 Criterion (d)

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• is important for its association with an identifiable group	<ul style="list-style-type: none">• is only important to the community for amenity reasons
<ul style="list-style-type: none">• is important to a community's sense of place	<ul style="list-style-type: none">• is retained only in preference to a proposed alternative

No formal assessment of the value in which the premises is held by the Club members has been carried out. It is apparent, however, from brief conversations held that the members take great pride in their Clubhouse and lawns. Significance under this criterion is at a local level only.

4.6.5 Criterion (e)

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

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	<ul style="list-style-type: none">• has little archaeological or research potential
<ul style="list-style-type: none">• is an important benchmark or reference site or type	<ul style="list-style-type: none">• only contains information that is readily available from other resources of archaeological sites
<ul style="list-style-type: none">• 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 of culture

The Sydney Croquet Club, Woollahra, has State significance under this criterion for the following reasons:

- The Clubhouse is a rare example of a large Inter-War period split log building. This type of construction is rare within Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.

In addition to the above, the Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:

- As an example of a long running local club using facilities provided for by Council.

4.6.6 Criterion (f)

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process 	<ul style="list-style-type: none"> is not rare
<ul style="list-style-type: none"> demonstrate a process, custom or other human activity that is in danger of being lost 	<ul style="list-style-type: none"> is numerous but under threat
<ul style="list-style-type: none"> shown unusually accurate evidence of a significant human activity 	
<ul style="list-style-type: none"> is the only example of its type 	
<ul style="list-style-type: none"> demonstrate designs or techniques of exceptional interest 	
<ul style="list-style-type: none"> shown rare evidence of a significant human activity important to a community 	

The Sydney Croquet Club, Woollahra, has local and State significance under this criterion for the following reasons:

- The Clubhouse is a rare example of an Inter-War period split log building. It is the only known example in Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.

4.6.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- Cultural or natural places; or
- Cultural or natural environments

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> is a fine example of its type 	<ul style="list-style-type: none"> is a poor example of its type
<ul style="list-style-type: none"> has the potential characteristics of an important class or group of items 	<ul style="list-style-type: none"> does not include or has lost the range of characteristics of a type
<ul style="list-style-type: none"> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity 	<ul style="list-style-type: none"> does not represent well the characteristics that make up a significant variation of type
<ul style="list-style-type: none"> is a significant variation to a class of items 	
<ul style="list-style-type: none"> is part of a group which collectively illustrates a representative type 	
<ul style="list-style-type: none"> is outstanding because of its setting, condition or size 	
<ul style="list-style-type: none"> is outstanding because of its integrity or the esteem in which it is held 	

The Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:

- The site is a fine example of a long standing local recreational club with an unbroken association with its premises.
- The site demonstrates Council's growing interest in the Inter-War period in the provision of public recreational facilities, an interest that is sustained today.
- The site demonstrates high integrity.

4.7 Statement of Significance

The Sydney Croquet Club, off O'Sullivan Road, Woollahra, New South Wales has local and State significance. Designed by Council's architect M.V.E. Woodforde and built in 1934, the building is substantially intact.

The Clubhouse has State significance as a rare example of a large Inter-War period split-log building.

The Sydney Croquet Club, including the Clubhouse (exterior, interior), moveable heritage items and lawns, has local significance as a long standing recreational club with an unbroken association with its premises. The Clubhouse and lawns were one of a number of facilities established by Woollahra Council during the Inter-War period in line with their growing interest in the provision of public recreational facilities, an interest that continues today. The Sydney Croquet Club is part of a wider pattern of croquet clubs throughout New South Wales. The Clubhouse houses a significant collection of Club memorabilia.

The Clubhouse and lawns have aesthetic significance for the qualities of its setting. The Clubhouse and lawns are contained by trees which have matured over time, providing a distinct enclosed setting that has changed only as the trees have matured.

5.0 CONCLUSION

This assessment has outlined the history of the Sydney Croquet Club and established its significance. The Croquet Club, established in 1934, is one of a number of sporting clubs in Woollahra that have a long association with their premises. The Club facilities were built during a period when Council were showing a growing interest in providing public sporting facilities. The Clubhouse that Council erected for the Croquet Club is the only known example of a large split long building of this size within the municipality; it is rare in New South Wales.

6.0 RECOMMENDATIONS

It is recommended that:

- The Sydney Croquet Club, including the interiors and associated moveable heritage, be listed as a heritage item by Schedule 5 Part 1 of the *Woollahra LEP 2014*. The site meets the threshold for listing Heritage NSW under criteria (a), (b), (c), (f) and (g).
- The Sydney Croquet Club is nominated for listing on the State Heritage Register. The site meets the threshold for listing under criteria (c), (e) and (f).
- The recommended curtilage for both listings is part of Lot 1319 D.P.1222163. The curtilage is for 5m to the east, west and south of the croquet lawns and Clubhouse (including the mature trees along the southern boundary) and 5m to the north of the Clubhouse.
- That a Conservation Management Plan, including a schedule of conservation works, be prepared for the site to identify the elements of significance, provide guidelines for its conservation, ongoing maintenance and any future works.

Heritage Data Form

ITEM DETAILS							
Name of Item	Sydney Croquet Club, clubhouse, moveable heritage items and lawns						
Other Name/s Former Name/s	-						
Item type (if known)							
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name							
Street number	-						
Street name	Woollahra Park, off O'Sullivan Road						
Suburb/town	Rose Bay				Postcode	2029	
Local Government Area/s	Woollahra						
Property description	Part of Lot 1319 D.P.1222163						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Woollahra Municipal Council						
Current use	Croquet Club and lawns						
Former Use	Croquet Club and lawns						
Statement of significance	<p>The Sydney Croquet Club, off O'Sullivan Road, Woollahra, New South Wales has local and State significance. Designed by Council's architect M.V.E. Woodforde and built in 1934, the building is substantially intact.</p> <p>The Clubhouse has State significance as a rare example of a large Inter-War period split-log building. The Sydney Croquet Club, including the Clubhouse (exterior, interior), moveable heritage items and lawns, has local significance as a long standing recreational Club with an unbroken association with its premises. The Clubhouse and lawns were one of a number of facilities established by Woollahra Council during the Inter-War period in line with their growing interest in the provision of public recreational facilities, an interest that continues today. The Sydney Croquet Club is part of a wider pattern of croquet Clubs throughout New South Wales. The Clubhouse houses a significant collection of Club memorabilia.</p> <p>The Clubhouse and lawns have aesthetic significance for the qualities of its setting. The Clubhouse and lawns are contained by trees which have matured over time, providing a distinct enclosed setting that has changed only as the trees have matured.</p>						
Level of Significance	State <input checked="" type="checkbox"/>				Local <input checked="" type="checkbox"/>		

DESCRIPTION

Heritage Data Form

Designer	Clubhouse: Marcus Victor Ernest Woodforde					
Builder/ maker	Clubhouse: G. Yates					
Physical Description	<p>The Sydney Croquet Club lies within the Woollahra Golf Course. The Clubhouse and croquet lawns are surrounded by mature trees, creating a distinct, enclosed setting. The Clubhouse is located on the northern side of the croquet lawns. The Clubhouse is a free standing, timber framed, painted split-log building erected on a brick base. The building has a hipped and gabled roof clad in green Colorbond (or equivalent). The centre of the southern and northern roof planes are interrupted by a wide gable, each with shaped log bargeboards supported by brackets constructed of log ends. The lower part of each gable is dressed with split logs; the apex is finished with terracotta shingle. There is a small arched vent set into the shingle. Behind the gables, and rising above the ridge of the roof, is a small timber cupula with gabled roof. The faces of the cupula are finished with two rows of three small blind arches. The eaves of the building are wide and timber lined.</p> <p>The principal elevation is the southern elevation, overlooking the croquet lawns. The elevation is asymmetrically arranged. The eastern-most end (extending partially under the gable) is inset and occupied by a verandah set beneath the main roof. The verandah has a timber board floor; roughly dressed timber columns with brackets; a rustic timber balustrade; and timber lined ceiling. There are free standing rustic style benches on the verandah. A timber panel door leads into the building from the verandah. There is a smaller similarly detailed verandah, also set under the main roof, at the western end. The verandah at the western end returns part way along the northern side. Windows are timber framed double hung windows with multiple panes to each sash. The remaining elevations have similar characteristics.</p> <p>The building appears substantially intact internally. Of particular note is the locker room in the south western corner of the Clubhouse, with its ripple iron walls, strapped ceiling, stained timber lockers and benches and Club pennant collection.</p> <p>There are two small timber framed shelters on the southern side of the croquet lawns.</p>					
Physical condition and Archaeological potential	<p>Physical condition: good.</p> <p>Archaeological potential: unknown. Note: no structures are known to have stood on this site prior to the construction of the Clubhouse.</p>					
Construction years	Start year	1935	Finish year	1935	Circa	<input type="checkbox"/>
Modifications and dates	<p>Extension of the croquet lawns on the eastern side (November 1935).</p> <p>Erection of two small shelters on the southern side of the lawns, replacing earlier shelters (1964).</p> <p>Replacement of the original tiled roof of the Clubhouse with Colorbond (after 1977).</p> <p>Painting of the originally oiled split logs of the Clubhouse (after 1977).</p>					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	<p>The Clubhouse and lawns:</p> <p>Woollahra Council Minutes of the 1920s and 1930s reveal a keen awareness of the importance of public open space and publicly accessible recreational facilities. In 1923, Woollahra Council received permission from the Governor of NSW to borrow £20,000 for the 'acquisition of park and recreation areas and the improvement thereof.' Accordingly, Woollahra Park was created and the first sod of earth turned by Alderman Grimley on 25 October 1924.</p> <p>In 1933, Council began investigating the possibility of constructing croquet lawns in Woollahra Park. The Sydney Croquet Club, which had been established in Rushcutters Bay in the 1920s, took up the offer of the lease. During early 1934, Council Minutes show that various proposals were put forward for the design of a clubhouse. The Clubhouse that was eventually built was designed by M.V.E. Woodforde, who designed numerous other projects for Council from 1933. The original plans have not been located. The tender of G. Yates of Rockdale for £972, was accepted in late 1934.</p> <p>The Clubhouse and lawns were officially opened on 27 April 1935 by the Mayor of Woollahra. The Clubhouse has been shared with other sporting associations over time, including the Woollahra Golf Club and the Colleagues Football Club.</p> <p>Two small shelters were erected on the southern side of the croquet lawns (replacing earlier structures) in 1964.</p> <p>The Architect:</p> <p>According to 'Who's Who' in <i>Decoration and Glass</i> in February, 1940, Marcus Victor Ernest Woodforde served his articles with Herbert E. Ross of H.E. Ross and Rowe prior to enlisting with the Australian Imperial Services during World War I, where he served in France. He later returned to H.E. Ross and Rowe before working with Henry E. Budden and Greenwell, during which time he attended the Atelier at the University of Sydney studying design under Professor Leslie Wilkinson. After a third period with H.E. Ross and Rowe, during which time he worked on the Commonwealth Bank in Martin Place, he commenced private practice (1928), executing various commissions. In 1933, he was appointed as architect to the Municipality of Woollahra. Woodforde worked on residential and commercial commissions and in a variety of architectural styles.</p>

THEMES	
National historical theme	8 Developing Australia's cultural life
State historical theme	<p>Creative Endeavour.</p> <p>Leisure</p> <p>Social institutions.</p> <p>Sport</p>

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> • The lawns and Clubhouse were built by Woollahra Council in the early 1930s at time when Council was demonstrating a strong interest in the provision of recreational facilities. This interest continues today. • The Sydney Croquet Club has continuously leased the lawns and Clubhouse from the Council since 1934. They are a well-established local recreational Club. The Club is part of a larger pattern of croquet clubs that extends state wide. • The Club premises, in particularly the Clubhouse, demonstrates a high degree of integrity.
Historical association significance SHR criteria (b)	<p>The Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> • For its association with Woollahra Council, who constructed the lawns and Clubhouse and continue to own the site. The building is part of a body of evidence of their long held interest in and provision of public recreational facilities. • For its long association with the Sydney Croquet Club. The Club's moveable heritage housed within the Clubhouse is of note. • For its association with Council's officially appointed architect during the 1930s, M.V.E. Woodforde. The building is substantially intact and clearly linked by documentary evidence to this architect.
Aesthetic significance SHR criteria (c)	<p>The Sydney Croquet Club, Woollahra, has local and State significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> • The Clubhouse is a rare and intact example of an Inter-War period split-log building. Split log construction was promoted during the Inter-War period as a way of constructing cost effective recreational buildings. This is the only known example in Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales. • The Clubhouse is an example of the popular Inter-War Bungalow Style adapted to suit split-log construction. • The Clubhouse and lawns have high visual and sensory appeal. The vegetation that surrounds them creates a unique, self-contained, setting that has only changed as the trees have matured.
Social significance SHR criteria (d)	<p>No formal assessment of the value in which the premises is held by the Club members has been carried out. It is apparent, however, from brief conversations that the members take great pride in their Clubhouse and lawns. Significance under this criterion is at a local level only.</p>
Technical/Research significance SHR criteria (e)	<p>The Sydney Croquet Club, Woollahra, has local and State significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> • The Clubhouse is a rare example of a large Inter-War period split log building. This type of construction is rare within Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.
Rarity SHR criteria (f)	<p>The Sydney Croquet Club, Woollahra, has local and state significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> • The Clubhouse is a rare example of an Inter-War period split log building. It is the only known example in Woollahra. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.

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Representativeness SHR criteria (g)	<p>The Sydney Croquet Club, Woollahra, has local significance under this criterion for the following reasons:</p> <ul style="list-style-type: none">• The site is a fine example of a long standing local recreational club with an unbroken association with its premises.• The site demonstrates Council's growing interest in the Inter-War period in the provision of public recreational facilities, an interest that is sustained today.• The site demonstrates high integrity.
Integrity	<p>High. Note: The roofing material has been replaced; the once oiled split logs have been painted.</p>

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HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Weir Phillips Heritage and Planning	<i>Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment</i>	2019	Woollahra Council
Written	-	<i>Sydney Croquet Club, Clubhouse Log Cabin- Woollahra Park, 50th Anniversary, Saturday, 27 April, 1985</i>	1985	Woollahra Library
Written	-	'New Croquet Lawns: Opened at Woollahra Park,' <i>The Sydney Morning Herald</i> , 2 May, 1935.	1935	TROVE
Written	Woollahra Municipal Council	Woollahra Council Minutes	Various	Woollahra Library
Photographic		(<i>Sydney Croquet Club</i>), undated.	1930s (?)	Sydney Croquet Club
Photographic		(<i>Sydney Croquet Club</i>), 1977	1977	Sydney Croquet Club

RECOMMENDATIONS	
Recommendations	It is recommended that the Sydney Croquet Club, Clubhouse (exterior and interior), moveable heritage items and lawns be listed as a heritage item on the <i>Woollahra Local Environmental Plan 2014</i> .
	It is recommended that the item has a reduced lot boundary curtilage that includes the Clubhouse, lawns and the mature plantings that surround it.
	It is recommended that a Conservation Management Plan be prepared for the site.

SOURCE OF THIS INFORMATION			
Name of study or report	<i>Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment</i>	Year of study or report	2019
Item number in study or report			
Author of study or report	Weir Phillips Heritage and Planning		
Inspected by	Alice Fuller		

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NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Alice Fuller	Date	September 2019

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IMAGES - 1 per page

Image caption	Aerial photograph over the Sydney Croquet Club				
Image year		Image by	SIX Maps	Image copyright holder	SIX Maps



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Image caption	View north across the croquet lawns towards the front elevation of the Clubhouse				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



Heritage Data Form

Image caption	Front, southern, elevation of the Clubhouse.				
Image year	2019	Image year	2019	Image year	2019



Heritage Data Form

Image caption	Western elevation of the Clubhouse.				
Image year	2019	Image year	2019	Image year	2019



Heritage Data Form

Image caption	Northern elevation of the Clubhouse				
Image year	2019	Image year	2019	Image year	2019



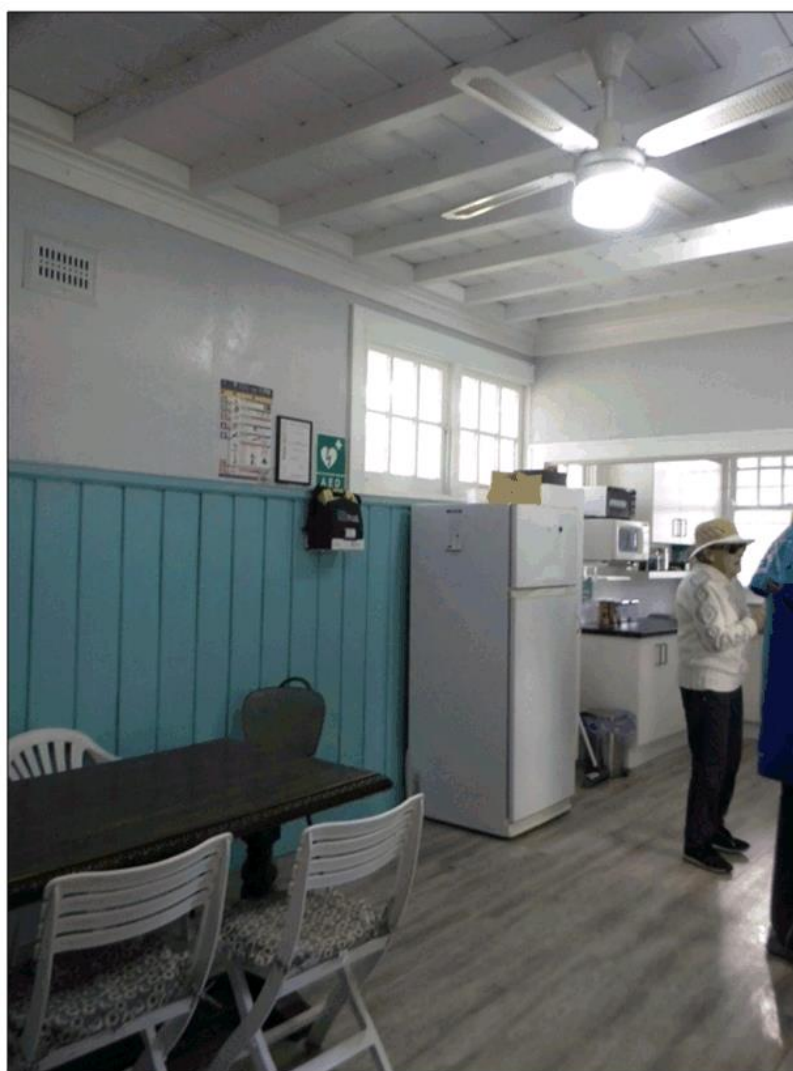
Heritage Data Form

Image caption	Eastern elevation of the Clubhouse				
Image year	2019	Image year	2019	Image year	2019



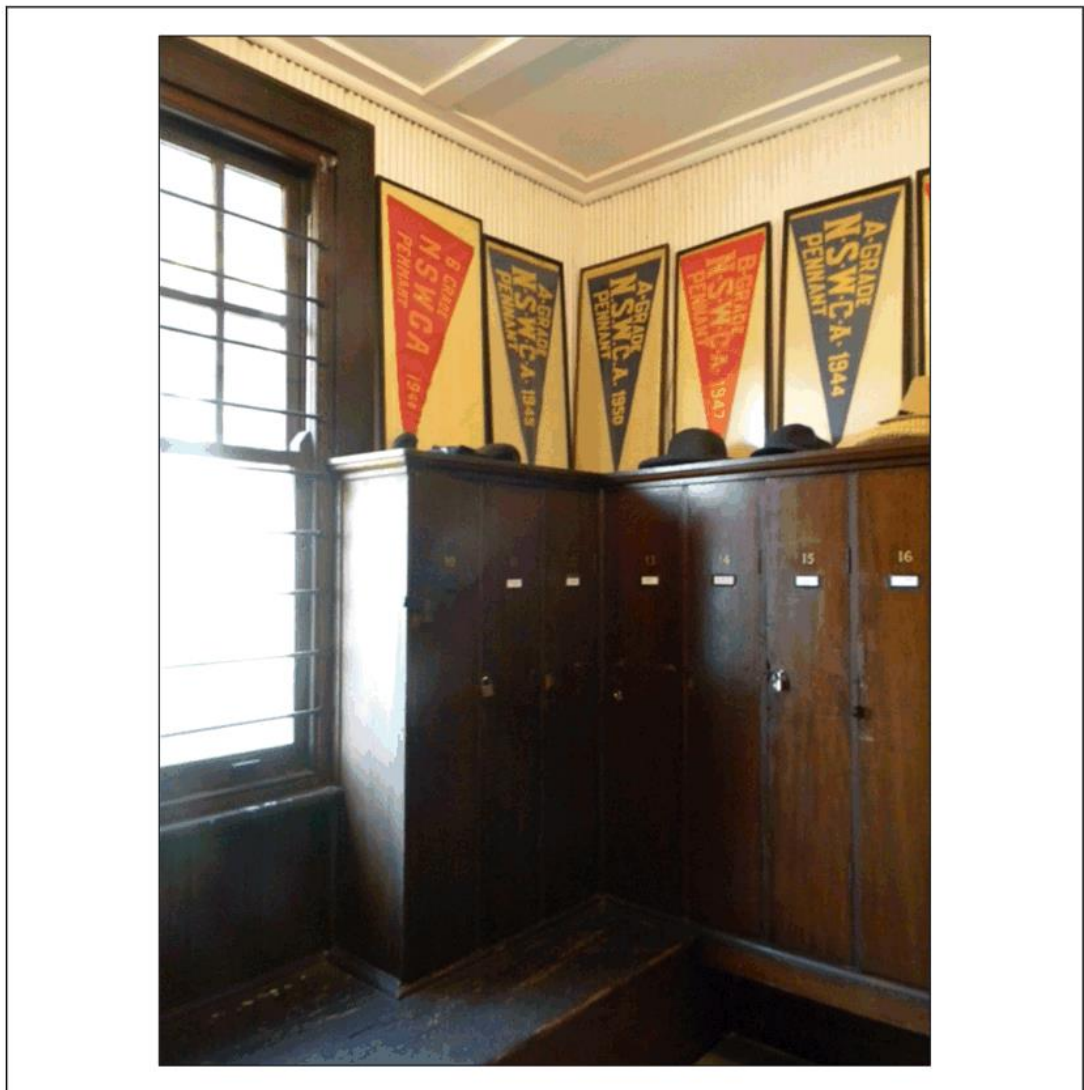
Heritage Data Form

Image caption	Main Club room				
Image year	2019	Image year	2019	Image year	2019



Heritage Data Form

Image caption	Locker Room				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



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ITEM DETAILS							
Name of Item	Sydney Croquet Club, clubhouse, moveable heritage items and lawns						
Other Name/s Former Name/s	-						
Item type (if known)							
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name							
Street number	-						
Street name	Woollahra Park, off O'Sullivan Road						
Suburb/town	Rose Bay				Postcode	2029	
Local Government Area/s	Woollahra						
Property description	Part of Lot 1319 D.P.1222163						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Woollahra Municipal Council						
Current use	Croquet club and lawns						
Former Use	Croquet club and lawns						
Statement of significance	<p>The Sydney Croquet Club, off O'Sullivan Road, Woollahra, New South Wales has State significance for its clubhouse, which is a rare example of a large Inter-War period split-log building. Designed by Council's architect M.V.E. Woodforde and built in 1934, the building is substantially intact.</p> <p>The Sydney Croquet Club has aesthetic significance for the qualities of its setting. The clubhouse and lawns are contained by trees which have matured over time, providing a distinct enclosed setting that has changed only as the trees have matured.</p>						
Level of Significance	State <input checked="" type="checkbox"/>				Local <input type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Clubhouse: Marcus Victor Ernest Woodforde					
Builder/ maker	Clubhouse: G. Yates					
Physical Description	<p>The Sydney Croquet Club lies within the Woollahra Golf Course. The clubhouse and croquet lawns are surrounded by mature trees, creating a distinct, enclosed setting. The clubhouse is located on the northern side of the croquet lawns. The clubhouse is a free standing, timber framed, painted split-log building erected on a brick base. The building has a hipped and gabled roof clad in green Colorbond (or equivalent). The centre of the southern and northern roof planes are interrupted by a wide gable, each with shaped log bargeboards supported by brackets constructed of log ends. The lower part of each gable is dressed with split logs; the apex is finished with terracotta shingle. There is a small arched vent set into the shingle. Behind the gables, and rising above the ridge of the roof, is a small timber cupula with gabled roof. The faces of the cupula are finished with two row of three small blind arches. The eaves of the building are wide and timber lined.</p> <p>The principal elevation is the southern elevation, overlooking the croquet lawns. The elevation is asymmetrically arranged. The eastern-most end (extending partially under the gable) is inset and occupied by a verandah set beneath the main roof. The verandah has a timber board floor; roughly dressed timber columns with brackets; a rustic timber balustrade; and timber lined ceiling. There are free standing rustic style benches on the verandah. A timber panel door leads into the building from the verandah. There is a smaller similarly detailed verandah, also set under the main roof, at the western end. The verandah at the western end returns part way along the northern side. Windows are timber framed double hung windows with multiple panes to each sash. The remaining elevations have similar characteristics.</p> <p>The building appears substantially intact internally. Of particular note is the locker room in the south western corner of the clubhouse, with its ripple iron walls, strapped ceiling, stained timber lockers and benches and club pennant collection.</p> <p>There are two small timber framed shelters on the southern side of the croquet lawns.</p>					
Physical condition and Archaeological potential	<p>Physical condition: good.</p> <p>Archaeological potential: unknown. Note: no structures are known to have stood on this site prior to the construction of the clubhouse.</p>					
Construction years	Start year	1935	Finish year	1935	Circa	<input type="checkbox"/>
Modifications and dates	<p>Extension of the croquet lawns on the eastern side (November 1935).</p> <p>Erection of two small shelters on the southern side of the lawns, replacing earlier shelters (1964).</p> <p>Replacement of the original tiled roof of the clubhouse with Colorbond (after 1977).</p> <p>Painting of the originally oiled split logs of the clubhouse (after 1977).</p>					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	<p>The clubhouse and lawns:</p> <p>Woollahra Council Minutes of the 1920s and 1930s reveal a keen awareness of the importance of public open space and publicly accessible recreational facilities. In 1923, Woollahra Council received permission from the Governor of NSW to borrow £20,000 for the 'acquisition of park and recreation areas and the improvement thereof.' Accordingly, Woollahra Park was created and the first sod of earth turned by Alderman Grimley on 25 October, 1924.</p> <p>In 1933, Council began investigating the possibility of constructing croquet lawns in Woollahra Park. The Sydney Croquet Club, which had been established in Rushcutters Bay in the 1920s, took up the offer of the lease. During early 1934, Council Minutes show that various proposals were put forward for the design of a clubhouse. The clubhouse that was eventually built was designed by M.V.E. Woodforde, who designed numerous other projects for Council from 1933. The original plans have not been located. The tender of G. Yates of Rockdale for £972, was accepted in late 1934.</p> <p>The clubhouse and lawns were officially opened on 27 April, 1935 by the Mayor of Woollahra. The clubhouse has been shared with other sporting associations over time, including the Woollahra Golf Club and the Colleagues Football Club.</p> <p>Two small shelters were erected on the southern side of the croquet lawns (replacing earlier structures) in 1964.</p> <p>The Architect:</p> <p>According to 'Who's Who' in Decoration and Glass in February, 1940, Marcus Victor Ernest Woodforde served his articles with Herbert E. Ross of H.E. Ross and Rowe prior to enlisting with the Australian Imperial Services during World War I, where he served in France. He later returned to H.E. Ross and Rowe before working with Henry E. Budden and Greenwell, during which time he attended the Atelier at the University of Sydney studying design under Professor Leslie Wilkinson. After a third period with H.E. Ross and Rowe, during which time he worked on the Commonwealth Bank in Martin Place, he commenced private practice (1928), executing various commissions. In 1933, he was appointed as architect to the Municipality of Woollahra. Woodforde worked on residential and commercial commissions and in a variety of architectural styles.</p>

THEMES	
National historical theme	8 Developing Australia's cultural life
State historical theme	Creative Endeavour. Leisure Social institutions. Sport

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	Significance under this criteria is at a local level only.
Historical association significance SHR criteria (b)	Significance under this criteria is at a local level only.
Aesthetic significance SHR criteria (c)	<p>The Sydney Croquet Club, Woollahra, has State significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> The clubhouse is a rare example of an Inter-War period split-log building. Split log construction was promoted during the Inter-War period as a way of constructing cost effective recreational buildings. Few examples of this size and integrity appear to survive in New South Wales.
Social significance SHR criteria (d)	Significance under this criteria is at a local level only.
Technical/Research significance SHR criteria (e)	<p>The Sydney Croquet Club, Woollahra, has State significance under this criterion for the following reasons:</p> <ul style="list-style-type: none"> The clubhouse is a rare example of a large Inter-War period split log building. Few examples of this construction technique of this size and integrity appear to survive in New South Wales.
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Representativeness SHR criteria (g)	Significance under this criteria is at a local level only.
Integrity	High. Note: The roofing material has been replaced; the once oiled split logs have been painted.

Heritage Data Form

HERITAGE LISTINGS	
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INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
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Written	-	'New Croquet Lawns: Opened at Woollahra Park,' The Sydney Morning Herald, 2 May, 1935.	1935	TROVE
Written	Woollahra Municipal Council	Woollahra Council Minutes	Various	Woollahra Library
Photographic		(Sydney Croquet Club), undated.	1930s (?)	Sydney Croquet Club
Photographic		(Sydney Croquet Club), 1977	1977	Sydney Croquet Club

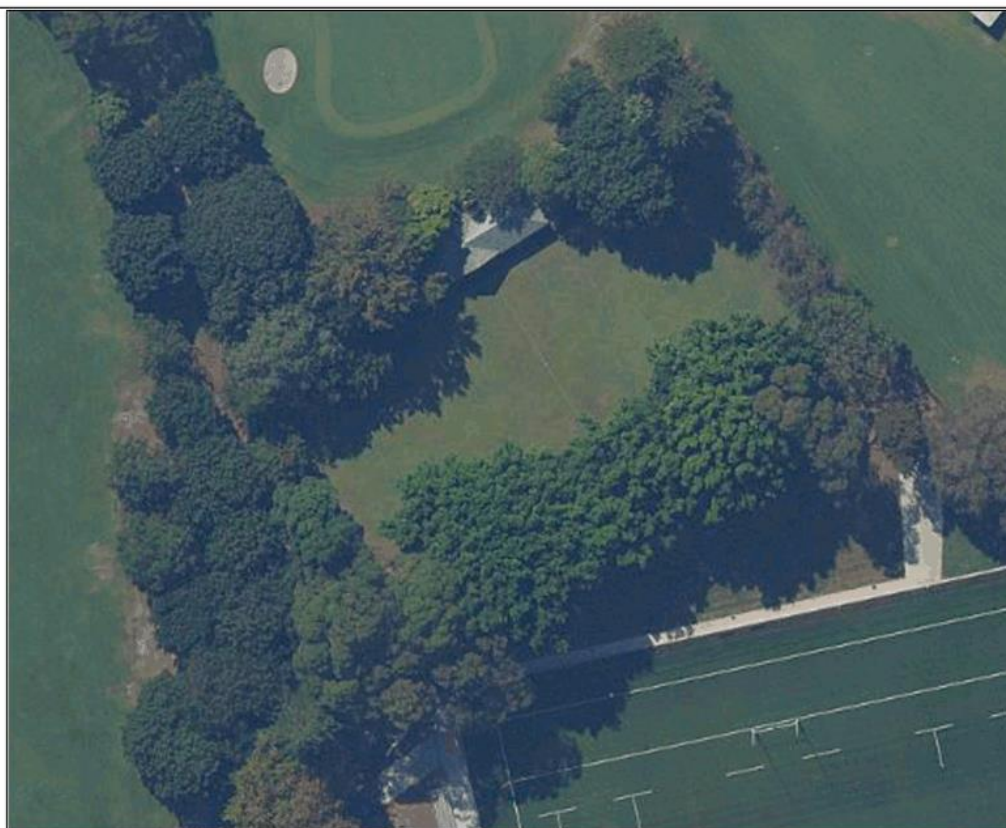
RECOMMENDATIONS	
Recommendations	<p>It is recommended that the Sydney Croquet Club, clubhouse, moveable heritage items and lawns be listed as a heritage item on the State Heritage Register on the basis that the clubhouse is a rare and substantially intact example of a large Inter-War period split log building.</p> <p>It is recommended that the item has a reduced lot boundary curtilage that includes the clubhouse, lawns and the mature plantings that surround it.</p> <p>It is recommended that a Conservation Management Plan be prepared for the site.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Sydney Croquet Club, Woollahra Park, off O'Sullivan Road, Rose Bay: Heritage Assessment	Year of study or report	2019
Item number in study or report			
Author of study or report	Weir Phillips Heritage and Planning		
Inspected by	Alice Fuller		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Alice Fuller	Date	September 2019

Heritage Data Form

IMAGES - 1 per page

Image caption	Aerial photograph over the Sydney Croquet Club				
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Image caption	View north across the croquet lawns towards the front elevation of the clubhouse				
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Heritage Data Form

Image caption	Front, southern, elevation of the clubhouse.				
Image year	2019	Image year	2019	Image year	2019



Heritage Data Form

Image caption	Western elevation of the clubhouse.				
Image year	2019	Image year	2019	Image year	2019



Heritage Data Form

Image caption	Northern elevation of the clubhouse				
Image year	2019	Image year	2019	Image year	2019



Heritage Data Form

Image caption	Eastern elevation of the clubhouse				
Image year	2019	Image year	2019	Image year	2019



Heritage Data Form

Image caption	Main club room				
Image year	2019	Image year	2019	Image year	2019



Heritage Data Form

Image caption	Locker Room				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



Annexure 2

HERITAGE ASSESSMENT



Rose Bay Scout Hall

3 Vickery Avenue, Rose Bay

October 2019 | J3657

**Weir
Phillips**
Heritage
and Planning

Level 19, 100 William Street, Woolloomooloo, NSW 2011
Phone: (02) 8076 5317

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1.0 INTRODUCTION

1.1 Preamble

This Heritage Assessment for the Rose Bay Scout Hall, Vickery Avenue, Rose Bay, New South Wales has been prepared at the request of Woollahra Council. On 23 April 2018 Woollahra Council made the following decision:

THAT Council requests staff to prepare and submit a report including a heritage assessment and draft heritage inventory sheet for each of:

- 1. The Sydney Croquet Club building and greens (having its address in Woollahra Park, O'Sullivan Road, Rose Bay); and*
- 2. The Woollahra Golf Club clubhouse and George Grimley Pavilion (having its address in Woollahra Park at 50 O'Sullivan Road, Rose Bay)*

to the relevant Council Committee to facilitate the Sydney Croquet Club building and greens and the Woollahra Golf Club clubhouse and George Grimley Pavilion (and their elements) being:

- 1. Included in the Woollahra Local Environmental Plan as a heritage item; and*
- 2. Listed as a heritage item of state significance on the NSW State Heritage Register.*

On 18 June 2018 Woollahra Council made the following decision:

THAT Council:

A. Request staff to undertake an assessment of heritage significance for the Rose Bay Scout Hall (former RAAF Officers' Canteen) located in Vickery Avenue, Rose Bay, and report to the Environmental Planning Committee on whether the property has sufficient heritage significance to be listed as:

- i) a local heritage item in the Woollahra Local Environmental Plan 2014(WLEP), and*
- ii) an item on the State Heritage under the Heritage Act 1977.*

1.2 The Brief

The brief is divided into two parts:

Stage One – Assessment of heritage significance

- 1. Using the process and heritage assessment criteria contained in the New South Wales Heritage Manual (2001) carry out an assessment of heritage significance of the three sites.*
- 2. Make a recommendation as to whether the three sites should be individually listed as a local heritage item in Schedule 5 of Woollahra LEP 2014.*
- 3. Make a recommendation as to whether the three sites should be individually listed as an item on the State Heritage Register under the Heritage Act 1977.*

Note: The assessment of significance at local and State levels must be done separately and independently.

Stage Two

- 1. If the recommendation is for listing in Woollahra LEP 2014, prepare an inventory sheet for the relevant site. The inventory sheet will include a statement of significance.*
- 2. If the recommendation is also for listing on the State Heritage Register, prepare an inventory sheet for the relevant site. The inventory sheet will include a statement of significance.*

3. If the recommendation is for listing on the State Heritage Register, prepare a nomination form for the relevant site using the OEH Heritage Division standard template.

Note: All inventory sheets must use the Office of Environment and Heritage (Heritage Division) standard template. A Microsoft Word version of this template will be provided by Council.

1.3 Authorship

This assessment was prepared by Alice Fuller, B.Appl.Sc.(CCM), M.Herit.Cons.(Hons), and James Phillips, B.Sc.(Arch), B.Arch., M.Herit.Cons.(Hons), of Weir Phillips Heritage and Planning.

1.4 Limitations

An Aboriginal and historical archaeological assessment was not provided for. A survey of the site's users was not provided for to ascertain how/if they value the site.

A full search of records held by the National Archives of Australia has not been carried out. Records relating to the Rose Bay Flying Boat Base are held in Sydney, Melbourne and Canberra and comprise, in the main, un-indexed boxes.

1.5 Methodology

This statement has been prepared with reference to the NSW Heritage Office's (Heritage NSW) publication *Assessing Heritage Significance* (2015).

A site visit was carried out in June 2019. Unless otherwise stated, the photographs in this assessment were taken on this occasion.

1.6 Documentary Evidence

1.6.1 General References

- Broomham, R., *The Coopers of Woollahra: Land Dealings on the Point Piper Estate 1820-1920*. Unpublished report prepared for Woollahra Municipal Council in June 2001.
- 'History of Scouting,' <https://www.nsw.Scouts.com.au/about/about-us/history-of-Scouting/>
- Hughes, Trueman and Ludlow, *Heritage Study for the Municipality of Woollahra, Volume One*, NSW, Woollahra Municipal Council, 1984.
- 'Rose Bay and Empire.' Original source unknown. Woollahra Local Studies, Woollahra Library.
- Russell, E., *Woollahra: A History in Pictures*, Sydney, John Ferguson in association with Woollahra Municipal Council, 1980, p. 9-10.
- Fisher, J., *Lynne Park, Rose Bay: A Report to the Minister for Lands and Forests on the Future Use of Lynne Park and the Rose Bay Flying Base*, 1974.
- *Rose Bay Thematic History*, Woollahra Council, 2002.
- Sewell, H., 'Rose Bay and Empire'. Source unknown. Woollahra Local Studies, Woollahra Library.
- Sheedy, D., *A Brief History of the Rose Bay Flying Boat Base and Its Buildings*. Unpublished typed manuscript dated February 2011. Woollahra Local Studies Collection, Woollahra Library.

1.6.2 Newspaper, Journal Articles

- 'The Boy Scout Gazette,' *Sunday Times*, 12 March, 1911, p.17.
- 'Building and Works Approved,' *Construction*, 12 June, 1940, p.17.
- 'Charity Covers Even a Cockroach Hunt,' *Daily News*, 11 July, 1939, p.3.
- 'C. Mack Walker, A.R.A.I.A.,' *Decoration and Glass*, 1 April, 1937.
- 'Flying Boat Base. Opponents Criticised. Dr. Louat's Views,' *The Sydney Morning Herald*, 17 July, 1937, p.9.
- 'Life of Sydney,' *Daily Telegraph*, 5 November, 1949, p.10.
- 'Lyne Park,' *The Daily Telegraph*, 26 November, 1900, p.6.
- 'Notice is hereby given...', *Government Gazette of the State of New South Wales*, 2 October, 1920, p.6264.
- 'Rose Bay Improvements,' *The Australian Star*, 14 April, 1900, p.6.
- 'Scout Hall opened by the Governor General,' *The Sydney Morning Herald*, 26 April, 1926, p.10.
- 'Sydney City Council Applications,' *Construction and Local Government Journal*, 17 June, 1918, p.1.
- 'The Rose Bay Park,' *Evening News*, 26 September, 1899, p.3.
- 'Town,' *Australian Town and Country Journal*, 30 September, 1899, p.14.

1.6.3 Historic Plans, Images and Photographs

- (Aerial photograph over Rose Bay), 1943. SIX Maps.
- (Aerial photograph over Rose Bay), 1951. Flicker
- (The Site), c.1945. Copy provided by Stirling Smith, Heritage, Community Engagement, Department of Premier and Cabinet.
- Kent, M., *Aerial Views Over Camellia, Mascot, Rose Bay, Zetland*, 194-. State Library of NSW.
- Mack Walker, C., *Proposed Scout and Sea Scout Hall at Vickery Avenue*, 1940. Woollahra Council, 40/94.
- *Property at Rose Bay, NSW*, September, 1942. National Archives of Australia, Rose Bay-Flying Boat Base (Box 20).
- (Rose Bay Flying Boat Base), c.1940s. Copy provided by Stirling Smith, Heritage, Community Engagement, Department of Premier and Cabinet.

1.6.4 Other

- Woollahra Council Building Cards. Woollahra Local Studies Collection.
- Woollahra Council Minutes, various years. Woollahra Local Studies Collection, Woollahra Library.

1.7 Site Location

The Rose Bay Scout Hall is located at No. 3 Vickery Avenue, Rose Bay (Figure 1). The site is identified as Lots 1536 and 1537 D.P. 40022 and Lot 1475 D.P. 752011.



Figure 1: Site Location. The arrow points to the site.
SIX Maps; annotation by WP Heritage.

2.0 HISTORICAL DEVELOPMENT OF THE SITE

2.1 Brief History Prior to 1830

While an Aboriginal history has not been provided for, it is acknowledged that the present-day Woollahra Municipality is located within the traditional lands of the Cadigal people, part of the Dharug language group.

The Colony of New South Wales was established at Sydney Cove in January 1788. All land was declared to be Crown Land. Present-day Woollahra is located well outside the first official boundaries of Sydney Township. The colonists exploited the natural resources of the area but did little to permanently settle it beyond establishing a lookout on South Head and a pilot station at Watsons Bay. The word *Woo-la-ra* first appears in a 'List of Local Names, or of Places' prepared by David Southwell, the lieutenant later placed in charge of the lookout on South Head.¹

The first grants in present day Woollahra, made between 1793 and 1812, predominantly passed out of the hands of original grantees. During the early years of Macquarie's governorship (1810-1821), a number of grants were made to military men around Double and Rose Bays. The most notable of these was a grant made to the flamboyant Captain John Piper in 1815.

¹ Letter dated 12 July, 1788, cited Eric Russell, *Woollahra: A History in Pictures*, Sydney, John Ferguson in association with Woollahra Municipal Council, 1980, p. 9-10.

The first colonists explored and named features of their new environment. Rose Bay was named for George Rose, a British Treasury official at the time that the Colony of NSW was founded.

During the 1820s, the land north of Darling Point through Double Bay, Point Piper and Rose Bay and eastward to Old South Head Road, was consolidated into a single estate by the prominent business partnership of Daniel Cooper (1785-1853) and Solomon Levey (1794-1833). The partners had acquired several early land holdings, including John Piper's estate, which were re-issued as a single grant of 1,130 acres on 22 March, 1830. The subject property stands upon this grant. Old South Head Road (1811) and New South Head Road (1832) provided the principal means of access into the area at this time.

The Cooper-Levey estate was beset by legal complications from the 1830s. During the 1840s, Daniel Cooper became the sole owner of the estate, which generally became known as the Cooper Estate. In 1844, T.L. Mitchell prepared a subdivision plan for the Cooper Estate. Old and New South Head Roads, Point Piper (now Jersey Road), Ocean Street North, William and Cross Streets were already in existence, while Edgecliff, Bellevue, Victoria and Wolseley Road were passable bush tracks. While the Cooper Estate was not always developed along the lines envisaged by Mitchell in 1844, his subdivision did much to determine the basic street pattern seen today.²

The Cooper Estate was willed not to Daniel Cooper's next of kin, his nephew Sir Daniel Cooper (1821-1902), but to Sir Daniel's son, Daniel (later also Sir Daniel). As the new owner was a minor when he inherited the estate in 1853, Trustees managed the Estate until November 1869. Even after Daniel Cooper (junior) obtained his majority, the Trustees continued to be a dominant influence in managing the Estate and were thus a major force in the development of the area.³ When the Municipality of Woollahra was created in 1860, it was named for Sir Daniel Cooper's (senior) planned residence, *Woollahra*.

Between 1853 and the mid 1880s, the Trustees offered 99 year leaseholds on parts of the Cooper Estate; there were few freehold sales. Substantial villa estates were developed on some of these leaseholds. Smaller lots in West Woollahra and along Old South Head Road attracted more modest housing and commercial development.⁴ Lack of transport, however, limited widespread development in Woollahra before 1880. As transport was almost exclusively by private means, development away from the bays and wharves was particularly reliant on satisfactory road patterns.

Sydney's population expanded sevenfold between 1850 and 1890. By the early 1880s, the areas closer to the City had been built-out and the demand for land was pushing further eastwards. The steady improvements made to the tramway system from the 1880s, together with the introduction of subsidised transport, did much to open up the Woollahra Municipality to small lot development.

Freehold subdivisions of land on the Cooper Estate began in the early 1880s and continued until the 1920s. Land was purchased by individuals and companies, many of whom then carried out further subdivisions.

The dense suburban development that characterises much of Woollahra today is largely a product of the first decades of the twentieth century. As subdivision continued, the population rose from 1,023 people in 1881 to 13,503 people in 1900; and 25,300 people

² See Figure 7, a tracing of Mitchell's plan, in Rosemary Broomham, *The Coopers of Woollahra: Land Dealings on the Point Piper Estate 1820-1920*. Unpublished report prepared for Woollahra Municipal Council in June 2001.

³ For further information see *ibid*.

⁴ Hughes, Trueman and Ludlow, *Heritage Study for the Municipality of Woollahra, Volume One*, NSW, Woollahra Municipal Council, 1984, p. 15.

in 1920 to 37,770 people in 1927.⁵ Woollahra thus became an intensively developed area within a comparatively short time.

2.2 Lyne Park

As early as the 1830s, Rose Bay was a popular place for recreation and sea bathing. By the turn of the century, recreational facilities at Rose Bay varied from the exclusive Royal Sydney Golf Club (established in 1896) to local tea rooms. By the 1920s, there were several movie theatres.⁶

Plans for what is now Lyne Park were made in late 1899.⁷ Land was reclaimed from the adjacent tidal flats to form a reserve of around 14 acres that was named in honour of Sir William Lyne, Premier of NSW from 1899 to 1901.⁸ The Park was connected to the tram system by a short extension of the Rose Bay line. By April 1900, the Minister for Works was able to report that the work was 'about a third done' and

'...that unsightly little lagoon which threatened to become an insanitary fever bed, has been transformed into a sand patch. The work of reclamation is progressing vigorously.'⁹

The Park was officially opened during the Commonwealth Day celebrations in 1901.¹⁰ In August 1905 it was formally dedicated as a public reserve. During the same year, and despite local protests, 3.2 hectares at the eastern end of the reserve were revoked for use as a recreation oval for the Navy. When the Commonwealth Government took control of the colonial naval entities in 1911, the area became Commonwealth property. The Naval Reserve was primarily used by trainees from the *HMS Tingara* for shore exercises. The *HMS Tingara* was moored in Rose Bay from 1912 until 1927.

2.3 The Origins of the Rose Bay Flying Boat Base

Use of the Naval Reserve at Rose Bay declined when the *HMS Tingara* was moved out of Rose Bay in the late 1920s. The next significant land use in this part of Rose Bay was the Flying Boat Base. As set out below, the subject site became part of the Flying Boat Base for a brief period during World War II. This section briefly outlines its origins.

During the late 1930s, the British Government began planning the Empire Airmail Scheme to carry all mail by air between British Empire countries at a flat, economical, rate. Flying boats were identified in preference to land based planes because of their range and load carrying capacities. Qantas secured the rights to operate the Sydney-Singapore sector of the Sydney-London route. There were, however, at this time no flying boat bases in this sector. In 1936, a party headed by Major H.G. Brackley of Imperial Airways and Hudson Fysh (later Sir Hudson Fysh) of Qantas carried out a survey route between Singapore and Sydney.

When the project was publicly announced in Sydney, the communities of Woollahra and Waverley, being the most likely locations for a flying boat base, raised concerns about safety and noise.¹¹ Despite these protests, the Federal Government confirmed that the base would be built in Rose Bay in 1937.¹²

⁵ Census figures cited in Hughes, Trueman and Ludlow, *op cit.*, 1984, p. 7.

⁶ *Rose Bay Thematic History*, Woollahra Council, 2002.

⁷ See for example, 'The Rose Bay Park,' *Evening News*, 26 September, 1899, p.3.

⁸ 'Town,' *Australian Town and Country Journal*, 30 September, 1899, p.14.

⁹ 'Rose Bay Improvements,' *The Australian Star*, 14 April, 1900, p.6.

¹⁰ 'Lyne Park,' *The Daily Telegraph*, 26 November, 1900, p.6.

¹¹ See, for example, 'Flying Boat Base. Opponents Criticised. Dr. Louat's Views,' *The Sydney Morning Herald*, 17 July, 1937, p.9.

¹² Hal Sewell, 'Rose Bay and Empire'. Source unknown. Woollahra Local Studies, Woollahra Library.

In 1938, the Rose Bay Flying Boat Base was established on the Naval Reserve, adjacent to Lyne Park. Sunderland Avenue was created and officially dedicated as a public road on 18 January, 1939. Sunderland Avenue, since removed, was entered into from New South Head Road opposite Kent Road. The area to the east of the street was divided into two portions: the northern part was the Flying Boat Base. The southern part, from the Flying Boat Base to New South Head Road, was dedicated as a public reserve on 23 June, 1939, with Woollahra Council as Trustee.¹³

The Rose Bay Flying Boat Base was officially opened by Lord Huntingfield, acting Governor-General of Australia, on 4 August, 1938. Following the cutting of a ribbon linking the aircraft to the shore, the Empire Flying Boat G-AEUB *Camilla* departed for Britain carrying 8 passengers, 265 pounds of freight and 207 pounds of mail. This was not in fact the first flying boat to leave the Base. On 5 July, 1938, the *Coogee* departed from Rose Bay bound for Southampton.¹⁴ The passage was a slow one, typically lasting nine and a half days.

The first building erected at the Rose Bay Flying Boat Base was a terminal building, designed by the Commonwealth Government Architect. This building, which was single storey with a tower, followed European standards for land base airport terminals. Three temporary buildings were erected nearby for workshops, stores and staff amenities. There were also a pontoon and dock for work and transport launches and a timber wave barrage. There was no ramp into the harbour; the flying boats were serviced at their moorings.

The main part of the Rose Bay Flying Boat Base was completed in 1939 and included:

- A large hangar constructed in 1938 but not completed until late 1939. A large curved roof building, the design of which appears to have been based on a standard British flying boat hangar. The building housed workshops and some staff amenities. It was able to service large flying boards. It had a large concrete apron and a wide ramp into the harbour, new fueling services and subsidiary smaller workshops.¹⁵
- The QEA Canteen. The third main building on the site, completed in 1939. The building appears to have been designed by the Commonwealth Government Architect for the Department of Civil Aviation and leased to Qantas Empire Airways. It provided amenity for aircrews, as well as food preparation for all flying boards and the terminal. It was extended during the war.¹⁶
- Council Minutes from September 1939 refer to a recently erected Radio and Meteorological Building on the base, possibly one of the many small buildings on the base cited above.¹⁷

The Rose Bay Flying Boat Base operated under the control of the Department of Civil Aviation (DCA), established, in its own right, in November 1938. The DCA provided control launches which had two main functions: to 'sweep' the three designated runways (i.e. remove all obstacles) and to assist in aircraft landing and taking off. They also established and maintained moorings.

¹³ John Fisher, *Lynne Park, Rose Bay: A Report to the Minister for Lands and Forests on the Future Use of Lynne Park and the Rose Bay Flying Base*, 1974.

¹⁴ Unattributed article 'Rose Bay and Empire' Woollahra Local Studies, Woollahra Library.

¹⁵ David Sheedy, *A Brief History of the Rose Bay Flying Boat Base and Its Buildings*. Unpublished typed manuscript dated February 2011. Woollahra Local Studies Collection, Woollahra Library.

¹⁶ *Ibid.*

¹⁷ Woollahra Council Ordinary Meeting Minutes, 25 September, 1939, p.516.

2.4 The NSW Scouts

2.4.1 A Hall is Constructed

The Flying Boat Base was not the only new facility established within the immediate area during the Inter-War period. As the Rose Bay Flying Boat Base was developed, the Rose Bay Scout Association sought permission from the Maritime Services Board of NSW to construct a Scout Hall on the foreshore of Lyne Park. There were two Rose Bay Scout troops in existence at this time: the Rose Bay Scouts (established at least as early as 1924) and the Rose Bay Sea Scouts (established c.1938).¹⁸ Woollahra Council opposed the application on the basis that it:

‘...strongly objects to the erection of any more timber structures on the Rose Bay foreshore and that this attitude is supported by public opinion in the locality.’¹⁹

Seemingly undeterred by this response, the Scouts approached Council later in the same year with a second request for land or use of a vacant building at Lyne Park ‘in light of the alterations now being made to the adjoining Flying Boat Base, located on the former Naval Reserve.’²⁰ The Scouts were offered a small parcel of land adjoining the ‘R.S. & S. Hall’ site in Vickery Avenue. The new site was intended to accommodate both the Scouts and Sea Scouts.²¹

At the same time as Council agreed to the Scout Hall, Woollahra Council were making what were ultimately successful representations to the Lands Department for control over the area of the former Naval Recreation Reserve that had not become part of the Rose Bay Flying Boat Base. To meet Departmental guidelines relating to the leasing of public land, the small parcel of land required by the Scouts was ultimately excluded from Lyne Park and leased directly by the Department to the Scouts under conditions providing for

‘...The erection of a suitable hall within a reasonable time (Plans to be approved by the Minister) and the hall to be available for leasing by similar bodies at a rental deemed reasonable by the Minister.’²²

Council Minutes of the 26 June, 1939 record the decision of the Department of Lands to

‘...offer the Boy Scouts Association a Permissive Occupancy of 40’ by 110’ of Crown land for site for a hall at Rose Bay, being the area comprised in portion 1475, Parish of Alexandria, County of Cumberland....at a rental of £1 per annum, commencing 15 March, 1939...’²³

The Scouts set about raising money for the new hall with dances and other events, such as a hunt for novelty items. The latter attracted the attention of local newspapers when a Japanese merchant threatened participants with an axe.²⁴

In 1940, the Rose Bay Scouts made an application to Council to construct a Scout hall at Lyne Park. The builder’s name was given as A.H. Kirkwood.²⁵ Council hold a copy of the plan submitted, which was signed by architect C. Mack Walker (Figure 2). The existing building corresponds to the footprint shown by this plan. The way in which

¹⁸ With reference to newspapers accessed through TROVE.

¹⁹ Woollahra Council Ordinary Meeting Minutes, 11 October, 1937, p. 524.

²⁰ *Ibid*, 11 July, 1939, p.373

²¹ *Ibid*, 28 November, 1938, p.654.

²² *Ibid*, 23 January, 1939, p.30.

