

Urban Planning Committee Minutes

Monday 13 December 2004

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Urban Planning Committee Minutes

**Minutes of the Meeting held on
Monday 13 December 2004 at 5.04pm**

Present: His Worship the Mayor, Councillor Rundle, ex-officio (R1)
Councillor David Shoebridge (Chair)
John Comino
Christopher Dawson
Keri Huxley
Julian Martin
Isabelle Shapiro
Fiona Sinclair King (Part R1)

Staff: C Bluett (Manager – Strategic Planning)
A Coker (Director – Planning & Development)
L Windle (Manager – Governance)
L Maher (Strategic Heritage Officer)

Also in Attendance: Councillors Boskovitz, Petrie and Walker

Leave of Absence

Leave of Absence previously granted by Council: Nil

Apologies: Nil

Late Correspondence

Late correspondence was submitted to the committee in relation to Items: R1

Declarations of Interest

Councillor Petrie advised that in relation to item R1, some of the properties back onto the street that he lives in but he has no conflict of interest in the matter.

Items Decided by this Committee using its Delegated Authority (Items D1)

Item No: D1 Delegated to Committee
Subject: **Confirmation of Minutes of Meeting held on 29 November 2004**
Author: Les Windle – Manager Governance
File No: See Council Minutes
Reason for Report: The Minutes of the Meeting of 29 November 2004 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.

(Martin/Shapiro)

Resolved:

That the Minutes of the Urban Planning Committee Meeting of 29 November 2004 be taken as read and confirmed.

**Items with Recommendations from this Committee
Submitted to the Council for Decision (Items R1)**

Item No: R1 Recommendation to Council
Subject: **Potential Heritage item investigation in Bellevue Hill, Rose Bay [North] and Darling Point**
Author: Libby Maher, Strategic Heritage Officer
File No: 1080 G [BH]
Reason for Report: To respond to the Council's decision of 15 November 2004 requiring an additional report

Note: Councillor Petrie advised that some of the properties mentioned in this report back onto the street that he lives in but he has no conflict of interest in the matter.

Note: Late correspondence was tabled at the meeting from the owners of 98B Bellevue Road Bellevue Hill and City Plan Heritage on behalf of 98B Bellevue Road, Bellevue Hill and City Plan Heritage on behalf of 81 and 81A Birriga Road, Bellevue Hill.

Note: M/s Jennifer Hill on behalf of 22 Fairfax Road, Bellevue Hill and Mr Tamir Maltz and M/s Lilly Maltz on behalf of 98B Bellevue Road Bellevue Hill addressed the Committee.

(Comino/Dawson)

Recommendation:

A. THAT a draft local environmental plan be prepared to amend Woollahra Local Environmental Plan 1995 in the following manner:

- (i) by including the following properties as heritage items in Schedule 3:

<i>Bellevue Park Road,</i>	<i>Bellevue Hill</i>	<i>1A</i>	<i>'Ben Ledi', house and grounds</i>
<i>Birriga Road,</i>	<i>Bellevue Hill</i>	<i>40</i>	<i>'Dalkeith', residential flat building, garages, stone paving, brick and stone retaining walls and stairs</i>
<i>Birriga Road,</i>	<i>Bellevue Hill</i>	<i>40A</i>	<i>'Exeter', residential flat building, garages, stone paving, brick and stone retaining walls and stairs</i>
<i>Birriga Road,</i>	<i>Bellevue Hill</i>	<i>40B</i>	<i>'Warrington', residential flat building, garages, stone paving, brick and stone retaining walls and stairs</i>
<i>Birriga Road,</i>	<i>Bellevue Hill</i>	<i>81</i>	<i>'Cumberland', residential flat building, dwarf brick walls, paving and grounds</i>
<i>Birriga Road,</i>	<i>Bellevue Hill</i>	<i>81A</i>	<i>'Westmoreland', residential flat building, dwarf brick walls, paving and grounds</i>
<i>Bundarra Road,</i>	<i>Bellevue Hill</i>	<i>7</i>	<i>'Bundarra', house and grounds</i>
<i>Eastbourne Road,</i>	<i>Darling Point</i>	<i>15</i>	<i>'Kendall Lodge', house and grounds</i>
<i>Fairfax Road,</i>	<i>Bellevue Hill</i>	<i>10</i>	<i>House and grounds</i>
<i>Fairfax Road,</i>	<i>Bellevue Hill</i>	<i>12</i>	<i>'Lincluden', residential flat building, sandstone retaining wall and balustrade</i>
<i>Fairfax Road,</i>	<i>Bellevue Hill</i>	<i>22</i>	<i>'Chislehurst', residential flat building and grounds</i>
<i>New South Head Rd,</i>	<i>Rose Bay</i>	<i>593</i>	<i>'The Chilterns', residential flat building and grounds</i>
<i>O'Sullivan Road,</i>	<i>Bellevue Hill</i>	<i>275</i>	<i>Residential flat building and grounds</i>
<i>O'Sullivan Road,</i>	<i>Bellevue Hill</i>	<i>277</i>	<i>Residential flat building and grounds</i>
<i>Spencer Street,</i>	<i>Rose Bay</i>	<i>23</i>	<i>House and grounds</i>
<i>Victoria Road,</i>	<i>Bellevue Hill</i>	<i>165</i>	<i>Residential flat building and grounds</i>
<i>Victoria Road,</i>	<i>Bellevue Hill</i>	<i>167</i>	<i>Residential flat building and grounds</i>
<i>Victoria Road,</i>	<i>Bellevue Hill</i>	<i>206A</i>	<i>'Glamis', residential flat building, front boundary wall, entry link and grounds</i>

- (ii) by including the following properties as heritage item groups in Schedule 3:

<i>Birriga Road,</i>	<i>Bellevue Hill</i>	<i>40</i>	<i>'Dalkeith', residential flat building, garages, stone paving, brick and stone retaining walls and stairs</i>
<i>and</i>			
<i>Birriga Road,</i>	<i>Bellevue Hill</i>	<i>40A</i>	<i>'Exeter', residential flat building, garages, stone paving, brick and stone retaining walls and stairs</i>
<i>and</i>			

<i>Birriga Road,</i>	<i>Bellevue Hill</i>	<i>40B</i>	<i>'Warrington', residential flat building, garages, stone paving, brick and stone retaining walls and stairs</i>
<i>Birriga Road,</i>	<i>Bellevue Hill</i>	<i>81</i>	<i>'Cumberland', residential flat building, dwarf brick walls, paving and grounds</i>
<i>and Birriga Road,</i>	<i>Bellevue Hill</i>	<i>81A</i>	<i>'Westmoreland' residential flat building, dwarf brick walls, paving and grounds</i>
<i>O'Sullivan Road,</i>	<i>Bellevue Hill</i>	<i>275</i>	<i>Residential flat building and grounds</i>
<i>and O'Sullivan Road,</i>	<i>Bellevue Hill</i>	<i>277</i>	<i>Residential flat building and grounds</i>
<i>Victoria Road,</i>	<i>Bellevue Hill</i>	<i>165</i>	<i>Residential flat building and grounds</i>
<i>and Victoria Road,</i>	<i>Bellevue Hill</i>	<i>167</i>	<i>Residential flat building and grounds</i>

- (iii) by deleting the following property from the list of heritage items in Schedule 3:

<i>Ian St</i>	<i>Rose Bay</i>	<i>15</i>	<i>House</i>
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- (iv) by including the following properties in a heritage conservation area:

<i>Birriga Road,</i>	<i>Bellevue Hill</i>	<i>76</i>
<i>Birriga Road,</i>	<i>Bellevue Hill</i>	<i>78</i>
<i>Birriga Road,</i>	<i>Bellevue Hill</i>	<i>81</i>
<i>Birriga Road,</i>	<i>Bellevue Hill</i>	<i>81A</i>

as shown on the map labelled 'Birriga Road Heritage Conservation Area' within the report to the Urban Planning Committee meeting on 1 November 2004.

