



Environmental Planning Committee

Tuesday 2 April 2024
6.30pm

Agenda



Environmental Planning Committee (EPC)

Woollahra Council will be holding Committee meetings (i.e. Environmental Planning (EP), Finance, Community & Services (FC&S) and Strategic & Corporate (S&C) with The Mayor, Councillors and staff will be participating in person. Members of the public are invited to attend the Committee meeting in person or watch and/or listen to meetings live (via Council's website).

A copy of the Agenda is available on Council's website:

https://www.woollahra.nsw.gov.au/council/meetings_and_committees/committees/environmental_planning_committee_ep/ep_agendas_and_minutes

To register to address the Committee, please email your name, phone number and Item number to records@woollahra.nsw.gov.au by **10.00am on the day of the meeting**, indicating if you will be attending in person or wish to address the meeting via teleconferencing technology. Please note, instructions on how to join the meeting will be forwarded to person who have pre-registered to make a submission/address the Committee, via email on the day of the meeting via email.

Late correspondence may be submitted for consideration by the Committee. All late correspondence must be received by 10.00am on the day before the meeting. Late correspondence is to be emailed to records@woollahra.nsw.gov.au

Minutes of the Environmental Planning Committee (EP) will be posted to Council's website once finalised.

If you are experiencing any issues please call Council's Governance department on (02) 9391 7001.

The audio recording and late correspondence consider at the meeting will be uploaded to Council's website by 5.00pm on the next business day.

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 invite member(s) of the public who registered to speak to address the Committee.
- Members of the public who have registered to address the Committee, will be allowed four (4) minutes in which to address the Committee. One (1) warning bell will be rung at the conclusion of three (3) minutes and two (2) warning bells rung at the conclusion of four (4) minutes. 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 will take 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.
- 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).

Disclaimer:

Councillors, staff and members of the public are advised that meeting are being lived streamed, accessible via a link from Council's website.

By speaking at a Committee Meeting members of the public consent to their voice, image and personal information (including name and address) being recorded and publicly available on Council's website. Accordingly, please ensure your address to Council is respectful and that you use appropriate language and refrain from making any defamatory statements or discriminatory comments.

Woollahra Council **does not** accept any liability for statements, comments or actions taken by individuals during a Committee meeting.

Any part of the meeting that is held in closed session will not be recorded.

People connecting to this meeting by conferencing technology are reminded that under the *Local Government Act 1993*, the recording of meetings by a member of the public using any electronic recording device including a mobile phone or video camera is not permitted. Any person found recording without the permission of Council may be expelled from the meeting.

The audio recording of each meeting will be retained on Council's website for a minimum period of 6 months. After that period has passed, recordings of meetings may be disposed of in accordance with the *State Records Act 1998*.

For further information please visit www.woollahra.nsw.gov.au

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
- 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

27 March 2024

To: His Worship the Mayor, Councillor Richard Shields ex-officio
Councillors Sean Carmichael (Chair)
 Sarah Swan (Deputy Chair)
 Lucinda Regan
 Matthew Robertson
 Isabelle Shapiro
 Merrill Witt
 Susan Wynne

Dear Councillors,

Environmental Planning Committee – 2 April 2024

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 Tuesday 2 April 2024 at 6.30pm.**

Members of the Public may:

- Register to address the meeting (via Zoom or in Person) by completing the relevant form available on Council's website:
https://www.woollahra.nsw.gov.au/council/meetings_and_committees/having_your_say_at_meetings and email the completed form to records@woollahra.nsw.gov.au **by 10.00am on the day of the meeting.**
- Submit late correspondence for consideration by Councillors by emailing records@woollahra.nsw.gov.au **by 10.00am on the day of the meeting.**

Watch and listen to the meeting live via Council's website:

https://www.woollahra.nsw.gov.au/council/meetings_and_committees/committees/environmental_planning_committee_ep/ep_agendas_and_minutes

An audio recording of the meeting will be uploaded to Council's website following the meeting by 5.00pm on the next business day.

If you have any difficulties accessing the meeting please contact (02) 9391 7001.

Regards,

Craig Swift-McNair
General Manager

Environmental Planning Committee

Agenda

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Item No: D1 Delegated to Committee
Subject: **CONFIRMATION OF MINUTES OF MEETING HELD ON 4 MARCH 2024**
Author: Sue O'Connor, Governance Officer
File No: 24/44292
Purpose of the Report: The Minutes of the Environmental Planning Committee of 4 March 2024 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.
Alignment to Delivery Program: Strategy 11.3: Ensure effective and efficient governance and risk management.

Recommendation:

THAT the Minutes of the Environmental Planning Committee Meeting of 4 March 2024 be taken as read and confirmed.

Executive Summary:

This report presents the Environmental Planning Committee Minutes of 4 March 2024 for confirmation. The minutes of the meeting are presented as **Attachment 1** for adoption.

Discussion:

The Environmental Planning Committee Minutes are presented to the Committee as a procedural matter. Any matter arising from the Minutes can be discussed.

A copy of the Minutes are provided as **Attachment 1**.

Options:

Submission of minutes to the Environmental Planning Committee is a procedural matter for the adoption of the minutes.

Community Engagement and / or Internal Consultation:

No internal or external consultation has taken place in the preparation of this report.

Policy Implications:

There are no direct policy implications as a result of this report.

Financial Implications:

There are no direct financial implications as a result of this report.

Resourcing Implications:

There are no direct resourcing implications as a result of this report.

Conclusion:

The minutes are presented for confirmation by the Environmental Planning Committee.

Attachments

1. Unconfirmed EP Minutes - 4 March 2024 [↓](#) 



Environmental Planning Committee

Monday 4 March 2024
6.30pm

Minutes

Unconfirmed

**Environmental Planning Committee
Minutes**

Monday 4 March 2024

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Unconfirmed

Woollahra Municipal Council
Environmental Planning Committee Minutes

4 March 2024

**Environmental Planning Committee
Minutes
of the Meeting held on
4 March 2024 at 6.30pm**

Present: Councillors: Sean Carmichael (Chair)
Sarah Swan (Deputy Chair)
Lucinda Regan
Matthew Robertson via Zoom (joined at 6.33pm)
Isabelle Shapiro

Staff: Nick Economou (Manager Development Assessment) via Zoom
Micaela Hopkins (Team Leader Environment & Sustainability)
Rhys Johnson (Governance Coordinator)
Sue O'Connor (Governance Officer)
Scott Pedder (Director – Planning & Place)
Charmaine Tai (Strategic Planner)
Anne White (Manager – Strategic Planning & Place)

Also in Attendance: Nil

1. Opening

The Chair declared the Environmental Planning Committee of 4 March 2024 open and welcomed Councillors, staff and members of the public who are watching and listening to this evenings meeting.

2. Acknowledgement of Country (Gadigal People and Birrabirragal People)

The Chair read the following Acknowledgement of Country:

I would like to acknowledge that we are here today on the land of the Gadigal and Birrabirragal people, the traditional custodians of the land. On behalf of Woollahra Council, I acknowledge Aboriginal or Torres Strait Islander people attending today and I pay my respects to Elders past, present and emerging.

3. Acknowledgement of the Sovereign of the Day (King Charles III)

The Chair read the following Acknowledgement of the Sovereign of the Day (King Charles III):

I also acknowledge King of Australia King Charles III.

4. Leave of Absence and Apologies

Apologies were received and accepted from The Mayor Councillor Shields and Councillor Wynne and leave of absence granted.

General 4.1 Audio-Visual Link

(Swan/Shapiro)

Resolved:

THAT in accordance with clause 5.23 of Council's Code of Meeting Practice, Council approves the following Councillors participation in the Environmental Planning Committee of 4 December 2023 via Audio-Visual Link:

- Councillor Robertson

Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.

For the Motion

Councillor Carmichael
Councillor Regan
Councillor Shapiro
Councillor Swan

4/0

Against the Motion

Nil

5. Late Correspondence

Late correspondence was submitted to the committee in relation to Item R1.

6. Disclosures of Interest

The Chair, Councillor Carmichael declared a Non-Significant, Non-Pecuniary Interest in Item R1 (Advice of the Woollahra Local Planning Panel - Planning Proposal - 8-10 New McLean Street, Edgecliff) as Councillor Carmichael was once a resident at 8-10 New McLean Street, Edgecliff in 2014 to 2015 but has no current connection to the site. Councillor Carmichael remained in the meeting, participated in debate and voted on the matter.

The Deputy Chair, Councillor Swan declared a Non-Significant, Non-Pecuniary Interest in Item R1 (Advice of the Woollahra Local Planning Panel - Planning Proposal - 8-10 New McLean Street, Edgecliff) as Councillor Swan knows Christopher Lemercier, being one of the public speakers. Councillor Swan remained in the meeting, participated in debate and voted on the matter.

Councillor Robertson declared a Non-Significant, Non-Pecuniary Interest in Item R1 (Advice of the Woollahra Local Planning Panel - Planning Proposal - 8-10 New McLean Street, Edgecliff) as Councillor Robertson is the Council's representative on the Sydney Eastern City Planning Panel. Councillor Robertson left the meeting during this item, did not participate in debate and did not vote on the matter.

Woollahra Municipal Council
Environmental Planning Committee Minutes

4 March 2024

Items to be Decided by this Committee using its Delegated Authority

Item No: D1 Delegated to Committee
Subject: **CONFIRMATION OF MINUTES OF MEETING HELD ON 5 FEBRUARY 2024**
Author: Sue O'Connor, Governance Officer
File No: 24/24933
Purpose of the Report: The Minutes of the Environmental Planning Committee of 5 February 2024 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.
Alignment to Delivery Program: Strategy 11.3: Ensure effective and efficient governance and risk management.

(Shapiro/Regan)

Resolved:

THAT the Minutes of the Environmental Planning Committee Meeting of 5 February 2024 be taken as read and confirmed.

Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.

For the Motion

Councillor Carmichael
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Swan

5/0

Against the Motion

Nil

Item No: D2 Delegated to Committee
Subject: **WOOLLAHRA LOCAL PLANNING PANEL REGISTER OF PLANNING DECISIONS AND ANALYSIS**
Authors: Nick Economou, Manager Development Assessment
Helen Tola, Manager Governance & Risk
Approver: Scott Pedder, Director Planning & Place
File No: 24/24751
Purpose of the Report: To provide the EPC with the Woollahra Local Planning Register of Planning Decisions and Analysis 5 October 2023 to 21 December 2023
Alignment to Delivery Program: Strategy 4.1: Encourage and plan for sustainable, high quality planning and urban design outcomes.

(Swan/Shapiro)

Resolved:

THAT Council note and receive the register of planning decisions of matters determined by the Woollahra Local Planning Panel (WLPP) for the period 5 October 2023 to 21 December 2023.

Woollahra Municipal Council
Environmental Planning Committee Minutes

4 March 2024

Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.

For the Motion

Against the Motion

Councillor Carmichael
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Swan

Nil

5/0

Item No: D3 Delegated to Committee
Subject: REGISTER OF CURRENT LAND & ENVIRONMENT COURT MATTERS FOR DEVELOPMENT APPLICATIONS & REGISTER FOR COURT PROCEEDINGS FOR BUILDING, ENVIRONMENTAL & HEALTH CONTROL MATTERS
Author: Nick Economou, Manager Development Assessment
Approver: Scott Pedder, Director Planning & Place
File No: 24/24760
Purpose of the Report: To provide the EPC with an update of all legal matters
Alignment to Delivery Program: Strategy 4.5: Ensure that planning and building requirements are complied with.

(Robertson/Swan)

Resolved:

THAT Council receive and note the attached register of current Land and Environment Court matters for Development Applications and for Court proceedings for Building, Environmental and Health Control matters for the period October 2023 to February 2024.

Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.

For the Motion

Against the Motion

Councillor Carmichael
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Swan

Nil

5/0

Woollahra Municipal Council
Environmental Planning Committee Minutes

4 March 2024

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

- Item No:** R1 Recommendation to Council
Subject: **ADVICE OF THE WOOLLAHRA LOCAL PLANNING PANEL -
PLANNING PROPOSAL - 8-10 NEW MCLEAN STREET, EDGECLIFF**
- Authors:** Charmaine Tai, Strategic Planner
Lyle Tamlyn, Acting Team Leader Strategic Planning
- Approvers:** Anne White, Manager Strategic Planning & Place
Scott Pedder, Director Planning & Place
- File No:** 24/30993
- Purpose of the Report:** To provide Council with the advice of the Woollahra Local Planning Panel on the planning proposal request for 8-10 New McLean Street, Edgecliff, and to recommend that Council refuse the request to prepare a planning proposal.
- Alignment to Delivery Program:** Strategy 4.1: Encourage and plan for sustainable, high quality planning and urban design outcomes.
- Note:** The Chair, Councillor Carmichael declared a Non-Significant, Non-Pecuniary Interest in this Item as Councillor Carmichael was once a resident at 8-10 New McLean Street, Edgecliff in 2014 to 2015 but has no current connection to the site. Councillor Carmichael remained in the meeting, participated in debate and voted on the matter.
- Note:** The Deputy Chair, Councillor Swan declared a Non-Significant, Non-Pecuniary Interest in this Item as Councillor Swan knows Christopher Lemercier, being one of the public speakers. Councillor Swan remained in the meeting, participated in debate and voted on the matter.
- Note:** Councillor Robertson declared a Non-Significant, Non-Pecuniary Interest in this Item as Councillor Robertson is the Council's representative on the Sydney Eastern City Planning Panel. Councillor Robertson left the meeting during this item, did not participate in debate and did not vote on the matter.
- Note:** Late correspondence was tabled by The Paddington Society, Ben Miller of Barker Ryan Stewart, Annabelle Maitland, Christopher Lemercier, David Templeton, Lyn Kaplan, Leon Kaplan, Will Naughton & Kristen Sproule.
- Note:** Charlene Baston, Tony Bond (via zoom), David Chan (via zoom) & Christopher Lemercier, Objectors, addressed the Committee.
- Note:** Councillor Robertson left the meeting, the time being 6.45 pm.
- Note:** The Committee amended Recommendation Part B and added new parts i. through to vii. to Part B.

(Swan/Regan)

Recommendation:

THAT Council:

- A. Note the advice provided by the Woollahra Local Planning Panel on 22 February 2024 regarding the planning proposal for 8-10 New McLean Street, Edgecliff.

Woollahra Municipal Council
Environmental Planning Committee Minutes

4 March 2024

- B. Refuse the request to prepare a planning proposal for 8-10 New McLean Street, as contained at Attachment 1 of the Environmental Planning Committee report dated 4 March 2024 as it does not demonstrate strategic or site-specific merit as detailed in the staff assessment, and for the following key reasons:
- i. That the site is not identified for inclusion in the Draft Edgecliff Commercial Centre planning and urban design strategy which was extensively considered, researched and exhibited.
 - ii. That the proposal does not demonstrate any strategic merit to justify the scale of change sought by the proponent.
 - iii. That the proposal reduces current affordable housing that is existing and has insurmountable traffic issues that haven't been specifically addressed.
 - iv. That Woollahra Municipal Council has already achieved, and is overachieved against its established housing targets, and that any uplift to this area has already been considered in the Draft Edgecliff Commercial Centre planning and urban design strategy, and that this proposal is not consistent with that.
 - v. That the proposal hasn't specifically looked at the environmental impacts to wildlife and the corridor leading from Edgecliff ridge line to Trumper Park.
 - vi. The significant impact that the proposed excavation will cause not only to the environment, but to surrounding properties in the area.
 - vii. There will be a significant impact with the interface with surrounding properties in the heritage conservation area.
 - viii. That there is no additional need for commercial floor space on this site, and any further commercial floor space would undermine the commercial floor space in the Edgecliff commercial centre.
- C. Notify the proponent that Council has refused the planning proposal request in accordance with Clause 9 of the *Environmental Planning and Assessment Regulation 2021*.
- D. Note that should a Gateway determination be received:
- i. Any planning agreement proposed by the proponent be prepared in accordance with the adopted *Woollahra Voluntary Planning Agreement Policy 2020*. Any affordable housing should be dedicated at 5% of the total gross floor area instead of 5% of residential gross floor area afforded by the uplift.
 - ii. The planning proposal and any draft voluntary planning agreement should be exhibited concurrently.
 - iii. The proponent pays the relevant site specific development control plan fee as identified in Council's adopted Fees and Charges for 2023/24.

Note: In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.

For the Motion

Councillor Carmichael
Councillor Regan
Councillor Shapiro
Councillor Swan

4/0

Against the Motion

Nil

Woollahra Municipal Council
Environmental Planning Committee Minutes

4 March 2024

Item No: R2 Recommendation to Council
Subject: **POST EXHIBITION REPORT - ENVIRONMENTAL SUSTAINABILITY ACTION PLAN**
Author: Micaela Hopkins, Team Leader Environment & Sustainability
Approver: Tom O'Hanlon, Director Infrastructure & Sustainability
File No: 24/20103
Purpose of the Report: To present the Environmental Sustainability Action Plan 2023-2028 to Council for adoption.
Alignment to Delivery Program: Strategy 8.3: Prepare for and adapt to the impacts of climate change.

Note: Councillor Robertson returned to the meeting, the time being 7.35pm.

Note: Councillor Swan left the meeting, the time being 7.35pm.

Note: Councillor Swan returned to the meeting, the time being 7.36 pm.

(Robertson/Regan)

Recommendation:

THAT Council:

- A. Receive and note the Post Exhibition Report for the Environmental Sustainability Action Plan.
- B. Adopt the *Environmental Sustainability Action Plan 2023-2028*.

Note: *In accordance with section 375A of the Local Government Act a Division of votes is recorded on this planning matter.*

For the Motion

Councillor Carmichael
Councillor Regan
Councillor Robertson
Councillor Shapiro
Councillor Swan

Against the Motion

Nil

5/0

There being no further business the meeting concluded at 7.43pm.

We certify that the pages numbered 85 to 93 inclusive are the Minutes of the Environmental Planning Committee Meeting held on 4 March 2024 and confirmed by the Environmental Planning Committee on 2 April 2024 as correct.

Chairperson

Secretary of Committee

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Item No: D2 Delegated to Committee
Subject: **ECOLOGICAL SUSTAINABILITY TASKFORCE MEETING MINUTES 12 MARCH 2024, INCLUDING CLIMATE CHANGE RISK ASSESSMENT AND ADAPTATION PLAN**
Author: Micaela Hopkins, Team Leader Environment & Sustainability
Approver: Tom O'Hanlon, Director Infrastructure & Sustainability
File No: 24/49747
Purpose of the Report: To circulate the minutes of the Ecological Sustainability Taskforce meeting held on 12 March 2024 and the Climate Change Risk Assessment and Adaptation Plan.
Alignment to Delivery Program: Strategy 8.3: Prepare for and adapt to the impacts of climate change.

Recommendation:

THAT Council note the Minutes of the Ecological Sustainability Taskforce meeting held on 12 March 2024 and the Climate Change Risk Assessment and Adaptation Plan.

Executive Summary:

This report presents the minutes of the Ecological Sustainability Taskforce meeting held on 12 March 2024, including the Climate Change Risk Assessment and Adaptation Plan, which was presented at the meeting.

Discussion:

The Ecological Sustainability Taskforce (EST) was established via a resolution of Council on 23 March 2009. The Terms of Reference state that the purpose of the EST is to assist Council to integrate environmental sustainability into Council policy, plans and operations.

The EST provides input and guidance in relation to sustainability initiatives and policies in areas including:

- Climate change mitigation and adaptation
- Water quality improvement
- Biodiversity conservation
- Waste reduction.

Membership of the EST consists of up to four Councillors, including the Chair, as appointed by the Mayor, and staff.

At this meeting, staff presented the Climate Change Risk Assessment and Adaptation Plan, which is attached for Council's information. The Climate Change Risk Assessment and Adaptation Plan was developed over the last three years, and involved identification and assessment of potential climate risks to Council's assets and services, and development of adaptation measures to address these risks. The information is now being integrated into Council's risk management systems. The implementation of the Plan is an action in Council's Environmental Sustainability Action Plan.

Staff also provided an update on public electric vehicle charging in the Woollahra area, and the transition of Council fleet to electric.

Presentation slides from the meeting are attached, along with the minutes.

Options:

This report is for noting only.

Community Engagement and / or Internal Consultation:

There was no community engagement and / or internal consultation required in writing this report.

Policy Implications:

There are no policy implications as a result of this report.

Financial Implications:

There are no financial implications as a result of this report.





Resourcing Implications:

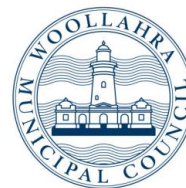
There are no resourcing implications as a result of this report.

Conclusion:

The minutes of the Ecological Sustainability Taskforce meeting and the Climate Change Risk Assessment and Adaptation Plan are provided to the Councillors for their information.

Attachments

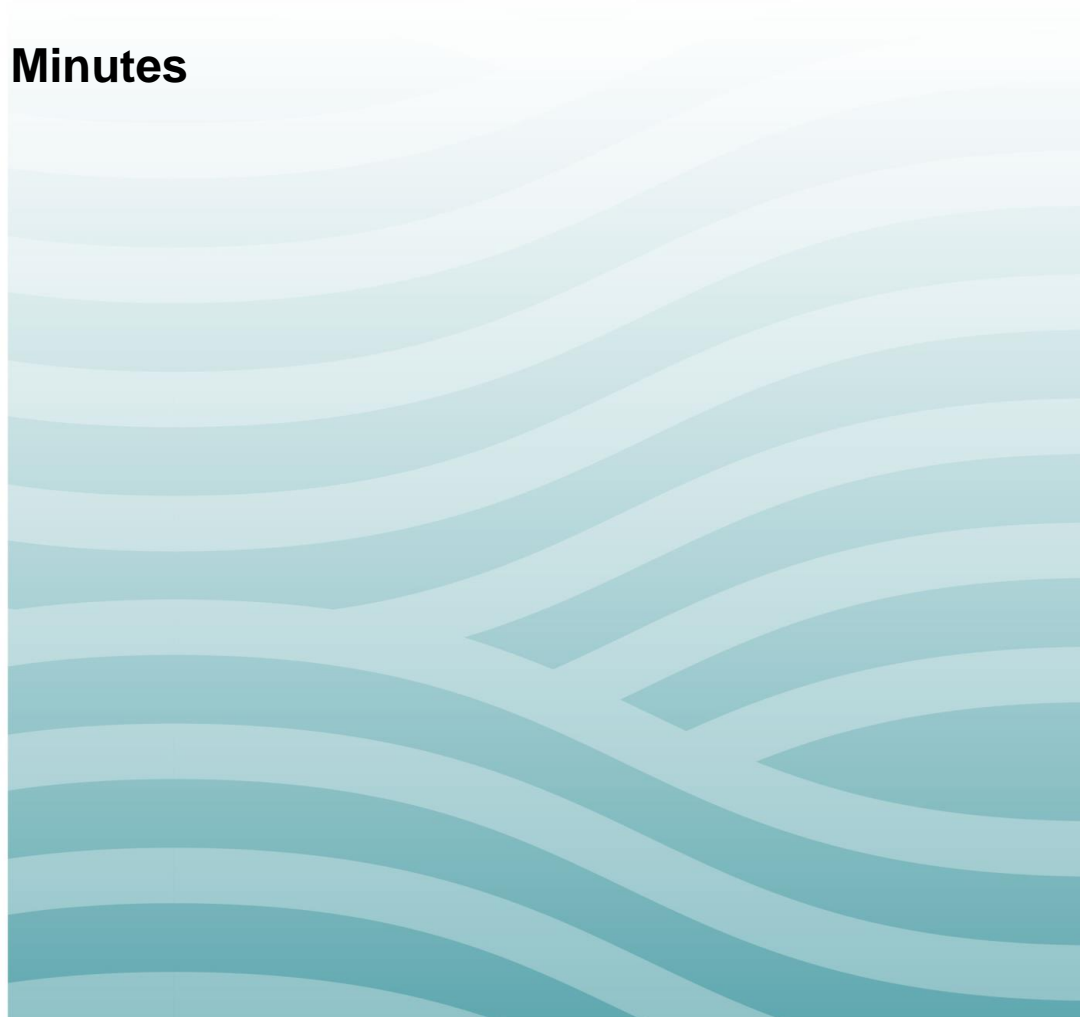
1. Minutes Ecological Sustainability Taskforce - 12 March 2024 [↓](#) 
2. Presentation Slides Ecological Sustainability Taskforce - 12 March 2024 [↓](#) 
3. Climate Change Risk Assessment and Adaptation Plan [↓](#) 
4. Climate Change Risk Assessment and Adaptation Plan - Appendices [↓](#) 



Ecological Sustainability Taskforce

Tuesday 12 March 2024
5.00pm

Minutes



**Ecological Sustainability Taskforce
Minutes**

Tuesday 12 March 2024

Present: Councillors: Nicola Grieve
Harriet Price
Lucinda Regan
Matthew Robertson

Staff: Tom O'Hanlon (Director Infrastructure & Sustainability)
Micaela Hopkins (Team Leader Environment & Sustainability)

1. Opening

In the absence of the Chair, Tom O'Hanlon welcomed everyone to the Ecological Sustainability Taskforce meeting held on 12 March 2024.

2. Acknowledgement of Country

Cr Grieve gave an Acknowledgement of Country.

3. Apologies

Apologies were received from Craig Swift-McNair.

4. Items for Discussion

i) Climate Change Risk Assessment & Adaptation Plan

Staff provided a presentation about the development of a climate change risk assessment and adaptation plan for Council.

In 2021 Council engaged consultants WSP to work with staff to prepare a climate change risk assessment and adaptation plan.

The aim was to:

- Identify relevant climate hazards and potential risks to Council's assets and services.
- Assess the consequence and likelihood of these risks to determine the level of risk.
- Identify potential adaptation measure to enhance resilience.

Part way through the process, a review of Council's Risk Management Framework commenced. Finalisation of the plan was put on hold until this was complete, so that the climate change risks could be assessed against the revised framework.

The Plan is now complete and is being integrated into Council's risk management systems.

Process

- The methodology followed was the NSW Government *Guide to Climate Change Risk Assessment for NSW Local Government*, and *Australian Standard 5334-2013 Climate Change Adaptation for Settlements and Infrastructure – a risk based approach*.
- Steps included:
 1. Consideration of climate change projections for Woollahra.
 2. Cross-Council staff workshops to identify risks.
 3. Assessment of the risks.
 4. Identification of adaptation measures
 5. Development of a plan
 6. Workshop with ELT to prioritise risks and adaptation measures.
 7. Finalisation of the Plan.
 8. Incorporation of priority risks into the Risk Register
- Projections – it was identified that climate change is likely to impact Woollahra in the following ways:
 - More hot days (days over 35 degrees) and extended periods of warm weather, with an additional 7.5 days over 35 degrees anticipated by 2070.
 - Increase in average annual rainfall, with the majority of the rainfall increases occurring during the summer and autumn months.

Woollahra Municipal Council

Ecological Sustainability Taskforce Minutes

- Increased intensity of extreme rainfall events, resulting in more frequent and severe floods.
 - Sea levels are anticipated to rise with increased risk of coastal erosion.
 - More frequent and severe bushfire weather.
- Risk Identification and Assessment
 - A climate risk assessment process was undertaken to identify key climate risks to Council assets and operations. Staff from all four directorates of Council were involved in the risk identification and assessment process. 44 risks were identified.
 - The risks were rated using a combination of Council's existing risk matrix with the Australian Standard, which enabled assessments of the risks over a longer timeframe. The AS 5334-2013 likelihood criteria is more suited to assess long-term climate-related risks.
 - Zero extreme risks, nine high risks and 13 medium risks were identified for the near future (2030). In the far future (2070) nine extreme risks, 13 high risks and 22 medium risks were identified.
 - The majority of the higher rated risks relate to sea level rise, coastal erosion and extreme storms. A number of high risks are associated with increased temperatures and heatwaves.
 - It is evident that the severity of the risks increases over time as climatic changes become more pronounced. Some risks are therefore considered tolerable in the near future, however, these will need to be monitored over time and may require action as the level of risk increases.
- Priority recommendations for adaptation
 - Three staff workshops were held to identify adaptation measures.
 - A Climate Change Risk Register was developed with risk descriptors, ratings, and adaptation measures.
 - The following key recommendations have been made to address high and extreme rating risks:
 - Monitor sea level rise and its impact, particularly on low-lying areas and foreshore assets; e.g. erosion impacts to beaches, and frequency of overtopping of sea walls.
 - Develop a pathways-based approach to foreshore management;
 - Update design specifications for foreshore assets with consideration of latest climate projections; e.g. raising the height of a sea wall or relocating an asset to higher land.
 - Continue to investigate measures to reduce the urban heat island effect; our UFS will be critical to this.
 - Investigate measures to reduce water consumption; especially for irrigating parks and sport fields; and
 - Incorporate resilience planning into future amendments to strategic documents, such as the Local Environment Plan (LEP) and Development Control Plan (DCP). E.g. tree canopy controls.
- The implementation of these recommendations will help prepare Council and the community for the projected climatic conditions and extreme weather events.
- The implementation of the Plan is an action in the newly adopted Environmental Sustainability Action Plan.
- A copy of the Plan will be circulated to the Taskforce and reported to the Environmental Planning Committee for noting with the meeting minutes.

ii) Electric Vehicle Charging & Fleet Update

Public Electric Vehicle Charging

In November 2023 Council adopted the Eastern Suburbs Electric Vehicle Charging Strategy. It has also been adopted by Randwick and Waverley.

The Strategy identified the charging infrastructure required to meet the growing numbers of EVs on our roads. It is projected there will be around 10,000 EVs in the Eastern Suburbs by 2025 and more than 35,000 by 2030.

To cater for this demand, it is estimated that 450 public charging ports are needed by 2025 across the region: 100 in Woollahra, 120 in Waverley and 230 in Randwick. The chargers will be funded through government, residential and private sector investment.

The types of chargers needed will vary according to the area. Rapid to ultra-fast charging will be the focus in locations such as main roads and service stations. Medium to fast charging will be at destinations such as shopping centres where people visit for up to four hours. Slower charging will be available for longer stay and overnight charging and will include chargers at home, workplaces and on the street at kerbside locations.

In December / January 7 street pole chargers were installed in Woollahra. These are the ARENA funded chargers, through a partnership with Intellihub. So far feedback has been positive.

Usage of Council's network of chargers continues to grow. Kiaora has overtaken Goodhope Street as our most used charger. The Dorhauer Lane fast charger has been very successful, with 20-25 sessions per day, each session lasting around 45 minutes.

In 2024 two grants are likely to be awarded, enabling significant progress towards meeting the target in our strategy of 100 charge points:

1. NSW Government Local Small Commitments Allocation. This is an uncontested grant that has been allocated to the Vaucluse electorate for EV charging. An application has been submitted and is with the Minister for approval.
2. NSW EV Kerbside Charging Grant Program. An application has been submitted, with 6 sites in Woollahra likely to be funded.

Staff have also commenced a review of the DCP controls.

Cr Grieve and Cr Regan suggested that staff consider the streets around the Plumer Road shops / lower Bellevue Hill area for installation of a charger. The Gunyah in Vaucluse was also suggested.

Fleet Transition

The Climate Active emissions audit for 2022-23 showed that, following the commencement of our renewable electricity contract, transport fuels are our highest emissions category.

Acknowledging the need to reduce transport emissions, Council's Environmental Sustainability Action Plan has a target that 100% of passenger fleet is electric by 2025 (current = 11%). The Fleet Policy and vehicle list has been refined to reflect this – all vehicles are electric / hybrid.

A plan is being developed to ensure that there is adequate EV charging for Council passenger vehicles, to encourage uptake of plug in EVs.

Non-passenger vehicles will continue to be transitioned as feasible options become available. Cr Robertson requested that an update on options for electric garbage trucks and other heavy vehicles be brought to the next meeting.

5. General Business

Micaela Hopkins thanked the Taskforce members for their valuable input to the development of the Environmental Sustainability Action Plan, which was adopted by Council on 11 March.

6. Next Meeting

The next meeting will be scheduled for May 2024.

There being no further business the meeting concluded at 6pm.

Ecological Sustainability Taskforce



Agenda - 12 March 2024

1. Opening
 2. Acknowledgement of Country
 3. Apologies
 4. Disclosures of Interest
 5. Items for Discussion
 - i) Climate Change Risk Assessment & Adaptation Plan – Micaela Hopkins
 - ii) Electric Vehicle Charging & Fleet Update
 6. General Business
 7. Next Meeting
-

Climate Change Risk Assessment & Adaptation Plan



- In 2021 Council engaged consultants WSP to prepare a Climate Change Risk Assessment & Adaptation Plan.
 - The aim was to:
 - Identify relevant climate hazards and potential risks to Council's assets and services.
 - Assess the consequence and likelihood of these risks to determine the level of risk.
 - Identify potential adaptation measures to enhance resilience.
 - This coincided with a review of Council's Risk Management Framework.
 - Finalisation of the Plan was put on hold until the review was complete.
 - Implementation - cross-Council collaboration with the risk team.
-



Summary of the Process

- Consider climate change projections for Woollahra
- Staff workshops to identify risks
- Assessment of the risks
- Identification of adaptation measures
- Development of a plan
- Workshop with ELT to prioritise risks and adaptation measures
- Finalisation of the Plan
- Incorporation of priority risks into the risk register.

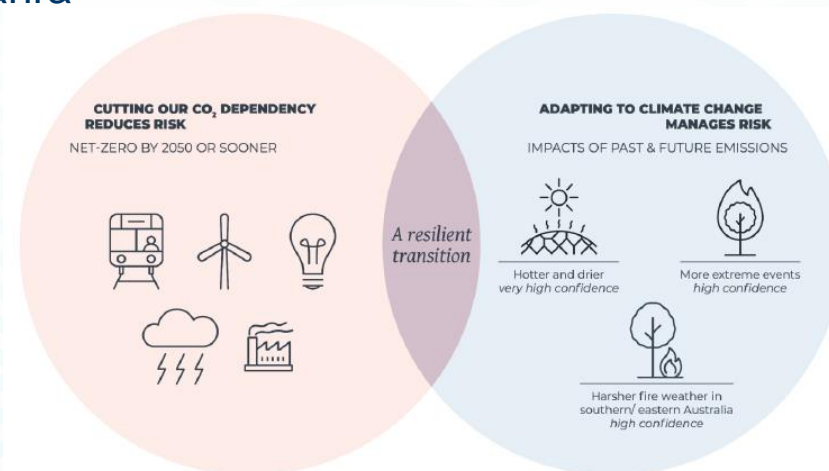
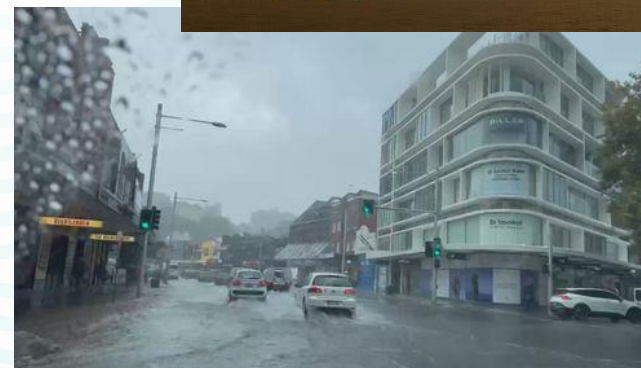


Figure 1-1 The relationship between climate change mitigation (left) and adaptation (right)



Climate Change Projections for Woollahra

- Increased hot days and extended periods of warm weather – increase from 3.5 to 11 days over 35 by 2070.
- Increased average rainfall and increased intensity of extreme rainfall events – more frequent and severe floods.
- Sea level rise with increased risk of coastal erosion and impacts to foreshore assets.
- More frequent and severe bushfire weather – potential air quality impacts.



