

General Manager
Woollahra Council
PO Box 61
Double Bay NSW 1369

ANNEXURE 3

17.11.09

24 NOV 2009

Doc 11183-09
File 1064. C AMEND 6
Action Susan O'Neill

ATTENTION : Strategic Heritage Officer
Susan O' Neill

RE : Proposed Heritage Listing of 8 Victoria Street , Watsons Bay NSW
Draft Woollahra LEP 1995 – Amendment No 66

Dear Susan,

As architects and owners of 8 Victoria Street Watsons Bay we disagree with its proposed listing as a Heritage item of moderate to low significance in the Woollahra LEP 1995 .However we could support the notion that 8 Victoria Street Watsons Bay may become a contributory item in the future if such late 20th century influences become of heritage value to the Watsons Bay Heritage Conservation area. In the meantime we contend that it is premature to confirm its heritage significance, as an individually listed heritage item, as outlined in your letter of 28.10.09

The *Statement of Significance*, prepared by the consultant, does not refer to the exterior of the building or its contextural setting in any way, and further implies that its architectural style is influenced by American forms of modernism which in hindsight we do not believe appropriate for the context of Watsons Bay's heritage significance.

The setting of the building at 8 Victoria Street consists of two weatherboard Edwardian residences at No4 and No 6 and a simplified stucco Art Deco styled house at no 10/12. No8 is directly opposite the Lowy residential cluster at Nos 19/21, in a precinct which cannot be described as sympathetic in style. The physical description in the report outlines its contribution to the streetscape as being " dominated by articulated , painted plywood gates and brickwork fence " which contravenes current council guidelines for the design of street gates and fences and in our opinion does not support the listing of the building as a heritage item

The relevant categories for *Assessment of Heritage Criteria* and *Historical and Technical / Research Criteria* are both assessed as being of low significance in the report.

With regards to Historical significance reference (a) the house is closely associated with ourselves as owners since 1973 however we consider it insignificant in overall significance and there was no influence on subsequent buildings designed by Colin as a government architect or subsequent director of the the Cox Group of Architects and Planners, and certainly did not

influence buildings at a local level . The range of buildings in Colin's career include university buildings, sporting facilities, residential apartments, research facilities , art galleries and museums, hotels, convention and exhibition centres, all of which have no relativity to 8 Victoria Street. Irene pursued a practice in architectural illustration.

The *Aesthetic significance (c)* is identified as moderate in describing the internal spatial composition, however we consider the visual bulk of split level roofs and colour contrasts to be of no significance at a local level and the mixed influences of Modernism, Sydney School and Brutalism, in the opinion of your consultant, to be inappropriate for Watsons Bay. As architects our original design intent was to develop a timber framed house based on our recent influences at the time of studying and working in New England , USA. We worked in a practice in Cambridge Massachusetts which designed innovative timber framed buildings . Irene had a Byera Hadley Scholarship to study vernacular timber buildings in USA and northern Europe. At the time we returned to Australia we were unable to raise finance on a timber framed house as originally designed and were induced to adopt a brick wall and concrete house which resulted in the visually bulky form and of low aesthetic significance and no relationship to the plasticity of the interior.

Please refer to the appendix for further review of the criteria of aesthetic significance.

As architects and owners of this house we insist that this house remain as a "a work in progress". We are currently investigating modifications to the southern elevation of the house and its connection with proposed landscape work at the rear .We have never been satisfied with the southern elevation and this is an exercise that we have always intended. There has over time been substantial impact by adjoining properties resulting in our loss of privacy due to considerable elevation of adjoining living areas and gardens of neighbouring properties. We intend to lodge a DA in the near future for modifying fenestrations to the south (rear) facade and landscape works.

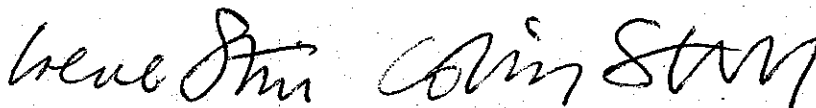
Representativeness (g) is attributed as being of moderate significance as an example of late 20th Century modern style architecture but we again contend that it is premature to list this building as even of moderate value. We would contend that as an example of Colins work , it requires further assessment and certainly we are not willing to endorse the building's exterior as worthy of any merit .The one interior space may be of minor interest however the significance of the interior of the building is less pertinent to heritage listing than external views from the public domain where a building can be appreciated. This building is not representative of local values in the Watsons Bay Conservation area.