- (v) by including the following properties in a heritage conservation area:

<i>Victoria Road,</i>	<i>Bellevue Hill</i>	<i>165</i>
<i>Victoria Road,</i>	<i>Bellevue Hill</i>	<i>167</i>
<i>Victoria Road,</i>	<i>Bellevue Hill</i>	<i>169-171</i>
<i>Victoria Road,</i>	<i>Bellevue Hill</i>	<i>175</i>
<i>Victoria Road,</i>	<i>Bellevue Hill</i>	<i>177</i>
<i>Victoria Road,</i>	<i>Bellevue Hill</i>	<i>179</i>

as shown on the map labelled 'Victoria Road Heritage Conservation Area' within the report to the Urban Planning Committee meeting on 1 November 2004.

- B. THAT Council notes the individual heritage inventory sheets for those properties in Bellevue Hill and Rose Bay prepared by Colin Brady, Architect, Town Planner, Heritage Specialist and amended by Council's Strategic Heritage Officer and that they be considered in the assessment of development applications for those properties.
- C. THAT Council notes the individual heritage inventory sheet prepared by Mark Robinson, Architect, Town Planner, Heritage Specialist and amended by Council's Strategic Heritage Officer and that it be considered in the assessment of development applications for the following property:

<i>Eastbourne Road,</i>	<i>Darling Point</i>	<i>15</i>	<i>'Kendall Lodge', house and grounds</i>
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- D. THAT Council notes the individual heritage inventory sheet prepared by Council's Strategic Heritage Officer and that it be considered in the assessment of development applications for the following property:
- Bellevue Park Road, Bellevue Hill 1A 'Ben Ledi', house and grounds*
- E. THAT the Woollahra Council Heritage Inventory Sheets for each property nominated in A be forwarded to the NSW Heritage Council for their information.
- F. THAT the owners of those properties listed in recommendation A above be advised of the Council's decision and informed of the opportunity to participate in the public consultation process associated with the exhibition of the draft LEP.
- G. THAT the Council note the properties contained in annexure 1 of the report to the Urban Planning Committee meeting of 1 November 2004 that have been eliminated from the Tanner list as potential heritage items. Note: This information was initially contained in annexure 3 of the report to the Urban Planning Committee meeting of 27 September 2004.
- H. THAT further investigation of the heritage significance of 25 Hamilton Street, Rose Bay be undertaken and submitted to the Urban Planning Committee for consideration. The property owner should be advised of this decision.
- I. THAT Council acknowledges and recognises the submissions before the Urban Planning Committee and directs Council staff to review the heritage listings and inventory sheets in light of those submissions with the review to be undertaken during the exhibition process for the draft LEP.
- J. THAT Council defer the inclusion of the following properties as heritage items in Schedule 3 to allow further consideration of objections and reports from property owners. A further report is to be brought to the Urban Planning Committee by the end of March 2005.
- Bellevue Gardens, Bellevue Hill 7,8,9 Quarried rockface (at the rear)[note: for this item further investigation on the exact location of the rockface and consideration of a geotechnical report on the condition of the rockface is required]*
- Bellevue Road, Bellevue Hill 98B Shops and residential flat building, original shopfronts*
- Ian Street, Rose Bay 17 'Coorong', house and grounds*
- K. THAT following the exhibition process, where substantial disagreement remains between Council's Heritage Officers and property owners, a site inspection by Council Officers and Councillors be conducted prior to a report being presented to the Urban Planning Committee.
- L. THAT Council notes and endorses the additional consultation steps in section 6.1 to 6.3 of the report to the Urban Planning Committee meeting of 13 December 2004 and seeks their inclusion within heritage conservation projects involving the preparation of local environmental plans.
- M. THAT in response to the decision of the Council on 15 November 2004, the Committee's recommendation proceed to the Council meeting on 13 December 2004 as a matter of urgency.

There being no further business the meeting concluded at 6.57pm.

We certify that the pages numbered 2438 to 2445 inclusive are the Minutes of the Urban Planning Committee Meeting held on 13 December 2004 and confirmed by the Urban Planning Committee on 31 January 2005 as correct.

Chairperson

Secretary of Committee