Floodwaters in Double Bay (source: 9News 2015)



Risk Assessment & Rating

- A climate risk assessment process was undertaken to identify key climate risks to Council assets and operations. 44 risks were identified.
- The majority of higher rated risks relate to sea level rise, coastal erosion and extreme storms. A number of high risks are associated with increased temperatures and heatwaves.
- Example: 'increased storm activity including extreme winds, hail, and heavy rainfall events increasing the frequency of damage to Council assets, increasing maintenance costs'.
- The table below summarises the number of climate risks identified per risk rating category for both near-future (2030) and far-future (2070) time horizons.

RISK RATING	RECOMMENDED ACTION ACCORDING TO WMC RISK FRAMEWORK	NUMBER OF RISKS	
		2030	2070
Extreme	Take immediate steps to remove the threat or improve response capability and research improved control measures	0	9
High	Implement improved control measures within six months	9	13
Medium	Implement improved control measures or subject to more detailed and frequent monitoring	24	22
Low	Monitor existing control measures	11	0
Total		44	44



Priority Adaptation Measures

- Three staff workshops were held to identify adaptation measures.
- A Climate Change Risk Register was developed with risk descriptors, ratings, and adaptation measures.
- Priority adaptation measures include:
 - Monitor sea level rise and its impact, particularly on low-lying areas and foreshore assets.
 - Develop a 'pathways-based' approach to foreshore management. This is an adaptive approach that changes over time, depending on progression of the impact and change in knowledge / understanding.
 - Update design specifications for foreshore assets with consideration of latest climate projections, ensure assets are designed to withstand climate impacts.
 - Continue to investigate measures to reduce the urban heat island effect.
 - Investigate measures to reduce water consumption, especially for irrigation.
 - Incorporate resilience planning into future amendments to strategic documents, such as the Local Environment Plan (LEP) and Development Control Plan (DCP) – eg tree canopy controls.
- Implementation of the Plan is an action in the adopted ESAP.





Electric Vehicle Charging Update

- Leading the Charge – Eastern Suburbs Electric Vehicle Strategy adopted by Council 15 November 2023.
- 2025: 450 charge points needed in region, 100 in Woollahra.
- March 2024: 26 charge points in Woollahra.
- 7 street pole chargers installed Dec-Jan:
 - 27 Campbell Avenue, Paddington
 - 1 Quarry Street, Woollahra
 - 23 Royston Street, Paddington
 - 176 Sutherland Street, Paddington
 - 71 Adelaide Street, Woollahra
 - 3 Trelawney Street, Woollahra
 - 7 Laguna Street, Vaucluse

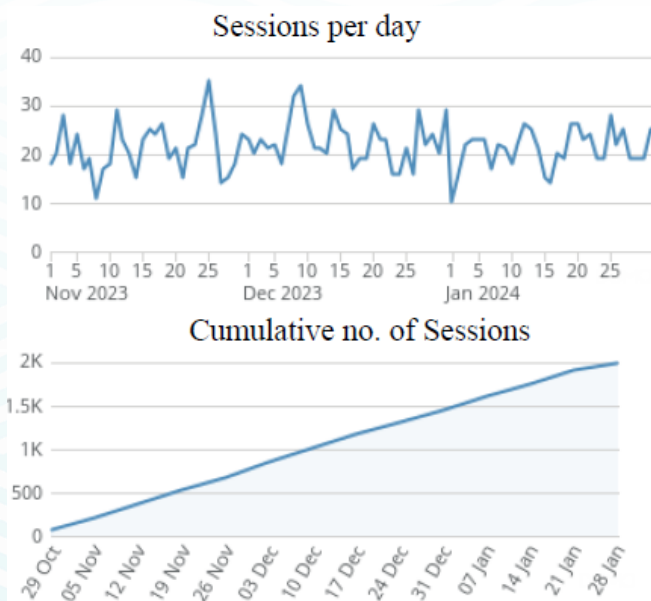




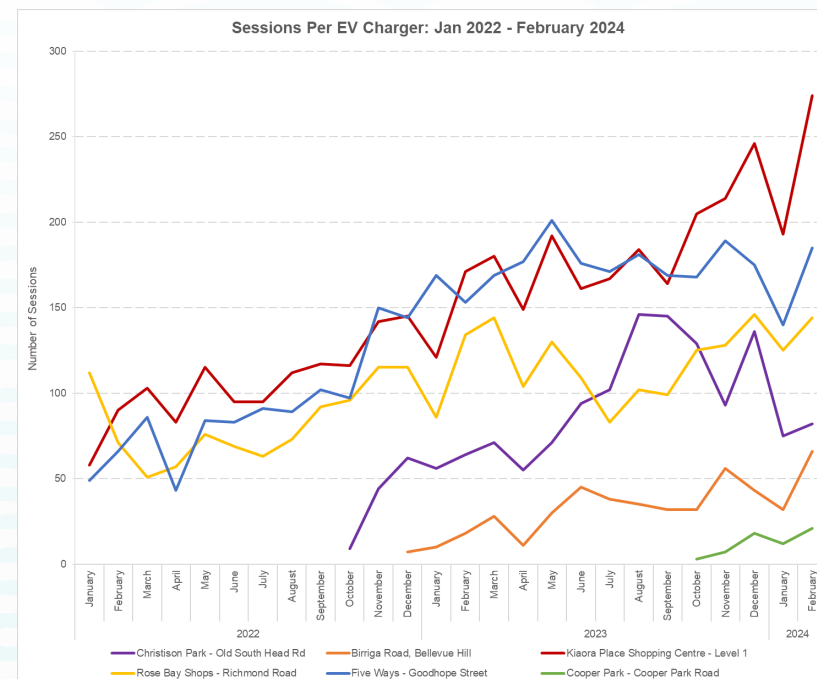
Usage of Network

Dorhauer Lane

- Average session = 43 minutes



Council Network



Ahead in 2024



- Grants

1. Electric vehicle charging grant under the NSW Government Local Small Commitments Allocation (LSCA) program

- Council has submitted an application to the Local Small Commitments Allocation grants (LSCA) Program Office (Premier's Department) for the Vaucluse electorate. The grant is for \$300,000 and is non-contestable.
- The Premier's Department has advised that the grant application has passed peer review and is with the Minister for approval.

2. NSW EV kerbside charging grant program

- Application for co-funding for charge ports from the Office of Energy and Climate Change
- Additional funding likely granted to private operators for additional sites in the East.
- Roll-out managed by 3-Council Regional Environment Program.
- 6 sites likely to be funded in Woollahra:
 - Darling Point Road, Darling Point
 - New Beach Road, Darling Point
 - Lyne Park, Vickery Ave, Rose Bay
 - Woollahra Oval, Manion Avenue, Rose Bay
 - Wilberforce Ave, Rose Bay
 - Cliff Street / Marine Parade, Watsons Bay

- DCP review

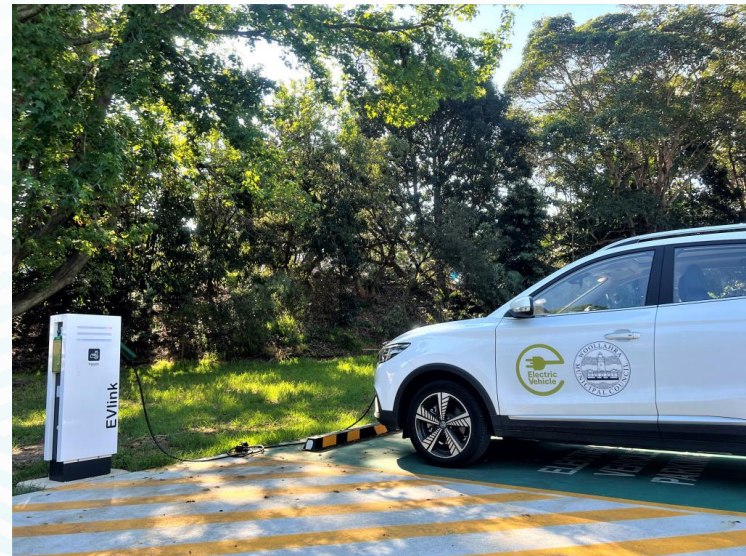
- Council resolution & action in ESAP to review DCP controls.
- Review underway in consultation with strategic planners, SSROC, and the Electric Vehicle Council.
- Report to Council mid-year.





Fleet Transition Update

- Climate Active audit FY22/23: transport fuels are our highest operational emissions category.
- Adopted target: 100% of passenger fleet is electric by 2025.
- Definition of 'electric' includes plug ins (BEV), plug in – hybrids (PHEV), traditional hybrids.
- Passenger vehicle list refined – all electric / hybrid.
- Staff charging facilities in planning.
- Non-passenger vehicles transitioned as options become available.



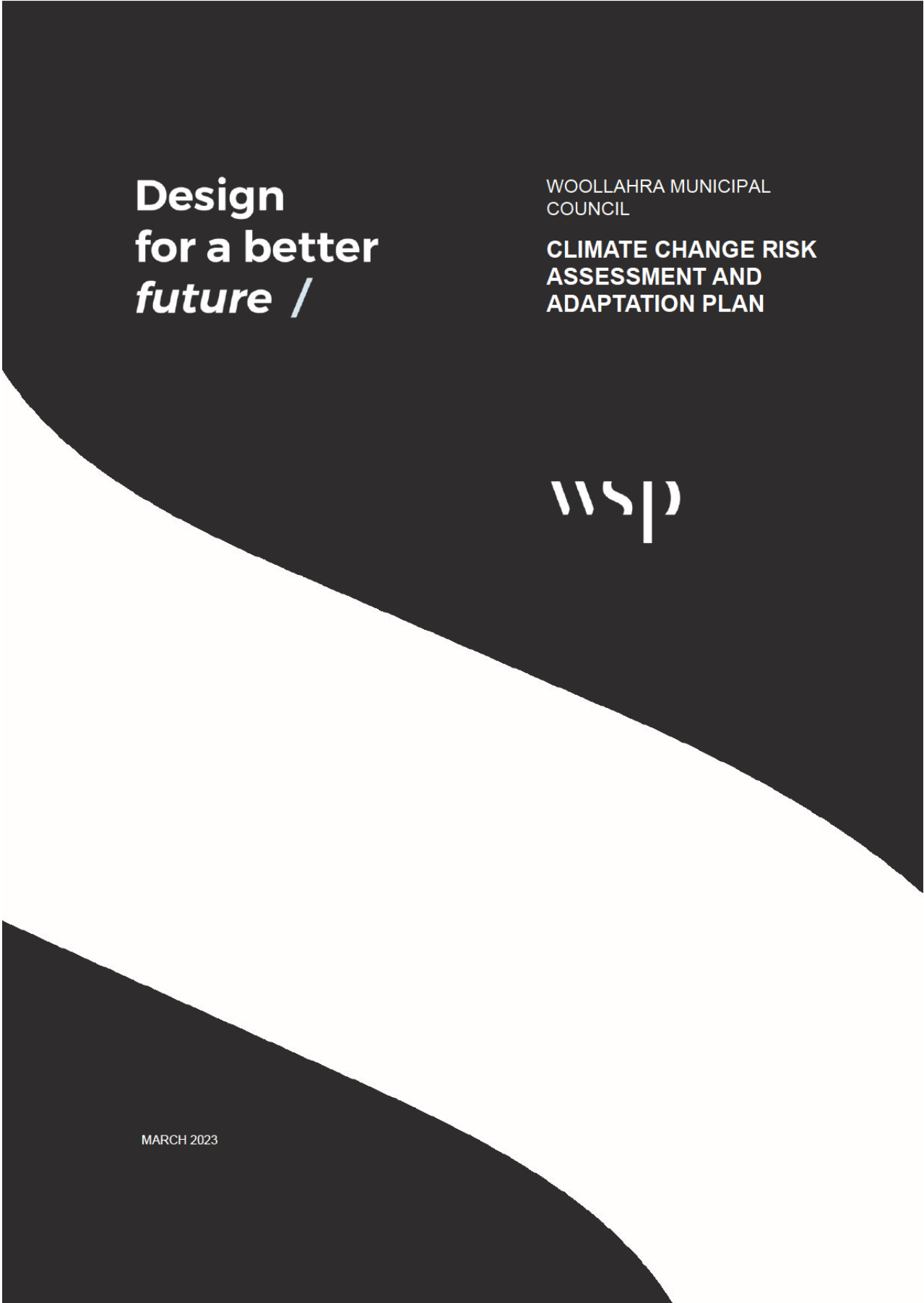
General Business



Table 5-2 Climate Change Related Risks to WMC

No.	CLIMATE VARIABLE(S)	RISK STATEMENT	COUNCIL SPHERE OF INFLUENCE	RISK RATING 2030	RISK RATING 2070	RISK OWNER (S)
1	Storm; Coastal inundation, sea level rise; Coastal erosion	Sea level rise and storm surge leading to overtopping of seawalls or destabilisation of seawall footings, resulting in landslides and property losses (public and private).	Concern	High	Extreme	Corporate Performance Planning & Place; Infrastructure & Sustainability
2	Fluvial or pluvial flooding; Storm, hail, lightning; Coastal erosion	Increased proactive funding required to improve resilience of built assets to extreme weather events (CAPEX for new builds or retrofitting of existing assets).	Influence	High	Extreme	Infrastructure & Sustainability
3	Coastal inundation, sea level rise; Increased rainfall intensity; Fluvial or pluvial flooding	Reduced capacity of low-lying drainage networks due to sea level rise and increased rainfall intensity, leading to more frequent inundation of private landholders and increased risk of litigation.	Influence	High	High	Infrastructure & Sustainability; Planning & Place
4	ALL	Failure of council budgeting and financial plans due to cumulative economic impact of climate change, resulting in adverse impacts on service delivery.	Control	High	High	Corporate Performance
5	Storm, hail, lightning; Increased wind speeds	Increased storm activity including extreme winds, hail, and heavy rainfall events increasing the frequency of damage to council assets, increasing maintenance costs.	Influence	High	Extreme	Infrastructure & Sustainability;









Question today *Imagine tomorrow* Create for the future

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REV	DATE	DETAILS
A	8/11/2021	Draft Report
B	22/12/2021	Final Report
C	15/03/2023	Updated Report (revised Risk Framework) Draft
D	29/03/2023	Updated Report (revised Risk Framework) Final

	NAME	DATE	SIGNATURE
Prepared (Rev A, B and C) by:	Ruby Bhawe	15/03/23	
Reviewed (Rev A, B and C) by:	Georgia Harmey	15/03/2023	
Approved by (Rev A and B):	Kieran Power / Katie Fallowfield	22/12/2021	
Approved (Rev C&D)	Alexandria Moore	20/03/2023	

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WMC Climate Change Risk
Assessment and Adaptation Plan_revD

March 2023



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ABBREVIATIONS

AR5	IPCC Fifth Assessment Report
AR6	IPCC Sixth Assessment Report
ARR	Australian Rainfall and Runoff
AS	Australian Standard
BMO	Bushfire Management Overlay
BoM	Bureau of Meteorology
BPA	Bushfire Prone Area
BC	Betweenness Centrality
CAP	Climate Adaptation Plan
CBA	Community Based Adaptation
C-CADS	Coastal Climate Adaptation Decision Support
CMIP5	Coupled Model Intercomparison Project Phase 5
CSIRO	Commonwealth Scientific and Industrial Research Organisation
CSP	Community Strategic Plan
DCP	Development Control Plan
DPIE	NSW Department of Planning, Industry and Environment
ECL	East Coast Lows
EPBC Act	Environmental Protection and Biodiversity Conservation Act 1999
ESAP	Environmental Sustainability Action Plan
FFDI	Forest Fire Danger Index
GCMs	Global Climate Models
GHG	Greenhouse Gas
GRP	Gross Regional Product
GSP	Gross State Product
HAT	Highest Astronomical Tide
HVI	Heat Vulnerability Index
IAP2	International Association for Public Participation
IPCC	Intergovernmental Panel on Climate Change

LEP	Local Environmental Plan
LGA	Local Government Area
LSPS	Local Strategic Planning Statement
MCA	Multi-criteria Analysis
NARClIM	NSW and ACT Regional Climate Change Modelling
RCP	Representative Concentration Pathways
SEIFA	Socio-Economic Indexes for Areas
SLR	Sea Level Rise
WMC	Woollahra Municipal Council

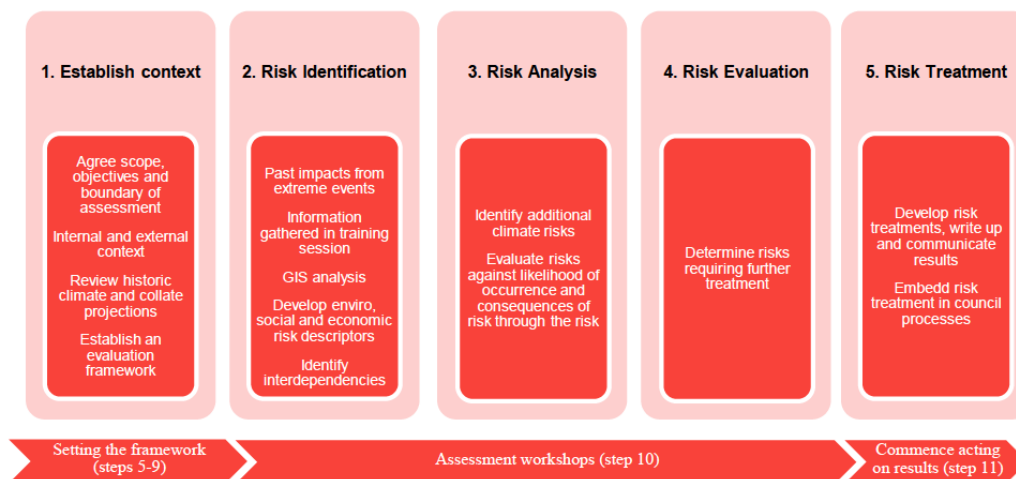
EXECUTIVE SUMMARY

BACKGROUND AND APPROACH

In September 2019 Woollahra Municipal Council (WMC) declared a state of climate emergency. WMC is committed to action on climate change, having commenced and successfully implemented a range of projects to help reduce their carbon emissions, and the operations of Council have been certified carbon neutral via the Climate Active program since the 2018-19 financial year. In addition to addressing global carbon emissions WMC has identified that it is vital to understand and prepare for the long-term changing weather patterns and projected changes to the frequency and severity of extreme events driven by climate change. Careful appraisal of WMC's exposure to climate change risks is also important for aligning with a range of NSW Government policies and guidelines.

The aim of this Climate Change Risk Assessment and Adaptation Plan is to understand relevant climate-related hazards, outline the risks and identify measures to adapt and build resilience within the Woollahra Local Government Area.

The below figure summarises the methodology developed to inform this Climate Change Risk Assessment and Adaptation Plan in line with project brief, the *Guide to Climate Change Risk Assessment for NSW Local Government* (DPIE, 2019) and *Australian Standard (AS) 5334-2013 Climate change adaptation for settlements and infrastructure—a risk-based approach* (Standards Australia, 2013). The steps associated with Figure 2 in the *Guide to Climate Change Risk Assessment for NSW Local Government* (DPIE, 2019) is provided for alignment with this guide.



Following this process in 2022/23, WMC updated their organisational Risk Management Framework which included updated consequence and likelihood matrices that are used to qualitatively determine risk levels. As a result, WSP was engaged to update this Climate Change Risk Assessment and Adaptation Plan to align with the updated WMC Risk Management Framework. Refer to Section 2.5 for more details.

FUTURE CLIMATE FOR WOOLLAHRA MUNICIPAL COUNCIL

This study has developed an understanding of the future climate facing Woollahra Municipality predominantly from the NSW and ACT Regional Climate Change Modelling project (NARClM) (NSW Government, 2021). Supplementary projections have also been adopted from the *CSIRO East Coast Cluster Report* (Dowdy et. al., 2015) and other sources where relevant. Representative Concentration Pathway (RCP) 8.5 has been selected to inform this risk assessment process, as it offers a conservative approach for climate change risk assessment and most closely represents the current trajectory of observed anthropogenic emissions. Projections have been collated in this report for the following

'time slices' (i.e. periods over which projections are averaged to reduce the influence of natural variability between years):

- 2020 – 2039 (described as 2030 or 'near-future')
- 2060 – 2079 (described as 2070 or 'far-future').

Key climate projection data indicate that the Woollahra LGA is likely to experience:



More hot days (days over 35 degrees) and extended periods of warm weather are anticipated with an additional 7.5 days over 35 degrees anticipated by 2070



Increase in average annual rainfall, with the majority of the rainfall increases occurring during the summer and autumn months



Increased intensity of extreme rainfall events, resulting in more frequent and severe floods



Sea levels are anticipated to rise with increased risk of coastal erosion



More frequent and severe bushfire weather.

KEY FINDINGS

A climate risk assessment process was undertaken to identify key climate risks to WMC assets and operations. The table below summarises the number of climate risks identified per risk rating category for both near-future (2030) and far-future (2070) time horizons. The full updated risk register, dated March 2023, can be found in Appendix A. Zero extreme risks, nine high risks and 13 medium risks were identified for the near future (2030). In the far future (2070) nine extreme risks, 13 high risks and 22 medium risks were identified.

RISK RATING	RECOMMENDED ACTION ACCORDING TO WMC RISK FRAMEWORK	NUMBER OF RISKS	
		2030	2070
Extreme	Take immediate steps to remove the threat or improve response capability and research improved control measures	0	9
High	Implement improved control measures within six months	9	13
Medium	Implement improved control measures or subject to more detailed and frequent monitoring	24	22
Low	Monitor existing control measures	11	0
Total		44	44

High priority adaptation measures identified through the risk assessment process to address high and extreme rating risks and adaptation measures that scored highly in the multi criteria analysis include:

- Monitor sea level rise, erosion impacts to beaches, and frequency of overtopping of sea walls to determine when adaptation measures should be implemented as part of a pathways-based approach to foreshore management.
- Develop a pathways-based approach to foreshore management. A pathways-based approach is an approach that allows for the scheduling of adaptive decision making. It is an appropriate approach when considering risks that are anticipated to occur in the future and have inherent uncertainty. The pathways-based approach should:
 - consider findings and recommendations from the Eastern Beaches Regional Sea Level Rise Hazard Assessment being undertaken by Randwick, Waverley, and Woollahra Councils

- use existing monitoring data and incorporate how ongoing monitoring would be used to inform decisions relating to a pre-defined trigger
 - include an approach for engaging community members in the process.
- Update design specifications to require upgrades/ replacement of foreshore assets to consider the latest available climate change projections over the design life of the asset and integrate design changes where appropriate to enhance resilience to future climate change. This could include raising the height of a sea wall or relocating an asset to higher land.
- Continue to investigate and collaborate with other councils and agencies to reduce the urban heat island effect including the review of materials and coatings used for road and footpath surfaces (from LSPS 2020).
- Investigate measures to effectively reduce the urban heat island effect, such as roofing materials with low solar absorptance values, green roofs with rooftop solar for Council owned buildings and new private developments, reducing sealed areas and increased tree canopy cover. Embed requirements into the Local Environmental Plan (LEP) and Development Control Plans (DCP).
- Investigate alternate options for surfacing and irrigation techniques to reduce water consumption on parklands and sporting fields including:
 - subsurface irrigation
 - improving water holding capacity of the underlying soils
 - planting of drought tolerant grasses and flora species
- Any future reviews of Council LSPS, LEP and DCP should incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process.
- Hold information and knowledge sharing sessions with local businesses and private service providers (e.g. aged care facilities, sailing clubs and other sporting clubs) on business continuity planning and adapting to climate change.
- Advocate for improvements to NSW building standards and implement recommendations of the Future Proofing Residential Development to Climate Change Stage 1 Study.
- Integrate climate change considerations into Coastal Management Program currently being prepared. Include opportunities for local community groups to be involved in the identification and implementation of management measures.

1 BACKGROUND

In September 2019 Woollahra Municipal Council (WMC) declared a state of climate emergency. WMC is committed to action on climate change, having commenced and successfully implemented a range of projects to help reduce their carbon emissions. More recently it has also become the third local government in New South Wales to reach 'net zero' and be certified carbon neutral through Climate Active.

In addition to addressing global carbon emissions, WMC has identified that it is vital to understand and prepare for the long-term changing weather patterns and projected changes to the frequency and severity of extreme events driven by climate change. Careful appraisal of WMC's exposure to climate change risks is also important for aligning with a range of NSW Government policies and guidelines. The *NSW Climate Change Policy Framework* sets out the long-term objectives of achieving net-zero by 2050 and for NSW to increase its resilience to climate change. Statutory authorities, including local governments, have a duty of care in exercising their functions to manage foreseeable risks and contribute to this objective. The release of the *Guide to Climate Change Risk Assessment for NSW Local Government* (DPIE, 2019) provides a framework for local councils to be proactive in identifying their climate-related risks and implementing adaptation measures to increase their future resilience.

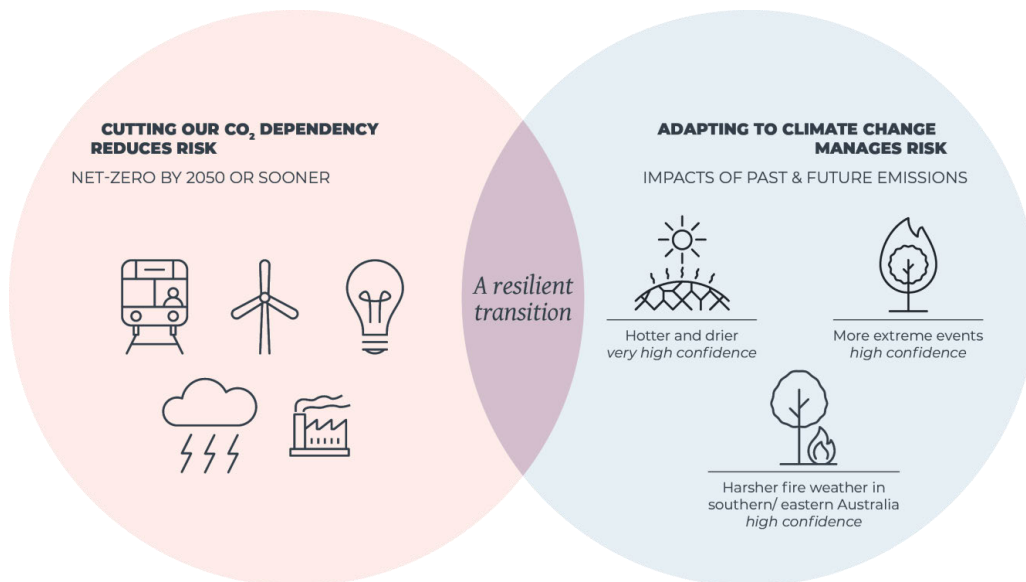


Figure 1-1 The relationship between climate change mitigation (left) and adaptation (right)

1.1 DOCUMENT PURPOSE AND LIMITATIONS

1.1.1 PURPOSE

The aim of this Climate Change Risk Assessment and Adaptation Plan is to understand key climate-related hazards, prioritise relevant risks, and identify measures to adapt and build resilience within the Woollahra Local Government Area.

The objectives of this Plan are to:

- Understand how the climate is expected to change in the municipality, including changes to sea levels, extreme and average rainfall, average temperatures, heatwaves, frequency and intensity of storms, droughts and bushfires.
- Identify climate change and natural hazard related risks to the performance of Council assets and the services it provides for the community, as well as how these may evolve over time.
- Prioritise key risks using an established framework of likelihood and consequence, linked to WMC's existing risk management protocols where appropriate.
- Select and prioritise appropriate climate change adaptation measures from a strong evidence base and through facilitated staff workshops.
- Provide a document that can be used internally and integrated into existing Council plans, strategies and processes. It will be an actionable and practical document, able to translate what climate adaptation means for WMC's projects and services.
- Set the foundations for future climate adaptation efforts.

1.1.2 LIMITATIONS

The below key assumptions and limitations underpin the content of this report:

- The focus of this report is on physical risks associated with climate change. Consideration of 'transition risks' (i.e. risks associated with the expected transition to a lower carbon economy) fall outside the scope of this study.
- This report focuses on potential climate change risks to WMC's ability to meet its corporate objectives, service delivery and financial sustainability. Risks to the broader Woollahra community are considered indirectly through the lens of council service delivery, but community risks are not an explicit focus of this study.
- Findings in this document are based on qualitative analysis including a degree of professional judgement. It has been developed for the sole use of WMC.
- Uncertainty is an inherent element of risk and risk assessments – this should be considered when interpreting the findings of this report.
- Some findings are based on information provided by WMC – no attempt has been made to verify the accuracy of information provided to WSP by Council.
- The climate change projections used in this report come from publicly available sources only. Climate projections are subject to change as new information comes to hand.
- Historical weather observations and climate projection data have been based on publicly available information – no new climate or hazard modelling has been undertaken.

2 METHODOLOGY

This section provides an overview of the approach taken to build WMC's understanding of priority climate-related risks and opportunities. The process was developed to align with WMC's initial brief, the *Guide to Climate Change Risk Assessment for NSW Local Government* (DPIE, 2019) and *Australian Standard (AS) 5334-2013 Climate change adaptation for settlements and infrastructure—a risk-based approach* (Standards Australia, 2013), as shown in Figure 2-1 below. The steps associated with Figure 2 in the *Guide to Climate Change Risk Assessment for NSW Local Government* (DPIE, 2019) is provided for alignment with this guide.

Further detail on the approach and sources of information is provided where relevant at the start of each report section.

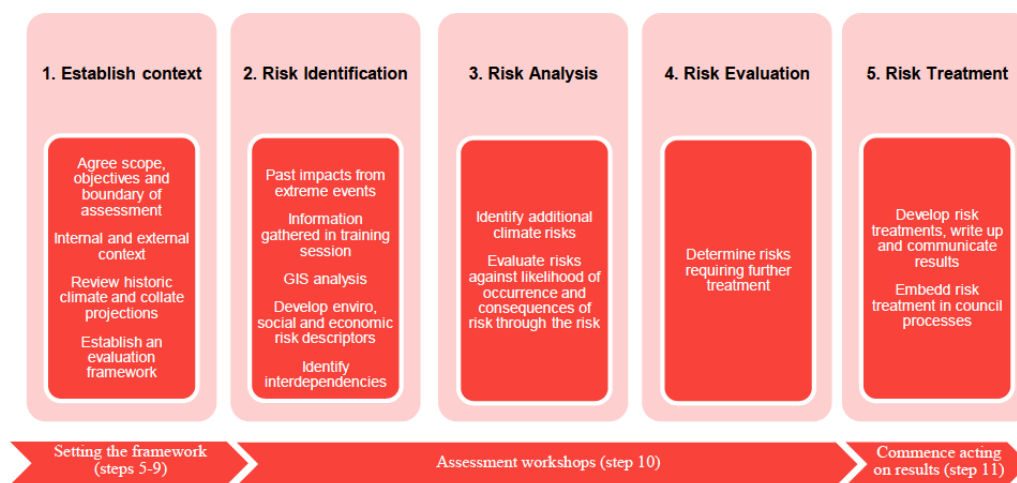


Figure 2-1 Risk assessment methodology based on The Guide to Climate Change Risk Assessment for NSW Local Government and AS5334 risk management methodology

Following this process in 2022/23, WMC updated their organisational Risk Management Framework which included updated consequence and likelihood matrices that are used to qualitatively determine risk levels. As a result, WSP was engaged to update this Climate Change Risk Assessment and Adaptation Plan to align with the updated WMC Risk Management Framework. Refer to Section 2.5 for more details.

2.1 ESTABLISHING THE CONTEXT

A key foundational step of any good climate change risk assessment is to establish the scope and context. Table 2-1 summarises how this has been addressed for this project.

Table 2-1 Approach to establishing the risk assessment context

COMPONENT	HOW WAS THIS ADDRESSED IN THIS STUDY?
Study objectives and boundary	Environmental, social and economic impacts from climate change across WMC's operations, and natural environment. Geographic scope is limited to risks within the LGA boundaries; however, it acknowledges that many climate-related risks affecting WMC may originate from outside the LGA and from systems not under its direct control.

COMPONENT	HOW WAS THIS ADDRESSED IN THIS STUDY?
Internal context	Addressed through review of relevant WMC policies and plans that may form the basis, or influence the objectives of, considering climate and natural hazard risks.
External context	External context refers to anything outside WMC that could affect exposure or vulnerability of Council and its communities to climate-related hazards in the future, such as long-term plans or strategies by other agencies, and external drivers and trends (e.g. demographic changes; macroeconomic developments; other shocks events such as COVID-19). These factors are noted in the risk assessment where relevant, and the Community Profile summarises relevant demographic information in Section 2.5.
Climate context	Baseline and future climate projections assembled based on publicly available sources – refer to Section 4 for further information on the approach.
Risk criteria	To enable easier integration of project findings into WMC’s existing processes, a hybrid risk framework based on WMC’s existing Risk Management Framework 2016–2021, with relevant additions from AS 5334, was used in the assessment. Section 2.3 provides further information on the approach and rationale.

2.1.1 CLIMATE RISK ASSESSMENT TRAINING

A two-hour training session was held with WMC staff that had been identified to be involved in the climate risk assessment process and the implementation of its outcomes. The training session focused on:

- Climate risk assessment basics
- Accessing and interpreting climate data
- Understanding how climate is relevant to WMC’s different departments and functions
- Introduce the concept of sphere of influence and different types of adaptation measure
- Group activities to identify relevant climate variables that could impact Council’s assets or services they provide and draft best practice risk statements.

2.2 RISK IDENTIFICATION

The following activities were undertaken to develop a preliminary long list of 44 ‘impact statements’ (hereafter referred to as ‘risk descriptors’):

- Development of a Council Profile summarising key natural values, functions and services that could be affected by climate change. This was informed by Council documentation and staff perspectives shared in the training session; refer to Section 2.5 for further detail on the approach and findings.
- Development of a Community Profile summarising the key characteristics of the Woollahra community that may influence its vulnerability to the effects of climate change; refer to Section 2.5 for further detail on the approach and findings.
- Review of existing available council documentation including Council Plans and Strategies such as the *Local Strategic Planning Statement (LSPS)*, the *Waverley-Woollahra Local Emergency Management Plan*, flood studies, risk management framework, Biodiversity Conservation Strategy 2015–2025 and the *Climate Change Risk Assessment Adaptation Report* undertaken in 2010.

- Review of existing available relevant documentation prepared by other third parties including *Coastal Zone Management Plans (draft)*, *Coastal Erosion In NSW: State-wide Exposure Assessment* and *The NSW Estuary Tidal Inundation Exposure Assessment*.
- Review of past extreme events and how they may have affected the Municipality. See Section 3.5 for further information on the approach and findings.
- GIS analysis combining publicly available hazard datasets with WMC-provided data on assets under its management and existing natural hazard mapping such as flooding and heat vulnerability.

Each risk descriptor included:

- A climate hazard or combination of hazards
- A description of how the variable could affect a key Council, natural or community value
- The consequences of this for one or more of the categories of consequence described in AS 5334 and the modified WMC's risk framework.

For example: *Increased proactive funding required to improve resilience of built assets to extreme weather events (CAPEX for new builds or retrofitting of existing assets).*

2.3 RISK ANALYSIS

A typical likelihood and consequence matrix has been utilised in developing a preliminary risk rating. Following review of WMC's existing risk management protocols, WSP have determined that it is most effective to follow a hybrid approach, combining WMC's risk matrix with guidance provided in AS5334. Doing so ensures ease of implementation of the findings from the risk assessment. Table 2-2 outlines the hybrid risk assessment criteria adopted.