²³ Woollahra Council Ordinary Meeting Minutes, 26 June, 1939, p.332.

²⁴ ‘Charity Covers Even a Cockroach Hunt,’ *Daily News*, 11 July, 1939, p.3.

²⁵ Yellow Card Series, 40/94. Woollahra Local Studies Collection.

the ground floor space has been subdivided has been altered over time; no first floor plan is provided. A roof top deck was clearly part of the original design.

At the Council meeting at which approval was granted for the construction of the building in late May 1940, construction costs were estimated to be £800. The construction materials were listed as cypress pine rusticated weatherboards for the walls; fibro cement for the gables and parapets; and a roof of corrugated fibro-cement.²⁶ *Construction* noted the approval of the Scout Hall in their issue of 12 June, 1940.²⁷

Council donated the building application fee back to the Scouts following their submission that the building was of 'such simple structure' and that they were part of a:

'public-spirited cause of national importance and of central benefit to the youth of the Municipality.'²⁸

The Scouts obtained approval from the Chief Secretary's Department for the erection and subsequent licensing of the 'Scout Hall and Sea Scouts' Quarters' at Lyne Park in June 1940.²⁹

²⁶ Woollahra Council Ordinary Meeting, Minutes 27 May, 1940 pp. 313-4.

²⁷ 'Building and Works Approved,' *Construction*, 12 June, 1940, p.17.

²⁸ Woollahra Council Ordinary Meeting Minutes, 24 June 1940, p.378.

²⁹ *Ibid*, 24 June 1940, p. 387.

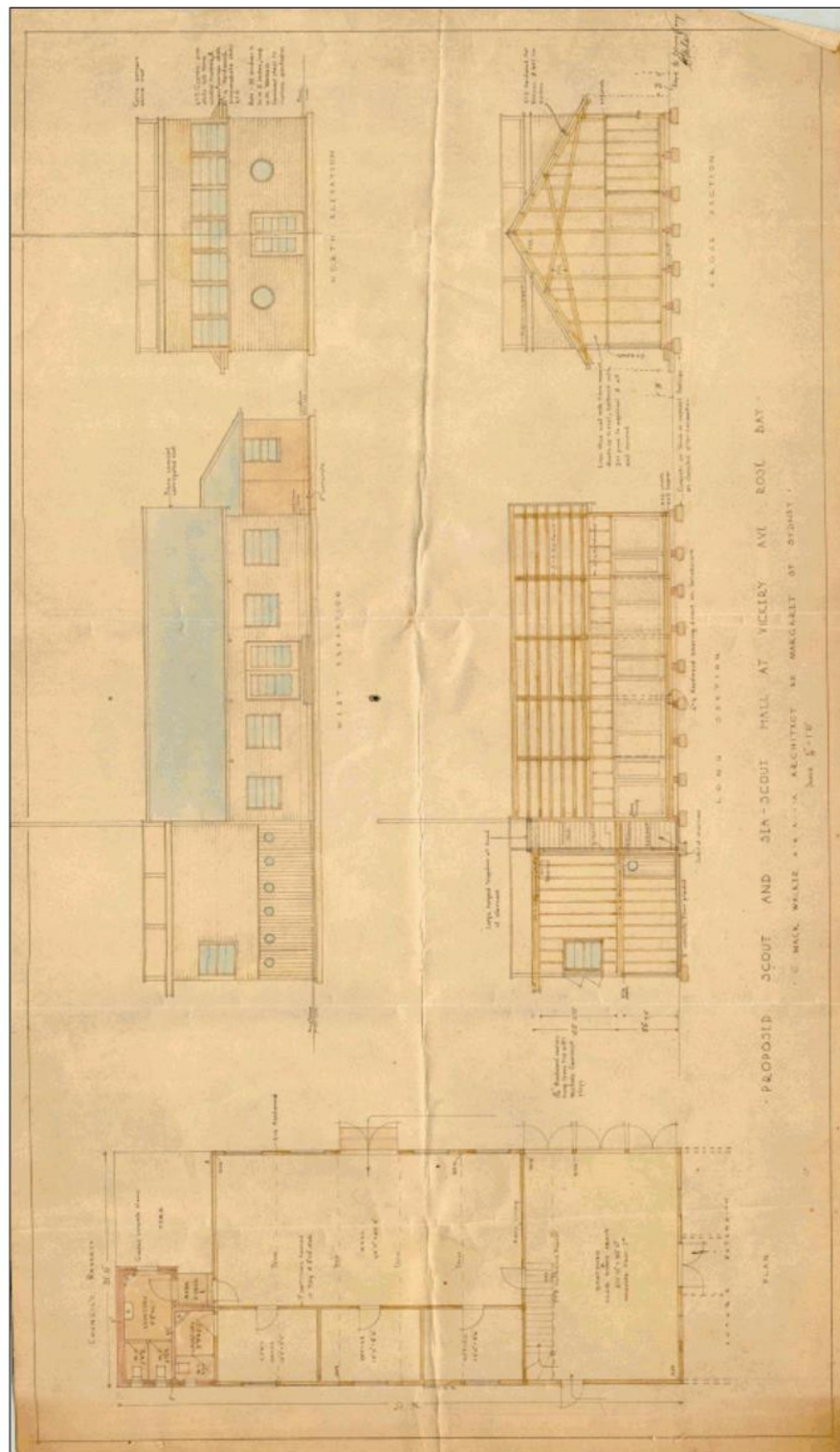


Figure 2: C. Mack Walker, *Proposed Scout and Sea Scout Hall at Vickery Avenue, 1940*.
Woollahra Council, 40/94.

2.4.2 The Scouts

The Rose Bay Scouts and Sea Scouts were part of a world-wide movement. The movement has its origins in a camp held by Lieutenant-General Robert Baden-Powell on Brownsea Island, England, in 1907, which was followed by the publication of his book *Scouting for Boys*. From 1908, young boys and girls formed themselves into 'patrols' and sought out adults to guide them. Baden Powell set up an office to assist the fledgling Scouts. The movement spread throughout the British Empire. The Girl Guides were formed in 1910 under the auspices of Baden-Powell's sister, Agnes Baden-Powell. The Sea Scout Branch were formed in 1910; the Wolf Cub section followed in 1916; the Rover Scouts in 1918; the Deep Sea Scouts in 1928; the Air Scouts in 1941; and the Senior Scouts in 1946. By 1937, 2,500,000 Scouts from nearly 50 countries were affiliated with the International Scouting Bureau. General Sir Robert Baden-Powell (as he later became known) was proclaimed World Chief Scout at the first Jamboree at Olympia in 1920. He travelled widely, visiting Australia three times: in 1912, 1931 and 1934-4.³⁰

The Scouting movement reached Australia in 1908. What are now the 1st Woollahra/ Paddington Scouts lay claim to being the oldest Scout group in Australia (1908). By 1911, troops had been formed in Edgecliff, Watsons Bay and Woollahra.³¹

2.4.3 The Architect: Charles Mack Walker

Little is known about the architect Charles Mack Walker. The first newspaper references to works designed/supervised by 'C. Mack Walker' date from June 1918.³² For a short period, he was in partnership with two architects who went on to attain great eminence, Donald Esplin and Stuart Mould (c.1918- October, 1920). The partnership was known as Esplin, Mould and Mack Walker.³³ Figure 3 reproduces a brief biography about the architect from *Decoration and Glass*.

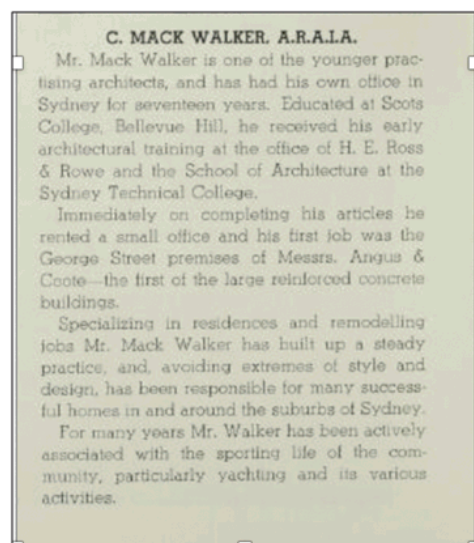


Figure 3:
C. Mack Walker, A.R.A.I.A.
Decoration and Glass, 1 April, 1937.

³⁰ 'History of Scouting,' <https://www.nsw.Scouts.com.au/about/about-us/history-of-Scouting/>

³¹ 'The Boy Scout Gazette,' *Sunday Times*, 12 March, 1911, p.17.

³² 'Sydney City Council Applications,' *Construction and Local Government Journal*, 17 June, 1918, p.1.

³³ 'Notice is hereby given...', *Government Gazette of the State of New South Wales*, 2 October, 1920, p.6264.

No other examples of Mack Walker's work have been identified. Whilst he regularly advertised for tenders in newspapers until at least the mid 1940s, mostly for domestic work, no site addresses are given, making the buildings difficult to identify.

2.5 Expansion of the Rose Bay Flying Boat Base

2.5.1 The Hall is 'Impressed' by the RAAF

By mid 1942, the Director General of Civil Aviation informed Council that there was 'considerable difficulty' being experienced at the Rose Bay Flying Boat Base because of 'congestion resulting from activities vitally connected with the war effort.' The Department were desirous of extending the existing base area south to the New South Head Road as a temporary war measure. The area taken up by the lawn tennis courts and the Scout Hall was initially excluded.³⁴ Refer to Figure 4. This plan clearly shows that the Scout Hall was still in Scout occupation.

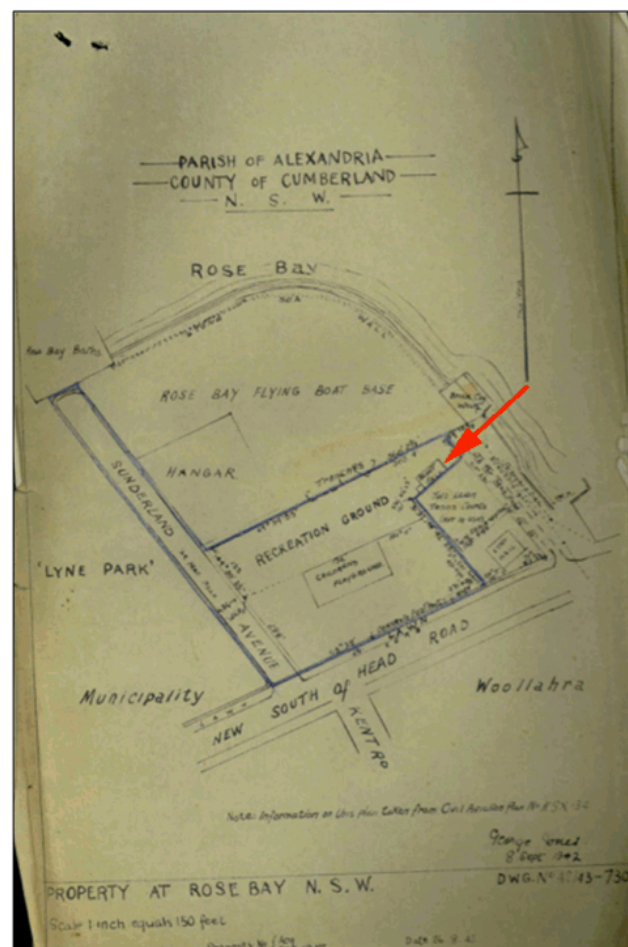


Figure 4: Property at Rose Bay, NSW, September, 1942.
The arrow marks the Scout Hall.

National Archives of Australia, Rose Bay-Flying Boat Base (Box 20).

³⁴ Woollahra Council Ordinary Meeting Minutes, 27 July, 1942, p.266.

By late 1942, however the Scout Hall had become part of the Rose Bay Flying Boat Base. On 16 October, 1942, the Hall was 'impressed' by the Assistant Director of Hirings 'for and on behalf of the Royal Australian Air Force.' (RAAF). The RAAF paid a hiring rental for the hall.³⁵

During the early years of World War II, the Flying Boat Base was greatly expanded to become a busy rear and overhaul base. A second large hangar was built, as well as a range of small buildings, including workshops, stores, amenities and garages, mostly along the Vickery Avenue side of the area. Sutherland Avenue was completed, as well as the concrete tarmac to the hangar and across to Vickery Avenue.³⁶ The concrete apron was extended to New South Head Road so that, in 1944 and 1945, the area was frequently packed with flying boats and seaplanes of many types in military configuration. Among these were Qantas planes pressed into military service.

Several photographs of the Scout Hall during the years it was used by the RAAF have been located. Past histories have suggested that the Scout Hall was used as the RAAF Officers' Canteen.³⁷ This has not been verified.³⁸

Figures 5 to 8 illustrate the Scout Hall within its war time setting. The later photographs show unidentified sheds to the rear of the hall and a large building to one side.

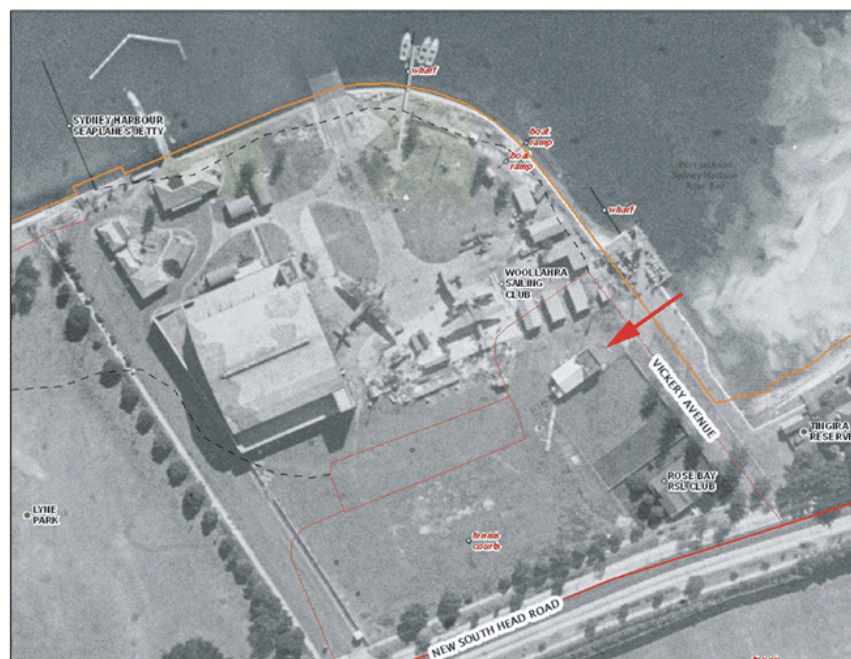


Figure 5: Aerial photograph over the site in 1943.

Supplied by Woollahra Council (original source SIX Maps).

³⁵ Woollahra Council Ordinary Meeting Minutes, 13 December, 1943, p.438.

³⁶ David Sheedy, *A Brief History of the Rose Bay Flying Boat Base and Its Buildings*. Unpublished typed manuscript dated February 2011. Woollahra Local Studies Collection, Woollahra Library.

³⁷ From information provided by Woollahra Council in the brief for this project.

³⁸ The National Archives hold boxes of records relating to the Flying Boat Base at repositories in Sydney, Canberra and Melbourne.

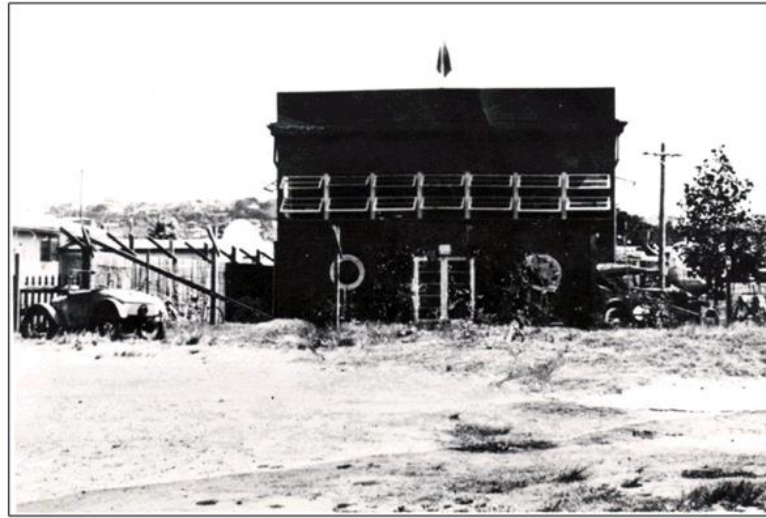


Figure 6: The Building, c.1945. Note the dark stain or paint.

Copy provided by Stirling Smith, Heritage, Community Engagement, Department of Premier and Cabinet.



Figure 7: Rose Bay Flying Boat Base, c.1940s. This photograph shows the side and rear of the Scout Hall. Note the extensive concrete apron surrounding the building.

Copy provided by Stirling Smith, Heritage, Community Engagement, Department of Premier and Cabinet.



Figure 8: Milton Kent, Aerial Views Over Camellia, Mascot, Rose Bay, Zetland, 194-.
State Library of NSW.

2.5.2 The Rose Bay Flying Boat Base After the War

Following World War II, returning Prisoners of War were flown in to Australia via the Rose Bay Flying Boat Base to huge receptions. The Base reverted to civilian use. Most of the buildings were sold and demolished. Several structures, including the original terminal (later expanded) and hangar were retained.³⁹ In 1946, 2.7ha was dedicated as a war memorial. It is on this site that the Rose Bay RSL now stands.

After World War II several companies tried to break into the flying boat business running charters and regular flights from the Rose Bay Flying Boat Base to the Pacific Islands. With the rapid advances in land base planes using Mascot Airport, the London service was no longer required. The flying boats out of the Rose Bay Flying Boat Base serviced New Zealand, Fiji and the other Pacific Islands. Qantas came back into the flying boat service in December 1947, establishing services to Lord Howe Island.

The last Qantas flight from the Rose Bay Flying Boat Base occurred on 1 June, 1955 when a Catalina Flying Boat departed for Port Moresby. By the end of the 1950s, the heyday of the flying boats were over and the only regular service was Ansett's service to Lord Howe Island.

The Commonwealth 'de-hired' the southern portion of the Rose Bay Flying Boat Base in 1957. The Base was further reduced in 1959 when an area was proclaimed a public reserve by the Department of Lands. The authority was given to Council to grant a license to the Woollahra Sailing Club to occupy part of the former Flying Boat Base. Their clubhouse lies north of the Scout Hall.⁴⁰

The last commercial flight from the Rose Bay Flying Boat Base took off on 10 September, 1974 bound for Lord Howe Island. In preceding years, the Commonwealth Government had been concerned about maintaining the Rose Bay Flying Boat Base, whilst Ansett were concerned about the cost of maintaining their flying boats, which only had restricted usage. A runway was built at Lord Howe Island, opening in 1974, negating the need for the flying boat service. In 1974, the Rose Bay Flying Boat Base closed and the facilities were gradually removed.

As set out below, the Scout Hall did not play a role in the Post World War II use of the Rose Bay Flying Boat Base.

³⁹ John Fisher, *Lynne Park, Rose Bay: A Report to the Minister for Lands and Forests on the Future Use of Lynne Park and the Rose Bay Flying Base*, 1974.

⁴⁰ *Ibid.*

2.6 The Scout Hall After Post World War II

At the end of 1946, the Scout Hall was returned to the Scout Association. In 1947, the Scouts reported to Council that

‘...the Scouting activities are now in full swing.’⁴¹

Access to the Scout Hall was improved in 1949 when Vickery Avenue was properly formed:

‘...the existing track was made out of refuse metal given the council from tram tracks repaired in New South Head Road, such metal being laid on the natural surface of the ground...It is now asked that a properly constructed carriageway, path and kerb and gutter be constructed...’⁴²



Figure 9: Aerial photograph over Rose Bay, 1951.
Flicker

The Scout Hall appears to have been regularly used by other groups, including the Girl Guides and Brownies.⁴³ In 1954, the Annual Woollahra Children's Art Exhibition was held in the Hall.⁴⁴ Figure 9 above provides an aerial photograph from this period, showing the character of the immediate setting of the Scout Hall.

The Scouts applied for assistance from Council a number of occasions in the 1960s and 1970s to maintain what continued to be a very actively used community hall:

‘During January 1966, the Woollahra Council kindly allocated a sum of £600, in the form of a subsidy, to 1st Rose Bay Scout Group, to assist us to finance major repairs and maintenance on the Hall.

⁴¹ Woollahra Council Ordinary Meeting Minutes, 13 October, 1947, p. 391.

⁴² *Ibid*, June, 1949, p.332.

⁴³ ‘Life of Sydney,’ *Daily Telegraph*, 5 November, 1949, p.10.

⁴⁴ Woollahra Council Ordinary Meeting Minutes, 23 August, 1954, p.591.

Now, six years later, our Committee finds that once again we have need of your assistance, owing to the great strain placed on our finances by the very high costs of general maintenance in the Hall.

During the last six years, our Scout Hall has been in constant use, in fact each week night it is occupied by either Scouts or guides, as well as the many week-end activities which are held, in the process of training our young people.

We are anxious to maintain our Hall in the best possible condition, but do not wish to sacrifice the training of our boys, to cover our repair costs....

We appreciate the Annual Allocations made by Council to various youth organisations, and hope that this year we could be given special consideration.⁴⁵

During the 1960s, the Scouts sought to enlarge their site and construct a new activities centre. The Scouts obtained a lease from the Department of Lands for a larger site. The centre was intended to house the Headquarters for the East Metropolitan Area Scout Association and facilities to allow boys to be trained as Scouts and in the safe use of the water ways. The site included a launching ramp which was to be shared with Cranbrook School and the Woollahra Sailing Club.⁴⁶ Council Minutes describe the proposal as follows:

‘The Site:

Comprises one allotment located on the western side of Vickery Avenue between an existing Scout Hall and the Woollahra Sailing Club premises. The property forms part of land owned by the Crown and is of irregular shape, presently divided into two parts by a 10 foot steel mesh fence. The portion of the site on the northern side of the fence is largely unbuilt upon with a small amended structure located on the north corner which is presently used for the housing of small boats. The remainder of the site to the south of the fence was previously used as a private access road between Vickery Avenue and the Flying Boat Base. Apart from the small boat shed, the whole of the site is unbuilt upon and no rear access is provided.

Surrounding development comprises a number of public and semi-public uses, the Rose Bay Tennis Club being located to the south west, the Sea Scouts immediately to the south and the Woollahra Sailing Club to the north. Immediately west of the site is the site is a large open paved area and the Flying Boat Base.

The site has a frontage to Vickery Avenue of thirty-four feet and a total area of 4,562 square feet....

The Proposal:

Is to erect a two storey structure to be used by the Sea Scouts. The building is to occupy the majority of the site and there is a small unbuilt upon area on the eastern and western boundaries of the structure. The ground floor area is to be used for an amenities area, storage for boats and an activities area whilst the first floor area is to be used for the purposes of a general hall and office. No parking will be provided on the site and no rear access is available....

⁴⁵ Woollahra Council Ordinary Council Meeting Minutes, Finance Committee 6 March, 1972, p.578.

⁴⁶ Woollahra Council Ordinary Council Meeting Minutes, 11 December, 1972, p.3460.

The external materials of the building are to be brick to first floor level and timber above....⁴⁷

The proposal was ultimately refused by Council on the grounds that it was not consistent with the use of a foreshore reservation and that the design was unsatisfactory.

The Scout Hall continues to be used for a mixture of Scouting and community activities.

The Scouts were approached for information about the hall and who has used it without success.

3.0 SITE ASSESSMENT

3.1 The Site

The site, for the purposes of this assessment, is the rectangular site defined by a high metal pole in mesh fence. Gates open onto Vickery Avenue to the north-east. As demonstrated by Figure 10, the building is set close to its south-eastern boundary and has a deep setback from Vickery Avenue. There is lawn to the front and rear of the building. The north half of the site is covered in concrete. There is a large gum tree in the front of the building and a second on its north-western side. The trees visible in Figure 10 along the south-eastern and north-western boundaries lie outside of the fence line. Refer to Figures 11 and 12 and to the photographs in the following section.



Figure 10: Aerial photograph over the site.
SIXMaps; annotations by WP Heritage.

⁴⁷ Building and Health Committee, 20.11.72 cited in Woollahra Council Ordinary Meeting Minutes 1972, pp. 3343-6.



Figure 11:
Concrete over
the north-
eastern side of
the site. Note
the stone wall
beneath the
fence. The
nature strip is
slightly higher
than the site.



Figure 12:
Looking south-east across
the front of the site.

3.2 The Building

3.2.1 Exterior

The Scout Hall is a free standing, one and two storey timber framed and weatherboard clad structure. There is an attached single storey brick amenities block to the rear. The building can be divided into three sections, each described below.

Two Storey Section

The two storey section comprises the north-eastern most end of the building. This section of the building is timber framed and clad in painted profiled timber weatherboards. The roof over this part of the building is a skillion roof clad in metal sheet. This part of the building appears to have been constructed on a brick edged concrete slab.

The principal elevation is the north-eastern elevation. There are three openings at ground floor level. There is a large opening in the centre fitted with a pair of single

panel timber doors. To either side, there is a large single porthole window fitted with 'wired' glass. A band of windows runs across the elevation at first floor window. These windows are awning sash timber framed windows; most sashes have a horizontal glazing bar. The eaves' overhang is wide and lined. Refer to Figures 13 and 14.



Figure 13: Front (north-eastern) elevation.



**Figure 14:
Detail of one of the porthole
windows.**

There are three large openings at ground floor level of the north-western elevation, arranged in a continuous band. Each is fitted with a pair of ledged and braced timber doors. Originally, each door had a porthole window. Only four doors retain this element. The opening in the other doors is boarded over. There is one opening at first

floor level, set at the north end. This opening is fitted with a timber framed window to match the first floor windows in the north-eastern elevation. Refer to Figures 15.



Figure 15: North-western elevation of the two storey section.

There are two openings in the south-eastern elevation at ground floor level. The door at ground floor level has a single panel door. The opening at first floor level (presumably one matching the window at this level in the north-western elevation) has been boarded over. Refer to Figures 16 and 17.



**Figure 16:
South-eastern elevation of the
two storey section.**



Figure 17:
Brick
threshold
ground
floor door.

The south-western elevation, where it stands clear of the single storey section of the building is blind.

Single Storey Section

There is a single storey section to the rear of the two storey section. This section of the building is timber framed and clad in profiled timber weatherboards. It appears to have a timber floor structure. This section has a pitched roof clad in corrugated metal sheet. The eaves are lined; there are widely spaced exposed timber rafters.

There are five openings in the north-western elevation. The central opening is larger and is fitted with a pair of timber and glazed doors. Concrete steps and a ramp running parallel to the building lead up to the door. There are two windows to either side of the door, each fitted with timber framed windows with two sashes; each sash has a horizontal glazing bar. Refer to Figures 18 and 19.



Figure 18:
North-
western
elevation of
the single
storey
section.



Figure 19:
Detail of the
awning
sash
windows.

There are three windows in the south-eastern elevation of this section of the building. Unlike the windows in the north-western elevation, the windows have a horizontal proportion and are aluminium framed windows with modern security grills. Refer to Figures 20 and 21.



Figure 20:
South-eastern elevation,
looking towards the rear.



Figure 21:
Detail of an
aluminium
framed
window.

The south-western elevation, where it stands clear of the brick amenities block is blind with the exception of a small vent hole set in the gable. Refer to Figure 22.



Figure 22:
South-
western
elevation.

Brick Amenities Block

The brick amenities block is single storey in height and constructed on a concrete base. It has a hipped roof clad in corrugated metal. It is attached to the south-western elevation of the single storey section described above.

A concrete ramp leads up to an opening in the north-western elevation. This opening is protected by a metal roof attached to the south-western wall of the single storey weatherboard section described above on one side and a metal pole on the other. The opening is fitted with a single panel timber door.

The south-western elevation of this building is blind except for small terracotta vents set high in the wall. Refer to Figure 22 above.

3.2.2 Interior

Two Storey Section

Ground Floor

Access was only provided to part of this section of the building. Those areas inspected have concrete floors (large aggregate) and no ceilings, exposing the floor structure above. Most of the walls appear to be set below joist height. Some of the walls are lined with timber panelling (two different types) or plaster board (or equivalent). As illustrated by the following photographs, door types vary. Refer to Figures 23 to 28.



Figure 23:
Concrete
floor and
vertical
timber
panelling.



Figure 24:
Floor joists
and
flooring
(looking up
to the first
floor).



Figure 25: Vertical timber panelling and plasterboard (?); single panel door.



Figure 26: Horizontal timber panelling.



Figure 27: Unclad section of wall showing construction.



Figure 28: Panelled timber door. This is the only older style door within this part of the building at ground floor level.

First Floor

An enclosed ladder-staircase leads to the first floor. The walls are part lined and part exposed. There are three different lining materials: two different types of timber wall panelling and fibre-cement sheets (or equivalent) with cover strips. Refer to Figures 29 and 30.



Figure 29: Ladder-staircase.



Figure 30: Lining to the above space.

There are two rooms at first level lined with vertical timber boarding to the lower part with fibre-cement board (or plasterboard) with cover strips to the upper part. There are no ceilings, exposing the original timber rafters and boarding above. A steep ladder stair, which once led to the roof top deck, remains within a walled off enclosure. There is currently no access to the roof. Refer to Figures 31 to 37.



Figure 31: First floor, with vertical timber panelling and plasterboard/fibro-lined walls with cover strips. There is no ceiling, exposing the roof above.



Figure 32:
Partition wall, which
does not reach to the
ceiling.

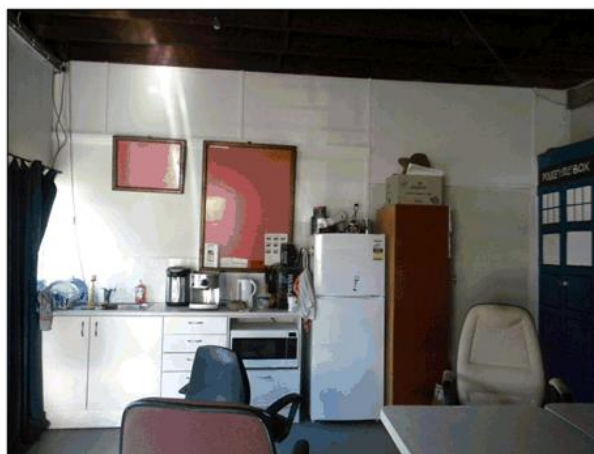


Figure 33:
Modern kitchen fit-out.



Figure 34:
Exposed rafters.

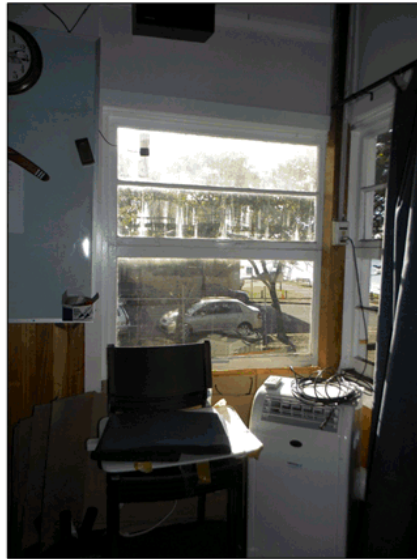


Figure 35: Detail of window in the front elevation.

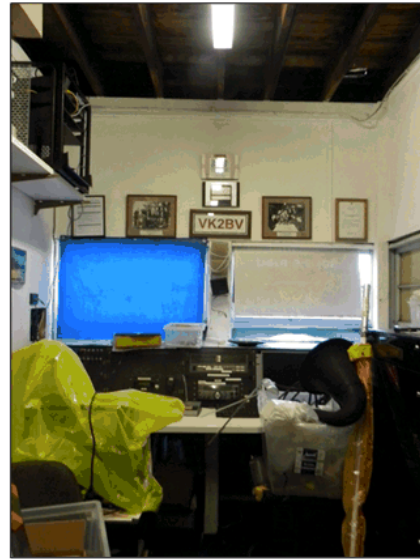


Figure 36: The smaller room on the south-western side.



Figure 37:
Ladder going up to the roof, now blocked off.

Single Storey Section

Concrete stairs step up from the ground floor of the two storey section into the single storey section. This part of the building has a timber floor. The majority of this part of the building houses a large hall. The walls of the hall are lined with timber panelling to the lower part and fibre-cement sheet (or equivalent) with cover battens to the upper part. The roof trusses are exposed. The underside of the roof is partially lined in timber sheets.

A room has been portioned off on the south-western side (modern partition) and fitted out as a kitchen. Refer to Figures 38 to 42.



Figure 38:
Hall, looking north-east.

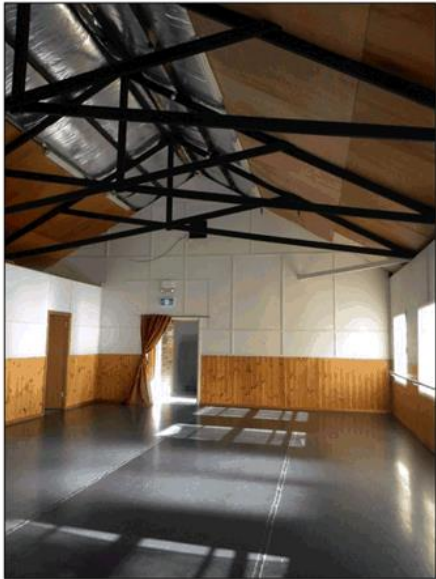


Figure 39: Hall looking towards the amenities
block to the rear.



Figure 40: Partition for kitchen on the south-
western side.



Figure 41:
Kitchen.

Amenities Block

The floor is tiled. The walls are rendered and painted. The fittings are mixed in date. Refer to Figures 42 to 44.



Figure 42: Modern basin and tiling in bathroom.

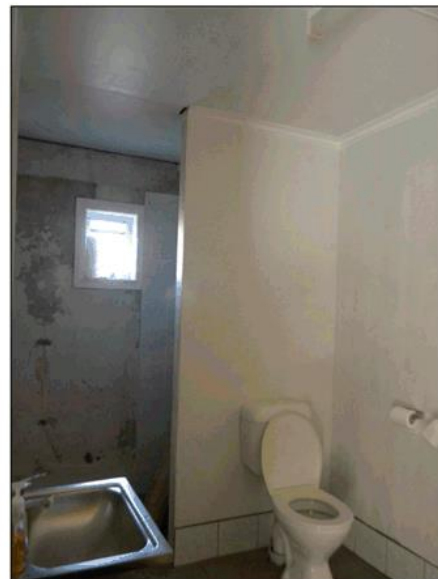


Figure 43: Modern fixtures.



Figure 44:
Single panel door into the amenities.

3.3 The Setting

For the following, refer to Figure 45, an aerial photograph over the site and the surrounding area.



Figure 45: The site in its setting.
SIX Maps; annotations by WP Heritage.

The site is located within a bend of Vickery Avenue. Vickery Avenue lies to the north-east, north-west and south-west of the site.

To the north-east of the site, directly outside of the site lies a grass nature strip planted with a line of mature trees. On the opposite side of Vickery Avenue in this direction lies the long, two storey, flat roofed form, of the Cranbrook School boat house.

The nature strip and tree line continue around the north-western side of the site. On the opposite side of Vickery Avenue in this direction lies the large two storey brick form of the Woollahra Sailing Club. This building blocks views towards Rose Bay in this direction.

Directly outside of the south-western boundary, there is a wide grass verge. There is little planting in this area. Continuing in this direction, there is a large carpark, to one side of which lie tennis courts and to the other, Lyne Park.

To the south-west of the site lies Rose Bay RSL. A carpark separates the Scout Hall from the main club building. Refer to Figures 46 to 49.



Figure 46:
Cranbrook Boat Shed
to the north-east of
the site.



Figure 47:
Woollahra Sailing
Club to the north-west
of the site.



Figure 48:
Carpark to the south-west.



Figure 49:
Looking south-west
along Vickery Avenue
with the RSL building
on the right hand side
and the boat shed on
the left.

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 Summary of Existing Statutory Heritage Listings for the Site

4.1.1 Commonwealth Listings

The Rose Bay Scout Hall is not listed on the Commonwealth or National Heritage Lists under the auspices of the *Environment Protection and Biodiversity Conservation Act 1999*.

4.1.2 State Listings

The Rose Bay Scout Hall is not listed on the State Heritage Register under the auspices of the *NSW Heritage Act 1977*.

4.1.3 Local Listings

The Rose Bay Scout Hall is:

- Not listed as a heritage item by Schedule 5 Part 1 of the *Woollahra LEP 2014*.
- Is not located within a Heritage Conservation Area as defined by Schedule 5 Part 2 of the *Woollahra LEP 2014*.

4.3 View Corridors

The principal view corridors towards the site are obtained from directly outside of it from the north-east. These are view corridors towards the front elevation. On approach from the south-east, along Vickery Avenue or within the park, there are angled views towards the building. How much of the building is visible depends on the distance and angle of viewing. Refer to Figures 50 to 52.



Figure 50:
Principal view
corridor towards
the site from
directly outside of
it on Vickery
Avenue.



Figure 51:
On approach along
Vickery Avenue
from the south
east. The Scout
Hall is not readily
visible at this
angle.



Figure 52:
On approach from
the south-east at a
wider angle than
Figure 51 above.

The building is visible on approach from the north-east. Refer to Figure 53. The view is of the northern corner of the building.

The north-western elevation of the building is visible through the trees that line the boundary fence from Vickery Avenue to the north west when standing in Vickery Avenue. Distant views from this direction are blocked by the Sailing Club building. Refer to Figures 54 and 55.

The rear of the building is visible from some distance on approach from the west and north west because of the carpark and park that lie in these directions. Refer to Figure 56.



Figure 53:
On approach from
the north-east.



Figure 54:
View from the
north-west.



Figure 55:
View of the north-
western elevation
from Vickery
Avenue.



Figure 56:
View towards the
Hall from the west.

The principal view corridors out of the site when the hall was built were to the east and north-east. The Cranbrook School boat shed blocks the view to the east. There remains a slot view to the north-north-west towards Rose Bay.

4.4 Integrity

The boundaries of the lease have altered over time. The existing fencing is not significant. The concrete paving also appears recent in date.

The footprint of the building has not been altered since it was constructed in 1940. Externally, the building is substantially intact. The following alterations are noted:

- A balustrade once ran around the top of the two storey section, where there was a viewing platform and flag pole (refer to Figures 2 and 6). The removal of this element is the most significant alteration made to the exterior of the building.
- The front doors, visible in the original plans (Figure 2) and the 1940s photograph (Figure 6) have been replaced with solid timber doors. The door in the south-western elevation is also likely to be a later replacement.
- The porthole elements in some of the doors in the north-western elevation have been blocked in.
- Windows in the south-eastern elevation of the single storey section have been replaced with aluminium framed windows.
- The window in the south-western of the two storey section is currently boarded up.
- Whilst most of the weatherboards appear original, there have been repairs of varying professionalism over time. Refer to Figure 57.
- The roof sheeting has been replaced.

The interior layout of the building has been altered over time. The front section has been partitioned for storage. When this first occurred is not clear. The layout of the hall to the rear, with rooms to one side, is intact. The three rooms, however, have become one room.

If and how the first floor layout has altered over time is not known as there are no original plans for this level available.

The interior fabric is mixed in date. The timber vertical panelling and the ceiling lining in the ground floor hall is Post World War II. The fibre-cement sheeting to the walls with cover battens is likely to be original.



Figure 57:
Repair where a
lower
weatherboard
has rotted out.

The setting of the site has changed over time. Shortly after the hall was constructed it became part of an RAAF Base. During World War II it was one of numerous structures of varying sizes and construction materials on the base. These were

progressively removed following World War II. The buildings and carparks that now form the immediate setting of the building all date from c.1970s and later.


4.4 Comparative Analysis




4.5.1 Scout Halls

There are around twenty-five sites listed on the State Heritage Inventory that are related to the Scouts. These include buildings that were purpose built for the Scouts and existing buildings that were 'adopted' by the Scouts. One Scout Hall is listed on the State Heritage Register, being The Barn, at Mosman. This building was not a purpose built Scout Hall and is primarily listed not for its association with the Scouts, but because it is thought to be Sydney's only remaining maritime industrial building from the early colonial period. The examples in Table 1 focus on buildings that were purpose- built for the Scouts and which were built during the period 1919-1942.

Most of the listed Scout Halls in New South Wales are relatively small, single storey gabled roof buildings of brick, corrugated iron and or weatherboard. Few appear to have been architect designed. A few are larger buildings with architectural pretensions, such as the memorial headquarters and Scout Hall erected in Dulwich Hall in 1921-3 and the Scout Hall, erected in Orange in 1934 (see table 1 below). When compared against listed examples, the Rose Bay Scout Hall is a relatively large example and a rare example of a two storey or part two storey Scout Hall. It is also a Scout Hall that has clearly be designed to reflect its maritime surrounds, most notably through the use of porthole windows and the provision of a viewing platform.

All the examples in Table 1 are listed on local environmental plans.

Item/Date	Address	Reasons For Listing	Photograph
Baden Powell Scout Centre c.1929 and later	No. 19 Orchard Street, Pennant Hills	High significance to the Scouting movement as long established camp. Significant paths, buildings, bushland.	 <p>Google Images.</p> <p>Stone and timber buildings, some dating from the 1930s.</p>

Item/Date	Address	Reasons For Listing	Photograph
Memorial Boy Scout Headquarters c.1921-23	No. 31-33 Lewisham Street, Dulwich Hill	Historic, aesthetic, social reasons.	 <p>SHI</p> <p>Substantial two storey building, one of the grandest Scout halls in Sydney. Architect: A.B Polin, honorary architect to Boys Scout Association (<i>Sydney Mail</i>, 27 July, 1921 p.29).</p>
Hurstville Scout Hall c.1922	116 Durham Street, Hurstville.	First Scout hall in area and one of oldest in state. Limited aesthetic significance; listed for its association with an important local group. Representative of purpose-built Scout halls.	 <p>Google Maps.</p> <p>Simple gabled roof brick building.</p>
Scout Hall, Orange c.1934.	No. 94 Scout Street, Orange.	For association with Scouts; aesthetic significance.	 <p>SHI Listing Sheet.</p>


Item/Date	Address	Reasons For Listing	Photograph
Scout Hut, Rydalmere Post 1943.	No. 6 Vineyard Street, Rydalmere	Historic and social. Unusually intact example of a simple, unmodified, Scout Hall.	 SHI Listing Sheet.

Table 1: Examples of Heritage Listed Scout Halls in NSW.

There is one other Scouting facility listed by the *Woollahra LEP 2014*, being the former Watsons Bay Public School, a Victorian period building first used as a Scout hall in 1928. This building was not purpose built as a Scout hall and is no longer used as such.

The 1st Woollahra/Paddington Scouts meet at No. 83 Paddington Street, in a finely detailed two storey brick corner building. Refer to Figure 58. This building was also purpose built for the Scouts as a hall and gymnasium and opened in 1926. It was designed by the honorary architect, Mr. Alan Jones. It is a different type and style of building to the Rose Bay Scout Hall.⁴⁸ Unlike the Rose Bay Scout Hall it had a grand opening, by the Governor General, to which a large crowd attended. This building is located in a Conservation Area but is not individually heritage listed.






Figure 58: 1st Woollahra/Paddington Scout Hall, 1926.
Google Maps.

⁴⁸ 'Scout Hall opened by the Governor General,' *The Sydney Morning Herald*, 26 April, 1926, p.10.

4.5.2 Buildings Associated with World War II Airbases

Rose Bay was one of a group of airbases for seaplanes established or expanded in Australia during World War II. Rathmines, NSW; Crawley, West Australia; and Darwin, N.T. all had seaplane bases. There were also numerous land based World War II airdromes including Darwin, N.T; Evans Head, NSW; and Townsville, QLD. There are surviving World War II era buildings at all of these examples, many of which were purpose built for the RAAF, unlike the subject building which was requisitioned. Table 2 identifies some of these examples.

Item/Date	Address	Reasons For Listing	Photograph
State Listed Rathmines Park, former RAAF Seaplane Base	Lake Macquarie	For its pivotal role in the defence of Australia during WWII. Largest seaplane base in the southern hemisphere and longest serving during the war effort. Of the more than 230 structures, 10 remain (as of 1997).	 SHI
LEP Listing. Christadelphian School	No. 2 Stilling Street, Rathmines	RAAF Rathmines Base Workshops.	 SHI.
LEP Listing. Rathmines Holiday Camp	No. 3 Stilling Street, Rathmines	Former RAAF Rathmines Base Sergeants' Mess. Possibly moved from original location.	 SHI.


Item/Date	Address	Reasons For Listing	Photograph
LEP Listing. Evans Head Scout Hall, former c.WWII.	No. 22 Mangrove Street, Evans Head.	For association with the state listed WWII aerodrome, formerly the radio hut. Typical of buildings erected on the aerodrome during WWII. Later moved to this location from the Aerodrome (which is state listed).	 <p>Google images. Simple weatherboard clad building. Built by the military and later used by the Scouts.</p>
LEP Listing. Bankstown Aerodrome	345 Marion Street, Georges Hall	World War II airbase; important centre of aircraft manufacture and assembly. Retains several World War II buildings, including Bellman hangars and timber headquarter's building. Still operational.	No photograph of WWII buildings available.
LEP Listing. Narrow-mine Aerodrome and RAAF Base	Mitchell Highway, Narromine	Association with WWII, information of RAAF and training. Local significance as place of air shows and celebrations. Some surviving World War II structures.	No photograph of WWII buildings available.

Table 1: Examples of Heritage Listed RAAF Buildings in NSW.

It is noted that the only other above ground evidence of the Rose Bay Flying Boat Base that appears to survive is a kerb side sign off New South Head Road, which is partially concealed. Refer to Figure 59.



Figure 59:
Sign in the kerb
on New South
Head Road
reading 'To Air
Port.'
Google Maps.

4.6 Significance

The Scout Hall, Rose Bay is assessed for heritage significance under the following criterion of the New South Wales Heritage Office, now Heritage NSW, to determine if it meets the threshold for listing as a heritage item on the *Woollahra LEP 2014* or the State Heritage Register. The Guidelines for Inclusion/Exclusion are as provided by *Assessing Heritage Significance, NSW Heritage Manual Update*.

In order to be listed at a local level, a site must fulfil at least one of the following criteria. To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, meet more than one of the following criteria or if an item satisfies only one of the criteria, the item is of such particular significance that it should be listed.

4.6.1 Criterion (a)

An item is important in the course, or pattern, of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> shows evidence of a significant human activity 	<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important activities or processes
<ul style="list-style-type: none"> is associated with a significant activity or historical phase 	<ul style="list-style-type: none"> provides evidence of activities or processes that are of dubious historical importance
<ul style="list-style-type: none"> maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> has been altered so that it can no longer provide evidence of a particular association

The Rose Bay Scout Hall, Rose Bay has historic significance at a local level as a purpose built Scout hall which, except for a four year period during World War II, has been occupied by Scouts since 1940. Other community groups have also used the hall over this period. It is one of two known Inter-War period purpose built Scout halls in the Woollahra area that are still in use. The other example is the 1st Woollahra/Paddington Scout Hall in Paddington, a brick building dated 1926.

The Rose Bay Scout Hall, Rose Bay may have State and National significance under this criterion for its association with the Rose Bay Flying Boat Base, established in the late 1930s as part of the Empire Air Scheme and, prior to the development of land based airports, one of Australia's most important air bases. The Rose Bay Flying

Boat Base played an important role in World War II and after, when returning Prisoners of War were welcomed by large crowds. It is noted that the building was not purpose built for the Flying Boat Base and was only part of it for a period of four years during World War II. It, however, appears to be, with the exception of a degraded kerb side sign at the entrance off New South Head Road, the only surviving above ground structure associated with the Flying Boat Base.

4.6.2 Criterion (b)

An item has strong or special association with the life or works of a person, or group of persons, of importance in New South Wales' cultural or natural history (or the cultural or natural history of the local area).

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> shows evidence of a significant human occupation 	<ul style="list-style-type: none"> has incidental or unsubstantiated connections with historically important people or events
<ul style="list-style-type: none"> is associated with a significant event, person, or group of persons 	<ul style="list-style-type: none"> provides evidence of people or events that are of dubious historical importance
<ul style="list-style-type: none"> maintains or shows continuity of a historical process or activity 	<ul style="list-style-type: none"> has been altered so that it can no longer provide evidence of a particular association

The Rose Bay Scout Hall, Rose Bay, has significance for its association with the Australian Scouting movement. It is part of a large group of sites used by the Scouts over a long period of time. While this is a nation-wide pattern, the significance of this site under this criterion is at a local level.

The architect who designed the hall has been identified as C. Mack-Walker. This architect does not appear to have been a particularly significant or influential architect. There are no known examples of his work listed on state or local heritage registers. This weatherboard building would likely have been a minor commission. The site does not meet the threshold for listing on the basis of this association.

The hall has significance for its association with the RAAF. For a period of four years during World War II, it formed part of the Flying Boat Base. It is the only above ground structure from this period of the Flying Boat Base's history that survives. This part of the hall's history requires further in-depth research.

4.6.3 Criterion (c)

An item is important in demonstrating aesthetic characteristics and/or a high degree of technical achievement in New South Wales (or the local area).

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
<ul style="list-style-type: none"> is the inspiration for creative or technical innovation or achievement 	<ul style="list-style-type: none"> has lost its design or technical integrity
<ul style="list-style-type: none"> is aesthetically distinctive or has landmark qualities 	<ul style="list-style-type: none"> its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded
<ul style="list-style-type: none"> exemplifies a particular taste, style or technology 	<ul style="list-style-type: none"> has only a loose association with a creative or technical achievement

Rose Bay Scout Hall, Rose Bay has local significance under this criterion as an example of an Inter-War period Scout Hall. Unlike many Scout halls, the building was architecturally designed and is part two storey. The Rose Bay Scout Hall makes reference to its bayside setting in the use of porthole windows.

4.6.4 Criterion (d)

An item has strong or special association with a particular community or cultural group in New South Wales (or the local area) for social, cultural or spiritual reasons.

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none">• is important for its association with an identifiable group	<ul style="list-style-type: none">• is only important to the community for amenity reasons
<ul style="list-style-type: none">• is important to a community's sense of place	<ul style="list-style-type: none">• is retained only in preference to a proposed alternative

The social significance was not ascertained during the course of this assessment. It is likely that the Scout Hall has significance for Scouts (and Girl Guides and Brownies) past and present who have used it. This aspect of significance should be further investigated so as to distinguish attachment to the site as a Scouting location with it being important for the amenity it provides. Significance under this criterion will be at a local level.

The Scout Hall may also have significance for World War II veterans associated with the Rose Bay Flying Boat Base and their families.

4.6.5 Criterion (e)

An item has potential to yield information that will contribute to an understanding of New South Wales' cultural or natural history (or the cultural or natural history of the local area)

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	<ul style="list-style-type: none">• has little archaeological or research potential
<ul style="list-style-type: none">• is an important benchmark or reference site or type	<ul style="list-style-type: none">• only contains information that is readily available from other resources of archaeological sites
<ul style="list-style-type: none">• 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 of culture

An archaeological assessment has not been carried out. It is noted, however, that there is an archaeological assessment currently being carried out for the site of the Rose Bay Flying Boat Base. This site once formed part of this base.

The Rose Bay Scout Hall does not demonstrate unusual construction techniques and is not known to have been a reference site for other Scout halls. It does not meet the threshold for listing on this basis.

4.6.6 Criterion (f)

An item possesses uncommon, rare or endangered aspects of New South Wales' cultural or natural history (of the cultural or natural history of the local area)

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> provides evidence of a defunct custom, way of life or process 	<ul style="list-style-type: none"> is not rare
<ul style="list-style-type: none"> demonstrate a process, custom or other human activity that is in danger of being lost 	<ul style="list-style-type: none"> is numerous but under threat
<ul style="list-style-type: none"> shown unusually accurate evidence of a significant human activity 	
<ul style="list-style-type: none"> is the only example of its type 	
<ul style="list-style-type: none"> demonstrate designs or techniques of exceptional interest 	
<ul style="list-style-type: none"> shown rare evidence of a significant human activity important to a community 	

The Rose Bay Scout Hall has significance under this criterion as the only substantial above ground structure to survive which is associated with the Rose Bay Flying Boat Base. It is difficult to determine if this level of significance is at a State or local level, given that it is not known what the building was used for during World War II. Unlike other State heritage listed examples, however, such as the buildings at Rathmines, this building was not purpose built for the RAAF.

The Rose Bay Scout Hall is one of numerous Scout halls from the Inter-War period to survive across New South Wales. Two storey examples are less common than their single storey counterparts.

4.6.7 Criterion (g)

An item is important in demonstrating the principal characteristics of a class of New South Wales (or a class of the local areas):

- Cultural or natural places; or
- Cultural or natural environments

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> is a fine example of its type 	<ul style="list-style-type: none"> is a poor example of its type
<ul style="list-style-type: none"> has the potential characteristics of an important class or group of items 	<ul style="list-style-type: none"> does not include or has lost the range of characteristics of a type
<ul style="list-style-type: none"> has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique of activity 	<ul style="list-style-type: none"> does not represent well the characteristics that make up a significant variation of type
<ul style="list-style-type: none"> is a significant variation to a class of items 	
<ul style="list-style-type: none"> is part of a group which collectively illustrates a representative type 	
<ul style="list-style-type: none"> is outstanding because of its setting, condition or size 	

Guidelines for Inclusion	Guidelines for Exclusion
<ul style="list-style-type: none"> is outstanding because of its integrity or the esteem in which it is held 	

The Rose Bay Scout Hall, Rose Bay is a fine example of a purpose built Inter-War period Scout hall that has, with the exception of four years during World War II, been continuously occupied by the Scouting movement. It demonstrates an association with its bay-side setting in the inclusion of porthole windows. The building meets the threshold for listing at a local level under this criterion.

Although not erected by the RAAF, the building is typical of the weatherboard structures associated with World War II aerodromes.

4.7 Statement of Significance

The Rose Bay Scout Hall, Rose Bay, has historic and aesthetic significance at a local level. The hall was designed by architect Charles Mack Walker and built in 1940 for the Rose Bay Scouts and Rose Bay Sea Scouts and, except for a brief period during World War II, it has been used by the Scouts (and other community groups) since this time. The hall is one of two known examples of buildings purpose-built for the Scouts in Woollahra during the Inter-War period. The building is a good example of a Scout hall that takes into consideration its setting, in this instance through the inclusion of porthole windows and a roof top deck from which to view Rose Bay. While the interior of the building has undergone some alteration, the exterior of the building is substantially 'as built.'

The Rose Bay Scout Hall has significance for its association, albeit brief, with the adjoining Rose Bay Flying Boat Base. Between October 1942 and the end of World War II, the building was used by the RAAF. The Rose Bay Flying Boat Base played an important service role during World War II and was the sight of huge receptions for returning Prisoners of War after World War II.

5.0 CONCLUSIONS

The Rose Bay Scout Hall was designed by Charles Mack Walker for the Rose Bay Scouts and Rose Bay Sea Scouts and erected in 1940. Except for a brief period during World War II, when it became part of the Rose Bay Flying Boat Base, it has been occupied by the Scouts and used for other community uses. It is a simple weatherboard building that has undergone alteration over time.

