



# Urban Planning Committee

**Agenda:** *Urban Planning Committee*

**Date:** *Tuesday 12 June 2012*

**Time:** *6.00pm*

## **Outline of Meeting Protocol & Procedure:**

- The Chairperson will call the Meeting to order and ask the Committee/Staff to present apologies 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 (eg applicant/objector), the person(s) against the recommendation speak first.
- At the conclusion of the allotted 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 matters, such as:-
  - Town Planning Objectives; and
  - major planning initiatives.
- Matters not within the specified functions of the Committee.
- Matters requiring supplementary votes to Budget.
- Urban Design Plans and Guidelines.
- Local Environment Plans.
- Residential and Commercial Development Control Plans.
- Rezoning applications.
- Heritage Conservation Controls.
- Traffic Management and Planning (Policy) and Approvals.
- Commercial Centres Beautification Plans of Management.
- Matters requiring the expenditure of moneys and in respect of which no Council vote has been made.
- Matters reserved by individual Councillors in accordance with any Council policy on "safeguards" and substantive changes.

## **Delegated Authority (“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.
- Any other matter falling within the responsibility of the Urban Planning Committee and not restricted by the Local Government Act or required to be a Recommendation to Full Council as listed above.
- Statutory reviews of Council's Delivery Program and Operational Plan.

**Committee Membership:**

7 Councillors

**Quorum:**

The quorum for a committee meeting is 4 Councillors.

# WOOLLAHRA MUNICIPAL COUNCIL

## Notice of Meeting

7 June 2012

To: Her Worship The Mayor, Councillor Susan Wynne ex-officio  
Councillors Malcolm Young (Chair)  
Chris Howe  
Sean Carmichael  
Lucienne Edelman  
Nicola Grieve  
Ian Plater  
David Shoebridge

Dear Councillors

### **Urban Planning Committee Meeting – 12 June 2012**

In accordance with the provisions of the Local Government Act 1993, I request your attendance at a Meeting of the Council's **Urban Planning Committee** to be held in the **Thornton Room (Committee Room), 536 New South Head Road, Double Bay, on Tuesday 12 June 2012 at 6.00pm.**

Gary James  
General Manager

# **Additional Information Relating to Committee Matters**

**Site Inspection**

**Other Matters**

## Meeting Agenda

<b>Item</b>	<b>Subject</b>	<b>Pages</b>
1	Leave of Absence and Apologies	
2	Late Correspondence Note Council resolution of 27 June 2011 to read late correspondence in conjunction with the relevant Agenda Item	
3	Declarations of Interest	

### **Items to be Decided by this Committee using its Delegated Authority**

D1	Confirmation of Minutes of Meeting held on 28 May 2012	1
----	--------------------------------------------------------	---

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

R1	Briefing Report on Heritage Study for Inter-War Flats, Arts & Crafts Buildings & Bungalows – 1109.G 2012	2
----	----------------------------------------------------------------------------------------------------------	---

**Item No:** D1 Delegated to Committee  
**Subject:** **Confirmation of Minutes of Meeting held on 28 May 2012**  
**Author:** Les Windle, Manager – Governance  
**File No:** See Council Minutes  
**Reason for Report:** The Minutes of the Meeting of Monday 28 May 2012 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 Urban Planning Committee Meeting of 28 May 2012 be taken as read and confirmed.

Les Windle  
Manager - Governance

**Item No:** R1 Recommendation to Council  
**Subject:** **Briefing Report on Heritage Study for Inter-War Flats, Arts and Crafts Buildings and Bungalows**  
**Author:** Sara Reilly Strategic Heritage Officer  
**File No:** 1109.G 2012  
**Reason for Report:** To provide a briefing report on the heritage study for Inter-War flats, Arts and Crafts buildings and bungalows

**Recommendation:**

That the briefing report on the heritage study for Inter-War flats, Arts and Crafts buildings and bungalows be received and noted.

---

**1.0 Background**

The heritage study came from a Council decision of 28 March 2011:

*B. That a report be submitted to the Urban Planning Committee on future research, including funding and timetable, for a review of significant examples of Inter-War residential flat buildings, arts and crafts buildings and Californian Bungalows.*

On Monday 27 February 2012 a report was presented to the Urban Planning Committee on the proposed methodology, staff allocation and funding for the heritage study. The report and the methodology were endorsed by Council. The report is included at **Annexure 1**.

On 12 March 2012 Council made the following resolution:

- A. That the report on the review of significant examples of Inter-War residential flat buildings, arts and crafts buildings and Californian Bungalows, be received and noted.*
- B. That Council endorse the methodology for undertaking the study as set out in the report to the Urban Planning Committee meeting on 27 February 2012.*
- C. That the Woollahra History and Heritage Society Inc. be invited to make a submission to Council on this project.*
- D. That the project be extended to investigate bungalows in general.*

The study commenced in March 2012.

