

Summary of submissions Draft Woollahra LEP 1995 (Amendment No.66) – Heritage Items	
Proposed item: 8 Victoria Street, Watsons Bay – House and grounds	
Author	Response and recommendation
Irene and Colin Still 8 Victoria Street Watsons Bay	Noted. See further response below.
Could support listing as a contributory item in the future if such late twentieth century influences become of heritage value in the Watson's Bay Heritage Conservation area. Premature to confirm heritage listing.	The Watsons Bay Heritage Conservation Area DCP defines contributory item as "a building, work, archaeological site, tree or place and its setting, which contributes to the heritage significance of the conservation area but which is not listed as a heritage item in Woollahra LEP 1995. The contributory properties may have historic, aesthetic, social or scientific values but will most typically have historic and/or aesthetic significance including streetscape value."
Statement of significance does not refer to building's exterior or its contextual setting.	Buildings within the Watsons Bay HCA display a variety of styles over numerous architectural periods. Infill development is recognised in the DCP controls. The building has the characteristics to qualify, at least, as a contributory building.
Statement of significance implies the building's architectural style is influenced by American forms of modernism. This type of development is not appropriate for the context of Watson's Bay heritage significance.	A statement of significance is a summary of an item's heritage values. The absence of reference within the statement to the building's exterior or its setting is not an indication that the building lacks an element of significance. Other parts of the inventory sheet mention the building's context and its built form. This point questions whether a contemporary building design is an appropriate infill development form in the Watsons Bay HCA. The Watsons Bay HCA includes buildings of various styles and architectural periods. There are numerous good examples of infill development which make positive contributions to the area's character. The heritage inventory

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<p>Irene and Colin Still 8 Victoria Street Watsons Bay</p>	<p>Neighbouring buildings are Edwardian residences, an Art Deco house and contemporary house. No.8 is in a precinct which is not sympathetic in style.</p> <p>Physical description of building in the inventory sheet refers to “articulated painted plywood gates and brickwork fence.” These elements contravene current Council guidelines.</p>
	<p>Criterion (a) - historical significance Close association with the owners since 1973, but the building had no influence on subsequent designs by Colin Still. Range of buildings in his career include university buildings, sporting facilities, residential apartments, research facilities, art galleries, museums, hotels, convention and exhibition centres.</p>
	<p>Criterion (c) - aesthetic significance This criterion is assessed as being of moderate significance in describing the internal spatial composition. We consider visual bulk of split level roofs and colour contrasts to be of no local significance.</p> <p>Mixed influences of Modernism, Sydney School and Brutalism, described by Clive Lucas Stapleton and Partners, are in our opinion inappropriate for Watsons Bay.</p>
	<p>Response and recommendation sheet notes that “Although a medium sized house, the building, due to its set back, roof pitch and cut-in basement makes a respectful contribution to the low-scale streetscape.”</p> <p>The mixed nature of housing in the vicinity of site is not a determining factor when assessing heritage significance of the building under the criteria.</p> <p>The building was designed and constructed well before the Watsons Bay HCA DCP commenced operation. Non-compliances with the DCP are understandable and are not considered to be determining factors in the building’s significance.</p>
	<p>Noted. Further discussion on this matter is provided in section 4.1 of the covering report to the Urban Planning Committee.</p>
	<p>Noted. These matters are generally covered by the response provided above to comments on the statement of significance.</p>

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Irene and Colin Still 8 Victoria Street Watsons Bay	Original intent was to design a timber framed house, influenced by studies and work in New England USA and studies of vernacular timber buildings in USA and northern Europe. Due to financial constraints, the design changed to a brick wall and concrete house which produced a bulky form or low aesthetic significance with no relationship to the plasticity of the interior. House is a work in progress. Currently investigating changes to southern elevation and connection to proposed rear landscaping. Substantial impact on privacy due to elevated living areas and garden of adjoining properties.	The assessment has been based on the approved plans and constructed building rather than on a comparison of the building with the original design intentions of the architects. Listing would not preclude changes to the building.
	Criterion (c) – aesthetic significance Disagree that the house is influenced by American Modernism, the Sydney School and Brutalism. Wish to correct this misinterpretation of stylistic influences. Colin Still was never interested in Brutalist Style architecture. Deliberately avoided stylistic reference to exposed concrete and rough surfaces. Sydney School architecture was substantially influenced by Brutalism and used clinker bricks, off-form concrete with natural finishes and natural timber with only white paint. No.8 uses coloured panels to fenestration – evolved from interest in use of colour as artists and world travel, particularly in Mexico. Stepped roof form in No.8, described in the assessment as a characteristic of the Sydney School can only be	The comments lead to a question of whether the building’s architectural character is appropriately described. Furthermore, is it necessary to label a building’s appearance with attributes or characteristics from past architectural styles to establish its heritage significance? Further discussion on this matter is provided in section 4.1 of the covering report to the Urban Planning Committee.