6.0 RECOMMENDATIONS

The Rose Bay Scout Hall, including interiors, Vickery Avenue, Rose Bay:

- Should be listed as a heritage item by Schedule 5 Part 1 of the *Woollahra LEP 2014*. It meets the threshold for listing under Heritage NSW criteria (a), (b), (c), (f) and (g).
- The hall should not be listed on the State Heritage Register as a solitary item at this point in time. The site may have State and National significance for its association with the Rose Bay Flying Boat Base, which played a significant role in air transport prior to World War II and in defence during World War II. It is the only surviving above ground structure associated with the Base. Significance, however, is diminished by the fact that the building was not built for the Flying Boat Base but was a pre-existing structure that was requisitioned for a four year period during World War II. There are other buildings that were purpose built during World War II for airbases surviving within New South Wales (notably at Rathmines, where a suite of buildings survives) and around Australia. Some of these buildings survive in groups and/or are capable of being read in conjunction with the airfield that they served. As the only above ground remnant of a structure associated with the

Rose Bay Flying Boat Base, the building is not readily understood as once having being part of it. It is understood that a current archaeological investigation is being carried out into the former Rose Bay Flying Boat Base site. Any inclusion of this building on a State or National heritage register should be made in conjunction with a listing for the overall base site. It is unlikely that the site meets the threshold for State or National listing without this added context.

- The curtilage for listing should be the current fenced boundaries: Lots 1536 and 1537 D.P. 40022 and Lot 1475 D.P. 752011.
- The records of the Rose Bay Flying Boat Base, held in the National Archives in Sydney, Melbourne and Canberra, be accessed for additional information.

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ITEM DETAILS							
Name of Item	Rose Bay Scout Hall, including interiors						
Other Name/s Former Name/s							
Item type (if known)							
Item group (if known)							
Item category (if known)							
Area, Group, or Collection Name							
Street number	3						
Street name	Vickery Avenue						
Suburb/town	Rose Bay					Postcode	2029
Local Government Area/s	Woollahra						
Property description	Lots 1536 and 1537 D.P. 40022 and Lot 1475 D.P. 752011.						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner							
Current use	Scout Hall						
Former Use	Scout hall; part of the RAAF Base.						
Statement of significance	<p>The Rose Bay Scout Hall, Rose Bay, has historic and aesthetic significance at a local level. The hall was designed by architect Charles Mack Walker and built in 1940 for the Rose Bay Scouts and Rose Bay Sea Scouts and, except for a brief period during World War II, it has been used by the Scouts (and other community groups) since this time. The hall is one of two known examples of buildings purpose-built for the Scouts in Woollahra during the Inter-War period. The building is a good example of a Scout hall that takes into consideration its setting, in this instance through the inclusion of porthole windows and a roof top deck from which to view Rose Bay. While the interior of the building has undergone some alteration, the exterior of the building is substantially 'as built.'</p> <p>The Rose Bay Scout Hall has significance for its association, albeit brief, with the adjoining Rose Bay Flying Boat Base. Between October 1942 and the end of World War II, the building was used by the RAAF. The Rose Bay Flying Boat Base played an important service role during World War II and was the sight of huge receptions for returning Prisoners of War after World War II.</p>						
Level of Significance	State <input type="checkbox"/>			Local <input checked="" type="checkbox"/>			

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DESCRIPTION	
Designer	Charles Mack Walker
Builder/ maker	A.H. Kirkwood
Physical Description	<p>The site of the hall is defined by a high metal pole in mesh fence. Gates open onto Vickery Avenue to the north-east. The building is set close to its south-eastern boundary and has a deep setback from Vickery Avenue. There is lawn to the front and rear of the building. The northern eastern half of the site is covered in concrete. There is a large gum tree in the front of the building and a second on its north-western side.</p> <p>The Scout Hall is a free standing, one and two storey timber framed and weatherboard clad structure. There is an attached single storey brick amenities block to the rear.</p> <p>Two storey section:</p> <p>The two storey section comprises the north-eastern-most end of the building. This section of the building is timber framed and clad in painted profiled timber weatherboards. The roof over this part of the building is a skillion roof clad in metal sheet. This part of the building appears to have been constructed on a brick edged concrete slab.</p> <p>The principal elevation is the north-eastern elevation. There are three openings at ground floor level. There is a large opening in the centre fitted with a pair of single panel timber doors. To either side, there is a large single porthole window fitted with 'wired' glass. A band of windows runs across the elevation at first floor window. These windows are awning sash timber framed windows; most sashes have a horizontal glazing bar. The eaves' overhang is wide and lined.</p> <p>There are three large openings at ground floor level of the north-western elevation, arranged in a continuous band. Each is fitted with a pair of ledged and braced timber doors. Originally, each door had a porthole window. Only four doors retain this element. The opening in the other doors is boarded over. There is one opening at first floor level, set at the north-eastern end. This opening is fitted with a timber framed window to match the first floor windows in the north-eastern elevation.</p> <p>There are two openings in the south-eastern elevation at ground floor level. The door at ground floor level has a single panel door. The opening at first floor level (presumably one matching the window at this level in the north-western elevation) has been boarded over.</p> <p>There are no openings in the south-western elevation, where it stands clear of the single storey section.</p> <p>Single storey section:</p> <p>There is a single storey section to the rear of the two storey section. This section of the building is timber framed and clad in profiled timber weatherboards. It appears to have a timber floor structure. This section has a pitched roof clad in corrugated metal sheet. The eaves are lined; there are widely spaced exposed timber rafters.</p> <p>There are five openings in the north-western elevation. The central opening is larger and is fitted with a pair of timber and glazed doors. Concrete steps and a ramp running parallel to the building lead up to the door. There are two windows to either side of the door, each fitted with timber framed windows with two sashes; each sash has a horizontal glazing bar.</p> <p>There are three windows in the south-eastern elevation of this section of the building. Unlike the windows in the north-western elevation, the windows have a horizontal proportion and are aluminium</p>

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	<p>framed, with modern security grills.</p> <p>The south western elevation, where it stands clear of the brick amenities block, is blind with the exception of a small vent hole set in the gable.</p> <p>The brick amenities block is single storey in height and constructed on a concrete base. It has a hipped roof clad in corrugated metal. It is attached to the south western elevation of the single storey section described above.</p>					
Physical condition and Archaeological potential	<p>Physical condition: requires repair and painting.</p> <p>Archaeological potential is unknown.</p>					
Construction years	Start year	1940	Finish year	1940-41	Circa	<input type="checkbox"/>
Modifications and dates	<p>Roof deck modified and railing removed. Date unknown.</p> <p>Aluminium windows installed on the south-eastern side. Date unknown.</p> <p>Internal alterations, including bathroom updates. Date unknown.</p>					
Further comments						

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HISTORY	
Historical notes	<p>Land was reclaimed from the adjacent tidal flats and Lyne Park officially opened in 1901. In 1905, 3.2 hectares at the eastern end of the park were revoked for use as a naval reserve. The reserve was primarily used for shore activities by trainees from the <i>HMS Tingara</i>, which was moored in Rose Bay.</p> <p>The use of the naval reserve declined when <i>HMS Tingara</i> was moved in the late 1920s. Rose Bay Flying Boat Base was established on the naval reserve in 1938, initially to service the Empire Airmail Scheme. The Base officially opened on 4 August, 1938.</p> <p>As the Rose Bay Flying Boat Base was developed, the Rose Bay Scout Association sought permission to erect a Scout Hall on the foreshores of Lyne Park near the flying boat base. The subject site was ultimately leased from the Lands Department for this purpose. The Scouts set about raising the money for a new hall and commissioned architect C. Mack Walker to design it. Plans were approved by Council in May 1940 and the tender awarded to A.H. Kirkwood (June 1940). The hall was intended for use by the Rose Bay Scouts and Sea Scouts.</p> <p>The Scouts had their origins in England in the movement started by Lieutenant-General Robert Baden-Powell in 1907. Scouting quickly spread to Australia (1908) and other parts of the British Empire. What are now the 1st Woollahra/Paddington Scouts lay claim to being the oldest Scout group in Australia (1908). By 1911, troops had been formed in Edgecliff, Watsons Bay and Woollahra. By 1937, 2,500,000 Scouts from nearly 50 countries were affiliated with the International Scouting Bureau. General Sir Robert Baden-Powell (as he later became known) was proclaimed World Chief Scout at the first Jamboree at Olympia in 1920. He travelled widely, visiting Australia three times: in 1912, 1931 and 1934-4.</p> <p>It is not clear when the Scout Hall was completed and first used. The Scouts, however, did not occupy their building for long. On 16 October 1942, the hall was 'impressed' by the Assistant Director of Hirings for use by the Royal Australian Airforce as part of the rapidly growing Rose Bay Flying Boat Base. What the building was used for during the war years is unknown. Following the end of the war, returning prisoners of war were met by huge crowds at the base.</p> <p>By the end of 1946, the hall had be returned to the Scouts, who resumed occupation. The hall was regularly used by other groups, such as the Girl Guides and Brownies, and for community activities, such as the Annual Woollahra Children's Art Exhibition (1954). A proposal by the Scouts for a large new hall in the 1960s was refused by Council. The Scouts continue to occupy the hall today.</p>

THEMES	
National historical theme	6 Educating 7 Governing 8 Developing Australia's cultural life
State historical theme	Education Defence Creative endeavour Leisure Social institutions Sport

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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The Rose Bay Scout Hall, Rose Bay has historic significance at a local level as a purpose built Scout hall which, except for a four year period during World War II, has been occupied by Scouts since 1940. Other community groups have also used the hall over this period. It is one of two known Inter-War period purpose built Scout halls in the Woollahra area that are still in use. The other example is the 1st Woollahra/Paddington Scout Hall in Paddington, a brick building dated 1926.</p> <p>The Rose Bay Scout Hall, Rose Bay may have State and National significance under this criterion for its association with the Rose Bay Flying Boat Base, established in the late 1930s as part of the Empire Air Scheme and, prior to the development of land based airports, one of Australia's most important air bases. The Rose Bay Flying Boat Base played an important role in World War II and after, when returning Prisoners of War were welcomed by large crowds. It is noted that the building was not purpose built for the Flying Boat Base and was only part of it for a period of four years during World War II. It, however, appears to be, with the exception of a degraded kerb side sign at the entrance off New South Head Road, the only surviving above ground structure associated with the Flying Boat Base.</p>
Historical association significance SHR criteria (b)	<p>The Rose Bay Scout Hall, Rose Bay, has significance for its association with the Australian Scouting movement. It is part of a large group of sites used by the Scouts over a long period of time. While this is a nation-wide pattern, the significance of this site under this criterion is at a local level.</p> <p>The architect who designed the hall has been identified as C. Mack-Walker. This architect does not appear to have been a particularly significant or influential architect. There are no known examples of his work listed on state or local heritage registers. This weatherboard building would likely have been a minor commission. The site does not meet the threshold for listing on the basis of this association.</p> <p>The hall has significance for its association with the RAAF. For a period of four years during World War II, it formed part of the Flying Boat Base. It is the only above ground structure from this period of the Flying Boat Base's history that survives. This part of the hall's history requires further in-depth research.</p>
Aesthetic significance SHR criteria (c)	<p>Rose Bay Scout Hall, Rose Bay has local significance under this criterion as an example of an Inter-War period Scout Hall. Unlike many Scout halls, the building was architecturally designed and is part two storey. The Rose Bay Scout Hall makes reference to its bay-side setting in the use of porthole windows.</p>
Social significance SHR criteria (d)	<p>The social significance was not ascertained during the course of this assessment. It is likely that the Scout Hall has significance for Scouts (and Girl Guides and Brownies) past and present who have used it. This aspect of significance should be further investigated so as to distinguish attachment to the site as a Scouting location with it being important for the amenity it provides. Significance under this criterion will be at a local level.</p> <p>The Scout Hall may also have significance for World War II veterans associated with the Rose Bay Flying Boat Base and their families.</p>
Technical/Research significance SHR criteria (e)	<p>An archaeological assessment has not been carried out. It is noted, however, that there is an archaeological assessment currently being carried out for the site of the Rose Bay Flying Boat Base. This site once formed part of this base.</p> <p>The Rose Bay Scout Hall does not demonstrate unusual construction techniques and is not known to have been a reference site for other Scout halls. It does not meet the threshold for listing under this criterion.</p>

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Rarity SHR criteria (f)	<p>The Rose Bay Scout Hall has significance under this criterion as the only substantial above ground structure to survive which is associated with the Rose Bay Flying Boat Base. It is difficult to determine if this level of significance is at a State or local level, given that it is not known what the building was used for during World War II. Unlike other State heritage listed examples, however, such as the buildings at Rathmines, this building was not purpose built for the RAAF.</p> <p>The Rose Bay Scout Hall is one of numerous Scout halls from the Inter-War period to survive across New South Wales. Two storey examples are less common than their single storey counterparts.</p>
Representativeness SHR criteria (g)	<p>The Rose Bay Scout Hall, Rose Bay is a fine example of a purpose built Inter-War period Scout hall that has, with the exception of four years during World War II, been continuously occupied by the Scouting movement. It demonstrates an association with its bayside setting in the inclusion of porthole windows. The building meets the threshold for listing at a local level under this criterion.</p> <p>Although not erected by the RAAF, the building is typical of the weatherboard structures associated with World War II aerodromes.</p>
Integrity	<p>External: High. Internal: Moderate-high.</p>

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HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Weir Phillips Heritage and Planning	<i>Rose Bay Scout Hall, No. 3 Vickery Avenue, Rose Bay: Heritage Assessment</i>	2019	Woollahra Council
Written	Sheedy, David	<i>A Brief History of the Rose Bay Flying Boat Base and Its Buildings.</i> Unpublished typed manuscript dated February 2011	2011	Woollahra Library
Plans	Mack Walker, C.	<i>Proposed Scout and Sea Scout Hall at Vickery Avenue, Rose Bay</i>	1940	Woollahra Council
Written	Woollahra Council	Woollahra Council Minutes	Various	Woollahra Library
Photographic	-	<i>The Scout Hall, c.1945</i>	c.1945	Stirling Smith, Heritage, Community Engagement, Department of Premier and Cabinet

RECOMMENDATIONS	
Recommendations	<p>The Rose Bay Scout Hall, Vickery Avenue, Rose Bay:</p> <ul style="list-style-type: none"> Should be listed as a heritage item under Schedule 5 Part 1 of the <i>Woollahra LEP 2014</i>. It meets the threshold for listing under criteria (a), (b), (c), (f) and (g). The hall should not be listed on the State Heritage Register as a solitary item at this point in time. The site may have State and National significance for its association with the Rose Bay Flying Boat Base, which played a significant role in air transport prior to World War II and in defence during World War II. It is the only surviving above ground structure associated with the Base. Significance, however, is diminished by the fact that the building was not built for the Flying Boat Base but was a pre-existing structure that was requisitioned for a four year period during World War II. There are other buildings that were purpose built during World War II for airbases surviving within New South Wales (notably at Rathmines, where a suite of buildings survives) and around Australia. Some of these buildings survive in groups and/or are capable of being read in conjunction with the airfield that they served. As the only above ground remnant of a structure associated with the Rose Bay Flying Boat Base, the building is not readily understood as once having being part of it. It is understood that a current archaeological investigation is being carried out into the former Rose Bay Flying Boat Base site. Any inclusion of this building on a State or National heritage register should

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	<p>be made in conjunction with a listing for the overall base site. It is unlikely that the site meets the threshold for State or National listing without this added context.</p> <ul style="list-style-type: none"> The curtilage for listing should be the current fenced boundaries: Lots 1536 and 1537 D.P. 40022 and Lot 1475 D.P. 752011. The records of the Rose Bay Flying Boat Base, held in the National Archives in Sydney, Melbourne and Canberra, be accessed for additional information.
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SOURCE OF THIS INFORMATION			
Name of study or report	Rose Bay Scout Hall, No. 3 Vickery Avenue, Rose Bay: Heritage Assessment	Year of study or report	1919
Item number in study or report			
Author of study or report	Weir Phillips Heritage and Planning		
Inspected by	Alice Fuller		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Alice Fuller	Date	October 2019

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IMAGES - 1 per page

Image caption	Front (north-eastern) elevation				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



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Image caption	North-western elevation of the two storey section				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



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Image caption	North-western elevation of the single storey section				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



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Image caption	South-eastern elevation of the single storey section				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



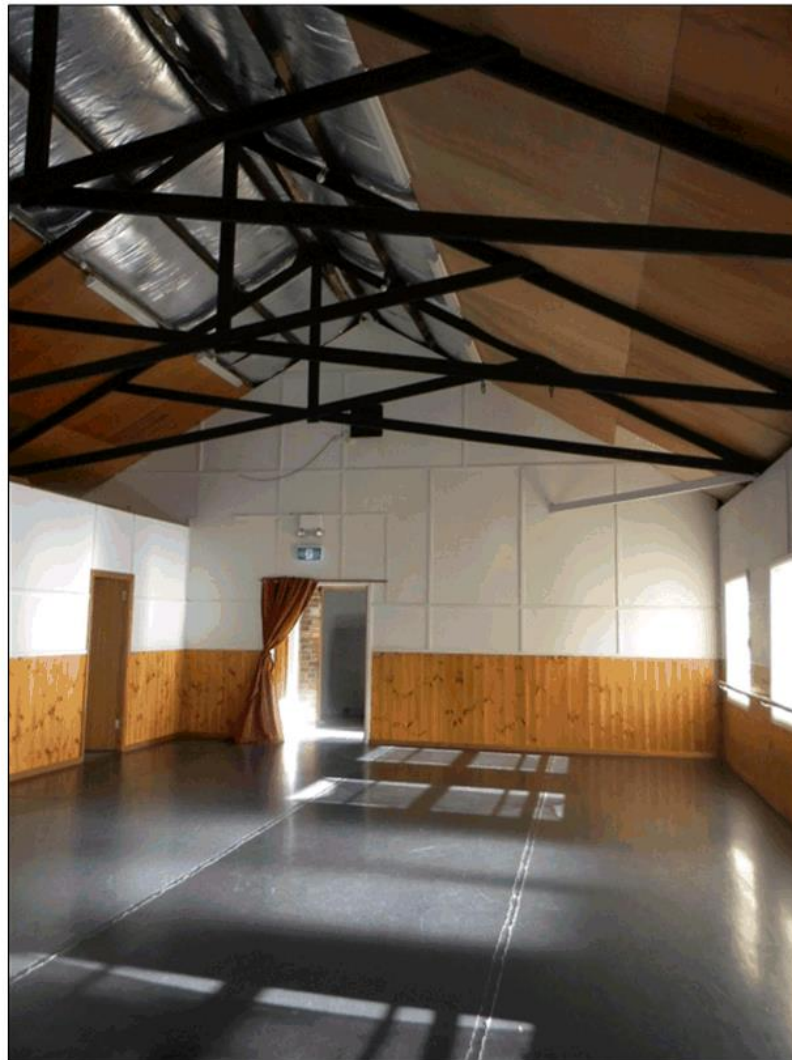
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Image caption	South western elevation of the single storey section and the amenities block				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



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Image caption	Ground floor hall (single storey section)				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



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Image caption	First floor room (two storey section)				
Image year	2019	Image by	Weir Phillips Heritage and Planning	Image copyright holder	WP Heritage and Planning



Item No: R3 Recommendation to Council

Subject: **PLANNING PROPOSAL - 46 VAUCLUSE ROAD, VAUCLUSE**

Author: Kristy Wellfare, Strategic Heritage Officer

Approver: Allan Coker, Director - Planning & Development

File No: 20/4526

Reason for Report: To respond to Council's resolution of 26 August 2019, and in light of the Interim Heritage Order placed on the site by the Minister administering the Heritage Act 1977,
To present a report to the Environmental Planning committee which assesses the heritage significance of the property at 46 Vacluse Road, Vacluse.

Recommendation:

- A. THAT a planning proposal be prepared to list the property at 46 Vacluse Road Vacluse as a heritage item in the 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.

1. 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 Vacluse Road, Vacluse.*
- 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 of the site may be undertaken. This report advises Council of the making of an IHO in respect of this property, and responds to the making of the IHO through the provision of a Heritage Significance Assessment for the site.

2. The Site

The subject site is an 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: Oblique view of the subject dwelling house at 46 Vacluse Road, Vacluse. (Source: WMC Officer, 2015)



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



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

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 Vacluse Road to the north (**Figure 4**), a contemporary two storey dwelling house at 48 Vacluse Road to the south and a post war era dwelling house to the rear (west) of the site (**Figure 5**).



Figure 4: 48 Vacluse Road, Vacluse, October 2017. (Source: Google Street View)



Figure 5: 44 Vacluse Road, October 2017. (Source: Google Street View)



Figure 6: 29 Carrara Road, Vacluse. (Source: WMC Officer, December 2019)

3. The Interim Heritage Order

A development application for the site was lodged with Woollahra Council on 14 May 2015 proposing demolition of the existing dwelling house on the site and construction of a new residential dwelling house on the site with basement parking. The development application was approved by the Woollahra Council Application Assessment Panel.

At its meeting of 26 August 2019, 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 Vaocluse Road, Vaocluse.*

In response, an Interim Heritage Order (IHO) was issued by the Minister administering the Heritage Act. The order was made pursuant to Section 24 of the *Heritage Act 1977* and published in the NSW Government Gazette No. 165 of 6 December 2019, p.5406.

The order will remain in place for a period of 12 months and will give the Council the opportunity to fully assess the heritage significance of the building and whether or not it should be listed as a State and/or local heritage item. Under section 57 of the *Heritage Act 1977* when an IHO applies to a place or building a person must not, among other things, demolish, damage or carry out development except in pursuance of an approval granted by the approval body, i.e. the Heritage Council of New South Wales. As such, despite the site benefitting from an approval to demolish the existing building and construct a new dwelling house on the site, the effect of the IHO requires an approval to be issued under the *Heritage Act 1977* before works pertaining to this development application may commence.

It will be noted that Part C of the Council resolution of 26 August 2019 was that Part A and Part B of the resolution remain confidential along with the legal advice tabled via the late correspondence from the Director of Planning and Development. The purpose of keeping the resolution confidential was to reduce the risk of the building being damaged or demolished prior to the undertaking of the heritage significance assessment. However, because the building is now protected by an IHO there is no need for this report to be confidential.

4. Assessment of heritage significance

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 assessment used the process and criteria set out in that document. There are seven criteria used in the process of assessing heritage significance:

Criterion (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).

Criterion (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).

Criterion (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).

Criterion (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.

Criterion (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).

Criterion (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).

Criterion (g)

An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local area's)

- cultural or natural places, or
- cultural or natural environments,
- 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 as **Annexure 1**.

Table 1 below provides a summary of the assessment of the heritage significance of 46 Vacluse Road, Vacluse against the seven criteria, at the local and State levels, and demonstrates that the site meets four of the seven criteria for local listing, with potential to fulfil two additional criteria.

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)	✓	✗
(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)	✓	✗
(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)	✓	✗

Criteria		Meets criteria for heritage listing and grading of significance	
		Local	State
(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	✗	✗
(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	✗
(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)	✓	✗
(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. 	✓	✗

The heritage significance assessment provides the following statement of 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 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.

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

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 heritage significance assessment concludes that 46 Vacluse Road, Vacluse does not meet the threshold for State heritage listing.

5. Consultation with the land owner

Consultation with the land owner has not been carried out to date. This was due to the Council's resolution of 26 August 2019 requiring that the matter remain confidential, and also in light of the threat to the dwelling house arising from the development application (DA2019/252) which approved demolition of the dwelling house. The development consent lapses on 20 October 2020.

Should a planning proposal proceed to public exhibition, consultation with the owner will be undertaken consistent with the *Environmental Planning and Assessment Act 1979* (EP&A Act) *Environmental Planning and Assessment Regulation 2000* and in accordance with Council's Community Participation Plan.

6. Woollahra Local Planning Panel advice

Section 2.19 of the EP&A Act sets out the functions of local planning panels. One of those functions is "to advise the council on any planning proposal that has been prepared or is to be prepared by the council under section 3.33 and that is referred to the panel by the council".

Additionally, the Local Planning Panel Direction – Planning Proposals which was issued by the Minister for Planning on 27 September 2018 identifies the types of planning proposals that are to be referred to a local planning panel for advice prior to a planning proposal being sent to the *Department of Planning, Industry and Environment* for a gateway determination.

Under the terms of the Direction, the planning proposal to list 46 Vacluse Road, Vacluse as a local heritage item must be referred to the Woollahra Local Planning Panel (Woollahra LPP) for advice.

This step will be undertaken at the next available meeting of the Woollahra LPP should the Council decide to prepare a planning proposal.

7. Next steps

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 list the property as a heritage item in the Woollahra LEP 2014.
- Report a draft planning proposal to the Woollahra LPP for advice;
- Report the advice received from the Woollahra LPP to the Environmental Planning Committee.
- Further steps will depend on advice from the Woollahra LPP and the decision of the Council following the Environmental Planning Committee meeting.

The heritage significance of 46 Vacluse Road, Vacluse has been assessed in accordance with the NSW heritage best practice guidelines. The Assessment of Heritage Significance prepared by Kristy Wellfare (Strategic Heritage Officer, Woollahra Council) identifies that, based on the information available, 46 Vacluse Road, Vacluse is of local heritage significance for historical, associational, aesthetic, rarity and representative significance and may have research potential.

Based on the findings of the heritage significance assessment, we recommend the listing of 46 Vaocluse Road, Vaocluse, and interiors, as a local heritage item in Schedule 5 of Woollahra LEP 2014.

To facilitate a listing at the local level, a planning proposal should be prepared with the aim of amending Schedule 5 of Woollahra LEP 2014 by adding 46 Vaocluse Road, Vaocluse to the list of heritage items. The planning proposal should be referred to the Woollahra LPP for advice.

8. Conclusion:


The heritage significance of 46 Vaocluse Road, Vaocluse has been assessed in accordance with the NSW heritage best practice guidelines. The Assessment of Heritage Significance prepared by Kristy Wellfare (Strategic Heritage Officer, Woollahra Council) identifies that 46 Vaocluse Road, Vaocluse is of local heritage significance for historical, associational, aesthetic, rarity and representative significance and may have research potential.

We recommend the listing of the *House and interiors* at 46 Vaocluse Road, Vaocluse, as a local heritage item in Schedule 5 of Woollahra LEP 2014.

The item does not meet the threshold for State heritage listing.

To facilitate a listing at the local level, a planning proposal should be prepared with the aim of amending Schedule 5 of Woollahra LEP 2014 by adding 46 Vaocluse Road, Vaocluse to the list of heritage items. The planning proposal should be referred to the Woollahra LPP for advice.

Annexures

1. Draft Assessment of Heritage Significance - 46 Vaocluse Road, Vaocluse - 31 January 2020 [↓](#) 



Assessment of Heritage Significance: 46 Vacluse Road, Vacluse

31 January 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 Vaucluse Road, Vaucluse (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 western boundary to Vaucluse Road, a rear eastern 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 Vaucluse 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.

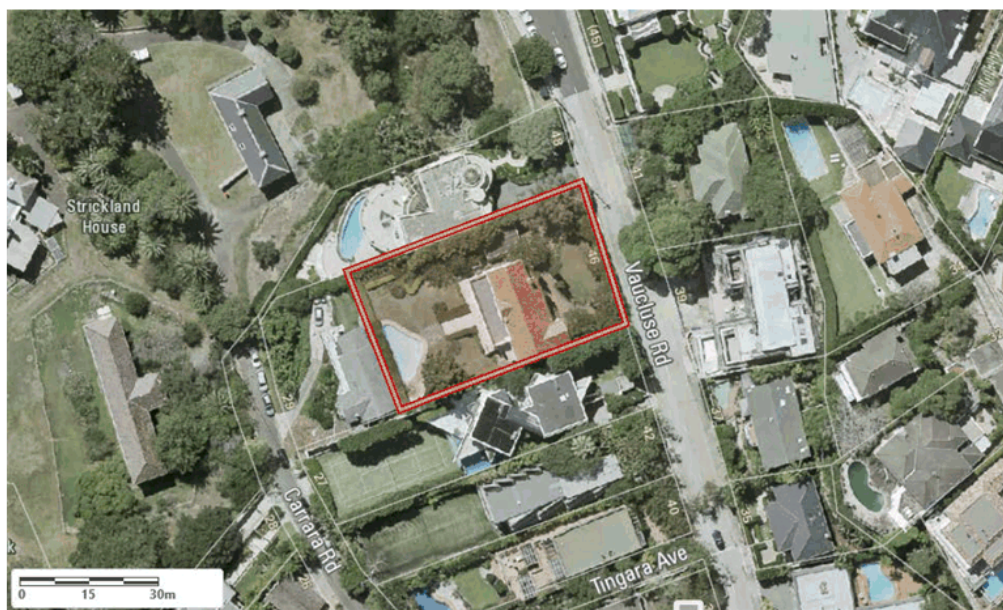


Figure 1: 2018 aerial photograph of site (Source: Woollahra Council GIS Maps)

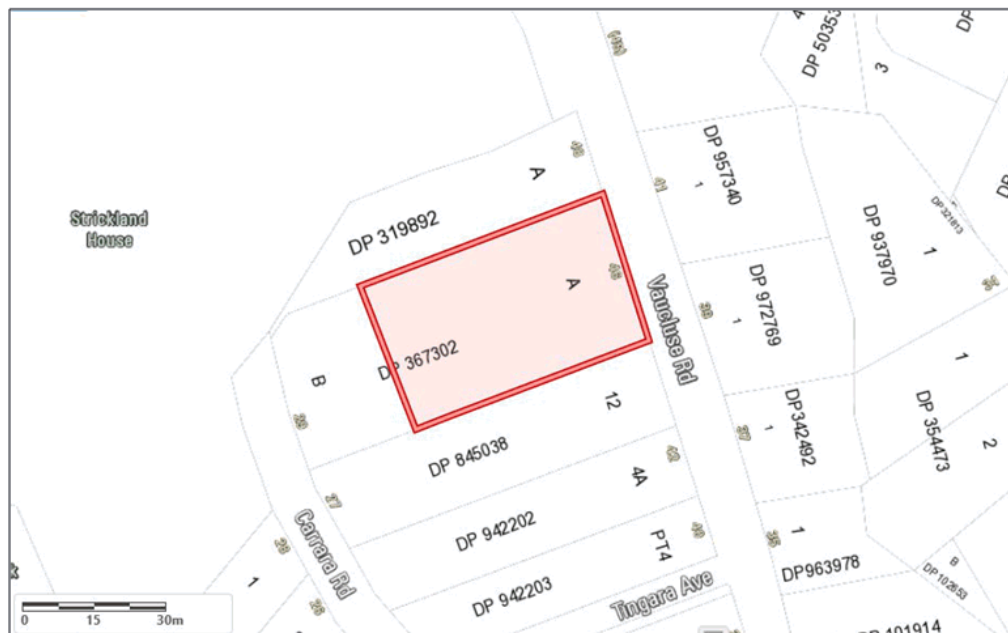


Figure 2: Cadastral map of site (Source: Woollahra Council GIS Maps)

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*, later *Strickland House*, 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).

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.

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>

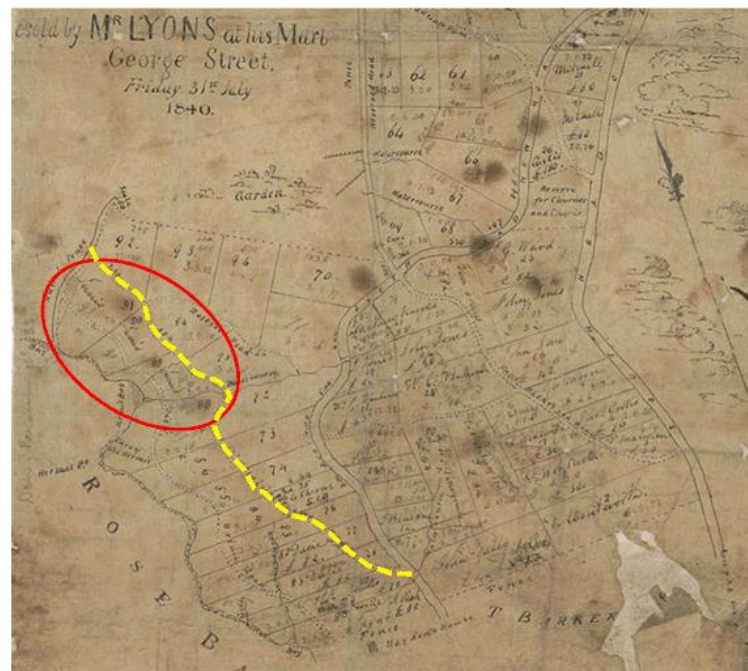


Figure 5: Extract from plan of "Part of the Estate of Vaucluse the property of W. C. Wentworth, Esq. sold by Mr. Lyons at his Mart George Street, Friday 31st July, 1840" Lyon, S. (1840). (Source: SLNSW Mitchel Map Collection M2 811.1813/1840/1), with location of Carrara shown circled and Vaucluse Road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

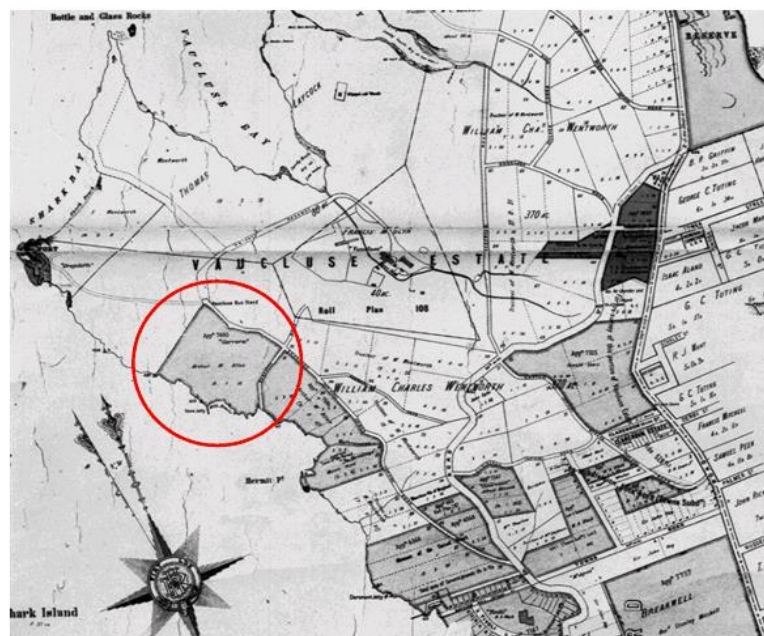


Figure 6: Extract from Map of the Municipality of Woollahra (c.1889), Higinbotham and Robinson, showing numerous subdivisions on allotments purchased from Wentworth earlier that century, including Carrara and part of the Vaucluse Estate. The site of "Carrara" is identified by the red circle. Source: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

HPE: 19/211313

▶ 11



Figure 7: "Carrara' Strickland Convalescent Home for Women, Vaucluse", 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 was renamed Strickland House.¹¹

The Vaucluse 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 Vaucluse (Lot B in DP). The dwelling house was approved under building application BA20/1950.

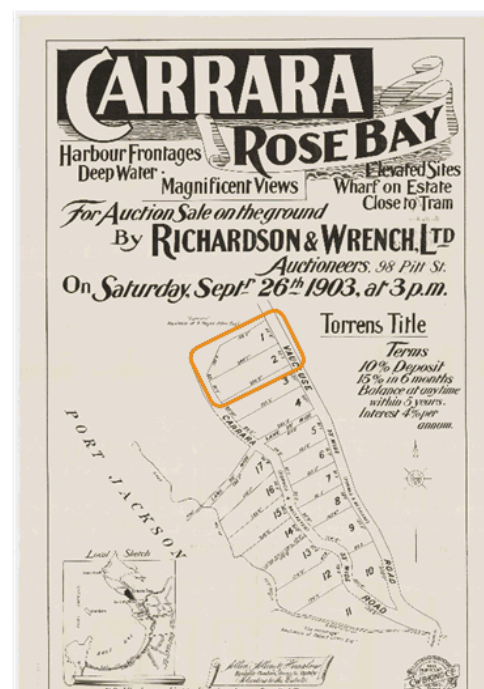


Figure 8: Carrara Estate Subdivision Advertisement, 1903. (Source: Woollahra Local History Library)

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

LOCATION 29 CARRARA ROAD, VAUCLUSE		
APPLICATION N°	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

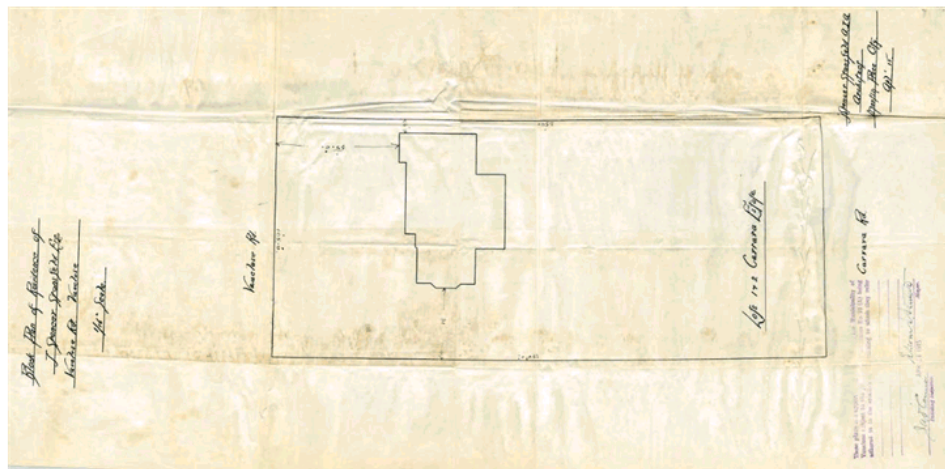


Figure 12: Block Plan from the 1915 Stansfield scheme

It is noted that the above 1915 site plan features a 105' frontage for the development site. Council's records indicate that the site was officially resubdivided into lots A and B at some point prior to 1927 when the plan of subdivision was registered. Lot B from the 1927 plan was then further subdivided into two lots in 1949, again lots A and B, to create the smaller shallow allotment at the rear of the subject site known as 29 Carrara Road.

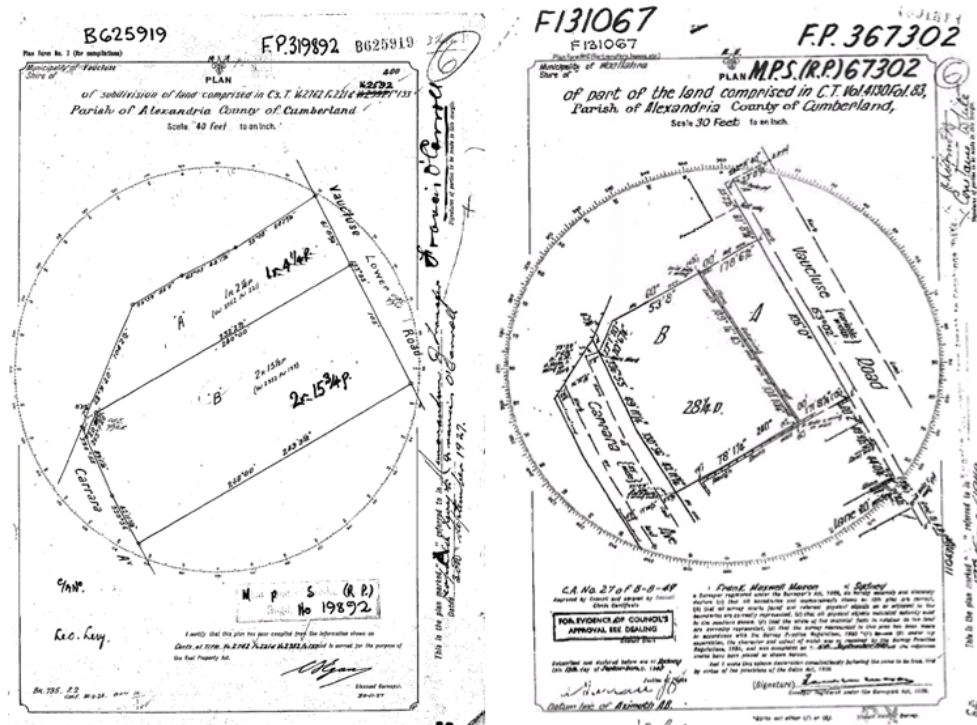


Figure 13: Subdivision plans from 1927 (L) and 1949 (R) [note: the 1949 plan is not drawn to scale for Lot A]

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 (west and east) 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).

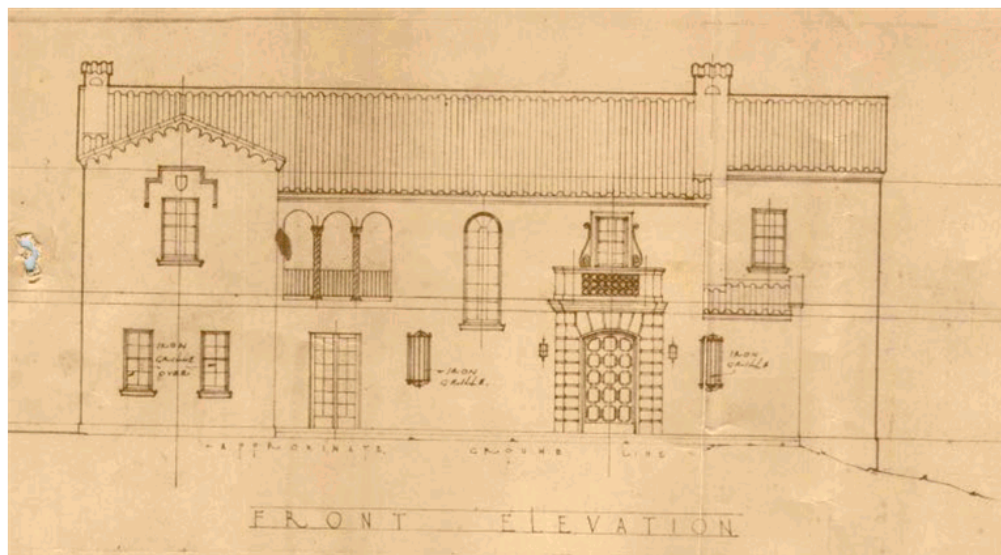


Figure 15: Front elevation of the 1928 Gilling scheme. Note the front elevation in this scheme refers to the Vacluse Road frontage.

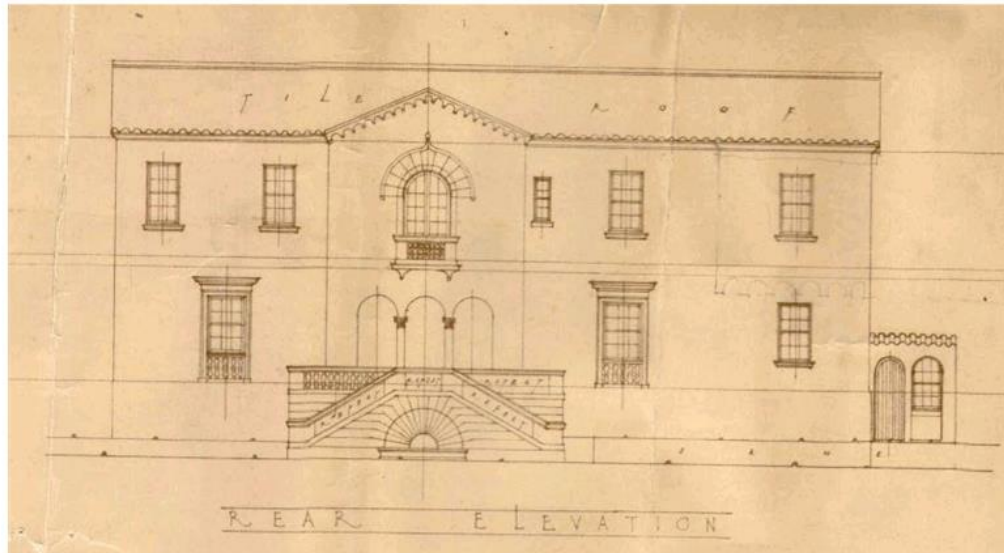


Figure 16: Rear (east) elevation of the 1928 Gilling Scheme.

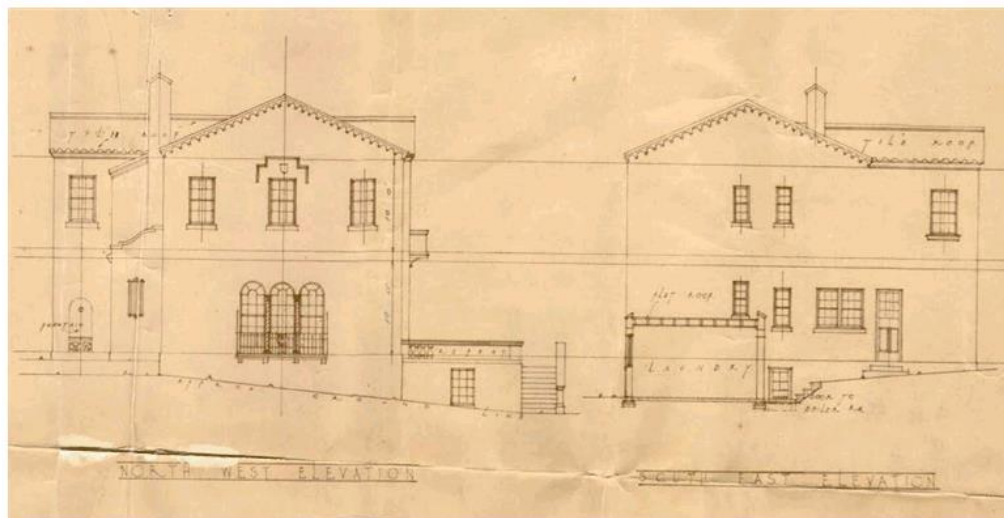


Figure 17: North and South elevations of the Gilling scheme, 1928.

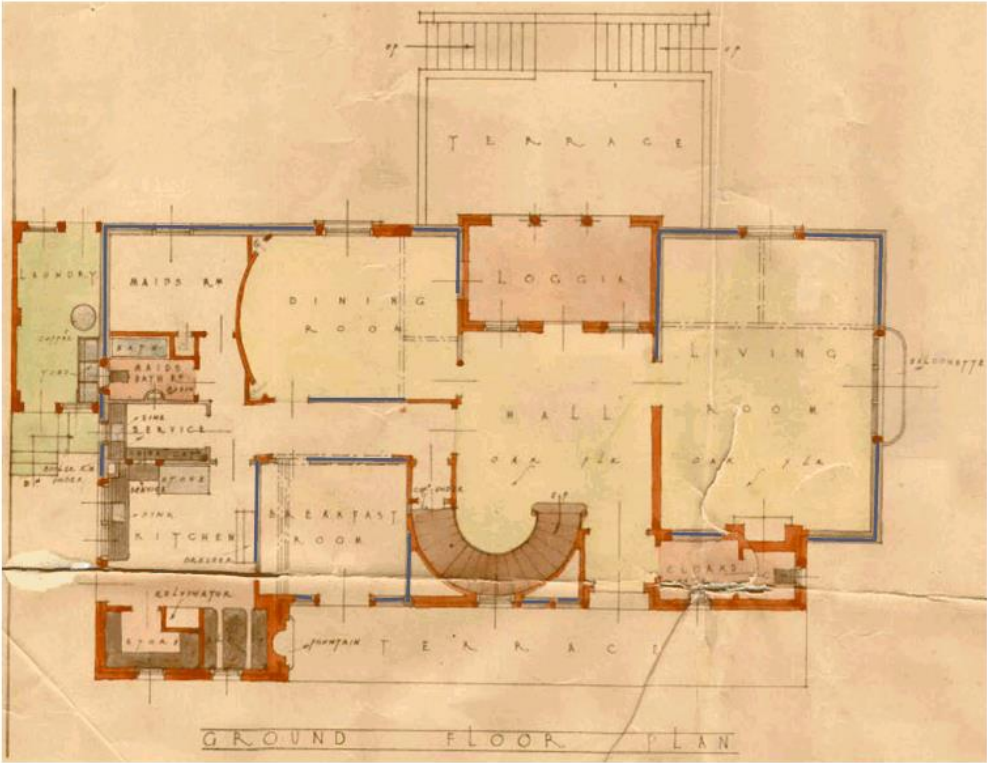


Figure 18: Ground floor plan of the Gilling Scheme, 1928. Note the grey walls indicating existing fabric retained from the Stanfield scheme.

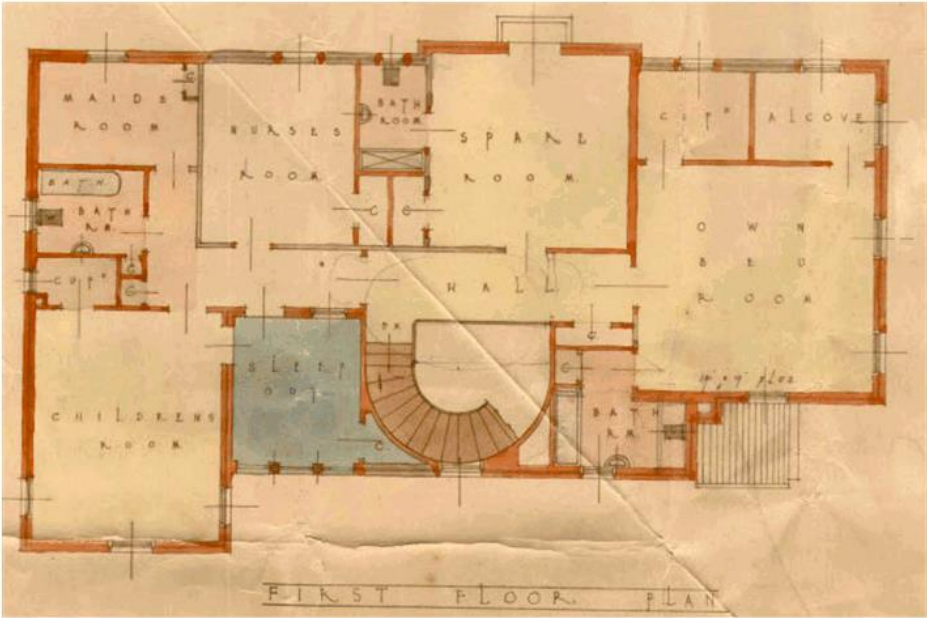


Figure 19: First floor plan of the Gilling scheme, 1928.

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.

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.

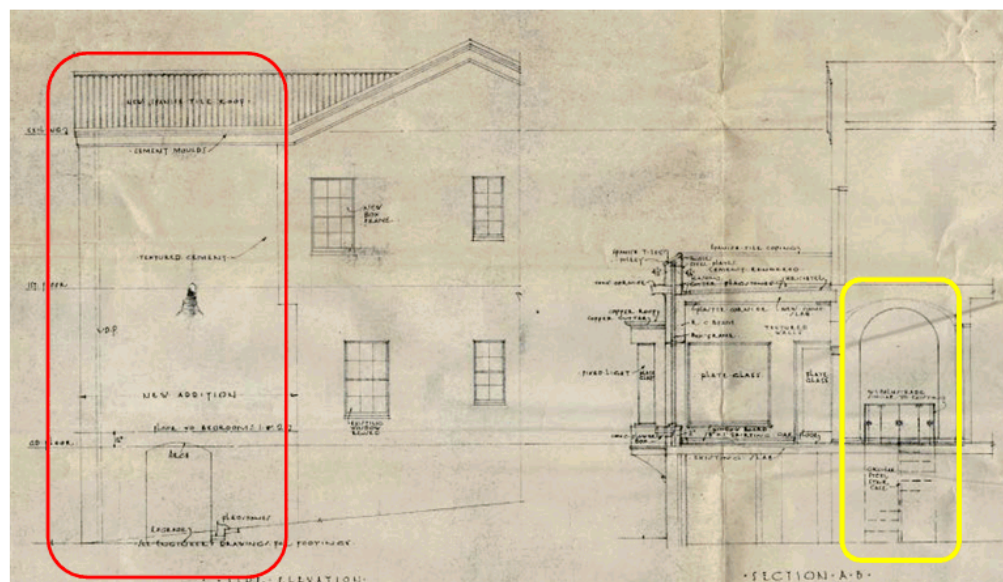


Figure 20: Elevation and section of the 1937 Dudley Ward scheme.

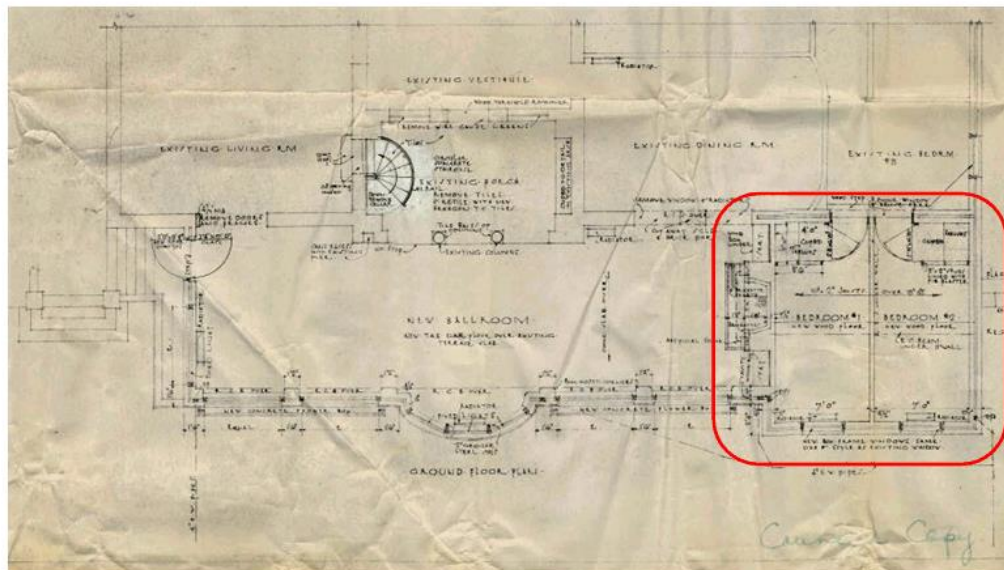


Figure 21: Ground floor plan, Dudley Ward scheme.