Integrity as seen within the modified consideration of the above criteria assessment indicate that there are too few aspects which can make it significant at this stage. The description of the north and south elevation underlines the insignificance of the building and its place within its context.

In our view the moderate to low heritage significance of the building, as assessed by the consultant, is insufficient to justify its listing as an individual heritage item, especially when its limited role in the conservation area is taken into account. Whilst the building may be of some minor architectural interest to the Institute of Architects, from where consideration of the building was sourced, we, the architects, believe that its merit does not extend to statutory listing and protection in a LEP as an item of local heritage significance.

We would appreciate a discussion with you regarding this letter.

With Compliments,



Irene and Colin Still

8 Victoria Street Watsons Bay

NSW 2030

t: 93372801 email: colin @ stilldesign.com.au

APPENDIX re aesthetic significance

Although I have the greatest respect for your consultant based on professional contact and friendship, since Ian Stapleton graduated and worked with me at the Government Architects office, I disagree the assessment that our house was influenced by the three styles nominated as American Modernism, The Sydney School and Brutalism. It is noted that no specific references in the report other than the "stepped roof form" being influenced by the Sydney School and wish to correct this misinterpretation of stylistic influences. I offer my views based on extensive scholarship, practice and direct acquaintance with proponents of the three styles.

1. Brutalism - I was never interested in Brutalism which I knew through Reyner Banham's defining book and buildings designed by James Stirling, Le Corbusier, Paul Rudolph etc in England, France, USA and India. I deliberately avoided stylistic reference to exposed concrete and rough surfaces by painting any exposed slab as a smooth ceiling soffit to match plasterboard ceilings used elsewhere and visually merge with adjoining wall planes. Some examples of Brutalism by colleagues at GAB include Peter Hall (Goldstein Hall UNSW) Michael Dysart (NSWIT) and Andrew Andersons (AGNSW) where concrete surfaces are celebrated for their roughness and natural colour.
2. The Sydney School - was well established by the time of my graduation and was a style with substantial influence from Brutalism eg clinker bricks and off form concrete with natural finishes. I had close association with Sydney Ancher, Ken Wooley and Michael Dysart to be familiar with its style. No 8 Victoria Street was painted with yellow external walls (Sydney School advocated natural brick/ timber with only white paint) The use of coloured panels to fenestration evolved from our interest in the use of colour as artists and travel, particularly in Mexico. The stepped roof form referred to in the report as a characteristic of the Sydney School can be acknowledged only as a minor element. The overall roof form is clad in a wide trough aluminium deck and not tile or galvanised steel as common to the Sydney School. The roof form contains a roof terrace with hipped ridges to the north, south and west to further distinguish it from the monopitch roof form of T.S.S We anticipated the eastern facade where a stepped roof edge is used once would be visually screened by redevelopment of the neighbouring site and not an aspect of the house roof form that we were pleased with.
3. American Modernism as a style is the more difficult to define as it has been associated with many examples since Phillip Johnson's original book and exhibition at MOMA. The design of our house has been influenced by many architects before and after this era and any semblance to American Modernism is restricted to the interior and not expressed anywhere on the exterior to be insignificant for the aesthetic evaluation of the building in its setting.

Fw: ref: 1064.G(AM66)
Records Desk to: Anne White

08/12/2009 01:57 PM

----- Forwarded by Records Desk/Woollahra Council on 08/12/2009 01:56 PM -----



gabrielle vascotto
<gabriellevascotto_52@hotmail.com>

08/12/2009 01:46 PM

To <records@woollahra.nsw.gov.au>
cc
Subject ref: 1064.G(AM66)

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To whom it may concern,

I would like it to be noted that my husband and I do fully support the proposal to include Reddam College and grounds(formerly Holy Cross School) onto the Heritage Listing. Our daughter attended school at Holy Cross and we have always admired the charm and architectural design of the main building and would like to think this could be preserved within its current day use as part of Reddam College. To us, should the building ever be demolished for a developer, it would be difficult to imagine how any modern construction would be in keeping with the style of older terraces which bound both sides of Edgecliff Rd and give the area such charm. Even though our older early architecture is relatively young compared to most of the rest of the world, it is all we have and part of our history.