Table 2-2 details the assessment criteria that will be adopted in approaching the identified risks.

Table 2-2 Risk assessment criteria

RISK CRITERIA	APPROACH	RATIONALE
Qualitative Measures of Likelihood ('what is the chance of it happening?')	As per WMC's Risk Management Framework —modified to include AS 5334-2013 long term risk descriptor criteria.	AS 5334-2013 likelihood criteria is more suited to assess long-term climate-related risks. Likelihood descriptors include specific measures for the occurrence and frequency of climate-related events over different time horizons.
Qualitative Measures of Consequence ('how severe would the impact be?')	As per WMC's Risk Management Framework	WMC's consequence guidance best reflects the organisation's risk appetite.
Risk Rating Matrix	As per WMC's Risk Management Framework, which categorises risks as low, high, very high or extreme.	WMC's risk rating matrix has been used in this assessment as it is very similar to AS 5334, with slight differences that reflect WMC's risk appetite.

2.3.1 RISK WORKSHOP

One risk workshop was undertaken to collaboratively validate and prioritise key risks to WMC assets and services. This workshop was held online due to COVID-19 restrictions. The workshop focuses on risks to achieve Council objectives (e.g. service delivery), harnessing the interdisciplinary skills and knowledge of Council representatives from the following four directorates:

- Community and Customer Experience
- Corporate Performance
- Planning and Place
- Infrastructure and Sustainability, incorporating Engineering Services (Traffic, Asset Management), Capital Projects, Open Space and Trees, Property, Civil Operations and Environment and Sustainability.

The workshop attendees revisited the concepts introduced in the climate risk assessment training and were introduced to a suite of projections depicting the future climatic conditions potentially faced by WMC in 2030 and 2070. These projections are presented in Section 4. The following activities were then undertaken:

- **Activity 1:** Participants undertook a structured discussion to validate, refine and build upon the long list of risk descriptors based on their personal knowledge of the LGA and WMC operations.
- **Activity 2:** In smaller groups attendees rating the risks assigned to their group by considering the consequence and likelihood of occurrence to priorities risks for action.
- **Activity 3:** The attendees used the Sphere of Influence Venn Diagram shown below in *Figure 2-2* to categorise risks into control, influence or concern. This activity assisted in determining whether WMC has direct responsibility for managing the risk or pursuing an opportunity, or whether it needs to collaborate with or advocate to other stakeholders and organisations such as State and Commonwealth agencies, community groups, individual property owners and private sector firms.

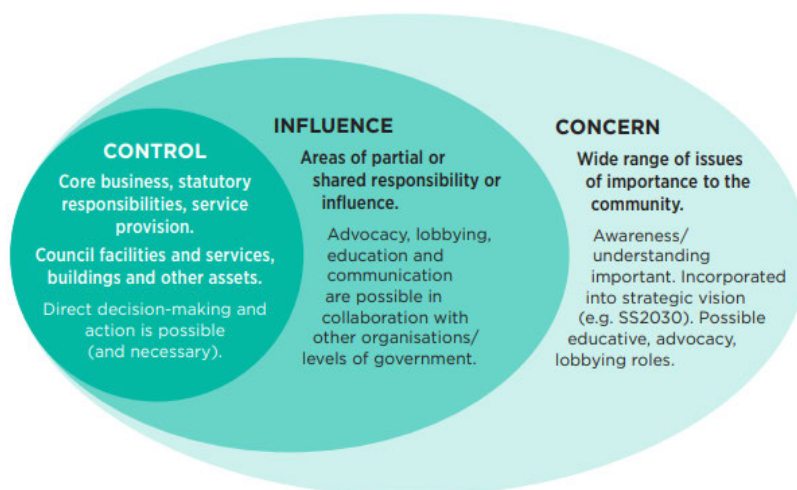








Figure 2-2 Spheres of influence over climate-related risk (source: Guide to Climate Change Risk Assessment for NSW Local Government, DPIE, 2019)

The workshop agenda and templates from the workshop activities are provided in Appendix B.

2.4 RISK EVALUATION AND TREATMENT (ADAPTATION)

2.4.1 ADAPTATION WORKSHOPS

Following the outcomes of the risk workshop, three adaptation workshops were held with Council staff to validate priority risks and identify and collaboratively prioritise adaptation options. Adaptation measures were identified under the following broad categories:

-  **Investigations:** Further specialist assessment/exploration of specific issues/solutions to reduce risk.
-  **Engineered:** Physical interventions to reduce a risk or group of risks, such as installation of new ventilation or relocation of a vulnerable asset.
-  **Policy, procedures and systems:** Changes to existing WMC policies, procedures, standards, guidelines and/or procurement specifications.
-  **Behavioural:** Communication and other interventions to encourage more climate resilient behaviours.
-  **Advocacy:** Encouraging adoption of adaptation measures by other stakeholders with some influence over a risk.
-  **Risk transfer:** Passing on some of the risk to others through mechanisms such as insurance.

Following the prioritisation of adaptation measures, attendees focused on planning the implementation of a specific adaptation measure. An action planning template was filled in, including the following aspects:

- Key steps for implementation of the adaptation measure
- Partners and key stakeholders required to be involved (focusing on external parties)
- Internal resources and mechanisms to support the implementation (e.g. Council plans or procedures)
- Potential funding options available
- Monitoring and evaluation – what does success look like and how will we know it has been a success?

A full risk register including risk descriptors, risk ratings and proposed adaptation measures is provided in Appendix A. The pre-reading material for the adaptation session and templates from the activities are provided in Appendix C.

2.4.2 MULTI CRITERIA ANALYSIS

A multi-criteria analysis (MCA) was conducted to assist with prioritising adaptation measures using the criteria outlined in Table 2-3. The outcomes of the MCA are provided in Section 6.

Table 2-3 MCA criterion

ADAPTATION CATEGORY	HIGH (3)	MEDIUM (2)	LOW (1)
Effectiveness to Reduce Risk	High potential to reduce risk to multiple critical functions and / or asset types and / or to reduce multiple risks	Moderate potential to reduce risk to critical function and / or asset	Potential to reduce risk is low or uncertain
Cost	Cost is Minor (<\$100k)	Cost is Moderate (\$100K to \$5M)	Cost is Major (>\$5M)
Significance of Action	Several adaptation actions rely on this being done first OR Other adaptation actions will no longer be required if this action is implemented	Another adaptation action relies on this being done first or implementation means another adaptation action may no longer be	Does not influence or is not necessary to support other adaptation actions

ADAPTATION CATEGORY	HIGH (3)	MEDIUM (2)	LOW (1)
		required if this action is implemented	
Stakeholder Acceptance	No conflict expected with staff, the community, private property owners or other stakeholders around implementation and / or will provide broader social and environmental benefits	Possible conflict with staff, the community, other stakeholders around implementation and /or may provide broader social and environmental benefits	Likely conflict with staff, the community, private property owners or other stakeholders
Urgency	Should be completed within the next 10 years to reduce a current risk,	Should be completed before 2040 to reduce risk	Should be completed before 2070 to reduce risk
Co-benefits	Action would have significant additional benefits other than climate adaptation	Action may have some additional benefits other than climate adaptation	The action is unlikely to have measurable co-benefits

2.5 UPDATE OF RISK ASSESSMENT

In 2022/23, WMC updated their organisational Risk Management Framework which included updated consequence and likelihood matrices that are used to qualitatively determine risk levels. As a result, WSP was engaged to update this Climate Change Risk Assessment and Adaptation Plan to align with the updated WMC Risk Management Framework.

The following process was undertaken to update this Climate Change Risk Assessment and Adaptation Plan:

1. Review of updated Risk Management Framework and associated risk matrices.
2. Agree on updated Risk Matrix for the updated assessment. Refer to Appendix D for the updated Risk Matrices.
3. Draft update of Climate Change Risk Register.
4. Stakeholder Workshop with key staff members to review and validate the changes to the extreme and high rated risks and identify a short list of high priority risks (and associated adaptation measures). This was held on 7 February 2023 (Refer to Appendix E for the Stakeholder Workshop Agenda and Briefing Note).
5. ELT Workshop to seek approval of high priority risks (and associated adaptation measures) to feed into the organisational risk register. This was held on 8 March 2023.
6. Update of this Climate Change Risk Assessment and Adaptation Plan to reflect the changes. Refer to Appendix A for updated Climate Change Risk Register. A list of high priority risks and adaptation measures identified through the above process is included in Appendix F.

The risk statements, potential adaptation measures and risk ratings presented in this report have been updated to reflect the changes of the 2023 review.

It should be noted that the scope of this update did not include a second review and update of the initial risks and adaptation measures identified in the 2021 assessment. There was however some minor wording updates to the adaptation measures and an addition new adaptation measure added for the consideration of climate change projections during the upgrade/replacement of foreshore assets.

3 COUNCIL AND COMMUNITY PROFILE

3.1 WMC STRATEGIC OBJECTIVES

Woollahra 2030 is a 10-year Community Strategic Plan (CSP) which details the goals and strategies deemed to be priorities by both Council and community. It outlines opportunities to meet these goals and forms the basis of both the Operational Plan and Delivery Program. The CSP is based on five key themes which capture the local community's values. The themes include:

- **Community wellbeing:** to build a harmonious community that satisfies a sense of belonging. It encourages engagement within the community including cultural and recreational activities and equal access to facilities.
- **Quality places and spaces:** to embrace the unique and distinctive blend of the natural and built environment offered in the Municipality. Providing access to places and spaces is vital in maintaining the liveability and convenience of living, working, and visiting the area.
- **A healthy environment:** ensuring that a healthy environment is fostered within the community including clean air, land, and waterways and must use sustainable water management, efficient building design, and reduce waste and emissions to achieve this.
- **Local prosperity:** creating a prosperous community that is economically strong as well as healthy and happy. Locals and visitors should be able to enjoy the lifestyle benefits offered by the community's locality.
- **Community leadership and participation:** to create a better place to live by empowering communities to work together with all levels of government through transparent and accountable communication.

Under each theme WMC has established goals that address key opportunities and challenges faced by council. This Climate Change Risk Assessment and Adaptation Plan is intended to improve WMC's understanding of Council's and the broader community's exposure to climate change, responding to some of the challenges identified in the CSP. It will also lay the foundation for a future Climate Change Adaptation Strategy, which will aim to embed climate adaptation into the Council's policies and operations to assist the Woollahra community to adapt and thrive.

This Climate Change Risk Assessment and Adaptation Plan will sit underneath WMC's Environment Sustainability Action Plan (ESAP), alongside other documents such as the Biodiversity Conservation Strategy. The ESAP feeds into the Community Strategic Plan (CSP).

3.2 WMC SERVICES AND FACILITIES

Council is responsible for planning and implementing a wide variety of services ranging from strategic planning and development assessment, capital works and maintenance, management of open space, waste management, and delivering community services such as libraries. Figure 3-1 below depicts the organisational structure of WMC, noting that staff from each directorate have been involved in the risk assessment process.

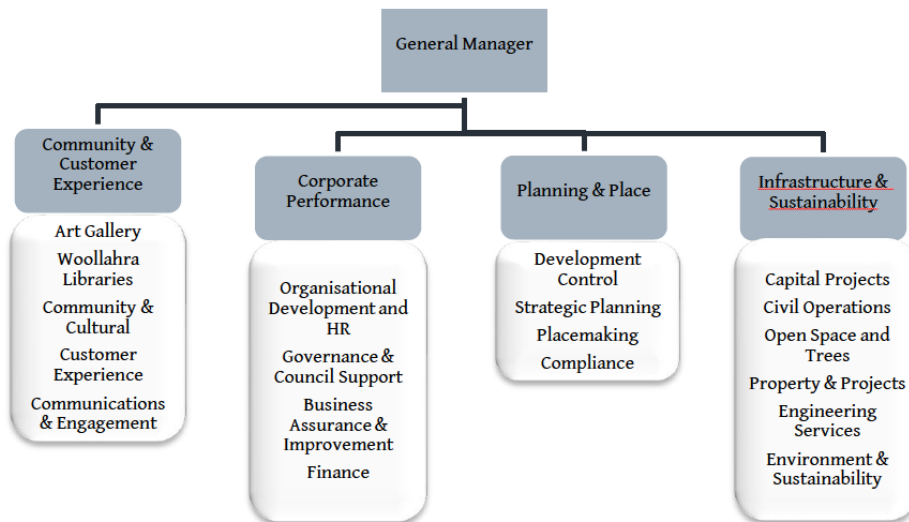


Figure 3-1 WMC organisational structure

3.3 KEY NATURAL VALUES

Woollahra Municipality has a land area of 12km² and is located to the east of Sydney CBD. It is bound by Sydney Harbour in the north, Waverley Council LGA in the east, Randwick City in the south, and City of Sydney in the west. Key natural assets include a total of 18km of harbour foreshore, comprising beaches (e.g. Rose Bay, Red Leaf and Camp Cove), rocky cliffs and headlands.

There is a diverse range of ecosystems within the LGA including wooded sandstone slopes and gullies, exposed coastal heaths, freshwater and tidal creeks, intertidal estuarine areas, sandy beaches, rock platforms, and seagrass meadows. This also includes 88 hectares of bushland which is spread across five reserves that consist of 400 plant species, including four threatened and vulnerable species (*Acacia terminalis* subsp. *Eastern Sydney*, Sunshine Wattle; and *Allocasuarina portuensis*, Nielsen Park She-Oak; *Syzigium paniculatum*, Magenta Cherry; and *Posidonia australis*, Seagrass). The predominant terrestrial vegetation in the LGA is Coastal Sandstone Foreshores Forest and Coastal Headland Banksia Heath covering a combined 47.1 hectares (Woollahra Municipal Council, 2015). There are also four significant waterways located within the LGA: Parsley Creek, Cooper Park, Vaucluse Creek and Rose Bay Creek. Other key natural features in the municipality are Sydney Harbour National Park to the north and Gap Park to the eastern side of the LGA.

WMC has a strong commitment to preserving and improving the LGA's biodiversity through implementing the *Biodiversity Conservation Strategy 2015- 2025*. The Strategy details objectives and commitments within defined timeframes to improve biodiversity within the LGA. Of particular relevance to this study is the objective to protect and enhance creek and estuary ecosystems through improving vegetation buffers, improvement of water quality and habitat value of Woollahra's foreshore and marine areas, and to increase the diversity and resilience of Woollahra's native fauna and flora species.

Figure 3-2 illustrates the location and types of existing native vegetation communities located within the municipality.

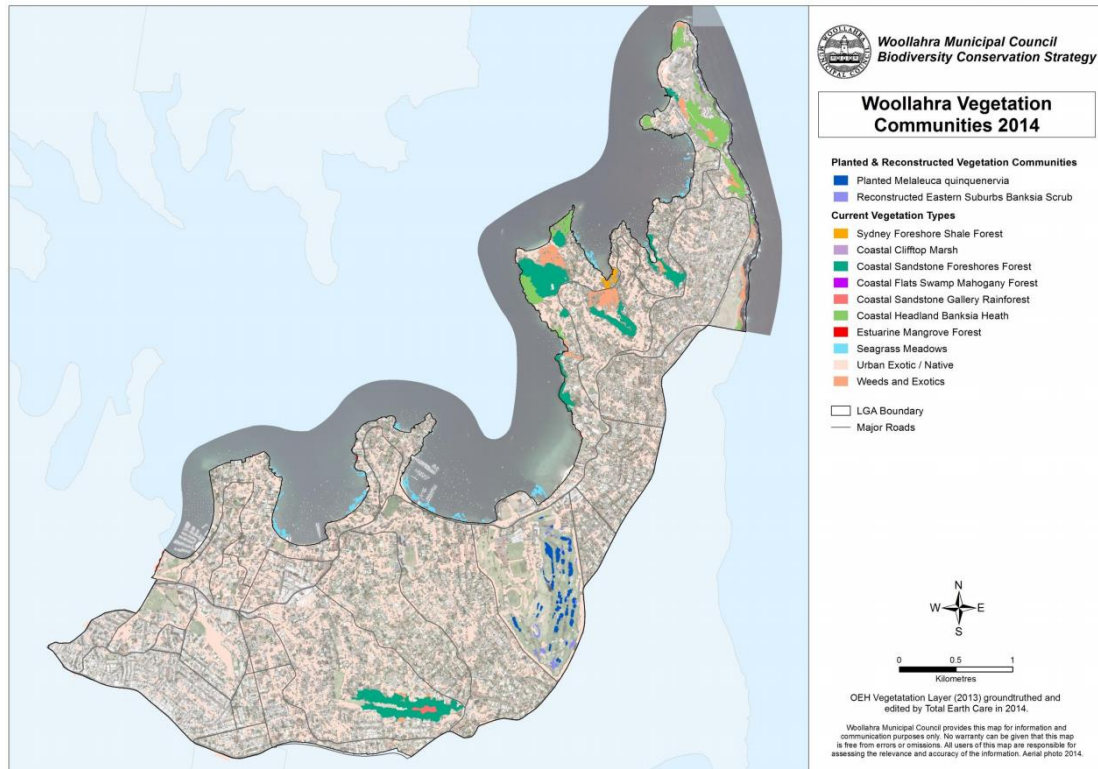


Figure 3-2 The location and types of existing native vegetation communities located within the municipality

3.4 COMMUNITY PROFILE

This section summarises key characteristics of the Woollahra community that may influence vulnerability to the effects of climate change. It includes a snapshot of demographic information drawn from the Woollahra Municipality Community Profile and Social Atlas (Informed Decisions, 2020).

The intent of this section is not to provide a comprehensive demographic summary for Woollahra Municipality, as this would be going beyond scope and duplicating existing work by Council. Rather, it aims to identify aspects of the Municipality that set it apart from other LGAs in Sydney and New South Wales. It also aims to identify subsets of the community with potentially heightened vulnerability to climate change.

3.4.1 POTENTIALLY VULNERABLE GROUPS

Woollahra Municipal Council has a land area of 1,225 ha and is located in the eastern suburbs of Sydney. The estimated resident population for the LGA for 2020 was 59,431 with a population density of 48.51 persons per hectare (Informed Decisions, 2020).

While climate change poses a risk to all communities, it is well-established that communities with pre-existing vulnerabilities may be disproportionately impacted. Matters such as income, socioeconomic disadvantage, and health status can in turn influence factors such as where people can afford to live, housing quality and capacity to afford insurance, all of which can result in reduced capacity to withstand and bounce-back from disruptive events. This can

become a self-fulfilling cycle, with a major shock such as severe storm damaging an uninsured property further entrenching the disadvantage that made purchasing insurance unviable in the first instance.

Hansen-Easey and Hansen (2016) identified a range of factors that may indicate potentially heightened vulnerability to climate-related risk. Table 3-1 summarises each factor and, where information is available, indicates the extent to which this factor is relevant in Woollahra Municipal.

Table 3-1 Key factors influencing climate vulnerability and relevance to Woollahra Municipality (Hansen-Easey and Hansen, 2016; profile.id, 2020; Woollahra Municipality)

FACTOR	RELEVANCE TO WOOLLAHRA MUNICIPALITY
Socioeconomic disadvantage	Woollahra Municipality has a Socio-Economic Indexes for Areas (SEIFA) of 1,115, which is tied second last (with Mosman). This indicates a lower level of relative socio-economic disadvantage when compared against other LGAs in NSW. There are, however, some areas of social housing in Paddington, Vaucluse and Woollahra. In addition, Woollahra Affordable Housing Policy outlines Council's ambition to maintain and enhance affordable housing for essential workers on low to moderate incomes (WMC, 2021).
Age structure	Compared to Greater Sydney, Woollahra Municipality has a lower-than-average number of people in the 0 to 24-year age bracket, but has a higher than average number of people in the 60 to 85 and over bracket. As per the most recent census (2016) the highest percentage of total people falls within the 25 to 34-year bracket. However, when comparing the change in the age structure between 2011 and 2016, there was a significant increase in the 65 to over 85 age brackets while there was a decline in the 20 to 39-year bracket. This may be linked to increasing living costs associated with the area and a general aging population.
People from culturally and linguistically diverse backgrounds	In 2016, 32.3% of the local population in Woollahra Municipality were born overseas with the greatest percentage of residents coming from the UK, South Africa, and New Zealand. Of the total local population 15.4% spoke a language other than English at home, with the highest percentage speaking either Mandarin, French, or Greek.
Some Indigenous communities	Only 160 individuals identified as Aboriginal and Torres Strait Islander in the 2016 census, which is 0.3% of the population. This is lower than the average 1.5% across greater Sydney.
People with a disability	According to the 2016 census, 2.7% of the population in Woollahra Municipality reported requiring assistance or support in their daily lives as a result of a disability. A breakdown of the change in assistance required between 2011 and 2016 indicates a significant increase in people over 85 requiring assistance as well as an increase in the 65 to 79-year bracket.
People who are homeless or at risk of homelessness	Woollahra Municipality has a relatively low number of homeless people compared to other LGAs. In 2016 it was estimated that approximately 165 homeless people resided in the municipality (WMC, 2019). Under the Homeless People Policy, WMC acknowledges its commitment to supporting the homeless and ensuring the safety and wellbeing of the community (including homeless people), staff members, local residents and visitors.
People with chronic health problems	Areas of socio-economic disadvantage are generally more likely to have higher rates of chronic health problems. Based on SEIFA data, Woollahra Municipality is likely to have a lower proportion of residents suffering from chronic health problems or unable to seek

FACTOR	RELEVANCE TO WOOLLAHRA MUNICIPALITY
	medical treatment compared to other LGAs. However, with an aging population, it should be noted that elderly people are more susceptible to chronic health problems.

3.5 PAST EVENTS

The section summarises the past climate-related events to establish a baseline for identification of potential future impacts. The following sources of information have been used to prepare this section:

- *Waverley-Woollahra Local Emergency Management Plan (2018)*
- *Watsons Bay Flood Risk Management Study and Plan (2016)*
- *Rushcutters Bay Catchment Flood Study (2007)*
- *Rose Bay Floodplain Risk Management Study and Plan (2014)*
- *Rose Bay Catchment Flood Study (2010)*
- *Paddington Floodplain Risk Management Study and Daft Plan (2019)*
- *Double Bay Catchment Flood Study (2008).*

Some additional events have been added from discussions held with WMC council staff members throughout the risk assessment process.

Table 3-2 below describes selected past events based on historical weather records. As shown below, heavy rainfall events that resulted in flooding are reasonably common across the catchments within the municipality. The flood studies for each catchment were undertaken at varying times, therefore it is difficult to directly compare the number of recent events; however, it is evident from the information below that Rushcutters Bay has recorded the most flooding events in recent times, followed by Rose Bay, Watsons Bay and Paddington.

In addition to flooding, WMC staff noted sea foam from storms has previously overtopped the sea wall at Rose Bay, resulting in traffic disruption.

Table 3-2 Historic flooding events in Woollahra Municipality

YEAR	LOCATION	INCIDENT	IMPACT	SOURCE
2017 (February)	Watsons Bay	Heavy rainfall	Flooding	Watsons Bay Flood Risk Management Study and Plan
2015 (August)	Watsons Bay	Heavy rainfall	Flooding	Watsons Bay Flood Risk Management Study and Plan
2015 (April)	Watsons Bay	Heavy rainfall	Flooding	Watsons Bay Flood Risk Management Study and Plan
2012 (June)	Watsons Bay	Heavy rainfall	Flooding	Watsons Bay Flood Risk Management Study and Plan
Unknown	Rose Bay	Sea foam overtopping sea	Disruption impacts to traffic along new south head road in Rose Bay	Council staff member

YEAR	LOCATION	INCIDENT	IMPACT	SOURCE
		wall and covering road		
2009 (May)	Cooper Park, Bellevue Hill	Landslide	Destabilisation of a council road	Council staff member
2012 (April)	Paddington	Heavy rainfall	Flooding	Paddington Floodplain Risk Management Study and Draft Plan
2012 (February)	Watsons Bay	Heavy rainfall	Flooding	Watsons Bay Flood Risk Management Study and Plan
2007 (April)	Double Bay	Heavy rainfall	Flooding	Double Bay Catchment Flood Study
2003 (March)	Rushcutters Bay near Ceil Street and Cecil lane	Heavy rainfall	Flooding	Rushcutters Bay Catchment Flood Study
2002 (February)	Watsons Bay	Heavy rainfall	Flooding	Watsons Bay Flood Risk Management Study and Plan
2001 (February)	Rushcutters Bay near Ceil Street and Cecil lane	Heavy rainfall	Flooding	Rushcutters Bay Catchment Flood Study
1998 (August)	Rushcutters Bay near Ceil Street and Cecil lane	Heavy rainfall and blockages in drainage system	Flooding	Rushcutters Bay Catchment Flood Study
1998 (April)	Rushcutters Bay near Ceil Street, Cecil lane Royalston Street, Hargrave Street	High rainfall event	Flooding	Rushcutters Bay Catchment Flood Study
1991 (January)	Rushcutters Bay Rose Bay Paddington	High rainfall event	Flooding	Rushcutters Bay Catchment Flood Study Rose Bay Flood Study Paddington Floodplain Risk Management Study and Draft Plan
1994 (January)	Rose Bay Rushcutters Bay Paddington	High rainfall event	Flooding	Rose Bay Flood Study Rushcutters Bay Catchment
1990 (December)	Rose Bay	High rainfall event	Flooding	Flood study
1989 (November)	Paddington	High rainfall event	Flooding	Flood study
1989 (April)	Rushcutters Bay	High rainfall event	Flooding	Rose Bay Flood Study

YEAR	LOCATION	INCIDENT	IMPACT	SOURCE
				Rushcutters Bay Catchment Flood Study
1989 (March)	Rushcutters Bay Rose Bay Paddington	High rainfall event	Flooding	Rose Bay Flood study Rushcutters Bay Catchment Flood Study
1989 (January)	Rose Bay	High rainfall event	Flooding	Rose Bay Flood study Rushcutters Bay Catchment Flood Study
1984 (November)	Rushcutters Bay Rose Bay (New South Head Road) Paddington Double Bay	High rainfall event	Flooding, overland flow, significant inflow from surrounding sub catchments. Ponding due to lack of exit flow paths on new south head rd.	Rushcutters Bay Flood Study Rose Bay Flood Study Sun Newspaper (16/11/1989)

4 OBSERVED AND PROJECTED CLIMATE

This section provides a summary of the current climate in Woollahra Municipality and how key climate variables may change in the near-future (2030) and far-future (2070).

4.1 SELECTION OF EMISSIONS SCENARIOS AND TIME SLICES

Climate change projections are not precise predictions – rather, they present plausible future scenarios based on clearly defined assumptions. To enable consistency and comparability between different models, the Intergovernmental Panel on Climate Change (IPCC) publishes greenhouse gas concentration trajectories known as Representative Concentration Pathways (RCP). Produced as part of the IPCC's Fifth Assessment Report (AR5), each RCP reflects different possible future scenarios around the rate at which efforts to reduce anthropogenic greenhouse gas emissions will proceed over coming decades, as described below in Table 4-1.

Table 4-1 Background to RCPs

SCENARIO		GLOBAL WARMING MEAN AND LIKELY RANGE (°C)
RCP 2.6	Significant and rapid efforts to reduce emissions. Emissions peak by 2020, then decline substantially. CO ₂ concentration of 420ppm by 2100.	1.0°C (0.3 to 1.7)
RCP 4.5	Efforts to reduce emissions. Emissions peak around 2040, then decline. CO ₂ concentration of 540ppm by 2100.	1.8°C (1.1 to 2.6)
RCP 6.0	Efforts to reduce emissions, which peak around 2080; CO ₂ concentration of 660ppm by 2100.	2.2°C (1.4 to 3.1)
RCP 8.5	Limited efforts to curb emissions, which continue to rise throughout the 21st century. CO₂ concentration of 940ppm by 2100.	3.7°C (2.6 to 4.8)

For this study, any projection data sourced from the *CSIRO East Coast Cluster Report* (Dowdy et. al., 2015) uses the RCP 8.5 scenario. This was chosen as it offers a conservative approach for climate change risk assessment and most closely represents the current trajectory of observed anthropogenic emissions.

However, many of the projections adopted for this assessment are sourced from the first generation of the NSW and ACT Regional Climate Change Modelling (NARCLiM) project. NARCLiM 1.0 projections use a single emissions scenario (A2), which comes from an earlier IPCC's publication known as the Special Report on Emissions Scenarios (SRES). The A2 scenario projects a slightly more pessimistic view of future greenhouse gas emissions, but for the purposes of this risk assessment the difference is negligible.

The full suite of second generation NARCLiM projections (i.e. 'NARCLiM 2.0') is anticipated to be released by the NSW Department of Planning, Industry and Environment at some stage in 2022.

Climate change projections will also vary depending on the future 'time slices' chosen. Time slices refer to a period over which projections are averaged in order to reduce the influence of natural variability between years. This section provides projections for the following time slices:

- 2020 – 2039 (described as 2030 or 'near-future')
- 2060 – 2079 (described as 2070 or 'far-future').

4.2 CLIMATE CHANGE PROJECTIONS

The following projections have been adopted predominantly from the *NSW Climate Projection Mapping* published as part of the NARCLiM project (NSW Government, 2021). Supplementary projections have also been adopted from the *East Coast Cluster Report* (Dowdy et. al., 2015). NARCLiM projections were selected as the primary source of projection data as these are projections produced by the NSW State Government. NARCLiM projections are also available at a higher resolution (10-km resolution) compared to most of the CSIRO projections, therefore projections more closely correlated to the locality of the Woollahra LGA could be adopted to inform this assessment.

The baseline climate data has been obtained from the BOM Climate Data portal and represents data from an average of 30 years prior to 2000 (to align with the Fifth Assessment Report (IPCC, 2014) baseline period of 1990-2009 that the below projections are baselined from). Data from the Sydney Observatory Hill weather station has been used as the representative location to prepare the baseline data to inform this assessment.

Table 4-2 WMC Climate Change Projections (High Emissions scenarios – either A2 or RCP 8.5)

CLIMATE VARIABLE	BASELINE	2030	2070
Temperature			
Mean Max Temperature (°C) – Annual ¹	22.3°C	+0.69	+1.94
Mean Max Temperature (°C) – Summer ¹	26.1°C	+1.00	+2.17
Mean Min Temperature (°C) – Winter ¹	9.2°C	+0.44	+1.71
Days over 35 °C per annum ¹	3.6	+2.5	+7.5
Hottest recorded temperature °C	45.8 (18 Jan 2013)		
Rainfall			
Mean Precipitation Change (%) – Annual ¹	1276.5mm	+1.7	+8.9
Mean Precipitation Change (%) – Summer ¹	340.6mm	-0.2	+12.3
Mean Precipitation Change (%) – Autumn ¹	388.9mm	+9.7	+13.6
Mean Precipitation Change (%) – Winter ¹	288.4mm	+0.0	-0.1
Mean Precipitation Change (%) – Spring ¹	258.6mm	-2.6	+3.1
Extreme Rainfall Events ²			Maximum 1-day rainfall event – Projected to increase: 2 – 22%
Fire			
Cumulative McArthur Forest Fire Danger Index (ΣFFDI) (%) ²	229	+9%	+32%

Sea Conditions			
Sea Level Rise (m) ²		+0.18	+0.88
Extreme Weather			
Maximum Daily Wind Speed (%) ²		Unavailable	-2
Extreme Storms ²	Fewer East Coast Lows; however, an increase in the proportion of these being considered as extreme storms.		

¹ NSW Climate Projection Mapping published by Adapt NSW <https://climatechange.environment.nsw.gov.au/Climate-projections-for-NSW/Interactive-map>

² CSIRO projections from the East Coast Cluster Report, Dowdy, A et al. 2015

4.2.1 TEMPERATURE

Projections indicate a rise of 1.94°C in maximum annual daily temperatures by 2070 and a rise in maximum summer temperature of 2.17°C. The projections also show a significant increase in the number of days on which the temperature exceeds 35°C; from 3.6 days (annually) in the baseline data to 7.5 days by 2070.

A warming climate is likely to impact natural and physical assets, with the flow-on effects often disproportionately affecting vulnerable communities. Higher temperatures also impact the future viability of activities already vulnerable to hotter conditions, such as summer sports and use of local parks and other facilities. More intense heatwaves increase the energy and water demand of buildings, placing an additional financial burden on facility operators. It also places additional pressure on health services, which are disproportionately used by residents with underlying vulnerabilities. In a scenario without effective adaptation, extreme heat conditions may also result in more frequent disruptions of Council operations.

The NSW Heat Vulnerability Index (HVI) has been developed by the Department of Planning, Industry and Environment (DPIE) to assist in identifying and monitoring areas of Sydney's Greater Metropolitan Area that are most vulnerable to the adverse effects of the urban heat island effect, based on the summer of 2015/2016. Indicators including exposure (location in at-risk area), sensitivity (susceptibility to harm, if exposed) and adaptive capacity (ability to adjust) are used to calculate an areas overall heat vulnerability index using Australian Bureau of Statistics data (DPIE, 2021). The HVI determined for the Woollahra Municipality is illustrated below in Figure 4-1. It shows that much of the municipality has low to moderate exposure to urban heat, largely due to the location close to the coast and the high canopy cover compared to large tracts of Greater Sydney. There are some small areas identified as having high heat exposure, particularly in areas of Paddington and near Oxford Street in Woollahra. Council-owned facilities in these areas include the Union Street playground and Saber Street Reserve.

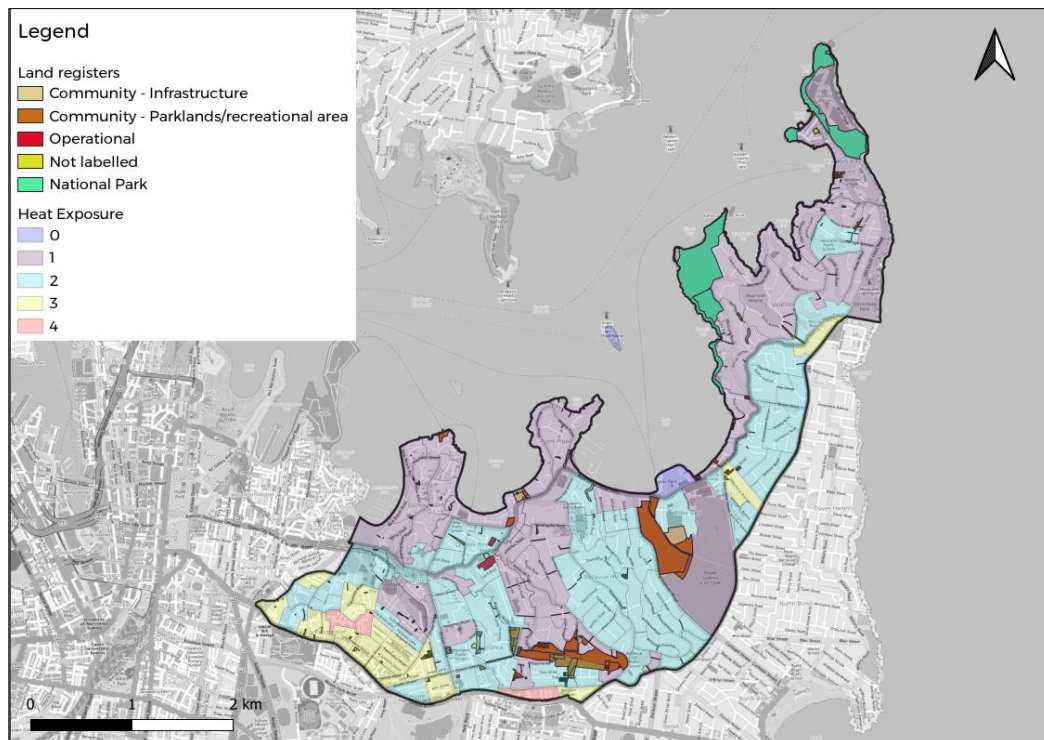


Figure 4-1 Heat Vulnerability Index mapping prepared by Department of Planning, Industry and Environment

4.2.2 PRECIPITATION AND FLOODING

Average annual precipitation is projected to increase by 8.9% in the far-future, with majority of this increase to be concentrated in the summer and autumn months. Additionally, the projected increased frequency and intensity of extreme rainfall events presents risks to both WMC and its residents.