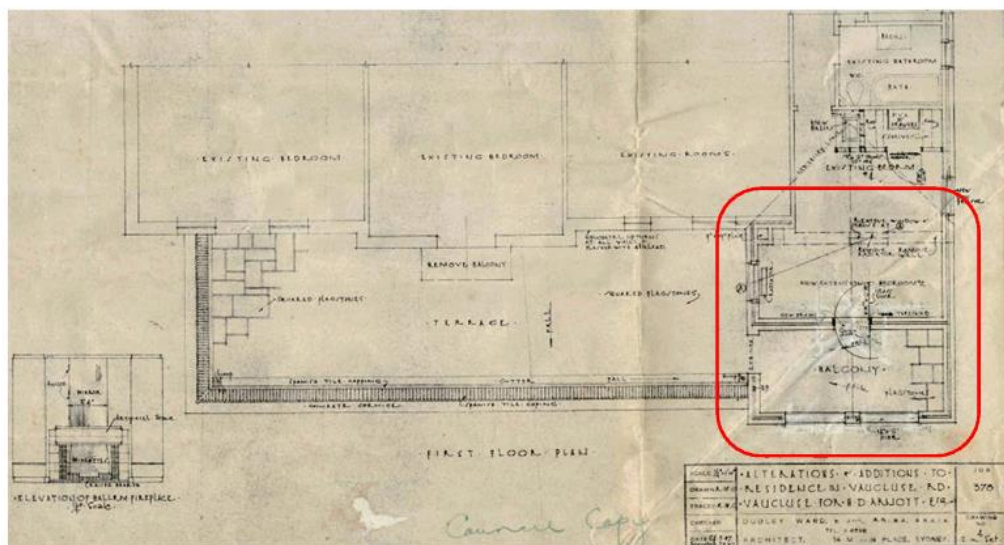


Figure 22: First floor plan showing extension to existing bedroom 4, including new balcony, and construction of a new first floor level terrace with Spanish tile capping

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.	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 (east) 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

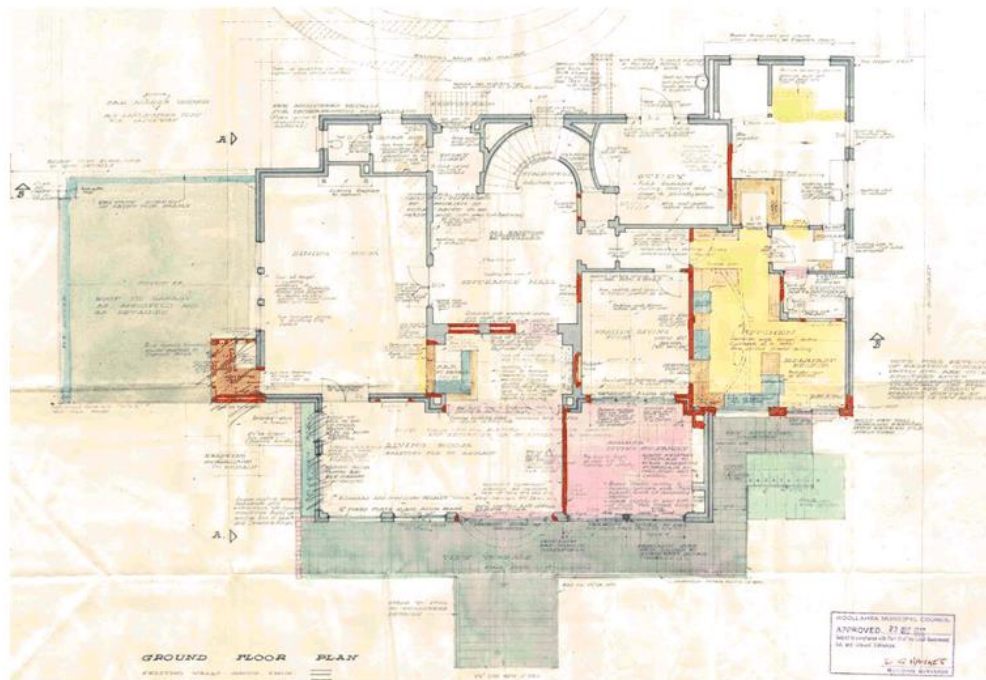


Figure 25: Ground Floor Plan, 1960

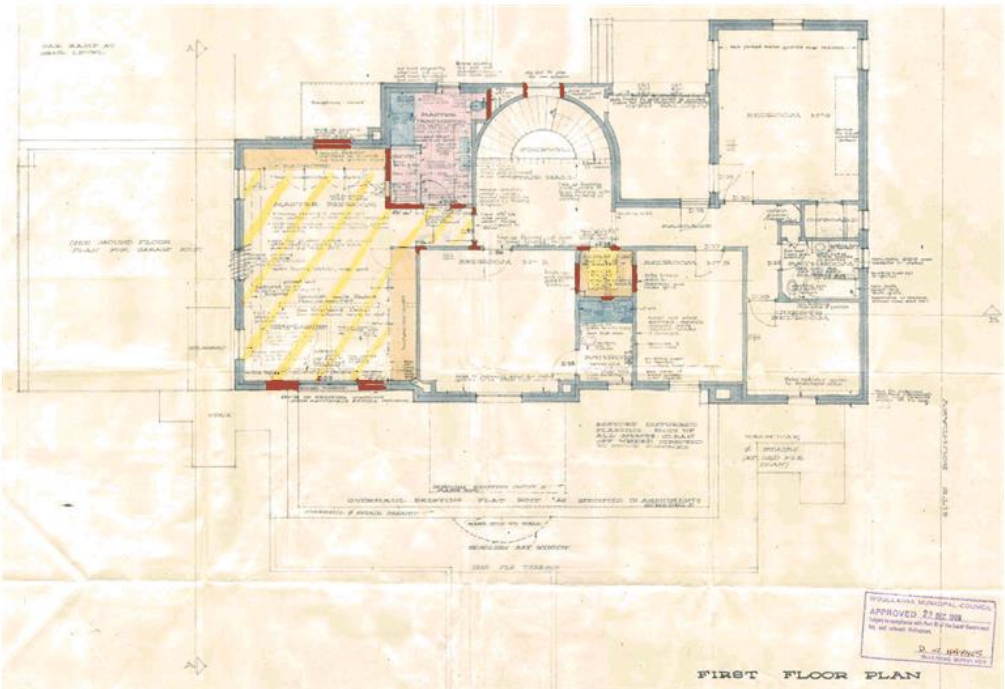


Figure 26: First floor plan

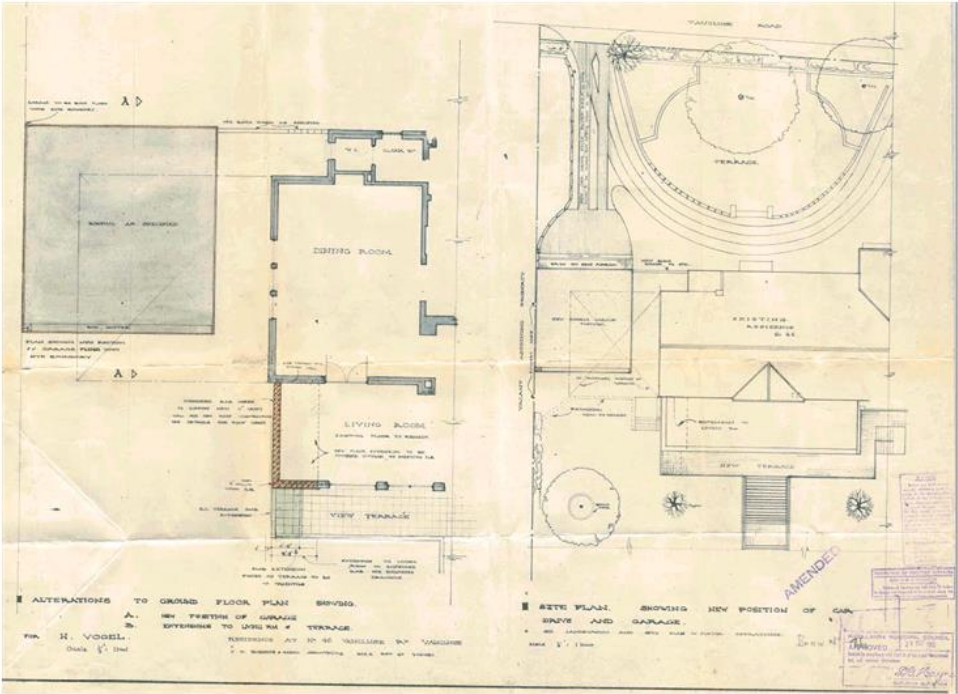


Figure 27: Amended plan showing the detached garage approved in October 1961

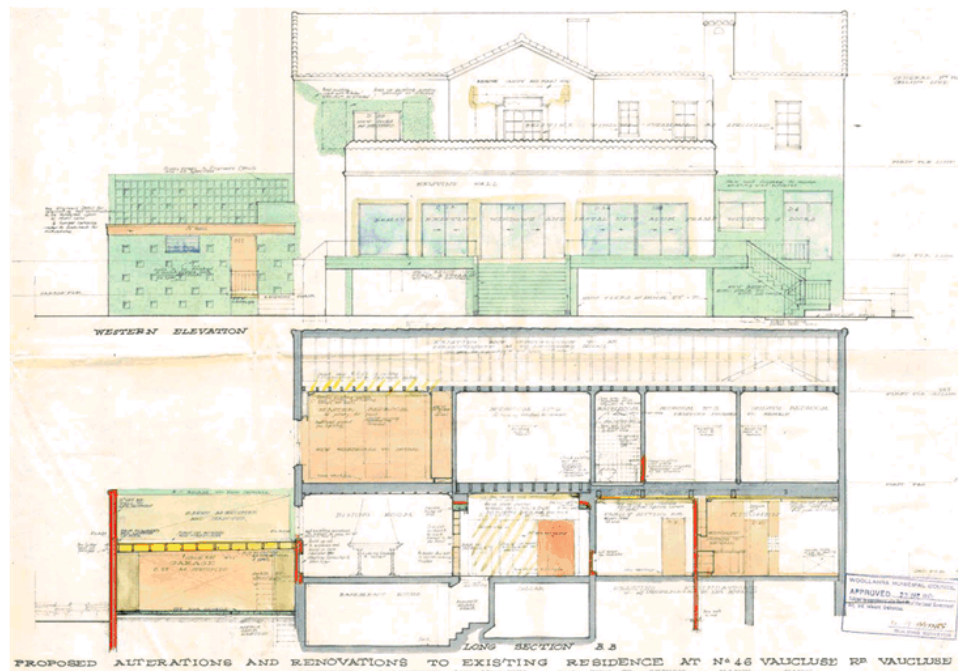


Figure 28: Rear elevation and section showing areas of change approved as part of the 1960/61 J. W. Roberts scheme.

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	OLON,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)

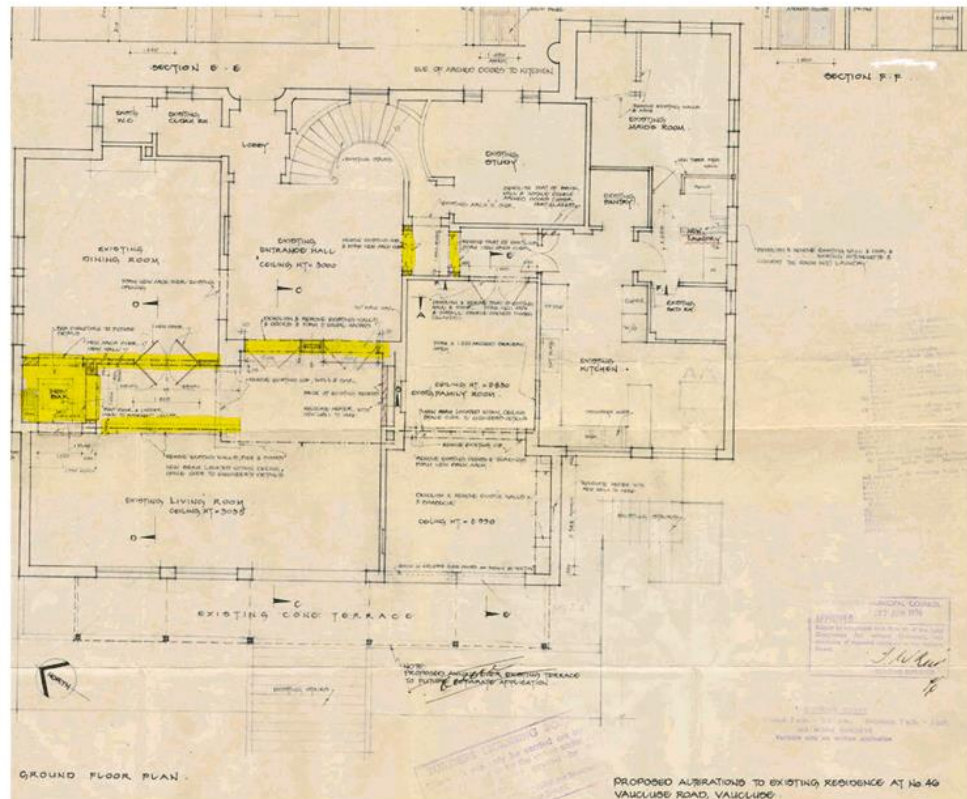


Figure 30: Kubany scheme ground floor plan, with works not carried out shown highlighted.

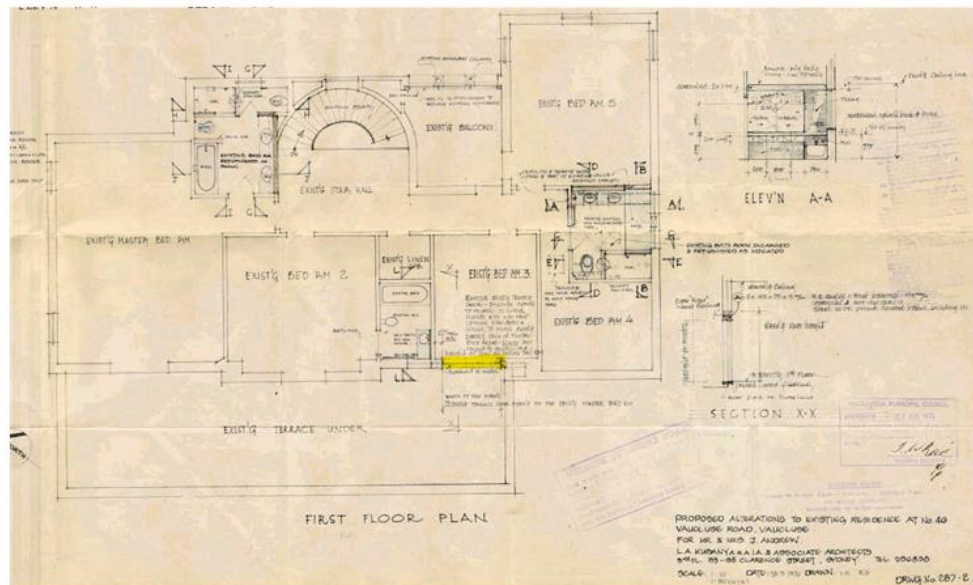


Figure 31: Kubany scheme first floor plan, with works not carried out shown highlighted.

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 east 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 (). A dwelling house was constructed on Lot B, known as 29 Carrara Road, under Building Application BA1950/20

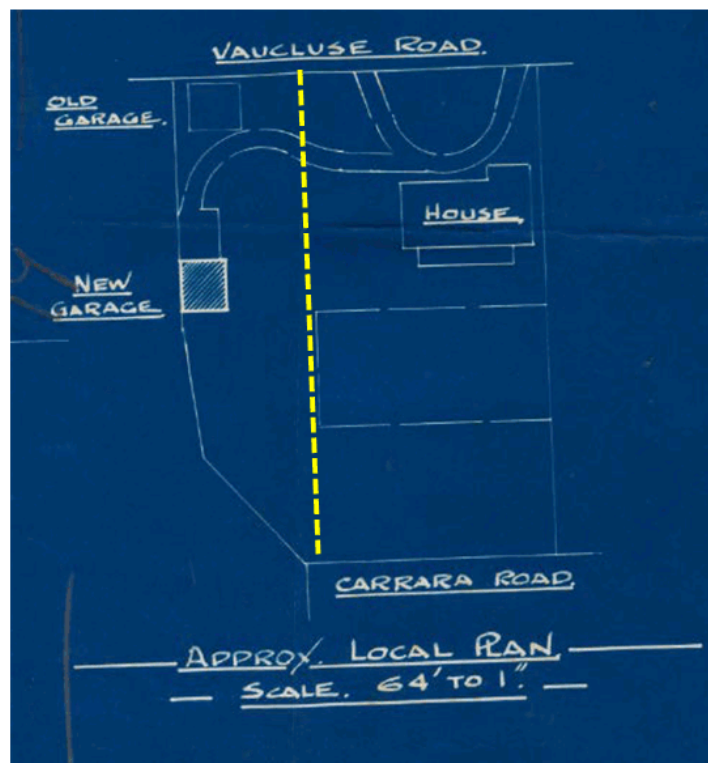


Figure 32: Extract from BA 1936/23 which approved a new garage on the northern side of the site, on the present-day allotment accommodating 48 Vaocluse Road, with approximate line of subdivision shown dashed. (Source: WMC archive, annotation WMC Officer.)

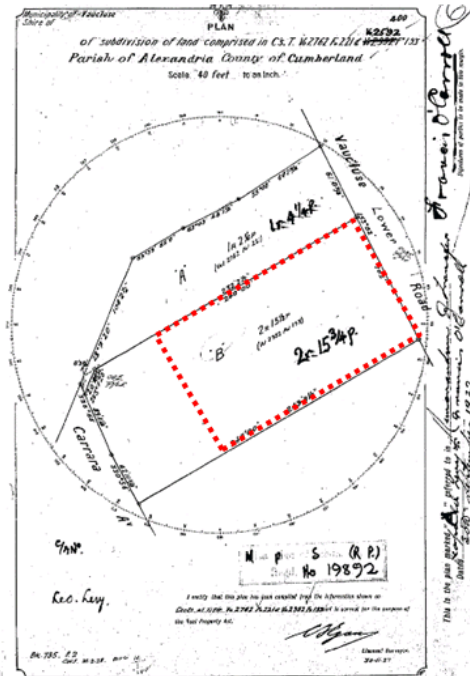


Figure 33: Extract from Deposited Plan 319892, 1927, with approximate current allotment boundary shown dashed. (Source: WMC Maps. Annotation: WMC Officer).

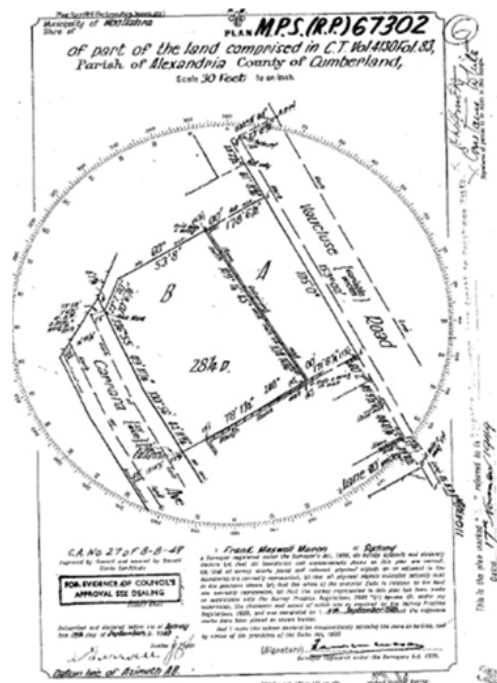


Figure 34: Extract from Deposited Plan 367302. Note: Lot A (the subject site) is not drawn to scale in this diagram. (Source: WMC Maps. Annotation: WMC Officer.)

3.4 Frederick Glynn Gilling (1877-1955)

This section provides an outline of the personal and professional history of the architect of 46 Vacluse 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. NAL: 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 32). 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

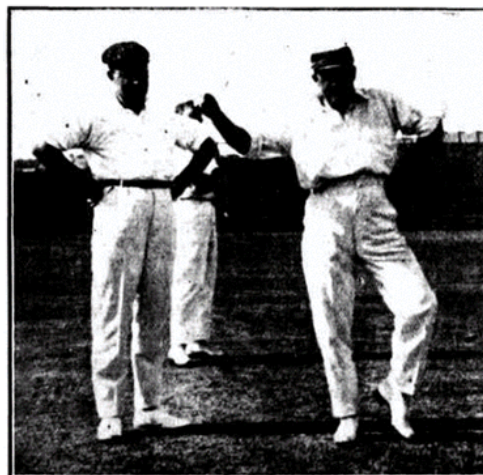


Figure 35: "We won" Snapped at the Architects-Builders' Cricket Match. Pictured with B.J. Waterhouse, Glynn Gilling (right) is "particularly happy" and contributed a score of 37. (Source: "THE ARCHITECTS" Construction and Local Government Journal (Sydney, NSW : 1913 - 1930) 15 March 1922: 5. Web. 20 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%20Architect%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 RAA 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

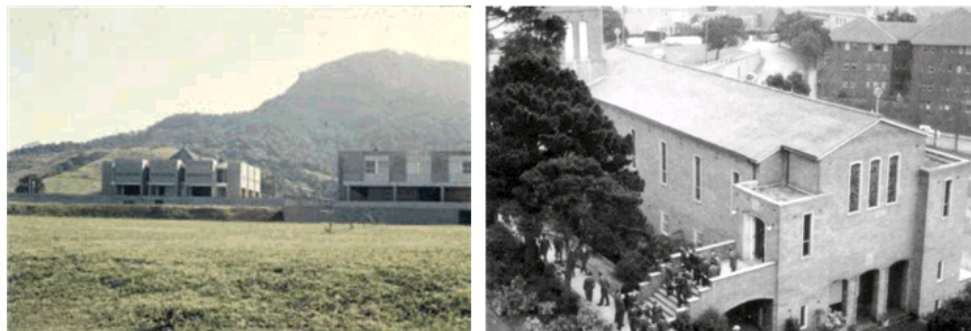


Figure 36: (L) Wollongong Teachers College (Source: Wille, P., New South Wales. Department of Works & Joseland & Gilling, 1950. *Wollongong Teacher's College at foot of Mt. Keira. Wollongong. N.S.W. - Joseland & Gilling and N.S.W. Govt. Architect. 1965-66. Public Works Dept. 1964.* [picture]. Accessed via <http://handle.slv.vic.gov.au/10381/362293>) (R) War Memorial Chapel, The Scots College (Source: John Oultram 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 37: "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 35**), 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 37**) 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 36**), 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/ViewHeritageItemDetails.aspx?ID=2420947>



Figure 38: Cahors Apartment building, Potts Point
(Source: <https://www.carringtongroup.com/1P1752>)



Figure 39: Whit-Hame, Warawee. (Source:
<https://radicalterrace.com/post/30457240085/whit-hame-a-glynn-gilling-designed-home-lists-in-warrawee>)



Figure 40: 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)

Architect and examples of his work include semi-detached residence for Messrs. Wells and George at 57 Drumalbyn Road, Bellevue Hill, 1939, and *The Wroxton*, 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 Expresso 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 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.

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 Vaucluse Road – Exterior

The exterior of the dwelling features a formal entry to the western 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 eastern elevation (Figure 42) 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 Vaucluse 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 44 to Figure 40). The southern elevation includes 6+6 openings and 4+4 openings to the service areas.

The Vaucluse Road 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.

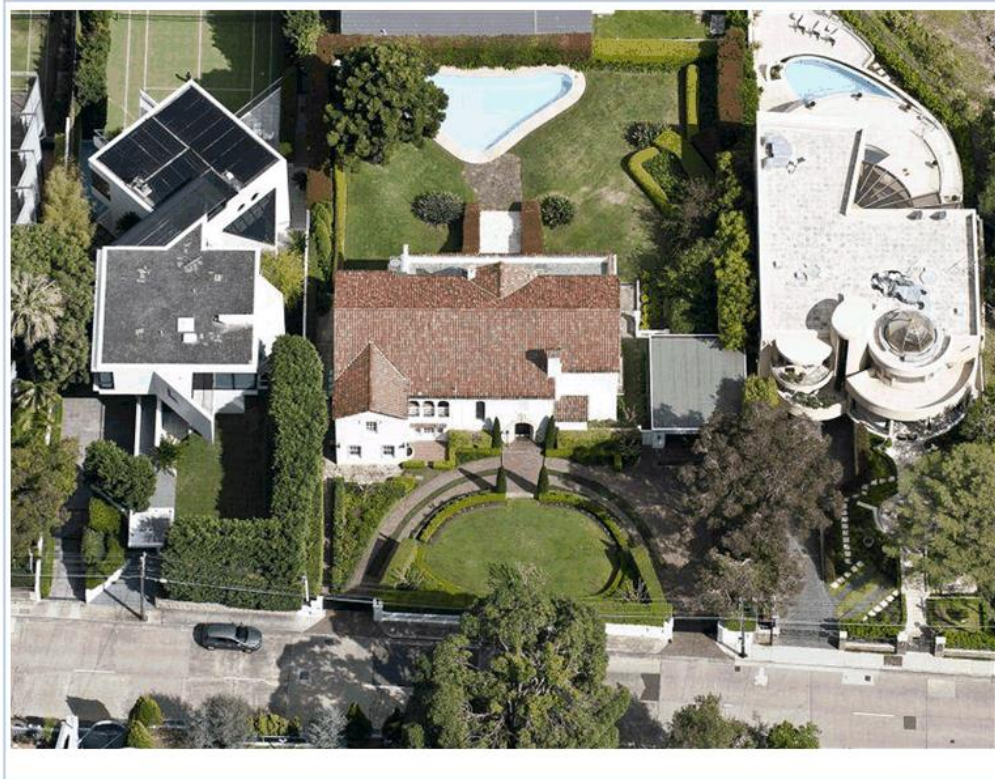


Figure 41: Aerial view of the site, c.2013. (Source: <https://www.domain.com.au/property-profile/46-vaocluse-road-vaocluse-nsw-2030>)



Figure 42: 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 43: 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 44: 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 45: Front elevation viewed from the curved paved driveway, with low stone wall and fountain visible. (Source: WMC Officer, 2015)



Figure 46: Decorative columns to first floor sleep out



Figure 47: Decorative main entry on the front elevation with synthetic stone detailing, and window opening with grille above.



Figure 48: Fountain, openings and first floor level sleep-out with decorative columns, front elevation.



Figure 49: Fountain detail, with Bacchus-inspired spout.



Figure 50: Column capital detail to sleep out



Figure 51: Arched window with pointed glazing bars to main stairwell.



Figure 52: Decorative detail to arched entry, grille to bathroom window and tiled chimney crown visible above.



Figure 53: Rear elevation, as viewed from the yard.



Figure 54: Rear elevation, southern side, featuring ground floor level aluminium windows and door.



Figure 55: Ground floor rear terrace with aluminium openings and modern paving/balustrading.



Figure 56: First floor rear elevation opening with wooden sliding door. This element originally featured a balconette.



Figure 57: Multicoloured pantiles to balustrading, first floor level balcony.



Figure 58: Southern elevation



Figure 59: Southern elevation ground floor 4+4 window detail.



Figure 60: Carriage light, southern elevation at ground floor level.



Figure 61: Northern elevation ground floor level arched openings to formal dining room, balconette and wrought iron balustrade.



Figure 62: Northern elevation showing lightly textured rendering and first floor level 6 + 6 window opening with shutters.



Figure 63: Detail view of pilaster to arched window openings



Figure 64: 1960s garage to the northern side setback showing substantial cracking.



Figure 65: 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 66: Arched full-length windows to the formal dining room.



Figure 67: Dining room, with fireplace and “interwar detailing identifiable”, including doors (right of picture). (Source: Demolition Report, 2014)



Figure 68: Fireplace as at 24 January 2020, with columns removed and minor damage to the hood.



Figure 69: Entry door, internal view.



Figure 70: 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-vaocluse-road-vaocluse-nsw-2030>)



Figure 71: Vaulted ceiling to entryway. Evidence of decoration to ribs of the vaulted ceiling having been removed.



Figure 72: 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 73: Decorative cornice to main stair



Figure 74: Decorative skirting and architraves have been partially removed. Herringbone parquet flooring remains to the formal dining and former ballroom.



Figure 75: Ground floor level living area (Former ballroom) c.2013. (Source: <https://www.domain.com.au/property-profile/46-vaucluse-road-vaucluse-nsw-2030>)



Figure 76: View through informal living areas to the rear balcony.



Figure 77: Opening from former ballroom to the formal dining room with decoration intact.



Figure 78: Opening from the former ballroom to entry hall showing decorative elements removed.



Figure 79: 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 80: The kitchen has had its joinery removed.



Figure 81: Modern tiles to kitchen



Figure 82: Decorative panelling to the ground floor level study
(former breakfast room)

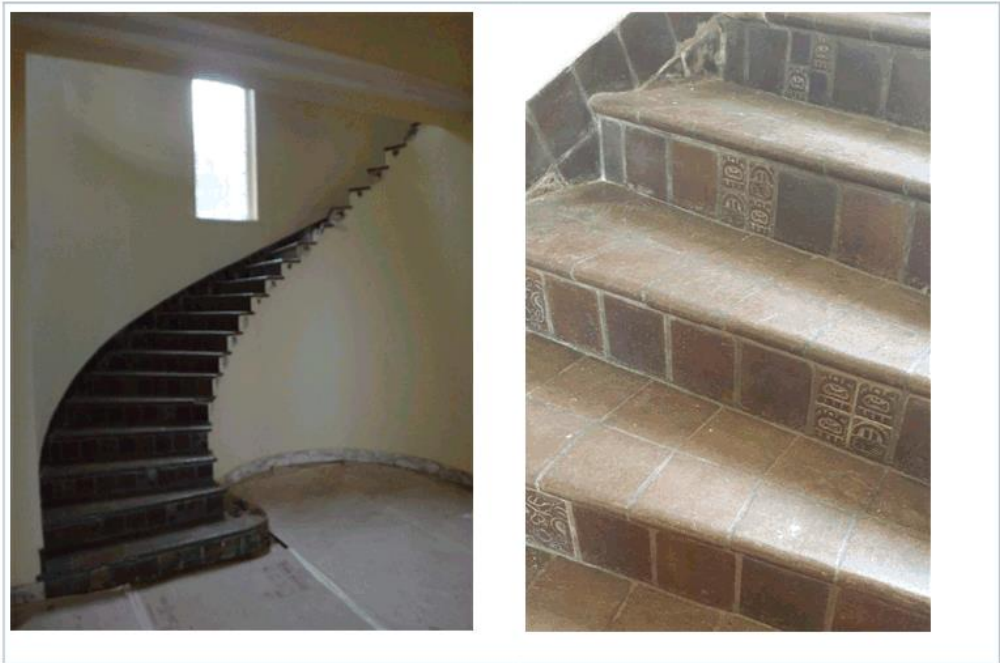


Figure 83: Main curved stair, with wrought-iron balustrade removed. The stair treads and risers are clad in stoneware tiles.

Figure 84: Detail of tiling to main stair.



Figure 85: Balustrade to the first floor level landing has been removed

Figure 86: Arched window to the main stairs, with pointed glazing bars.



Figure 87: First floor level looking north through the stair hall to the master bedroom beyond. Internal arched openings, and timber skirting and architraves visible



Figure 88: Detail view of timber door, skirting and architraves.



Figure 89: First floor bathroom with modern decorative tiling



Figure 90: First floor bathroom with bath alcove



Figure 91: First floor looking to Master bedroom



Figure 92: 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 east 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 93: 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 94: 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 49)

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

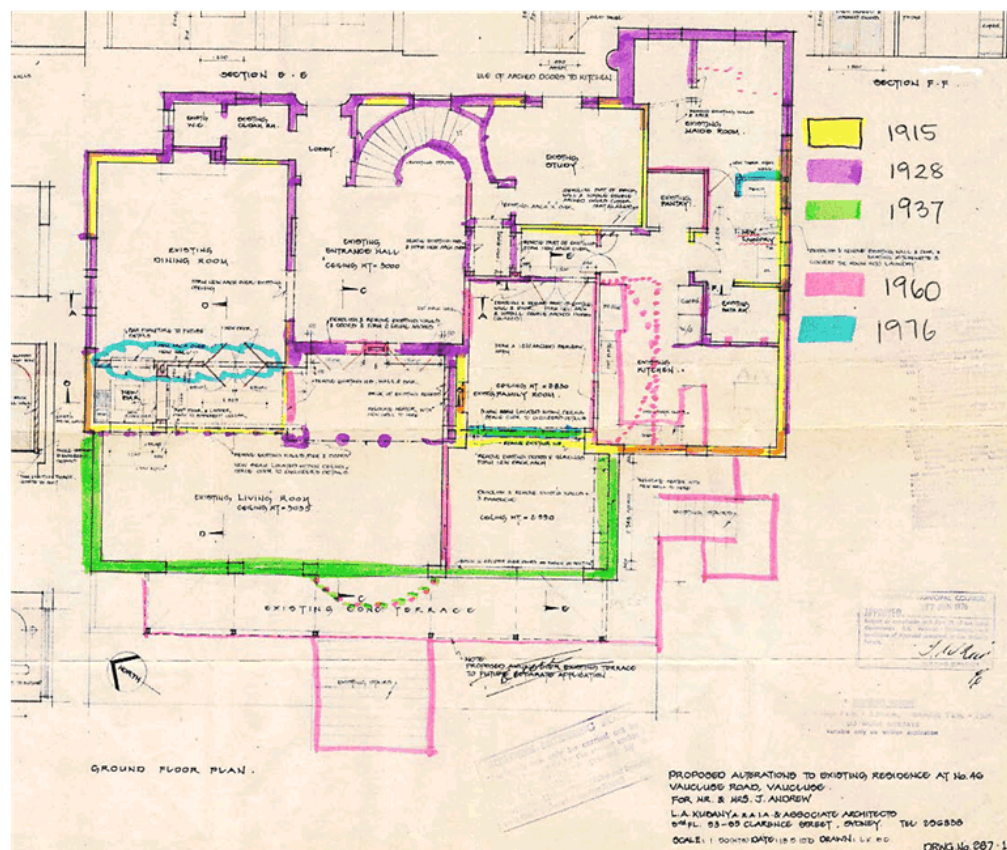


Figure 95: Phases of development, ground floor. (Source: WMC Archives, annotation: WMC Officer)

Figure 91 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

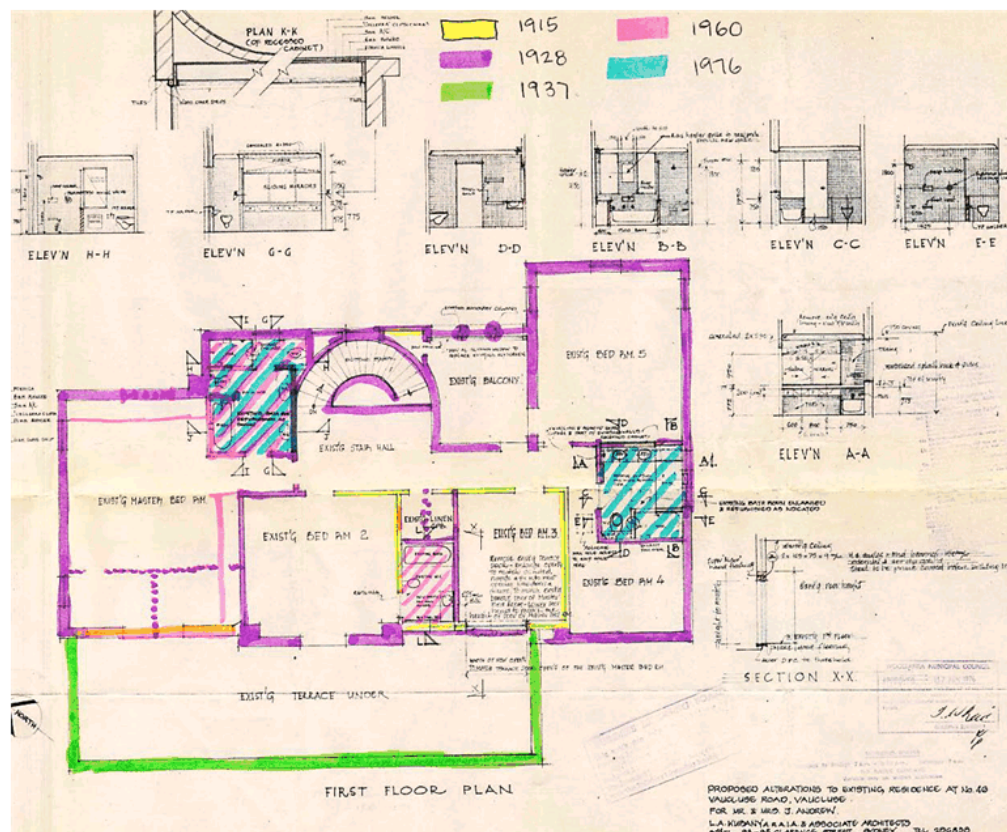


Figure 96: Phases of development, first floor (Source: WMC Archives, annotation: WMC Officer)

Figure 92 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 (West) elevation

The front, or western, 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 93, 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 52). 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.

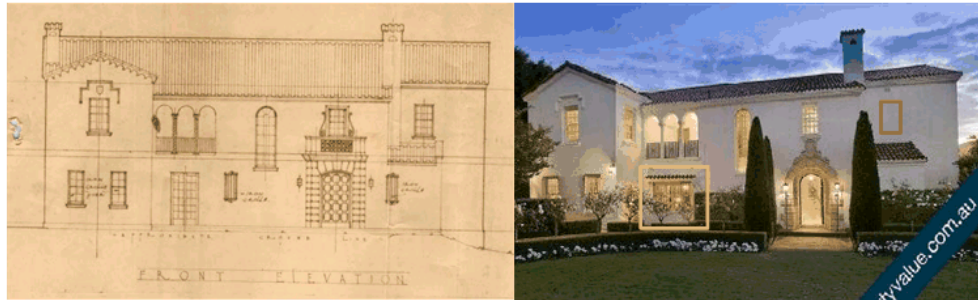


Figure 97: (L) The front elevation of the 1928 Gilling scheme (Source: WMC Files) and (R) in 2013. (Source: Propertyvalue.com.au)



Figure 98: "Entrance of a reconstructed home" at 46 Vacluse Road, Vacluse, circa 1950s. (Source: *Domestic Architecture in Australia*, p. 33)

Rear (Eastern) elevation

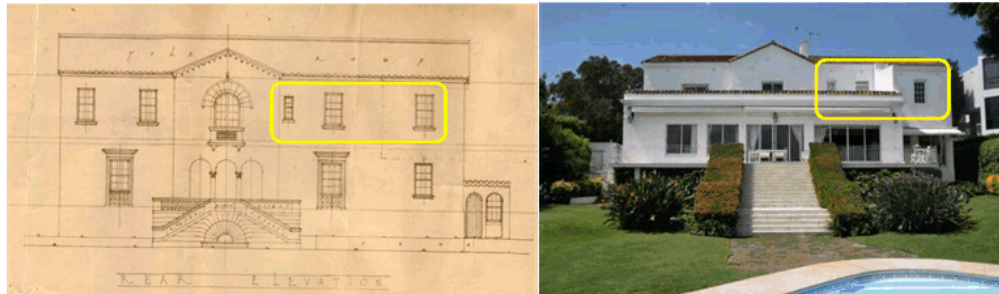


Figure 99: (L) The rear elevation of the 1928 Gilling scheme (Source: WMC Files) and (R) in 2014. (Source: Demolition Report, 2014)

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 53, 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 100: (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.

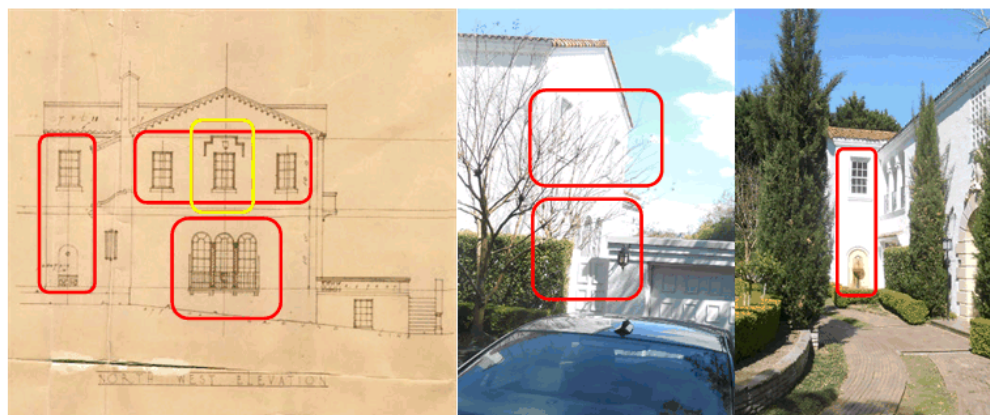


Figure 101: (L) Northern elevation of the 1928 Gilling Plan, (C) oblique view of the northern elevation gable element, and (R) the Gilling Scheme window and fountain element, 2015. Note the central opening to the upper level window has been filled in during the 1960 scheme.

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 85, Figure 87 and Figure 88). The rear elevation (Figure 86) 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 Boulevarde, 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"</p> <p>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</p> <p><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 'Yarrowa' / 'Old Wynstay', and the 1923 sandstone house that demonstrate progressive development of the site by the</i></p>	 <p>Figure 102: 'Wynstay', designed by Joseland & Gilling and constructed c.1920. (Source: S Read, Heritage Division OEH, date unknown.)</p>

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 59) 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 61) 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 103: Formal gardens at Amberleigh. (Source: <https://www.realestate.com.au/sold/property-house-nsw-wahroonga-109783996>)



Figure 104: 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.

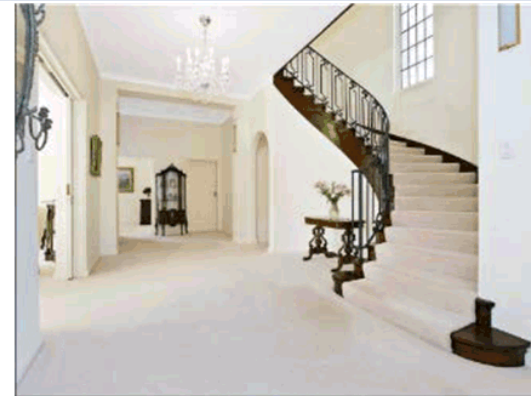


Figure 105: Curved stair at Amberleigh. (Source: ibid)

**Rothiemay/
Rothiemore
(1939)**

35 Fox Valley
Road,
Wahroonga

Rothiemay (Figure 62) 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 106: 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 63).



Figure 107: Main stair with decorative balustrade and arched leadlight window. (Source: NBRSArchitecture.com)



Figure 108: 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 109: “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 110: "Audley", Warrawee c.1950s. (Source: Domestic Architecture in Australia, p 98)

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
Villa d'Este 1A Victoria Road, Bellevue Hill	<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 111: 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 112: 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 113: 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 69).

Interiors were not able to be viewed as part of this assessment.

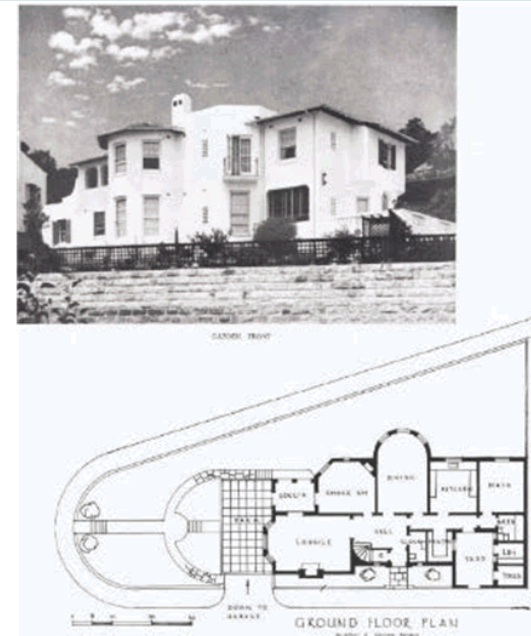


Figure 114: "Daingeen", Bellevue Hill. The home of Mr & Mrs R. F. Higgs, c.1950. (Source: *Domestic Architecture in Australia* p. 46)

⁶⁵ OEH, 2004. *Throlze - house, stone retaining wall*

Vue-de-la-Cote
19 Gilliver
Avenue, Vaucluse

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).

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 115: 19 Gilliver Avenue, Vaucluse c.2017. (Source: <https://www.realestate.com.au/property/19-gilliver-ave-vaucluse-nsw-2030>)



Figure 116: 19 Gilliver Avenue, Vaucluse c.2017. (Source: <https://www.realestate.com.au/property/19-gilliver-ave-vaucluse-nsw-2030>)

⁶⁶ OEHL, 2004. *House, gardens - 19 Gilliver Avenue Vaucluse* (<https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2711169>)



Figure 117: Arched openings, wrought iron balustrading to curved stair, and niche. 19 Gilliver Avenue Vacluse (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 118: ‘Bonnington’, c.2018. (Source: <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-129191790>)

⁶⁷ OEI, 2004. *Bonnington - house, sandstone retaining wall and fences, fig tree*. <https://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.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 119: Fisher road elevation c. 2018 (Source: <https://www.mcgrath.com.au/buy/house/nsw/eastern-suburbs/vaucluse/275826>)



Figure 120: 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 121: View of existing dwelling and entry, c.2015. (Source: Statement of Environmental Effects by Vaughan Milligan Development Consulting Pty Ltd)



Figure 122: 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 123: 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 124: 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 125: 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 126: 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 127: 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 128: Front elevation, 45 Drumalbyn Road. (Source: <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-121766330>)



Figure 129: Entry and curved main stair. (Source: <https://www.realestate.com.au/sold/property-house-nsw-bellevue+hill-121766330>)

HPE: 19/211313

► 87

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 130: 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 right 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 remains 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 132: c.2014 (Source: <https://www.realestate.com.au/sold/property-house-nsw-vaucluse-117539167>)



Figure 131: Rear (Garden) elevation, "Elstree", c.1925 (Source: *Distinctive Australian Homes*, p.7)



Figure 133: "Elstree" c. 1922. (Source: *Distinctive Australian Homes* p.7)



Figure 134: 41 Wentworth Road c.2014 (Source:
<https://www.realestate.com.au/sold/property-house-nsw-vaocluse-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 135: 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 136: 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
Discussion	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.
Discussion	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 Vacluse 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 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 C - Aesthetic/technical significance

The Inter-war Mediterranean style dwelling house at 46 Vacluse Road, Vacluse 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 Vaucluse Road, Vaucluse 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 Vaucluse Road, Vaucluse would not meet the threshold for State significance under this criterion.

Criterion F - Rarity

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.

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 Vaucluse Road, Vaucluse would reach the threshold for local significance under this criterion.

The Inter-war Mediterranean style dwelling house at 46 Vaucluse Road, Vaucluse 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 sittings/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	Inter-war Mediterranean style dwelling house – including 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 skilfully 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". 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"/>		

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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 western 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 eastern 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 Vacluse 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 Vacluse 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 parquet 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>

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	<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 east 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	<table border="1"> <tr> <td>Start year</td><td>1915 (Stanfield) 1928 (Gilling)</td><td>Finish year</td><td>c.1976</td><td>Circa</td><td><input type="checkbox"/></td></tr> </table>	Start year	1915 (Stanfield) 1928 (Gilling)	Finish year	c.1976	Circa	<input type="checkbox"/>
Start year	1915 (Stanfield) 1928 (Gilling)	Finish year	c.1976	Circa	<input type="checkbox"/>		
Modifications and dates	<p>1915 – Original dwelling constructed</p> <p>1928 – Major alterations and additions (Gilling scheme)</p> <p>1937 – Addition of a ballroom to the rear of the dwelling.</p> <p>1960 – Alterations and additions</p> <p>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>						

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	<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 Stanfield 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)	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. 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.
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)	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

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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 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	31 January 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



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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 to first floor sleep out				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council

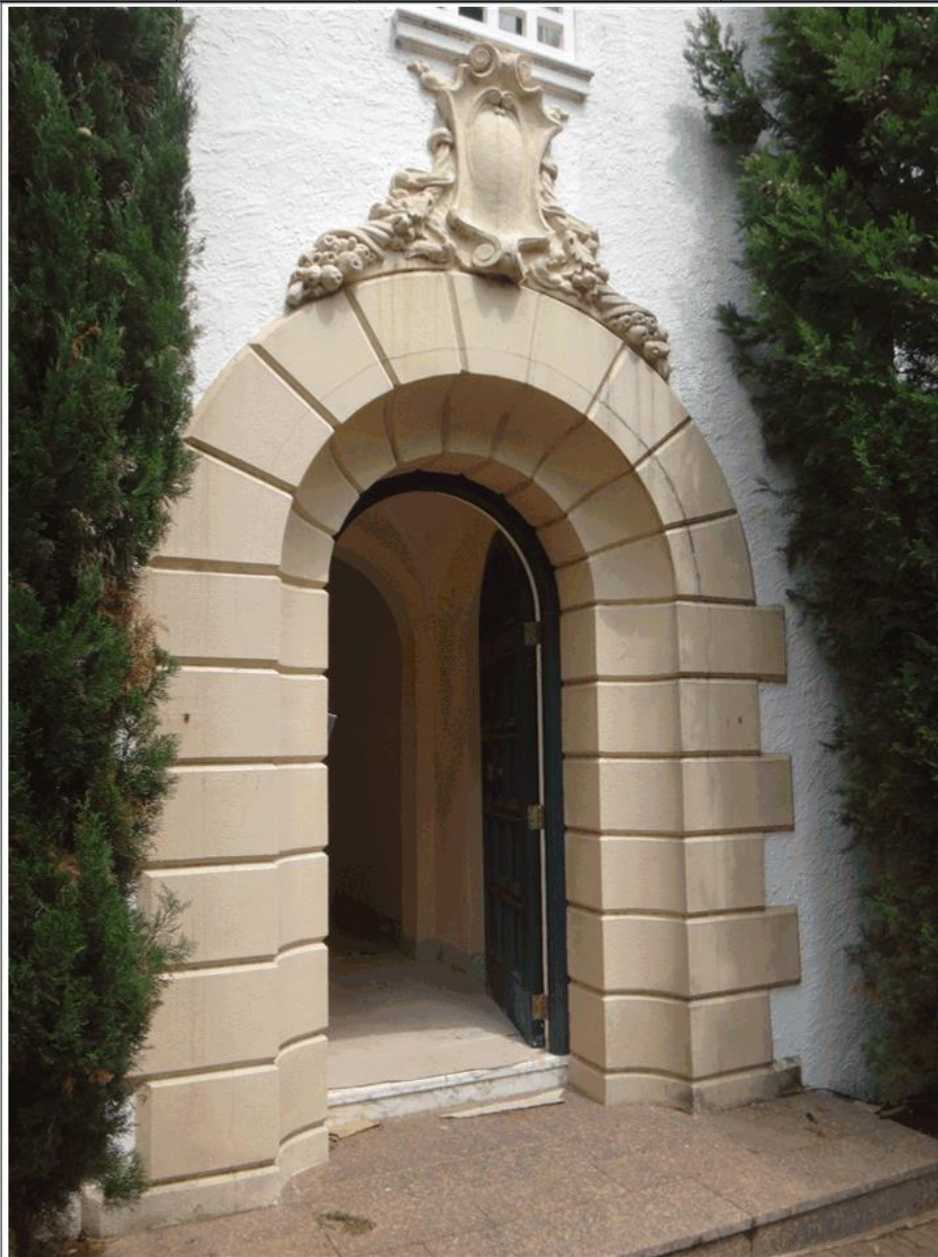


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Image caption	Decorative entry with synthetic stone detail				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



Heritage Data Form

Image caption	Rear elevation				
Image year	2020	Image by	Flavia Scardamaglia	Image copyright holder	Woollahra Council



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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



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Image caption	Southern elevation				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



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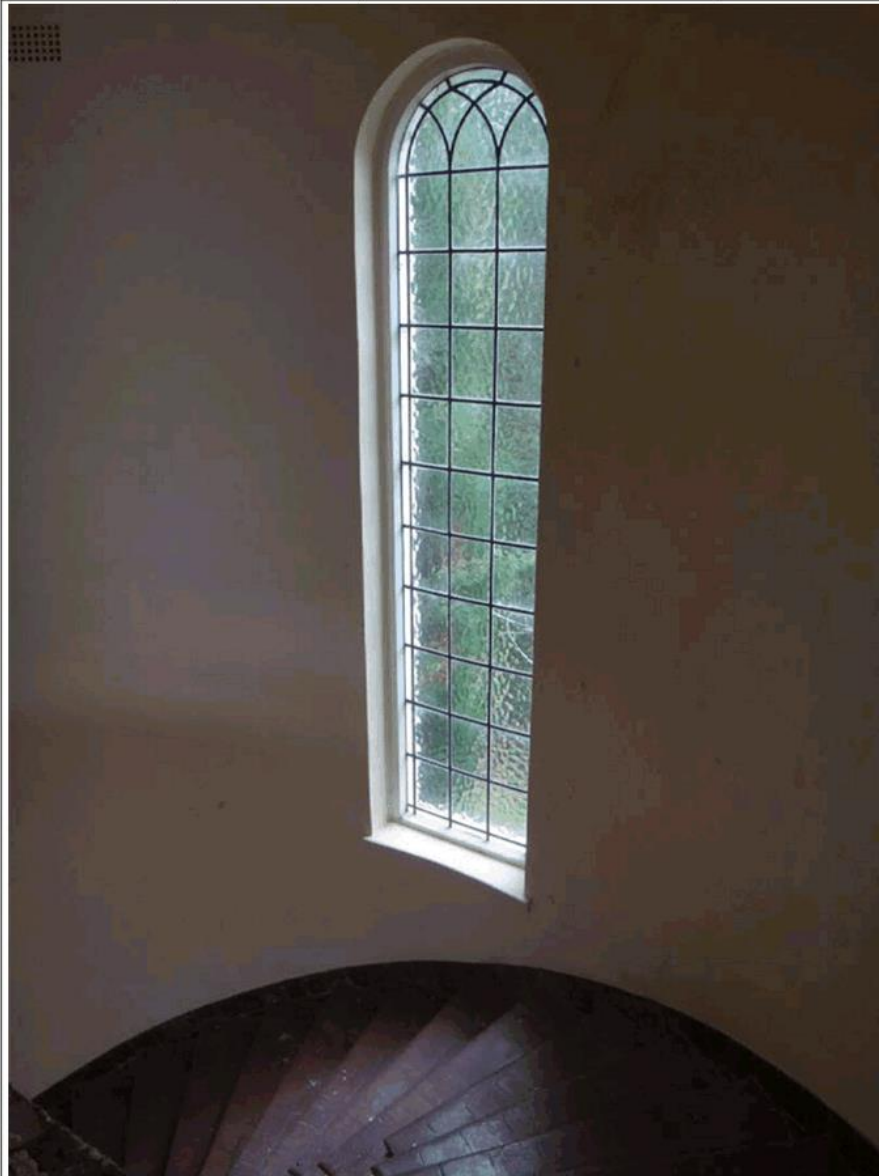
► 119

Image caption	Decorative fireplace with hood. Columns have been removed.				
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



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Image caption	Curved opening to entry hall with niches				
Image year	2020	Image by	Kristy Wellfare	Image copyright holder	Woollahra Council



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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



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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



Item No: R4 Recommendation to Council
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF SEVEN PUBS IN PADDINGTON (PADDINGTON PUBS STUDY)**
Author: Flavia Scardamaglia, Strategic Heritage Officer
Approvers: Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 20/14899
Reason for Report: To report on the advice made to Council by the Woollahra Local Planning Panel.

To obtain Council's approval to proceed with the planning proposal to list seven pubs in Paddington, including interiors, as local heritage items in Woollahra Local Environmental Plan 2014.