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Irene and Colin Still 8 Victoria Street Watsons Bay	<p>acknowledged as a minor element.</p> <p>Roof of No.8 is clad in wide trough aluminium deck rather than tile or galvanised steel which is common to the Sydney School.</p> <p>Design of No.8 has been influenced by many architects who practiced before and after the American Modernism era. Any similarity to American Modernism is restricted to the interior.</p> <p>Criterion (g) - representativeness</p> <p>Building is assessed as being of moderate significance as an example of late twentieth century modern architecture. It is premature to list the building, even as moderate value.</p> <p>As an example of Colin Still's work, the building requires further assessment. The current owners do not endorse the building's exterior as worthy of any merit.</p> <p>Interior space may be of minor interest, but is less pertinent to heritage listing than external views where a building can be appreciated.</p> <p>The building is not representative of local values in the Watsons Bay conservation area.</p> <p>Criterion – integrity</p> <p>In our opinion there are few aspects that make the building significant at this stage. Description of the north and south elevation underline the insignificance of the building and its place within its context.</p>	<p>Noted. In particular, there is a need to establish the importance of the building in the scope of work undertaken by the architect.</p> <p>Further discussion on this matter is provided in section 4.1 of the covering report to the Urban Planning Committee.</p>
		Noted.

<p align="center">Summary of submissions Draft Woollahra LEP 1995 (Amendment No.66) – Heritage Items</p>		
<p>Proposed item: 70-78 Edgecliff Road, Woollahra - Reddam College and grounds (former Holy Cross School)</p>		
Author	Comment	Response and recommendation
<p>Gabrielle and Giordano Vascoffo 1/10 Fern Place, Woollahra</p>	<p>Fully support the proposal to include Reddam College and grounds as a heritage item.</p> <p>Admire the charm and architectural design of the main building. Consider the building could be preserved within current use by Reddam College.</p> <p>If demolished, difficult to see how a modern construction would be in keeping with older style terraces in Edgecliff Road. Although our early architecture is young compared with the rest of the world, it is part of our history.</p>	<p>Support noted. No amendment to the proposed listing arising from this submission.</p>

Summary of submissions Draft Woollahra LEP 1995 (Amendment No.66) – Heritage Items		
Proposed item: Cliff Street, Watson Bay, within road reservation – Cobbled sandstone road archaeology		
Author	Comment	Response and recommendation
Peter Poland, President, Woollahra History and Heritage Society	<p>The Society supports the proposal to add the items listed in Draft LEP to Schedule 3 of Woollahra LEP 1995.</p> <p>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 during drainage works was lifted and placed back as part of the heritage display.</p> <p>The heritage report should be amended to draw attention to the fact that the sandstone extended to the northern end of Cliff Street and that some of the original roadway is present in the section of road to the north of Victoria Street, albeit not in its original location.</p>	<p>Support noted.</p> <p>Noted.</p> <p>Amend the description section of the heritage inventory sheet to include reference to the cobbled sandstone road section to the north of Victoria Street. (Refer to annexure 13 of report to the covering report to the Urban Planning Committee)</p>

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Proposed item: 4 Dunara Gardens, Point Piper – House and grounds

Author	Comment	Response and recommendation
<p>Freda Cassen 2/3A Wentworth Street, Point Piper</p>	<p>Surprised that this item is proposed for listing. Every visitor to my property has considered it to be a monstrosity or weird. Never heard a positive comment. Colours are most inappropriate. Building sticks out like an ugly sore thumb. Understand it was built by a famous architect, but the building is still very ugly and cumbersome.</p>	<p>Comments are noted. The heritage inventory sheets for this house note that the building “makes a surprising and unusual contribution to the streetscape, which is dominated by the 19th century villa, <i>Dunara</i>, and other early- to- mid 20th century houses of substantial size in traditional materials, colours, and form.” The statement of significance mentions that the architect used his “individual organic-inspired elements to create a modern expressionist building of great interest, with Structuralist style influences evident in the exposed frame form.” The house is also notable for the use of strong geometric features found in the roof line, roof materials and window openings. Without question, the building is distinctly striking and different to its context. This, however, is a common feature of contemporary infill development which occurs in a context dominated by architecture of earlier periods. The building may easily raise discussion due to its form, use of materials and colours. However, the heritage significance of the house is well argued in the heritage inventory sheets and the listing process should be continued.</p>