Some areas of the municipality are located in low lying areas. Coupled with an extreme rainfall event this could lead to disruption of essential services and impacts to infrastructure and property (e.g. roads, energy supply, water and sewerage and communications) due to inundation of stormwater infrastructure and/or damage of electrical infrastructure. It could also impact road network access, potentially limiting emergency response which could disproportionately affect vulnerable communities. An increase in drainage capacity and increased maintenance to reduce the frequency of drain blockages could reduce these impacts.

Figure 4-2 illustrates properties subject to flooding from the current 1% AEP event within the Woollahra Municipality. It indicates that the library, some of Woollahra's owned and operated carparks, and a number of parklands and recreational areas, such as Lough Playing Fields and the Woollahra Golf Club, are subject to the 1% AEP flooding events. The current day 1% AEP event is expected to become more regular in the future due to climate change. The spatial extent and/or flood depths of areas within flood prone areas may also increase in some locations, depending on the localised topography.

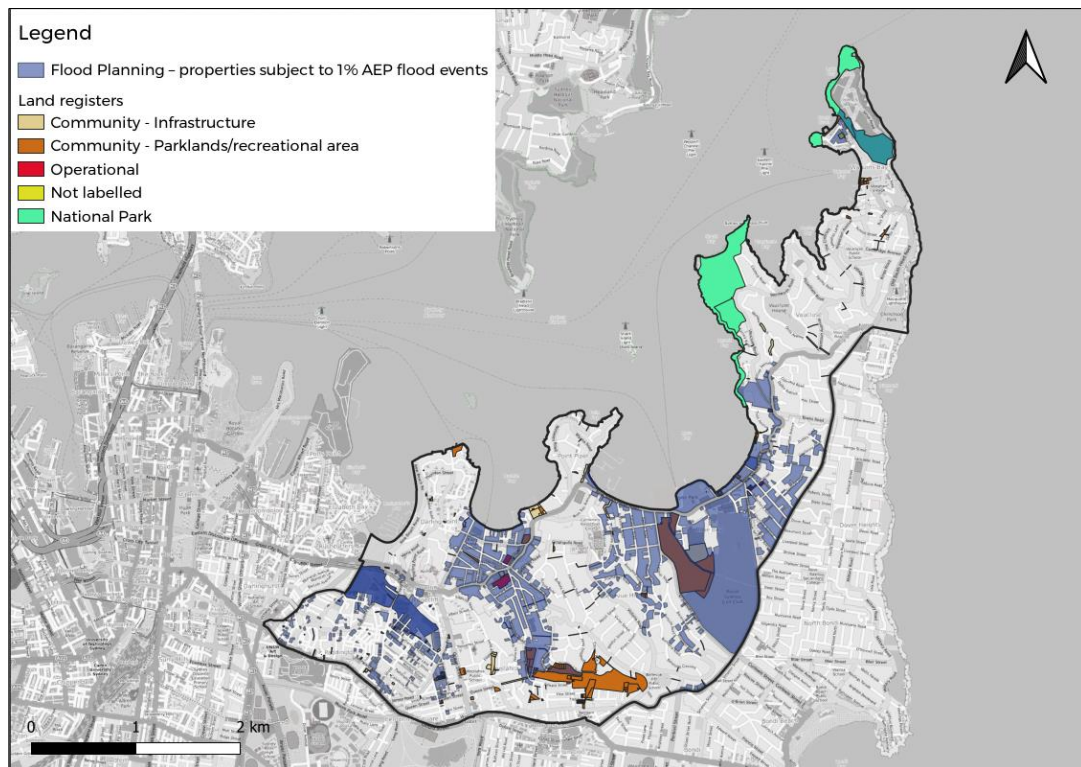


Figure 4-2 Properties subject to a 1% AEP flood event including community infrastructure and parklands / recreational areas managed by WMC and WMC operational facilities

A bottleneck analysis was undertaken to determine the most critical roads within the Woollahra's road network. A betweenness centrality algorithm was used to determine a betweenness centrality score (BC score) for each segment of the network. Betweenness centrality is defined as the amount of influence a particular segment has to the rest of the road network. For example, a segment that has a high BC score means that there are many travel paths which require the usage of this segment to get from any assigned point A to point B in the network. Therefore, if this segment was to fail or experience degradation then more system users would be affected when compared to low BC score segments.

For the purpose of this analysis the top 10% of BC scores were used to define critical roads. The results of this analysis are shown below in Figure 4-3 and overlaid with properties subject to the existing 1% AEP flood event. As shown below, several of the critical roads identified are located within existing flood prone areas. These roads are therefore likely to flood more frequently with increased flood depths based on the projections outlined above. One of these roads is New South Head Road, which passes through the low-lying foreshore of Rose Bay which is also at risk to sea level rise.

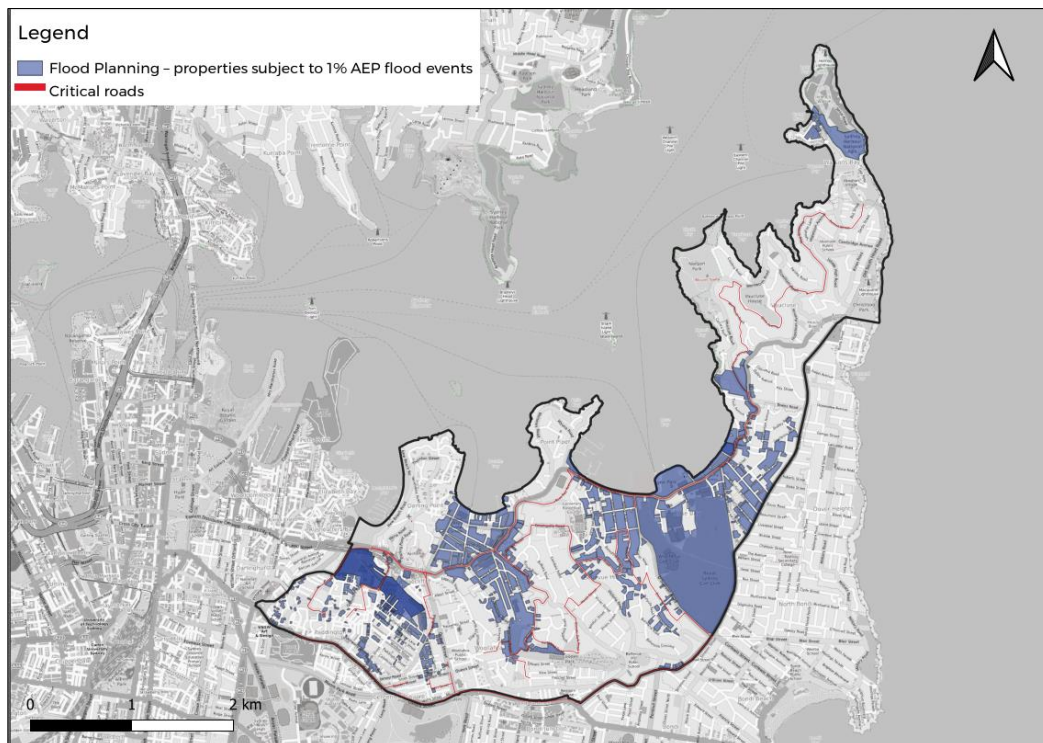


Figure 4-3 Critical roads within Woollahra Municipality overlaid with properties subject to a 1% AEP flood events

4.2.3 BUSHFIRE

The data shows that there will be an increase in the number of severe fire weather days especially in the peak fire season (summer and spring) by 2070. The McArthur Forest Fire Danger Index (FFDI) measures the degree of danger of a fire in the Australian Forest context. It accounts for the influences of temperature, humidity, and wind speed. A FFDI value ranges between 0 to 100+ with the following categories: Low-Moderate (0-12), High (12-25), Very High (25-50), Severe (50-75), Extreme (75-100), and Catastrophic (100+). Given the geographical location of Woollahra Municipality the direct threat of bushfire is low; however, the secondary effects from fires in surrounding areas can and have been evident. Following the current projection, the frequency of these events is expected to increase over time. Secondary risks include increased bushfire-related air pollution affecting building ventilation systems and the health and safety of the Woollahra community.

4.2.4 COASTAL HAZARDS

Given the geographical location of Woollahra Municipality, coastal hazards are a significant issue for the municipality and its residents. Historically, observations indicate that Australia has experienced sea level rise at a rate of about 1.4 mm per year between 1966 and 2009. Sea level rise projections adopted for this study indicate an increase in sea levels of 0.88m by 2070.

Projected rises in sea level are mostly been due to the thermal expansion of water. Put simply, water molecules at warmer temperatures take up more space, which in turn increases the volume of our oceans. However, another important factor is the melting of polar ice caps. The warming of the earth has meant that approximately 750 billion tons of ice is melting every year, contributing to higher sea levels. When compared to thermal expansion, the contribution of melting ice to historic sea level rise has been much smaller. However, climate scientists have low

confidence in predicting how ice shelves will respond to climate change, warning that further warming could create feedback loops that rapidly accelerate the rate of polar ice melt. This means that average sea level rises of several metres by the end of this century cannot be entirely ruled out (NASA, 2021).

WMC owns and maintains a variety of foreshore assets including sea walls and harbour side structures such as the pontoons at Red Leaf Beach, a number of boat ramps and jetties and harbourside swimming enclosures. These are shown in Figure 4-4. These assets—along with foreshore bike and pedestrian pathways, roadways, retaining walls and foreshore parks—are at increased risk of damage into the future due to sea level rise, storm surges and coastal erosion.

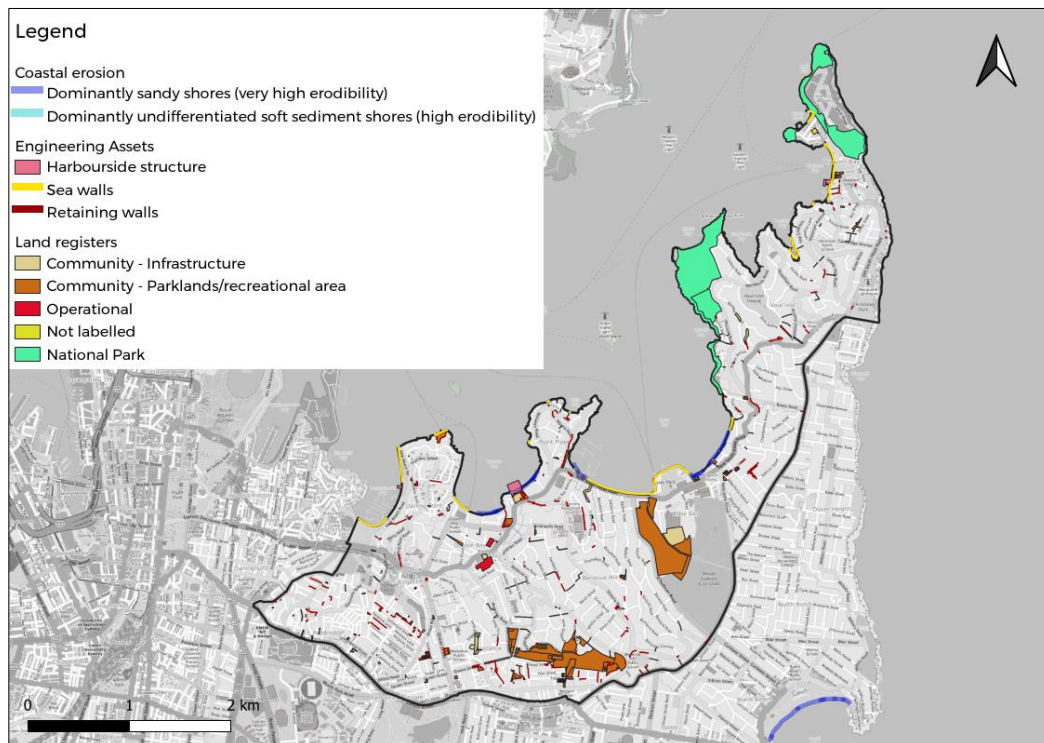


Figure 4-4 WMC Engineering Assets including harbourside structures and sea walls overlaid with areas subject to coastal erosion

4.2.5 EXTREME WEATHER - STORMS, WIND AND HAIL

East Coast lows (ECLs) are one of the main weather systems that bring heavy rainfall and/or high winds to the east coast of Australia. These low-pressure systems can produce high intensity rainfall events, as well as present gale force winds along the coast. This combination can result in extreme sea level events and storm surges, resulting in inundation of low-lying areas and erosion of soft shorelines.

There is considerable uncertainty regarding the effects of climate change on East Coast Lows. A review of available evidence by the Earth Systems and Climate Change Hub indicates a potential 5-30% reduction in number of East Coast Lows by 2070 (*medium confidence*). However, it also found that the average severity of these events may increase, resulting in greater impacts for coastal areas (ESCCH, 2021)

Research commissioned by Insurance Australia Group (Bruyere C. et al, 2020) found that property damage due to large hail typically occurs at diameters exceeding 2.0cm. Although there is considerable uncertainty in the changes to damaging hail events, there is an observed trend of southward shift of damaging hail down the east coast. Further, observed occurrences of large and giant hail have increased in frequency and intensity, with an unprecedented four large-to-giant hail events within the greater Sydney region in the last four years.

5 CLIMATE CHANGE RISKS

This section summarises the findings of the climate risk assessment, which combines desktop analysis and the outcomes of the risk workshop.

Table 5-1 below summarises the number of climate risks identified per risk rating category for both near-future (2030) and far-future (2070) time horizons. The full updated risk register, dated March 2023, can be found in Appendix A. As shown below a total of 44 risks were identified. Zero extreme risks, nine high risks and 13 medium risks were identified for the near future (2030). In the far future (2070) nine extreme risks, 13 high risks and 22 medium risks were identified.

Table 5-1 Number of risks identified per risk rating and time horizon

RISK RATING	RECOMMENDED ACTION ACCORDING TO WMC RISK FRAMEWORK	NUMBER OF RISKS	
		2030	2070
Extreme	Take immediate steps to remove the threat or improve response capability and research improved control measures	0	9
High	Implement improved control measures within six months	9	13
Medium	Implement improved control measures or subject to more detailed and frequent monitoring	24	22
Low	Monitor existing control measures	11	0
Total		44	44

Table 5-1 provides a full list of identified climate-related risks, WMC's sphere of influence, and near-future (2030) and far-future (2070) risk rating. Risk owners have also been assigned based on the four directorates within WMC. A more detailed risk register is provided in Appendix A.

The majority of the higher rated risks relate to sea level rise, coastal erosion and extreme storms. A number of high risks are associated with increased temperatures and heatwaves. It is also evident that the severity of the risks increases over time as climatic changes become more pronounced. Some risks are therefore considered tolerable in the near future, however, these will need to be monitored over time and may require action as the level of risk increases. For example, the potential risk of an increased demand on Council emergency response function resulting in delays to usual service delivery and health impacts to vulnerable community members has been rated as a low risk in the near future. Over time as extreme weather events become more frequent this transitions to a high risk.

As shown below by the sphere of influence indicator, many of the higher rated risks are considered outside WMC's direct control (i.e. 'concern' or 'influence'). For example, sea level rise will likely see the complete loss of some of the smaller beaches within Woollahra Municipality, such as Camp Cove, Rose Bay and Red Leaf, which will lead to a loss of public amenity. However, WMC has only partial control over this risk, with responsibilities for coastal adaptation also shared with DPIE, NSW National Parks and Transport for NSW in some locations. WMC also cannot control the rate of decarbonisation in NSW and Australia—which will influence the rate of sea level rise—and hence it can only limit its own emissions and advocate to the State and Commonwealth Government to establish appropriate policies in this area.

Similarly, managing blackout and brownouts during heatwaves or storm events is not within the direct control of WMC. WMC will therefore need to collaborate with residents to improve their adaptive capacity, as well as liaise with

utilities and advocate to the State and Commonwealth Government to ensure their networks are appropriately resilient to climate change.

Table 5-2 Climate Change Related Risks to WMC

No.	CLIMATE VARIABLE(S)	RISK STATEMENT	COUNCIL SPHERE OF INFLUENCE	RISK RATING 2030	RISK RATING 2070	RISK OWNER (S)
1	Storm; Coastal inundation, sea level rise; Coastal erosion	Sea level rise and storm surge leading to overtopping of seawalls or destabilisation of seawall footings, resulting in landslides and property losses (public and private).	Concern	High	Extreme	Corporate Performance Planning & Place; Infrastructure & Sustainability
2	Fluvial or pluvial flooding; Storm, hail, lightning; Coastal erosion	Increased proactive funding required to improve resilience of built assets to extreme weather events (CAPEX for new builds or retrofitting of existing assets).	Influence	High	Extreme	Infrastructure & Sustainability
3	Coastal inundation, sea level rise; Increased rainfall intensity; Fluvial or pluvial flooding	Reduced capacity of low-lying drainage networks due to sea level rise and increased rainfall intensity, leading to more frequent inundation of private landholders and increased risk of litigation.	Influence	High	High	Infrastructure & Sustainability; Planning & Place
4	ALL	Failure of council budgeting and financial plans due to cumulative economic impact of climate change, resulting in adverse impacts on service delivery.	Control	High	High	Corporate Performance
5	Storm, hail, lightning; Increased wind speeds	Increased storm activity including extreme winds, hail, and heavy rainfall events increasing the frequency of damage to council assets, increasing maintenance costs.	Influence	High	Extreme	Infrastructure & Sustainability;
6	ALL	Increased incidence of extreme events resulting in significant increases in insurance claims increasing premiums and excess, affecting viability of some council facilities.	Influence	Low	Extreme	Corporate Performance; Infrastructure & Sustainability
7	Increased rainfall intensity; Fluvial or pluvial flooding	Increased heavy rainfall events increasing the volume and velocity of creek streamflow, causing significant scour, erosion and/or landslides destabilising roadways and property foundations.	Concern	High	Extreme	Corporate Performance; Planning & Place; Infrastructure & Sustainability
8	Coastal inundation, sea level rise; Coastal erosion	Sea level rise resulting in the inundation of foreshore assets such as roads, bicycle paths, boat ramps, harbour pontoons, retaining walls and park infrastructure, causing them to be periodically unusable resulting in disruption to users.	Concern	Medium	Extreme	Corporate Performance; Planning & Place; Infrastructure & Sustainability
9	Coastal inundation, sea level rise; Coastal erosion	Extreme weather and storm surges causing severe erosion of beaches and damage to foreshore assets reducing liveability and increased safety risk for the community.	Concern	High	Extreme	Infrastructure & Sustainability Corporate Performance

No.	CLIMATE VARIABLE(S)	RISK STATEMENT	COUNCIL SPHERE OF INFLUENCE	RISK RATING 2030	RISK RATING 2070	RISK OWNER (S)
10	Coastal inundation, sea level rise; Coastal erosion	Sea level rise and storm surge resulting in the complete loss of the smaller beaches including Camp Cove, Rose Bay, Red Leaf (which are managed by WMC) reducing public amenity.	Concern	Medium	High	Planning & Place Infrastructure & Sustainability
11	Increase in extreme temperature and heatwaves	Closure of Council-owned facilities due to power outages caused by extreme temperatures, adversely affecting people who depend on facilities to stay cool during an extreme heat event.	Control	Medium	High	Community & Customer Experience Infrastructure & Sustainability
12	Increase in extreme temperature and heatwaves; Storm	Blackout/brownouts during heatwaves or storm event results in adverse health consequences for vulnerable residents (e.g. elderly, children, those with chronic health conditions or reliant on electricity for medical devices).	Influence	High	High	Community & Customer Experience; Infrastructure & Sustainability
13	Extended periods of drought; Increased average temperature	Drought leading to die off and hardening of sports fields and parks creating a safety risk increasing irrigation and maintenance costs.	Control	Medium	High	Infrastructure & Sustainability
14	Increased wind speeds; Storm, hail, lightning	Extreme winds during storm events increasing the risk of tree failure which could result in injury of park users and/or loss of amenity.	Influence	Medium	High	Infrastructure & Sustainability
15	Coastal inundation, sea level rise; Storm	Changes in sea temperature, sea level rise and storm surge resulting in the loss of fragile estuarine species, particularly in coastal areas in Rose Bay, Double Bay and Rushcutters Bay.	Concern	High	Extreme	Infrastructure & Sustainability
16	Fluvial or pluvial flooding; Storm, hail, lightning; Coastal erosion	Increase in the financial and staff resources required to adequately respond to, and recover from, extreme events where insurance cover or funding from other levels of government is limited.	Influence	Medium	Extreme	Corporate Performance;
17	Increased average temperature; Increase in extreme temperature and heatwaves	Increase in energy demand to cool community facilities and council buildings due to increases in average temperatures and extreme heat days, resulting in an increase in Council power bills.	Influence	Medium	High	Community & Customer Experience; Infrastructure & Sustainability
18	Fluvial or pluvial flooding; Storm, hail, lightning; Coastal erosion	Increased demand on Council emergency response function results in delays to usual service delivery and health impacts to vulnerable community members.	Control	Medium	Medium	Corporate Performance;
19	Fluvial or pluvial flooding; Storm, hail, lightning;	Increased demand on Council recovery and support services, resulting in reduced capacity to undertake preventative and proactive service delivery that	Influence	Medium	High	Corporate Performance; Planning & Place; Community & Customer Experience

No.	CLIMATE VARIABLE(S)	RISK STATEMENT	COUNCIL SPHERE OF INFLUENCE	RISK RATING 2030	RISK RATING 2070	RISK OWNER (S)
	Coastal erosion	reduces underlying community vulnerability.				
20	Increase in extreme temperature and heatwaves; Bushfire	Increased incidence of 'stop work' conditions due to extreme heat and/or bushfire smoke, resulting in delays and additional costs for council construction and maintenance projects.	Influence	Low	Medium	Corporate Performance
21	Extended periods of drought	Extended periods of drought resulting in bores to dry out more regularly or become too saline, increasing the need to use mains water and increasing irrigation costs.	Concern	Medium	Medium	Infrastructure & Sustainability
22	Coastal inundation, sea level rise	Sea level rise resulting in salt water intrusion impacting salinity levels of bores used for irrigation purposes causing them to become unusable. Locations of bore holes include:- Rushcutters Bay Park (low lying area)-Trumper Oval-Steine Park (low lying area)-Lough Playing Fields -Lyne Park (low lying area)-Woollahra Ovals No. 2 & 3 (low lying area).	Concern	Medium	Medium	Infrastructure & Sustainability
23	Fluvial or pluvial flooding	Extension of areas carrying flood risk planning or building controls, resulting in additional compliance management costs for Council.	Influence	Low	Medium	Corporate Performance; Planning & Place
24	Bushfire; Extended periods of drought	Increased incidence of bushfire-related pollution and/or dust storms resulting in a health and safety risk for council personnel and subcontractors working outdoors.	Influence	Medium	Medium	Corporate Performance
25	ALL	Increased cost and effort to replace vegetation lost due to extreme heat, drought or extreme storms and protect remaining intact plant communities, including planting of species that have disappeared or are new species that are adapted to the new conditions.	Influence	Low	Medium	Infrastructure & Sustainability
26	Increased average temperature; Increased rainfall intensity; Fluvial or pluvial flooding	Increased spread of new and novel pests and soil pathogens, resulting in increased risk of loss/damage to native vegetation.	Concern	Medium	Medium	Infrastructure & Sustainability
27	Increased average temperature	Higher temperatures result in increased risk of legionella and other pathogens in waterbodies and HVAC systems, resulting in increased safety risks to users of council facilities.	Control	Medium	Medium	Community & Customer Experience; Infrastructure & Sustainability; Planning and Place (compliance)
28	Extended periods of drought	Increased capital costs associated with the need to invest in additional water capture and reuse infrastructure to irrigate public spaces and supply water for public toilet blocks.	Influence	Medium	High	Infrastructure & Sustainability

No.	CLIMATE VARIABLE(S)	RISK STATEMENT	COUNCIL SPHERE OF INFLUENCE	RISK RATING 2030	RISK RATING 2070	RISK OWNER (S)
29	Increased rainfall intensity; Increased average temperature	Change in temperature and rainfall causing changes to species composition and loss of diversity. This could also result in stress on already threatened species, resulting in their loss.	Concern	Medium	High	Infrastructure & Sustainability
30	Increase in extreme temperature and heatwaves; Increased average temperature	Increases in temperatures and changes to rainfall patterns resulting in increase risk of fires within nature reserves which could threaten council assets and private properties.	Influence	Medium	Medium	Corporate Performance; Planning & Place; Infrastructure & Sustainability
31	Increase in extreme temperature and heatwaves; Increased average temperature	Increased development exacerbating the effects of higher temperatures through the Urban Heat Island Effect. This could result in increased heat stress, increased energy demand to cool buildings and exacerbate heat impacts on flora and fauna.	Influence	Medium	High	Planning & Place
32	Increased average temperature; Extended periods of drought; Increase in extreme temperature and heatwaves	Reduced lifespan of Council assets such as buildings, roads and footpaths from hotter, drier conditions and increased atmospheric carbon, resulting in increased maintenance costs and more frequent inspections.	Control	Low	Medium	Infrastructure & Sustainability
33	Extended periods of drought	Increasing cost of water leading to economic impacts on irrigation of public open spaces owned and operated by Council.	Influence	Low	Medium	Infrastructure & Sustainability
34	Increase in extreme temperature and heatwaves; Storm, hail, lightning	Increased frequency of blackout/brownouts in the power network, resulting in loss of business continuity for council facilities, loss of revenue and/or reduced service delivery.	Influence	Medium	Medium	Community & Customer Experience; Infrastructure & Sustainability
35	Increase in extreme temperature and heatwaves; Bushfire	Increased demand on indoor air conditioned council facilities, during extreme heat days and periods of poor air quality due to bushfires in the surrounding areas of Sydney.	Control	Medium	Medium	Community & Customer Experience; Infrastructure & Sustainability
36	ALL	Increased incidence of mental illness for Council staff and the community due to trauma from preparing for, and dealing with the impact of, extreme event(s)	Influence	Medium	High	Corporate Performance
37	Bushfire; Extended periods of drought;	Increased incidence of bushfire-related pollution and/or dust storms, reducing indoor air quality within council owned and operated buildings and increasing maintenance costs.	Control	Medium	Medium	Community & Customer Experience; Infrastructure & Sustainability
38	Bushfire; Storm	Increased incidence of bushfire-related pollution and/or dust	Influence	Medium	Medium	Community & Customer Experience

No.	CLIMATE VARIABLE(S)	RISK STATEMENT	COUNCIL SPHERE OF INFLUENCE	RISK RATING 2030	RISK RATING 2070	RISK OWNER (S)
		storms, resulting in postponement of community events (e.g. markets, community events, sporting events).				
39	Increase in extreme temperature and heatwaves	Increased incidences of heat-related fauna mortality in spaces with high visibility to community may trigger call for council to act to reduce, mitigate and clean up dead wildlife. Associated costs and resource demands.	Influence	Low	Medium	Infrastructure & Sustainability
40	Storm, hail, lightning; Fluvial or pluvial flooding	Extreme events disrupting supply chains and mobility, reducing access to critical goods and services for Council and vulnerable community members.	Influence	Low	Medium	Community & Customer Experience, Infrastructure & Sustainability
41	ALL	Cumulative effects of projected climate change reducing the quality and amenity value of Council-managed green spaces, resulting in and negative impacts on liveability and increased complaints by the community.	Influence	Low	Medium	Infrastructure & Sustainability
42	Extended periods of drought	Decrease in rainfall resulting in stagnant water bodies and reduced water quality and odour issues, impacting natural amenity of nature reserves and liveability standards.	Influence	Medium	Medium	Infrastructure & Sustainability
43	Increase in extreme temperature and heatwaves	More days of extreme heat causing overheating of library and council facilities, resulting in heat stress to staff and facility users.	Control	Low	Medium	Community & Customer Experience; Infrastructure & Sustainability
44	Increase in extreme temperature and heatwaves	More days of extreme heat resulting in heat stress to park users.	Influence	Low	Medium	Infrastructure & Sustainability

6 ADAPTATION

The implementation of adaptation measures requires the buy in and support from the executive leadership team and all departments across WMC. Risks identified through the risk assessment process may vary in applicability and the role each department can play in their planning and implementation. Table 6-1 provides the full list of identified adaptation measures and primary adaptation owners based on the four departments within WMC. Departments not listed as primary adaptation owners may need to play a role in investigations, advocating for funding or embedding measures into council strategies and plans, processes, and procedures.

An MCA approach (refer to Section 2.4.2 for approach) was used to aid prioritisation of adaptation measures against a set of agreed criteria, such as cost, effectiveness to reduce risk, and stakeholder acceptance. It is important to note that the MCA scores are simply a tool to support adaptation decision-making; ultimately, the measures to be taken soonest should respond to near-term risks deemed unacceptable by WMC.

High priority adaptation measures identified through the risk assessment process to address high and extreme rating risks and adaptation measures that scored highly in the multi criteria analysis include:

- Monitor sea level rise, erosion impacts to beaches, and frequency of overtopping of sea walls to determine when adaptation measures should be implemented as part of a pathways-based approach to foreshore management.
- A pathways-based approach is an approach that allows for the scheduling of adaptive decision making. It is an appropriate approach when considering risks that are anticipated to occur in the future and have inherent uncertainty. Thresholds can be used to trigger the implementation of future adaptations allowing for the staggering of investment in adaptation. Ongoing monitoring and future assessment can also be used to inform the update of the pathways-based approach to allow for flexibility and reduce the risk of overinvestment. Visual representation of a pathways approach that identifies timeframes and thresholds can be useful to communicate the approach to stakeholders. The pathways-based approach should:
 - consider findings and recommendations from the Eastern Beaches: Regional Sea Level Rise Hazard Assessment being undertaken by Randwick, Waverley and Woollahra Councils
 - use existing monitoring data and incorporate how ongoing monitoring would be used to inform decisions relating to a pre-defined trigger
 - include an approach for engaging community members in the process.
- Update design specifications to require upgrades/ replacement of foreshore assets to consider the latest available climate change projections over the design life of the asset and integrate design changes where appropriate to enhance resilience to future climate change. This could include raising the height of a sea wall or relocating an asset to higher land.
- Continue to investigate and collaborate with other councils and agencies to reduce the urban heat island effect including the review of materials and coatings used for road and footpath surfaces (from LSPS 2020).
- Investigate measures to effectively reduce the urban heat island effect, such as roofing materials with low solar absorptance values, green roofs with rooftop solar for Council owned buildings and new private developments, reducing sealed areas and increased tree canopy cover. Embed requirements into the LEP and DCP.
- Investigate alternate options for surfacing and irrigation techniques to reduce water consumption on parklands and sporting fields including:
 - subsurface irrigation
 - improving water holding capacity of the underlying soils
 - drought tolerant grasses and flora species

- Any future review of Council LSPS, LEP and DCP should incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process.
- Hold information/ knowledge sharing sessions with local businesses and private service providers (e.g. aged care facilities, sailing clubs and other sporting clubs) on business continuity planning and adapting to climate change.
- Advocate for improvements to NSW building standards and implement recommendations of the Future Proofing Residential Development to Climate Change Stage 1 Study.
- Integrate climate change considerations into Coastal Management Program currently being prepared. Include opportunities for local community groups to be involved in the identification and implementation of management measures.

6.1.1 MULTI CRITERIA ANALYSIS OUTCOMES

Table 6-1 provides the full list of identified adaptation measures, the outcomes of the MCA process. The adaptation measures developed have been mapped to the risks identified earlier in the full risk register provided in Appendix A.