Recommendation:

- A. THAT Council note the advice provided by the Woollahra Local Planning Panel on 30 January 2020.
- B. THAT the planning proposal, as contained in **Annexure 3** of the report to the Environmental Planning Committee meeting on 17 February 2020 to list:
- i. *Bellevue Hotel and interiors at 157-159 Hargrave Street, Paddington;*
 - ii. *Grand National Hotel and interiors at 33 Elizabeth Street (161 Underwood Street), Paddington;*
 - iii. *Imperial Hotel and interiors at 252 Oxford Street, Paddington;*
 - iv. *London Tavern Hotel and interiors at 85 Underwood Street, Paddington;*
 - v. *The Paddington (former Paddington Arms Hotel) and interiors at 384 Oxford Street, Paddington;*
 - vi. *Paddington Inn Hotel and interiors at 338 Oxford Street, Paddington; and*
 - vii. *Unicorn Hotel and interiors at 102-106 Oxford Street, Paddington.*

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* to 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. Background

On 21 May 2018, the Council adopted the following notice of motion (Item No.11.1):

THAT Council:

1. *Requests staff to undertake an assessment of heritage significance for the 'Four in Hand Hotel' (located at 105 Sutherland Street, Paddington) (the Property) and report to the Environmental Planning Committee on whether the Property has sufficient heritage significance to be listed as:*
 - (a) *a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP);*
 - and*
 - (b) *an item on the State Heritage under the Heritage Act 1977;*

2. *Notes the following priorities contained in its Delivery Program 2013 to 2018 and Operation Plan 2017/2018 (the DPOP):*
 - (a) 4.3.1 – ‘Develop policies, including a Heritage Item Register and a Significant Tree Register, to maintain cultural and natural heritage item’s; and
 - (b) 4.3.1.1 – ‘Carry out a study of hotels in Paddington to determine and establish more specific conservation controls’ (the Paddington Pub Project);
3. *Further notes its resolution on 27 November 2017, giving ‘next priority’ to the Paddington Pub Project;*
4. *Expedites the Paddington Pub Project and gives urgent priority to it (including the allocation of additional funding and staff resources);*
5. *In preparing the Paddington Pub Project, gives consideration to:*
 - a) *including a recommendation to Council on how to protect all pubs in the Paddington Heritage Conservation Area to the same standard; and*
 - b) *exploring what mechanisms (including but not limited to amending the Woollahra Development Control Plan 2015 (the DCP) are available to ensure that existing controls and protections that currently apply to pubs continue to apply regardless of any change in use;*
6. *Requests that the Mayor write to the Hon Gabrielle Upton, Minister for the Environment, Local Government and Heritage to:*
 - a) *raise community concerns over the loss of historic pubs in the Woollahra Municipality and elsewhere throughout the state of New South Wales; and*
 - b) *request the State Government to explore what legislative changes can be introduced to mirror the legislative reforms recently introduced by the UK Parliament concerning the protection of pubs.*

In response to parts 1 and 4 of the Council’s decision, the consultant firm *Robert A. Moore Pty Ltd Architects and Conservation Consultants* was engaged to carry out an assessment of heritage significance of eleven hotels in Paddington, with a priority being given to completing the assessment of the *Four in Hand Hotel* at 105 Sutherland Street Paddington. Robert Moore, the director of the firm, is a highly qualified and experienced heritage consultant with extensive and specialised experience in the identification, assessment, management and interpretation of heritage assets. Dr Mark Dunn, professional historian, undertook the historic research on the pubs, researching primary evidence from the Noel Butlin Archive in Canberra, the State Library of NSW, the NSW State Archives and Council’s archives.

The heritage assessment and subsequent planning proposal for heritage listing of the *Four in Hand Hotel* has progressed separately from the remaining pubs in the Paddington Pub Project in accordance with NOM 11.1 (1). The Four in Hand heritage listing was gazetted on 17 January 2020.

On 18 November 2019 a report on the heritage listing of seven pubs in Paddington (see *Annexure I*) as heritage items in Schedule 5 of the *Woollahra Local Environmental Plan 2014* was presented to a meeting of the *Environmental Planning Committee* and on 25 November 2019, Council resolved the following:

- C. *THAT a Planning Proposal be prepared to amend the Woollahra Local Environmental Plan 2014 to include the following sites as heritage items in Schedule 5:*

- i. *Bellevue Hotel at 157-159 Hargrave Street, Paddington;*
 - ii. *Grand National Hotel at 33 Elizabeth Street (161 Underwood Street), Paddington;*
 - iii. *Imperial Hotel at 252 Oxford Street, Paddington;*
 - iv. *London Tavern Hotel at 85 Underwood Street, Paddington;*
 - v. *The Paddington (former Paddington Arms Hotel) at 384 Oxford Street, Paddington;*
 - vi. *Paddington Inn Hotel at 338 Oxford Street, Paddington; and*
 - vii. *Unicorn Hotel at 102-106 Oxford Street, Paddington.*
- D. *THAT the Planning Proposal be referred to the Woollahra Local Planning Panel for advice.*
- E. *THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*
- F. *THAT the draft development control plan to amend the Woollahra Development Control Plan 2015, as described in Annexure 4 of the report to the Environmental Planning Committee meeting on 18 November 2019 is endorsed for exhibition.*

2. Planning proposal

A planning proposal was prepared in accordance with the Council's decision of 25 November 2019. The objective of the planning proposal is to recognise the heritage significance of seven pubs in Paddington, including their interiors.

3. Woollahra Local Planning Panel advice

On 30 January 2020, the Woollahra Local Planning Panel (LPP) considered a report on the planning proposal (see *Annexure 2*)¹ and provided the following advice to Council:

- A. *Proceed with the planning proposal to list the following pubs, including their interiors, as heritage items in Schedule 5 of the Woollahra Local Environmental Plan 2014:*
- i. *The Bellevue Hotel at 157-159 Hargrave Street, Paddington;*
 - ii. *Grand National Hotel at 33 Elizabeth Street (161 Underwood Street), Paddington;*
 - iii. *Imperial Hotel at 252 Oxford Street, Paddington;*
 - iv. *The London Tavern Hotel at 85 Underwood Street, Paddington;*
 - v. *The Paddington Hotel (former Paddington Arms Hotel) at 384 Oxford Street, Paddington;*
 - vi. *The Paddington Inn Hotel at 338 Oxford Street, Paddington; and*
 - vii. *The Unicorn Hotel at 102-106 Oxford Street, Paddington.*
- B. *Forward the planning proposal to the Department of Planning, Industry and Environment to list the pubs in A, including their interiors, as heritage items in the Schedule 5 of the Woollahra Local Environmental Plan 2014, to allow public exhibition.*

¹ The annexures of the Woollahra LPP report have been removed.

- C. *Request delegation from Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the functions of the Minister for Planning and Public Spaces under Section 3.36 of the Environmental Planning and Assessment Act 1979.*

Subsequent to the meeting of the Woollahra LPP on 30 January 2020 and based on the advice provided, the planning proposal has been updated to refer to the Panel's advice. The planning proposal is provided in **Annexure 3**.

4. 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* and the gateway determination issued by DPIE as delegate for the Minister. The gateway determination will specify the minimum duration of the public exhibition period. This period is usually a minimum of 28 days, which is consistent with Council's standard practice for the exhibition of a planning proposal.

Public notification of the exhibition will comprise:

- A weekly notice in the local newspaper (the Wentworth Courier) for the duration of the exhibition period.
- A notice on Council's website.
- A letter to the land owner of each site.
- A letter to land owners adjoining and in the vicinity of each site.
- A letter to local community groups, such as The Paddington Society and the Woollahra History & Heritage Society.
- A letter to the National Trust of Australia (NSW).

To streamline the plan making process, the Minister can delegate some plan making powers to Council for routine matters. In this case, Council may request authorisation to exercise the functions of the Minister to make an LEP under section 3.36 of the Act. Part C of the recommendation for this report deals with this request.

5. Conclusion

The heritage significance of the following Paddington pubs has been assessed in accordance with the NSW heritage best practice guidelines:

1. *Bellevue Hotel including interiors*
2. *Grand National Hotel including interiors*
3. *Imperial Hotel including interiors*
4. *London Tavern Hotel including interiors*
5. *The Paddington (formerly Paddington Arms Hotel) including interiors*
6. *Paddington Inn Hotel including interiors, and*
7. *Unicorn Hotel including interiors*




The assessment of heritage significance prepared by Robert A. Moore Pty Ltd Architects and Conservation Consultants identifies that all seven hotels are of local heritage significance.

Accordingly, the heritage significance of the seven pubs should be recognised and conserved through listing as heritage items in Schedule 5 of the *Woollahra LEP 2014*.

On 30 January 2020, the LPP provided advice to Council that it supports the planning proposal and its submission to the Minister.

The Council may now proceed with referring the planning proposal to the Department requesting a gateway determination to allow public exhibition.

Annexures

1. Report to Environmental Planning Committee - 18 November 2019 (annexures removed) [↓](#) 
2. Report to Woollahra LPP - 30 January 2020 (annexures removed) [↓](#) 
3. Planning Proposal - February 2020 (annexures removed) [↓](#) 

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Item No: R1 Recommendation to Council
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF SEVEN (7) PUBS IN PADDINGTON (PADDINGTON PUBS STUDY) & DCP AMENDMENTS**
Author: Flavia Scardamaglia, Strategic Heritage Officer
Approvers: Anne White, Acting Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 19/154567
Reason for Report: To obtain Council's approval to prepare a Planning Proposal to list seven (7) pubs in Paddington as heritage items in Schedule 5 of the Woollahra Local Environmental Plan 2014.

To obtain Council's approval for the Planning Proposal to be referred to the Woollahra Local Planning Panel for advice.

To obtain Council's approval to exhibit the draft development control plan to amend the Woollahra Development Control Plan 2015.

Recommendation

- A. THAT a Planning Proposal be prepared to amend the *Woollahra Local Environmental Plan 2014* to include the following sites as heritage items in Schedule 5:
- Bellevue Hotel at 157-159 Hargrave Street, Paddington;
 - Grand National Hotel at 33 Elizabeth Street (161 Underwood Street), Paddington;
 - Imperial Hotel at 252 Oxford Street, Paddington;
 - London Tavern Hotel at 85 Underwood Street, Paddington;
 - The Paddington (former Paddington Arms Hotel) at 384 Oxford Street, Paddington;
 - Paddington Inn Hotel at 338 Oxford Street, Paddington; and
 - Unicorn Hotel at 102-106 Oxford Street, Paddington.
- 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.
- D. THAT the draft development control plan to amend the Woollahra Development Control Plan 2015, as described in *Annexure 4* of the report to the Environmental Planning Committee meeting on 18 November 2019 is endorsed for exhibition.

1. Background

On 21 May 2018, the Council adopted the following notice of motion (Item No.11.1):

THAT Council:

- Requests staff to undertake an assessment of heritage significance for the 'Four in Hand Hotel' (located at 105 Sutherland Street, Paddington) (the Property) and report to the Environmental Planning Committee on whether the Property has sufficient heritage significance to be listed as:*
 - a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP);*
 - and*
 - an item on the State Heritage under the Heritage Act 1977;*

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2. *Notes the following priorities contained in its Delivery Program 2013 to 2018 and Operation Plan 2017/2018 (the DPOP):*
 - (a) 4.3.1 – ‘Develop policies, including a Heritage Item Register and a Significant Tree Register, to maintain cultural and natural heritage item’s; and
 - (b) 4.3.1.1 – ‘Carry out a study of hotels in Paddington to determine and establish more specific conservation controls’ (the Paddington Pub Project);
3. *Further notes its resolution on 27 November 2017, giving ‘next priority’ to the Paddington Pub Project;*
4. *Expedites the Paddington Pub Project and gives urgent priority to it (including the allocation of additional funding and staff resources);*
5. *In preparing the Paddington Pub Project, gives consideration to:*
 - a) *including a recommendation to Council on how to protect all pubs in the Paddington Heritage Conservation Area to the same standard; and*
 - b) *exploring what mechanisms (including but not limited to amending the Woollahra Development Control Plan 2015 (the DCP) are available to ensure that existing controls and protections that currently apply to pubs continue to apply regardless of any change in use;*
6. *Requests that the Mayor write to the Hon Gabrielle Upton, Minister for the Environment, Local Government and Heritage to:*
 - a) *raise community concerns over the loss of historic pubs in the Woollahra Municipality and elsewhere throughout the state of New South Wales; and*
 - b) *request the State Government to explore what legislative changes can be introduced to mirror the legislative reforms recently introduced by the UK Parliament concerning the protection of pubs.*

The following notice of motion was also adopted by the Council on 21 May 2018 (Item No.11.3):

THAT Council

Requests staff to urgently complete DPOP Item 4.3.1.1 (Carry out a study of hotels in Paddington to determine and establish more specific conservation controls) and include in their report a recommendation to Council on how to protect all pubs in the Paddington Heritage Conservation area to the same standard.

Furthermore, on 21 May 2018, the Council adopted the following notice of motion (Item No.11.5):

THAT Council

1. *Notes the following priorities contained in its Delivery Program 2013 to 2018 and Operation Plan 2017/2018 (the DPOP):*
 - a. 4.3.1 - ‘Develop policies, including a Heritage Item Register and a Significant Tree Register, to maintain cultural and natural heritage items’; and
 - b. 4.3.1.1 - ‘Carry out a study of hotels in Paddington to determine and establish more specific conservation controls’ (the Paddington Pub Project);
2. *Further notes its resolution on 27 November 2017, giving ‘next priority’ to the Paddington Pub Project;*

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3. *Expedites the Paddington Pub Project and gives urgent priority to it (including the allocation of additional funding and staff resources);*
4. *In preparing the Paddington Pub Project, gives consideration to exploring what mechanisms (including but not limited to amending the Woollahra Development Control Plan 2015 (the DCP)) are available to ensure that existing controls and protections that currently apply to pubs continue to apply regardless of any change in use;*

In response to parts 1 and 4 of the Council's decision, the consultant firm 'Robert A. Moore Pty Ltd Architects and Conservation Consultants' was engaged to carry out an assessment of heritage significance of the eleven hotels in Paddington, with a priority being given to completing the assessment of the *Four in Hand Hotel* at 105 Sutherland Street Paddington. Robert Moore, the director of the firm, is a highly qualified and experienced heritage consultant with extensive and specialised experience in the identification, assessment, management and interpretation of heritage assets. Dr Mark Dunn, professional historian, undertook the historic research on the pubs, researching primary evidence from the Noel Butlin Archive in Canberra, the State Library of NSW, the NSW State Archives and Council's archives.

The heritage assessment and subsequent Planning Proposal for heritage listing of the *Four in Hand Hotel* has progressed separately from the remaining pubs in the Paddington Pub Project in accordance with NOM 11.1 (1). The *Four in Hand* heritage listing has not been gazetted by the *Department of Planning Industry and Environment* (DPIE) at the time of writing this report, but we expect this to be imminent.

This report responds to point 5(a) and (b) of NOM 11.1, points 2, 3 and 4 of NOM 11.3 and NOM 11.3 by:

- Recommending the preparation of a planning proposal to heritage list the remaining unlisted pubs in the Paddington Pub Project, as explained in the following sections; and
- Recommending an amendment of the Woollahra Development Control Plan (DCP) 2015 to include objectives and controls specific to the pubs typology to ensure controls and objectives apply to pubs regardless of any change in use (as explained below in Section 6).

2. The Sites

All hotels assessed in this study are of historic significance to Paddington and Woollahra as early and successful examples of Paddington's suburban hotels, having been variously but continuously operating since their construction.

The assessment of heritage significance for each hotel was undertaken by Robert A. Moore Pty Ltd Architects and Conservation Consultants in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001.

Some, such as the *Grand National Hotel*, are examples of the type of landmark corner commercial development that was incorporated into the building of terrace rows during Paddington's boom era of suburban development.¹ Other hotels are stylistic exemplars of a particular style or occupy corner landmarks of Paddington, such as the *Unicorn Hotel* or the *Imperial Hotel* or the *Lord Dudley Hotel*.

¹ Robert A. Moore Architects and Conservation Consultants, *Paddington Hotels Study*, Section 4.0

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All of the hotels have historic and aesthetic significance as examples of evolved period hotels, still reflecting their original design, many re-styled and all updated. They are vibrant elements of Paddington's urban fabric and local streetscapes, contributing to its distinctive urban "village" character.

Excluding the *Four in Hand Hotel*, the remaining hotels in the Paddington Pub Project are:

#	Hotel name	Address	Listed status in Woollahra LEP 2014
1	Bellevue Hotel	157-159 Hargrave Street, Paddington	No
2	Grand National Hotel	33 Elizabeth Street (161 Underwood Street), Paddington	No
3	Imperial Hotel	252 Oxford Street, Paddington	No
4	London Tavern Hotel	85 Underwood Street, Paddington	No
5	Paddington Arms Hotel	384 Oxford Street, Paddington	No
6	Paddington Inn Hotel	338 Oxford Street, Paddington	No
7	Unicorn Hotel	102-106 Oxford Street, Paddington	No

Annexure 1 includes a brief overview of all the seven pubs listed above.

The following hotels are already listed as local heritage items in the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014). During the Paddington Pub Study, the heritage consultants updated and reviewed the heritage inventory forms of the following heritage listed hotels:

#	Hotel name	Address	Listed status in Woollahra LEP 2014
8	Lord Dudley Hotel	236 Jersey Road, Paddington	Yes
9	Royal Hotel	237 Glenmore Road, Paddington	Yes
10	Village Inn Hotel (formerly Dirty Nelly's Hotel and the Rose and Crown Hotel)	9-11 Glenmore Road, Paddington	Yes – listed as the Rose and Crown Hotel

Heritage Inventory sheets of all ten hotels are included at *Annexure 2*.

According to Robert Moore, a range of thematic perspectives can be applied to the hotels in the group, such as:

- Grand Victorian Italianate Hotels: the *Grand National*, the *Paddington Inn*, the *Royal Hotel*;
- Suburban Corner Hotels (domestic scale): the *London Tavern*, the *Village Inn*;
- Corner Landmarks: the *Imperial Hotel*, the *Lord Dudley Hotel* (and all the group);
- Stylistic Exemplars: the *Unicorn Hotel*, the *Imperial Hotel*;
- Archaeological sites: the *Paddington Arms*.



Figure 1: Map of Paddington showing the locations of the pubs included in this study (Source: Woollahra Municipal Council, 2019).

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3. Assessment of Heritage Significance:

There are seven criteria used in the process of assessing heritage significance, as set out in the NSW Heritage Office publication:

Criterion (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).

Criterion (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).

Criterion (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).

Criterion (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.

Criterion (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).

Criterion (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).

Criterion (g)

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.

The assessment by Robert A. Moore concludes that the *Bellevue Hotel*, the *Grand National Hotel*, the *Imperial Hotel*, the *London Tavern Hotel*, *The Paddington (formerly Paddington Arms Hotel)*, the *Paddington Inn Hotel*, and the *Unicorn Hotel* meet **all** the seven criteria for heritage listing at a **local** level and recommends their listing in Schedule 5 of the Woollahra LEP 2014. Below, we have included the Statement of Significance for each hotel.

A copy of the inventory sheets for each of the seven sites prepared by Robert A. Moore Pty Ltd, including assessment against all heritage criteria, is included at **Annexure 2**.

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3.1 Bellevue Hotel

The hotel is located at the intersection of Hargrave and Taylor Street, Paddington. The building occupies all of the site bounded by Hargrave Street, Taylor Street, Windsor Lane with address of 157-159 Hargrave Street, Paddington. The land title of the site is described as Lot 11 in DP 1124608.

The *Bellevue Hotel* is a landmark corner commercial building constructed specifically for use as a hotel in c1878, it has been in continuous operation since its construction.

The heritage assessment provides the following statement of significance for the *Bellevue Hotel*:

The Bellevue Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as an early and successful example of Paddington's suburban hotels, having been continuously operational since its construction in 1878. It is a surviving example of the type of local landmark, corner commercial development that was incorporated into the building of terrace rows during Paddington's boom era of suburban development.

It is of social significance as a reference point for community identity, having served the community of the suburb through demographic changes leading to its re-emergence as a popular, desirable and fashionable area. The Hotel's long association with Tooth and Co - until its relatively recent sale - is well documented archivally in local, state and national repositories, which also record the building's history of change in response to community changes.

The Bellevue Hotel is of aesthetic significance as an example of an evolved Late Victorian period hotel with its principal exteriors still reflecting their original design, in a distinctive Classic Revival style. The expansion through take-over of an adjoining house, a common theme with Paddington's hotels, is legible in its main façade together with the works made to integrate the two buildings. The Hotel's interiors have been serially and comprehensively modified and updated, evolving over time as tastes and commercial imperatives changed.

As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the Bellevue Hotel is now uncommon, though still a vibrant element of the area's urban fabric and local streetscapes. It is arguably representative as well as rare, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to both its individuality and distinction as an important urban environment in Australia. As an element of the Paddington Conservation Area, and as one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.

(August 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

3.2 Grand National Hotel

The *Grand National Hotel* is located at the intersection of Elizabeth and Underwood Street, Paddington. The building occupies all of the site bounded by Elizabeth Street and Underwood Street with address of 33 Elizabeth Street (aka 161 Underwood Street). The land title of the site is described as Lot 1 in DP 902766.

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The *Grand National Hotel* is a landmark corner commercial building constructed in 1890 specifically for use as a hotel. It has been in continuous operation since its construction. On the Elizabeth Street frontage, the Hotel incorporates the adjacent former terrace house at No.35, which was developed as part of the attached row of such houses contemporary with the Hotel that extend eastwards down Elizabeth Street. The heritage assessment provides the following statement of significance for the *Grand National Hotel*:

The Grand National Hotel is of historic significance to Paddington and the Woollahra LGA as an early and successful example of Paddington's suburban hotels, having been continuously operational since its construction in 1890. It is a surviving example of the type of larger, landmark corner commercial development, prominent in the emerging suburb, having been incorporated into the building of terrace row housing during Paddington's boom era of suburban development. Its long association with Tooth and Co is well documented archivally in local, state and national repositories.

It is of social significance as an enduring reference point for community identity, together with the similar older and long-trading hotels of Paddington.

The Grand National Hotel is of aesthetic significance as an example of an evolved and impressively scaled Late Victorian era hotel. Still reflecting its original design externally, it illustrates blending of Classic Revival and Italianate styles in an ambitious building which commands the distinctively 19th century urban streetscapes in which it features. It is a Paddington landmark. The exterior remains legible and relatively intact, reflecting its recorded history of minor changes. While the ground floor interiors have been modified and updated, typically evolving over time as pubs must, to meet the tastes and interests of their clientele, the hotel retains significant interiors in the substantially intact bedrooms of its upper floor residential areas.

As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the Grand National Hotel remains an important structuring element of the suburb's urban fabric and local streetscapes, well known as a lively "gastro-pub".

The Grand National Hotel is now a building of uncommon scale and purpose amongst Paddington's older hotels. It is arguably rare as well as representative, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings. It retains the potential for guest accommodation to remain part of its operations. The hotels are a key element of the character of the Paddington Heritage Conservation Area, contributing to its individuality and distinction as an important urban environment in Australia. As an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.

(September 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

3.3 Imperial Hotel

The hotel is located at the intersection of Oxford and Underwood Street, Paddington. The building occupies all of the site bounded by Elizabeth Street and Underwood Street with address of 252 Oxford Street (aka 2 Underwood Street). The land title of the site is described as Lot 3 in DP 51538.

The *Imperial Hotel* is a landmark corner commercial building constructed specifically for use as a hotel. Constructed in 1909-10, it replaced an earlier hotel known as the Duke of Rothsay and the Cross Guns, which was built in 1873. The design of the existing building is by Architect Ernest Lindsay Thompson.

The heritage assessment provides the following statement of significance for the *Imperial Hotel*:

An imposing, landmark corner hotel, the Imperial Hotel is an architecturally refined, substantial hotel building which asserts a commanding presence amongst civic buildings at the western entry to Paddington's main street. Individually styled with richly detailed, complex facades to its Oxford and Underwood Street frontages, the Imperial contributes strongly to the aesthetic interest of Oxford Street and the Paddington Heritage Conservation Area.

The hotel is of historical and social history significance for the long tradition of hotel trade on this site. Paddington has a long history of community activism and vibrant local politics, and this has inevitably been built upon and encouraged by the tradition of meeting and socialising locally in the network of corner pubs in the area. The Imperial's balcony was a popular "spruiking point" for campaigning local politicians, recorded in the newspapers of the early 20th Century. As an element of the Paddington HCA, and one of the distinctive hotels within Paddington, the Imperial Hotel may also be part of a significant and unusual hotel group important in their suburban context, and itself worthy of listing.

(September 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

3.4 London Tavern Hotel

The *London Tavern Hotel* is located at the intersection of Oxford and Underwood Street, Paddington. The building occupies all of the site bounded by William Street and Underwood Street with address of 85 Underwood Street. The land title of the site is described as Lot 1 in DP 391 and Lot 11 in DP 1001328.

The *London Tavern Hotel* is a landmark corner commercial building and is one of Paddington's distinctive older and successful examples of hotels that has been continuously operational since its construction in the late 1870s/1880s. On the William Street frontage, the Hotel is incorporated into a row of terrace houses.

The heritage assessment provides the following statement of significance for the *London Tavern*:

The London Tavern Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as one of Paddington's distinctive older and successful examples of mainly 19th Century suburban hotels, which have been continuously operational since their construction in the late 1870s/1880s. It is a surviving example of the type of local landmark, corner site, commercial development - and particularly hotels - that were incorporated into the building of terrace row housing during Paddington's boom era of suburban development.

The suburb has continued to gather appeal, affection and desirability, and its retained heritage fabric, such as the hotels like the London Tavern, is of both historic and social history value. The hotels like the London Tavern are prominent in this esteem, and have social significance as a reference point for community identity, having served the community of the suburb through 140 years of consolidation and demographic changes leading to its re-emergence as a popular, desirable and fashionable area.

The London Tavern's long association with Toohey's Brewers is well documented archivally in local, state and national repositories, which also record the building's history of change in response to community changes.

The London Tavern is also of aesthetic significance as an architecturally distinctive example of an evolved Late Victorian period hotel ; its frontages to Elizabeth and Underwood Streets still retain their original design, featuring Queen Anne styling. The expansion through take-over of an adjoining house, a common theme with Paddington's hotels, has been concealed through the careful alteration of its main façade, combined with the works made to functionally integrate the two buildings. Despite that growth, the Hotel remains modest and compatible with the domestic scale of its context.

The Hotel's interiors have been modified and updated, evolving over time as taste and commercial imperatives have changed. They still retain much of their original fabric and the original layout of the Hotel, together with the changes made to it, can be read by visitors to the building.

As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the London Tavern Hotel is now uncommon, but still a vibrant element of the area's urban fabric and local streetscapes. It is arguably representative as well as rare, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to both its individuality and distinction as an important urban environment in Australia.¹ As an element of the Paddington Heritage Conservation Area, and as one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.

(September 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

3.5 Paddington Hotel (former Paddington Arms Hotel)

The *Paddington Hotel* is located at 284 Oxford Street between Elizabeth and William Street with a rear frontage on Victoria Street. The land title of the site is described as Lot 1 in DP 68955.

The *Paddington Hotel* is one of Paddington's distinctive older and successful examples of hotels that has been continuously operational since the 1860s, when it operated as the *Tradesman's Arms*. The existing building was rebuilt as the *Canberra Hotel* to the design of Spain & Cosh in 1913.

The heritage assessment provides the following statement of significance for the *Paddington Hotel*:

The Paddington Arms Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as one of Paddington's older, successful and enduring hotels. It occupies a site that has been in continuous hotel use since the urban consolidation of Oxford Street in the

1860s, when the building that formerly occupied this site, the Tradesman's Arms, was established as one of the emerging commercial area's first hotels.

While it is not a prominent physical or corner landmark in the way some other Paddington Hotels are, "The Paddington" is a part of Oxford Street's tapestry of development across 150 years, and a signifier of Paddington's emerging and growing importance in Nineteenth and Twentieth Century Sydney.

As with other early hotels of Paddington, The Paddington is of historical and social significance as a reference point for community identity, as Paddington's early pubs were and remain, serving their evolving community across more than 150 years of demographic change until its re-emergence in the later Twentieth Century as a popular, desirable and fashionable area to live, close to the city.

The Paddington has a particular interest in the longevity of its operation and the complex archaeology of its site, the building including stone fabric in its basement and other built-in elements retained from the former Tradesman's Arms, the earlier hotel established on the site in the 1860s. The Hotel's long association with brewer/hoteliers Tooth & Co means that the building is well-documented archivally in local, state and national repositories, whose records together with those of Woollahra Council support interpretation of the building's history of change in step with its community.

The Paddington is of aesthetic significance, having a modest, individual streetscape and townscape presence in its locality, derived of its simple, individual but sophisticated architectural design and construction. Its Edwardian/Federation - Queen Anne Revival (Arts and Crafts) styling make it individual in the locality. While its interiors have sustained much change, they continue to illustrate its story and evolution, and support its contributory importance in the Paddington Heritage Conservation Area. Its ambitious, high-quality recent interior fit-out and adroit management have seen it assume a high-profile place in Paddington's commerce as well as its evolving heritage identity.

(November 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

3.6 Paddington Inn Hotel

The *Paddington Inn Hotel* is located at the intersection of Oxford and William Street in Paddington. The building occupies all of the site bounded by Oxford, William and Victoria Street with address of 338 Oxford Street. The land title of the site is described as Lot 1 in DP 85869.

The *Paddington Inn Hotel* is a landmark corner commercial building and is one of Paddington's distinctive older and successful examples of hotels that has been continuously operational since its construction in 1848. This makes it one of the longest continuously-serving hotel site in the Paddington area.

The heritage assessment provides the following statement of significance for the *Paddington Inn*:

The Paddington Inn is of local heritage significance to Paddington and the Woollahra LGA as an enduring and successful example of Paddington's 19th Century suburban corner hotels, having been continuously operational since its construction in 1896, and occupying a site established in hotel use in 1848, making it potentially the longest continuously-serving hotel site in the Paddington area.

It is one of the few surviving examples of the larger, landmark corner commercial or hotel developments, prominent in the consolidating suburb of Paddington and Oxford Street at the end of the Nineteenth Century. Its long association with Tooth and Co, for whom the current hotel was built as one of the company's early and few purpose-built hotels, is well documented archivally in local, state and national repositories.

The Paddington Inn is of social significance as an enduring reference point for community identity, together with the similar older and long-established trading hotels of Paddington. The Paddington Inn is of aesthetic significance as an important Paddington example of an evolved, impressively-scaled and purpose-built late Victorian era hotel. Like the comparable, earlier-built Grand National Hotel, the Paddington Inn illustrates the late 19th Century blending of Classic Revival and Italianate styles in an ambitious, commanding hotel building. It is an Oxford Street and Paddington landmark.

The exterior of the hotel remains legible and relatively intact, reflecting its recorded history of growth. The ground floor interiors have been serially modified and in recent years smartly updated, reflecting the established cyclic and competitive pattern of renewal in Paddington's hotels to meet the tastes and interests of their clientele. The condition and integrity of the hotel's upper floor residential areas are not known, as they were not able to be inspected for this assessment.

As one of the small and decreasing number of historically significant hotels still trading commercially in the historic urban "village" of Paddington, the Paddington Inn is still an important structuring element of the suburb's historic urban fabric and of the Oxford Street streetscapes. It is well known as a thriving "gastro-pub".

As a building of unusual scale amongst Paddington's older hotels, The Paddington Inn is arguably rare as well as representative, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to its individuality and distinction as an important urban environment in Australia.¹ As an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.

The Paddington Inn is also important for its association with the origins of the Paddington Council, as the first three meetings of that Council were held in Jane Beard's Paddington Inn in 1860.

(November 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

3.7 Unicorn Hotel

The *Unicorn Hotel* is located at 102-106 Oxford Street Paddington, at the intersection of Oxford and Hopewell Street in Paddington. The building occupies all of the site bounded by Oxford Street, Hopewell Street and Hopewell Lane. The land title of the site is described as Lot 1 in DP 84534.

The *Unicorn Hotel* is a landmark corner commercial building that was built in a distinctive Inter-War Functionalist Moderne Style built in the 1940s to the design of Architects R. M. Joy and Pollitt. It replaced the former *Prince of Wales Hotel*, which was established in 1864. It is an

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important signifier of Tooth & Co policy to invest in modern hotel buildings in the post-depression era.

The heritage assessment provides the following statement of significance for the *Unicorn Hotel*:

The Unicorn Hotel is one of the earlier established hotels in Paddington, and as such it is of heritage significance for Paddington and the Woollahra Municipality. It occupies one of the longest serving hotel sites in the suburb, on which the Prince of Wales Hotel was established in c.1864. As an hotel, its longevity is camouflaged by the distinctive 1940s Moderne style building which now carries on the historic use, in one of the more recent pub buildings in Paddington, but also one of the more distinctive for its architecture.

As one of the Paddington hotels which were part of the important NSW hotel empire of hotelier-brewers Tooth & Co., The Unicorn occupies a high-profile Oxford Street site, and is amongst the important landmark hotels which also relates to the relative domesticity of Paddington's closely-scaled streets at its very rear. The Unicorn is an important signifier of Tooth & Co policy to invest in modern hotel buildings in the post-depression late 1930s/1940s when the company chose to both meet the new demographics of its clientele, and also to reinvigorate trade on sites where it could see that some of its older hotels might be more advantageously replaced than renovated.

The distinctive architectural styling of the building is the work of experienced hotel architects RM Joy and Pollitt, who designed other bold and brave new buildings across Sydney for Tooth & Co. Drawing on European Modernism and an experienced understanding of hotel design, the architects delivered what remains a powerful, eye-catching and exciting building in the diversity of the Oxford Street retail strip. It is both historically and aesthetically significant as an accomplished work of mid 20th Century commercial design, set within an important, historic urban context, which is also underlaid by its historic use associations with its site, in the suburb and conservation area of Paddington, and with its operators and the community which it has long-served.

The Unicorn Hotel is of a contemporary social significance for its continuing contribution to the sense of identity within Paddington and for the local and wider community, being part of the hotel network which structures the urban and social fabric of the suburb. Paddington has a history of community activism which has historically been facilitated by the tradition of meeting and socialising locally in the network of corner pubs in the area.

(December 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

4. Consultation with Land Owners

Council staff informed the land owners of all seven pubs of the study and provided them with a copy of the relevant draft heritage inventory sheet. We requested input from the owners via correspondence dated 4 July 2019. The deadline for the owners to make a submission was 30 August 2019.

We received submissions from three hotel owners and their consultants, being the Bellevue Hotel, the Grand National Hotel and the Paddington Hotel. A copy of all submissions received is included in *Annexure 3*.

5. Staff responses to issues raised in owners' submissions

The following tables summarise the owners' overall response to the listing.

Bellevue Hotel

	Issues raised in submissions	Council Staff Response
A	The Inventory sheet provides a thorough investigation of the heritage qualities of the Hotel though does not adequately reflect the level of change that has occurred to the original hotel and the current state of the interiors.	<p>The Heritage inventory sheet acknowledges that there have been changes to the original hotels under Modification and Dates and Integrity. However, it also states that 'some important original structural elements remain' which contribute to the building's heritage fabric.</p> <p>It is beyond the capacity of a heritage inventory sheet to identify and assess significant building fabric at heritage listing stage. In fact, the recommendations of the inventory sheet recommend a separate Conservation Management Document be prepared to inform future changes to the building. This would analyse the current condition of the building and establish guidelines for a responsible strategy to be prepared to assess it.</p>
B	Property would meet two of the Heritage Manual criteria for identification as a heritage item of local significance (Criteria (a) and (g)) and partly meet the Criterion (c) - original elevations only	The Heritage Manual prescribes that an item will be considered of heritage significance if it meets one or more of the prescribed criteria. Meeting of criteria (a), (g) and partially (c) would make it worth of local heritage listing.
C	Hotel is adequately protected by the heritage provisions in the Woollahra LEP 2014 and the Woollahra DCP 2015	Listing a heritage item in the LEP offers a higher level of statutory protection than is afforded by the Development Control Plan.
D	Hotel is not significant at a state level	The hotel has been assessed as having local significance. The lack of comparative information on other hotels in Sydney makes an assessment of potential State significance difficult to discern at this stage.
E	Listing of the Paddington hotels as a group in the Woollahra LEP 2014 schedule is not well founded and would serve little purpose	Council is proposing individual listing of the <i>Bellevue Hotel</i> in the Woollahra LEP 2014. Should this site be listed, it will be managed through Clause 5.10 of the LEP and the Paddington Chapter of the Woollahra DCP 2015.
F	<p>Should the proposal for listing proceed we would recommend that:</p> <ul style="list-style-type: none"> - Analysis of the interiors be carried out to identify significant spaces and fabric and this be the subject of agreement with Woollahra Council. 	As mentioned above, it is beyond the scope of an inventory sheet to undertake a fabric analysis of the building. The recommendations of the inventory sheet recommend a separate Conservation Management Document be prepared to inform future changes to the building. This would analyse the current condition of the building and establish guidelines for a responsible strategy to be prepared to assess it.

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Issues raised in submissions	Council Staff Response
<ul style="list-style-type: none"> - The Management Guidelines in the Inventory Sheet be the subject of further discussion with Council and an agreed set of recommendations be included in the Inventory Sheet for the Hotel. 	<p>It is noted that there will be more opportunities for the owner to provide their feedback throughout the listing process.</p>

Grand National Hotel

	Issues raised in submissions	Council Staff Response
A	<p>Intactness of the interiors. There is not a single room on either the first or second floors which present fabric in an intact manner. About 60-70% of internal detail elements are lost or degraded to a point where replacement is required.</p>	<p>The Heritage inventory sheet acknowledges that there have been changes to the original hotels under Modification and Dates and Integrity. However, it also states that 'the accommodation areas on the upper floors are more intact and offer valuable opportunities for interpretation and a conservation based, sympathetic adaptive re-use, to support their continued use. Council and the Robert A. Moore team are aware of the Court approved development which is referenced in the inventory sheet. Council staff are also aware of two more recent approvals and believe that these approvals would not affect the building's heritage significance.</p>
B	<p>Degraded state of the interiors should be recognised in the heritage inventory sheet and reflected in the Recommended Management of the heritage inventory sheet.</p>	<p>The Heritage Inventory sheet recommends a separate Conservation Management Document be prepared to inform future changes to the building. This would analyse the current condition of the building and establish guidelines for a responsible strategy to be prepared to assess it. It is beyond the scope of an inventory sheet to undertake a fabric analysis.</p>
C	<p>Strong opposition to group listing and listing on the State heritage listing.</p>	<p>The hotel has been assessed as having local significance and an individual heritage listing is proposed. The lack of comparative information on other hotels in Sydney makes an assessment of potential State significance difficult to discern at this stage.</p>
D	<p>Financial incentives for heritage items.</p>	<p>No financial incentives are proposed.</p>
E	<p>Incorporate the hotel use into the heritage listing.</p>	<p>The proposed listing describes the building as the Grand National Hotel, including interiors. This description recognises the use of the building as a hotel.</p>
F	<p>The listing of the use of the Hotel as a pub places an unjustified restriction on the potential uses of the building.</p>	<p>The proposed listing does not change the uses which are permissible under the WLEP 2014. However, the listing brings into operation clause 5.10(10) of the LEP. This clause permits, with consent, any use, provided, among other things, that the conservation of the building is achieved.</p>

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	Issues raised in submissions	Council Staff Response
G	Restriction on the potential use through this listing makes the upkeep of the facade less worthwhile.	The proposed listing does not change the uses which are permissible under the WLEP 2014. However, the listing brings into operation clause 5.10(10) of the LEP. This clause permits, with consent, any use, provided, among other things, that the conservation of the building is achieved.
H	There is no historical evidence that the Hotel "operated in concert with other hotels; it was always independently operated...". It follows that it falls outside the group of eleven hotels to which the study applies. The fact that the Hotel has historically been a pub is not, of itself, a good enough reason to list the interiors and use as items of local heritage significance.	The hotel has been assessed against the criteria set out in the document, <i>Assessing Heritage Significance</i> , published by the NSW Heritage Office in 2001.

Paddington Hotel

	Issues raised in submissions	Council Staff Response
A	There is no objection on the proposed heritage listing on the basis that the listing will not cause an obligation to remove the recently undertaken DA approved alterations and additions.	Noted and confirmed. The proposed heritage listing will not oblige an owner to remove previously approved works.

6. Amendments to the Woollahra DCP 2015 – Paddington Chapter C1 of the Woollahra DCP 2015

In response to point 5 (a), (b) of NOM 11.1, NOM 11.3 and point 4 of NOM 11.5, and in consultation with staff from Development Control, we have drafted amendments to *Chapter C1 – Paddington Heritage Conservation Area* of the Woollahra DCP 2015. Amendments are made to the following sections:

C1.3.8 *Commercial and industrial buildings including shops*, and
C1.3.9 *Pubs*

The proposed amendments to the DCP aim to ensure that pub buildings are protected and retained, regardless of their existing uses. The amendments aim to retain the diversity of building types in Paddington, including pub buildings and support the continued role and presence of pub buildings in Paddington. The proposed objectives and controls apply to all buildings that are or were formerly used as a pub in Paddington.

New objectives aim to ensure alterations and additions are sympathetic to the heritage significance of pub buildings, moveable heritage is protected, sympathetic fire upgrade measures are used and mechanical plant equipment is not visible from the public domain.

Section 1.3.8 aims to protect commercial buildings of Paddington, while section 1.3.9 specifically aims to protect pub buildings. Controls related to pub signs and awnings have been included in

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section 1.3.9. To make section 1.3.8 tailored to protect commercial buildings and section 1.3.9 tailored to protect pub buildings, references to pubs have been removed from section 1.3.8.

A DCP amendment has been prepared, which is at *Annexure 4*. Recommended changes are shown as follows:

- Inserted text is identified in blue and underlined
- ~~Deleted text is identified in red and strikethrough~~

7. Next steps

If Council decides to support amending the Woollahra LEP 2014 and Woollahra DCP 2015, the next step is to prepare a planning proposal, in accordance with NSW Government Guidelines.

Section 2.19 of the *Environmental Planning and Assessment Act 1979* sets out the functions of local planning panels. One of those functions is “to advise the council on any planning proposal that has been prepared or is to be prepared by the council under section 3.33 and that is referred to the panel by the council”.

Additionally, the *Local Planning Panel Direction – Planning Proposals* which was issued by the Minister for Planning on 27 September 2018 identifies the types of planning proposals that are to be referred to a local planning panel for advice prior to a planning proposal being sent to the DPIE for a gateway determination.

Under the terms of the Direction, the planning proposal to list seven (7) Paddington pubs as local heritage items to Schedule 5 of the LEP must be referred to the Woollahra Local Planning Panel (Woollahra LPP) for advice.

If Council decides to proceed with the planning proposal it will be referred to the next available meeting of the Woollahra LPP. The advice will then be provided to a future meeting of the *Environmental Planning Committee* (EPC).

8. Conclusion

The heritage significance of the following Paddington Pubs has been assessed in accordance with the NSW heritage best practice guidelines:

1. *Bellevue Hotel including interiors*
2. *Grand National Hotel including interiors*
3. *Imperial Hotel including interiors*
4. *London Tavern Hotel including interiors*
5. *The Paddington (formerly Paddington Arms Hotel) including interiors*
6. *Paddington Inn Hotel including interiors, and*
7. *Unicorn Hotel including interiors*

The Assessment of Heritage Significance prepared by Robert A. Moore Pty Ltd Architects and Conservation Consultants identifies that all seven hotels are of local heritage significance.

To facilitate listing at the local level, a planning proposal should be prepared to add these hotels to Schedule 5 of Woollahra LEP 2014. The planning proposal should be referred to the Woollahra

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LPP for advice. This step will be undertaken at the next available meeting of the Woollahra LPP, should the Council decide to prepare a planning proposal.

A DCP Amendment has been prepared by Council staff to amend sections 1.3.8 and 1.3.9 of Chapter C1 of the Woollahra DCP 2015 to ensure that pub buildings are protected and retained, regardless of a change of use.

This report recommends that Council:

1. Prepare a planning proposal to list the subject seven hotels in Paddington as local heritage items;
2. Refer the planning proposal to the Woollahra LPP for advice; and
3. Endorse for exhibition the draft DCP to amend Chapter C1 Paddington Heritage Conservation Area of the Woollahra DCP 2015.

Annexures

1. Annexure 1 - Key information about the Paddington Hotels
2. Annexure 2 - Heritage Study Report and Heritage Inventory Sheets (*circulated under separate cover*)
3. Annexure 3 - Owners Submissions
4. Annexure 4 - Paddington Hotels Study - Draft DCP Amendment No.12

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Item No: D1
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF SEVEN PUBS IN PADDINGTON (PADDINGTON PUBS STUDY)**
Author: Flavia Scardamaglia, Strategic Heritage Officer
Approvers: Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 19/194073
Reason for Report: To seek the advice of the Woollahra Local Planning Panel in relation to the preparation of a planning proposal to list seven pubs in Paddington, including interiors, as local heritage items in Woollahra Local Environmental Plan 2014

Recommendation:

THAT the Woollahra Local Planning Panel advises Council to:

- A. Proceed with the planning proposal to list the following pubs, including their interiors, as heritage items in Schedule 5 of the *Woollahra Local Environmental Plan 2014*:
 - i. The Bellevue Hotel at 157-159 Hargrave Street, Paddington;
 - ii. Grand National Hotel at 33 Elizabeth Street (161 Underwood Street), Paddington;
 - iii. Imperial Hotel at 252 Oxford Street, Paddington;
 - iv. The London Tavern Hotel at 85 Underwood Street, Paddington;
 - v. The Paddington Hotel (former Paddington Arms Hotel) at 384 Oxford Street, Paddington;
 - vi. The Paddington Inn Hotel at 338 Oxford Street, Paddington; and
 - vii. The Unicorn Hotel at 102-106 Oxford Street, Paddington.
- B. Forward the planning proposal to the Department of Planning, Industry and Environment to list the pubs in A, including their interiors, as heritage items in the Schedule 5 of the *Woollahra Local Environmental Plan 2014*, to allow public exhibition.
- C. Request delegation from Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the functions of the Minister for Planning and Public Spaces under Section 3.36 of the *Environmental Planning and Assessment Act 1979*.

1. Reason for report to the Woollahra Local Planning Panel (Woollahra LPP)

This report seeks the advice of the Woollahra LPP on the listing of seven Paddington pubs as heritage items in the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).

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.

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- When a planning proposal is referred to the local planning 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 of the Greater Sydney Commission 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 local planning panel because the general manager has not made a determination in regard to items 1 (a), (b) or (c), above.

2. Background

On 21 May 2018, the Council adopted the following notice of motion (Item No.11.1):

THAT Council:

1. *Requests staff to undertake an assessment of heritage significance for the 'Four in Hand Hotel' (located at 105 Sutherland Street, Paddington) (the Property) and report to the Environmental Planning Committee on whether the Property has sufficient heritage significance to be listed as:*
 - (a) *a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP);*
and
 - (b) *an item on the State Heritage under the Heritage Act 1977;*
2. *Notes the following priorities contained in its Delivery Program 2013 to 2018 and Operation Plan 2017/2018 (the DPOP):*
 - (a) *4.3.1 – 'Develop policies, including a Heritage Item Register and a Significant Tree Register, to maintain cultural and natural heritage item's; and*
 - (b) *4.3.1.1 – 'Carry out a study of hotels in Paddington to determine and establish more specific conservation controls' (the Paddington Pub Project);*
3. *Further notes its resolution on 27 November 2017, giving 'next priority' to the Paddington Pub Project;*
4. *Expedites the Paddington Pub Project and gives urgent priority to it (including the allocation of additional funding and staff resources);*
5. *In preparing the Paddington Pub Project, gives consideration to:*
 - a) *including a recommendation to Council on how to protect all pubs in the Paddington Heritage Conservation Area to the same standard; and*
 - b) *exploring what mechanisms (including but not limited to amending the Woollahra Development Control Plan 2015 (the DCP) are available to ensure that existing controls and protections that currently apply to pubs continue to apply regardless of any change in use;*
6. *Requests that the Mayor write to the Hon Gabrielle Upton, Minister for the Environment, Local Government and Heritage to:*
 - a) *raise community concerns over the loss of historic pubs in the Woollahra Municipality and elsewhere throughout the state of New South Wales; and*
 - b) *request the State Government to explore what legislative changes can be introduced to mirror the legislative reforms recently introduced by the UK Parliament concerning the protection of pubs.*

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In response to parts 1 and 4 of the Council's decision, the consultant firm *Robert A. Moore Pty Ltd Architects and Conservation Consultants* was engaged to carry out an assessment of heritage significance of eleven hotels in Paddington, with a priority being given to completing the assessment of the *Four in Hand Hotel* at 105 Sutherland Street Paddington. Robert Moore, the director of the firm, is a highly qualified and experienced heritage consultant with extensive and specialised experience in the identification, assessment, management and interpretation of heritage assets. Dr Mark Dunn, professional historian, undertook the historic research on the pubs, researching primary evidence from the Noel Butlin Archive in Canberra, the State Library of NSW, the NSW State Archives and Council's archives.

The heritage assessment and subsequent planning proposal for heritage listing of the *Four in Hand Hotel* has progressed separately from the remaining pubs in the Paddington Pub Project in accordance with NOM 11.1 (1). The Four in Hand heritage listing has been gazetted by the *Department of Planning Industry and Environment* (DPIE) on 17 January 2020.

On 18 November 2019 a report on the heritage listing of seven pubs in Paddington as heritage items in Schedule 5 of the *Woollahra Local Environmental Plan 2014* was presented to a meeting of the *Environmental Planning Committee* and on 25 November 2019, Council resolved the following:

- A. *THAT a Planning Proposal be prepared to amend the Woollahra Local Environmental Plan 2014 to include the following sites as heritage items in Schedule 5:*
 - i. *Bellevue Hotel at 157-159 Hargrave Street, Paddington;*
 - ii. *Grand National Hotel at 33 Elizabeth Street (161 Underwood Street), Paddington;*
 - iii. *Imperial Hotel at 252 Oxford Street, Paddington;*
 - iv. *London Tavern Hotel at 85 Underwood Street, Paddington;*
 - v. *The Paddington (former Paddington Arms Hotel) at 384 Oxford Street, Paddington;*
 - vi. *Paddington Inn Hotel at 338 Oxford Street, Paddington; and*
 - vii. *Unicorn Hotel at 102-106 Oxford Street, Paddington.*
- D. *THAT the Planning Proposal be referred to the Woollahra Local Planning Panel for advice.*
- E. *THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*
- F. *THAT the draft development control plan to amend the Woollahra Development Control Plan 2015, as described in **Annexure 4** of the report to the Environmental Planning Committee meeting on 18 November 2019 is endorsed for exhibition.*

3. The sites

All hotels assessed in this study are of historic significance to Paddington and the Woollahra local government area as early and successful examples of Paddington's suburban hotels, having been variously but continuously operating since their construction.

The assessment of heritage significance for each hotel was undertaken by Robert A. Moore Pty Ltd Architects and Conservation Consultants in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001.

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Some hotels, such as the *Grand National Hotel*, are examples of the type of landmark corner commercial development that was incorporated into the building of terrace rows during Paddington's boom era of suburban development.¹ Other hotels are stylistic exemplars of a particular style or occupy corner landmarks of Paddington, such as the *Unicorn Hotel* or the *Imperial Hotel* or the *Lord Dudley Hotel*.

All of the hotels have historic and aesthetic significance as examples of evolved period hotels, still reflecting their original design, many re-styled and all updated. They are vibrant elements of Paddington's urban fabric and local streetscapes, contributing to its distinctive urban "village" character.

Excluding the *Four in Hand Hotel*, the hotels in the Paddington Pub Project fall into either an unlisted or listed heritage item category:

#	Hotel name	Address	Listed status in Woollahra LEP 2014
1	Bellevue Hotel	157-159 Hargrave Street, Paddington	No
2	Grand National Hotel	33 Elizabeth Street (161 Underwood Street), Paddington	No
3	Imperial Hotel	252 Oxford Street, Paddington	No
4	London Tavern Hotel	85 Underwood Street, Paddington	No
5	The Paddington (former Paddington Arms Hotel)	384 Oxford Street, Paddington	No
6	Paddington Inn Hotel	338 Oxford Street, Paddington	No
7	Unicorn Hotel	102-106 Oxford Street, Paddington	No

The following hotels are already listed as local heritage items in the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014). During the Paddington Pub project, the heritage consultants updated and reviewed the heritage inventory forms of the following heritage listed hotels:

#	Hotel name	Address	Listed status in Woollahra LEP 2014
8	Lord Dudley Hotel	236 Jersey Road, Paddington	Yes
9	Royal Hotel	237 Glenmore Road, Paddington	Yes
10	Village Inn Hotel (formerly Dirty Nelly's Hotel and the Rose and Crown Hotel)	9-11 Glenmore Road, Paddington	Yes – listed as the Rose and Crown Hotel

Heritage inventory sheets of all ten hotels are included at *Annexure 2*.

¹ Robert A. Moore Architects and Conservation Consultants, *Paddington Hotels Study*, Section 4.0



Figure 1: Map of Paddington showing the locations of the pubs (Source: Woollahra Municipal Council, 2019).

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4. Assessment of heritage significance

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 assessment used the process and criteria set out in that document. There are seven criteria used in the process of assessing heritage significance.

Criterion (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).

Criterion (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).

Criterion (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).

Criterion (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.

Criterion (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).

Criterion (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).

Criterion (g)

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.

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The assessment by Robert A. Moore concludes that the *Bellevue Hotel*, the *Grand National Hotel*, the *Imperial Hotel*, the *London Tavern Hotel*, *The Paddington*, the *Paddington Inn Hotel*, and the *Unicorn Hotel* meet all the seven criteria for heritage listing at a local level. The consultant recommends the listing of those hotels in Schedule 5 of the Woollahra LEP 2014. Below, we have included the statement of significance for each hotel.

A copy of the inventory sheets for each of the seven sites prepared by Robert A. Moore Pty Ltd, including assessment against all heritage criteria, is included at **Annexure 2**.

4.1 The Bellevue Hotel

The hotel is located at the intersection of Hargrave and Taylor Street, Paddington. The building occupies all of the site bounded by Hargrave Street, Taylor Street, Windsor Lane with address of 157-159 Hargrave Street, Paddington. The land title of the site is described as Lot 11 in DP 1124608.

The *Bellevue Hotel* is a landmark corner commercial building constructed specifically for use as a hotel in c1878, it has been in continuous operation since its construction. The heritage assessment provides the following statement of significance for the *Bellevue Hotel*:

The Bellevue Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as an early and successful example of Paddington's suburban hotels, having been continuously operational since its construction in 1878. It is a surviving example of the type of local landmark, corner commercial development that was incorporated into the building of terrace rows during Paddington's boom era of suburban development.

It is of social significance as a reference point for community identity, having served the community of the suburb through demographic changes leading to its re-emergence as a popular, desirable and fashionable area. The Hotel's long association with Tooth and Co - until its relatively recent sale - is well documented archivally in local, state and national repositories, which also record the building's history of change in response to community changes.

The Bellevue Hotel is of aesthetic significance as an example of an evolved Late Victorian period hotel with its principal exteriors still reflecting their original design, in a distinctive Classic Revival style. The expansion through take-over of an adjoining house, a common theme with Paddington's hotels, is legible in its main façade together with the works made to integrate the two buildings, The Hotel's interiors have been serially and comprehensively modified and updated, evolving over time as tastes and commercial imperatives changed.

As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the Bellevue Hotel is now uncommon, though still a vibrant element of the area's urban fabric and local streetscapes. It is arguably representative as well as rare, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to both its individuality and distinction as an important urban environment in Australia. As an element of the Paddington Conservation Area, and as one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.