The two DA heritage officers have been engaged for a period of approximately four months, two days a week, from the beginning of March to the end of June 2012 to carry out the preliminary phases of the study. This study is carried out on the days they are not assessing DAs. The preliminary phases involve the fieldwork, research, and preparation of inventory sheets. The preliminary phases are programmed to conclude at the end of June 2012.

## **2.0 Methodology approach**

### *2.1 Previous studies*

Previous studies undertaken by Council as set out below were reviewed.

#### *2.1.1 1984 Woollahra Heritage Study*

The earliest study carried out by Council was the 1984 Woollahra Heritage Study, by Hughes Trueman and Ludlow. Howard Tanner carried out an assessment of architectural heritage as part of the study.

References to buildings of interest and particular areas within the study have been used to identify the location of buildings under relevant entries on Edwardian Arts and Crafts buildings, bungalows, and Inter-War flats.

#### *2.1.2 Tanner study*

The study carried out for Council in 1997-8 by Howard Tanner and Associates, called “*Preliminary Heritage Item Investigation for the Woollahra Residential Development Control Review for 2B Zones of Rose Bay, Bellevue Hill and Darling Point*” was reviewed. As indicated by the name of the study, it only focused on particular parts of the Municipality. Watson’s Bay and Woollahra were dealt with in two later studies. Thus Vaucluse, Point Piper, Edgecliff, Double Bay and parts of Rose Bay were not captured by the study.

The study did not include definitive recommendations for all items included in the study. Some were noted as being worthy of further investigation. This inevitably led to further studies being required.

The Tanner study was extensively reviewed in the years following its finalisation, with a number of further detailed studies following on from its recommendations:

- Rose Bay heritage study of Tanner’s potential items by Noel Bell Ridley Smith and Partners
- Darling Point heritage study of Tanner’s potential items by Mark Robinson
- Bellevue Hill and Rose Bay north heritage study of Tanner’s potential items by Colin Brady
- Rose Bay heritage study of Inter-War flats by Ian Kirk

The current study has reviewed both the Tanner study and subsequent studies to ascertain which potential items have been eliminated.

### *2.2 Submissions*

A submission was sought from the Woollahra History and Heritage Society (WHHS), as required by the Council decision of 12 March 2012, to inform the current study. David Sheedy, heritage architect, also provided a submission of suggestions for inclusion of various items in the study, or buildings to be investigated. These additional submissions and/or suggestions were useful, especially where the same building was nominated by both submissions. Another benefit of the two submissions was that many buildings and items have been identified in areas where no previous studies by Council have been carried out.



### *2.2.1 WHHS submission*

The WHHS replied to Council's request for a submission with a detailed submission on 12 April 2012. This included an extensive list of Spanish Mission buildings identified by Bruce Crosson, a list of significant buildings of the 1920s and 1930s, and a list of Art Deco buildings from the Society's publication 'Deco'. They also provided support in their letter for the lists provided by David Sheedy, heritage architect (see below).

We have responded to the WHHS submission by cross-referencing the buildings already identified through our fieldwork with the lists provided by the WHHS. In many cases, a match with their lists has helped support our initial interest in certain buildings. We have made a preliminary assessment of the nominated buildings for consideration, based on the current condition of the nominated buildings. Many have been substantially altered since some of the WHHS lists were created as early as 1993. Some, however, are still intact and have been selected for further investigation. Due to the large number of properties suggested by the WHHS submission, analysis of their submission is ongoing. Final results of the investigation of the submission will be provided in a further report.

We have also responded to some of the other matters they have raised in their submission regarding amendments to listed items in the new Principal LEP; however these issues are outside the scope of this briefing report.

### *2.2.2 David Sheedy submission*

David Sheedy, heritage architect, has an extensive knowledge of the Woollahra Municipality, having lived and worked in the area for many decades. We advised him in 2011 that we were studying bungalows as part of the preliminary bungalow study for the assessment of 12 Olola Avenue, Vacluse. After that time he began looking for bungalows incidentally, and included a number on recently provided lists.

## *2.3 Building register review*

We have carried out a thorough investigation of the building registers held by the Local Studies Library, (in which every building application from 1913 to 1940 is recorded for certain parts of the Municipality), and have been able to tabulate new residential flat building approvals between the relevant dates. This work has led to being able to identify works by particular architects of the Inter-War period, some of whom are well-known as important architects, and have worked extensively in the Municipality, such as Eric Pitt and John Brogan.