Table 6-1 - Prioritisation of adaptation measures

ADAPTATION CATEGORY	ADAPTATION MEASURE	PRIMARY ADAPTATION OWNER	EFFECTIVENESS TO REDUCE RISK	COST	SIGNIFICANCE OF ACTION	STAKEHOLDER ACCEPTANCE	URGENCY	CO-BENEFITS	TOTAL
Investigation	Continue to investigate and collaborate with other councils and agencies to reduce the urban heat island effect including the review of materials and coatings used for road and footpath surfaces (from LSPS 2020).	Infrastructure & Sustainability, Planning & Place	3	3	3	2	3	3	17
Engineered	Undertake shade audit and increase tree canopy and shade structures in local parks, adjacent to council facilities and within the streetscape.	Infrastructure & Sustainability	3	2	3	3	3	3	17
Policy, Planning, Procedures, and Systems	Any future review of Council LSPS, LEP and DCP should incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process.	Planning & Place	3	3	3	2	3	3	17
Policy, Planning, Procedures, and Systems	Develop pathways-based approach to foreshore management. This should: - consider findings and recommendations from the Eastern Beaches: Regional Sea Level Rise Hazard Assessment being undertaken by Randwick, Waverley and Woollahra Councils - use existing monitoring data and incorporate how ongoing monitoring would be used to inform decision making within the pathways- based approach - include an approach for engaging community members in the process.	Planning & Place, Infrastructure & Sustainability	3	3	3	2	3	3	17

ADAPTATION CATEGORY	ADAPTATION MEASURE	PRIMARY ADAPTATION OWNER	EFFECTIVENESS TO REDUCE RISK	COST	SIGNIFICANCE OF ACTION	STAKEHOLDER ACCEPTANCE	URGENCY	CO-BENEFITS	TOTAL
<i>Policy, Planning, Procedures, and Systems</i>	Develop Heatwave Response Plan that aligns with State Heatwave Subplan.	Corporate Performance, Community & Customer Experience	3	3	3	3	3	2	17
<i>Policy, Planning, Procedures, and Systems</i>	Integrate climate change considerations into Coastal Management Program currently being prepared. Include opportunities for local community groups to be involved in the identification and implementation of management measures.	Infrastructure & Sustainability	3	3	3	2	3	3	17
<i>Investigation</i>	Investigate measures to effectively reduce the urban heat island effect, such as roofing materials with low solar absorptance values, green roofs with rooftop solar for Council owned buildings and new private developments, reducing sealed areas and increased tree canopy cover. Embed requirements into the LEP and DCP.	Planning & Place, Infrastructure & Sustainability	3	2	3	2	3	3	16
<i>Investigation</i>	Undertake gap analysis of existing flood studies to determine level of climate change sensitivity testing that has been undertaken and identify areas for updated or additional assessment. For example, the Double Bay flood study has not undertaken any climate change sensitivity testing. Ensure approach to sensitivity testing aligns with NSW Government Common Planning Assumptions for sea level rise. Findings of updated studies should be reflected in LEP and DCPs where applicable.	Infrastructure & Sustainability, Planning & Place	3	2	3	2	3	2	15
<i>Investigation</i>	Investigate feasibility of alternative non-potable water supply for irrigation, such as: - harvesting of basement dewatering undertaken by landowners / high rise developments in low lying areas - small to medium scale desalination plants - stormwater harvesting including pipelines to distribute water throughout council - water and infrastructure sharing opportunities with surrounding landowners such as Centennial Park & Moore Park Trust, golf clubs and schools including opportunities to install rainwater tanks on private properties to use on adjacent Council parklands.	Infrastructure & Sustainability	3	3	2	2	2	3	15
<i>Investigation</i>	Undertake a pilot whole-of-life costing in a future capital project business case, including benefits of investments in climate adaptation initiatives.	Corporate Performance, Infrastructure & Sustainability	3	3	2	2	2	3	15
<i>Investigation</i>	Investigate emerging tools/ mechanisms to communicate with the community prior to, during and in the aftermath of extreme weather events.	Community & Customer Experience	3	3	1	3	2	3	15

ADAPTATION CATEGORY	ADAPTATION MEASURE	PRIMARY ADAPTATION OWNER	EFFECTIVENESS TO REDUCE RISK	COST	SIGNIFICANCE OF ACTION	STAKEHOLDER ACCEPTANCE	URGENCY	CO-BENEFITS	TOTAL
<i>Investigation</i>	Investigate battery storage/other backup supply options for Council buildings and assets. Battery storage was discussed for Double Bay Library but workshop attendees indicated it was not feasible at this time; however, this may change over time as prices reduce. Battery storage may be viable for smaller locations such as the facility at Cooper Park.	Infrastructure & Sustainability	3	2	3	2	3	2	15
<i>Engineered</i>	Smart irrigation and water sensors planned for installation on most irrigation systems which will reduce mains water use (already in progress).	Infrastructure & Sustainability	2	3	2	3	3	2	15
<i>Policy, Planning, Procedures, and Systems</i>	Review design specifications for engineering and civil projects to confirm if design parameters account for future climate change projections (e.g. increases in temperatures, extreme storms, increases to rainfall intensity etc).	Infrastructure & Sustainability	3	2	3	2	3	2	15
<i>Policy, Planning, Procedures, and Systems</i>	Embed consideration of climate change into WMC Council Asset Management Strategy and maintenance schedules, including changing rainfall and temperature patterns.	Corporate Performance, Infrastructure & Sustainability	3	2	3	2	3	2	15
<i>Advocacy</i>	Hold information/ knowledge sharing sessions with local businesses and private service providers (e.g. aged care facilities, sailing clubs and other sporting clubs) on business continuity planning and adapting to climate change.	Community & Customer Experience, Infrastructure & Sustainability	2	3	1	3	3	3	15
<i>Risk Transfer</i>	Review insurance policies and confirm whether WMC has adequate insurance to cover increases in damage due to extreme weather events.	Corporate Performance	3	3	1	3	3	2	15
<i>Policy, Planning, Procedures, and Systems</i>	Update design specifications to require upgrades/ replacement of foreshore assets to consider the latest available climate change projections over the design life of the asset and integrate design changes where appropriate to enhance resilience to future climate change. This could include raising the height of a sea wall or relocating an asset to higher land.	Infrastructure & Sustainability	2	3	2	3	3	2	15
<i>Investigation</i>	Monitor sea level rise, erosion impacts to beaches, and frequency of overtopping of sea walls to determine when adaptation measures should be implemented as part of a pathways-based approach to foreshore management.	Infrastructure & Sustainability, Planning & Place	2	2	3	3	2	2	14
<i>Investigation</i>	Investigate resilience of heritage structures (particularly roofs) to more severe winds and consider proactive strengthening measures where deemed beneficial.	Infrastructure & Sustainability	2	3	2	3	2	2	14
<i>Engineered</i>	Plant drought and fire resilient flora species in line with Council's Urban Forest Strategy that will draw on research currently being undertaken by DPIE on climate resilient species.	Infrastructure & Sustainability	3	2	1	2	3	3	14
<i>Policy, Planning, Procedures, and Systems</i>	In the next update of the Local Emergency Management Plan consider increased frequency and severity of severe storm and flooding events due to	Infrastructure & Sustainability	2	3	1	3	3	2	14

ADAPTATION CATEGORY	ADAPTATION MEASURE	PRIMARY ADAPTATION OWNER	EFFECTIVENESS TO REDUCE RISK	COST	SIGNIFICANCE OF ACTION	STAKEHOLDER ACCEPTANCE	URGENCY	CO-BENEFITS	TOTAL
	climate change and how this may impact emergency response mechanisms and procedures.								
<i>Policy, Planning, Procedures, and Systems</i>	Undertake review of available staff resourcing data to determine time spent responding to natural disasters. Continue to monitor over time to determine if this is increasing and diverting resources from day-to-day operations of councils facilities and services.	Corporate Performance	2	3	2	3	3	1	14
<i>Policy, Planning, Procedures, and Systems</i>	Review WMC Business Continuity Plan in light of the findings of this study.	Corporate Performance	2	3	2	2	3	2	14
<i>Policy, Planning, Procedures, and Systems</i>	Implement a consistent process or system to record the physical and financial impacts of extreme weather events. This would support easier identification of risk 'hot-spots' and ultimately create a monitoring platform that can assist in justifying the investment case for adaptation measures.	Corporate Performance	2	3	1	3	3	2	14
<i>Advocacy</i>	Continue to collaborate with other local councils with cross-boundary resilience challenges (e.g. Waverley, City of Sydney).	Planning & Place, Infrastructure & Sustainability	2	3	1	2	3	3	14
<i>Advocacy</i>	Continue to advocate for increased federal and state government leadership and initiatives to mitigate and adapt to the impacts of climate change (LSPS 2020). Particularly in areas such as coastal erosion, sea level rise and urban heat.	Planning & Place, Infrastructure & Sustainability	1	3	3	2	3	2	14
<i>Investigation</i>	Undertake investigation into the stability of embankments in areas currently subject to overland flows of high velocity, or that are at risk in the future and determine potential adaptation options.	Infrastructure & Sustainability	2	3	1	2	3	2	13
<i>Investigation</i>	Investigate solar lighting opportunities in community carparks/street lighting to reduce reliance on the electrical grid.	Infrastructure & Sustainability	2	3	1	3	2	2	13
<i>Engineered</i>	For all assets found to be exposed to existing and future flood risk, review equipment at ground level and/or in basements. Consider relocation if it is of value or important for business continuity.	Infrastructure & Sustainability	2	3	1	3	2	2	13
<i>Policy, Planning, Procedures, and Systems</i>	Continue to develop Urban Forest Strategy and integrate research currently being undertaken by DPIE into climate resilient species. Engage with neighbouring councils during strategy development to maximise opportunities for co-benefits (e.g. linking habitat movement corridors).	Infrastructure & Sustainability	3	2	2	2	1	3	13
<i>Policy, Planning, Procedures, and Systems</i>	Review and revise Environmental Grant funding criteria to explicitly encourage applications with climate change resilience benefits.	Infrastructure and Sustainability	2	3	1	2	3	2	13

ADAPTATION CATEGORY	ADAPTATION MEASURE	PRIMARY ADAPTATION OWNER	EFFECTIVENESS TO REDUCE RISK	COST	SIGNIFICANCE OF ACTION	STAKEHOLDER ACCEPTANCE	URGENCY	CO-BENEFITS	TOTAL
<i>Advocacy</i>	Advocate for improvements to NSW building standards and implement recommendations of the Future Proofing Residential Development to Climate Change Stage 1 Study.	Planning & Place, Infrastructure & Sustainability	2	1	1	3	3	3	13
<i>Advocacy</i>	Collaborate with SSROC and Northern Beaches Council (currently developing guidance document) to improve climate resilience of council infrastructure designs.	Infrastructure & Sustainability	2	3	3	2	1	2	13
<i>Investigation</i>	Investigate alternative options for surfacing and irrigation techniques to reduce water consumption on parklands and sporting fields including: - subsurface irrigation - improving water holding capacity of the underlying soils - drought tolerant grasses and flora species	Infrastructure & Sustainability	3	2	2	1	2	2	12
<i>Investigation</i>	Establish ongoing bore water quality monitoring and investigate the longevity of these bores due to projected increases in drought and changes to rainfall patterns.	Infrastructure & Sustainability	1	2	2	3	2	2	12
<i>Investigation</i>	Investigate interactive foreshore options, such as natural buffers that reduce the impacts of storm surges but also which encourage marine biodiversity, as an alternative to traditional seawalls.	Infrastructure & Sustainability	2	1	2	2	2	3	12
<i>Engineered</i>	Upgrade BMS in council facilities to include sensors to measure indoor air quality.	Infrastructure & Sustainability	2	2	1	3	2	2	12
<i>Engineered</i>	Install real-time monitors of temperature and dosing levels of chemical biocides to reduce risk of legionella and other pathogens in HVAC systems.	Infrastructure & Sustainability	2	2	1	3	2	2	12
<i>Policy, Planning, Procedures, and Systems</i>	Review council procurement policies and procedures to determine exposure within the supply chain to extreme weather events and other climate change factors. Consider diversifying suppliers to increase resilience.	Corporate Performance	2	3	1	2	2	2	12
<i>Advocacy</i>	Advocate for increased Commonwealth and State government leadership for appropriate and orderly transition of power grid to renewable energy while accommodating growing peak demand in summer months.	Infrastructure & Sustainability	1	3	1	2	3	2	12
<i>Behavioural</i>	Update online disaster management information to ensure it is up-to-date and informed by latest climate science.	Corporate Performance	2	3	1	2	1	2	11
<i>Behavioural</i>	Encourage discussions/sharing of information and ideas on local council forum pages, newsletters, posters in council facilities etc to increase awareness and behavioural changes towards climate change readiness and adaptability.	Community & Customer Experience	1	3	1	3	1	2	11

7 CONCLUSION

WMC is committed to action on climate change, having commenced and successfully implemented a range of projects to help reduce carbon emissions. In addition to addressing global carbon emissions WMC has identified that it is vital to understand and prepare for the long-term changing weather patterns and projected changes to the frequency and severity of extreme events driven by climate change.

The aim of the climate change risk assessment process was to understand relevant climate-related hazards, outline the risks and identify measures to adapt and build resilience within the Woollahra LGA. Forty-four (44) climate-related risks were identified. Zero extreme risks, nine high risks and 13 medium risks were identified for the near future (2030). In the far future (2070) nine extreme risks, 13 high risks and 22 medium risks were identified.

A range of adaptation measures were identified to reduce these risks and enhance WMCs resilience to future climate change. These adaptation measures fall under the categories of investigation, to further understand the risks and appropriate adaptation measures, engineered solutions, policy and procedural changes, advocacy, risk transfer and behavioural changes.

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APPENDIX A

CLIMATE CHANGE RISK REGISTER



A1 APPENDIX HEADING 2

APPENDIX B

RISK WORKSHOP AGENDA AND ACTIVITY TEMPLATES



B1 RISK WORKSHOP AGENDA

B2 RISK WORKSHOP TEMPLATES

APPENDIX C

ADAPTATION SESSION PRE READING AND ACTIVITY TEMPLATES



C1 ADAPTATION SESSIONS EXAMPLE PRE READING-MATERIAL

C2 ADAPTATION SESSION TEMPLATES

APPENDIX D

RISK MATRICES AND MCA CRITERION



D1 RISK MATRICES

D2 MCA CRITERION

APPENDIX E

STAKEHOLDER WORKSHOP AGENDA AND BRIEFING NOTE



E1 APPENDIX HEADING 2

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APPENDIX F

PRIORITY CLIMATE CHANGE RISK AND ADAPTATION MEASURES



F1 APPENDIX HEADING 2

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APPENDIX A

CLIMATE CHANGE RISK REGISTER



Risk Rating	2030 (No. of risks)	2070 (No. of risks)
Low	11	0
Medium	24	22
High	9	13
Extreme	0	9

		Risk Identification										Existing Controls	Risk Analysis - 2030			Risk Analysis - 2070			Risk Treatment (adaptation)	Risk & Adaptation Owner(s)
No.	Category	Climate variable/ hazard 1	Climate variable/ hazard 2	Climate variable/ hazard 3	Climate variable	Risk Statement	Additional comments (e.g. further information on spatial distribution of the risk)	Consequence category (WMC's risk framework)	Risk to achievement of council objectives/ service delivery? (Yes/No)	Risk to community? (Yes/No)	Council sphere of influence (control, influence, concern)	What does council or other stakeholders already do to manage the risk?	Consequence	Likelihood	Overall Risk	Consequence	Likelihood	Overall Risk	Potential adaptation options identified through stakeholder engagement	Risk & Adaptation Owner(s)
1	F/S	Storm	Coastal inundation, sea level rise	Coastal erosion	Storm, Coastal inundation, sea level rise, Coastal erosion	Sea level rise and storm surge leading to overtopping of seawalls or destabilisation of seawall footings, resulting in landslides and property losses (public and private).	There has already been incidences of sea walls being overtopped and water being trapped behind sea wall causing flooding. Also incidences of sea foam covering the section of New South Head Road that runs along the foreshore in Rose Bay. These events will likely become more frequent into the future.	Finance	Yes	Yes	Concern		Major	Possible	High	Major	Almost Certain	Extreme	Consistently monitor sea level rise, erosion impacts to beaches, and frequency of overtopping of sea walls to determine when adaptation measures should be implemented as part of a pathways-based approach to foreshore management. Develop pathways-based approach to foreshore management. This should: - consider findings and recommendations from the sea level rise and storms surge study being undertaken by Randwick, Waverley and Woollahra Councils (Karen to confirm official title) - use existing monitoring data and incorporate how ongoing monitoring would be used to inform decision making within the pathways- based approach - include an approach for engaging community members in the process. Update design specifications to require upgrades/ replacement of foreshore assets to consider the latest available climate change projections over the design life of the asset and integrate design changes where appropriate to enhance resilience to future climate change. This could include raising the height of a sea wall or relocating an asset to higher land.	Corporate Performance Planning & Place Infrastructure & Sustainability
2	F	Fluvial or pluvial flooding	Storm, hail, lightning	Coastal erosion	Fluvial or pluvial flooding, Storm, hail, lightning, Coastal erosion	Increased proactive funding required to improve resilience of built assets to extreme weather events (CAPEX for new builds or retrofitting of existing assets).	Refers to need for enhanced level of design where cost-effective alternatives are limited. Particularly relevant to assets within flood prone areas and foreshore assets.	Finance	Yes	No	Influence		Moderate	Almost Certain	High	Major	Almost Certain	Extreme	Implement a consistent process or system to record the physical and financial impacts of extreme weather events. This would support easier identification of risk 'hot-spots' and ultimately create a monitoring platform that can assist in justifying the investment case for adaptation measures. Review insurance policies and confirm whether WMC has adequate insurance to cover increases in damage due to extreme weather events. Undertake a pilot whole-of-life costing in a future capital project business case, including benefits of investments in climate adaptation initiatives. Investigate resilience of heritage structures (particularly roofs) to more severe winds and consider proactive strengthening measures where deemed beneficial. Any future reviews of Council LSPS, LEP and DCP should incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process. Continue to advocate for increased federal and state government leadership and initiatives to mitigate and adapt to the impacts of climate change (LSPS 2020). Particularly in areas such as coastal erosion, sea level rise and urban heat. Collaborate with SSROC and Northern Beaches Council (currently developing guidance document) to improve climate resilience of council infrastructure designs. Review design specifications for engineering and civil projects to confirm if design parameters account for future climate change projections (e.g. increases in temperatures, extreme storms, increases to rainfall intensity etc). Review WMC Business Continuity Plan in light of the findings of this study.	Community & Customer Experience Corporate Performance Infrastructure & Sustainability Planning & Place
3	F	Coastal inundation, sea level rise	Increased rainfall intensity	Fluvial or pluvial flooding	Coastal inundation, sea level rise, Increased rainfall intensity, Fluvial or pluvial flooding	Reduced capacity of low-lying drainage networks due to sea level rise and increased rainfall intensity, leading to more frequent inundation of private landholders and increased risk of litigation.	Some areas of the stormwater network have low levels of capacity (<5year ARI events), therefore once pipes reach capacity stormwater overflows onto the road network and into private properties. The municipality is mostly affected by short, sharp storm events, particularly in the area with high elevations where stormwater would quickly run off into low lying areas then into the ocean. Some low lying areas subject to flooding during high tides and high intensity rainfall events. Some parts of Rushcutters Bay, Rose Bay, Bellevue Hill and Point Piper have not had flooding modelling undertaken.	Finance	Yes	No	Influence	GPTs installed across the LGA which help manage drainage blockages and maintain flow. The follow recent upgrade works was noted in the latest annual report(2019/2020): -upgrades to GPTs on Caledonian Road, Rose Bay. -upgrading and constructing stormwater kerb inlets to improve stormwater capacity, stormwater pipe clearing (root cutting), pipe renewal, pipe relining -Drainage and Stormwater updates in Cliff Street to reduce flood risk in Watsons Bay. Additional Stormwater pipeline in Blackland Road and Elizabeth Street to improve local drainage	Moderate	Likely	High	Moderate	Likely	High	Undertake gap analysis of existing flood studies to determine level of climate change sensitivity testing that has been undertaken and identify areas for update or additional assessment. For example, the Double Bay flood study has not undertaken any climate change sensitivity testing. Ensure approach to sensitivity testing aligns with NSW Government Common Planning Assumptions for sea level rise. Findings of updated studies should be reflected in LEP and DCPs where applicable.	Infrastructure & Sustainability
4	F	ALL			ALL ;	Failure of council budgeting and financial plans due to cumulative economic impact of climate change, resulting in adverse impacts on service delivery.		Reputation	Yes	No	Control	Existing controls should exist in the Delivery Program and the Operational Plan	Catastrophic	Rare	High	Catastrophic	Unlikely	High	Implement a consistent process or system to record the physical and financial impacts of extreme weather events. This would support easier identification of risk 'hot-spots' and ultimately create a monitoring platform that can assist in justifying the investment case for adaptation measures. Review insurance policies and confirm whether WMC has adequate insurance to cover increases in damage due to extreme weather events. Any future reviews of Council LSPS, LEP and DCP should incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process. Collaborate with SSROC and Northern Beaches Council (currently developing guidance document) to improve climate resilience of council infrastructure designs.	Corporate Performance Planning & Place
5	F	Storm, hail, lightning	Increased wind speeds		Storm, hail, lightning, Increased wind speeds,	Increased storm activity including extreme winds, hail, and heavy rainfall events increasing the frequency of damage to council assets, increasing maintenance costs.	Council own and operate a number of heritage listed building, therefore maintenance/repair costs for these facilities are significant. Council have already experienced hail damage to assets. A number of buildings have rooftop Solar PV, which are also vulnerable to hail damage.	Finance	Yes	Yes	Influence	In the past Council's self funded losses scheme used to replace damaged solar PV panels from storm events.	Moderate	Likely	High	Major	Almost Certain	Extreme	Implement a consistent process or system to record the physical and financial impacts of extreme weather events. This would support easier identification of risk 'hot-spots' and ultimately create a monitoring platform that can assist in justifying the investment case for adaptation measures. Review insurance policies and confirm whether WMC has adequate insurance to cover increases in damage due to extreme weather events. Investigate resilience of heritage structures (particularly roofs) to more severe winds and consider proactive strengthening measures where deemed beneficial. Embed consideration of climate change into WMC Council Asset Management Strategy and maintenance schedules, including changing rainfall and temperature patterns.	Infrastructure & Sustainability Community & Customer Experience
6	F	ALL			ALL ;	Increased incidence of extreme events resulting in an increase in insurance premiums and excess. This may result in some facilities becomes financially unviable.	Scale of insurance claims likely to be more significant for heritage assets, which are more costly to repair Note that, in the longer timeframe, it is difficult to predict how insurability will be affected by climate change. There is the possibility of a wider range of 'uninsurable' assets in coastal regions (either premium unfeasibly high or policies not offered).	Finance	Yes	No	Influence		Minor	Unlikely	Low	Major	Almost Certain	Extreme	Implement a consistent process or system to record the physical and financial impacts of extreme weather events. This would support easier identification of risk 'hot-spots' and ultimately create a monitoring platform that can assist in justifying the investment case for adaptation measures. Review insurance policies and confirm whether WMC has adequate insurance to cover increases in damage due to extreme weather events. Any future reviews of Council LSPS, LEP and DCP should incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process.	Corporate Performance Planning & Place
7	F/E	Increased rainfall intensity	Fluvial or pluvial flooding		Increased rainfall intensity, Fluvial or pluvial flooding,	Increased heavy rainfall events increasing the volume and velocity of creek streamflows, causing significant scour, erosion and/or landslides destabilising roadways and property foundations.	There has been incidences in the past of erosion and landslides destabilising sections of the roadway requiring urgent repair works.	Finance	Yes	Yes	Concern	-Planting design, erosion control practices, bush regeneration practices, creek restoration projects are underway and ongoing. -Environment DA conditions for sediment control in line with the 'Blue Book'.	Moderate	Almost Certain	High	Major	Almost Certain	Extreme	Undertake gap analysis of existing flood studies to determine level of climate change sensitivity testing that has been undertaken and identify areas for update or additional assessment. For example, the Double Bay flood study has not undertaken any climate change sensitivity testing. Ensure approach to sensitivity testing aligns with NSW Government Common Planning Assumptions for sea level rise. Findings of updated studies should be reflected in LEP and DCPs where applicable. Undertake investigation into the stability of embankments in areas currently subject to overtand flows of high velocity, or that are at risk in the future and determine potential adaptation options. Any future reviews of Council LSPS, LEP and DCP should incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process.	Corporate Performance Planning & Place Infrastructure & Sustainability

		Risk Identification										Existing Controls	Risk Analysis - 2030			Risk Analysis - 2070			Risk Treatment (adaptation)	Risk & Adaptation Owner(s)
No.	Category	Climate variable/ hazard 1	Climate variable/ hazard 2	Climate variable/ hazard 3	Climate variable	Risk Statement	Additional comments (e.g. further information on spatial distribution of the risk)	Consequence category (WMC's risk framework)	Risk to achievement of council objectives/ service delivery? (Yes/No)	Risk to community? (Yes/No)	Council sphere of influence (control, influence; concern)	What does council or other stakeholders already do to manage the risk?	Consequence	Likelihood	Overall Risk	Consequence	Likelihood	Overall Risk	Potential adaptation options identified through stakeholder engagement	Risk & Adaptation Owner(s)
8	S	Coastal inundation, sea level rise	Coastal erosion		Coastal inundation, sea level rise; Coastal erosion;	Sea level rise resulting in the inundation of foreshore assets such as roads, bicycle paths, boat ramps, harbour pontoons, retaining walls and park infrastructure, causing them to be periodically unusable resulting in disruption to users.		Reputation	Yes	No	Concern	Asset management plan including expenditure for sea wall protection.	Major	Rare	Medium	Major	Almost Certain	Extreme	Consistently monitor sea level rise, erosion impacts to beaches, and frequency of overtopping of sea walls to determine when adaptation measures should be implemented as part of a pathways-based approach to foreshore management. Develop pathways-based approach to foreshore management. This should: - consider findings and recommendations from the sea level rise and storms surge study being undertaken by Randwick, Waverley and Woollahra Councils (Karen to confirm official title) - use existing monitoring data and incorporate how ongoing monitoring would be used to inform decision making within the pathways - based approach - include an approach for engaging community members in the process. Update design specifications to require upgrades/ replacement of foreshore assets to consider the latest available climate change projections over the design life of the asset and integrate design changes where appropriate to enhance resilience to future climate change. This could include raising the height of a sea wall or relocating an asset to higher land.	Corporate Performance Planning & Place Infrastructure & Sustainability
9	S / F	Coastal inundation, sea level rise	Coastal erosion		Coastal inundation, sea level rise; Coastal erosion;	Extreme weather and storm surges causing severe erosion of beaches and damage to foreshore assets reducing liveability and increased safety risk for the community.		People	Yes	Yes	Concern		Major	Possible	High	Major	Almost Certain	Extreme	Consistently monitor sea level rise, erosion impacts to beaches, and frequency of overtopping of sea walls to determine when adaptation measures should be implemented as part of a pathways-based approach to foreshore management. Develop pathways-based approach to foreshore management. This should: - consider findings and recommendations from the sea level rise and storms surge study being undertaken by Randwick, Waverley and Woollahra Councils (Karen to confirm official title) - use existing monitoring data and incorporate how ongoing monitoring would be used to inform decision making within the pathways - based approach - include an approach for engaging community members in the process. Update design specifications to require upgrades/ replacement of foreshore assets to consider the latest available climate change projections over the design life of the asset and integrate design changes where appropriate to enhance resilience to future climate change. This could include raising the height of a sea wall or relocating an asset to higher land.	Infrastructure & Sustainability
10	S	Coastal inundation, sea level rise	Coastal erosion		Coastal inundation, sea level rise; Coastal erosion;	Sea level rise and storm surge resulting in the complete loss of the councils smaller beach including Camp Cove, Rose Bay, Red Leaf reducing public amenity.	During high tides Camp Cove already experiences periods where the tides cover the entire beach up to the sea wall therefore the beach becomes inaccessible. More beaches will experience this into the future.	Reputation			Concern		Moderate	Rare	Medium	Moderate	Likely	High	Investigate interactive foreshore options, such as natural buffers that reduce the impacts of storm surges but also which encourage marine biodiversity, as an alternative to traditional seawalls. Develop pathways-based approach to foreshore management. This should: - consider findings and recommendations from the sea level rise and storms surge study being undertaken by Randwick, Waverley and Woollahra Councils (Karen to confirm official title) - use existing monitoring data and incorporate how ongoing monitoring would be used to inform decision making within the pathways - based approach - include an approach for engaging community members in the process.	Planning & Place Infrastructure & Sustainability
11	S	Increase in extreme temperature and heatwaves			Increase in extreme temperature and heatwaves; ;	Closure of Council-owned facilities due to power outages caused by extreme temperatures, adversely affecting people who depend on facilities to stay cool during an extreme heat event.	Potential for health and safety risk to be exacerbated during pandemic conditions. Particularly relevant for people living in public housing and boarding houses.	People	Yes	Yes	Control		Moderate	Possible	Medium	Moderate	Likely	High	Current investigation into battery storage for emergency functions of buildings - to be updated Battery installation for larger buildings (Double Bay Library) not feasible, however smaller locations could be considered (Cooper Park). Advocate for increased Commonwealth and State government leadership for appropriate and orderly transition of power grid to renewable energy while accommodating growing peak demand in summer months. Hold information/ knowledge sharing sessions with local businesses and private service providers (e.g. aged care facilities, sailing clubs and other sporting clubs) on business continuity planning and adapting to climate change.	Community & Customer Experience Infrastructure & Sustainability
12	S	Increase in extreme temperature and heatwaves	Storm		Increase in extreme temperature and heatwaves; Storm;	Blackout/brownouts during heatwaves or storm event results in adverse health consequences for vulnerable residents (e.g. elderly, children, those with chronic health conditions or reliant on electricity for medical devices).		People	Yes	Yes	Influence		Major	Unlikely	High	Major	Possible	High	Encourage discussions/sharing of information and ideas on local council forum pages, newsletters, posters in council facilities etc to increase awareness and behavioural changes towards climate change readiness and adaptability. Advocate for improvements to NSW building standards and implement recommendations of the Future Proofing Residential Development to Climate Change Stage 1 Study. Investigate battery storage/other backup supply options for Council buildings and assets. Battery storage was discussed for Double Bay Library but workshop attendees indicated it was not feasible at this time; however, this may change over time as prices reduce. Battery storage may be viable for smaller locations such as the facility at Cooper Park. Investigate emerging tools/ mechanisms to communicate with the community prior to, during and in the aftermath of extreme weather events. Advocate for increased Commonwealth and State government leadership for appropriate and orderly transition of power grid to renewable energy while accommodating growing peak demand in summer months. Hold information/ knowledge sharing sessions with local businesses and private service providers (e.g. aged care facilities, sailing clubs and other sporting clubs) on business continuity planning and adapting to climate change.	Community & Customer Experience Infrastructure & Sustainability
13	S/ F	Extended periods of drought	Increased average temperature		Extended periods of drought; Increased average temperature;	Drought leading to die off and hardening of sports fields and parks creating a safety risk increasing irrigation and maintenance costs.		People	No	Yes	Control	20 rainwater tanks and 4 stormwater harvesting schemes have been installed in Council parks.	Moderate	Possible	Medium	Moderate	Likely	High	Investigate alternate options for surfacing and irrigation techniques to reduce water consumption on parklands and sporting fields including: - subsurface irrigation - improving water holding capacity of the underlying soils - drought tolerant grasses and flora species.	Infrastructure & Sustainability
14	S	Increased wind speeds	Storm, hail, lightning		Increased wind speeds; Storm, hail, lightning;	Extreme winds during storm events increasing the risk of tree failure which could result in injury of park users and/or loss of amenity.		People	No	Yes	Influence	-Annual tree inspection and pruning program -Street Tree Master Plan Tree Management Policy in place.	Major	Rare	Medium	Major	Possible	High	Investigate emerging tools/ mechanisms to communicate with the community prior to, during and in the aftermath of extreme weather events. Encourage discussions/sharing of information and ideas on local council forum pages, newsletters, posters in council facilities etc to increase awareness and behavioural changes towards climate change readiness and adaptability.	Corporate Performance Planning & Place Infrastructure & Sustainability
15	E	Coastal inundation, sea level rise	Storm		Coastal inundation, sea level rise; Storm;	Changes in sea temperature, sea level rise and storm surge resulting in the loss of fragile estuarine species, particularly in coastal areas in Rose Bay, Double Bay and Rushcutters Bay		Environment	No	No	Concern	Currently working on a specific sea level rise project with Randwick and Waverly Councils.	Major	Possible	High	Major	Likely	Extreme	Integrate climate change considerations into Coastal Management Program currently being prepared. Include opportunities for local community groups to be involved in the identification and implementation of management measures. Investigate interactive foreshore options, such as natural buffers that reduce the impacts of storm surges but also which encourage marine biodiversity, as an alternative to traditional seawalls. Continue to advocate for increased federal and state government leadership and initiatives to mitigate and adapt to the impacts of climate change (LSPS 2020). Particularly in areas such as coastal erosion, sea level rise and urban heat.	Infrastructure & Sustainability
16	F	Fluvial or pluvial flooding	Storm, hail, lightning	Coastal erosion	Fluvial or pluvial flooding; Storm, hail, lightning; Coastal erosion	Increase in the financial and staff resources required to adequately respond to, and recover from, extreme events where insurance cover or funding from other levels of government is limited.	A significant portion of these expenditures are likely to be covered through insurance claims or national funding for major natural disasters. However, expenditures such as staff time, are not covered by insurance and delays in accessing national funding leads to uncovered cost impacts from having to delay timely maintenance by diverting funds to complete urgent remediation works. The impact of a major event is not simply described by the direct, financial costs. The number of staff hours consumed means other work is delayed and disrupted and the opportunity costs of this cannot be claimed and reimbursed. Note that, in the longer timeframe, it is difficult to predict how insurability will be affected by climate change. There is the possibility of a wider range of 'uninsurable' assets in coastal regions (either premium unfeasibly high or policies not offered).	Finance	Yes	No	Influence	All planning should be intergraded into the Waverly -Woollahra Local Emergency Management Plan 2018	Minor	Likely	Medium	Major	Likely	Extreme	Undertake review of available staff resourcing data to determine time spent responding to natural disasters. Continue to monitor over time to determine if this is increasing and diverting resources from day to day operations of councils facilities and services.	Corporate Performance Planning & Place