(August 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

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4.2 Grand National Hotel

The *Grand National Hotel* is located at the intersection of Elizabeth and Underwood Street, Paddington. The building occupies all of the site bounded by Elizabeth Street and Underwood Street with address of 33 Elizabeth Street (aka 161 Underwood Street). The land title of the site is described as Lot 1 in DP 902766.

The *Grand National Hotel* is a landmark corner commercial building constructed in 1890 specifically for use as a hotel. It has been in continuous operation since its construction. On the Elizabeth Street frontage, the Hotel incorporates the adjacent former terrace house at No.35, which was developed as part of the attached row of such houses contemporary with the Hotel that extend eastwards down Elizabeth Street. The heritage assessment provides the following statement of significance for the *Grand National Hotel*:

The Grand National Hotel is of historic significance to Paddington and the Woollahra LGA as an early and successful example of Paddington's suburban hotels, having been continuously operational since its construction in 1890. It is a surviving example of the type of larger, landmark corner commercial development, prominent in the emerging suburb, having been incorporated into the building of terrace row housing during Paddington's boom era of suburban development. Its long association with Tooth and Co is well documented archivally in local, state and national repositories.

It is of social significance as an enduring reference point for community identity, together with the similar older and long-trading hotels of Paddington.

The Grand National Hotel is of aesthetic significance as an example of an evolved and impressively scaled Late Victorian era hotel. Still reflecting its original design externally, it illustrates blending of Classic Revival and Italianate styles in an ambitious building which commands the distinctively 19th century urban streetscapes in which it features. It is a Paddington landmark. The exterior remains legible and relatively intact, reflecting its recorded history of minor changes. While the ground floor interiors have been modified and updated, typically evolving over time as pubs must, to meet the tastes and interests of their clientele, the hotel retains significant interiors in the substantially intact bedrooms of its upper floor residential areas.

As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the Grand National Hotel remains an important structuring element of the suburb's urban fabric and local streetscapes, well known as a lively "gastro-pub".

The Grand National Hotel is now a building of uncommon scale and purpose amongst Paddington's older hotels. It is arguably rare as well as representative, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings. It retains the potential for guest accommodation to remain part of its operations. The hotels are a key element of the character of the Paddington Heritage Conservation Area, contributing to its individuality and distinction as an important urban environment in Australia. As an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.

(September 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

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4.3 Imperial Hotel

The hotel is located at the intersection of Oxford and Underwood Street, Paddington. The building occupies all of the site bounded by Elizabeth Street and Underwood Street with address of 252 Oxford Street (aka 2 Underwood Street). The land title of the site is described as Lot 3 in DP 51538.

The *Imperial Hotel* is a landmark corner commercial building constructed specifically for use as a hotel. Constructed in 1909-10, it replaced an earlier hotel known as the Duke of Rothsay and the Cross Guns, which was built in 1873. The design of the existing building is by Architect Ernest Lindsay Thompson. The heritage assessment provides the following statement of significance for the *Imperial Hotel*:

An imposing, landmark corner hotel, the Imperial Hotel is an architecturally refined, substantial hotel building which asserts a commanding presence amongst civic buildings at the western entry to Paddington's main street. Individually styled with richly detailed, complex facades to its Oxford and Underwood Street frontages, the Imperial contributes strongly to the aesthetic interest of Oxford Street and the Paddington Heritage Conservation Area.

The hotel is of historical and social history significance for the long tradition of hotel trade on this site. Paddington has a long history of community activism and vibrant local politics, and this has inevitably been built upon and encouraged by the tradition of meeting and socialising locally in the network of corner pubs in the area. The Imperial's balcony was a popular "spruiking point" for campaigning local politicians, recorded in the newspapers of the early 20th Century. As an element of the Paddington HCA, and one of the distinctive hotels within Paddington, the Imperial Hotel may also be part of a significant and unusual hotel group important in their suburban context, and itself worthy of listing.

(September 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

4.4 The London Tavern Hotel

The *London Tavern Hotel* is located at the intersection of Oxford and Underwood Street, Paddington. The building occupies all of the site bounded by William Street and Underwood Street with address of 85 Underwood Street. The land title of the site is described as Lot 1 in DP 391 and Lot 11 in DP 1001328.

The *London Tavern Hotel* is a landmark corner commercial building and is one of Paddington's distinctive older and successful examples of hotels that has been continuously operational since its construction in the late 1870s/1880s. On the William Street frontage, the Hotel is incorporated into a row of terrace houses. The heritage assessment provides the following statement of significance for the *London Tavern*:

The London Tavern Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as one of Paddington's distinctive older and successful examples of mainly 19th Century suburban hotels, which have been continuously operational since their construction in the late 1870s/1880s. It is a surviving example of the type of local landmark, corner site, commercial development - and particularly hotels - that were incorporated into the building of terrace row housing during Paddington's boom era of suburban development.

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The suburb has continued to gather appeal, affection and desirability, and its retained heritage fabric, such as the hotels like the London Tavern, is of both historic and social history value. The hotels like the London Tavern are prominent in this esteem, and have social significance as a reference point for community identity, having served the community of the suburb through 140 years of consolidation and demographic changes leading to its re-emergence as a popular, desirable and fashionable area.

The London Tavern's long association with Toohey's Brewers is well documented archivally in local, state and national repositories, which also record the building's history of change in response to community changes.

The London Tavern is also of aesthetic significance as an architecturally distinctive example of an evolved Late Victorian period hotel ; its frontages to Elizabeth and Underwood Streets still retain their original design, featuring Queen Anne styling. The expansion through take-over of an adjoining house, a common theme with Paddington's hotels, has been concealed through the careful alteration of its main façade, combined with the works made to functionally integrate the two buildings. Despite that growth, the Hotel remains modest and compatible with the domestic scale of its context.

The Hotel's interiors have been modified and updated, evolving over time as taste and commercial imperatives have changed. They still retain much of their original fabric and the original layout of the Hotel, together with the changes made to it, can be read by visitors to the building.

As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the London Tavern Hotel is now uncommon, but still a vibrant element of the area's urban fabric and local streetscapes. It is arguably representative as well as rare, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to both its individuality and distinction as an important urban environment in Australia.¹ As an element of the Paddington Heritage Conservation Area, and as one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.

(September 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

4.5 The Paddington Hotel (former Paddington Arms Hotel)

The *Paddington Arms Hotel* is located at 284 Oxford Street between Elizabeth and William Street with a rear frontage on Victoria Street. The land title of the site is described as Lot 1 in DP 68955.

The *Paddington Arms Hotel* is one of Paddington's distinctive older and successful examples of hotels that has been continuously operational since the 1860s, when it operated as the *Tradesman's Arms*. The existing building was rebuilt as the *Canberra Hotel* to the design of Spain & Cosh in 1913. The heritage assessment provides the following statement of significance for the *Paddington Arms Hotel*:

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The Paddington Arms Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as one of Paddington's older, successful and enduring hotels. It occupies a site that has been in continuous hotel use since the urban consolidation of Oxford Street in the 1860s, when the building that formerly occupied this site, the Tradesman's Arms, was established as one of the emerging commercial area's first hotels.

While it is not a prominent physical or corner landmark in the way some other Paddington Hotels are, "The Paddington" is a part of Oxford Street's tapestry of development across 150 years, and a signifier of Paddington's emerging and growing importance in Nineteenth and Twentieth Century Sydney.

As with other early hotels of Paddington, The Paddington is of historical and social significance as a reference point for community identity, as Paddington's early pubs were and remain, serving their evolving community across more than 150 years of demographic change until its re-emergence in the later Twentieth Century as a popular, desirable and fashionable area to live, close to the city.

The Paddington has a particular interest in the longevity of its operation and the complex archaeology of its site, the building including stone fabric in its basement and other built-in elements retained from the former Tradesman's Arms, the earlier hotel established on the site in the 1860s. The Hotel's long association with brewer/hoteliers Tooth & Co means that the building is well-documented archivally in local, state and national repositories, whose records together with those of Woollahra Council support interpretation of the building's history of change in step with its community.

The Paddington is of aesthetic significance, having a modest, individual streetscape and townscape presence in its locality, derived of its simple, individual but sophisticated architectural design and construction. Its Edwardian/Federation - Queen Anne Revival (Arts and Crafts) styling make it individual in the locality. While its interiors have sustained much change, they continue to illustrate its story and evolution, and support its contributory importance in the Paddington Heritage Conservation Area. Its ambitious, high-quality recent interior fit-out and adroit management have seen it assume a high-profile place in Paddington's commerce as well as its evolving heritage identity.

(November 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

4.6 The Paddington Inn Hotel

The *Paddington Inn Hotel* is located at the intersection of Oxford and William Street in Paddington. The building occupies all of the site bounded by Oxford, William and Victoria Street with address of 338 Oxford Street. The land title of the site is described as Lot 1 in DP 85869.

The *Paddington Inn Hotel* is a landmark corner commercial building and is one of Paddington's distinctive older and successful examples of hotels that has been continuously operational since its construction in 1848. This makes it one of the longest continuously-serving hotel site in the Paddington area. The heritage assessment provides the following statement of significance for the *Paddington Inn*:

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The Paddington Inn is of local heritage significance to Paddington and the Woollahra LGA as an enduring and successful example of Paddington's 19th Century suburban corner hotels, having been continuously operational since its construction in 1896, and occupying a site established in hotel use in 1848, making it potentially the longest continuously-serving hotel site in the Paddington area.

It is one of the few surviving examples of the larger, landmark corner commercial or hotel developments, prominent in the consolidating suburb of Paddington and Oxford Street at the end of the Nineteenth Century. Its long association with Tooth and Co, for whom the current hotel was built as one of the company's early and few purpose-built hotels, is well documented archivally in local, state and national repositories.

The Paddington Inn is of social significance as an enduring reference point for community identity, together with the similar older and long-established trading hotels of Paddington. The Paddington Inn is of aesthetic significance as an important Paddington example of an evolved, impressively-scaled and purpose-built late Victorian era hotel. Like the comparable, earlier-built Grand National Hotel, the Paddington Inn illustrates the late 19th Century blending of Classic Revival and Italianate styles in an ambitious, commanding hotel building. It is an Oxford Street and Paddington landmark.

The exterior of the hotel remains legible and relatively intact, reflecting its recorded history of growth. The ground floor interiors have been serially modified and in recent years smartly updated, reflecting the established cyclic and competitive pattern of renewal in Paddington's hotels to meet the tastes and interests of their clientele. The condition and integrity of the hotel's upper floor residential areas are not known, as they were not able to be inspected for this assessment.

As one of the small and decreasing number of historically significant hotels still trading commercially in the historic urban "village" of Paddington, the Paddington Inn is still an important structuring element of the suburb's historic urban fabric and of the Oxford Street streetscapes. It is well known as a thriving "gastro-pub".

As a building of unusual scale amongst Paddington's older hotels, The Paddington Inn is arguably rare as well as representative, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to its individuality and distinction as an important urban environment in Australia.¹ As an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.

The Paddington Inn is also important for its association with the origins of the Paddington Council, as the first three meetings of that Council were held in Jane Beard's Paddington Inn in 1860.

(November 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

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4.7 The Unicorn Hotel

The *Unicorn Hotel* is located at 102-106 Oxford Street Paddington, at the intersection of Oxford and Hopewell Street in Paddington. The building occupies all of the site bounded by Oxford Street, Hopewell Street and Hopewell Lane. The land title of the site is described as Lot 1 in DP 84534.

The *Unicorn Hotel* is a landmark corner commercial building that was built in a distinctive Inter-War Functionalist Moderne Style built in the 1940s to the design of Architects R. M. Joy and Pollitt. It replaced the former *Prince of Wales Hotel*, which was established in 1864. It is an important signifier of Tooth & Co policy to invest in modern hotel buildings in the post-depression era. The heritage assessment provides the following statement of significance for the *Unicorn Hotel*:

The Unicorn Hotel is one of the earlier established hotels in Paddington, and as such it is of heritage significance for Paddington and the Woollahra Municipality. It occupies one of the longest serving hotel sites in the suburb, on which the Prince of Wales Hotel was established in c.1864. As an hotel, its longevity is camouflaged by the distinctive 1940s Moderne style building which now carries on the historic use, in one of the more recent pub buildings in Paddington, but also one of the more distinctive for its architecture.

As one of the Paddington hotels which were part of the important NSW hotel empire of hotelier-brewers Tooth & Co., The Unicorn occupies a high-profile Oxford Street site, and is amongst the important landmark hotels which also relates to the relative domesticity of Paddington's closely-scaled streets at its very rear. The Unicorn is an important signifier of Tooth & Co policy to invest in modern hotel buildings in the post-depression late 1930s/1940s when the company chose to both meet the new demographics of its clientele, and also to reinvigorate trade on sites where it could see that some of its older hotels might be more advantageously replaced than renovated.

The distinctive architectural styling of the building is the work of experienced hotel architects RM Joy and Pollitt, who designed other bold and brave new buildings across Sydney for Tooth & Co. Drawing on European Modernism and an experienced understanding of hotel design, the architects delivered what remains a powerful, eye-catching and exciting building in the diversity of the Oxford Street retail strip. It is both historically and aesthetically significant as an accomplished work of mid 20th Century commercial design, set within an important, historic urban context, which is also underlaid by its historic use associations with its site, in the suburb and conservation area of Paddington, and with its operators and the community which it has long-served.

The Unicorn Hotel is of a contemporary social significance for its continuing contribution to the sense of identity within Paddington and for the local and wider community, being part of the hotel network which structures the urban and social fabric of the suburb. Paddington has a history of community activism which has historically been facilitated by the tradition of meeting and socialising locally in the network of corner pubs in the area.

(December 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

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5. Consultation with land owners

Council staff informed the land owners of all pubs included in the study and provided them with a copy of the relevant draft heritage inventory sheet. We requested input from the owners via correspondence dated 4 July 2019. The deadline for the owners to make a submission was 30 August 2019.

Council received submissions from three hotel owners and their consultants, being the Bellevue Hotel, the Grand National Hotel and the Paddington Arms Hotel. A copy of all submissions received is in *Annexure 4*. Council staff responses are provided in the report to the Environmental Planning Committee meeting on 18 November 2019 (*Annexure 3*).

6. Planning proposal

A planning proposal has been prepared to list seven pubs, including their interiors, in Paddington as heritage items in the Woollahra LEP 2014 (see *Annexure 1*).

6.1 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 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).

6.2 Objective of amendment to Woollahra LEP 2014

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of seven pubs in Paddington (including their interiors) and provide them with statutory heritage protection.

6.3 Explanation of provisions

The objective of the planning proposal can be achieved by the following amendments to Woollahra LEP 2014:

- Insert a listing for each pub 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 Maps (Sheet HER_001, 003A and 003B) to identify seven pubs in Paddington as heritage items.

6.4 Relationship to strategic planning framework

The planning proposal is consistent with the relevant objectives of *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 the Council's Community Strategic Plan titled *Our 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.

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

The planning proposal is also consistent with the *Draft Woollahra Local Strategic Planning Statement* (endorsed by Council for exhibition 9 September 2019). 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*

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 (refer to Schedule 2 of the planning proposal).

6 Conclusion

This report seeks the advice of the Woollahra LPP on a planning proposal to list seven pubs in Paddington as heritage items in the Woollahra LEP 2014.

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

- A statement of the objective or intended outcome of the proposed 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 objective and provisions and the process for their implementation.
- Details of the community consultation that is to be undertaken.

Advice from the WLPP will be provided to Council.

Annexures

1. Planning Proposal to list seven pubs in Paddington as heritage items
2. Paddington Hotels Study 2019 - Heritage Study Report and Heritage Inventory Sheets
3. Environmental Planning Committee report dated 18 November 2019
4. Owners' Submissions

Planning Proposal



Local Heritage Listing

Paddington Hotels

February 2020



TRIM: 20/9983

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1. Introduction

1.1. Background

On 21 May 2018 the Council adopted the following Notice of Motion:

THAT Council:

1. *Requests staff to undertake an assessment of heritage significance for the 'Four in Hand Hotel' (located at 105 Sutherland Street, Paddington) (the Property) and report to the Environmental Planning Committee on whether the Property has sufficient heritage significance to be listed as:*
 - a) *a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP); and*
 - b) *an item on the State Heritage under the Heritage Act 1977;*
2. *Notes the following priorities contained in its Delivery Program 2013 to 2018 and Operation Plan 2017/2018 (the DPOP):*
 - a) *4.3.1 – 'Develop policies, including a Heritage Item Register and a Significant Tree Register, to maintain cultural and natural heritage item's; and*
 - b) *4.3.1.1 – 'Carry out a study of hotels in Paddington to determine and establish more specific conservation controls' (the Paddington Pub Project);*
3. *Further notes its resolution on 27 November 2017, giving 'next priority' to the Paddington Pub Project;*
4. *Expedites the Paddington Pub Project and gives urgent priority to it (including the allocation of additional funding and staff resources);*
5. *In preparing the Paddington Pub Project, gives consideration to:*
 - a) *including a recommendation to Council on how to protect all pubs in the Paddington Heritage Conservation Area to the same standard; and*
 - b) *exploring what mechanisms (including but not limited to amending the Woollahra Development Control Plan 2015 (the DCP) are available to ensure that existing controls and protections that currently apply to pubs continue to apply regardless of any change in use;*
6. *Requests that the Mayor write to the Hon Gabrielle Upton, Minister for the Environment, Local Government and Heritage to:*
 - a) *raise community concerns over the loss of historic pubs in the Woollahra Municipality and elsewhere throughout the state of New South Wales; and*
 - b) *request the State Government to explore what legislative changes can be introduced to mirror the legislative reforms recently introduced by the UK Parliament concerning the protection of pubs.*

The planning proposal for the Four in Hand Hotel was carried out separately and its listing was gazetted on 17 January 2020.

Further to the Council resolution from 21 May 2018, the remaining ten hotels in the Paddington Pub Project include:

	Hotel name	Address	Listed status in Woollahra LEP 2014
1	The Bellevue Hotel	157-159 Hargrave Street, Paddington	No
2	Grand National Hotel	33 Elizabeth Street (161 Underwood Street), Paddington	No
3	Imperial Hotel	252 Oxford Street, Paddington	No
4	The London Tavern Hotel	85 Underwood Street, Paddington	No
5	The Lord Dudley Hotel	236 Jersey Road, Paddington	Yes
6	The Paddington Hotel (Former Paddington Arms Hotel)	384 Oxford Street, Paddington	No
7	The Paddington Inn Hotel	338 Oxford Street, Paddington	No
8	The Royal Hotel	237 Glenmore Road, Paddington	Yes
9	Unicorn Hotel	102-106 Oxford Street, Paddington	No
10	Village Inn Hotel (formerly Dirty Nelly's Hotel and the Rose and Crown Hotel)	9-11 Glenmore Road, Paddington	Yes [listed as the Rose and Crown Hotel]

As demonstrated in the above table, three of these pubs are listed heritage items. This planning proposal addresses the remaining seven pubs, the subject of the Paddington Pub Project.

On 18 November 2019 a report on the heritage listing of seven pubs in Paddington as heritage items in Schedule 5 of the *Woollahra Local Environmental Plan 2014* was presented to a meeting of the *Environmental Planning Committee* and on 25 November 2019, Council resolved the following:

- A. *THAT a Planning Proposal be prepared to amend the Woollahra Local Environmental Plan 2014 to include the following sites as heritage items in Schedule 5:*
- i. *Bellevue Hotel at 157-159 Hargrave Street, Paddington;*
 - ii. *Grand National Hotel at 33 Elizabeth Street (161 Underwood Street), Paddington;*
 - iii. *Imperial Hotel at 252 Oxford Street, Paddington;*
 - iv. *London Tavern Hotel at 85 Underwood Street, Paddington;*
 - v. *The Paddington Hotel (former Paddington Arms Hotel) at 384 Oxford Street, Paddington;*
 - vi. *Paddington Inn Hotel at 338 Oxford Street, Paddington; and*
 - vii. *Unicorn Hotel at 102-106 Oxford Street, Paddington.*

- 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.*
- D. *THAT the draft development control plan to amend the Woollahra Development Control Plan 2015, as described in Annexure 4 of the report to the Environmental Planning Committee meeting on 18 November 2019 is endorsed for exhibition.*

On 30 January 2020 the Woollahra Local Planning Panel (Woollahra LPP) considered a report on the planning proposal. At that meeting the Woollahra LPP provided the following advice:

- A. *Proceed with the planning proposal to list the following pubs, including their interiors, as heritage items in Schedule 5 of the Woollahra Local Environmental Plan 2014:*
 - i. *The Bellevue Hotel at 157-159 Hargrave Street, Paddington;*
 - ii. *Grand National Hotel at 33 Elizabeth Street (161 Underwood Street), Paddington;*
 - iii. *Imperial Hotel at 252 Oxford Street, Paddington;*
 - iv. *The London Tavern Hotel at 85 Underwood Street, Paddington;*
 - v. *The Paddington Hotel (former Paddington Arms Hotel) at 384 Oxford Street, Paddington;*
 - vi. *The Paddington Inn Hotel at 338 Oxford Street, Paddington; and*
 - vii. *The Unicorn Hotel at 102-106 Oxford Street, Paddington.*
- B. *Forward the planning proposal to the Department of Planning, Industry and Environment to list the pubs in A, including their interiors, as heritage items in the Schedule 5 of the Woollahra Local Environmental Plan 2014, to allow public exhibition.*
- C. *Request delegation from Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the functions of the Minister for Planning and Public Spaces under Section 3.36 of the Environmental Planning and Assessment Act 1979.*

1.2. Description of this planning proposal

This planning proposal is made in relation to the following seven pubs located within the suburb of Paddington:

The Bellevue Hotel and interiors	157-159 Hargrave Street, Paddington
Grand National Hotel and interiors	33 Elizabeth Street (161 Underwood Street), Paddington
Imperial Hotel and interiors	252 Oxford Street, Paddington
The London Tavern Hotel and interiors	85 Underwood Street, Paddington
The Paddington Hotel (former Paddington Arms Hotel) and interiors	384 Oxford Street, Paddington
The Paddington Inn Hotel and interiors	338 Oxford Street, Paddington
The Unicorn Hotel and interiors	102-106 Oxford Street, Paddington

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:

1. Existing site and surrounding context
2. Existing planning controls
3. Objective of planning proposal
4. Explanation of provisions
5. Justification
6. Mapping
7. Community consultation
8. Project timeline

1.3. Assessment of heritage significance

In response to parts 1 and 4 of the Council resolution of 21 May 2018, the consultant firm 'Robert A. Moore Pty Ltd Architects and Conservation Consultants' was engaged to carry out an assessment of heritage significance of the eleven hotels in Paddington, with a priority being given to completing the assessment of the *Four in Hand Hotel* at 105 Sutherland Street Paddington. Robert Moore, the director of the firm, is a highly qualified and experienced heritage consultant with extensive and specialised experience in the identification, assessment, management and interpretation of heritage assets. Dr Mark Dunn, professional historian, undertook the historic research on the pubs, researching primary evidence from the Noel Butlin Archive in Canberra, the State Library of NSW, the NSW State Archives and Council's archives.

The heritage assessment and subsequent Planning Proposal for heritage listing of the *Four in Hand Hotel* has progressed separately from the remaining pubs in the Paddington Pub Project in accordance with Council's resolution. The *Four in Hand* heritage listing has not been gazetted by the *Department of Planning Industry and Environment* (DPIE) at the time of writing this report, but Council expects this to be imminent.

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.

The assessment by Robert A. Moore concludes that the *Bellevue Hotel*, the *Grand National Hotel*, the *Imperial Hotel*, the *London Tavern Hotel*, *The Paddington Hotel* (former *Paddington Arms Hotel*), the *Paddington Inn Hotel*, and the *Unicorn Hotel* meet **all** the seven criteria for heritage listing at a **local** level and recommends their listing in Schedule 5 of the Woollahra LEP 2014. Below, we have included the Statement of Significance for each hotel.

A copy of the assessment prepared by 'Robert A. Moore Pty Ltd Architects and Conservation Consultants', which includes the assessment against all criteria, is attached separately.

A copy of the inventory sheets for each of the seven sites prepared by Robert A. Moore Pty Ltd, including assessment against all heritage criteria, is included at **Annexure 2**.

1.4. Statements of heritage significance

Statements of significance have been prepared for each of the seven pubs the subject of this planning proposal, as follows:

1.4.1 The Bellevue Hotel

The Bellevue Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as an early and successful example of Paddington's suburban hotels, having been continuously operational since its construction in 1878. It is a surviving example of the type of local landmark, corner commercial development that was incorporated into the building of terrace rows during Paddington's boom era of suburban development.

It is of social significance as a reference point for community identity, having served the community of the suburb through demographic changes leading to its re- emergence as a popular, desirable and fashionable area. The Hotel's long association with Tooth and Co - until its relatively recent sale - is well documented archivally in local, state and national repositories, which also record the building's history of change in response to community changes.

The Bellevue Hotel is of aesthetic significance as an example of an evolved Late Victorian period hotel with its principal exteriors still reflecting their original design, in a distinctive Classic Revival style. The expansion through take-over of an adjoining house, a common theme with Paddington's hotels, is legible in its main façade together with the works made to integrate the two buildings, The Hotel's interiors have been serially and comprehensively modified and updated, evolving over time as tastes and commercial imperatives changed.

As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the Bellevue Hotel is now uncommon, though still a vibrant element of the area's urban fabric and local streetscapes. It is arguably representative as well as rare, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to both its individuality and distinction as an important urban environment in Australia. As an element of the Paddington Conservation Area, and as one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.

(August 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

1.4.2 Grand National Hotel

The Grand National Hotel is of historic significance to Paddington and the Woollahra LGA as an early and successful example of Paddington's suburban hotels, having been continuously operational since its construction in 1890. It is a surviving example of the type of larger, landmark corner commercial development, prominent in the emerging suburb, having been incorporated into the building of terrace row housing during Paddington's boom era of suburban development. Its long association with Tooth and Co is well documented archivally in local, state and national repositories. It is of social significance as an enduring reference point for community identity, together with the similar older and long-trading hotels of Paddington. The Grand National Hotel is of aesthetic significance as an example of an evolved and impressively scaled Late Victorian era hotel. Still reflecting its original design externally, it illustrates blending of Classic Revival and Italianate styles in an ambitious building which commands the distinctively 19th century urban streetscapes in which it features. It is a Paddington landmark. The exterior remains legible and relatively intact, reflecting its recorded history of minor changes. While the ground floor interiors have been modified and updated, typically evolving over time as pubs must, to meet the tastes and interests of their clientele, the hotel retains significant interiors in the substantially intact bedrooms of its upper floor residential areas. As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the Grand National Hotel remains an important structuring element of the suburb's urban fabric and local streetscapes, well known as a lively "gastro-pub". The Grand National Hotel is now a building of uncommon scale and purpose amongst Paddington's older hotels. It is arguably rare as well as representative, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings. It retains the potential for guest accommodation to remain part of its operations. The hotels are a key element of the character of the Paddington Heritage Conservation Area, contributing to its individuality and distinction as an important urban environment in Australia. As an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.

(September 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

1.4.3 Imperial Hotel

An imposing, landmark corner hotel, the Imperial Hotel is an architecturally refined, substantial hotel building which asserts a commanding presence amongst civic buildings at the western entry to Paddington's main street. Individually styled with richly detailed, complex facades to its Oxford and Underwood Street frontages, the Imperial contributes strongly to the aesthetic interest of Oxford Street and the Paddington Heritage Conservation Area. The hotel is of historical and social history significance for the long tradition of hotel trade on this site. Paddington has a long history of community activism and vibrant local politics, and this has inevitably been built upon and encouraged by the tradition of meeting and socialising locally in the network of corner pubs in the area. The Imperial's balcony was a popular "spruiking point" for campaigning local politicians, recorded in the newspapers of the early 20th Century. As an element of the Paddington HCA, and one of the distinctive hotels within Paddington, the Imperial Hotel may also be part of a significant and unusual hotel group important in their suburban context, and itself worthy of listing.

(September 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

1.4.4 The London Tavern Hotel

The London Tavern Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as one of Paddington's distinctive older and successful examples of mainly 19th Century suburban hotels, which have been continuously operational since their construction in the late 1870s/1880s. It is a surviving example of the type of local landmark, corner site, commercial development -and particularly hotels -that were incorporated into the building of terrace row housing during Paddington's boom era of suburban development.

The suburb has continued to gather appeal, affection and desirability, and its retained heritage fabric, such as the hotels like the London Tavern, is of both historic and social history value. The hotels like the London Tavern are prominent in this esteem, and have social significance as a reference point for community identity, having served the community of the suburb through 140 years of consolidation and demographic changes leading to its re-emergence as a popular, desirable and fashionable area.

The London Tavern's long association with Toohey's Brewers is well documented archivally in local, state and national repositories, which also record the building's history of change in response to community changes.

The London Tavern is also of aesthetic significance as an architecturally distinctive example of an evolved Late Victorian period hotel ; its frontages to Elizabeth and Underwood Streets still retain their original design, featuring Queen Anne styling. The expansion through take-over of an adjoining house, a common theme with Paddington's hotels, has been concealed through the careful alteration of its main façade, combined with the works made to functionally integrate the two buildings. Despite that growth, the Hotel remains modest and compatible with the domestic scale of its context.

The Hotel's interiors have been modified and updated, evolving over time as taste and commercial imperatives have changed. They still retain much of their original fabric and the original layout of the Hotel, together with the changes made to it, can be read by visitors to the building.

As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban “village” of Paddington, the London Tavern Hotel is now uncommon, but still a vibrant element of the area’s urban fabric and local streetscapes. It is arguably representative as well as rare, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to both its individuality and distinction as an important urban environment in Australia.¹ As an element of the Paddington Heritage Conservation Area, and as one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.

(September 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

1.4.5 The Paddington Hotel (former Paddington Arms Hotel)

The Paddington Arms Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as one of Paddington’s older, successful and enduring hotels. It occupies a site that has been in continuous hotel use since the urban consolidation of Oxford Street in the 1860s, when the building that formerly occupied this site, the Tradesman’s Arms, was established as one of the emerging commercial area’s first hotels.

While it is not a prominent physical or corner landmark in the way some other Paddington Hotels are, “The Paddington” is a part of Oxford Street’s tapestry of development across 150 years, and a signifier of Paddington’s emerging and growing importance in Nineteenth and Twentieth Century Sydney.

As with other early hotels of Paddington, The Paddington is of historical and social significance as a reference point for community identity, as Paddington’s early pubs were and remain, serving their evolving community across more than 150 years of demographic change until its re-emergence in the later Twentieth Century as a popular, desirable and fashionable area to live, close to the city.

The Paddington has a particular interest in the longevity of its operation and the complex archaeology of its site, the building including stone fabric in its basement and other built-in elements retained from the former Tradesman’s Arms, the earlier hotel established on the site in the 1860s. The Hotel’s long association with brewer/hoteliers Tooth & Co means that the building is well-documented archivally in local, state and national repositories, whose records together with those of Woollahra Council support interpretation of the building’s history of change in step with its community.

The Paddington is of aesthetic significance, having a modest, individual streetscape and townscape presence in its locality, derived of its simple, individual but sophisticated architectural design and construction. Its Edwardian/Federation -Queen Anne Revival (Arts and Crafts) styling make it individual in the locality. While its interiors have sustained much change, they continue to illustrate its story and evolution, and support its contributory importance in the Paddington Heritage Conservation Area. Its ambitious, high-quality recent interior fit-out and adroit management have seen it assume a high-profile place in Paddington’s commerce as well as its evolving heritage identity.

(November 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

1.4.6 The Paddington Inn Hotel

The Paddington Inn is of local heritage significance to Paddington and the Woollahra LGA as an enduring and successful example of Paddington's 19th Century suburban corner hotels, having been continuously operational since its construction in 1896, and occupying a site established in hotel use in 1848, making it potentially the longest continuously-serving hotel site in the Paddington area.

It is one of the few surviving examples of the larger, landmark corner commercial or hotel developments, prominent in the consolidating suburb of Paddington and Oxford Street at the end of the Nineteenth Century. Its long association with Tooth and Co, for whom the current hotel was built as one of the company's early and few purpose-built hotels, is well documented archivally in local, state and national repositories.

The Paddington Inn is of social significance as an enduring reference point for community identity, together with the similar older and long-established trading hotels of Paddington. The Paddington Inn is of aesthetic significance as an important Paddington example of an evolved, impressively-scaled and purpose-built late Victorian era hotel. Like the comparable, earlier-built Grand National Hotel, the Paddington Inn illustrates the late 19th Century blending of Classic Revival and Italianate styles in an ambitious, commanding hotel building. It is an Oxford Street and Paddington landmark.

The exterior of the hotel remains legible and relatively intact, reflecting its recorded history of growth. The ground floor interiors have been serially modified and in recent years smartly updated, reflecting the established cyclic and competitive pattern of renewal in Paddington's hotels to meet the tastes and interests of their clientele. The condition and integrity of the hotel's upper floor residential areas are not known, as they were not able to be inspected for this assessment.

As one of the small and decreasing number of historically significant hotels still trading commercially in the historic urban "village" of Paddington, the Paddington Inn is still an important structuring element of the suburb's historic urban fabric and of the Oxford Street streetscapes. It is well known as a thriving "gastro-pub".

As a building of unusual scale amongst Paddington's older hotels, The Paddington Inn is arguably rare as well as representative, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to its individuality and distinction as an important urban environment in Australia.¹ As an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.

The Paddington Inn is also important for its association with the origins of the Paddington Council, as the first three meetings of that Council were held in Jane Beard's Paddington Inn in 1860.

(November 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

1.4.7 The Unicorn Hotel

The Unicorn Hotel is one of the earlier established hotels in Paddington, and as such it is of heritage significance for Paddington and the Woollahra Municipality. It occupies one of the longest serving hotel sites in the suburb, on which the Prince of Wales Hotel was established in c.1864. As an hotel, its longevity is camouflaged by the distinctive 1940s Moderne style building which now carries on the historic use, in one of the more recent pub buildings in Paddington, but also one of the more distinctive for its architecture.

As one of the Paddington hotels which were part of the important NSW hotel empire of hotelier-brewers Tooth & Co., The Unicorn occupies a high-profile Oxford Street site, and is amongst the important landmark hotels which also relates to the relative domesticity of Paddington's closely-scaled streets at its very rear. The Unicorn is an important signifier of Tooth & Co policy to invest in modern hotel buildings in the post- depression late 1930s/1940s when the company chose to both meet the new demographics of its clientele, and also to reinvigorate trade on sites where it could see that some of its older hotels might be more advantageously replaced than renovated.

The distinctive architectural styling of the building is the work of experienced hotel architects RM Joy and Pollitt, who designed other bold and brave new buildings across Sydney for Tooth & Co. Drawing on European Modernism and an experienced understanding of hotel design, the architects delivered what remains a powerful, eye-catching and exciting building in the diversity of the Oxford Street retail strip. It is both historically and aesthetically significant as an accomplished work of mid 20th Century commercial design, set within an important, historic urban context, which is also underlaid by its historic use associations with its site, in the suburb and conservation area of Paddington, and with its operators and the community which it has long- served.

The Unicorn Hotel is of a contemporary social significance for its continuing contribution to the sense of identity within Paddington and for the local and wider community, being part of the hotel network which structures the urban and social fabric of the suburb. Paddington has a history of community activism which has historically been facilitated by the tradition of meeting and socialising locally in the network of corner pubs in the area

(December 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

2. Existing sites and context

The Bellevue Hotel

2.1. The site

The *Bellevue Hotel* is located at the intersection of Hargrave and Taylor Street, Paddington. The building occupies all of the site bounded by Hargrave Street, Taylor Street, Windsor Lane with address of 157-159 Hargrave Street, Paddington.

The *Bellevue Hotel* is a landmark corner commercial building constructed specifically for use as a hotel. Constructed in c1878, it has been in continuous operation since its construction.

The site is legally identified as Lot 11 DP 1124608, and is currently subject to planning controls in the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).



Figure 1: the Bellevue Hotel viewed from Hargrave Street, looking towards the north eastern and south eastern elevations (Source: Robert A. Moore Pty Ltd Architects and Conservation Consultants, August 2018).



Figure 2: Cadastral map showing the Bellevue Hotel site outlined in red.



Figure 3: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)

Grand National Hotel

2.2. The site

The *Grand National Hotel* is located at the intersection of Elizabeth and Underwood Street, Paddington. The building occupies all of the site bounded by Elizabeth Street and Underwood Street with address of 33 Elizabeth Street (aka 161 Underwood Street). The land title of the site is described as Lot 1 in DP 902766.

The *Grand National Hotel* is a landmark corner commercial building constructed specifically for use as a hotel. Constructed in 1890, it has been in continuous operation since its construction. On the Elizabeth Street frontage, the Hotel incorporates the adjacent former terrace house at No.35, which was developed as part of the attached row of such houses contemporary with the Hotel that extends eastwards down Elizabeth Street.



Figure 4: the Grand National Hotel viewed from Underwood Street, looking towards the north western and south western elevations (Source: Woollahra Municipal Council, October 2019).



Figure 5: Cadastral map showing the Grand National Hotel site outlined in red.



Figure 6: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)

Imperial Hotel

2.3. The site

The *Imperial Hotel* is located at the intersection of Oxford and Underwood Street, Paddington. The building occupies all of the site bounded by Elizabeth Street and Underwood Street with address of 252 Oxford Street (aka 2 Underwood Street). The land title of the site is described as Lot 3 in DP 51538.

The *Imperial Hotel* is a landmark corner commercial building constructed specifically for use as a hotel. Constructed in 1909-10, it replaced an earlier hotel known as the Duke of Rothsay and the Cross Guns, which was built in 1873. The design of the existing building is by Architect Ernest Lindsay Thompson.



Figure 7: the Imperial Hotel viewed from Oxford Street, looking towards the south western and south western elevations (Source: Robert A. Moore Pty Ltd Architects and Conservation Consultants, September 2018).

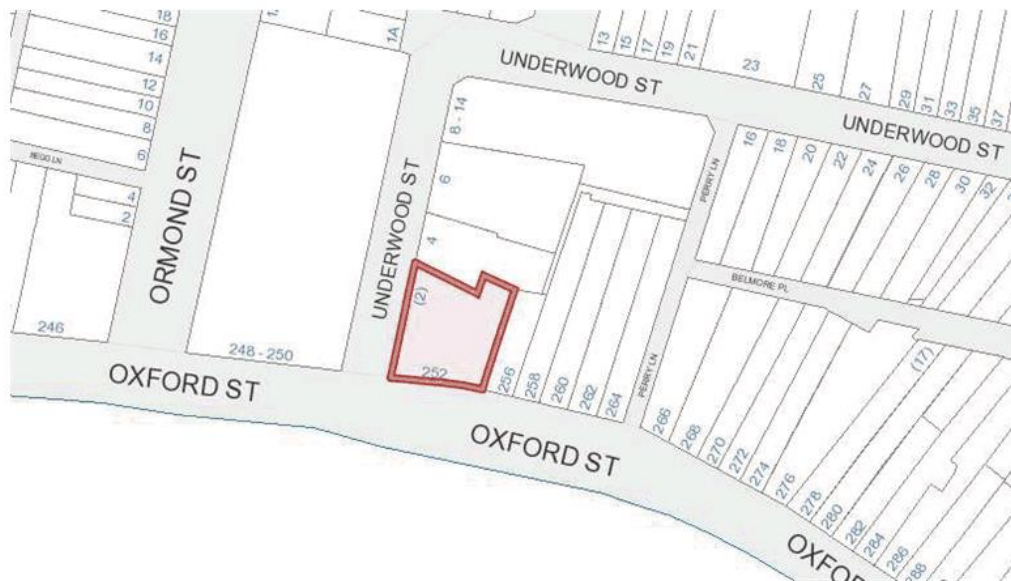


Figure 8: Cadastral map showing the Imperial Hotel site outlined in red.

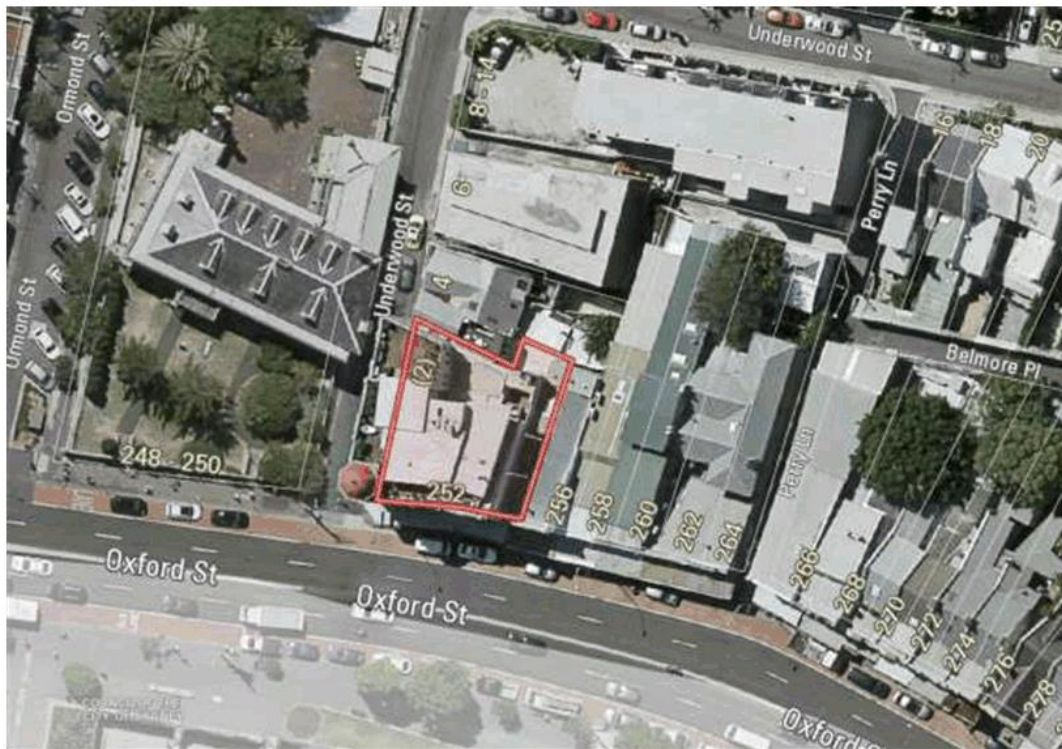


Figure 9: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)

The London Tavern Hotel

2.4. The site

The *London Tavern Hotel* is located at the intersection of Oxford and Underwood Street, Paddington. The building occupies all of the site bounded by William Street and Underwood Street with address of 85 Underwood Street. The land title of the site is described as Lot 1 in DP 391 and Lot 11 in DP 1001328.

The *London Tavern Hotel* is a landmark corner commercial building and is one of Paddington's distinctive older and successful examples of hotels that has been continuously operational since its construction in the late 1870s/1880s. On the William Street frontage, the Hotel is incorporated into a row of terrace houses.



Figure 10: the *London Tavern Hotel* viewed from the intersection of William and Underwood Street, looking towards the south and western elevations (Source: Robert A. Moore Pty Ltd Architects and Conservation Consultants, September 2018).



Figure 11: Cadastral map showing the London Tavern Hotel site outlined in red.



Figure 12: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)

The Paddington Hotel (former Paddington Arms Hotel)

2.1. The site

The *Paddington Hotel* (former *Paddington Arms Hotel*) is located at 384 Oxford Street between Elizabeth and William Street with a rear frontage on Victoria Street. The land title of the site is described as Lot 1 in DP 68955.

The *Paddington Hotel* is one of Paddington's distinctive older and successful examples of hotels that has been continuously operational since the 1860s, when it operated as the *Tradesman's Arms*. The existing building was rebuilt as the *Canberra Hotel* to the design of Spain & Cosh in 1913.



Figure 13: the *Paddington Arms Hotel*'s main elevation viewed from Oxford Street (Source: Woollahra Municipal Council, October 2019).

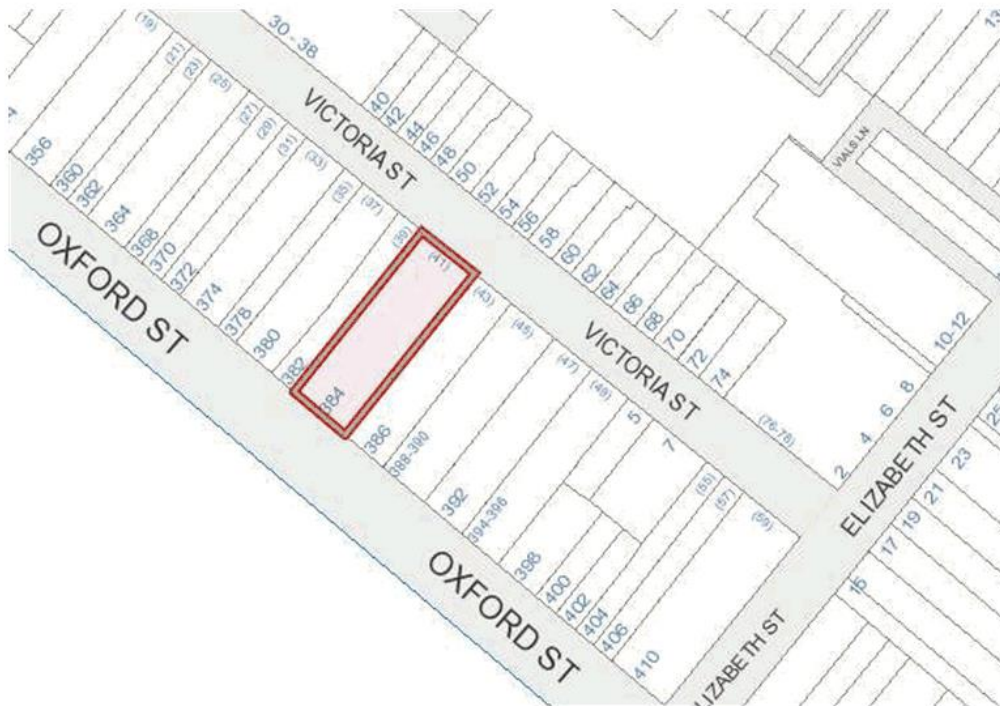


Figure 14: Cadastral map showing the Paddington Hotel site outlined in red.



Figure 15: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)

The Paddington Inn Hotel

2.5. The site

The *Paddington Inn Hotel* is located at the intersection of Oxford and William Street in Paddington. The building occupies all of the site bounded by Oxford, William and Victoria Street with address of 338 Oxford Street. The land title of the site is described as Lot 1 in DP 85869.

The *Paddington Inn Hotel* is a landmark corner commercial building and is one of Paddington's distinctive older and successful examples of hotels that has been continuously operational since its construction in 1848. This makes it one of the longest continuously- serving hotel site in the Paddington area.



Figure 16: the Paddington Inn Hotel viewed from Oxford Street looking to its south western and north western elevations (Source: Woollahra Municipal Council, October 2019).



Figure 17: Cadastral map showing the Paddington Hotel site outlined in red



Figure 18: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)

The Unicorn Hotel

2.6. The site

The *Unicorn Hotel* is located at the intersection of Oxford and Hopewell Street in Paddington. The building occupies all of the site bounded by Oxford Street, Hopewell Street and Hopewell Lane with address of 102-106 Oxford Street. The land title of the site is described as Lot 1 in DP 84534.

The *Unicorn Hotel* is a landmark corner commercial building that was built in a distinctive Inter-War Functionalist Moderne Style built in the 1940s to the design of Architects R. M. Joy and Pollitt. It replaced the former *Prince of Wales Hotel*, which was established in 1864. It is an important signifier of Tooth & Co policy to invest in modern hotel buildings in the post-Depression era.



Figure 19: the Unicorn Hotel viewed from Oxford Street looking to its southern and eastern elevations (Source: Robert A. Moore Pty Ltd Architects and Conservation Consultants, December 2018).

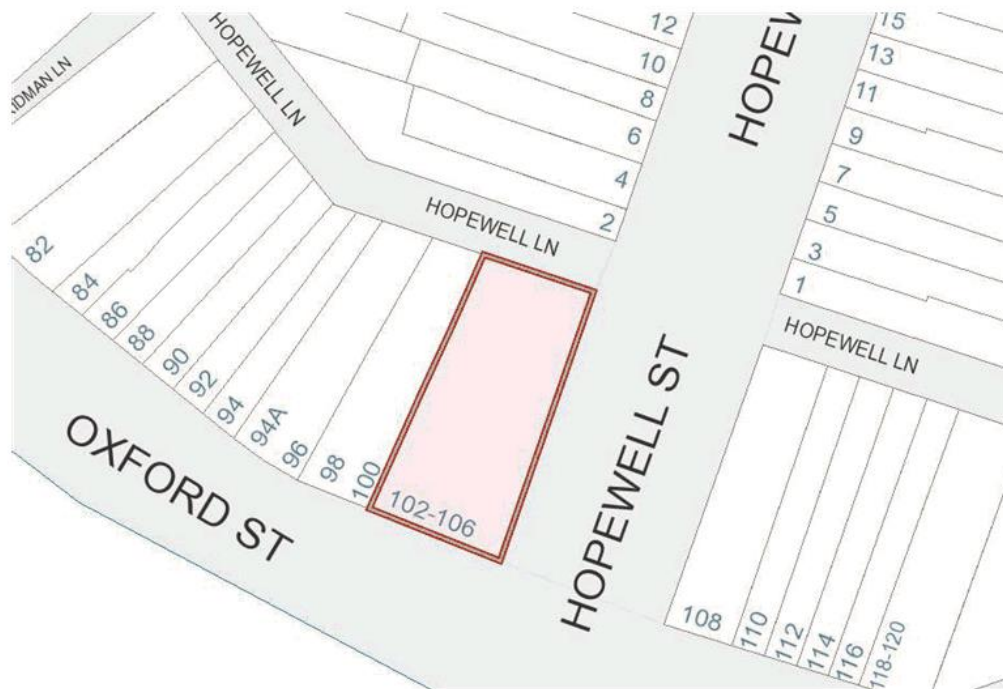


Figure 20: Cadastral map showing the Unicorn Hotel site outlined in red.



Figure 21: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)

3. Existing planning controls

All sites are 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:

	Land Use Zone	Height of Building	Minimum Lot Size	Acid Sulfate Soils
The Bellevue Hotel	R2: Low Density Residential	9.5m	230m ²	Class 5
Grand National Hotel	R2: Low Density Residential	9.5m	230m ²	Class 5
Imperial Hotel	B4: Mixed Use	9.5m	Not applicable	Class 5
The London Tavern	B4: Mixed Use	9.5m	Not applicable	Class 5
The Paddington Hotel (former Paddington Arms Hotel)	B4: Mixed Use	9.5m	Not applicable	Class 5
The Paddington Inn Hotel	B4: Mixed Use	9.5m	Not applicable	Class 5
The Unicorn Hotel	B4: Mixed Use	9.5m	Not applicable	Class 5

The Objectives for the R2 zone of the Woollahra LEP 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 Objectives for the B4 zone of the Woollahra LEP are:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *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.*

None of these hotels are currently listed as a State or local heritage items. However, they are all within the Paddington Heritage Conservation Area under the Woollahra LEP 2014 and are subject to the provisions outlined in clause 5.10 (Heritage Conservation) in Woollahra LEP 2014 relative to heritage conservation areas.

4. Objective of the amendment to Woollahra LEP 2014

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of the hotels listed below and provide them with statutory heritage protection.

The Bellevue Hotel and interiors	157-159 Hargrave Street, Paddington
Grand National Hotel and interiors	33 Elizabeth Street (161 Underwood Street), Paddington
Imperial Hotel and interiors	252 Oxford Street, Paddington
The London Tavern Hotel and interiors	85 Underwood Street, Paddington
The Paddington Hotel (former Paddington Arms Hotel) and interiors	384 Oxford Street, Paddington
The Paddington Inn Hotel and interiors	338 Oxford Street, Paddington
The Unicorn Hotel and interiors	102-106 Oxford Street, Paddington

5. Explanation of provisions

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

- Insert a listing for each Paddington pub listed in Part 4 above, 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_001, HER_003A and HER_003B) to identify 7 additional heritage items at their relevant addresses.

6. Justification

The planning proposal has strategic merit. The key reason for amending the Woollahra LEP 2014 is that the heritage listing of seven pubs in Paddington will ensure their significance is recognised and their ongoing conservation is implemented.

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 *Robert A. Moore Pty Ltd Architects and Conservation Consultants*. The report concluded that all pubs meet the criteria for listing as local heritage items.

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

Yes. The objective is to recognise the heritage significance of all seven pubs, including their interiors, and provide statutory heritage protection. The best means of achieving this objective is through an amendment to Woollahra LEP 2014 to list the building and their interiors as heritage items. This is commenced through the planning proposal process.

Although the buildings are located in the Paddington Heritage Conservation Area, heritage listing will provide a higher level of protection and recognition of the heritage significance of these items and their interiors. 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.

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 13: Environmental heritage is identified, conserved and enhanced.

Identifying these seven hotels as local heritage items will allow the appropriate conservation of these properties and their interiors into the future.

Eastern City District Plan

The planning proposal is generally consistent with the directions, priorities and objectives of the *Eastern City District Plan*, more specifically with:

- 'A city of great places' direction
- Planning Priority E^ 'Creating and renewing great places and local centres, and respecting the District's heritage'
- Objective 13 'environmental heritage is identified, conserved and enhanced'
- Action 20 'Identifying, conserving and enhancing the environmental heritage of the local area' through:
 - o a. engaging with the community early to understand heritage values'
- Action 54 'Consider the following issues when preparing plans for tourism and visitation:
 - o e. protecting heritage and biodiversity to enhance cultural and eco-tourism'

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 and residential amenity, including protection of significant architecture and the natural environment.

The planning proposal is also consistent with the *Draft Woollahra Local Strategic Planning Statement* (endorsed by Council for exhibition 9 September 2019). 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** below).

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** below).

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 items will be required when development is proposed for seven pubs and their 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 measured all seven pubs and their interiors against the criteria for 'cultural significance' as defined in the *Australia ICOMOS Burra Charter 2013*, as meaning the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

While not having a direct economic effect, heritage listing will acknowledge each hotels' social significance. All seven hotels are an important part of the social fabric of Paddington as popular meeting places and celebrated destinations for locals, tourists and visitors. They all have a demonstrated social significance arising from their prolonged use and their being part of a distinctive and established group contributing to Paddington's character.

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 seven pubs in Paddington and it does not involve amendments to the planning controls that will facilitate intensified development.

All sites have access to adequate public infrastructure such as water, sewer, electricity and telephone services. The sites' closest access to public transport services is on Oxford Street and Glenmore 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.

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

Should the planning proposal proceed to public exhibition, consultation with the relevant public authorities will be carried out, namely Heritage NSW, Department of Premier and Cabinet.

Further consultation will take place with any other authorities identified by the gateway determination.