Yours sincerely
Gabrielle and Giordano Vascotto
1/10 Fern Place
Woollahra
NSW 2025

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WOOLLAHRA HISTORY AND HERITAGE SOCIETY INC.

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C/o Woollahra Library,
P.O. Box 61,
DOUBLE BAY NSW1360.

whhs 9079

WOOLLAHRA COUNCIL
RECORDS DEPT.

10 December 2009

Mr Gary James
General Manager
Woollahra Municipal Council

11 DEC 2009

Doc No 11840.09
File 1064.5 AMEND 66
Action A white

Dear Mr James,

DRAFT WOOLLAHRA LOCAL ENVIRONMENTAL PLAN 1995 – AMENDMENT NO. 66

The Woollahra History and Heritage Society supports the proposal to add the items listed in Amendment No. 66 to Schedule 3 – Heritage Items in Woollahra Local Environmental Plan 1995.

The Society notes that the section of Cliff Street, Watsons Bay running south from the junction of Victoria Street is to be listed because of the cobbled sandstone road archaeology.

The Society appreciates that the section of Cliff Street running north from Victoria Street cannot be included in the listing because the sandstone discovered there when the drainage works were carried out was lifted and then placed back as part of the heritage display there.

However, the heritage report for the section that is proposed for listing does not appear to refer to this discovery. The Society believes that this fact should be added to the heritage report, thereby drawing attention to the fact that the original sandstone roadway extended down to the north end of Cliff Street and that some of that sandstone is still present in that section of the street albeit not in its original location.

Yours sincerely,

Peter Poland
President

WOOLLARA COUNCIL
RECORDS DEPT.

2/3A Wentworth St
Point Piper 2027
16th Dec, 2009

17 DEC 2009

12011.09

Doc No 516-4
Local Environmental Plan 1995
Heritage Listing for 4 Dunara
Gardens.

I was surprised to hear that the above property was to be listed as a heritage item.

I have lived at the above address for 21 years, & every visitor we had thought it was a monstrosity or weird. I have never heard a positive comment.

The colours in which it is painted are most inappropriate. This building which could have melted into the landscape, sticks out like an ugly sore thumb. I try not to look at it when I look at my lovely view.

I understand it was designed by a famous architect, hence its heritage listing - however its still very ugly & unpersonsone.

Freda Cassin



PTY LTD
ARCHITECTS
HERITAGE CONSULTANTS

WOOLLAHRA COUNCIL
RECORDS DEPT.

FILE COPY

4 February 2010

The General Manager
Woollahra Council
New South Head Road
Woolhara

11 FEB 2010
Doc No. 01108.10
File No. DA09/0439
Action D. BOOTH

Dear Sir

Re **Draft Woollahra LEP 1995 (Amendment No.66)**
Wentworth Memorial Church

I write in relation to the proposed heritage listing of the Wentworth Memorial Church under the recently exhibited Draft Woollahra LEP 1995 (Amendment No.66).

As you may be aware, I act on behalf of the Anglican Parish of Watsons Bay in relation to the proposed listing of the Wentworth Memorial Church as a heritage item and also in relation to the Parish's current Development Application (Ref No. 09/0439) for the proposed subdivision of the site into two lots.

I write to advise that the Parish supports the proposed listing of the Wentworth Memorial Church, but request that the proposed listing be confined to only that area of the site on which the Wentworth Memorial Church is located, consistent with the draft plan of subdivision submitted under DA 09/0439.

To support this request, the following sets out the process undertaken in preparing the application for sub-division of part of the church lands and how that relates to the LEP amendment. This is important in understanding how the heritage values of the site have been incorporated into the proposal and why the proposed heritage listing of the site should be confined to the part of the site on which the Wentworth Memorial Church is located.