Risk Identification												Existing Controls	Risk Analysis - 2030			Risk Analysis - 2070			Risk Treatment (adaptation)	Risk & Adaptation Owner(s)
No.	Category	Climate variable/ hazard 1	Climate variable/ hazard 2	Climate variable/ hazard 3	Climate variable	Risk Statement	Additional comments (e.g. further information on spatial distribution of the risk)	Consequence category (WMC's risk framework)	Risk to achievement of council objectives/ service delivery? (Yes/No)	Risk to community? (Yes/No)	Council sphere of influence (control; influence; concern)	What does council or other stakeholders already do to manage the risk?	Consequence	Likelihood	Overall Risk	Consequence	Likelihood	Overall Risk	Potential adaptation options identified through stakeholder engagement	Risk & Adaptation Owner(s)
17	F	Increased average temperature	Increase in extreme temperature and heatwaves		Increased average temperature; Increase in extreme temperature and heatwaves;	Increase in energy demand to cool community facilities and council buildings due to increases in average temperatures and extreme heat days, resulting in an increase in Council power bills.		Finance	Yes	No	Influence	WMC have invested in the implementation of Solar PV Panels on Council buildings to reduce GHG emission and operational energy costs. This will assist in reducing the cost of increases in energy demand. Solar PV has been installed on the following buildings: - Kiara Building 2 common areas - Double Bay Library - Hugh Lalimer Centre - Cooper Park Community Hall - Fletcher Street Depot - Quarry Street Depot - Red Leaf Cafe - Kiara Building 1 (2022) - Council Chambers (2022) WMC Goal to install 100kW by 2030. This has been exceeded as 112.4 kW of Solar PV has been installed on council facilities.	Minor	Possible	Medium	Moderate	Almost Certain	High	Investigate measures to effectively reduce the urban heat island effect, such as roofing materials with low solar absorptance values, green roofs with rooftop solar for Council owned buildings and new private developments, reducing sealed areas and increased tree canopy cover. Consider lessons learnt from Waverley Councils Sky Parks Project. Embed requirements into the LEP and DCP.	Community & Customer Experience Infrastructure & Sustainability
18	S	Fluvial or pluvial flooding	Storm, hail, lightning	Coastal erosion	Fluvial or pluvial flooding; Storm, hail, lightning; Coastal erosion	Increased demand on Council emergency response function results in delays to usual service delivery and health impacts to vulnerable community members.		People	Yes	Yes	Control	All planning should be integrated into the Waverly -Woollahra Local Emergency Management Plan 2018	Moderate	Unlikely	Medium	Moderate	Possible	Medium	In the next update of the Local Emergency Management Plan consider increased frequency and severity of severe storm and flooding events due to climate change and how this may impact emergency response mechanisms and procedures. Update online disaster management information to ensure it is up-to-date and informed by latest climate science. Encourage discussions/sharing of information and ideas on local council forum pages, newsletters, posters in council facilities etc to increase awareness and behavioural changes towards climate change readiness and adaptability.	Corporate Performance Planning & Place
19	S	Fluvial or pluvial flooding	Storm, hail, lightning	Coastal erosion	Fluvial or pluvial flooding; Storm, hail, lightning; Coastal erosion	Increased demand on Council recovery and support services, resulting in reduced capacity to undertake preventative and proactive service delivery that reduces underlying community vulnerability.		People	Yes	Yes	Influence	All planning should be integrated into the Waverly -Woollahra Local Emergency Management Plan 2018	Moderate	Unlikely	Medium	Moderate	Likely	High	Undertake review of available staff resourcing data to determine time spent responding to natural disasters. Continue to monitor over time to determine if this is increasing and diverting resources from day to day operations of councils facilities and services. In the next update of the Local Emergency Management Plan consider increased frequency and severity of severe storm and flooding events due to climate change and how this may impact emergency response mechanisms and procedures. Update online disaster management information to ensure it is up-to-date and informed by latest climate science. Encourage discussions/sharing of information and ideas on local council forum pages, newsletters, posters in council facilities etc to increase awareness and behavioural changes towards climate change readiness and adaptability.	Corporate Performance Planning & Place
20	F	Increase in extreme temperature and heatwaves	Bushfire		Increase in extreme temperature and heatwaves; Bushfire;	Increased incidence of 'stop work' conditions due to extreme heat and/or bushfire smoke, resulting in delays and additional costs for council construction and maintenance projects.		Finance	Yes	Yes	Influence	Waverly -Woollahra Local Emergency Management Plan 2018 staffing strategy. New WHS&M procedure written to address the new SafeWork NSW Code of Practice "Managing Psychological Hazards in the Workplace".	Minor	Unlikely	Low	Minor	Almost Certain	Medium		Infrastructure & Sustainability
21	F/E	Extended periods of drought			Extended periods of drought ;	Extended periods of drought resulting in bores to dry out more regularly or become too saline, increasing the need to use mains water and increasing irrigation costs.	Council discussed in the workshop that Line Park Bore dried out in the last drought.	Finance	Yes	No	Concern		Minor	Possible	Medium	Minor	Almost Certain	Medium	Establish ongoing bore water quality monitoring and investigate the longevity of these bores due to projected increases in drought and changes to rainfall patterns. Investigate feasibility of alternative non-potable water supply for irrigations such as: - harvesting of basement dewatering undertaken by landowners / high rise developments in low lying areas - small to medium scale desalination plants - stormwater harvesting including pipelines to distribute water throughout council - water and infrastructure sharing opportunities with surrounding landowners such as Centennial Park & Moore Park Trust, golf clubs and schools including opportunities to install rainwater tanks on private properties to use on adjacent Council parklands.	Infrastructure & Sustainability
22	F	Coastal inundation, sea level rise			Coastal inundation, sea level rise ;	Sea level rise resulting in salt water intrusion impacting salinity levels of bores used for irrigation purposes causing them to become unusable Locations of bore holes include: -Rushcutters Bay Park (low lying area) -Trumper Oval -Steyne Park (low lying area) -Lough Playing Fields -Lyne Park (low lying area) -Woollahra Ovals No. 2 & 3 (low lying area).		Finance	Yes	No	Concern		Minor	Possible	Medium	Minor	Likely	Medium	Establish ongoing bore water quality monitoring and investigate the longevity of these bores due to projected increases in drought and changes to rainfall patterns. Investigate feasibility of alternative non-potable water supply for irrigations such as: - harvesting of basement dewatering undertaken by landowners / high rise developments in low lying areas - small to medium scale desalination plants - stormwater harvesting including pipelines to distribute water throughout council - water and infrastructure sharing opportunities with surrounding landowners such as Centennial Park & Moore Park Trust, golf clubs and schools including opportunities to install rainwater tanks on private properties to use on adjacent Council parklands.	Infrastructure & Sustainability
23	F	Fluvial or pluvial flooding			Fluvial or pluvial flooding ;	Extension of areas carrying flood risk planning or building controls, resulting in additional compliance management costs for Council.	Costs include need to produce more plans and undertake more protracted negotiation with agencies. Lost revenue in the form of rates, economic activity and local employment associated with new developments that cannot proceed.	Finance	Yes	No	Influence	Flood planning sections of the DCP and other relevant flood planning controls.	Minor	Unlikely	Low	Moderate	Possible	Medium	Undertake gap analysis of existing flood studies to determine level of climate change sensitivity testing that has been undertaken and identify areas for updated or additional assessment. For example, the Double Bay flood study has not undertaken any climate change sensitivity testing. Ensure approach to sensitivity testing aligns with NSW Government Common Planning Assumptions for sea level rise. Findings of updated studies should be reflected in LEP and DCPs where applicable. This will confirm if an extension of the flood risk planning or building controls will need to be expanded now or into the future and if this will result in additional compliance costs for Council.	Planning & Place Infrastructure & Sustainability
24	S	Bushfire	Extended periods of drought		Bushfire; Extended periods of drought;	Increased incidence of bushfire-related pollution and/or dust storms resulting in a health and safety risk for council personnel and subcontractors working outdoors.		People	Yes	Yes	Influence	New procedure being drafted for inclusion in the WHS&M system to directly address the dangers and implementation of suitable controls to address "Airborne Contaminates" WHS&M procedure "Health Surveillance" being updated to provide suitable health checks in relation to risk statement 19.	Minor	Possible	Medium	Minor	Almost Certain	Medium		Corporate Performance Planning & Place
25	E/F	ALL			ALL ;	Increased cost and effort to replace vegetation lost due to extreme heat, drought or extreme storms and protect remaining intact plant communities, including planting of species that have disappeared or are new species that are adapted to the new conditions.		Finance	Yes	No	Influence	-Currently project with 'Which tree where' program investigating suitable planting regimes for a changing climate. -Council participation on relevant stakeholder and government groups to remain aware of emerging threats. -Councils Biodiversity Strategy designed to build resilience in local biodiversity -Monthly biodiversity meetings to discuss and raise awareness when needed.	Minor	Unlikely	Low	Minor	Possible	Medium	Continue to develop Urban Forest Strategy and integrate research currently being undertaken by DPIE into climate resilient species. Engage with neighbouring councils during strategy development to maximise opportunities for co-benefits (e.g. linking habitat movement corridors). Plant drought and fire resilient flora species inline with Council's Urban Forest Strategy that will draw on research currently being undertaken by DPIE on climate resilient species.	Infrastructure & Sustainability
26	E	Increased average temperature	Increased rainfall intensity	Fluvial or pluvial flooding	Increased average temperature; Increased rainfall intensity; Fluvial or pluvial flooding	Increased spread of new and novel pests and soil pathogens, resulting in increased risk of loss/damage to native vegetation.		Environment	Yes	No	Concern	-Council participation on relevant stakeholder and government groups to remain aware of emerging threats. -Councils Biodiversity Strategy designed to build resilience in local biodiversity. -Monthly biodiversity meetings to discuss and raise awareness when needed.	Moderate		Medium	Moderate	Possible	Medium	Plant drought and fire resilient flora species inline with Council's Urban Forest Strategy that will draw on research currently being undertaken by DPIE on climate resilient species. Consider whether these are also resilient to pests and pathogens.	Infrastructure & Sustainability
27	S	Increased average temperature			Increased average temperature ;	Higher temperatures result in increased risk of legionella and other pathogens in waterbodies and HVAC systems, resulting in increased safety risks to users of council facilities.	A review by the US EPA (2010) found a range of studies suggesting that increases in community acquired Legionnaires' disease may be associated with climate change. The incidence of disease has been found to be higher during warmer months. Risk heightened for any WMC facilities regularly used by groups with existing vulnerabilities (e.g. elderly).	People	Yes	Yes	Control	No large scale HVAC systems in Council Facilities. Regular monitoring and maintenance of HVAC systems	Moderate	Rare	Medium	Moderate	Unlikely	Medium	Real-time monitoring of temperature and dosing levels of chemical biocides	Community & Customer Experience Infrastructure & Sustainability

		Risk Identification										Existing Controls	Risk Analysis - 2030			Risk Analysis - 2070			Risk Treatment (adaptation)	Risk & Adaptation Owner(s)
No.	Category	Climate variable/ hazard 1	Climate variable/ hazard 2	Climate variable/ hazard 3	Climate variable	Risk Statement	Additional comments (e.g. further information on spatial distribution of the risk)	Consequence category (WMC's risk framework)	Risk to achievement of council objectives/ service delivery? (Yes/No)	Risk to community? (Yes/No)	Council sphere of influence (control, influence; concern)	What does council or other stakeholders already do to manage the risk?	Consequence	Likelihood	Overall Risk	Consequence	Likelihood	Overall Risk	Potential adaptation options identified through stakeholder engagement	Risk & Adaptation Owner(s)
28	F	Extended periods of drought			Extended periods of drought; ;	Increased capital costs associated with the need to invest in additional water capture and reuse infrastructure to irrigate public spaces and supply water for public toilet blocks.		Finance	Yes	No	Influence	Sustainability team continually investigates possible locations for increase in water saving measures, this is integrated into the Community Strategic Plan and the Environmental sustainability Action Plan (ESAP).	Moderate	Unlikely	Medium	Moderate	Likely	High	Smart irrigation and water sensors planned for installation on most irrigation systems which will reduce mains water use (already in progress). Investigate feasibility of alternative non-potable water supply for irrigations such as: - harvesting of basement dewatering undertaken by landowners / high rise developments in low lying areas - small to medium scale desalination plants - stormwater harvesting including pipelines to distribute water throughout council - water and infrastructure sharing opportunities with surrounding landowners such as Centennial Park & Moore Park Trust, golf clubs and schools including opportunities to install rainwater tanks on private properties to use on adjacent Council parklands. Investigate alternate options for surfacing and irrigation techniques to reduce water consumption on parklands and sporting fields including: - subsurface irrigation - improving water holding capacity of the underlying soils - drought tolerant grasses and flora species.	Infrastructure & Sustainability
29	E	Increased rainfall intensity	Increased average temperature		Increased rainfall intensity; Increased average temperature;	Change in temperature and rainfall causing changes to species composition and loss of diversity. This could also result in stress on already threatened species, resulting in their loss.	Threatened Species within the municipality are located with national parks and nature reserves including Nielsen Park, Parsley, Cooper Park and Trumper Park.	Environment	No	No	Concern	-Currently project with 'Which tree where' program investigating suitable planting regimes for a changing climate. -Council participation on relevant stakeholder and government groups to remain aware of emerging threats. -Councils Biodiversity Strategy designed to build resistance in local biodiversity -Monthly biodiversity meetings to discuss and raise awareness when needed. -Continued participation in DPIE Save Our Species program, annual mapping to monitor progress and change. -Councils Biodiversity Monitoring Program also aims to monitor these changes.	Moderate	Unlikely	Medium	Moderate	Likely	High	Continue to develop Urban Forest Strategy and integrate research currently being undertaken by DPIE into climate resilient species. Engage with neighbouring councils during strategy development to maximise opportunities for co-benefits (e.g. linking habitat movement corridors). Plant drought and fire resilient flora species inline with Council's Urban Forest Strategy that will draw on research currently being undertaken by DPIE on climate resilient species. Review and revise Environmental Grant funding criteria to explicitly encourage applications with climate change resilience benefits.	Infrastructure & Sustainability
30	F/S	Increase in extreme temperature and heatwaves	Increased average temperature		Increase in extreme temperature and heatwaves; Increased average temperature;	Increases in temperatures and changes to rainfall patterns resulting in increase risk of fires within nature reserves which could threaten council assets and private properties.	In the workshop it was agreed that this was unlikely to be of a significant risk due to the small size of the reserves within the municipality. However, fire risk could become more likely with combination of projected severe drought, potential increase in lightning strikes and dryer conditions causing deliberately lit fires to more easily get out of control. There is also potentially a perceived risk by the community as Council have experienced calls from residents in the past raising concerns of fires starting.	Finance	Yes	Yes	Influence	-Meetings held when needed with relevant NSW Fires and Rescue Brigades to discuss. -Council participation on relevant stakeholder and government groups to remain aware of emerging threats. -Continued participation in DPIE Save Our Species program, annual mapping to monitor progress and change. -Councils Biodiversity Monitoring Program also aims to monitor these changes.	Moderate	Rare	Medium	Moderate	Unlikely	Medium		Corporate Performance Planning & Place Infrastructure & Sustainability
31	S/F/E	Increase in extreme temperature and heatwaves	Increased average temperature		Increase in extreme temperature and heatwaves; Increased average temperature;	Increased development exacerbating the effects of higher temperatures through the Urban Heat Island Effect. This could result in increased heat stress, increased energy demand to cool buildings and exacerbate heat impacts on flora and fauna.		Reputation	Yes	Yes	Influence	Climate Change considerations have been integrated into the Local Strategic Planning Statement through various planning priorities.	Moderate	Unlikely	Medium	Moderate	Likely	High	Investigate measures to effectively reduce the urban heat island effect, such as roofing materials with low solar absorbance values, green roofs with rooftop solar for Council owned buildings and new private developments, reducing sealed areas and increased tree canopy cover. Consider lessons learnt from Waverley Councils Sky Parks Project. Embed requirements into the LEP and DCP. Continue to investigate and collaborate with other councils and agencies to reduce the urban heat island effect including the review of materials and coatings used for road and footpath surfaces (from LSPS 2020).	Corporate Performance Planning & Place Community & Customer Experience
32	F	Increased average temperature	Extended periods of drought	Increase in extreme temperature and heatwaves	Increased average temperature; Extended periods of drought; Increase in extreme temperature and heatwaves	Reduced lifespan of Council assets such as buildings, roads and footpaths from hotter, drier conditions and increased atmospheric carbon, resulting in increased maintenance costs and more frequent inspections.		Finance	Yes	No	Control	Should be built into the asset life within the asset management systems. Integrate and keep up to date with developments in this field through industry bodies and research institutions.	Minor	Unlikely	Low	Minor	Likely	Medium	Review design specifications for engineering and civil projects to confirm if design parameters account for future climate change projections (e.g. increases in temperatures, extreme storms, increases to rainfall intensity etc). Collaborate with SSROC and Northern Beaches Council (currently developing guidance document) to improve climate resilience of council infrastructure designs.	Community & Customer Experience Infrastructure & Sustainability
33	F/E	Extended periods of drought			Extended periods of drought; ;	Increasing cost of water leading to economic impacts on irrigation of public open spaces owned and operated by Council.		Finance	Yes	Yes	Influence	20 rainwater tanks and 4 stormwater harvesting schemes have been installed in Council parks.	Minor	Unlikely	Low	Minor	Likely	Medium	Smart irrigation and water sensors planned for installation on most irrigation systems which will reduce mains water use (already in progress). Investigate feasibility of alternative non-potable water supply for irrigations such as: - harvesting of basement dewatering undertaken by landowners / high rise developments in low lying areas - small to medium scale desalination plants - stormwater harvesting including pipelines to distribute water throughout council - water and infrastructure sharing opportunities with surrounding landowners such as Centennial Park & Moore Park Trust, golf clubs and schools including opportunities to install rainwater tanks on private properties to use on adjacent Council parklands. Investigate alternate options for surfacing and irrigation techniques to reduce water consumption on parklands and sporting fields including: - subsurface irrigation - improving water holding capacity of the underlying soils - drought tolerant grasses and flora species.	Infrastructure & Sustainability
34	S	Increase in extreme temperature and heatwaves	Storm, hail, lightning		Increase in extreme temperature and heatwaves; Storm, hail, lightning;	Increased frequency of blackout/brownouts in the power network, resulting in loss of business continuity for council facilities, loss of revenue and/or reduced service delivery.	Can WMC provide some more specifics about key facilities where loss of business continuity would be most impactful?	Reputation	Yes	Yes	Influence	Council does not have any batteries installed therefore all solar PV systems will shut off in power outage as per requirements.	Minor	Possible	Medium	Minor	Likely	Medium	Investigate battery storage/other backup supply options for Council buildings and assets. Battery storage was discussed for Double Bay Library but workshop attendees indicated it was not feasible at this time; however, this may change over time as prices reduce. Battery storage may be viable for smaller locations such as the facility at Cooper Park. Advocate for increased Commonwealth and State government leadership for appropriate and orderly transition of power grid to renewable energy while accommodating growing peak demand in summer months. Investigate solar lighting opportunities in community carparks/street lighting to reduce reliance on the electrical grid.	Community & Customer Experience Infrastructure & Sustainability
35	S	Increase in extreme temperature and heatwaves	Bushfire		Increase in extreme temperature and heatwaves; Bushfire;	Increased demand on indoor air conditioned council facilities, during extreme heat days and periods of poor air quality due to bushfires in the surrounding areas of Sydney.		Reputation	Yes	No	Control		Minor	Possible	Medium	Minor	Likely	Medium	Hold information/ knowledge sharing sessions with local businesses and private service providers (e.g. aged care facilities, sailing clubs and other sporting clubs) on business continuity planning and adapting to climate change so that private facilities in the Council can also be used as havens during extreme heat days. Encourage discussions/sharing of information and ideas on local council forum pages, newsletters, posters in council facilities etc to increase awareness and behavioural changes towards climate change readiness and adaptability. Review and revise Environmental Grant funding criteria to explicitly encourage applications with climate change resilience benefits.	Community & Customer Experience Infrastructure & Sustainability
36	S	ALL			ALL; ;	Increased incidence of mental illness for Council staff and the community due to trauma from preparing for, and dealing with the impact of, extreme event(s)		People	Yes	Yes	Influence	-Councils provision of training for relevant staff -Continued provision of an Employee Assistance Program (currently Access EAP) This has been tested during the Covid-19 pandemic -New WHS&M procedure written to address the new SafeWork -NSW Code of Practice 'Managing Psychological Hazards in the Workplace' -Wellness strategies.	Moderate	Unlikely	Medium	Moderate	Likely	High		Corporate Performance Planning & Place
37	F/S	Bushfire	Extended periods of drought		Bushfire; Extended periods of drought;	Increased incidence of bushfire-related pollution and/or dust storms, reducing indoor air quality within council owned and operated buildings and increasing maintenance costs.		People	Yes	Yes	Control		Minor	Possible	Medium	Minor	Likely	Medium	Future BMS installations could consider sensors to measure indoor air quality (Double Bay Library) and these sites could be used as havens for workers when air-quality is poor?	Community & Customer Experience Infrastructure & Sustainability
38	F/S	Bushfire	Storm		Bushfire; Storm;	Increased incidence of bushfire-related pollution and/or dust storms, resulting in postponement of community events (e.g. markets, community events, sporting events).		Reputation	Yes	Yes	Influence		Minor	Possible	Medium	Minor	Likely	Medium		Community & Customer Experience Infrastructure & Sustainability
39	E/F	Increase in extreme temperature and heatwaves			Increase in extreme temperature and heatwaves; ;	Increased incidences of heat-related fauna mortality in spaces with high visibility to community may trigger call for council to act to reduce, mitigate and clean up dead wildlife. Associated costs and resource demands.		Finance	Yes	No	Influence	-Council participation on relevant stakeholder and government groups to remain aware of emerging threats. -Councils Biodiversity Strategy designed to build resilience in local biodiversity -Monthly biodiversity meetings to discuss and raise awareness when needed.	Minor	Unlikely	Low	Minor	Possible	Medium	Plant drought and fire resilient flora species inline with Council's Urban Forest Strategy that will draw on research currently being undertaken by DPIE on climate resilient species	Infrastructure & Sustainability

		Risk Identification										Existing Controls	Risk Analysis - 2030			Risk Analysis - 2070			Risk Treatment (adaptation)	Risk & Adaptation Owner(s)
No.	Category	Climate variable/ hazard 1	Climate variable/ hazard 2	Climate variable/ hazard 3	Climate variable	Risk Statement	Additional comments (e.g. further information on spatial distribution of the risk)	Consequence category (WMC's risk framework)	Risk to achievement of council objectives/ service delivery? (Yes/No)	Risk to community? (Yes/No)	Council sphere of influence (control; influence; concern)	What does council or other stakeholders already do to manage the risk?	Consequence	Likelihood	Overall Risk	Consequence	Likelihood	Overall Risk	Potential adaptation options identified through stakeholder engagement	Risk & Adaptation Owner(s)
40	S	Storm, hail, lightning	Fluvial or pluvial flooding		Storm, hail, lightning; Fluvial or pluvial flooding;	Extreme events disrupting supply chains and mobility, reducing access to critical goods and services for Council and vulnerable community members.	The municipality is mostly affected by short, sharp storm events, particularly in the area with high elevations, therefore duration of disruption across most of the municipality would likely on be for shorter periods of time compared to flood plain areas. South Head Road in Rose Bay would likely be the most impacted from storm surge and flooding.	People	Yes	Yes	Influence		Minor	Unlikely	Low	Minor	Possible	Medium	Increase variety of suppliers, work to increase resilience in roads. Somewhat out of Council Control?	Corporate Performance Planning & Place
41	S	ALL			ALL: ;	Cumulative effects of projected climate change reducing the quality and amenity value of Council-managed green spaces, resulting in and negative impacts on liveability and increased complaints by the community.	In bushland reserves, climate change may reduce recruitment of native vegetation leading to weed invasion and/or changes to vegetation floristics and structure. Potential for adverse impacts on amenity and council reputation as bushland reserves that council manages look unhealthy. There is much uncertainty regarding how this could play out in practice across different forest and woodland types; the issue has been observed in forest and woodlands of SW WA. Workshop participants believed it wouldn't reduce the utilisation of reserves; however, may increase rate of complaints.	Reputation	Yes	Yes	Influence	-Currently project with 'Which tree where' program investigating suitable planting regimes for a changing climate. -Council participation on relevant stakeholder and government groups to remain aware of emerging threats. -Councils Biodiversity Strategy designed to build resilience in local biodiversity -Monthly biodiversity meetings to discuss and raise awareness when needed.	Minor	Unlikely	Low	Minor	Likely	Medium	Investigate feasibility of alternative non-potable water supply for irrigations such as: - harvesting of basement dewatering undertaken by landowners / high rise developments in low lying areas - small to medium scale desalination plants - stormwater harvesting including pipelines to distribute water throughout council - water and infrastructure sharing opportunities with surrounding landowners such as Centennial Park & Moore Park Trust, golf clubs and schools including opportunities to install rainwater tanks on private properties to use on adjacent Council parklands. Investigate alternate options for surfacing and irrigation techniques to reduce water consumption on parklands and sporting fields including: - subsurface irrigation - improving water holding capacity of the underlying soils - drought tolerant grasses and flora species.	Infrastructure & Sustainability
42	E/F	Extended periods of drought			Extended periods of drought; ;	Decrease in rainfall resulting in stagnant water bodies and reduced water quality and odour issues, impacting natural amenity of nature reserves and liveability standards.	Waterbody in Trumper Park has run dry previously and residents have requested for water to be trucked in.	Reputation	Yes	No	Influence	-Installation of GPT and other water quality improvement devices increased education around urban waterways. -Continue work with Sydney Water to address sewage events which impact majorly on water quality.	Minor	Possible	Medium	Minor	Likely	Medium		Infrastructure & Sustainability
43	S	Increase in extreme temperature and heatwaves			Increase in extreme temperature and heatwaves; ;	More days of extreme heat causing overheating of library and council facilities, resulting in heat stress to staff and facility users.		People	Yes	Yes	Control	New WHS&M procedure "Hot and Cold Environments" being drafted to directly address extreme conditions in the workplace and suitable controls and interventions for the safety or workers and others.	Minor	Unlikely	Low	Minor	Likely	Medium	Investigate measures to effectively reduce the urban heat island effect, such as roofing materials with low solar absorptance values, green roofs with rooftop solar for Council owned buildings and new private developments, reducing sealed areas and increased tree canopy cover. Consider lessons learnt from Waverley Councils Sky Parks Project. Embed requirements into the LEP and DCP. Develop Heatwave Response Plan that aligns with State Heatwave Subplan.	Community & Customer Experience Infrastructure & Sustainability
44	S	Increase in extreme temperature and heatwaves			Increase in extreme temperature and heatwaves; ;	More days of extreme heat resulting in heat stress to park users.		People	No	Yes	Influence		Minor	Unlikely	Low	Minor	Possible	Medium	Undertake shade audit and increase tree canopy and shade structures in local parks, adjacent to council facilities and within the street scape. Encourage discussions/sharing of information and ideas on local council forum pages, newsletters, posters in council facilities etc to increase awareness and behavioural changes towards climate change readiness and adaptability. Continue to develop Urban Forest Strategy and integrate research currently being undertaken by DPIE into climate resilient species. Engage with neighbouring councils during strategy development to maximise opportunities for co-benefits (e.g. linking habitat movement corridors). Develop Heatwave Response Plan that aligns with State Heatwave Subplan.	Corporate Performance Infrastructure & Sustainability

APPENDIX B

RISK WORKSHOP AGENDA AND ACTIVITY TEMPLATES



B1 RISK WORKSHOP AGENDA



PROJECT NAME	Woollahra Municipal Council Change Risk Assessment
DATE	Monday, 9 August 2021
TIME	2:30 – 4:30pm
VENUE	Zoom (please join a few minutes early and ensure you have Zoom installed on your phone/computer before the meeting)
SUBJECT	Council Climate Change Risks Workshop

BACKGROUND

In September 2019 Woollahra Municipal Council (WMC), alongside many other local councils, declared a state of climate emergency. WMC is committed to action on climate change, having commenced and successfully implemented a range of projects to help reduce their carbon emissions. In addition to addressing global carbon emissions WMC has identified that it is vital to understand and prepare for the long-term changing weather patterns and changes to frequency and severity of extreme events, all driven by climate change.

WSP has been engaged to prepare a Climate Change Risk Assessment and Adaptation Plan that will assist WMC understand climate change risks relevant to its operations and services and identify adaptation measures that can increase its resilience to these risks.

PRACTICAL OBJECTIVES

The key objectives of the Climate Risk Workshop are to:

- Understand how the climate is expected to change in the municipality, including changes to sea levels, extreme and average rainfall, average temperatures, longer heatwaves, frequency and intensity of storms, droughts and bushfires
- Confirm climate change and natural hazard related risks to the performance of Council assets and the services it provides for the community, as well as how these may evolve over time
- Collaboratively prioritise key risks using an established framework of likelihood and consequence, linked to WMC's existing risk management protocols where possible
- Discuss interdependencies of risks identified and WMC's sphere of influence to address these risks
- Discuss next steps, including approach to future adaptation working sessions and finalisation of report.

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AGENDA

Item	Timing
1. Welcome	2:30-2:40pm
2. Recap of key take-aways from climate adaptation training	2:40-2:50pm
3. Future climate for Woollahra Municipal Council	2:50-2:55pm
4. Activity 1: Identify risks *please review climate change projections and draft risk statement in Appendix A and B of this agenda prior to the workshop.	2:55-3:30pm
Coffee break (5 mins)	
5. Activity 2: Prioritising risks and sphere of influence	3:35-4:20pm
6. Wrap up and next steps	4:20pm – 4:30pm



APPENDIX A – CLIMATE PROJECTIONS

Baseline Data

The baseline climate data has been obtained from the **BOM Climate Data** portal and represents data from an average of 30 years of data prior to 2000 (to align with the *Fifth Assessment Report* (IPCC, 2014) baseline period of 1990-2009 that the below projections are baselined from). Data from the (Sydney Observatory Hill) weather station has been used as the representative location to prepare the baseline data to inform this assessment.

Climate Projections

The following projections have been adopted predominately from the *NSW Climate Projection Mapping* published by Adapt NSW (NSW Government, 2015) from NSW and ACT Regional Climate Change Modelling (NARCLiM). Supplementary projections have also been adopted from the *CSIRO East Coast Cluster Report* (CSIRO, BOM & Department of Environment, 2015).

The projections shown correspond to the Representative Concentration Pathway (RCP 8.5) which best reflects the current trajectory of greenhouse gas concentrations based on current global action on climate change. The NARCLiM projections adopted for this assessment relate to an earlier release of climate models by the IPCC which adopted a single emissions scenario known as the A2 scenario. The A2 scenario follows a similar trajectory to the RCP8.5 Scenario.

CLIMATE VARIABLE	BASELINE	2030 (RCP 8.5 OR A2, AS NOTED)	2070 (RCP 8.5 OR A2, AS NOTED)
Temperature			
Mean Max Temperature (°C) – Annual ¹	22.3°C	+0.69	+1.94
Mean Max Temperature (°C) – Summer ¹	26.1°C	+1.00	+2.17
Mean Min Temperature (°C) – Winter ¹	9.2°C	+0.44	+1.71
Days over 35 °C per annum ¹	3.6	+2.5	+7.5
Hottest recorded temperature °C	45.8 (18 Jan 2013)		
Rainfall			
Mean Precipitation Change (%) – Annual ¹	1276.5mm	+1.7	+8.9
Mean Precipitation Change (%) – Summer ¹	340.6mm	-0.2	+12.3
Mean Precipitation Change (%) – Autumn ¹	388.9mm	+9.7	+13.6
Mean Precipitation Change (%) – Winter ¹	288.4mm	+0.0	-0.1
Mean Precipitation Change (%) – Spring ¹	258.6mm	-2.6	+3.1
Extreme Rainfall Events ²			Maximum 1-day rainfall event – Projected to increase: 2 – 22%
Fire			
Cumulative McArthur Forest Fire Danger Index (ΣFFDI) (%) ²	229	+9%	+32%

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Sea Conditions			
Sea Level Rise (m) ²		+0.18m	+0.88m
Extreme Weather			
Change in maximum Daily Wind Speed (%) ²		Unavailable	-2%
Extreme Storms ²	Fewer East Coast Lows; however, an increase in the proportion of these being considered extreme storms		

¹ NSW Climate Projection Mapping published by adapt NSW <https://climatechange.environment.nsw.gov.au/Climate-projections-for-NSW/Interactive-map>

² CSIRO projections from the East Coast Cluster Report, Dowdy, A et al. 2015



APPENDIX B – PRELIMINARY RISK STATEMENTS

The below is a list of draft climate change risk statements that will be collaboratively reviews, updated and added to as required in the climate change risk workshop.

1. Increase in the financial and staff resources required to adequately respond to, and recover from, extreme events where insurance cover or funding from other levels of government is limited.
2. Increased proactive funding required to improve resilience of built assets to extreme weather events (CAPEX for new builds or retrofitting of existing assets).
3. Increase in energy demand to cool community facilities and council buildings due to increases in average temperatures and extreme heat days, resulting in an increase in Council power bills.
4. Reduced lifespan of Council assets such as buildings, roads and footpaths from hotter, drier conditions and increased atmospheric carbon, resulting in increased maintenance costs and more frequent inspections.
5. Increased demand on Council emergency response function results in delays to usual service delivery and health impacts to vulnerable community members.
6. Increased demand on Council recovery and support services, resulting in reduced capacity to undertake preventative and proactive service delivery that reduces underlying community vulnerability.
7. Increased incidence of 'stop work' conditions due to extreme heat and/or bushfire smoke, resulting in delays and additional costs for council construction and maintenance projects.
8. Increasing cost of water leading to economic impacts on irrigation of public open spaces owned and operated by Council.
9. Increased frequency of blackout/brownouts in the power network, resulting in inability for council facilities to operate.
10. Increased frequency of blackout/brownouts in the power network, resulting in loss of business continuity, revenue and reduced service delivery.
11. Reduced capacity of low-lying drainage networks due to sea level rise and increased rainfall intensity, leading to more frequent inundation events, potential disruption of services and increased risk of litigation from affected land users.
12. Higher demand on Council air-conditioned and shaded facilities resulting in increased costs for cooling, maintenance and staffing.
13. Closure of Council-owned facilities due to heatwave, adversely affecting people who depend on facilities to stay cool during an extreme heat event.
14. Failure of council budgeting and financial plans due to cumulative economic impact of climate change, resulting in adverse impacts on service delivery.
15. Increased incidence of extreme events results in significant increases in insurance premiums, affecting viability of some council facilities.
16. Extension of areas carrying flood risk planning or building controls, resulting in additional compliance management costs for Council.
17. Increased incidence of mental illness for Council staff and the community due to trauma from preparing for, and dealing with the impact of, extreme event(s).
18. Increased incidence of bushfire-related pollution and/or dust storms, reducing indoor air quality within council owned and operated buildings.
19. Increased incidence of bushfire-related pollution and/or dust storms, resulting in in postponement of community events (e.g. markets, community events, sporting events).



20. Increased incidences of heat-related fauna mortality in spaces with high visibility to community may trigger call for council to act to reduce, mitigate and clean up dead wildlife. Associated costs and resource demands.
21. Extreme events disrupting supply chains and mobility, reducing access to critical goods and services for Council and vulnerable community members.
22. Blackout/brownouts during heatwaves or storm event results in adverse health consequences for vulnerable residents (e.g. elderly, children, those with chronic health conditions or reliant on electricity for medical devices).
23. Increased cost and effort to protect remaining intact plant communities, including planting of species that have disappeared or are new species that are adapted to the new conditions.
24. Increased spread of new and novel pests and soil pathogens, resulting in increased risk of loss/damage to native vegetation and orchards.
25. Higher temperatures result in increased risk of legionella and other pathogens in waterbodies and HVAC systems, resulting in increased safety risks to users of council facilities.
26. Increased capital costs associated with the need to invest in additional water capture and reuse infrastructure to irrigate public spaces.
27. Cumulative effects of projected climate change reduce the quality and amenity value of Council-managed green spaces, resulting in a reduction of open/recreation space utilisation and negative impacts on liveability.
28. 'Sea level rise and storm surge leading to overtopping of seawalls or destabilisation of seawall footings, resulting in flooding of private property.
29. Increased heavy rainfall events increasing the volume and velocity of creek streamflows, causing significant scour, erosion and/or landslides destabilising property foundations.
30. Change in temperature and rainfall causing changes to species composition and loss of diversity. This could also result in stress on threatened species resulting in their loss.
31. Increases in temperatures and changes to rainfall patterns resulting in increase risk of fires within nature reserves which could threaten council assets and private properties.
32. Decrease in rainfall resulting in stagnant water bodies and reduced water quality and odour issues, impacting natural amenity of nature reserves and liveability standards.
33. Decreased rainfall leading to die off and hardening of sports fields and parks, reducing liveability standards and increasing irrigation and maintenance costs.
34. More days of extreme heat causing overheating of library and council facilities, resulting in heat stress to staff and facility users.
35. Extreme winds during storm events increasing the risk of tree failure which could result in injury of park users.
36. Increased storm activity increasing the frequency of damage to council assets increasing maintenance costs.
37. More days of extreme heat resulting in heat stress to park users.
38. Sea level rise resulting in the inundation of foreshore assets such as roads, bicycle paths, boat ramps, harbour pontoons, retaining walls and park infrastructure, causing them to be unusable.
39. Sea level rise combined with storm surges resulting in loss of beaches and foreshore parklands reducing the amount of open public space and liveability standards.



APPENDIX C – GUIDANCE FOR ASSESING LIKELIHOOD, CONSEQUENCE AND SEVERITY OF RISK

To improve integration of climate-related risks within existing risk management systems at WMC, this climate change risk assessment is primarily based on WMC's existing consequence and likelihood risk management framework. Elements of AS5334 – *Climate change adaptation for settlements and infrastructure – A risk based approach* have been incorporated where WMC's framework was deemed unsuitable for assessment of climate-related risks.