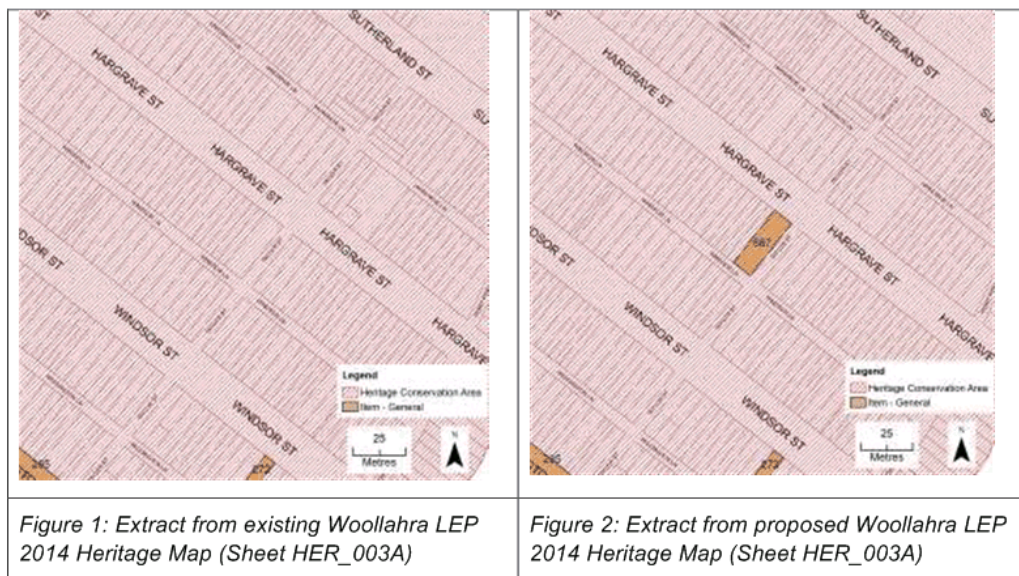
7. Mapping

The planning proposal amends the Woollahra LEP 2014 Heritage Maps (Sheet HER_001, HER_003A, HER_003B) by applying an "Item – General" classification to the following sites:

The Bellevue Hotel and interiors	157-159 Hargrave Street, Paddington
Grand National Hotel and interiors	33 Elizabeth Street (161 Underwood Street), Paddington
Imperial Hotel and interiors	252 Oxford Street, Paddington
The London Tavern Hotel and interiors	85 Underwood Street, Paddington
The Paddington Hotel (former Paddington Arms Hotel) and interiors	384 Oxford Street, Paddington
The Paddington Inn Hotel and interiors	338 Oxford Street, Paddington
The Unicorn Hotel and interiors	102-106 Oxford Street, Paddington

Extracts of the existing and proposed heritage maps are shown in the following figures.

Bellevue Hotel at 157-159 Hargrave Street, Paddington



The Grand National Hotel at 33 Elizabeth Street, Paddington

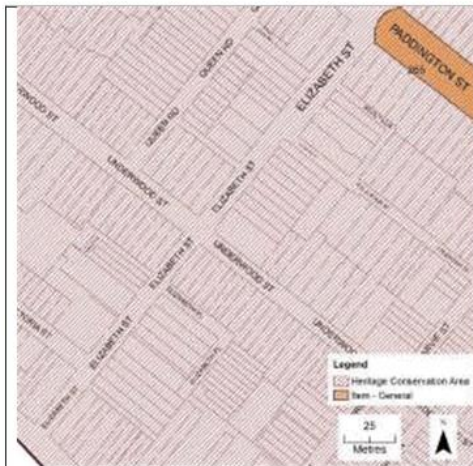


Figure 3: Extract from existing Woollahra LEP 2014 Heritage Maps (Sheet HER_003A and 003B)

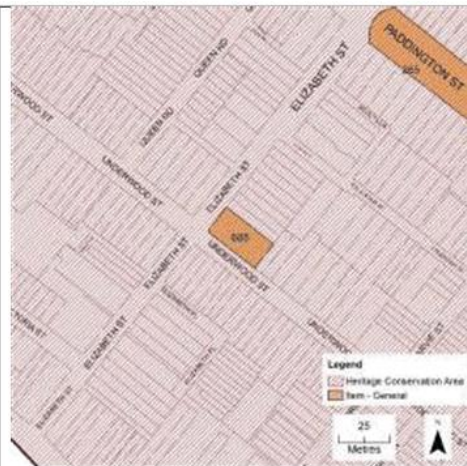


Figure 4: Extract from proposed Woollahra LEP 2014 Heritage Maps (Sheet HER_003A and 003B)

The Imperial Hotel at 252 Oxford Street, Paddington

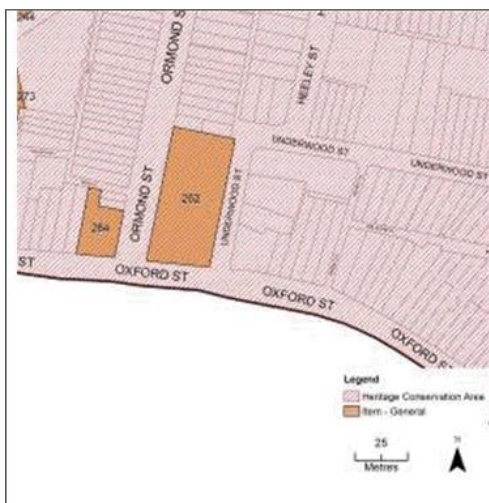


Figure 5: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_001)

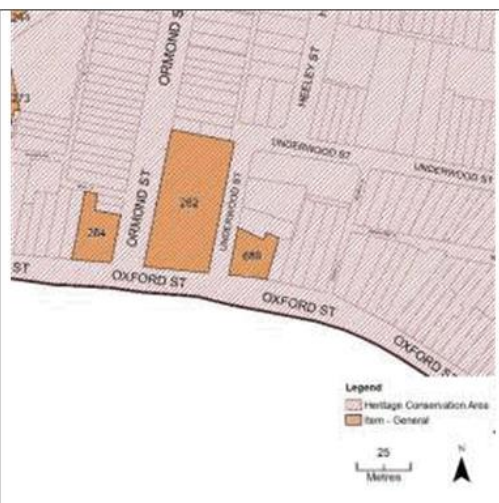


Figure 6: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_002) 1

The London Tavern at 85 Underwood Street, Paddington

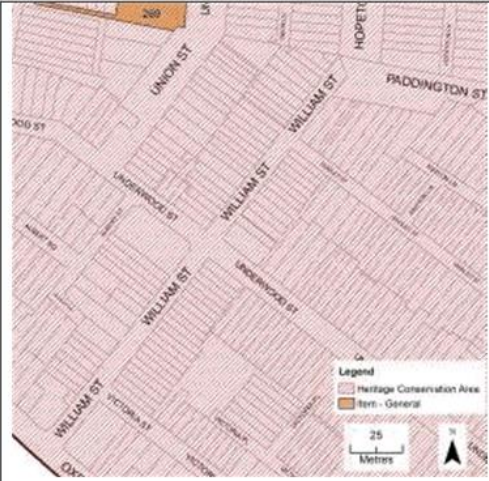


Figure 7: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_003A)



Figure 8: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_003A)

The Paddington Arms Hotel at 384 Oxford Street, Paddington

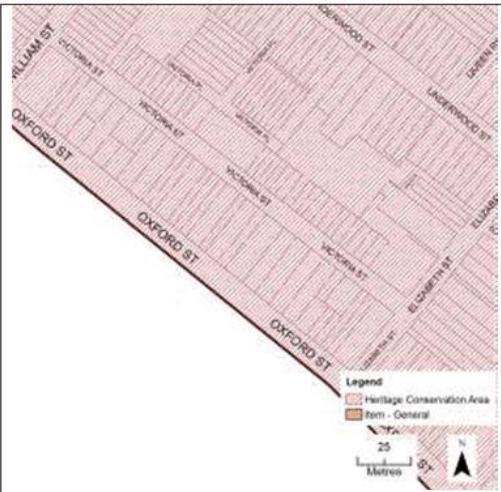


Figure 9: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_003B)



Figure 10: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_003B)

The Paddington Inn Hotel at 338 Oxford Street, Paddington

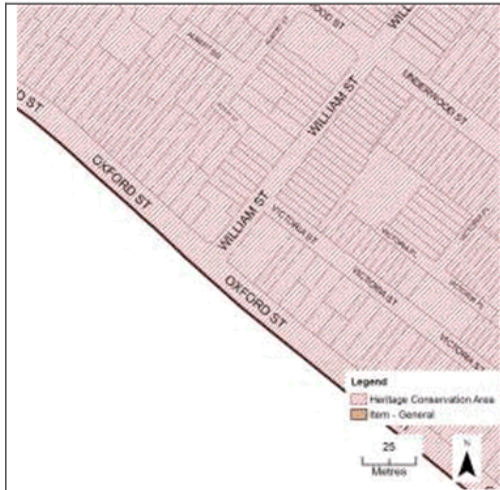


Figure 11: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_001)

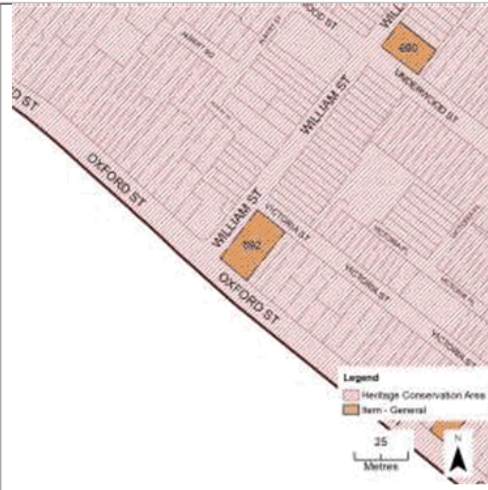


Figure 12: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_001)

The Unicorn Hotel at 102-106 Oxford Street, Paddington

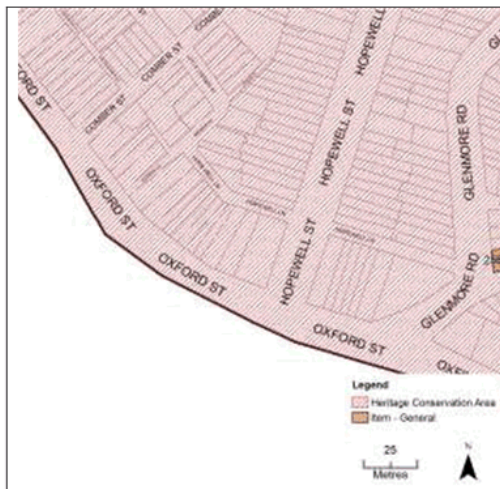


Figure 13: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_001)

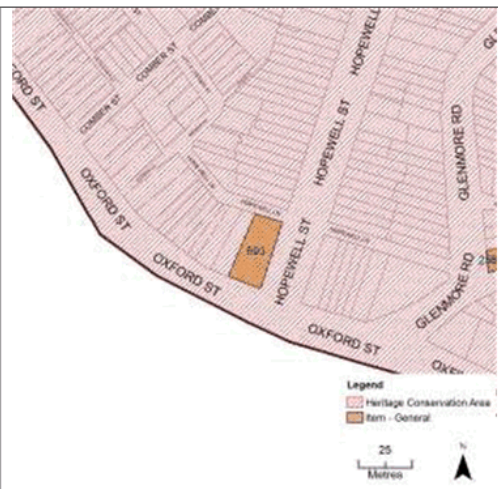


Figure 14: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_001)

8. Community consultation

8.1. Consultation with landowners

Council staff informed the land owners of all pubs of the study and provided them with a copy of the relevant draft heritage inventory sheet. Submissions were received from three hotel owners and their consultants, being the Bellevue Hotel, the Grand National Hotel and the Paddington Arms Hotel. The submissions and responses to submissions are provided in the report to the Environmental Planning Committee meeting on 18 November 2019 (Attachment 1).

8.2. Public exhibition

Public exhibition will be undertaken in accordance with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000*, the *Woollahra Community Participation Plan* and the conditions in the Gateway Determination.

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.
- a notice on Council's website.
- a letter to the land owner of each site.
- a letter to landowners adjoining and in the vicinity of each site
- a letter to local community groups.

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 relevant Council reports).

9. Project timeline

If the Council is authorised to exercise 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 proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Council Notices of Motion	21 May 2018
Environmental Planning Committee recommends proceeding	18 November 2019
Council resolution to proceed	25 November 2019
Local Planning Panel provides advice	February 2020
Environmental Planning Committee recommends proceeding	March 2020
Council resolution to proceed	March 2020
Gateway determination	June 2020
Completion of technical assessment	Usually none required
Government agency consultation	July 2020
Public exhibition period	July 2020
Submissions assessment	August 2020
Environmental Planning Committee considers assessment of planning proposal post exhibition	September 2020
Council decision to make the LEP amendment	September 2020
Council to liaise with Parliamentary Counsel to prepare LEP amendment	October 2020
Forwarding of LEP amendment to the Department of Planning, Industry and Environment for notification in the NSW Legislation website	November 2020
Notification of the approved LEP	December 2020

Schedules

Schedule 1 – Consistency with state environmental planning policies

State environmental planning policy	Comment on consistency
SEPP No 1 – Development Standards	Not applicable
SEPP No 19 – Bushland in Urban Areas	Not applicable
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 44 – Koala Habitat Protection	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.
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.

State environmental planning policy	Comment on consistency
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 (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) 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.

State environmental planning policy	Comment on consistency
SEPP (Infrastructure) 2007	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	Not applicable
SEPP (Kurnell Peninsula) 1989	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 (Miscellaneous Consent Provisions) 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.
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State environmental planning policy	Comment on consistency
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
SREP (Sydney Harbour Catchment) 2005	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy. 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.

**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	Applicable to all pubs with the exception of the Bellevue Hotel and Grand National Hotel which are not in a business and industrial zone. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
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 protection	Not applicable. The planning proposal does not apply to land within the coastal zone.
2.3	Heritage conservation	Applicable. Consistent. Heritage listing of the seven pubs in Paddington will provide ongoing protection and recognition of the heritage significance of these items. All pubs are located in the Paddington heritage conservation area.
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.
3	Housing, infrastructure and urban development	
3.1	Residential zones	Not applicable. The land is not zoned for residential purposes.

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. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
3.5	Development near licensed aerodromes	Not applicable. The planning proposal does not apply to land near a licensed aerodrome.
3.6	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
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	Applicable. Consistent. Existing flood planning provisions will not be altered by the planning proposal.
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	<p>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.</p> <p>Heritage listing of seven pubs in Paddington will provide ongoing protection and recognition of the heritage significance of these items.</p> <p>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
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 <i>A Metropolis of Three Cities</i> , particularly Objective 13: Environmental heritage is identified, conserved and enhanced. Heritage listing of the seven pubs will provide ongoing protection and recognition of the heritage significance of these items. 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.

Supplementary material (separately attached)

- **Environmental Planning Committee Report (18 November 2019);**
- **Heritage Study Report and Heritage Inventory Sheets** – Robert Allan Moore
Architects and Conservation Consultants – April 2019

Item No: R5 Recommendation to Council
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF COOPER PARK, BELLEVUE HILL**
Author: Flavia Scardamaglia, Strategic Heritage Officer
Approvers: Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 20/15091
Reason for Report: To report on the advice made to Council by the Woollahra Local Planning Panel.

To obtain Council's approval to proceed with the planning proposal to list Cooper Park in Bellevue Hill (excluding Cooper Park North) as a heritage item in Woollahra Local Environmental Plan 2014.

Recommendation:

- A. THAT Council note the advice provided by the Woollahra Local Planning Panel on 30 January 2020.
- B. THAT the planning proposal, as contained in *Annexure 3* of the report to the Environmental Planning Committee meeting on 17 February 2020 to list *Cooper Park* in Bellevue Hill (excluding Cooper Park North) 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* to 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. Background

On 27 November 2017, Council adopted the following notice of motion (Item No. 11.1):

THAT Council requests staff to prepare and submit a report including a heritage assessment and draft heritage inventory sheet for Cooper Park to the Urban Planning Committee to facilitate Cooper Park (and its elements) being:

- 1. included in the Woollahra Local Environmental Plan as a heritage item; and*
- 2. listed as a heritage item of state significance on the NSW State Heritage Register*

The following background information accompanied the notice of motion on the agenda for that meeting:

Woollahra Council's Heritage Study (1984) highlighted Cooper Park as a 'creek valley with quite thick vegetation...with unique rainforest species' and overall high recreational value. The Heritage Study nominated the north-facing valley and south-facing slope as areas of naturalistic character and pointed to the existence of Aboriginal engravings within Cooper Park and surrounding areas.

The Australian Heritage Commission listed Cooper Park on the Register of the National Estate (FileNo.1/12/041/0114/01) during 1992. ‘Cooper Park is an uncommon example of an early twentieth century municipal park, which demonstrates a bushland pleasure ground style. The style is expressed by the predominance of bush vegetation, a creek and meandering network of paths which link a series of architectural features (Criterion B2)’.

Woollahra Council Cooper Park Plan of Management February 2001 sets out the elements and management of Cooper Park. The action plan included “Conduct heritage study that audits the presence and condition of, and makes recommendations for the protection and preservation of, any built structures or other material associated with the park’s Aboriginal history and its history of recreation development”.

Cooper Park is not currently listed as heritage item under the Woollahra LEP 2014 (except for the Adelaide Street sandstone retaining wall and railing facing Cooper Park) or on the NSW State Heritage Register.

In response to Council’s decision, Chris Betteridge of Betteridge Heritage was engaged to carry out an assessment of heritage significance for *Cooper Park*. Chris Betteridge is a highly qualified and experienced heritage consultant with extensive and specialised experience in the identification, assessment, management and interpretation of landscape heritage.

On 18 November 2019 a report on the heritage listing of *Cooper Park* as a heritage item in Schedule 5 of the *Woollahra Local Environmental Plan 2014* was presented to a meeting of the Environmental Planning Committee (***Annexure I***) and on 25 November 2019, Council resolved the following:

- A. *THAT a planning proposal be prepared to list Cooper Park as a state significant heritage item in Schedule 5 of the 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.*
- D. *THAT Council consider nominating Cooper Park for listing on the State Heritage Register when it considers the advice of the Woollahra Local Planning Panel.*
- E. *THAT further consideration be given to Aboriginal Cultural Heritage including appropriate engagement with Aboriginal Elders and the La Perouse Land Council.*

[Note: Part A relates to listing *Cooper Park* as a state significant heritage item. The Department of Planning, Industry and Environment’s (DPIE) LEP Practice Note PN 11-001, which deals with the use of standard clauses in a Standard Instrument LEP, states in regard to LEP listings:

Items cannot be identified as having State significance unless they are listed in the State Heritage Register. However, a heritage item may be listed on the State Heritage Register as a “nominated item of State significance” if the item has been identified as an item of potential State significance in a publicly exhibited heritage study and the Council has nominated the item in writing to the Heritage Council.

At this point of the process, the Council has not exhibited the assessment of heritage significance or has it submitted its nomination for State listing to the Heritage Council. The listing at this time should be limited to a local item. It could be updated to a State listing in the LEP description if the nomination to the Heritage Council proceeds to the acceptable point.

2. Planning proposal

A planning proposal was prepared in accordance with the Council's decision of 25 November 2019. The objective of the planning proposal is to recognise the heritage significance of *Cooper Park* (excluding Cooper Park North) and provide it with statutory heritage protection.

3. Woollahra Local Planning Panel advice

On 30 January 2020, the Woollahra Local Planning Panel (LPP) considered a report on the planning proposal (see *Annexure 2*) and provided the following advice to Council:

- A. *Proceed with the planning proposal to list Cooper Park in Bellevue Hill (excluding Cooper Park North) 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 Cooper Park in Bellevue Hill (excluding Cooper Park North) 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.*
- D. *Support the nomination to list Cooper Park in Bellevue Hill (excluding Cooper Park North) as a heritage item on the State Heritage Register.*

Subsequent to the meeting of the Woollahra LPP on 30 January 2020 and based on the advice provided, the planning proposal has been updated to refer to the Panel's advice. The planning proposal is provided in *Annexure 3*.

4. 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* and the gateway determination issued by DPIE as delegate for the Minister. The gateway determination will specify the minimum duration of the public exhibition period. This period is usually a minimum of 28 days, which is consistent with Council's standard practice for the exhibition of a planning proposal.

Public notification of the exhibition will comprise:

- A weekly notice in the local newspaper (the Wentworth Courier) for the duration of the exhibition period.
- A notice on Council's website.
- A letter to the land owner of each sites.
- A letter to land owners adjoining and in the vicinity of each site.
- A letter to local community groups, such as the Woollahra History & Heritage Society, Friends of Cooper Park, Bushcare Group, Cooper Park Tennis, Cooper Park Community Garden, Cooper Park Community Hall and Cooper Park Volunteers.
- A letter to the National Trust of Australia (NSW).

To streamline the plan making process, the Minister can delegate some plan making powers to Council for routine matters. In this case, Council may request authorisation to exercise the functions of the Minister to make an LEP under section 3.36 of the Act. Part C of the recommendation for this report deals with this request.

Progression of the nomination on the State Heritage Register should occur after the local listing has advanced through the planning proposal phase to the preparation of a draft LEP. This will provide more support for the State listing.

5.0 Conclusion




The heritage significance of *Cooper Park* in Bellevue Hill has been assessed in accordance with the NSW heritage best practice guidelines.

The Assessment of Heritage Significance prepared by Chris Betteridge of Betteridge Heritage identifies that *Cooper Park* (excluding Cooper Park north) satisfies all seven criteria of heritage significance at local level and two criteria at State level. Accordingly, the heritage significance of *Cooper Park* should be recognised and conserved through listing as a heritage item in Schedule 5 of the *Woollahra LEP 2014*.

On 30 January 2020, the LPP provided advice to Council that it supports the planning proposal and its submission to the Minister.

The Council may now proceed with referring the planning proposal to the Department requesting a gateway determination to allow public exhibition.

Annexures

1. Report to Environmental Planning Committee - 18 November 2019 (annexures removed) [↓](#) 
2. Report to Woollahra LPP - 30 January 2020 (annexures removed) [↓](#) 
3. Planning Proposal - February 2020 (annexures removed) [↓](#) 

Woollahra Municipal Council
Environmental Planning Committee

18 November 2019

Item No: R2 Recommendation to Council
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF COOPER PARK, BELLEVUE HILL**
Author: Flavia Scardamaglia, Strategic Heritage Officer
Approvers: Anne White, Acting Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 19/165837
Reason for Report: To respond to Council's resolution of 27 November 2017 to investigate the heritage listing of Cooper Park in Bellevue Hill.

To obtain Council's approval to prepare a planning proposal to list Cooper Park as a heritage item in Woollahra Local Environmental Plan 2014.

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 list Cooper Park as a state significant heritage item in Schedule 5 of the *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.
- D. THAT Council consider nominating Cooper Park for listing on the State Heritage Register when it considers the advice of the Woollahra Local Planning Panel.

1. Background

On 27 November 2017, Council adopted the following notice of motion (Item No. 11.1):

THAT Council requests staff to prepare and submit a report including a heritage assessment and draft heritage inventory sheet for Cooper Park to the Urban Planning Committee to facilitate Cooper Park (and its elements) being:

- 1. included in the Woollahra Local Environmental Plan as a heritage item; and*
- 2. listed as a heritage item of state significance on the NSW State Heritage Register*

The following background information accompanied the notice of motion on the agenda for that meeting:

Woollahra Council's Heritage Study (1984) highlighted Cooper Park as a 'creek valley with quite thick vegetation...with unique rainforest species' and overall high recreational value. The Heritage Study nominated the north-facing valley and south-facing slope as areas of naturalistic character and pointed to the existence of Aboriginal engravings within Cooper Park and surrounding areas.

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The Australian Heritage Commission listed Cooper Park on the Register of the National Estate (FileNo.1/12/041/0114/01) during 1992. 'Cooper Park is an uncommon example of an early twentieth century municipal park, which demonstrates a bushland pleasure ground style. The style is expressed by the predominance of bush vegetation, a creek and meandering network of paths which link a series of architectural features (Criterion B2)'.

Woollahra Council Cooper Park Plan of Management February 2001 sets out the elements and management of Cooper Park. The action plan included "Conduct heritage study that audits the presence and condition of, and makes recommendations for the protection and preservation of, any built structures or other material associated with the park's Aboriginal history and its history of recreation development".

Cooper Park is not currently listed as heritage item under the Woollahra LEP 2014 (except for the Adelaide Street sandstone retaining wall and railing facing Cooper Park) or on the NSW State Heritage Register.

In response to Council's decision, Chris Betteridge of Betteridge Heritage was engaged to carry out an assessment of heritage significance for Cooper Park. Chris Betteridge is a highly qualified and experienced heritage consultant with extensive and specialised experience in the identification, assessment, management and interpretation of landscape heritage.

2. The study area

Cooper Park is located along a creek valley that runs in an east-west direction and falls between the Woollahra Municipality suburbs of Bellevue Hill and Woollahra. It was originally part of the early nineteenth century estate of Daniel Cooper. It was proclaimed as a park in 1917 and developed over the next twenty years into a bushland and recreational ground.

Broadly, the study area is defined to the west by Suttie Road, to the north by Northland Road/Streatfield Road, to the east by Bellevue Road/Victoria Road, and to the south by residential properties located north of Fletcher Street (see **Figure 1** below).

The part of Cooper Park to the north (separated by Northland Road) is commonly known as 'Cooper Park North'. The area to the east of the tennis courts is commonly known as 'Lower Cooper Park', whilst further to the east is the Amphitheatre.

Cooper Park is approximately 17.7 hectares in size, with approximately 12 hectares of urban bushland. Cooper Park is owned by Woollahra Council, and is the largest Council-owned area of bushland in the Woollahra Municipality. The park provides open space for both passive and active recreation.

The valley is dominated by bushland and planted native trees, with open grassed areas including tennis courts and crickets pitches in the valley floor. The recreational facilities in the park include tennis courts, cricket pitches and cricket nets, kiosk, a playground, junior sports fields, community garden, an extensive system of walking tracks, unique synthetic stone shelters, a range of footbridges, a grassed amphitheatre, community facilities and informal open grassed areas.

Figures 2 to 5 below illustrate significant elements in Cooper Park including the Amphitheatre, the Moon Bridge, the sandstone balustrade and a rock shelter.

The eastern end of Cooper Park is characterised by an open grassed area with expansive views (the Amphitheatre, see **Figure 2**). A smaller open grassed area to the south of the main area of the park is known as Fig Tree Lane Reserve and located over Fletchers Gully.



Figure 1: Aerial photograph with the boundary of Cooper Park outlined in red.



*Figure 2: The Amphitheatre, Cooper Park, with stone steps leading down from Victoria Road
(Photo: Chris Betteridge, 29 March 2019)*



Figure 3: View of Moon Bridge, in the centre of Cooper Park.
(Photo: Chris Betteridge, 29 March 2019)



Figure 4: Sandstone balustrade near the Amphitheatre, Cooper Park. (Photo: Chris Betteridge, 29 March 2019)



Figure 5: One of the artificial rock shelters constructed by H Arnold at Cooper Park during the 1930s and located near the picnic area in the centre of Cooper Park (Photo: Chris Betteridge, 29 March 2019)

The park is zoned RE1 Public Recreation under *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).

Cooper Park was listed on the Register of the National Estate (RNE) in 1993 – ID No: 17850. The statement of significance for this listing is:

Cooper Park is an uncommon example of an early twentieth century municipal park, which demonstrates a bushland pleasure ground style. The style is expressed by the predominance of bush vegetation, a creek and meandering network of paths which link a series of architectural features (Criterion B.2). The Park is important for an array of cultural features which include synthetic stone structures, a moon bridge, a brick and concrete bridge, sandstone paths, a tennis pavilion and tennis courts and a grass amphitheatre with retaining wall and plaque (Criterion A.3). The Park contains some significant stands of remnant Port Jackson/eastern suburbs vegetation (Criterion A.1 and D.1). These cultural features are laid out in a manner which demonstrates design excellence (Criteria F.1).

However, the RNE became non-statutory in February 2012 when all references to the RNE were removed from the *Environmental Protection and Biodiversity Conservation Act 1999*.

3. Assessment of heritage significance

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 assessment used the process and criteria set out in that document. There are seven criteria used in the process of assessing heritage significance.

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Criterion (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).

Criterion (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).

Criterion (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).

Criterion (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.

Criterion (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).

Criterion (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).

Criterion (g)

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 Chris Betteridge of Betteridge Heritage, which includes the assessment against all criteria, is attached as **Annexure 1**.

Table 1 below provides a summary of the assessment of the heritage significance of Cooper Park 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)	✓	✗
(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)	✓	✓
(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)	✓	✗
(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	✓	✗
(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)	✓	✗
(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)	✓	✓
(g)	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.	✓	✗

Overall, Cooper Park satisfies all Criteria for local listing and Criteria (b) and (f) at **State** level. It should be noted that the area recommended for listing (both at a local and state level) excludes Cooper Park North (see **Figure 6**). The heritage significance assessment provides the following statement of significance:

Cooper Park is historically significant at a local level through its associations with significant historical phases in the development of the cultural landscape of the Woollahra local government area, being part of the original Point Piper Estate. The park contains some of the largest areas of remnant bushland in Woollahra Municipality with representative vegetation from the area, including vegetation with an affinity to the endangered ecological community Eastern Suburbs Banksia Scrub. (Criterion A)

Cooper Park has associational significance at a State level derived from strong associations with the application of the NSW Prevention and Relief of Unemployment Act 1930 and includes fine examples of the unemployment relief works carried out by unemployed workers during the Great Depression to provide enhanced public recreation facilities and improved infrastructure. The park also has strong associations with noted architects S E Coleman and R G C Coutler who won the design competition for the park and with Ernest Miles and H Arnold who supervised the Depression-era works. The park has a strong association with the Cooper family, being a remnant of the extensive estate developed by the Cooper family from 1827 and including associations with two well-known members, both named Daniel Cooper. It was donated to Woollahra Municipal Council in May 1917 by Sir William Charles Cooper

(1852-1925), the second son of Sir Daniel Cooper (1821-1902). It is significant at a local level for these associations. (Criterion B)

Cooper Park has aesthetic significance at a State level as an increasingly rare surviving example of an early 20th century municipal park, created in a bushland pleasure ground style, expressed by the predominance of bush vegetation, a constructed creek and meandering network of paths which link a series of architectural features. The Park is important aesthetically for its array of Depression-era cultural features which include a grass amphitheatre with retaining wall and plaque, artificial stone structures, a moon bridge, sandstone walls, steps and paths, concrete footbridges, and a diverse range of outdoor recreation facilities including a 1920s tennis pavilion and tennis courts. Cultural plantings consist of both exotic and native plantings that were planted during the park's early phases of establishment and contribute to the bushland pleasure ground style in both species selection and layout. These cultural features are laid out in a manner that demonstrates design excellence and high creative endeavour. (Criterion C)

While social value is hard to quantify without detailed surveys of those who have been associated with a place, it is likely that living individuals within the Woollahra Council area will have strong opinions about the place – some positive, some negative. Respondents to a limited sample size survey in 1992 identified Cooper Park as one of the most important spaces in Woollahra Municipality for both structured and unstructured recreation and amenity reasons. The local community also contributed to the establishment, protection and restoration of the natural bushland values of Cooper Park over a very long time. (Criterion D).

The Aboriginal cultural heritage values have not been investigated in the scope of this heritage assessment and therefore significance to Aboriginal cultural groups cannot be determined. However, there are records of engravings in or near Cooper Park and it is therefore likely that the site may contribute to enhanced understanding of the aboriginal cultural history of the area in the future, at least at a local level.

Cooper Park is considered to have technical and research significance at a local level but probably not at a State level. These values are derived from its ecological communities and two threatened plant species as well as the archival photographic record for the park which provides evidence of how various tree species have performed over a period of more than 80 years. (Criterion E)

*Cooper Park is rare at a State level as an excellent example of high-quality Depression-era public recreation landscape works including an extensive assemblage of artificial stone shelters from the 1930s constructed by H Arnold who built similar enclosures for animals at Sydney's Taronga Zoo. The rarity value of the park is also enhanced by the presence of two threatened plant species *Acacia terminalis* subsp. *terminalis* and *Syzygium paniculatum*. (Criterion F)*

The park is also representative at a local level, and possibly at a State level, subject to further comparative analysis, of 1920s / '30s pleasure ground designed landscapes with Depression-era public landscape works to provide employment for out-of-work men and improved amenities for the community. (Criterion G)

(Chris Betteridge: Heritage Significance Assessment, 3 November 2019, p. 65-66)

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The assessment recommends the listing of Cooper Park (excluding Cooper Park North) as a heritage item at both the local level, in Schedule 5 of the Woollahra LEP 2014 and at the State level, on the State Heritage Register (SHR). A full copy of the report, inclusive of the heritage inventory form and SHR Nomination as Appendices A and B, is included in *Annexure 1*.

4. Cooper Park North

The proposed curtilage excludes Cooper Park North, which is identified with a dashed line in **Figure 6**. Cooper Park North was excluded as it fails to meet the criteria for local or state listing. This is due to its different character/natural setting and lack of threatened plant species. Further, it does not contain Depression era works and is physically separated from the main area of Cooper Park.

5. Recommendations

The heritage significance assessment report contains the following recommendations:

1. *Woollahra Municipal Council should propose the area of Cooper Park, encompassing the major significant ecological communities and the Depression-era unemployment relief landscape works, as outlined solid red on Figure 7 for listing as an item of State significance on Schedule 5, Woollahra LEP 2014.*
2. *Woollahra Municipal Council should nominate Cooper Park, as identified in dot point #1 above and outlined solid red on Figure 27, to the Heritage Council of NSW for consideration of listing on the State Heritage Register.*
3. *Cooper Park should continue to be managed to conserve and enhance its heritage significance through a proactive program of arboricultural and horticultural maintenance, erosion control and conservation of its significant natural, landscape and built elements.*
4. *An updated Conservation Management Plan for Cooper Park should be prepared to take into account relevant information on the park that has been accumulated since 2011 and changes to the nature, condition and management regime that have taken place since 2011. If the park is listed on the SHR, Heritage Council endorsement of the updated CMP should be sought.*
5. *Consideration should be given to interpreting the heritage significance of Cooper Park in culturally sensitive ways which may include but should not be limited to material on Council's website and inclusion on a downloadable app for a walking tour of heritage sites in the Woollahra local government area.*
6. *An updated Vegetation Management Plan /Canopy Replenishment Strategy for Cooper Park should be prepared to provide for the conservation of natural vegetation in the park and the staged replacement of the significant cultural plantings on the site, the timing of such replacement to be guided by arboricultural assessment of the vigour, condition and useful life expectancy of the trees.*
7. *Should Cooper Park be listed on the State Heritage Register, any works consistent with the policies and other recommendations of an endorsed Conservation Management Plan could be exempted, subject to ministerial approval, to reduce the need for frequent applications under Section 60, Heritage Act.*

A detailed street map of the Cooper Park area in San Francisco. The map shows a grid of streets including Divisadero St, Serrano Ave, and various residential streets like View St, Fulton St, and Edgelynn St. Three areas are highlighted with red outlines: Lower Cooper Park (a large open space), Upper Cooper Park (a smaller area at the top), and Middle Cooper Park (an area near the center). Other labels include 'Lough Paving Parks' and 'Hoffman Park'. The map also shows building footprints and green spaces.

In accordance with these recommendations the consultant has prepared:

- A Heritage inventory form for listing *Cooper Park* on the Woollahra LEP 2014.
- A SHR Heritage nomination for listing *Cooper Park* under the *Heritage Act 1977*.

6. Woollahra Local Planning Panel advice

Additionally, the *Local Planning Panel Direction – Planning Proposals* which was issued by the Minister for Planning on 27 September 2018 identifies the types of planning proposals that are to be referred to a local planning panel for advice prior to a planning proposal being sent to the Department of Planning, Industry and Environment for a gateway determination.

Under the terms of the Direction, the planning proposal to list Cooper Park as a local heritage item must be referred to the Woollahra Local Planning Panel (Woollahra LPP) for advice. This step will be undertaken at the next available meeting of the Woollahra LPP should the Council decide to prepare a planning proposal.

If Council supports the recommendations of this report, the next steps in the listing process are:

- Prepare a planning proposal under section 3.33 of the Act to list Cooper Park as an item of state heritage significance in the Woollahra LEP 2014.
- Refer the draft planning proposal to the Woollahra LPP for advice;

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- Report the advice received from the Woollahra LPP to the Environmental Planning Committee.
- With the advice of the Woollahra LPP Council consider nominating Cooper Park for listing on the State Heritage Register.

Other recommendations in the Betteridge report relating to maintenance, updating the Conservation Management Plan, heritage interpretation, preparing an updated Vegetation Management Plan will be implemented by the Technical Services Division of Council.

8. Conclusion

The heritage significance of *Cooper Park* has been assessed by heritage consultant Chris Betteridge of Betteridge Heritage in accordance with the NSW Heritage guidelines. It is recommended that *Cooper Park* (excluding Cooper Park North) is listed as a heritage item of State significance in Schedule 5 of the Woollahra LEP 2014.

To facilitate the listing, a planning proposal should be prepared to amend Schedule 5 of the Woollahra LEP 2014 by adding *Cooper Park* to the list of heritage items. The planning proposal should be referred to the Woollahra LPP for advice.

Other recommendations in the Betteridge report relating to maintenance, updating the Conservation Management Plan, heritage interpretation, preparing an updated Vegetation Management Plan will be implemented by the Technical Services Division of Council.

Annexures

1. Cooper Park Heritage Assessment - 4 November 2019

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Woollahra Local Planning Panel

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Item No: D2
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF COOPER PARK, BELLEVUE HILL**
Author: Flavia Scardamaglia, Strategic Heritage Officer
Approvers: Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 19/191546
Reason for Report: To seek the advice of the Woollahra Local Planning Panel in relation to the preparation of a planning proposal to list Cooper Park as a local heritage item in Woollahra Local Environmental Plan 2014.
To seek the advice of the Woollahra Local Planning Panel in relation to the nomination of Cooper Park as a heritage item on the State Heritage Register.

Recommendation:

THAT the Woollahra Local Planning Panel advises Council to:

- A. Proceed with the planning proposal to list *Cooper Park* in Bellevue Hill (excluding Cooper Park North) 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 *Cooper Park* in Bellevue Hill (excluding Cooper Park North) 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*.
- D. Support the nomination to list *Cooper Park* in Bellevue Hill (excluding Cooper Park North) as a heritage item on the State Heritage Register.

1. Reason for report to the Woollahra Local Planning Panel (Woollahra LPP)

This report seeks the advice of the Woollahra LPP on the listing of *Cooper Park* in Bellevue Hill as a heritage item in the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).

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.

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- When a planning proposal is referred to the local planning 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 of the Greater Sydney Commission 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 local planning panel because the general manager has not made a determination in regard to items 1 (a), (b) or (c), above.

2. Background

On 27 November 2017, Council adopted the following notice of motion (Item No. 11.1):

THAT Council requests staff to prepare and submit a report including a heritage assessment and draft heritage inventory sheet for Cooper Park to the Urban Planning Committee to facilitate Cooper Park (and its elements) being:

1. *included in the Woollahra Local Environmental Plan as a heritage item; and*
2. *listed as a heritage item of state significance on the NSW State Heritage Register*

The following background information accompanied the notice of motion on the agenda for that meeting:

Woollahra Council's Heritage Study (1984) highlighted Cooper Park as a 'creek valley with quite thick vegetation...with unique rainforest species' and overall high recreational value. The Heritage Study nominated the north-facing valley and south-facing slope as areas of naturalistic character and pointed to the existence of Aboriginal engravings within Cooper Park and surrounding areas.

The Australian Heritage Commission listed Cooper Park on the Register of the National Estate (FileNo.1/12/041/0114/01) during 1992. 'Cooper Park is an uncommon example of an early twentieth century municipal park, which demonstrates a bushland pleasure ground style. The style is expressed by the predominance of bush vegetation, a creek and meandering network of paths which link a series of architectural features (Criterion B2)'.

Woollahra Council Cooper Park Plan of Management February 2001 sets out the elements and management of Cooper Park. The action plan included "Conduct heritage study that audits the presence and condition of, and makes recommendations for the protection and preservation of, any built structures or other material associated with the park's Aboriginal history and its history of recreation development".

Cooper Park is not currently listed as heritage item under the Woollahra LEP 2014 (except for the Adelaide Street sandstone retaining wall and railing facing Cooper Park) or on the NSW State Heritage Register.

In response to Council's decision, Chris Betteridge of Betteridge Heritage was engaged to carry out an assessment of heritage significance for Cooper Park. Chris Betteridge is a highly qualified and experienced heritage consultant with extensive and specialised experience in the identification, assessment, management and interpretation of landscape heritage.

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On 18 November 2019 a report on the heritage listing of *Cooper Park* as a heritage item in Schedule 5 of the *Woollahra Local Environmental Plan 2014* was presented to a meeting of the Environmental Planning Committee (Annexure 1) and on 25 November 2019, Council resolved the following:

- A. *THAT a planning proposal be prepared to list Cooper Park as a state significant heritage item in Schedule 5 of the 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.*
- D. *THAT Council consider nominating Cooper Park for listing on the State Heritage Register when it considers the advice of the Woollahra Local Planning Panel.*
- E. *THAT further consideration be given to Aboriginal Cultural Heritage including appropriate engagement with Aboriginal Elders and the La Perouse Land Council.*

[Note: Part A relates to listing Cooper Park as a state significant heritage item. The Department of Planning, Industry and Environment's (DPIE) LEP Practice Note PN 11-001, which deals with the use of standard clauses in a Standard Instrument LEP, states in regard to LEP listings:

Items cannot be identified as having State significance unless they are listed in the State Heritage Register. However, a heritage item may be listed on the State Heritage Register as a "nominated item of State significance" if the item has been identified as an item of potential State significance in a publicly exhibited heritage study and the Council has nominated the item in writing to the Heritage Council.

At this point of the process, the Council has not exhibited the assessment of heritage significance or has it submitted its nomination for State listing to the Heritage Council. The listing at this time should be limited to a local item. It could be updated to a State listing in the LEP description if the nomination to the Heritage Council proceeds to the acceptable point.]

3. The study area

Cooper Park is located along a creek valley that runs in an east-west direction and falls between the suburbs of Bellevue Hill and Woollahra. It was originally part of the early nineteenth century estate of Daniel Cooper. It was proclaimed as a park in 1917 and developed over the next twenty years into a bushland and recreational ground.

Broadly, the study area is defined to the west by Suttie Road, to the north by Northland Road/Streatfield Road, to the east by Bellevue Road/Victoria Road, and to the south by residential properties located north of Fletcher Street (see Figure 1 below).

The part of Cooper Park to the north (separated by Northland Road) is commonly known as 'Cooper Park North'. The area to the east of the tennis courts is commonly known as 'Lower Cooper Park', whilst further to the east is the Amphitheatre.

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Cooper Park is approximately 17.7 hectares in size, with approximately 12 hectares of urban bushland. Cooper Park is owned by Woollahra Council, and is the largest Council-owned area of bushland in the Woollahra Municipality. The park provides open space for both passive and active recreation.

The park is dominated by bushland and planted native trees. The recreational facilities in the park include tennis courts, cricket pitches and cricket nets, a kiosk, a playground, junior sports fields, a community garden, an extensive system of walking tracks, unique synthetic stone shelters, a range of footbridges, a grassed amphitheatre, community facilities and informal open grassed areas.

Figures 2 to 5 below illustrate significant elements in Cooper Park including the Amphitheatre, the Moon Bridge, the sandstone balustrade and a rock shelter.

The eastern end of Cooper Park is characterised by an open grassed area with expansive views (the amphitheatre, see **Figure 2**). A smaller open grassed area to the south of the main area of the park is known as Fig Tree Lane Reserve and located over Fletcher's Gully.



Figure 1: Aerial photograph with the boundary of Cooper Park outlined in red.



*Figure 2: The Amphitheatre, Cooper Park, with stone steps leading down from Victoria Road
(Photo: Chris Betteridge, 29 March 2019)*



Figure 3: View of Moon Bridge, in the centre of Cooper Park.

(Photo: Chris Betteridge, 29 March 2019)



Figure 4: Sandstone balustrade near the Amphitheatre, Cooper Park. *(Photo: Chris Betteridge, 29 March 2019)*



Figure 5: One of the artificial rock shelters constructed by H Arnold at Cooper Park during the 1930s and located near the picnic area in the centre of Cooper Park *(Photo: Chris Betteridge, 29 March 2019)*

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The park is zoned RE1 Public Recreation under *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).

Cooper Park was listed on the Register of the National Estate (RNE) in 1993 – ID No: 17850. The statement of significance for this listing is:

Cooper Park is an uncommon example of an early twentieth century municipal park, which demonstrates a bushland pleasure ground style. The style is expressed by the predominance of bush vegetation, a creek and meandering network of paths which link a series of architectural features (Criterion B.2). The Park is important for an array of cultural features which include synthetic stone structures, a moon bridge, a brick and concrete bridge, sandstone paths, a tennis pavilion and tennis courts and a grass amphitheatre with retaining wall and plaque (Criterion A.3). The Park contains some significant stands of remnant Port Jackson/eastern suburbs vegetation (Criterion A.1 and D.1). These cultural features are laid out in a manner which demonstrates design excellence (Criteria F.1).

However, the RNE became non-statutory in February 2012 when all references to the RNE were removed from the *Environmental Protection and Biodiversity Conservation Act 1999*.

4. Assessment of heritage significance

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 assessment used the process and criteria set out in that document. There are seven criteria used in the process of assessing heritage significance.

Criterion (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).

Criterion (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).

Criterion (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).

Criterion (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.

Criterion (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).

Criterion (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).

Criterion (g)

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

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- 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 considered 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 Chris Betteridge of Betteridge Heritage, which includes the assessment against all criteria, is attached as *Annexure 2*.

Table 1 below provides a summary of the assessment of the heritage significance of Cooper Park 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)	✓	✗
(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)	✓	✓
(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)	✓	✗
(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	✓	✗
(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)	✓	✗
(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)	✓	✓
(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. 	✓	✗

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Overall, Cooper Park satisfies all criteria for local listing and criteria (b) and (f) at State level. It should be noted that the area recommended for listing (both at a local and State level) excludes Cooper Park North (see **Figure 6**). The heritage significance assessment provides the following statement of significance:

Cooper Park is historically significant at a local level through its associations with significant historical phases in the development of the cultural landscape of the Woollahra local government area, being part of the original Point Piper Estate. The park contains some of the largest areas of remnant bushland in Woollahra Municipality with representative vegetation from the area, including vegetation with an affinity to the endangered ecological community Eastern Suburbs Banksia Scrub. (Criterion A)

Cooper Park has associational significance at a State level derived from strong associations with the application of the NSW Prevention and Relief of Unemployment Act 1930 and includes fine examples of the unemployment relief works carried out by unemployed workers during the Great Depression to provide enhanced public recreation facilities and improved infrastructure. The park also has strong associations with noted architects S E Coleman and R G C Coutler who won the design competition for the park and with Ernest Miles and H Arnold who supervised the Depression-era works. The park has a strong association with the Cooper family, being a remnant of the extensive estate developed by the Cooper family from 1827 and including associations with two well-known members, both named Daniel Cooper. It was donated to Woollahra Municipal Council in May 1917 by Sir William Charles Cooper (1852-1925), the second son of Sir Daniel Cooper (1821-1902). It is significant at a local level for these associations. (Criterion B)

Cooper Park has aesthetic significance at a State level as an increasingly rare surviving example of an early 20th century municipal park, created in a bushland pleasure ground style, expressed by the predominance of bush vegetation, a constructed creek and meandering network of paths which link a series of architectural features. The Park is important aesthetically for its array of Depression-era cultural features which include a grass amphitheatre with retaining wall and plaque, artificial stone structures, a moon bridge, sandstone walls, steps and paths, concrete footbridges, and a diverse range of outdoor recreation facilities including a 1920s tennis pavilion and tennis courts. Cultural plantings consist of both exotic and native plantings that were planted during the park's early phases of establishment and contribute to the bushland pleasure ground style in both species selection and layout. These cultural features are laid out in a manner that demonstrates design excellence and high creative endeavour. (Criterion C)

While social value is hard to quantify without detailed surveys of those who have been associated with a place, it is likely that living individuals within the Woollahra Council area will have strong opinions about the place – some positive, some negative. Respondents to a limited sample size survey in 1992 identified Cooper Park as one of the most important spaces in Woollahra Municipality for both structured and unstructured recreation and amenity reasons. The local community also contributed to the establishment, protection and restoration of the natural bushland values of Cooper Park over a very long time. (Criterion D).

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The Aboriginal cultural heritage values have not been investigated in the scope of this heritage assessment and therefore significance to Aboriginal cultural groups cannot be determined. However, there are records of engravings in or near Cooper Park and it is therefore likely that the site may contribute to enhanced understanding of the aboriginal cultural history of the area in the future, at least at a local level.

Cooper Park is considered to have technical and research significance at a local level but probably not at a State level. These values are derived from its ecological communities and two threatened plant species as well as the archival photographic record for the park which provides evidence of how various tree species have performed over a period of more than 80 years. (Criterion E)

*Cooper Park is rare at a State level as an excellent example of high-quality Depression-era public recreation landscape works including an extensive assemblage of artificial stone shelters from the 1930s constructed by H Arnold who built similar enclosures for animals at Sydney's Taronga Zoo. The rarity value of the park is also enhanced by the presence of two threatened plant species *Acacia terminalis* subsp. *terminalis* and *Syzygium paniculatum*. (Criterion F)*

The park is also representative at a local level, and possibly at a State level, subject to further comparative analysis, of 1920s /'30s pleasure ground designed landscapes with Depression-era public landscape works to provide employment for out-of-work men and improved amenities for the community. (Criterion G)

(Chris Betteridge: Heritage Significance Assessment, 3 November 2019, p. 65-66)

The assessment recommends the listing of Cooper Park (excluding Cooper Park North) as a heritage item at both the local level, in Schedule 5 of the Woollahra LEP 2014 and at the State level, on the State Heritage Register (SHR). A full copy of the report, inclusive of the heritage inventory form and SHR Nomination as Appendices A and B, is included in **Annexure 2**.

4.1 Cooper Park North

The proposed listings exclude Cooper Park North, which is identified with a dashed line in **Figure 6**. Cooper Park North was excluded as it fails to meet the criteria for local or state listing. This is due to its different character/natural setting and lack of threatened plant species. Further, it does not contain Depression era works and is physically separated from the main area of Cooper Park.

4.2 Recommendations of the heritage significance assessment report

The heritage significance assessment report contains the following recommendations:

- 1. Woollahra Municipal Council should propose the area of Cooper Park, encompassing the major significant ecological communities and the Depression-era unemployment relief landscape works, as outlined solid red on Figure 7 for listing as an item of State significance on Schedule 5, Woollahra LEP 2014.*
- 2. Woollahra Municipal Council should nominate Cooper Park, as identified in dot point #1 above and outlined solid red on Figure 27, to the Heritage Council of NSW for consideration of listing on the State Heritage Register.*

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3. *Cooper Park should continue to be managed to conserve and enhance its heritage significance through a proactive program of arboricultural and horticultural maintenance, erosion control and conservation of its significant natural, landscape and built elements.*
4. *An updated Conservation Management Plan for Cooper Park should be prepared to take into account relevant information on the park that has been accumulated since 2011 and changes to the nature, condition and management regime that have taken place since 2011. If the park is listed on the SHR, Heritage Council endorsement of the updated CMP should be sought.*
5. *Consideration should be given to interpreting the heritage significance of Cooper Park in culturally sensitive ways which may include but should not be limited to material on Council's website and inclusion on a downloadable app for a walking tour of heritage sites in the Woollahra local government area.*
6. *An updated Vegetation Management Plan /Canopy Replenishment Strategy for Cooper Park should be prepared to provide for the conservation of natural vegetation in the park and the staged replacement of the significant cultural plantings on the site, the timing of such replacement to be guided by arboricultural assessment of the vigour, condition and useful life expectancy of the trees.*
7. *Should Cooper Park be listed on the State Heritage Register, any works consistent with the policies and other recommendations of an endorsed Conservation Management Plan could be exempted, subject to ministerial approval, to reduce the need for frequent applications under Section 60, Heritage Act.*

The area recommended for local and State listing is shown with a solid red line in **Figure 6** below.



Figure 6: The area of Cooper Park recommended for both Local and State listing is identified with a solid red line. The dashed area is Cooper Park North. (Source: Woollahra Municipal Council 2019)

In accordance with these recommendations the consultant has prepared:

- A heritage inventory form for listing *Cooper Park* on the Woollahra LEP 2014.
- A SHR heritage nomination for listing *Cooper Park* under the *Heritage Act 1977*.

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These are included in *Annexure 2* as Appendices A and B of the Heritage Assessment report.

5. Planning proposal

A planning proposal has been prepared to list *Cooper Park* in Bellevue Hill (excluding Cooper Park North) as a heritage item in the *Woollahra LEP 2014* (see *Annexure 1*).

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 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).

5.2 Objective of amendment to Woollahra LEP 2014

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of *Cooper Park* in Bellevue Hill (excluding Cooper Park North) and provide it with a statutory heritage protection.

5.3 Explanation of provisions

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

- Insert a listing for *Cooper Park* (excluding Cooper Park North), 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 Maps (Sheet HER_003D and 003E) to identify *Cooper Park* (excluding Cooper Park North) as a heritage item in Bellevue Hill.

5.4 Relationship to strategic planning framework

The planning proposal is consistent with the relevant objectives of *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 the Council's Community Strategic Plan titled *Our 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 also consistent with the *Draft Woollahra Local Strategic Planning Statement* (endorsed by Council for exhibition 9 September 2019). 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*

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).

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

6. Conclusion

This report seeks the advice of the Woollahra LPP on a planning proposal to list *Cooper Park* (excluding Cooper Park North) in Bellevue Hill as a heritage item in the Woollahra LEP 2014.

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

- A statement of the objective 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 and provisions and the process for their implementation.
- Details of the community consultation that is to be undertaken.

This report also seeks the advice of the Woollahra LPP on the nomination to list Cooper Park (excluding Cooper Park North) as a heritage item on the SHR. The assessment of heritage significance concludes that the park (excluding Cooper Park North) meets the threshold for State listing.

Advice from the Woollahra LPP will be provided to Council.

Annexures

1. EPC report dated 18 November 2019 (excluding the annexures)
2. Heritage Significance Assessment Cooper Park, Bellevue Hill, 3 November 2019
3. Planning Proposal - Heritage listing of Cooper Park, Bellevue Hill (excluding annexures)

Planning Proposal



Heritage Listing

Cooper Park, Bellevue Hill (excluding Cooper Park North)

Prepared February 2020



TRIM: 20/9933

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1. Introduction

1.1. Background

On 27 November 2017, Council adopted the following notice of motion (Item No. 11.1):

THAT Council requests staff to prepare and submit a report including a heritage assessment and draft heritage inventory sheet for Cooper Park to the Urban Planning Committee to facilitate Cooper Park (and its elements) being:

- 1. included in the Woollahra Local Environmental Plan as a heritage item; and*
- 2. listed as a heritage item of state significance on the NSW State Heritage Register*

The following background information accompanied the notice of motion on the agenda for that meeting:

Woollahra Council's Heritage Study (1984) highlighted Cooper Park as a 'creek valley with quite thick vegetation...with unique rainforest species' and overall high recreational value. The Heritage Study nominated the north-facing valley and south-facing slope as areas of naturalistic character and pointed to the existence of Aboriginal engravings within Cooper Park and surrounding areas.