The proposed listing in the LEP amendment is generally sound and supported by the parish. This was made clear when we appeared before the committee considering submissions several years ago where we supported the local heritage listing of the Gazzard church building and its immediate setting and advised that we intended to pursue state heritage listing but also intended to apply for a sub-division to address the functional issues of the site and the lack of heritage significance of the church hall.

This position is supported not just by the parish but by the NSW Heritage Council who has considered the place for State heritage value. In that deliberation they concluded that the land proposed for sub-division and containing the church hall should not be heritage listed but excluded from the nomination.

In the current LEP nomination the church hall is not nominated, described or included in the statements of significance indicating that the building and its immediate setting were not intended as part of the listing of the fine Gazzard church but the listing covers the whole of the current title.

By way of background, the parish have been faced over a number of years with a decreasing use of the church building and the cessation of use of the church hall and the ongoing issues of site and building maintenance. In response to the proposed heritage listing, we were engaged to assist in understanding the heritage value of the place, to determine whether the proposed listing was sound and then advise on options that allowed the parish to continue using the church building for occasional services while developing a strategy for the hall and church grounds.

It became apparent in preparing advice that the site, connected to the Wentworth Mausoleum site, had a range of heritage values, some potentially at State level but the range of uses that the buildings and site could be used for is very limited. The core heritage value of the place lies in its relationship to the Wentworth family and the fine modernist church building by Don Gazzard that sits atop the rocky outcrop. This is broadly recognised at local and state heritage level, even though the then Minister for Planning was disinclined to agree to the Heritage Council and heritage office's recommendation to include the church building on the State Heritage Register.

A key factor in this process has been the recognition and support from the NSW Heritage Council and their officers for a reduced curtilage around the Gazzard building to allow the excision of the church hall and the land around it as bordered by the entry driveway. This support has been given for two principal reasons.

- 1 The first is that the heritage value of the church hall has been agreed to be modest and that the reason for listing the site is the Gazzard building in its prominent setting and the link to Wentworth.
- 2 The second is the recognition that the whole site has limited future use for the parish and that allowing a well-thought through subdivision that retains the setting and integrity of the Gazzard building will facilitate the ongoing use of the site as a church, which is a principal element of its significance.

It is important that the background be understood in terms of heritage significance (as the correct way to make such assessments) but also from the pragmatic and realistic perspective that this provides for a future for the core elements of the site.

Having been involved with this site for several years and having had the opportunity to discuss it with the Heritage Council, Woollahra Council, the Institute of Architects and the Anglican parish and diocese I remain convinced that the reduced heritage curtilage (confined to the lot on which the Wentworth Church building stands) is sound, well based on heritage considerations and essential for the Wentworth Memorial Church to remain as a church in the immediate future.

I request Council consider this submission and proceed to include the balance of the site on the heritage register in the LEP i.e. only that area of the site on which the Wentworth Memorial Church is located consistent with the draft plan of subdivision submitted under DA 09/0439.

Yours faithfully



Paul Davies

Heritage Architect
B Arch (hons) M B Env (Bldg Cons) ARAIA
Chartered Architect



8 Salisbury St, Watsons Bay
craigallstates to: anne.white
Cc: chris.bluett, rosemary.perry

19/02/2010 04:53 PM

History: This message has been replied to.

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Dear Anne,

Firstly, thank you to both Chris & yourself for making yourselves available to discuss our questions & issues on Wednesday regarding the proposed Heritage listing of 8 Salisbury St, Watsons Bay. We did appreciate your openness, assistance & input.

As stated at that meeting, both my sister Rosemary & I (on behalf of our mother, Betty) certainly don't want to see the building go the way of many other properties in the Bay in the last 20-25 years or so and be "knocked down" & redeveloped as mini concrete Taj Mahals!

Indeed, we too believe its "character" should be retained, however we are extremely concerned about the impact that such a listing will/ may have on the property's value and seek to clarify what levels of restrictions are proposed to apply.

Indeed, just as Council has been successfully able to marry the "heritage" of its own Redleaf Council Chambers with the modernness of the extensive renovations/ extensions undertaken down stairs, we are seeking some form of guidance &/ or gurantee from council that the proposed Heritage listing....