Table 1 Qualitative description of consequence (WMC Risk Management Framework)

CONSEQUENCE DESCRIPTOR	SCALE	DESCRIPTOR CRITERIA
Catastrophic	16	<ul style="list-style-type: none"> -Multiple Fatality -Irreversible environmental damage leading to community outcry -Financial loss over \$10,000,000 -Community outcry causing Department of Local Government to appoint Administrator
Major	8	<ul style="list-style-type: none"> -Single Fatality or permanent disability -Environmental damage leading to potential prosecution -Financial loss between \$3,000,000 to \$10,000,000 -Community concern reaching national media
Significant	4	<ul style="list-style-type: none"> -Serious injury or long-term illness -Non-compliance with licence/agreement conditions leading to environmental damage -Financial/business loss between \$500,000 to \$3,000,000 -Local community concern reaching state media
Moderate	2	<ul style="list-style-type: none"> -Injury requiring medical attention and several days off work -Community compliant about environmental issue -Financial/business loss between \$50,000 to \$500,000 -Local community concern reaching local media
Minor	1	<ul style="list-style-type: none"> -First aid needed -Financial/business loss less than \$50,000 -Community concern intervention by Ombudsman



Table 2 Qualitative description of likelihood (hybrid WMC Risk Management Framework & AS5334)

LIKELY FREQUENCY OF EXPERIENCE DESCRIPTOR	SCALE	DESCRIPTOR CRITERIA	LONG TERM RISKS (FROM AS5334)
Almost certain	5	Likely Frequency of experience every 1 to 10 years	Has a greater than 90% chance of occurring in the identified time period if the risk is not mitigated
Likely	4	Likely Frequency of experience every 10 to 20 years	Has a 60–90% chance of occurring in the identified time period if the risk is not mitigated
Possible	3	Likely Frequency of experience every 20 to 30 years	Has a 40–60% chance of occurring in the identified time period if the risk is not mitigated
Unlikely	2	Likely Frequency of experience every 30 to 40 years	Has a 10–30% chance of occurring in the future if the risk is not mitigated
Highly Unlikely	1	Less Frequent than once in 50 years	May occur in exceptional circumstances, i.e. less than 10% chance of occurring in the identified time period if the risk is not mitigated

Table 3 Risk rating matrix (WMC Risk Management Framework)


	Almost Certain 5	Likely 4	Possible 3	Unlikely 2	Highly Unlikely 1
Catastrophic 16	80	64	48	32	16
Major 8	40	32	24	16	8
Significant 4	20	16	12	8	4
Moderate 2	10	8	6	4	2
Minor 1	5	4	3	2	1

B2 RISK WORKSHOP TEMPLATES

RISK WORKSHOP MATERIAL

ACTIVITY 1: IDENTIFY RISKS

Example activity below




Financial Risk

1. Increase in the financial and staff resources required to adequately respond to, and recover from, extreme events where insurance cover or funding from other levels of government is limited.
2. Increased proactive funding required to improve resilience of built assets to extreme weather events (CAPEX for new builds or retrofitting of existing assets).
3. Increase in energy demand to cool community facilities and council buildings due to increases in average temperatures and extreme heat days, resulting in an increase in Council power bills and maintenance costs.
4. Reduced lifespan of Council assets such as buildings, roads and footpaths from hotter, drier conditions and increased atmospheric carbon, resulting in increased maintenance costs and more frequent inspections.
5. Increased incidence of 'stop work' conditions due to extreme heat and/or bushfire smoke, resulting in delays and additional costs for council construction and maintenance projects.
6. Increased frequency of blackout/brownouts in the power network, resulting in inability for council facilities to operate.
7. Increased frequency of blackout/brownouts in the power network, resulting in loss of business continuity, revenue and reduced service delivery.
8. Reduced capacity of low-lying drainage networks due to sea level rise and increased rainfall intensity, leading to more frequent inundation events, potential disruption of services and increased risk of litigation from affected land users.

9. Failure of council budgeting and financial plans due to cumulative economic impact of climate change, resulting in adverse impacts on service delivery.
10. Increased incidence of extreme events results in significant increases in insurance premiums, affecting viability of some council facilities.
11. Extension of areas carrying flood risk planning or building controls, resulting in additional compliance management costs for Council.
12. Increased incidence of bushfire-related pollution and/or dust storms, resulting in postponement of community events (e.g. markets, community events, sporting events).
13. Increased capital costs associated with the need to invest in additional water capture and reuse infrastructure to irrigate public spaces.
14. Increases in temperatures and changes to rainfall patterns resulting in increase risk of fires within nature reserves which could threaten council assets and private properties.
15. Increased storm activity increasing the frequency of damage to council assets increasing maintenance costs.

Put ticks, crosses or ? against each risk




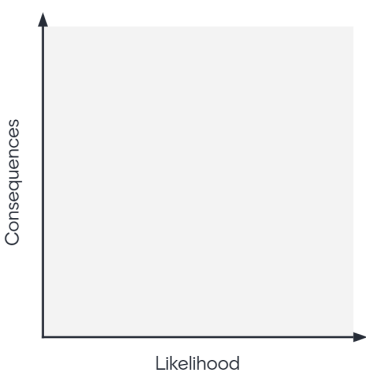
ACTIVITY 2: PRIORITISING RISKS

Example activity below

Go to www.menti.com and use the code 9880 1754

Please rate these risks





- 1 Increase in financial and staff resources to respond to extreme events where insurance cover or funding from other levels of government is limited.
- 2 Increased proactive funding required to improve resilience of built assets to extreme weather events
- 3 Increase in energy demand to cool community facilities and council buildings due to increases in temperatures, resulting in an increase in power bills
- 4 Increased demand on Council emergency response function results in delays to used service delivery and health impacts to vulnerable people
- 5 Increased demand on Council recovery and support services, resulting in reduced capacity to undertake preventative services
- 6 Increased frequency of blackout/brownouts in the power network, resulting in loss of business continuity, revenue and reduced service delivery
- 7 Closure of Council-owned facilities due to power outages, adversely affecting people who depend on facilities to stay cool during an extreme heat event
- 8 Failure of council budgeting and financial plans due to cumulative economic impact of climate change, resulting in impacts on service delivery
- 9 Increased incidence of extreme events results in significant increases in insurance premiums, affecting viability of some council facilities.
- 10 Extension of areas carrying flood risk planning or building controls, resulting in additional compliance management costs for Council.
- 11 Increased incidence of mental illness for Council staff and community due to trauma from preparing for and dealing with impacts of extreme events
- 12 Extreme events disrupting supply chains and mobility, reducing access to critical goods and services for Council and vulnerable community members
- 13 Higher temperatures increasing risk of legionella and other pathogens in waterbodies and HVAC systems, resulting in increased safety risks to users
- 14 More days of extreme heat causing overheating of library and council facilities, resulting in heat stress to staff and facility users.

ACTIVITY 3: WMC's sphere of influence

Attachment 4 Climate Change Risk Assessment and Adaptation Plan - Appendices

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Example activity

Go to www.menti.com and use the code 9880 1754

Sphere of influence - control, influence, concern

Control

Increased proactive funding required to improve resilience of built assets to extreme weather events

Failure of council budgeting and financial plans due to cumulative economic impact of climate change, resulting in impacts on service delivery

Increased incidence of extreme events results in significant increases in insurance premiums, affecting viability of some council facilities.

More days of extreme heat causing overheating of library and council facilities, resulting in heat stress to staff and facility users.

Increased storm activity increasing the frequency of damage to council assets

Sea level rise and storm surge leading to overtopping/destabilising of sea walls, flooding of private property

Increased capital costs for investment of water capture and reuse infrastructure

Increased heavy rainfall resulting in scour, erosion, landslides and property damage

Concern

Mentimeter

Attachment 4 Climate Change Risk Assessment and Adaptation Plan - Appendices

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APPENDIX C

ADAPTATION SESSION PRE READING AND ACTIVITY TEMPLATES



C1 ADAPTATION SESSIONS EXAMPLE PRE READING-MATERIAL



Adaptation Working Sessions Pre-reading – Community Services & Property

Tasks to prepare for the Adaptation Working Sessions

To make the most out of your Adaptation Working Session we request that you:

- **Review** the background information provided below.
- **Review** table of risks identified as being relevant your Department(s). Take note of risk descriptions, existing controls, risk ratings and sphere of influence that were determined through the workshop and follow up review.
- **Consider** what adaptation measures could be implemented to address these risks and how this might be integrated into Councils existing systems, processes and plans. Bring these ideas to the working session for discussion.

Background Information

Introduction

As shown in Figure 1 below, the next steps in the development of WMC's **Climate Change Risk Assessment and Adaptation Plan** are *Step 4 – Risk evaluation* and *Step 5 – Risk treatment adaptation*.

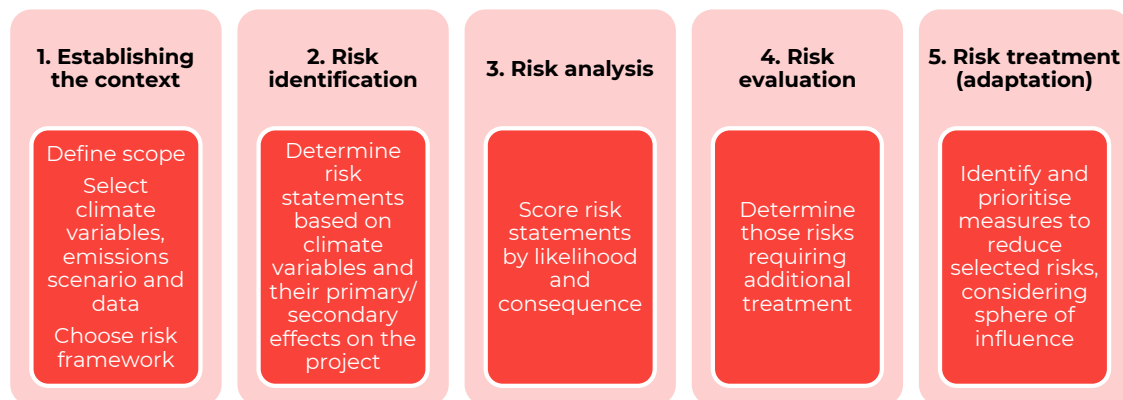


Figure 1 Risk Assessment Process

Successful adaptation requires each department to confirm the key risks requiring further treatment and take ownership for follow-up actions. This will be supported by a separate working session for each of the following department groupings:

- Community Services & Property
- Corporate Services & Planning
- Engineering & Civil Operations & Open Spaces.

The sessions have the following aims:

- Confirm risks that require adaptation while considering Council's sphere of influence and ability to address these risks



- Determine adaptation measures that could be implemented to address these risks and prioritise for implementation
- Begin planning measures in detail, including how they can be integrated into Council's existing systems, plans and processes.

Types of Adaptation

There are a range of different ways to adapt to climate change. In this session, we will focus on measures that fall into the following broad categories:

- **Investigations:** Further specialist assessment/exploration of specific issues/solutions to reduce risk
- **Engineered:** Physical interventions to reduce a risk or group of risks, such as installation of new ventilation or relocation of a vulnerable asset
- **Policy, procedures and systems:** Changes to existing WMC policy, procedures, standards, guidelines and/or procurement specifications
- **Behavioural:** Communication and other interventions to encourage more climate resilient behaviours
- **Advocacy:** Encouraging adoption of adaptation measures by other stakeholders with some influence over a risk
- **Risk transfer:** passing on some of the risk to others through mechanisms such as insurance.

Sphere of influence

When considering climate adaptation, it is important to consider the levers available to Council. Where WMC does not have direct responsibility for managing a risk or pursuing an opportunity, it may need to collaborate with other stakeholders and organisations such as State and Commonwealth agencies, community groups, individual property owners and private sector firms. Figure 2 below breaks sphere of influence down into three main categories; control, influence and concern.

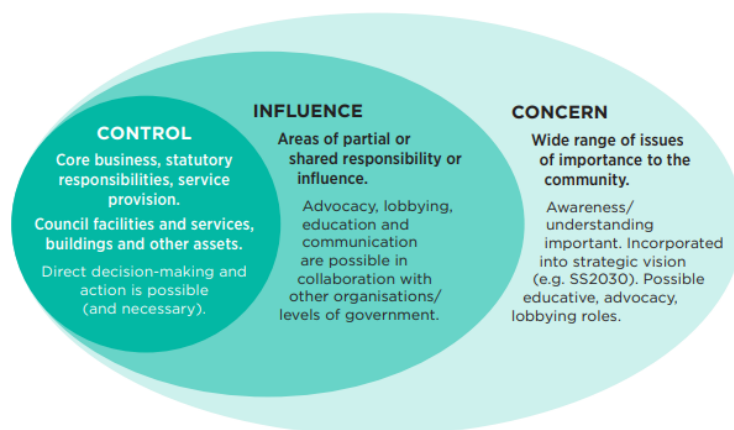


Figure 2 Sphere of influence diagram from Adapting for Climate Change: A long term strategy for the City of Sydney (Source: Guide to Climate Change Risk Assessment for NSW Local Governments, 2019)



Risk Statement	Additional comments	Council sphere of influence	What does council or other stakeholders already do to manage the risk?	Risk Analysis 2030	Risk Analysis 2070	Potential adaptation options - (TBC in Working Sessions – some comments captured during risk review process)
DEPARTMENT RISKS						
Increase in energy demand to cool community facilities and council buildings due to increases in average temperatures and extreme heat days, resulting in an increase in Council power bills.		Influence	WMC has invested in the implementation of Solar PV Panels on Council buildings to reduce GHG emission and operational energy costs. This will assist in reducing the cost of increases in energy demand. Solar PV has been installed on the following buildings: - Kiaora building 2 common areas - Double Bay Library - Hugh Latimer Centre - Cooper Park Community Hall - Fletcher Street Depot - Quarry Street Depot - Red Leaf Cafe - Kiaora Building 1 (2022) - Council Chambers (2022) WMC Goal to install 100kW by 2030. This has been exceeded with 112.4 kW of Solar PV has been installed on council facilities.	Low	Medium	
Increased frequency of blackout/brownouts in the power network, resulting in loss of business continuity for council facilities, loss of revenue and/or reduced service delivery.	Can WMC provide some more specifics about key facilities where loss of business continuity would be most impactful?	Influence	Council does not have any batteries installed therefore all solar PV systems will shut off in power outage as per requirements. Do key council facilities have backup generators? What is the level of redundancy of electricity supply to WMC from the wider electricity grid? Risk rating may be subject to change pending additional information	Low	Low	Battery storage at Council Chambers is being considered to operate parking garage during power outage so staff can leave the building. Battery storage for entire buildings not financially viable at this point, however smaller assets such as Cooper Park Hall could be an option.

Adaptation Pre Reading_ Community Services & Property | Page 3



Risk Statement	Additional comments	Council sphere of influence	What does council or other stakeholders already do to manage the risk?	Risk Analysis 2030	Risk Analysis 2070	Potential adaptation options - (TBC in Working Sessions – some comments captured during risk review process)
Closure of Council-owned facilities due to power outages caused by extreme temperatures, adversely affecting people who depend on facilities to stay cool during an extreme heat event.	<p>Potential for health and safety risk to be exacerbated during pandemic conditions.</p> <p>Particularly relevant for people living in public housing and boarding houses.</p>	Control		Medium	Medium	<p>Current investigation into battery storage for emergency functions of buildings - to be updated</p> <p>Battery installation for larger buildings (Double Bay Library) not feasible; however, smaller locations could be considered (Cooper Park)</p>
Increased demand on indoor air conditioned council facilities, during extreme heat days and periods of poor air quality due to bushfires in the surrounding areas of Sydney.		Control		Low	Low	<p>Future BMS installations could consider sensors to measure indoor air quality.</p>
Increased incidence of bushfire-related pollution and/or dust storms, reducing indoor air quality within council owned and operated buildings and increasing maintenance costs.		Control		Low	Low	



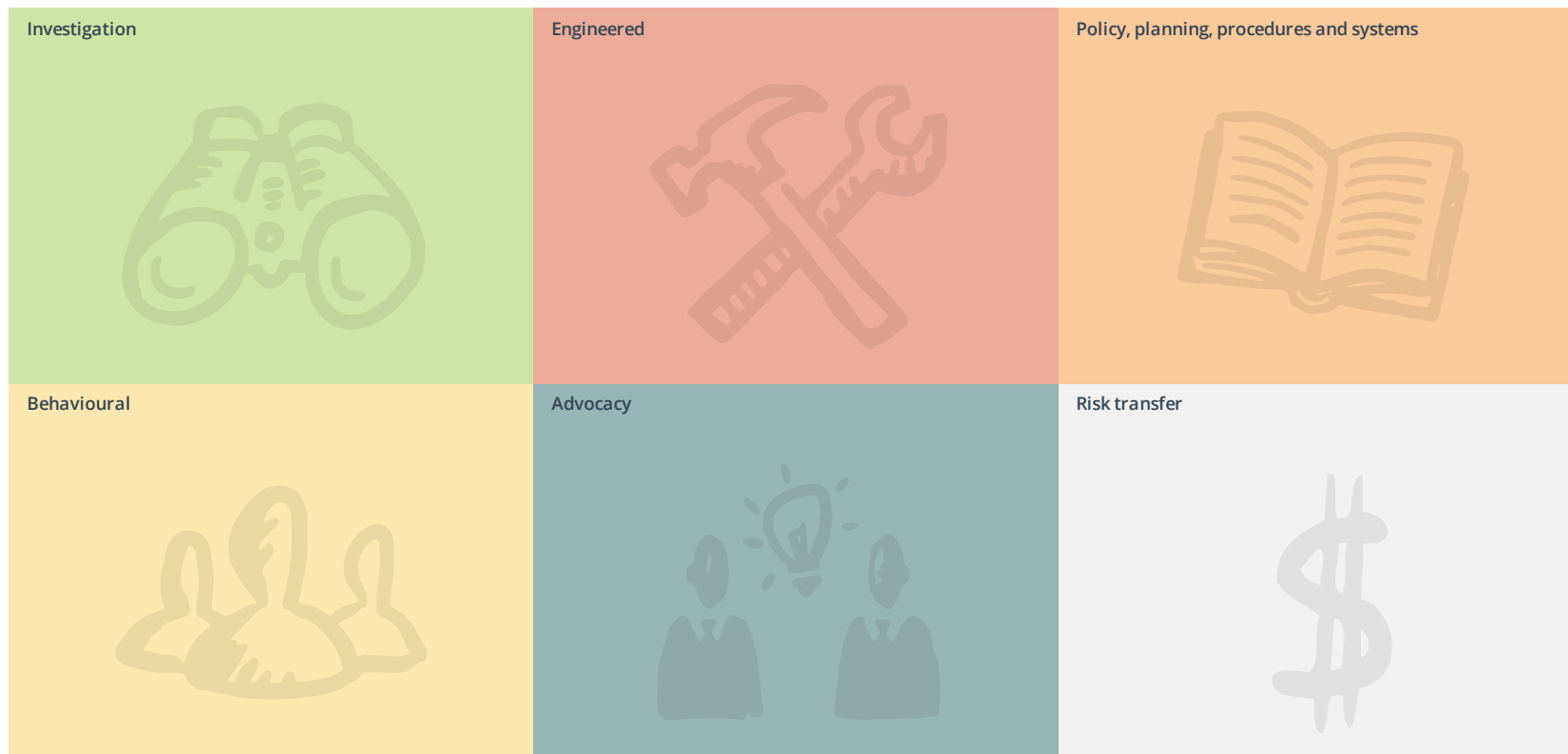
Risk Statement	Additional comments	Council sphere of influence	What does council or other stakeholders already do to manage the risk?	Risk Analysis 2030	Risk Analysis 2070	Potential adaptation options - (TBC in Working Sessions – some comments captured during risk review process)
Increased incidence of bushfire-related pollution and/or dust storms, resulting in postponement of community events (e.g. markets, community events, sporting events).		Influence		Low	Low	Future BMS installations could consider sensors to measure indoor air quality (Double Bay Library) and these sites could be used as havens for workers when air-quality is poor?
Blackout/brownouts during heatwaves or storm event results in adverse health consequences for vulnerable residents (e.g. elderly, children, those with chronic health conditions or reliant on electricity for medical devices).		Influence		Medium	Medium	
Higher temperatures result in increased risk of legionella and other pathogens in waterbodies and HVAC systems, resulting in increased safety risks to users of council facilities.	A review by the US EPA (2010) found a range of studies suggesting that increases in community acquired Legionnaires' disease may be associated with climate change. The incidence of disease has been found to be higher during warmer months. Risk heightened for any WMC facilities regularly used by groups with existing vulnerabilities (e.g. elderly).	Control	No large scale HVAC systems in Council Facilities. Regular monitoring and maintenance of HVAC systems	Low	Medium	Real-time monitoring of temperature and dosing levels of chemical biocides









Risk Statement	Additional comments	Council sphere of influence	What does council or other stakeholders already do to manage the risk?	Risk Analysis 2030	Risk Analysis 2070	Potential adaptation options - (TBC in Working Sessions – some comments captured during risk review process)
INTERDEPARTMENTAL RISKS						
Increased proactive funding required to improve resilience of built assets to extreme weather events (CAPEX for new builds or retrofitting of existing assets).	Refers to need for enhanced level of design where cost-effective alternatives are limited. Particularly relevant to assets within flood prone areas and foreshore assets.	Influence		Medium	High	
Reduced lifespan of Council assets such as buildings, roads and footpaths from hotter, drier conditions and increased atmospheric carbon, resulting in increased maintenance costs and more frequent inspections.		Control	Should be built into the asset life within the asset management systems. Integrate and keep up to date with developments in this field through industry bodies and research institutions.	Low	Low	
More days of extreme heat causing overheating of library and council facilities, resulting in heat stress to staff and facility users.		Control	New WHS&IM procedure "Hot and Cold Environments" being drafted to directly address extreme conditions in the workplace and suitable controls and interventions for the safety of workers and others.	Low	Low	

C2 ADAPTATION SESSION TEMPLATES





<p>Describe the action in a couple of sentences</p> <div><div></div></div> 	<p>Key steps to implement</p> <div><div></div></div> 	<p>Partners and key stakeholder</p> <div><div></div></div> 
<p>Key resources and mechanisms for implementation (plans, procedures etc)</p> <div><div></div></div> 	<p>Funding options</p> <div><div></div></div> 	<p>Monitoring and evaluation - what does success look like and how will we know?</p> <div><div></div></div> 

APPENDIX D

RISK MATRICES AND MCA CRITERION



D1 RISK MATRICES

Table 1 Qualitative description of consequence (WMC Risk Management Framework)

Consequence	Scale	People	Finance	Reputation	Legal and Compliance	Service Delivery	Environment
Catastrophic	5	Severe adverse human health effects leading to multiple events of total disability or fatalities. Total disruption to employees and the community.	Financial impact of greater than or equal to 10% negative variance to budget (\$11million based on 22/23 budget).	External reputation irrevocably damaged due to: • Significant and sustained negative publicity and condemnation (months) leading to irreconcilable community loss of confidence in Council's intentions and capabilities. • Persistent community loss of confidence in Council's intentions and capabilities. • Government Administrator is appointed to Council.	Major compliance breach resulting in significant fines or criminal liability. Serious political implications, tabling of formal inquiry.	Total inability to meet all targets reported in the Operational Plan.	Very significant loss to the environment. May include localised loss of species, habitats, ecosystems and/or cultural heritage area. Extensive remedial action essential to prevent further degradation. Restoration likely to be required.
Major	4	Serious long-term workplace injury. Permanent physical injuries and fatalities may occur. Severe disruptions to employees and the community.	Financial impact of greater than 5% but less than 10% negative variance to budget (\$5.5-11million based on 22/23 budget).	External reputation severely damaged, due to: • Significant negative publicity and condemnation (months) • Community loss of confidence in Council's intentions and capabilities (months) • Consistent and sustained media attention (months)	Non-compliance of major litigation resulting in significant impact on Council's ability to operate.	Closure of service due to breach of standards, quality or accountability. Inability to deliver 60%+ of target outcomes reported in the Operational Plan.	Significant effect on the environment and local ecosystems and/or cultural heritage area. Remedial Action Likely to be required.
Moderate	3	Loss of time due to workplace injury. Frequent disruptions to employees and the community. Adverse human health effects.	Financial impact of greater than 2.5% to less than or equal to 5% negative impact to budget (\$2.75-5.5million based on 22/23 budget).	External reputation damaged, due to: • Considerable negative publicity and dissatisfaction (weeks) • Community loss of confidence in Council's processes (weeks) • Sectional community impacts and concerns • Negative media attention (weeks).	Compliance breach identified to be reported to regulator or one-off litigation.	Inability to deliver 40% - 60%+ of target outcomes reported in the Operational Plan.	Some damage to the environment, including ecosystems and/or cultural heritage area. Some remedial action may be required.
Minor	2	Minor injury requiring first aid treatment. Short-term disruption to employees and the community. Slight adverse human health effects or general amenity issues.	Financial impact of greater than 1.5% to less than or equal to 2.5% negative impact to budget (\$1.65-2.75million based on 22/23 budget).	Minimally damage to external reputation, due to: • Pockets of local community impacts and concerns. • Negative media attention (days) or Occasional one-off negative media attention.	Low level compliance breach to be recorded and actively managed internally or potential litigation with potential greater impact if not actively managed.	Inability to deliver 20% - <40%+ of target outcomes reported in the Operational Plan.	Minimal effects on the natural environment and/or cultural heritage area.
Insignificant	1	Minor injury requiring first aid. No adverse human health effects	Financial impact less than or equal to 1.25% negative impact to budget (<1.65m (2023)).	External reputation not effected, due to: • Individual issue-based concerns. • No media coverage.	Need to raise awareness to prevent future occurrence, managed locally.	Inability to deliver less than 20% of the target outcomes reported in the Operational Plan.	No adverse effects on natural environment.

Table 2 Qualitative description of likelihood (Hybrid WMC Risk Management Framework & AS5334)

Likely frequency of experience descriptor	Scale	Descriptor criteria (WMC)	Long term risks (AS5334)
Almost certain	5	Likely Frequency of experience every 1 to 12 months	Has a greater than 90% chance of occurring in the identified time period if the risk is not mitigated
Likely	4	Likely Frequency of experience every 12 to 24 months	Has a 60–90% chance of occurring in the identified time period if the risk is not mitigated
Possible	3	Likely Frequency of experience every 2-5 years	Has a 40–60% chance of occurring in the identified time period if the risk is not mitigated
Unlikely	2	Likely Frequency of experience every 5-10 years	Has a 10–30% chance of occurring in the future if the risk is not mitigated
Rare	1	Likely Frequency of experience every 10+ years	May occur in exceptional circumstances, i.e. less than 10% chance of occurring in the identified time period if the risk is not mitigated

Table 3 Risk rating matrix (WMC Risk Management Framework)

		Consequence Rating				
		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood Rating	Almost certain	Medium	Medium	High	Extreme	Extreme
	Likely	Medium	Medium	High	Extreme	Extreme
	Possible	Low	Medium	Medium	High	Extreme
	Unlikely	Low	Low	Medium	High	High
	Rare	Low	Low	Medium	Medium	High

D2 MCA CRITERION

Table 1 Multi-criteria analysis criterion

	HIGH (3)	MEDIUM (2)	LOW (1)
Effectiveness to Reduce Risk	High potential to reduce risk to multiple critical functions and / or asset types and / or to reduce multiple risks	Moderate potential to reduce risk to critical function and / or asset	Potential to reduce risk is low or uncertain
Cost	Cost is Minor (<\$100k)	Cost is Moderate (\$100K to \$5M)	Cost is Major (>\$5M)
Significance of Action	Several adaptation actions rely on this being done first OR Other adaptation actions will no longer be required if this action is implemented	Another adaptation action relies on this being done first or implementation means another adaptation action may no longer be required if this action is implemented	Does not influence or is not necessary to support other adaptation actions
Stakeholder Acceptance	No conflict expected with staff, the community, private property owners or other stakeholders around implementation and / or will provide broader social and environmental benefits	Possible conflict with staff, the community, other stakeholders around implementation and /or may provide broader social and environmental benefits	Likely conflict with staff, the community, private property owners or other stakeholders
Urgency	Should be completed within the next 10 years to reduce a current risk.	Should be completed before 2040 to reduce risk	Should be completed before 2070 to reduce risk
Co-benefits	Action would have significant additional benefits other than climate adaptation	Action may have some additional benefits other than climate adaptation	The action is unlikely to have measurable co-benefits

APPENDIX E

STAKEHOLDER WORKSHOP AGENDA AND BRIEFING NOTE





PROJECT NAME	Woollahra Municipal Council Climate Change Risk Assessment Update
DATE AND TIME	Tuesday, 7 February 2023
VENUE	Council Chambers, Woollahra Municipal Council
SUBJECT	Council Climate Change Risks Assessment Update Workshop

Background

In 2021, WSP was engaged by Woollahra Municipal Council (WMC) to prepare a Climate Change Risk Assessment and Adaptation Plan. Through this process, WMC staff were involved in the preparation of this risk assessment through training, workshops and/or focus groups. As part of the 2021 assessment, a series of prioritised high and extreme risk statements were identified and agreed on with the Executive Leadership Team at WMC.

WMC has recently gone through a process of updating WMC's Risk Assessment Framework. This includes updates to consequence and likelihood criteria which is used to analyse the level of risk to the Municipality. WSP been engaged to undertake an update of the previously prioritised risk statements to align with the WMC Risk Assessment Framework updates. Appendix A includes the hybrid Risk Matrices for Consequence that has been used as part of WSP's updated assessment.

Workshop objectives

The objectives of this workshop are to:

- Present the Climate Change Risk Assessment process to date and the hybrid risk matrix (consequence and likelihood).
- Review and validate the changes in priority for the extreme and high-risk statements as a result of the hybrid risk matrix.
- Refine the list of extreme and high risks to identify priority risks for WMC to action.
- Consider whether any risks can be combined for inclusion in WMC organisational risk register.

Actions prior to workshop

- Confirm attendance at the workshop. If you're unable to attend, please send a delegate from your team.
- Review this memo including Appendix B to familiarise yourself with the purpose of the workshop and the list of 'high' and 'extreme' risks that will be discussed in the workshop.
- We have also provided a copy of the Climate Change Risk Assessment and Adaptation Plan prepared in 2021 for further background/context (Appendix C).

Agenda

Item	Timing
1. Welcome, Introductions and Purpose	10 mins
2. Recap of Climate Change Risk Assessment process to date	10 mins
3. Activity 1 – Prioritisation of climate change risks	45 mins
Break	5 minutes
4. Activity 2 – Combining risks for organisation risk register	10 minutes
5. Next steps	10 minutes

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Climate Change Risks Assessment Update Workshop – Agenda and Briefing Paper | Page 1



Appendix A – Risk Matrices

Climate Change Risk Assessment and Adaptation Plan Consequence, Likelihood and Risk Matrices

As part of the process for undertaking the re-evaluation of the risks identified through the 2021 assessment against the WMC draft updated Risk Management Framework, it was identified that some of the criteria needed to be adapted for a city-wide Climate Change Risk Assessment. Therefore, in discussions with WMC, a modified version of WMC's new draft Risk Management Framework was agreed on. The only change is the inclusion of monetary values under the finance category. The modified version shown on this page is the consequence table that has been used as part of the 2022 assessment.

MODIFIED CONSEQUENCE TABLE

		AREAS OF IMPACT					
Consequence	Scale	People	Finance	Reputation	Legal and Compliance	Service Delivery	Environment
Catastrophic	5	Severe adverse human health effects leading to multiple events of total disability or fatalities. Total disruption to employees and the community.	Financial impact of greater than or equal to 10% negative variance to budget (\$11million based on 22/23 budget).	External reputation irrevocably damaged due to: • Significant and sustained negative publicity and condemnation (months) leading to Irreconcilable community loss of confidence in Council's intentions and capabilities. • Persistent community loss of confidence in Council's intentions and capabilities. • Government Administrator is appointed to Council.	Major compliance breach resulting in significant fines or criminal liability. Serious political implications, tabling of formal inquiry.	Total inability to meet all targets reported in the Operational Plan.	Very significant loss to the environment. May include localised loss of species, habitats, ecosystems and/or cultural heritage area. Extensive remedial action essential to prevent further degradation. Restoration likely to be required.
Major	4	Serious long-term workplace injury. Permanent physical injuries and fatalities may occur. Severe disruptions to employees and the community.	Financial impact of greater than 5% but less than 10% negative variance to budget (\$5.5-11million based on 22/23 budget).	External reputation severely damaged, due to: • Significant negative publicity and condemnation (months) • Community loss of confidence in Council's intentions and capabilities (months) • Consistent and sustained media attention (months)	Non-compliance of major litigation resulting in significant impact on Council's ability to operate.	Closure of service due to breach of standards, quality or accountability. Inability to deliver 60%+ of target outcomes reported in the Operational Plan.	Significant effect on the environment and local ecosystems and/or cultural heritage area. Remedial Action Likely to be required.
Moderate	3	Loss of time due to workplace injury. Frequent disruptions to employees and the community. Adverse human health effects.	Financial impact of greater than 2.5% to less than or equal to 5% negative impact to budget (\$2.75-5.5million based on 22/23 budget).	External reputation damaged, due to: • Considerable negative publicity and dissatisfaction (weeks) • Community loss of confidence in Council's processes (weeks) • Sectional community impacts and concerns • Negative media attention (weeks).	Compliance breach identified to be reported to regulator or one-off litigation.	Inability to deliver 40% - 60%+ of target outcomes reported in the Operational Plan.	Some damage to the environment, including ecosystems and/or cultural heritage area. Some remedial action may be required.
Minor	2	Minor injury requiring first aid treatment. Short-term disruption to employees and the community. Slight adverse human health effects or general amenity issues.	Financial impact of greater than 1.5% to less than or equal to 2.5% negative impact to budget (\$1.65-2.75million based on 22/23 budget).	Minimally damage to external reputation, due to: • Pockets of local community impacts and concerns. • Negative media attention (days) or Occasional one-off negative media attention.	Low level compliance breach to be recorded and actively managed internally or potential litigation with potential greater impact if not actively managed.	Inability to deliver 20% -<40%+ of target outcomes reported in the Operational Plan.	Minimal effects on the natural environment and/or cultural heritage area.
Insignificant	1	Minor injury requiring first aid. No adverse human health effects	Financial impact less than or equal to 1.25% negative impact to budget (<1.65m (2023)).	External reputation not effected, due to: • Individual issue-based concerns. • No media coverage.	Need to raise awareness to prevent future occurrence, managed locally.	Inability to deliver less than 20% of the target outcomes reported in the Operational Plan.	No adverse effects on natural environment.

HYBRID CONSEQUENCE TABLE

Similarly to the Climate Change Risk Assessment and Adaptation Plan (2021) it was identified that the likelihood criteria within the WMC Risk Assessment Framework. Was not suitable for assessing long term risks such as climate change. A hybrid likelihood table has therefore been adopted for the 2022 assessment.

Likely frequency of experience descriptor	Scale	Descriptor criteria (WMC)	Long term risks (AS5334)
Almost certain	5	Likely Frequency of experience every 1 to 12 months	Has a greater than 90% chance of occurring in the identified time period if the risk is not mitigated
Likely	4	Likely Frequency of experience every 12 to 24 months	Has a 60–90% chance of occurring in the identified time period if the risk is not mitigated
Possible	3	Likely Frequency of experience every 2-5 years	Has a 40–60% chance of occurring in the identified time period if the risk is not mitigated
Unlikely	2	Likely Frequency of experience every 5-10 years	Has a 10–30% chance of occurring in the future if the risk is not mitigated
Rare	1	Likely Frequency of experience every 10+ years	May occur in exceptional circumstances, i.e. less than 10% chance of occurring in the identified time period if the risk is not mitigated

RISK MATRIX

		Consequence Rating				
		Insignificant	Minor	Moderate	Major	Catastrophic
Likelihood Rating	Almost certain	Medium	Medium	High	Extreme	Extreme
	Likely	Medium	Medium	High	Extreme	Extreme
	Possible	Low	Medium	Medium	High	Extreme
	Unlikely	Low	Low	Medium	High	High
	Rare	Low	Low	Medium	Medium	High



Appendix B – Draft Extreme & High Risks



The below table is a summary of high priority risks and proposed high priority adaptation measures identified in the 2021 Climate Change Risk Assessment and Adaptation Plan. It should be noted that this is not an exhausted list of risks and proposed adaptation measures identified through the risk assessment process. As identified in the CRA outcomes and next steps workshop further work is required to review, prioritise and map out the implementation of adaptation measures. Adaptation measures in bold relate to the priority adaptation measures identified in the 2021 Climate Change Risk Assessment and Adaptation Plan.