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Proposed item: 32B Fitzwilliam Road, Vaucluse – Wentworth Memorial Church – church and grounds

Author	Comment	Response and recommendation
	<ol style="list-style-type: none"> 1. The heritage value of the church hall is modest. The reason for listing the site is the Gazzard [church] building and the link to Wentworth. 2. The whole site has limited future use for the parish. Allowing a well-thought through subdivision that retains the integrity of the Gazzard building will facilitate the ongoing use of the site as a church. 	<p>significance and is very much linked to the entire site, including that part which is occupied by the church hall.</p>
	<p>The reduced heritage curtilage (confined to the lot on which the 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.</p>	<p>Commitment towards recommencement and continuation of church services and functions in the church building has not been provided in the submission to the Draft LEP heritage listing or within the subdivision development application. The most likely scenario, which was discussed at a section 34 conference on 16 August 2010 for the appeal on the DA refusal, would see the majority of funds obtained from the sale of the subdivided land channelled into church facilities at Watsons Bay.</p> <p>Further response to the reduced heritage curtilage is provided in the covering report to the Urban Planning Committee.</p>

Summary of submissions Draft Woollahra LEP 1995 (Amendment No.66) – Heritage Items	
Proposed item: 8 Salisbury Street, Watsons Bay - <i>Kerrisford</i> – building, palisade fences and grounds	
Author	Response and recommendation
Craig and Rosemary Perry on behalf of Mrs B E Perry, 8 Salisbury Street, Watsons Bay	Noted. Heritage listing aims to retain the building and ensure that future works are designed and carried out so as to respect the architectural style of the house.
Concerned about the impact of the listing on the property's value and seek to clarify what levels of restrictions are proposed.	The Council is not able to provide comment or advice on property valuation. A range of heritage controls and provisions will apply to the property if it is listed as a heritage item. These controls and provisions may be found in: <ul style="list-style-type: none"> ▪ Woollahra LEP 1995 – clauses 2, 26 and 32 ▪ Watsons Bay Heritage Conservation Development Control Plan – various clauses. It should be noted that the property is located within the Watsons Bay Heritage Conservation Area. Works to the building and other elements are currently subject to the controls within the Watsons Bay HCA DCP.
Seeking guidance or guarantee from Council that - <ol style="list-style-type: none"> 1. The listing will still enable the owners to modernise aspects of the property without distracting significantly from the streetscape. 2. The listing will not affect the freedom of current and future occupants to carry out alterations and improvements to enable them to live a modern life. Works required are: bathrooms, new kitchen, dining area. 	Heritage listing does not prevent works to residential property. Works to the property would be guided by and assessed against the provisions of Woollahra LEP 1995 and, in particular, the controls in the Watsons Bay HCA DCP. These provisions largely apply to the property at the moment. See response above to item 1.

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

Proposed item: 8 Salisbury Street, Watsons Bay - *Kerrisford* – building, palisade fences and grounds

Author	Comment	Response and recommendation
	3. The listing will not prevent the current and future occupants from adding to and developing the property. Works might include: attic rooms, rear extension, dual occupancy.	See response above to item 1. Under clause 25C of Woollahra LEP 1995, dual occupancy development is prohibited in heritage conservation areas.
	4. The listing will not result in a loss to the property's value and potential value due to over restriction and regulations.	The Council is unable to comment on whether the listing will have any impacts on property value. Independent/consultant advice on valuation matters should be sought.

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

Proposed item: 7 Ocean Street, Woollahra - Temple Emanuel – synagogue complex of buildings and grounds