- a) WILL still enable the current &/ or future owners of No 8 to modernise aspects of the property without distracting significantly from the current "streetscape",
- b) Will NOT BE at the expense of the freedom of current & future occupants to carry out alterations/ improvements to enable them to live a modern life - For example: The property needs at least one...and probably two new bathrooms. It will also require a new kitchen & family dining area at the back of the house in the not too distant future.
- c) Will NOT BE at the expense of the freedom of current & future occupants to add to/ develop the property within the "feel" & "spirit" of the current building. E.G As discussed, there is potential for an Attic room(s) within in the existing roof line (the property originally had 2 x Attic structures on the old slate roof and yes, we're still looking for a photo to show you)...Likewise, there is both potential & need for an extension at the rear (which has already been changed substantially) of property in terms of a large family room style addition around the pool area and/ or a possible granny flat/ dual occupancy redevelopment of the detached double garage at the rear of the property. (Similar to No 4 Salisbury St.)

d) Will NOT RESULT in a loss to the property's value/ potential value because of "over restriction/ regulations". This is particularly significant in light of the fact that council has overseen/ approved the knockdowns &/ redevelopment of several neighbouring buildings over the past few decades which have, in several cases, had a detrimental impact on either the residents of NO 8 (through loss of view in particular) &/ or the neighbourhood itself (E.g. the redevelopment of the old wooden fisherman's style cottage at No 6 into the 2 story brick home unit which over shadows No 8 next door!).

Accordingly, we ask that the above questions & issues be taken into account by council and we seek councils viewpoint/ guidance in relation to each of the above issues.

With sincere thanks

Craig Perry

for

Craig & Rosemary Perry
on behalf of
Mrs B E J Perry
8 Salisbury St
Watsons Bay 2030
P: 93337 2576

E: craigallstates@aol.com

E: rosemary.perry@communities.nsw.gov.au

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15 December, 2009

The General Manager
Woollahra Council
PO BOX 61
Double Bay
NSW 1360

**RE: Exhibition of Draft Woollahra Local Environmental Plan 1995 (Amendment No. 66)-
Heritage Items: Temple Emanuel (Emanuel Synagogue)**

Dear Sir,

The congregation of the Emanuel Synagogue, formerly the Temple Emanuel, has engaged us to prepare a response to the proposed listing of No. 7 Ocean Street as an item of local heritage significance. We have recently prepared a comprehensive history and assessment of the site in the form of a Conservation Management Plan, which was submitted to Council, as part of a development application, in June 2009.

We note the following with regard to the draft heritage inventory sheet for the site recently sent to the congregation by Council (Council ref. 1064.G [AM66]):

Name of Item

1. The current name of the item is the Emanuel Synagogue.

Current use

2. The site is currently used as a Progressive Synagogue, Conservative Synagogue, Kindergarten and Day Care and for administration needs.

Statement of Significance and Assessment of Significance

3. The Statement of Significance should give more emphasis to the significance of the development of Liberal Judaism in Australia and the significance of the Lipson designed Synagogue as a manifestation of the times in Europe. Liberal Judaism was relatively new in Australia in 1941, having been introduced by some of the growing number of European Jewish refugees. This in itself was a new phenomenon - up until the 1930s, European Jews represented only a small percentage of Australian Jewry. The Temple Emanuel was the second liberal congregation to be established in Australia, following the lead of the Temple Beth Israel, which was established in Melbourne in 1931. From the handful of people that comprised the congregation when it was formed in 1938, the Temple Emanuel grew rapidly to the extent that there were sufficient people and funds to warrant the construction of a purpose-built Synagogue three years later. The fact that the building was constructed during the early years of World War II, and incorporates Jewish symbols as design elements, was a strong affirmation of faith and of Jewish identity at a time when European Jewry was facing intense persecution.
4. It might be said that the Lipson Synagogue is an example of the Interwar Functionalist Style, rather than the Stripped Classical Style, which then makes it more representative of Samuel Lipson's work. The choice of the Functionalist Style is significant in itself and reflects not only the work of Lipson at this time, and the European influences then acting on his architecture, but also the fact that it was designed for a progressive, forward thinking congregation, many of whom had close ties to Europe, where this style was already being used for Synagogue architecture. The Lipson Synagogue is stylistically similar to the Temple Beth Israel (demolished) that was constructed several years earlier in Melbourne. It is agreed that the Lipson Synagogue is a fine example of Lipson's work and the congregation values it as such.