This kind of analysis was not possible with the Arts and Crafts and bungalow study, as the registers only identify building type, such as 'house' or 'residential flat building'.

## *2.4 Fieldwork*

Both heritage officers have conducted extensive fieldwork within each building type category.

The investigation of the Arts and Crafts buildings and bungalows has occurred on a street by street basis, using as a starting point the work done in the preliminary bungalow study, which stemmed from the areas identified in the 1984 Woollahra Heritage Study. These areas are in Vacluse, Rose Bay and Bellevue Hill, and generally have not been the subject of a previous study.

Based on the collective understanding and knowledge of the Municipality, Inter-War flats were located by concentrating on known clusters of residential flat buildings, such as at Double Bay (in two particular areas), Rose Bay, Drumalbyn Road, Birriga Road, and Victoria Road in Bellevue Hill, Longworth Avenue in Point Piper, and Edgecliff Road at the junction with Ocean Street. Most of these areas have not been the subject of a previous study.

### *2.5 Review of Council's BA and DA files*

Both heritage officers have begun the process of ordering the relevant files from Council's archives in order to establish the original architects of the buildings, view the original plans, and to follow the changes that have occurred over the subsequent life of the building.

From the old BA and DA files, it is possible to establish whether the building was designed by a known or prolific architect, whether a well-known or prolific builder was involved, whether the building was built according to its original design and whether the internal planning was of high quality.

Some buildings could not be located on the Council's database, in which case these buildings were not included in the current investigation due to time constraints and lack of supporting information.

## **3.0 Preliminary findings**

### *3.1 Inter-War flats*

Large numbers of Inter-War flats have been investigated in the suburbs of Bellevue Hill, Edgecliff, Double Bay, Point Piper, Rose Bay and Darling Point. A large number of these residential flat buildings are not currently identified as items of significance and have not been the subjects of previous study or assessment. These buildings, generally due to potential aesthetic and representative value, have been chosen as the subjects of further assessment in the next stage of the study. These buildings are often located in the form of clusters with highly intact streetscapes and groupings, which make them highly appropriate for the possible formation of conservation areas, subject to further assessment of significance. Many of these residential flat buildings identified as of aesthetic and representative interest have also been identified as the work of well-known and important architects of the Inter-War period.

Inter-War flat buildings have been identified for investigation within the following typologies:

- Old English
- Mediterranean
- Spanish Mission
- Skyscraper Gothic
- Art Deco
- Free Classical
- Functionalist
- Gothic Revival

or a combination of several of the above.

It is likely that the results of the Inter-War flat study will lead to the proposition of a small number of heritage items and several conservation areas. This will depend on the outcomes of the next stage of the study, being the assessment of heritage significance using the Heritage Branch assessment criteria and heritage inventory sheet template.

### 3.2 *Arts and Crafts buildings*

A limited number of potential Arts and Crafts houses have been found. Within that number, it appears that few conform strictly to the Arts and Crafts typology and characteristics. The aesthetic characteristics and styles of the identified buildings will be explored during the next stage of the study, when a full assessment of significance against the Heritage Branch criteria will be carried out.

It is likely that only a small number of buildings will be recommended for listing as items, pending further assessment.

### 3.3 *Bungalows*

A reasonable number of bungalows have been identified as of potential significance, and thus considered worthy of further study. Most of the bungalows identified fall into the categories of Federation bungalow or Californian /Inter-War bungalow.

It is likely that only a small number of buildings will be recommended for listing as items, pending further assessment.

## 4.0 **Limitations, additions**

The project is currently on track in terms of time allocations. In summary, the fieldwork component is substantially complete and the research phase is well underway.

It is likely that the stages of research finalisation and the detailed preparation of inventory sheets will require a further allocation of time to complete satisfactorily.

## 5.0 **Next steps**

The next steps to progress the study are:

- Full heritage assessment to determine levels and criteria of significance
- Preparation of detailed inventory sheets for each building or area
- Distribution of completed inventory sheets to building owners for comment
- Reporting on the study findings to the Urban Planning Committee

## 6.0 **Conclusion**

The study is progressing well and according to schedule, with the fieldwork substantially complete, and the research phase underway. The study is likely to lead to the proposal to list a number of buildings under the typologies studied as either heritage items or within new conservation areas.

Sara Reilly  
Strategic Heritage Officer

Chris Bluett  
Manager Strategic Planning

### **Annexures:**

Annexure 1: Urban Planning Committee report dated 27 February 2012

## POLITICAL DONATIONS DECISION MAKING FLOWCHART FOR THE INFORMATION OF COUNCILLORS