The Australian Heritage Commission listed Cooper Park on the Register of the National Estate (FileNo.1/12/041/0114/01) during 1992. 'Cooper Park is an uncommon example of an early twentieth century municipal park, which demonstrates a bushland pleasure ground style. The style is expressed by the predominance of bush vegetation, a creek and meandering network of paths which link a series of architectural features (Criterion B2)'.

Woollahra Council Cooper Park Plan of Management February 2001 sets out the elements and management of Cooper Park. The action plan included "Conduct heritage study that audits the presence and condition of, and makes recommendations for the protection and preservation of, any built structures or other material associated with the park's Aboriginal history and its history of recreation development".

Cooper Park is not currently listed as heritage item under the Woollahra LEP 2014 (except for the Adelaide Street sandstone retaining wall and railing facing Cooper Park) or on the NSW State Heritage Register.

In response to Council's decision, Chris Betteridge of Betteridge Heritage was engaged to carry out an assessment of heritage significance for Cooper Park. Chris Betteridge is a highly qualified and experienced heritage consultant with extensive and specialised experience in the identification, assessment, management and interpretation of landscape heritage.

On 18 November 2019, the Environmental Planning Committee (EPC) recommended the preparation of a planning proposal to list *Cooper Park* as a heritage item in Schedule 5 of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014) and that Council consider nominating this item for listing on the State Heritage Register (SHR).

On 25 November 2019, Council resolved:

- A. THAT a planning proposal be prepared to list Cooper Park as a state significant heritage item in Schedule 5 of the 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.*
- D. THAT Council consider nominating Cooper Park for listing on the State Heritage Register when it considers the advice of the Woollahra Local Planning Panel.*
- E. THAT further consideration be given to Aboriginal Cultural Heritage including appropriate engagement with Aboriginal Elders and the La Perouse Land Council.*

On 30 January 2020 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 to:

- A. Proceed with the planning proposal to list Cooper Park in Bellevue Hill (excluding Cooper Park North) 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 Cooper Park in Bellevue Hill (excluding Cooper Park North) 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.*
- D. Support the nomination to list Cooper Park in Bellevue Hill (excluding Cooper Park North) as a heritage item on the State Heritage Register.*

1.2. Description of this planning proposal

This planning proposal is made in relation to Cooper Park in Bellevue Hill (excluding Cooper Park North). This planning proposal explains the intended effect of an amendment to Woollahra LEP 2014. The amendment to Woollahra LEP 2014 involves listing Cooper Park (excluding Cooper Park North) as a heritage item. Heritage listing will provide ongoing protection and recognition of the heritage significance of the site, including its built, landscape and natural elements.

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. A description of Cooper Park and its context
2. Existing planning controls applying to Cooper Park
3. The objective of the amendment to Woollahra LEP 2014
4. An explanation of provisions that are to be included in the amendment to Woollahra LEP 2014
5. Justification for the objective and provisions to be included in the amendment to Woollahra LEP 2014
6. Mapping for the heritage listing
7. Community consultation to be undertaken
8. Project timeline

1.3. Assessment of heritage significance

In response to Council's decision, a heritage significance assessment of *Cooper Park* was undertaken by Chris Betteridge of Betteridge Heritage. The assessment was completed in November 2019 and is attached separately.

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 assessment used the process and criteria set out in that document.

There are seven criteria used in the process of assessing heritage significance. **Table 1** below provides a summary of the assessment of the heritage significance of *Cooper Park* 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
(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)	✓	✓
(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
(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)	✓	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)	✓	✓
(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

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.

The heritage assessment concludes that Cooper Park in Bellevue Hill (excluding Cooper Park North) satisfies all criteria at local level and two criteria (b) and (f) at the State level. Discussion on Cooper Park North occurs in section 1.5 of this planning proposal.

1.4. Statement of heritage significance

The following statement of heritage significance is extracted from the Heritage Assessment report by Betteridge Heritage:

Cooper Park is historically significant at a local level through its associations with significant historical phases in the development of the cultural landscape of the Woollahra local government area, being part of the original Point Piper Estate. The park contains some of the largest areas of remnant bushland in Woollahra Municipality with representative vegetation from the area, including vegetation with an affinity to the endangered ecological community Eastern Suburbs Banksia Scrub. (Criterion A)

Cooper Park has associational significance at a State level derived from strong associations with the application of the NSW Prevention and Relief of Unemployment Act 1930 and includes fine examples of the unemployment relief works carried out by unemployed workers during the Great Depression to provide enhanced public recreation facilities and improved infrastructure. The park also has strong associations with noted architects S E Coleman and R G C Coutler who won the design competition for the park and with Ernest Miles and H Arnold who supervised the Depression-era works. The park has a strong association with the Cooper family, being a remnant of the extensive estate developed by the Cooper family from 1827 and including associations with two well-known members, both named Daniel Cooper. It was donated to Woollahra Municipal Council in May 1917 by Sir William Charles Cooper (1852-1925), the second son of Sir Daniel Cooper (1821-1902). It is significant at a local level for these associations. (Criterion B)

Cooper Park has aesthetic significance at a State level as an increasingly rare surviving example of an early 20th century municipal park, created in a bushland pleasure ground style, expressed by the predominance of bush vegetation, a constructed creek and meandering network of paths which link a series of architectural features. The Park is important aesthetically for its array of Depression-era cultural features which include a grass amphitheatre with retaining wall and plaque, artificial stone structures, a moon bridge, sandstone walls, steps and paths, concrete footbridges, and a diverse range of outdoor recreation facilities including a 1920s tennis pavilion and tennis courts. Cultural plantings consist of both exotic and native plantings that were planted during the park's early phases of establishment and contribute to the bushland pleasure ground style in both species selection and layout. These cultural features are laid out in a manner that demonstrates design excellence and high creative endeavour. (Criterion C)

While social value is hard to quantify without detailed surveys of those who have been associated with a place, it is likely that living individuals within the Woollahra Council area will have strong opinions about the place – some positive, some negative. Respondents to a limited sample size survey in 1992 identified Cooper Park as one of the most important spaces in Woollahra Municipality for both structured and unstructured recreation and amenity reasons. The local community also contributed to the establishment, protection and restoration of the natural bushland values of Cooper Park over a very long time. (Criterion D).

The Aboriginal cultural heritage values have not been investigated in the scope of this heritage assessment and therefore significance to Aboriginal cultural groups cannot be determined. However, there are records of engravings in or near Cooper Park and it is therefore likely that the site may contribute to enhanced understanding of the aboriginal cultural history of the area in the future, at least at a local level.

Cooper Park is considered to have technical and research significance at a local level but probably not at a State level. These values are derived from its ecological communities and two threatened plant species as well as the archival photographic record for the park which provides evidence of how various tree species have performed over a period of more than 80 years. (Criterion E)

*Cooper Park is rare at a State level as an excellent example of high-quality Depression-era public recreation landscape works including an extensive assemblage of artificial stone shelters from the 1930s constructed by H Arnold who built similar enclosures for animals at Sydney's Taronga Zoo. The rarity value of the park is also enhanced by the presence of two threatened plant species *Acacia terminalis* subsp. *terminalis* and *Syzygium paniculatum*. (Criterion F)*

The park is also representative at a local level, and possibly at a State level, subject to further comparative analysis, of 1920s /'30s pleasure ground designed landscapes with Depression-era public landscape works to provide employment for out-of-work men and improved amenities for the community. (Criterion G)

(Chris Betteridge: Heritage Significance Assessment, 3 November 2019, p. 65-66)

The assessment recommends the listing of Cooper Park (excluding Cooper Park North, see **Figure 1**) as a heritage item at both the local level, in Schedule 5 of the Woollahra LEP 2014 and at the State level, on the SHR.

1.5. Heritage Significance Assessment report

The heritage significance assessment report contains the following recommendations:

1. *Woollahra Municipal Council should propose the area of Cooper Park, encompassing the major significant ecological communities and the Depression-era unemployment relief landscape works, as outlined solid red on Figure 7 for listing as an item of State significance on Schedule 5, Woollahra LEP 2014.*
2. *Woollahra Municipal Council should nominate Cooper Park, as identified in point #1 above and outlined solid red on Figure 27, to the Heritage Council of NSW for consideration of listing on the State Heritage Register.*
3. *Cooper Park should continue to be managed to conserve and enhance its heritage significance through a proactive program of arboricultural and horticultural maintenance, erosion control and conservation of its significant natural, landscape and built elements.*
4. *An updated Conservation Management Plan for Cooper Park should be prepared to take into account relevant information on the park that has been accumulated since 2011 and changes to the nature, condition and management regime that have taken place since 2011. If the park is listed on the SHR, Heritage Council endorsement of the updated CMP should be sought.*

5. *Consideration should be given to interpreting the heritage significance of Cooper Park in culturally sensitive ways which may include but should not be limited to material on Council's website and inclusion on a downloadable app for a walking tour of heritage sites in the Woollahra local government area.*
6. *An updated Vegetation Management Plan /Canopy Replenishment Strategy for Cooper Park should be prepared to provide for the conservation of natural vegetation in the park and the staged replacement of the significant cultural plantings on the site, the timing of such replacement to be guided by arboricultural assessment of the vigour, condition and useful life expectancy of the trees.*
7. *Should Cooper Park be listed on the State Heritage Register, any works consistent with the policies and other recommendations of an endorsed Conservation Management Plan could be exempted, subject to ministerial approval, to reduce the need for frequent applications under Section 60, Heritage Act.*

The area recommended for local and State listing is shown with a solid red line in **Figure 1** below.



Figure 1: The area of Cooper Park recommended for both local and State listing is identified with a solid red line. Cooper Park North is excluded from local and State listing. (Source: Woollahra Municipal Council 2019)

Cooper Park North

The proposed curtilage excludes Cooper Park North, which is located to the north side of Northland Road. This area was excluded as it fails to meet the criteria for local or State listing. This is due to its different character/natural setting and lack of threatened plant species. Further, it does not contain Depression era works and is physically separated from the main area of Cooper Park.

2. Existing site and context

2.1. The study area

Cooper Park is located along a creek valley that runs in an east-west direction and falls between the suburbs of Bellevue Hill and Woollahra. It was originally part of the early nineteenth century estate of Daniel Cooper. It was proclaimed as a park in 1917 and developed over the next twenty years into a bushland and recreational ground.

Broadly, Cooper Park is defined to the west by Suttie Road, to the north by Northland Road, to the east by Bellevue Road/Victoria Road, and to the south by residential properties located north of Fletcher Street (see **Figure 2** below).

The part of Cooper Park to the north (separated by Northland Road) is commonly known as 'Cooper Park North'. The area to the east of the tennis courts is commonly known as 'Lower Cooper Park', whilst further to the east is the Amphitheatre.

Cooper Park is approximately 17.7 hectares in size, with approximately 12 hectares of urban bushland. Cooper Park is owned by Woollahra Council, and is the largest Council-owned area of bushland in the Woollahra Municipality. The park provides open space for both passive and active recreation.

The Park is dominated by bushland and planted native trees. The recreational facilities in the park include tennis courts, cricket pitches and cricket nets, a kiosk, a playground, junior sports fields, a community garden, an extensive system of walking tracks, unique synthetic stone shelters, a range of footbridges, a grassed amphitheatre, community facilities and informal open grassed areas.

Figures 2 to 5 below illustrate significant elements in Cooper Park including the Amphitheatre, the Moon Bridge, the sandstone balustrade and a rock shelter.

The eastern end of Cooper Park is characterised by an open grassed area with expansive views (the amphitheatre, see **Figure 3**). A smaller open grassed area to the south of the main area of the park is known as Fig Tree Lane Reserve and located over Fletcher's Gully.



Figure 2: Aerial photograph with the boundary of Cooper Park outlined in red.



*Figure 3: The Amphitheatre, Cooper Park, with stone steps leading down from Victoria Road
(Photo: Chris Betteridge, 29 March 2019)*



*Figure 4: View of Moon Bridge, in the centre of Cooper Park.
(Photo: Chris Betteridge, 29 March 2019)*



Figure 5: Sandstone balustrade near the Amphitheatre, Cooper Park. (Photo: Chris Betteridge, 29 March 2019)



Figure 6: One of the artificial rock shelters constructed by H Arnold at Cooper Park during the 1930s and located near the picnic area in the centre of Cooper Park (Photo: Chris Betteridge, 29 March 2019)

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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:

	Land Use Zone	Height of Building	Minimum Lot Size	Acid Sulfate Soils
Cooper Park	RE1 Public Recreation	Not applicable	Not applicable	The majority of the Park is Class 5 with parts of Lower Cooper Park being Class 3.

The Objectives for RE1 Public Recreation in Woollahra LEP 2014 are:

- *To enable land to be used for public 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.¹*

Cooper Park is not currently listed as a State or local heritage item and Clause 5.10 (Heritage Conservation) of the Woollahra LEP 2014 does not currently apply.

4. Objective of amendment to Woollahra LEP 2014

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of *Cooper Park* in Bellevue Hill (excluding Cooper Park North) and provide it with a statutory heritage protection.

5. Explanation of provisions

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

- Insert a listing for *Cooper Park* (excluding Cooper Park North), 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 Maps (Sheet HER_003D and 003E) to identify *Cooper Park*

¹ Woollahra LEP 2014

6. Justification

The planning proposal has strategic merit. The heritage significance of *Cooper Park* (excluding Cooper Park North) has been established. Heritage listing will provide ongoing protection and recognition of the heritage significance of the item.

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 of the heritage significance assessment report, prepared by Chris Betteridge of Betteridge Heritage. The report concluded that *Cooper Park* (excluding Cooper Park North) meets the criteria for listing as a local and State heritage item. The report recommended that *Cooper Park* (excluding Cooper Park North), be listed as a local heritage item in Woollahra LEP 2014 and a SHR Nomination be forwarded to the Heritage Council of NSW for consideration of listing on the SHR.

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

Yes. The objective is to recognise the heritage significance of Cooper Park (excluding Cooper Park North) and provide it with statutory protection. This will be achieved through an amendment of the Woollahra LEP 2014, to list *Cooper Park* in Bellevue Hill as a heritage item. The best, and only, means of achieving this objective is through the planning proposal process.

Other options, such as adding site-specific objectives and controls to the *Woollahra Development Control Plan 2015*, or including heritage conservation conditions to a development consent for *Cooper Park*, will not provide the same level of heritage protection and recognition.

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 13: Environmental heritage is identified, conserved and enhanced.

Heritage listing of *Cooper Park* will provide ongoing protection and recognition of the heritage significance of this item.

Eastern City District Plan

Yes. The planning proposal is generally consistent with the directions, priorities and objectives of the *Eastern City District Plan*, more specifically with:

- 'A city of great places' direction
- Planning Priority E6 'Creating and renewing great places and local centres, and respecting the District's heritage'
- Objective 13 'environmental heritage is identified, conserved and enhanced'
- Action 20 'Identifying, conserving and enhancing the environmental heritage of the local area' through:
 - o a. engaging with the community early to understand heritage values'
- Action 54 'Consider the following issues when preparing plans for tourism and visitation:
 - o e. protecting heritage and biodiversity to enhance cultural and eco-tourism'
- Action 63 'Identify and protect 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 and residential amenity, including protection of significant architecture and the natural environment.

The planning proposal is also consistent with the *Draft Woollahra Local Strategic Planning Statement* (endorsed by Council on 9 September 2019 for exhibition). 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** below).

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** below).

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. Two species found in the Park are listed in Schedule 1 Threatened Species in the *Biodiversity Conservation Act 2016* (No.63), namely:

- 1) *Acacia terminalis* subsp. *Terminalis* (Sunshine Wattle); and
- 2) *Syzygium paniculatum* (Magenta Lilly Pilly),

Under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999*, the Sunshine Wattle is identified as an 'endangered' species, while the Magenta Lilly Pilly is listed as a 'vulnerable species'.

Heritage listing of the Park will create additional protection to these two species. These species will not be adversely affected as a result of the planning proposal.

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 *Cooper Park* or in the vicinity of the park. 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?

While the planning proposal does not have any direct economic effect, it has some social impact for the local community that appreciates and enjoys the park on a regular basis for recreational use.

The heritage assessment and inventory sheet measured *Cooper Park* 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 heritage assessment has been undertaken in accordance with the NSW Heritage Manual guidelines, which draws upon the Burra Charter principles. The assessment has found that *Cooper Park* is of heritage significance at the local and State level. Social significance is satisfied at local level, and heritage listing of the park acknowledges the strong social connections to the park displayed by groups such as the Friends of Cooper Park, the Bushcare Group, Cooper Park Tennis, and Cooper Park volunteers. Heritage listing will endorse the importance of the park to the community's sense of place.

The local community has contributed to the establishment, protection and restoration of the natural bushland values of Cooper Park over a very long time. This extends from initial lobbying for establishment of a public park on the site, to the Rangers League who completed works in the park (1930), through to contemporary involvement by the community in the bushland restoration and regeneration works, and the tennis club. It is likely that many people who use or have used the park for active and/or passive recreation will consider it to have social significance for them. Respondents to a limited sample size survey in 1992 identified Cooper Park as one of the most important spaces in Woollahra Municipality for both structured and unstructured recreation and amenity reasons.

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 *Cooper Park*. It does not involve amendments to the planning controls that will facilitate intensified development.

Cooper Park has access to adequate public infrastructure such as water, sewer, electricity and telecommunication services. The site is in proximity to regular and frequent public transport services.

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 appropriate for the requirements of the site.

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

State and Commonwealth public authorities were not consulted during the heritage

assessment process.

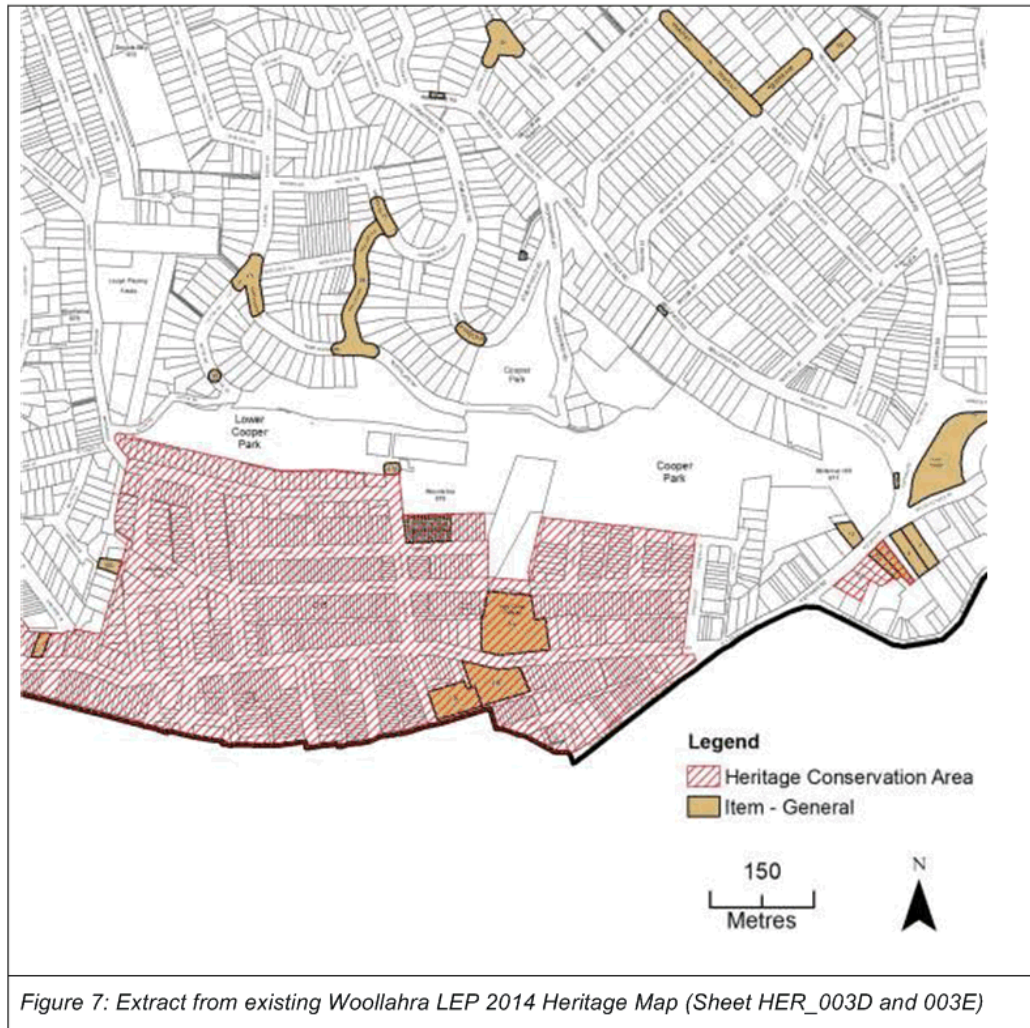
During the public exhibition, Heritage NSW, Department of Premier and Cabinet will also be notified.

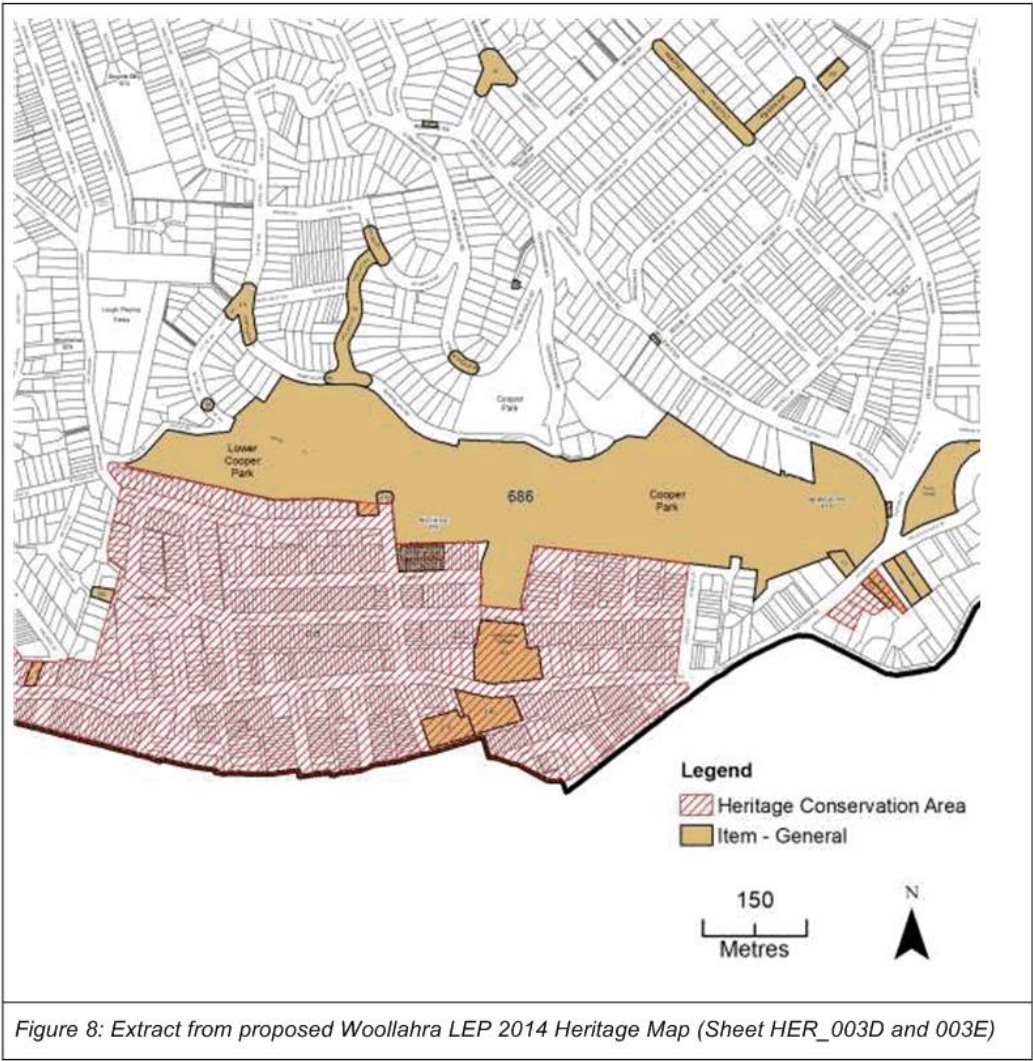
Further consultation will take place with any other authorities identified by the gateway determination.

7. Mapping

The planning proposal amends the Woollahra LEP 2014 Heritage Maps (Sheet HER_003D and 003E) by applying an "Item – General" classification to *Cooper Park*.

Extracts of the existing and proposed heritage maps are shown in **Figure 7** and **Figure 8** below.





8. Community consultation

8.1. Consultation with landowner

Woollahra Municipal Council is the landowner for *Cooper Park*. Council is the proponent of this planning proposal and has endorsed its preparation on 25 November 2019.

8.2. Public exhibition

Public exhibition will be undertaken in accordance with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000* and the conditions in the gateway determination.

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.
- A notice on Council's website.
- A letter to land owners adjoining and in the vicinity of the site.
- A letter to the National Trust of Australia (NSW).
- A letter to local community groups such as Woollahra History & Heritage Society, Friends of Cooper Park, Bushcare Group, Cooper Park Tennis, Cooper Park Community Garden, Cooper Park Community Hall and Cooper Park Volunteers.

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 relevant Council reports).

9. Project timeline

If Council is authorised to exercise 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 proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Council Notice of Motion	27 November 2017
Environmental Planning Committee recommends proceeding	18 November 2019
Council resolution to proceed	25 November 2019
Local Planning Panel provides advice	February 2020
Environmental Planning Committee recommends proceeding	March 2020
Council resolution to proceed	March 2020
Gateway determination	June 2020
Completion of technical assessment	Usually none required
Government agency consultation	July 2020
Public exhibition period	July 2020
Submissions assessment	August 2020
Environmental Planning Committee considers assessment of planning proposal post exhibition	September 2020
Council decision to make the LEP amendment	September 2020
Council to liaise with Parliamentary Counsel to prepare LEP amendment	October 2020
Forwarding of LEP amendment to the Department of Planning, Industry and Environment for notification on the NSW Legislation website	November 2020
Notification of the approved LEP	December 2020

Schedules

Schedule 1 – Consistency with state environmental planning policies

State environmental planning policy	Comment on consistency
SEPP No 1 – Development Standards	Not applicable
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 44 – Koala Habitat Protection	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 (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) 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.

State environmental planning policy	Comment on consistency
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 (Kosciuszko National Park - Alpine Resorts) 2007	Not applicable
SEPP (Kurnell Peninsula) 1989	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 (Miscellaneous Consent Provisions) 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

State environmental planning policy	Comment on consistency
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
SREP (Sydney Harbour Catchment) 2005	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy. 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.

**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 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 does not apply to land within an environmental protection zone or land identified for environmental protection.
2.2	Coastal protection	Not applicable. The planning proposal does not apply to land within the coastal zone.
2.3	Heritage conservation	Applicable. Consistent. Heritage listing of <i>Cooper Park</i> 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.
3	Housing, infrastructure and urban development	
3.1	Residential zones	Not applicable. The land is not zoned for residential purposes.
3.2	Caravan parks and manufactured home estates	Not applicable. The planning proposal does not affect caravan parks and manufactured home estates.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
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 licensed aerodromes	Not applicable. The planning proposal does not apply to land near a licensed aerodrome.
3.6	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
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	Applicable. Consistent. Existing flood planning provisions will not be altered by the planning proposal.
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	<p>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.</p> <p>Heritage listing of <i>Cooper Park</i> will provide ongoing protection and recognition of the heritage significance of the item.</p> <p>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
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 <i>A Metropolis of Three Cities</i> , particularly Objective 13: Environmental heritage is identified, conserved and enhanced. Heritage listing of <i>Cooper Park</i> 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	Implementation of Greater Macarthur Land Release Investigation	Not applicable.
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable.

Supplementary material (separately attached)

- **Environmental Planning Committee Report (18 November 2019)**
- **Assessment of Heritage Significance for *Cooper Park, Bellevue Hill*** – Chris Betteridge of Betteridge Heritage – November 2019

Item No: R6 Recommendation to Council
Subject: **PUBLIC ART IN MAJOR DEVELOPMENTS - DRAFT DCP AND SUPPORTING GUIDELINES - POST EXHIBITION REPORT**
Authors: Jacquelyne Della Bosca, Executive Planner
Maria Lacey, Public Art Coordinator
Approvers: Allan Coker, Director - Planning & Development
Lynn Garlick, Director - Community Services
File No: 19/198837
Reason for Report: To report on the exhibition of the Draft Woollahra DCP amendments and the Draft Woollahra Public Art Guidelines for Developers which establish requirements for public art in major developments

Recommendation:

- A. THAT Council notes the report to the Environmental Planning Committee meeting of 17 February 2020 on the exhibition of the Draft Woollahra DCP amendments and supporting Draft Guidelines requiring public art in major development.
- B. THAT Council adopts:
- i. Woollahra Development Control Plan 2015 (Amendment 11) as amended in Annexure 1
 - ii. Woollahra Public Art Guidelines for Developers as amended in Annexure 2.

1. Background

On 23 April 2018 Council adopted the notice of motion (NOM):

“In order to increase Woollahra’s Public Art Program, which in turn provides improved amenity and connects people to their environment and community, Council prepares a report which details how:

- 1. A major commercial or residential development in a commercial or other prominent area includes a condition at DA stage for public art in consultation with Woollahra’s Public Art Panel.*
- 2. Any development which is completely or partially funded or owned by Council includes a condition at DA stage for public art in consultation with Woollahra’s Public Art Panel.”*

On 25 February 2019 Council resolved:

- A. “THAT Council notes the report to the Environmental Planning Committee meeting of 4 [sic] February 2019 about the validity of using conditions of development consent to require public artwork in major developments.*
- B. THAT Council resolve to prepare DCP controls and supporting guidelines which establish requirements to provide public artwork in major developments.”*

On 26 August 2019 Council resolved:

- A. THAT Council notes the report to the Environmental Planning Committee meeting of 19 August 2019 on draft planning controls and guidelines requiring public artwork in major developments.*
- B. THAT Council resolves to concurrently exhibit the following documents:*

- i. proposed amendments to Woollahra Development Control Plan 2015 as set out in Annexure 1, consistent with the requirements in the Environmental Planning and Assessment Act 1979, and*
 - ii. Draft Woollahra Public Art Guidelines for Developers as set out in Annexure 2.*
- C. THAT Council consider public art in all its projects including those of less than 15 million dollars.*

The Draft DCP amendments establish the planning objectives and controls for public art, and identifies that proposed development valued at \$15M or more must include public art when that development is located within the Double Bay, Rose Bay or Edgecliff centres.

The Draft DCP provisions are to be read in conjunction with the supporting Draft Guidelines which set out the requirements for a Public Art Plan and identify criteria for assessing the suitability of the proposed public artwork.

The public art can be integrated into the building design or landscaping and should be part of a coherent expression of the built form. The art may be a sculpture in the foyer, a design treatment on the building exterior, or lighting treatment, but whatever form the art takes, the art should be visible from the public domain and created by a professional working artist.

This report outlines the exhibition process that was undertaken for the draft documents.

2. Public exhibition

Consistent with Council's resolution the Draft DCP amendment and Draft Guidelines were publicly exhibited. The public exhibition was held for 45 days from 25 September to 8 November 2019. The minimum exhibition period for a DCP set out in the *Environmental Planning and Assessment Regulation 2000* (the Regulation) is 28 days.

The exhibition took place on Council's Your Say Woollahra online platform and in the Customer Service area of Woollahra Council Chambers in Double Bay (available during business hours).

A copy of the Draft DCP amendments, Draft Guidelines and other documents such as copies of Council's resolutions, and an FAQ were available for the duration of the exhibition period. The FAQ section, amongst other things included the following definition for "Capital Improvement Value (CIV)": *The Capital Improvement Value (also referred to as Capital Investment Value) is the estimated total cost of the proposed development, including professional fees and construction costs.*

Details of the exhibition were notified in 7 editions of the Wentworth Courier: 25 September, 2, 9, 16, 23, 30 October and 6 November 2019.

Notification of the exhibition was sent to members of Council's Public Art Panel, Small Sculpture Prize Committee, and Cultural Committee; local resident groups; local art galleries; the Sydney East Business Chamber; as well as adjoining councils.

3. Submissions

During the exhibition period approximately 100 external visitors viewed the draft exhibited documents and information on the Your Say Woollahra website. The exhibition did not generate any public submissions, however staff have identified a few minor amendments to the exhibited documents:

1. Amend the Draft DCP and Draft Guidelines to replace any reference to the term “capital improvement value (CIV)” with “capital investment value (CIV)”. The use of the term “capital improvement value” was an error and should have been “capital investment value” which is the term used in Council’s DA Guide, Attachment 8 Quantity Surveyor’s Report. Under the DA Guide, where the cost of carrying out development is \$750,000 or more, a quantity surveyor’s report identifying the total development cost or capital investment value of the proposed development is to be submitted with the DA.
2. Amend the Draft Guidelines at Section 7 Roles and responsibilities under “Prior to Issue of the Occupation Certificate” to clarify and emphasise the requirement that the public art, in accordance with the agreed Public Art Plan, needs to be adhered to in full by the DA applicant prior to the issuing of the Occupation Certificate.

These are minor amendments and do not change the substance or intent of the draft documents as exhibited.

4. Conclusion

Woollahra Council recognises the important role of art in the public domain and the cultural and economic benefits for both developers and the community. Public art adds to the community’s sense of identity and contributes to a creative and vibrant community. For developers, public art provides a valuable point of difference for the development and importantly it can provide engagement and a sense of pride with the people who live, work or use the development.

The Draft DCP amendments establish the trigger for public art in significant or large-scale developments, which are enforced through DA conditions of consent. The supporting Draft Guidelines establish the approval process for preparing and incorporating high quality public art in major developments.

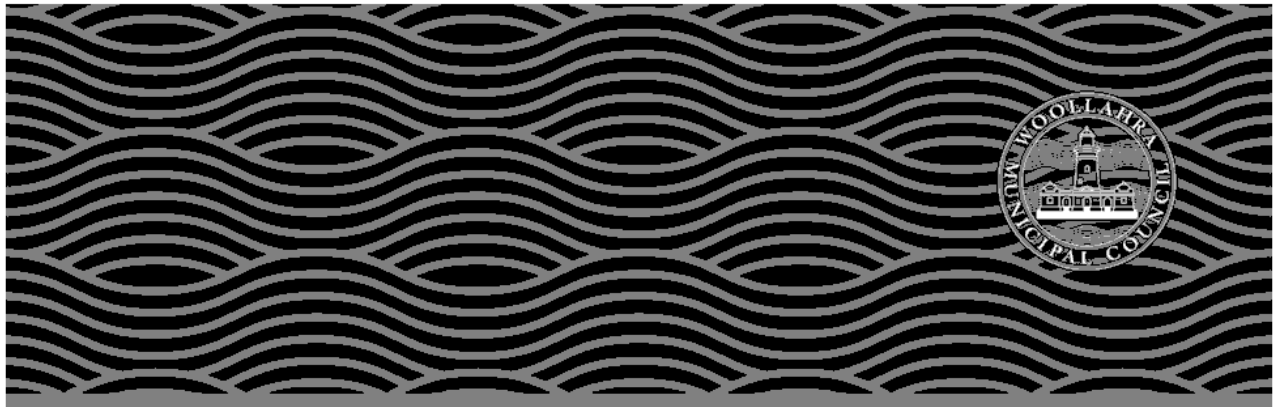
The Draft DCP amendments have been prepared and publicly exhibited in accordance with the *Environmental Planning and Assessment Act 1979* and the Regulation. The Guidelines were exhibited concurrent with the Draft DCP.

Subject to the minor amendments identified by staff outlined in section 3 above, we recommend that Council adopts the Draft DCP and Draft Guidelines as set out in Annexures 1 and 2.

If Council resolves to proceed with Woollahra DCP Amendment 11 the changes will come into effect on a date specified in a notice published in the Wentworth Courier, and the Woollahra Public Art Guidelines for Developers Guidelines will also commence then.

Annexures

1. Woollahra Development Control Plan 2015 (Amendment 11) [!\[\]\(eb2da236c8e866008a78d7aa69bcc6c9_img.jpg\)](#) [!\[\]\(41bd65de259e5aa2d4856c839edd4f76_img.jpg\)](#)
2. Woollahra Public Art Guidelines for Developers [!\[\]\(6a874697c11eea69ddd49691fc21e83d_img.jpg\)](#) [!\[\]\(e6546587eb0d9dece069ace81eed13fc_img.jpg\)](#)



Draft Woollahra Development Control Plan 2015 (Amendment 11)

Prepared Date:	December 2019
Adopted:	TBC
Commenced:	TBC
Division/Department:	Strategic Planning
HPE CM Record Number:	19/190979

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Draft Woollahra Development Control Plan 2015 (Amendment No 11)

Part 1 Preliminary

1.1 Background

Woollahra Council aims to support and promote arts, artists and cultural development in the community. We are doing this by integrating public art requirements into large scale development in Edgecliff, Double bay and Rose Bay centres. Including public art helps to create local landmarks that contribute to a sense of place, liveability and community identity.

The amendments contained in *Draft Woollahra Development Control Plan 2015 (Amendment No 11)* (DCP) establishes planning objectives and controls for public art, and identifies that development with a capital investment value of \$15M or more must include public art.

The DCP provisions are to be read in conjunction with the *Draft Woollahra Public Art Guidelines for Developers* (Draft Guidelines). These Draft Guidelines provide advice on the process for incorporating high quality public art in major developments. The Draft Guidelines identify the:

- Requirements for a Public Art Plan to be submitted with a DA with a capital investment value of \$15M or more
- Criteria for assessing the suitability of public art proposals, and
- Process for submitting and obtaining approval for public art proposals.

1.2 Name of plan

This plan is the Draft Woollahra DCP2015 (Amendment No 11).

1.3 Objectives of the plan

The objectives of the plan are to:

- a) Establish planning controls for public art in major development proposed on land zoned B2 Local Centre.
- b) Ensure that public art is designed and installed so that public art primarily benefits the building occupants, but can also be seen and appreciated by the public.

1.4 Land to which this plan applies

This plan applies to land zoned B2 Local Centre in the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014), see Map 1 below. . The land comprises the Edgecliff Centre, the Double Bay Centre and the Rose Bay Centre. The DCP controls for these centres are contained in chapters D4, D5 and D6 of the Woollahra DCP 2015.



Map 1: Land zoned B2 Local Centre in the Woollahra LEP 2014.

1.5 Relationship of this plan to the Act, Regulation and other plans or environmental planning instruments

This plan has been prepared under Division 3.6 of the *Environmental Planning and Assessment Act 1979* and Part 3 of the *Environmental Planning and Assessment Regulation 2000*.

Woollahra LEP 2014 applies to the land to which this plan applies. In the event of an inconsistency between this plan and the Woollahra LEP 2014, the Woollahra LEP 2014 prevails.

1.6 Approval and commencement of this plan

This plan was approved by Woollahra Council on and came into effect on

1.7 How this plan amends Woollahra DCP 2015

This plan amends Woollahra DCP 2015 in the manner set out in Part 2 of this plan.

Part 2 Amendments to Woollahra Development Control Plan 2015

This plan amends Woollahra DCP 2015 in the following manner:

Insertions – identified in blue and underlined

Deletions – ~~identified in red and strikethrough~~

Chapter A1 Introduction

2.1 Amendments to clause A1.1.9 Savings and transitional provisions relating to development applications

2.1.1 Insert at the end of the clause

This DCP (as commenced on 23 May 2015) continues to apply to development applications, applications to modify consents under section 4.55 of the EP&A Act and applications for review of determination under Division 8.2 Reviews of the EP&A Act that were made prior to but not determined before the commencement of Amendment No 11 to this DCP.

2.2 Amendments to clause A1.4 List of amendments

2.2.1 Insert at the end of the clause

Amendment	Date of approval and Commencement	Description of amendment
<u>No 11</u>	<u>Date approved - [To be completed]</u> <u>Date commenced - [To be completed]</u>	<u>Amend Chapter A1 by inserting additional savings and transitional provisions.</u> <u>Amend Chapter D4 Edgecliff Centre, D5 Double Bay Centre and D6 Rose Bay Centre by adding various sections, controls and objectives for public art in major development.</u>

Chapter D4 Edgecliff Centre

2.3 Amendment to 4.1.3 Objectives

2.3.1 Insert after objective O4 the following objective. Renumber existing objectives accordingly.

O5 To enhance the way development contributes to a sense of place.

2.4 Amendments to D4.2.3 Edgecliff Centre Controls

2.4.1 Insert after objective O6 the following objectives. Renumber existing objectives accordingly.

O7 To require the provision of public art in significant or large-scale developments.

O8 To integrate the public art so it is a cohesive part of the building design, interior or landscaping of the development.

O9 To design and locate the public art so that the aesthetics and amenity of the art can be appreciated by people within and outside the development.

O10 To enhance the experience of the occupants of the development and their relationship with the development through public art.

O11 To use public art to facilitate a connectedness between the development and the public domain.

2.4.2 Insert after control C13 the following controls. Renumber existing controls.

C14 Development with a capital investment value of \$15M or more includes public art.

C15 The public art is installed on the development site or in the immediate vicinity of the site.

C16 The public art is located so that it is not unreasonably inaccessible or obscured by a building element which makes it impossible to see in full by the building occupants and the general public.

C17 The public art is prepared and undertaken in accordance with the *Woollahra Public Art Guidelines for Developers*.

Chapter D5 Double Bay Centre

2.5 Amendment to D5.1.3 Objectives

2.5.1 Insert new objective after O4 and renumber existing objectives accordingly.

O5 To enhance the way development contributes to a sense of place.

2.6 Amendment to D5.1.5 How to use this chapter - D5.6 Development controls

2.6.1 Insert the words 'public art' in the third bullet point after arcades.

N Relationship to public domain which includes awnings, colonnades, arcades, public art, outdoor eating and ground floor frontage to lanes.

2.7 Amendment to D5.3.2 Key strategies for the Double Bay Centre: Improve Double Bay's built form to provide appropriate definition to the public domain

2.7.1 Insert after 'f)' a new point and rename consecutive points accordingly.

g) Include public art in significant or large-scale development.

2.8 Amendment to D5.6.4 Relationship to public domain

2.8.1 Insert the words 'public art' in the introductory paragraph after the word 'courtyards'.

The success of commercial centres is dependent on street edge activity. Street activation requires a safe, cohesive and attractive public domain. This section establishes objectives and controls for the street frontage elements of built form such as awnings, colonnades, arcades, walkways, courtyards, public art, outdoor eating and address to active laneways.

2.8.2 Insert after section 5.6.4.3 a new section on public art. Renumber the following sections accordingly.

5.6.4.4 Public art

2.8.3 Insert introduction to new section 5.6.4.4 Public art.

Public art in developments can enhance the experience of the occupants and contribute to a sense of place.

2.8.4 Insert objectives to new section 5.6.4.4 Public art.

O1 To require the provision of public art in significant or large-scale developments.

O2 To integrate the public art so it is a cohesive part of the building design, interior or landscaping of the development.

O3 To design and locate the public art so that the aesthetics and amenity of the art can be appreciated by people within and outside the development.

O4 To enhance the experience of the occupants of the development and their relationship with the development through public art.

O5 To use public art to facilitate a connectedness between the development and the public domain.

2.8.5 Insert controls to new section 5.6.4.4 Public art.

C1 Development with a capital investment value of \$15M or more includes public art.

C2 The public art is installed on the development site or in the immediate vicinity of the site.

C3 The public art is located so that it is not unreasonably inaccessible or obscured by a building element which makes it impossible to see in full by the building occupants and the general public.

C4 The public art is prepared and undertaken in accordance with the *Woollahra Public Art Guidelines for Developers*.

Chapter D6 Rose Bay Centre

2.9 Amendment to D6.1.3 Objectives

2.9.1 Insert new objective after O1 d). Renumber existing objectives accordingly.

e) To enhance the way development contributes to a sense of place.

2.10 Amendment to D6.1.5 How to use this chapter - D6.6 Development objectives and controls

2.10.1 Insert the words 'public art' into bullet point 2 after the word 'awnings'.

2. Urban Character: Includes building envelopes, setbacks, heritage, architectural resolution, roof design, awnings, public art, privacy, signage and advertising, and outdoor eating.

2.11 Amendment to D6.6.3 Urban character

2.11.1 Insert after section 6.6.3.7 a new section on public art.

D6.6.3.8 Public art

2.11.2 Insert introduction to new section 6.6.3.8 Public art

Public art in developments can enhance the experience of the occupants and contribute to a sense of place.

2.11.3 Insert objectives to new section 6.6.3.8 Public art.

O1 To require the provision of public art in significant or large-scale developments.

O2 To integrate the public art so it is a cohesive part of the building design, interior or landscaping of the development.

O3 To design and locate the public art so that the aesthetics and amenity of the art can be appreciated by people within and outside the development.

O4 To enhance the experience of the occupants of the development and their relationship with the development through public art.

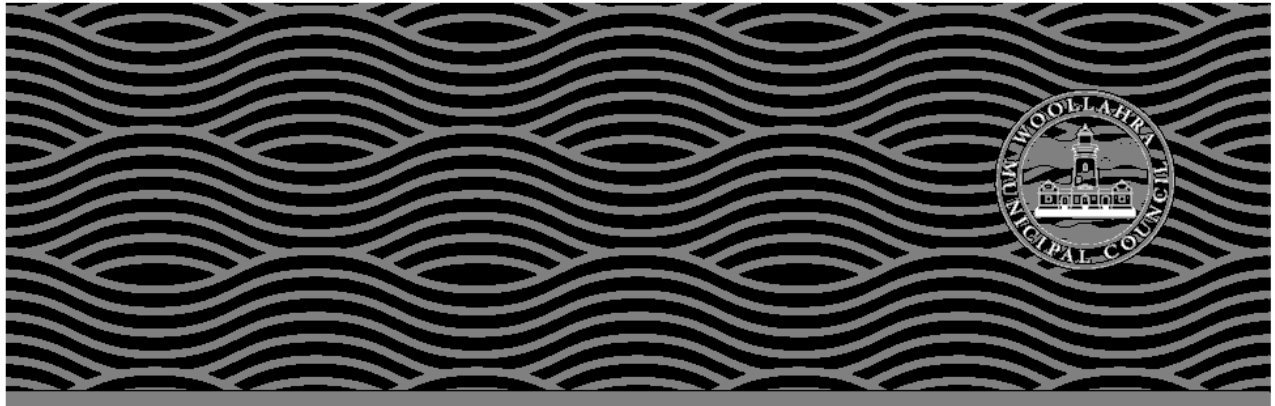
O5 To use public art to facilitate a connectedness between the development and the public domain.

2.11.4 Insert controls to new section 6.6.3.8 Public art.

C1 Development with a capital investment value of \$15M or more includes public art.

C2 The public art is installed on the development site or in the immediate vicinity of the site.

- C3 The public art is located so that it is not unreasonably inaccessible or obscured by a building element which makes it impossible to see in full by the building occupants and the general public.
- C4 The public art is prepared and undertaken in accordance with the Woollahra Public Art Guidelines for Developers.



DRAFT Woollahra Public Art Guidelines for Developers

Adoption Date:	[date] by Council Resolution or [date] by Approval of the General Manager
Review Date:	
Version:	February 2020
Division/Department:	Cultural Development, Community Services
Responsible Officer:	Public Art Coordinator
HPE CM Record Number:	19/190983

1 Introduction

The success of urban design and developments is measured in the way people engage with, respond to and occupy public spaces. Woollahra Council recognises that art in the public domain plays an important role in achieving this success, as well as contributing to cultural and economic benefits for both developers and the community. Public art adds to the community's sense of identity and contributes to a creative and vibrant community.

For developers, public art provides a valuable point of difference for the development and importantly it can provide engagement and a sense of pride with the people who live, work or use the development.

Council requires developments valued at \$15M or more to include public art, when that development is located within the Double Bay, Rose Bay or Edgecliff centres.

The planning controls requiring public art in developments are set out in the Woollahra Development Control Plan 2015 (Woollahra DCP), Chapter D4 Edgecliff Centre, Chapter D5 Double Bay Centre and Chapter D6 Rose Bay Centre.

The Woollahra Public Art Guidelines for Developers (the Guidelines) supports the Woollahra DCP controls and must be read in conjunction with the DCP.

These Guidelines outline the expectations and steps to assist developers, art consultants, artists, architects, and landscape architects in the provision of public art in major developments.

2 What is public art?

Public art refers to creative and original artworks created for, located in, or part of a public space or facility such as parks, foreshores, squares, spaces within public buildings or any space accessible to the general community including private sites which impact on the public domain.

Public art may cover a wide range of art forms and mediums including, but not limited to, sculptures, monuments, murals, fountains and water features, street furniture or bollards, projections and lighting treatments, paving, kinetic works, new media art, landscaping or planting treatments.

Public art can be integrated into the building design or landscaping of a development, and as such enhance the experience of the occupants and contribute to a sense a place. Such public art should be part of a coherent expression of the built form. It may be a sculpture in the foyer, a design treatment on the building exterior, or lighting treatment, but whatever form the art takes, it should be visible from the public domain and created by a professional working artist.

3 Purpose of the Guidelines

As set out in the Woollahra DCP, these Guidelines apply to any development application (DA) on land zoned B2 Local Centre in the Woollahra Local Environmental Plan 2014 if that development has a capital investment value (CIV) of \$15 million or more.

These Guidelines provide DA applicants with advice on the process for successfully incorporating high quality public art in accessible public spaces in large-scale developments consistent with the requirements of the Woollahra DCP.

The Guidelines include:

- Objectives of the Guidelines
- Requirements for the Public Art Plan to be submitted with the DA
- Criteria for assessing the suitability of public art proposals
- Process for submitting and obtaining approval for the public art, including the roles and responsibilities of key stakeholders

We strongly recommend that applicants discuss their proposal at an early stage with the Public Art Coordinator, prior to lodging the DA.

4 Objectives of the Guidelines

- To support the provisions for public art in the Woollahra DCP.
- To facilitate creative collaborations between artists, designers, architects and landscape architects in large-scale developments.
- To enhance the amenity and experience of the development for the occupants and visitors, as well as the public.
- To enhance the way the development contributes to the sense of place.

5 Public Art Plan

A DA that triggers a requirement for public art must include a Public Art Plan when the DA is lodged. The Plan is to include the following:

5.1 Background information

The background information should include a site description of the proposed development including location, use, scale and indication of architectural finish. It should also include site analysis identifying the history and development of the site over time, including any significant historical, cultural and environmental aspects.

5.2 Artwork proposal

The Plan should explain and describe the artwork proposal for the site, clearly outlining the preferred location of the artwork in the development and how the work will be viewed by occupants and the public.

The proposal must include a brief concept statement with mock up images and description of the proposed artwork. It should also include a response to the objectives and assessment criteria set out in section 4 and 6 of these Guidelines.

5.3 Selection and commissioning of artists

The Plan should include a clear outline of the process for selecting and commissioning of artist for the proposed public artwork. If an artist is already selected, an artist biography and CV together with examples of previous works needs to be submitted.

5.4 Timeline

The Plan should provide a timeline for staging of the work, including conceptual development, fabrication and installation in relation to the construction of the development.

5.5 Draft budget breakdown

The Plan is to supply an estimate budget summary for the artwork, with the artist fee clearly itemised from material and installation costs.

6 Assessment criteria

Once the DA has been lodged the Public Art Plan will be referred to the Public Art Coordinator. The Coordinator will forward it to Woollahra Council's Public Art Panel for assessment and recommendation.

The Panel will assess the suitability of the Plan having regard to the following criteria:

5.1 Site specific/ placemaking aspects

The Plan demonstrates the relationship of the proposed artwork with the area, in a cultural, historical, built or environmental context. The planning process for public art is required as part of the DA process to enable a successful outcome for the integration of the art with the architecture and landscaping of the site.

5.2 Artwork created for the particular development and site

The proposed artwork is of a scale appropriate to the development and thoughtfully sited to create a point of interest or define a space. Artwork that is not commissioned specifically for the site is not encouraged.

5.3 Artistic excellence in design and materiality

The public art proposal should clearly show the intended design and artistic vision, use of materials, and demonstrates its relationship to the space.

5.4 Publicly accessible

The proposed artwork is placed or integrated in publicly visible locations, such as courtyards, building facades and forecourts of the development.

5.5 Value of public art

The value of the proposed artwork is at least 1% of the capital investment value (CIV) of the

development. This value includes the cost of the artwork, installation of the art, and artist fees.

7 Roles and responsibilities

The public art is to be integrated into the building design or landscaping and be part of a coherent expression of the built form. Therefore the preparation of the Public Art Plan and assessment of the public art proposal needs to be part of the wider DA process and align with DA lodgement, referral and assessment requirements and timeframes.

Below is a summary of the process for submitting and obtaining approval for the public art.

Applicant

- Prior to lodging the DA the applicant should liaise with Council's Public Art Coordinator for advice and assistance to ensure that the Public Art Plan is prepared in accordance with these Guidelines and contains sufficient information.
- The DA applicant is to complete and submit the Public Art Plan with all the requested information at the same time the DA is lodged.

Public Art Coordinator

- The DA applicant should in the first instance direct all public art queries to Council's Public Art Coordinator.
- The Public Art Coordinator will liaise with, and be the formal line of communication between the DA applicant, the Public Art Panel and the Development Control Team.

Woollahra Public Art Panel

- A DA that includes a Public Art Plan will be referred to Woollahra Council's Public Art Panel for assessment. Any feedback or questions from the Panel to the applicant will be through the Public Art Coordinator.
- The Panel will assess the Plan and provide recommendations to the Development Control Team. The recommendations will refer to the approved Public Art Plan and any supporting documents.

Development Control Team

- If a pre-DA meeting is scheduled the Public Art Coordinator will be invited to advise the applicant about the public art planning process.
- When the DA is lodged, the Development Control Team will refer the Public Art Plan to the Public Art Coordinator for the assessment by the Panel.
- Following assessment, if the DA is supported by the Development Control Team and the Public Art Panel supports the Public Art Plan the Panel's recommendations will be included in the DA conditions of consent.

Prior to Issue of the Occupation Certificate

- The Applicant must provide the Public Art Coordinator with information that the public art has been completed and installed in accordance with the agreed Public Art Plan.

Woollahra Public Art Guidelines for Developers

- A copy of the maintenance manual is to be provided to Council. The onus for artwork maintenance is on the owner of the building.
- The installation of the artwork and receipt of this final documentation will be a condition of the Occupation Certificate.

8 Further information

For further information or to organise a meeting to discuss Council's public art requirements, please contact:

Woollahra Council Public Art Coordinator
Phone: 02 9391 7102
Email: maria.lacey@woollahra.nsw.gov.au

9 Related Policies and Procedures

	HPECM Reference
Woollahra Development Control Plan 2015	https://www.woollahra.nsw.gov.au/__data/assets/pdf_file/0007/166183/Consolidated_WDCP_2015_-_As_at_14_Dec_2018.pdf.pdf
Public Art Policy	https://www.woollahra.nsw.gov.au/__data/assets/pdf_file/0003/56091/Corporate_Policy_-_Public_Art_Policy.pdf

10 Amendments

Date	Responsible Officer	Description

Political Donations: Matters to be considered by Councillors at Council and/or Committee Meetings