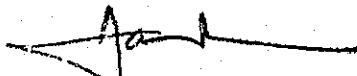
5. The Statement of Significance should recognise the individuals within the Liberal movement who were instrumental in the establishment of the Synagogue. These include Cecil Luber, Gordon Kessing and Rabbi Schenk, among others.
6. Aaron Bolot was a significant figure in the progressive movement in Sydney and an active member of the Emanuel Synagogue. This does not, however, automatically make Neuweg Synagogue an 'accomplished' example of his work. Comparative analysis in the CMP demonstrates that the Neuweg (Conservative) Synagogue is a late and not particularly distinguished example of the architect's work. There are no elements in this building that immediately identify it as Bolot's work. The siting of the Neuweg Synagogue arose not only out of aesthetic considerations for the earlier Lipson Synagogue, but also out of the physical restrictions presented by the site. An architect often noted for his 'modern' designs, Bolot deliberately designed a building that was subservient to Lipson's earlier synagogue. Bolot's residential flat buildings and theatres in the Art Deco and Post War International Style more fully demonstrate his abilities as an architect; this is also reflected by the fact that it is his theatres and residential flat buildings that are listed on statutory and non statutory heritage registers. Criterion (c) of the draft listing sheet quite rightly discusses the aesthetic significance of the Neuweg Synagogue not as an individual building, but primarily in terms of the forecourt to Lipson's synagogue.
7. Social significance is insufficiently treated by the draft listing sheet for a place of worship. The primary significance of the site arises out of its significance to the congregation and not out of the aesthetic and historic significance that is ascribed to the site by those outside the congregation. The site has a long history of evolution to meet the needs of the congregation, which has helped to create and maintain its social significance.
8. The site has been used for more than just progressive worship. There are strong links to education, social activities, commemorative activities and outreach programmes. The site is now also home to a Conservative congregation.
9. The Statement of Significance does not acknowledge two of the heritage-listed items on the site- No. 6 Woods Avenue and the Fig Tree.

Building Description

10. The original architectural form of the Neuweg Chapel is based on the 'chapel; central aisle' form. This vertical axis relates to the main entrance form off Ocean Street- which is no longer used. The form itself does not follow the liturgical needs of the reform movement. The *bimah*, or altar was moved to face north, in an attempt to face Jerusalem—a liturgical requirement—and to create a wider rectangular form for the congregation to gather around. This form has its limitations in the present building, as there is no room to expand, other than into the courtyard, which would then block the entrance to the main Conservative Synagogue.
11. The stained glass windows in the Neuweg Synagogue were added over a period of time, after the building was completed. These windows commemorate other members of the congregation, who may not have had direct associations with the Neuwegs.

Please do not hesitate to contact me should you have any questions regarding the above.

Regards



James Phillips
Principal

Weir Phillips Architect and Heritage Consultants.

10 November 2009

Attention: Chris Bluett
Manager Strategic Planning
Woollahra Municipal Council
PO Box 61
Double Bay NSW 1360

WOOLLAHRA COUNCIL
RECEIVED

10 NOV 2009

Doc No
File ..
Action

10900-09
1064.G AMEND 66
C BLUETT

Dear Sir

RE: Draft Woollahra LEP 1995 (Amendment No. 66) – Heritage Items

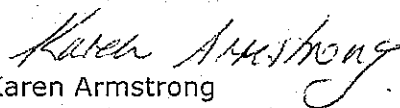
Thank you for your letter of 28 October 2009 inviting comment from Randwick City Council regarding your draft local environmental plan and the proposed heritage items.

Council would like to express its general support for the preservation of important items of late 20th century heritage, and commends your heritage brochure, community consultation process, and two stage owner consultation procedures.

We would appreciate notification of the outcomes of your public exhibition and Council committee decision making process.

If you require further clarification of these issues, please contact Council's Heritage Planner, Lorraine Simpson, on 9399 0978.

Yours faithfully,


Karen Armstrong
Manager, Strategic Planning