Author	Comment	Response and recommendation
James Phillips Principal Weir Phillips Architect and Heritage Consultants, on behalf of the Emanuel Synagogue	The name of the item should be Emanuel Synagogue (not Temple Emanuel)	Noted. Amend the item description in the Draft LEP and in the heritage inventory sheets.
	Site is currently used as a Progressive Synagogue, Conservative Synagogue, kindergarten and day care, and for administration needs.	Noted. Amend the heritage inventory sheets.
	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. (further details provided in support of this statement)	Noted. Amend the heritage inventory sheets.
	The Lipson Synagogue is an example of the Interwar Functional Style, rather than the Stripped Classical Style, which makes it more representative of Samuel Lipson's work. (further details provided in support of this statement)	Noted. Amend the heritage inventory sheets.
	Aaron Bolot was a significant figure in the progressive movement in Sydney and an active member of the Emanuel Synagogue. This does not automatically make Neuweg Synagogue an "accomplished" example of his work. Based on the comparative analysis provided in the conservation management plan, Neuweg (Conservative) Synagogue is a late and not particularly distinguished example of Bolot's work. (further details provided in support of this statement)	The statement of significance does not draw a conclusion that the Neuweg Synagogue is of cultural significance on the basis that Bolot was a member of the congregation. The comparative analysis of Bolot's works contained in Draft Conservation Management Plan for Emanuel Synagogue, submitted with DA 09/0355 is noted. The heritage inventory sheets may also be interpreted in a different manner. For

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Proposed item: 7 Ocean Street, Woollahra - Temple Emanuel – synagogue complex of buildings and grounds

Author	Comment	Response and recommendation
James Phillips Principal Weir Phillips Architect and Heritage Consultants, on behalf of the Emanuel Synagogue	Social significance is insufficiently treated by the draft listing sheet for a place of worship. Primary significance of the site lies in significance to the congregation and not in aesthetic and historic significance ascribed by those outside the congregation. Evolution of site to meet the needs of congregation has helped to create and maintain social significance.	In instance, the Neuweg Synagogue may be viewed as an accomplished work not so much in the meaning of a building of exceptional design merit when compared with other buildings designed by Bolot, but in the sense of the way in which it respectfully relates to Lipson’s synagogue and addresses the forecourt and street. The importance of the site to the congregation over time can be added to the information on social significance. However, whilst the site has evolved, and will be subject to further physical change to meet the changing needs of the congregation, the built character of the place also needs to be assessed. The inventory sheets do not devalue the social significance of the place. The inventory sheets record a high level of social significance for the place. The inventory sheets also record a high level of historic and aesthetic significance for the place. Proposals for further change to the place should be measured with regard to their impact on all aspects of significance.
	Recognise the site not just for progressive worship, but also for strong links to education, social activities, commemorative activities, outreach programs and as a home to a Conservation congregation.	Noted. Amend the heritage inventory sheets.
	The statement of significance does not acknowledge two of the heritage listed items on the site – No 6 Woods Avenue and the Fig Tree.	No.6 Woods Avenue, Woollahra, (Lot 1 DP 206681), is currently listed as a heritage item along with other properties in Woods Avenue. No. 6 is a single storey cottage-style building. The listing is described as “terrace house and front fence”.
		The Moreton Bay Fig Tree is listed as a heritage item on land

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Author	Comment
<p>James Phillips Principal Weir Phillips Architect and Heritage Consultants, on behalf of the Emanuel Synagogue</p>	<p>Response and recommendation described as 7-9 Ocean Street Woollahra.</p> <p>The physical description of the site provided in the heritage inventory sheets for the proposed item includes the following statement: The site extends eastward to Woods Avenue, which provides a pedestrian entry to the rear of the site and contains a semi-detached Victorian villa and an established Moreton Bay Fig tree, both listed as heritage items, Schedule 3 WLEP.</p> <p>The inventory sheets do not provide an assessment of significance for No.6 Woods Avenue or the Morton Bay Fig Tree. Notwithstanding this, a brief notation can be provided in the statement of significance to mention the two items.</p> <p>Noted. The comments can be included within the physical description and modification sections of the heritage inventory sheets.</p>
	<p>The physical description for the Neuweg Chapel should note a number of factors, including:</p> <ul style="list-style-type: none"> ▪ the basis of the original architectural form ▪ internal changes to the building undertaken in an attempt to meet liturgical needs <p>(further details provided in support of this statement)</p> <p>Stained glass windows in the Neuweg Synagogue were added over a period of time, after the building was completed. The windows commemorate other members of the congregation, who may not have had direct associations with the Neuwegs.</p>
	<p>Noted. The comments can be included within the physical description section of the heritage inventory sheets.</p>

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Proposed item: All items		
Author	Comment	Response and recommendation
Karen Armstrong Manager Strategic Planning Randwick Council	Council supports the conservation of late 20 th century heritage. Council commends the heritage brochure, community consultation process and two stage owner consultation procedures.	Comments are noted. No amendment to the proposed listing arising from this submission.