Risk ID/s	High Priority Risk	Highest Risk Rating (2030)	Highest Risk Rating (2070)	High Priority Adaptation Measures
1, 9	Future sea level rise combined with increased severity of storm surges leading to the overtopping of seawalls, destabilisation of seawall footings and severe erosion. Such events could result in property damage (public and private), impact liveability of the area and be a safety risk for the community.	Extreme	Extreme	<p>Consistently monitor sea level rise, erosion impacts to beaches, and frequency of overtopping of sea walls to determine when adaptation measures should be implemented as part of a pathways-based approach to foreshore management.</p> <p>Develop pathways-based¹ approach to foreshore management. This should:</p> <ul style="list-style-type: none"> - consider findings and recommendations from the sea level rise and storms surge study being undertaken by Randwick, Waverley and Woollahra Councils - use existing monitoring data and incorporate how ongoing monitoring would be used to inform decision making within the pathways-based approach - include an approach for engaging community members in the process.
2,4	Cumulative impacts of climate change requiring an increased in reactive and proactive capital expenditure leading to financial instability and reduced service delivery.	High	Extreme	<p>Review Council LSPS, LEP and DCP and incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process.</p> <p>Implement a consistent process or system to record the physical and financial impacts of extreme weather events. This would support easier identification of risk 'hot-spots' and ultimately create a monitoring platform that can assist in justifying the investment case for adaptation measures.</p> <p>Review design specifications for engineering and civil projects to confirm if design parameters account for future climate change projections (e.g. increases in temperatures, extreme storms, increases to rainfall intensity etc).</p>
5,7,14	Increased severity of storms including extreme winds, hail and heavy rainfall due to climate change increasing the frequency of damage to council assets increasing	High	Extreme	<p>Review Council LSPS, LEP and DCP and incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process.</p>

¹ See Appendix A below.



Risk ID/s	High Priority Risk	Highest Risk Rating (2030)	Highest Risk Rating (2070)	High Priority Adaptation Measures
	maintenance costs. This could include direct damage to buildings, scour and erosion of roadways, destabilisation of property foundations and stability of trees.			<p>Undertake gap analysis of existing flood studies to determine level of climate change sensitivity testing that has been undertaken and identify areas for updated or additional assessment. For example, the Double Bay flood study has not undertaken any climate change sensitivity testing. Ensure approach to sensitivity testing aligns with NSW Government Common Planning Assumptions for sea level rise. Findings of updated studies should be reflected in LEP and DCPs where applicable.</p> <p>Embed consideration of climate change into WMC Council Asset Management Strategy and maintenance schedules, including changing rainfall and temperature patterns.</p>
6	Increased incidence of extreme events resulting in significant increases in insurance claims increasing premiums and excess, affecting viability of some council facilities.	High	Extreme	<p>Review Council LSPS, LEP and DCP and incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process.</p> <p>Implement a consistent process or system to record the physical and financial impacts of extreme weather events. This would support easier identification of risk 'hot-spots' and ultimately create a monitoring platform that can assist in justifying the investment case for adaptation measures.</p> <p>Review insurance policies and confirm whether WMC has adequate insurance to cover increases in damage due to extreme weather events.</p>
12	Blackout/brownouts during heatwaves or storm event results in adverse health consequences for vulnerable residents (e.g. elderly, children, those with chronic health conditions or reliant on electricity for medical devices).	High	Extreme	<p>Investigate battery storage/other backup supply options for Council buildings and assets. Battery storage was discussed for Double Bay Library however workshop attendees indicated it was not feasible at this time; however, this may change over time as prices reduce. Battery storage may be viable for smaller locations such as the facility at Cooper Park.</p> <p>Investigate emerging tools/ mechanisms to communicate with the community prior to, during and in the aftermath of extreme weather events.</p> <p>Hold information/ knowledge sharing sessions with local businesses and private service providers (e.g. aged care facilities, sailing clubs and other sporting clubs) on business continuity planning and adapting to climate change.</p> <p>Encourage discussions/sharing of information and ideas on local council forum pages, newsletters, posters in council facilities etc to increase awareness and behavioural changes towards climate change readiness and adaptability.</p> <p>Advocate for improvements to NSW building standards and implement recommendations of the Future Proofing Residential Development to Climate Change Stage 1 Study.</p> <p>Advocate for increased Commonwealth and State government leadership for appropriate and orderly transition of power grid to renewable energy while accommodating growing peak demand in summer months.</p>



Risk ID/s	High Priority Risk	Highest Risk Rating (2030)	Highest Risk Rating (2070)	High Priority Adaptation Measures
8	Sea level rise resulting in the inundation of foreshore assets such as roads, bicycle paths, boat ramps, harbour pontoons, retaining walls and park infrastructure, causing them to be unusable	Medium	Extreme	<p>Consistently monitor sea level rise, erosion impacts to beaches, and frequency of overtopping of sea walls to determine when adaptation measures should be implemented as part of a pathways-based approach to foreshore management</p> <p>Develop pathways-based approach to foreshore management. This should:</p> <ul style="list-style-type: none"> - consider findings and recommendations from the sea level rise and storms surge study being undertaken by Randwick, Waverley and Woollahra Councils - use existing monitoring data and incorporate how ongoing monitoring would be used to inform decision making within the pathways-based approach - include an approach for engaging community members in the process.
16	Increase in the financial and staff resources required to adequately respond to, and recover from, extreme events where insurance cover or funding from other levels of government is limited.	Medium	Extreme	Undertake review of available staff resourcing data to determine time spent responding to natural disasters. Continue to monitor over time to determine if this is increasing and diverting resources from day to day operations of councils facilities and services.
3	Reduced capacity of low-lying drainage networks due to sea level rise and increased rainfall intensity, leading to more frequent inundation of private landholders and increased risk of litigation.	High	High	<p>Review Council LSPS, LEP and DCP and incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process.</p> <p>Undertake gap analysis of existing flood studies to determine level of climate change sensitivity testing that has been undertaken and identify areas for updated or additional assessment. For example, the Double Bay flood study has not undertaken any climate change sensitivity testing. Ensure approach to sensitivity testing aligns with NSW Government Common Planning Assumptions for sea level rise. Findings of updated studies should be reflected in LEP and DCPs where applicable.</p>
14	Extreme winds during storm events increasing the risk of tree failure which could result in injury of park users and/or loss of amenity.	High	High	<p>Investigate emerging tools/ mechanisms to communicate with the community prior to, during and in the aftermath of extreme weather events.</p> <p>Encourage discussions/sharing of information and ideas on local council forum pages, newsletters, posters in council facilities etc to increase awareness and behavioural changes towards climate change readiness and adaptability.</p>
10	Sea level rise and storm surge resulting in the complete loss of the councils smaller beach including Camp Cove, Rose Bay, Red Leaf reducing public amenity.	Medium	High	<p>Develop pathways-based approach to foreshore management. This should:</p> <ul style="list-style-type: none"> - consider findings and recommendations from the sea level rise and storms surge study being undertaken by Randwick, Waverley and Woollahra Councils



Risk ID/s	High Priority Risk	Highest Risk Rating (2030)	Highest Risk Rating (2070)	High Priority Adaptation Measures
				<p>- use existing monitoring data and incorporate how ongoing monitoring would be used to inform decision making within the pathways-based approach</p> <p>- include an approach for engaging community members in the process.</p>
				<p>Investigate interactive foreshore options, such as natural buffers that reduce the impacts of storm surges but also which encourage marine biodiversity, as an alternative to traditional seawalls.</p> <p>Particular focus should be on maintaining the larger beaches as some of the smaller beaches will inevitably be lost due to sea level rise.</p>
11	Closure of Council-owned facilities due to power outages caused by extreme temperatures, adversely affecting people who depend on facilities to stay cool during an extreme heat event.	Medium	High	<p>Investigate battery storage/other backup supply options for Council buildings and assets. Battery storage was discussed for Double Bay Library however workshop attendees indicated it was not feasible at this time; however, this may change over time as prices reduce. Battery storage may be viable for smaller locations such as the facility at Cooper Park.</p> <p>Advocate for increased Commonwealth and State government leadership for appropriate and orderly transition of power grid to renewable energy while accommodating growing peak demand in summer months.</p> <p>Hold information/ knowledge sharing sessions with local businesses and private service providers (e.g. aged care facilities, sailing clubs and other sporting clubs) on business continuity planning and adapting to climate change.</p>
13	Drought leading to die off and hardening of sports fields and parks creating a safety risk increasing irrigation and maintenance costs.	Medium	High	<p>Investigate alternate options for surfacing and irrigation techniques to reduce water consumption on parklands and sporting fields including:</p> <ul style="list-style-type: none"> - subsurface irrigation - improving water holding capacity of the underlying soils - drought tolerant grasses and flora species.
17	Increase in energy demand to cool community facilities and council buildings due to increases in average temperatures and extreme heat days, resulting in an increase in Council power bills.	Medium	High	<p>Investigate measures to effectively reduce the urban heat island effect, such as roofing materials with low solar absorptance values, green roofs with rooftop solar for Council owned buildings and new private developments, reducing sealed areas and increased tree canopy cover. Consider lessons learnt from Waverley Councils Sky Parks Project. Embed requirements into the LEP and DCP.</p>
19	Increased demand on Council recovery and support services, resulting in reduced capacity to undertake preventative and proactive service delivery that reduces underlying community vulnerability.	Medium	High	<p>Undertake review of available staff resourcing data to determine time spent responding to natural disasters. Continue to monitor over time to determine if this is increasing and diverting resources from day-to-day operations of councils facilities and services.</p> <p>In the next update of the Local Emergency Management Plan consider increased frequency and severity of severe storm and flooding events due to climate change and how this may impact emergency response mechanisms and procedures.</p>

App B. High priority risks and adaptation measures | Page 4



Risk ID/s	High Priority Risk	Highest Risk Rating (2030)	Highest Risk Rating (2070)	High Priority Adaptation Measures
				<p>Update online disaster management information to ensure it is up-to-date and informed by latest climate science.</p> <p>Encourage discussions/sharing of information and ideas on local council forum pages, newsletters, posters in council facilities etc to increase awareness and behavioural changes towards climate change readiness and adaptability.</p>
28	Increased capital costs associated with the need to invest in additional water capture and reuse infrastructure to irrigate public spaces and supply water for public toilet blocks.	Medium	High	<p>Smart irrigation and water sensors planned for installation on most irrigation systems which will reduce mains water use (already in progress).</p> <p>Investigate feasibility of alternative non-potable water supply for irrigations such as:</p> <ul style="list-style-type: none"> - harvesting of basement dewatering undertaken by landowners / high rise developments in low lying areas - small to medium scale desalination plants - stormwater harvesting including pipelines to distribute water throughout council - water and infrastructure sharing opportunities with surrounding landowners such as Centennial Park & Moore Park Trust, golf clubs and schools including opportunities to install rainwater tanks on private properties to use on adjacent Council parklands. <p>Investigate alternate options for surfacing and irrigation techniques to reduce water consumption on parklands and sporting fields including:</p> <ul style="list-style-type: none"> - subsurface irrigation - improving water holding capacity of the underlying soils - drought tolerant grasses and flora species.
29	Change in temperature and rainfall causing changes to species composition and loss of diversity. This could also result in stress on already threatened species, resulting in their loss.	Medium	High	<p>Continue to develop Urban Forest Strategy and integrate research currently being undertaken by DPIE into climate resilient species. Engage with neighbouring councils during strategy development to maximise opportunities for co-benefits (e.g. linking habitat movement corridors).</p> <p>Plant drought and fire resilient flora species in line with Council's Urban Forest Strategy that will draw on research currently being undertaken by DPIE on climate resilient species.</p> <p>Review and revise Environmental Grant funding criteria to explicitly encourage applications with climate change resilience benefits.</p>
31	Increased development exacerbating the effects of higher temperatures through the Urban Heat Island Effect. This could result in increased heat stress, increased energy	Medium	High	<p>Investigate measures to effectively reduce the urban heat island effect, such as roofing materials with low solar absorptance values, green roofs with rooftop solar for Council owned buildings and new private developments, reducing sealed areas and increased tree canopy cover. Consider lessons learnt from Waverley Councils Sky Parks Project. Embed requirements into the LEP and DCP.</p>

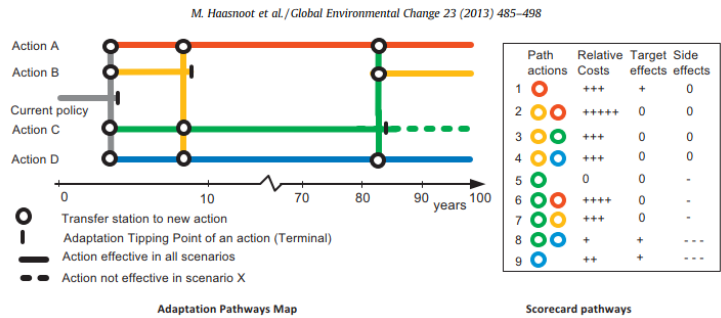


Risk ID/s	High Priority Risk	Highest Risk Rating (2030)	Highest Risk Rating (2070)	High Priority Adaptation Measures
	demand to cool buildings and exacerbate heat impacts on flora and fauna.			Continue to investigate and collaborate with other councils and agencies to reduce the urban heat island effect including the review of materials and coatings used for road and footpath surfaces (from LSPS 2020).
36	Increased incidence of mental illness for Council staff and the community due to trauma from preparing for, and dealing with the impact of, extreme event(s).	Medium	High	



Appendix A. Pathways-based approach

Pathways-based approach: ‘provides an analytical approach for exploring and sequencing a set of possible actions based on alternative external developments over time’² This includes identification of routes to achieving the local government’s ‘success criteria’ against climate adaptation (adaptation pathways). This included developing a pathway diagram/map for each risk identified. Actions reducing exposure have been displayed on one side of the current policy and those actions that reduce sensitivity have been displayed on the other side. Actions with long sell-by dates have been presented at the bottom of the diagram, while actions with short sell-by dates are shown close to the current policy. A pathway diagram similar to the example below (Figure 1) will be developed for each risk theme/category.



There are two styles of pathways approach diagrams that can be developed (traditional pathways diagram and flow diagram) based upon the type of tipping point data available.

Figure 2. Traditional Pathways (Led by climatic tipping point)

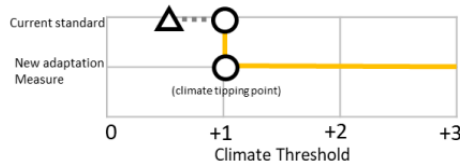
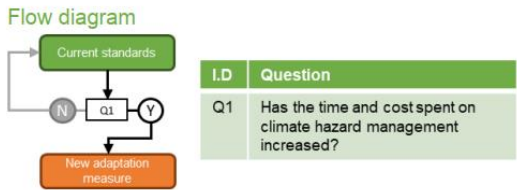


Figure 3. Flow Diagram (Response or outcome led, focused around questions)



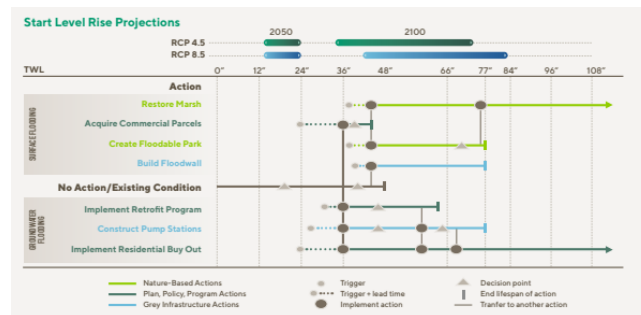
The pathways approach enables moving between of adaptation solutions over time as new information and conditions emerge. See the example shown below from the San Francisco Bay. The solutions in the pathways are arranged by their

² Haasnoot, M. et.al (2014) Dynamic adaptive policy pathways; A method for crafting robust decisions for a deeply uncertain world, Global Environmental Change, Volume 23, Issue 2, 2013,Pages 485–498.
<https://www.sciencedirect.com/science/article/pii/S1462901120313836>



ease of implementation, which relates to the level of work and resources required to deploy the solution, ranging from the current practices to changes in standards and design.

Figure 4. Example of Adaptation Pathways Diagram from a Sea Level Rise Planning Exercise in San Francisco Bay³



Key Resources:

- Coast Adapt: <https://coastadapt.com.au/how-to-pages/applying-pathways-approach>
- Port Phillip Bay – Coastal Adaptation Pathways project: <https://abm.org.au/wp-content/adaptationproject/>
- Vandever, J. et.a, (2021) Navigating Uncertain Futures with the Climate Adaptation Pathways Approach <https://naep.memberclicks.net/assets/newsletter/Newsletter2021/NAEP%20Winter%202021%20Article%20Navigating%20Uncertain%20Futures.pdf>
- Haasnoot, M. et.al (2014) Dynamic adaptive policy pathways; A method for crafting robust decisions for a deeply uncertain world, Global Environmental Change, Volume 23, Issue 2, 2013,Pages 485-498. <https://www.sciencedirect.com/science/article/pii/S1462901120313836>

³ Vandever, J. et.a, (2021) Navigating Uncertain Futures with the Climate Adaptation Pathways Approach <https://naep.memberclicks.net/assets/newsletter/Newsletter2021/NAEP%20Winter%202021%20Article%20Navigating%20Uncertain%20Futures.pdf>

APPENDIX F

PRIORITY CLIMATE CHANGE RISK AND ADAPTATION MEASURES





WMC Climate Change Priority Risks and Adaptation Measures

The below table is a summary of high priority risks and proposed high priority adaptation measures identified in the revised Climate Change Risk Assessment. It should be noted that this is not an exhaustive list of risks and proposed adaptation measures identified through the risk assessment process. As identified in the CRA outcomes and next steps workshop, further work is required to review, prioritise, and map out the implementation of adaptation measures. Adaptation measures in bold relate to the priority adaptation measures identified in the Climate Change Risk Assessment and Adaptation Plan.

Risk ID	High Priority Risks	Updated Risk Rating (2030)	Updated Risk Rating (2070)	Change from previous assessment	High Priority Adaptation Measures
1,9	Future sea level rise combined with increased severity of storm surges leading to the overtopping of seawalls, destabilisation of seawall footings and severe erosion. Such events could result in property damage (public and private), impact liveability of the area and be a safety risk for the community.	High	Extreme	The risk rating for 2030 changed from Very High to High and remained the same for 2070.	<p>Monitor sea level rise, erosion impacts to beaches, and frequency of overtopping of sea walls to determine when adaptation measures should be implemented as part of a pathways-based approach to foreshore management.</p> <p>Develop pathways-based approach¹ to foreshore management. This should:</p> <ul style="list-style-type: none"> - consider findings and recommendations from the sea level rise and storms surge study being undertaken by Randwick, Waverley, and Woollahra Councils - use existing monitoring data and incorporate how ongoing monitoring would be used to inform decision making within the pathways- based approach - include an approach for engaging community members in the process. <p>Update design specifications to require upgrades/ replacement of foreshore assets to consider the latest available climate change projections over the design life of the asset and integrate design changes where appropriate to enhance resilience to future climate change. This could include raising the height of a sea wall or relocating an asset to higher land.</p>
2,4	Cumulative impacts of climate change requiring an increased in	High	Extreme	The risk rating for 2030 remained the	<p>Any future reviews of Council LSPS, LEP and DCP should incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall</p>

¹ An analytical approach to sequencing a set of potential actions based on external triggers, e.g. temperature exceedances, sea level rise or reoccurrence of flooding events. This includes identification of routes to achieving the local government's 'success criteria' against climate adaptation pathways. This is usually depicted as a diagram or a map.

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Risk ID	High Priority Risks	Updated Risk Rating (2030)	Updated Risk Rating (2070)	Change from previous assessment	High Priority Adaptation Measures
	reactive and proactive capital expenditure.			same and changed from Very High to Extreme for 2070.	<p>intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process.</p> <p>Implement a process or system to record the physical and financial impacts of extreme weather events. This would support easier identification of risk 'hot-spots' and ultimately create a monitoring platform that can assist in justifying the investment case for adaptation measures.</p> <p>Review design specifications for engineering and civil projects to confirm if design parameters account for future climate change projections (e.g. increases in temperatures, extreme storms, increases to rainfall intensity etc).</p>
5,7,14	Increased severity of storms including extreme winds, hail and heavy rainfall due to climate change increasing the frequency of damage to council assets increasing maintenance costs. This could include direct damage to buildings, scour and erosion of roadways, destabilisation of property foundations and stability of trees.	High	Extreme	The risk rating for 2030 remained the same and changed from Very High to Extreme for 2070.	<p>Any future reviews of Council LSPS, LEP and DCP should incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process.</p> <p>Undertake gap analysis of existing flood studies to determine level of climate change sensitivity testing that has been undertaken and identify areas for updated or additional assessment. For example, the Double Bay flood study has not undertaken any climate change sensitivity testing. Ensure approach to sensitivity testing aligns with NSW Government Common Planning Assumptions for sea level rise. Findings of updated studies should be reflected in LEP and DCPs where applicable.</p> <p>Embed consideration of climate change into WMC Council Asset Management Strategy and maintenance schedules, including changing rainfall and temperature patterns.</p>
15	Changes in sea temperature, sea level rise and storm surge resulting in the loss of fragile estuarine species, particularly in coastal areas in Rose Bay, Double Bay and Rushcutters Bay.	High	Extreme	The risk rating for 2030 remained the same and changed from High to Extreme for 2070.	<p>Integrate climate change considerations into Coastal Management Program currently being prepared. Include opportunities for local community groups to be involved in the identification and implementation of management measures.</p> <p>Continue to advocate for increased federal and state government leadership and initiatives to mitigate and adapt to the impacts of climate change (LSPS 2020). Particularly in areas such as coastal erosion, sea level rise and urban heat.</p> <p>Investigate interactive foreshore options, such as natural buffers that reduce the impacts of storm surges but also which encourage marine biodiversity, as an alternative to traditional seawalls.</p>
8	Sea level rise resulting in the inundation of foreshore assets such as roads, bicycle paths, boat ramps, harbour pontoons, retaining walls and park infrastructure, causing them to	Medium	Extreme	The risk rating for 2030 changed from High to Medium and changed from	<p>Monitor sea level rise, erosion impacts to beaches, and frequency of overtopping of sea walls to determine when adaptation measures should be implemented as part of a pathways-based approach to foreshore management</p> <p>Develop pathways-based approach to foreshore management. This should:</p> <ul style="list-style-type: none"> - consider findings and recommendations from the sea level rise and storms surge study being undertaken by Randwick, Waverley, and Woollahra Councils



Risk ID	High Priority Risks	Updated Risk Rating (2030)	Updated Risk Rating (2070)	Change from previous assessment	High Priority Adaptation Measures
	be periodically unusable resulting in disruption to users.			Very High to Extreme for 2070.	<p>- use existing monitoring data and incorporate how ongoing monitoring would be used to inform decision making within the pathways- based approach</p> <p>- include an approach for engaging community members in the process.</p> <p>Update design specifications to require upgrades/ replacement of foreshore assets to consider the latest available climate change projections over the design life of the asset and integrate design changes where appropriate to enhance resilience to future climate change. This could include raising the height of a sea wall or relocating an asset to higher land.</p>
16*	Increase in the financial and staff resources required to adequately respond to, and recover from, extreme events where insurance cover or funding from other levels of government is limited.	Medium	Extreme	The risk rating for 2030 changed from Low to Medium and changed from High to Extreme for 2070.	Undertake review of available staff resourcing data to determine time spent responding to natural disasters. Continue to monitor over time to determine if this is increasing and diverting resources from day-to-day operations of council facilities and services.
6	Increased incidence of extreme events resulting in an increase in insurance premiums and excess. This may result in some facilities becoming financially unviable.	Low	Extreme	The risk rating for 2030 changed from High to Low and changed from Very High to Extreme for 2070.	<p>Any future reviews of Council LSPS, LEP and DCP should incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process.</p> <p>Implement a process or system to record the physical and financial impacts of extreme weather events. This would support easier identification of risk 'hot-spots' and ultimately create a monitoring platform that can assist in justifying the investment case for adaptation measures.</p> <p>Review insurance policies and confirm whether WMC has adequate insurance to cover increases in damage due to extreme weather events.</p>
3	Reduced capacity of low-lying drainage networks due to sea level rise and increased rainfall intensity, leading to more frequent inundation of private landholders and increased risk of litigation.	High	High	The risk rating for 2030 remained the same and changed from Very High to High for 2070.	<p>Any future reviews of Council LSPS, LEP and DCP should incorporate resilience planning mechanisms and requirements. These should have particular focus on addressing the urban heat island effect, increases in extreme heat, increased rainfall intensity and sea level rise and storm surge. Some initiatives to address these risks have been identified through this risk assessment process.</p> <p>Undertake gap analysis of existing flood studies to determine level of climate change sensitivity testing that has been undertaken and identify areas for updated or additional assessment. For example, the Double Bay flood study has not undertaken any climate change</p>



Risk ID	High Priority Risks	Updated Risk Rating (2030)	Updated Risk Rating (2070)	Change from previous assessment	High Priority Adaptation Measures
					sensitivity testing. Ensure approach to sensitivity testing aligns with NSW Government Common Planning Assumptions for sea level rise. Findings of updated studies should be reflected in LEP and DCPs where applicable.
12*	Blackout/brownouts during heatwaves or storm event results in adverse health consequences for vulnerable residents (e.g., elderly, children, those with chronic health conditions or reliant on electricity for medical devices).	High	High	The risk ratings remained the same for 2030 and 2070.	<p>Advocate for improvements to NSW building standards and implement recommendations of the Future Proofing Residential Development to Climate Change Stage 1 Study.</p> <p>Hold information/ knowledge sharing sessions with local businesses and private service providers (e.g. aged care facilities, sailing clubs and other sporting clubs) on business continuity planning and adapting to climate change.</p> <p>Investigate battery storage/other backup supply options for Council buildings and assets. Battery storage was discussed for Double Bay Library but workshop attendees indicated it was not feasible at this time; however, this may change over time as prices reduce. Battery storage may be viable for smaller locations such as the facility at Cooper Park.</p> <p>Investigate emerging tools/ mechanisms to communicate with the community prior to, during and in the aftermath of extreme weather events.</p> <p>Advocate for increased Commonwealth and State government leadership for appropriate and orderly transition of power grid to renewable energy while accommodating growing peak demand in summer months.</p> <p>Encourage discussions/sharing of information and ideas on local council forum pages, newsletters, posters in council facilities etc to increase awareness and behavioural changes towards climate change readiness and adaptability.</p>
*These are new risks that have been added to the priority list					

Item No: R1 Recommendation to Council
Subject: **PLANNING PROPOSAL TO LIST EIGHT LOCAL HERITAGE ITEMS AND ONE HERITAGE CONSERVATION AREA IN AND AROUND THE EDGECLIFF COMMERCIAL CENTRE - ADVICE OF THE WOOLLAHRA LOCAL PLANNING PANEL**
Authors: Eleanor Banaag, Senior Strategic Heritage Officer
Kristy Wellfare, Team Leader Heritage
Approvers: Anne White, Manager Strategic Planning & Place
Scott Pedder, Director Planning & Place
File No: 23/192929
Purpose of the Report: To provide Council with the advice of the Woollahra Local Planning Panel. To obtain Council's approval to proceed with the planning proposal to list eight local heritage items and one heritage conservation area in, and around, the Edgecliff Commercial Centre in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014.
Alignment to Delivery Program: Strategy 4.2: Conserving our rich and diverse heritage.

Recommendation:

THAT Council:

- A. Note the advice provided by the Woollahra Local Planning Panel from 20 October 2023 regarding the planning proposal to list local heritage items and one heritage conservation area in, and around, the Edgecliff Commercial Centre.
- B. Endorse the planning proposal as contained at **Attachment 1** of the report to the Environmental Planning Committee of 2 April 2024 to list the following eight local heritage items and one heritage conservation area in Schedule 5 and on the Heritage Map of the *Woollahra Local Environmental Plan 2014* and resolves to forward this to the Department of Planning, Housing and Infrastructure with a request for Gateway Determination to allow public exhibition:
 - i. 'Gruzman House', including interiors at 4 and 6–8 Oswald Street, Darling Point (Lot 12, DP 3893 and Lot 3, DP 1197166).
 - ii. 'Winston House', including interiors at 20 New South Head Road, Edgecliff (SP 20728, SP 31826).
 - iii. 'Portland Hall', including interiors and gardens at 48 New South Head Road, Edgecliff (Lot 1, DP 82089; Lot 1, DP 1107185; Lot 1, DP 921798).
 - iv. 'Cobham', including interiors and gardens at 166 New South Head Road, Edgecliff (SP 90371).
 - v. 'Brantwood Court', including interiors and gardens at 168 New South Head Road, Edgecliff (SP 11580)
 - vi. 'Brantwood Hall', including interiors and gardens at 170 New South Head Road, Edgecliff (SP 86720)
 - vii. Victorian Georgian Terrace group – three cottages at 543–547 Glenmore Road, Edgecliff (Lots 34, 35 and 36, DP 255233).
 - viii. Phoenix Palms in Oswald Street Reserve, Oswald Street, Darling Point (Road Reserve).
 - ix. The Brantwood Heritage Conservation Area, comprising five buildings between 164-180 New South Head Road, Edgecliff:
 - a. 164 New South Head Road (SP 16897)
 - b. 166 New South Head Road (SP 90371)
 - c. 168 New South Head Road (SP 11580)
 - d. 170 New South Head Road (SP 86720)
 - e. 172-180 New South Head Road (SP 10535)

- C. Requests the Minister for Planning and Public Spaces (or delegate) authorise Council as the local plan-making authority in relation to the planning proposal, to make the local environmental plan under section 3.36 of the *Environmental Planning and Assessment Act 1979*.
-

Executive Summary:

The purpose of this report is to provide Council with the advice of the Woollahra Local Planning Panel (Woollahra LPP) and the recommendations of a Final Draft Edgecliff Commercial Centre Heritage Study, to list eight local heritage items and one heritage conservation area (HCA) in, and around, the Edgecliff Commercial Centre.

In summary, we recommend that Council resolve to endorse the planning proposal as contained in **Attachment 1** of the report to the Environmental Planning Committee, and forward this to the Department of Planning, Housing and Infrastructure (DPHI) with a request for a Gateway determination to allow public exhibition.

Discussion:

Draft Edgecliff Commercial Centre Heritage Study – August 2023

In August 2022, Council staff engaged GML Heritage to undertake a Heritage Study of a localised area in Edgecliff, known as the Edgecliff Commercial Centre (ECC). Whilst the Heritage Study focused on the Edgecliff Commercial Centre, GML were encouraged to identify potentially heritage significant places beyond the centre boundary.

The purpose of the Study is to provide information regarding the historic values of the area, and identify potentially significant places in the study area, which would be an important consideration in the next iteration of the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy. The Draft Edgecliff Commercial Centre Planning and Urban Design Strategy will set a new vision for the Edgecliff Commercial Centre and makes recommendations on key built form outcomes including land uses, heritage conservation, maximum building heights, active street frontages, affordable housing, design excellence, community infrastructure and transport ¹.

Once GML Heritage were engaged, they reviewed properties in (and around) the Centre and identified those properties where further investigations were required via a site inspection. The owners of these properties were notified by mail on 18 August 2022, and an internal site inspection was requested. Site inspections of all external areas, and some internal inspections (where agreed to by an owner), were undertaken between September and November 2022.

In August 2023 GML finalised the Draft Edgecliff Commercial Centre Heritage Study which contained recommendations for heritage listings. Pre-engagement correspondence was circulated to the relevant owners on 21 August 2023 inviting comments on the Draft Heritage Study which was available via the following website:

https://yoursay.woollahra.nsw.gov.au/Edgecliff_CC_Heritage_Study

The purpose of this “pre-engagement” was to make the affected owners aware of the recommendations of the study, and Council staff’s intention to apply a heritage status to the buildings. It also allowed an opportunity for owners to provide feedback that would inform the Heritage Study and/or the planning proposal.

¹ A post exhibition version of the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy is anticipated to be reported to a meeting of Council in the second quarter of 2024.

Council staff sought to engage with all property owners of the proposed heritage listed properties and a full chronology of all consultation is included at **Attachment 2**, and copies of correspondence received is at **Attachment 3**.

Having considered the issues raised in the owner submissions, amendments were made to the Draft Heritage Study and a planning proposal was prepared. A report on the planning proposal (as contained in **Attachment 4**) and the planning proposal was referred to the Woollahra LPP for consideration on 20 October 2023.

In the morning of 20 October 2023, the Woollahra LPP carried out site inspections from the public domain of the proposed heritage items and HCA, and an internal site inspection was facilitated for the property at 4 and 6-8 Oswald Street, Darling Point, known as Gruzman House.

At the meeting of the Woollahra LPP Menaka Qvist and Toby Raphael (owners of Gruzman House) and Victoria Raft (one of the owners of Winston House) addressed the Panel.

Having considered the planning proposal, the late correspondence and the presentations made at the meeting, the Woollahra LPP provided the following advice to Council:

THAT the Woollahra Local Planning Panel advises Council to :

1. *Proceed with the planning proposal to list the following six local heritage items in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014:*
 - a. *'Gruzman House', including interiors at 4 and 6–8 Oswald Street, Darling Point (Lot 12, DP 3893 and Lot 3, DP 1197166).*
 - b. *'Winston House', including interiors at 20 New South Head Road, Edgecliff (SP 20728, SP 31826).*
 - c. *'Portland Hall', including interiors and gardens at 48 New South Head Road, Edgecliff (Lot 1, DP 82089; Lot 1, DP 1107185; Lot 1, DP 921798).*
 - d. *Victorian Georgian Terrace group – three cottages at 543–547 Glenmore Road, Edgecliff (Lots 34, 35 and 36, DP 255233).*
 - e. *Phoenix Palms in Oswald Street Reserve, Oswald Street, Darling Point (Road Reserve).*
 - f. *The Brantwood Estate group - five residential flat buildings, including interiors and gardens at 164-180 New South Head Road, Edgecliff:*
 - i. *164 New South Head Road (SP 16897)*
 - ii. *166 New South Head Road (SP 90371)*
 - iii. *168 New South Head Road (SP 11580)*
 - iv. *170 New South Head Road (SP 86720)*
 - v. *172-180 New South Head Road (SP 10535)*
2. *Also, consider adding 26-32 New South Head Road, Edgecliff (SP15051) as an individual heritage item.*
3. *The Heritage Inventory Sheets for each item are to include a general description of the elements of each item that are of significance, where known, and any relationship of the items to any others items.*

It is noted that the Woollahra LPP gave the following reasons for its decision:

The panel has inspected the items proposed for heritage listing and considered the submissions received and presentations made at the meeting. The panel has also considered the GML heritage assessment report and the planning proposal prepared by Council staff.

For the reasons in the planning proposal, the panel generally supports the recommended listings, subject to the following:

- a. *Reconsideration of whether 26-32 New South Head Road should be listed given that it is a good example of its type and contributes to the setting of the adjoining proposed item at 20 New South Head Road.*
- b. *Consideration that the Brantwood Estate be listed as a heritage item group rather than heritage conservation area given the intact nature and inter-relationship of the whole group, the landscaping, and certain interiors.*
- c. *Confirmation that the listing of 'Gruzman House' should comprise 4 as well as 6-8 Oswald Street given that elements of heritage significance in 6-8 Oswald Street are also located in allotment 4. The buildings, although developed at separate times, are both associated with Gruzman's work. The panel recognises the poor condition of the buildings and the extensive works that the owner has already undertaken to reinstate original details and fabric. The majority of the panel is satisfied that the information and site inspection support the heritage listing of both allotments, noting that this does not preclude changes to the buildings occurring. Andrew Petrie does not support the heritage listing of 4 Oswald Street due to its physical condition.*
- d. *Recommendation that where further information on the heritage significance of elements is known, these should be included as updates to the Heritage Inventory Sheets. The significance of the item in relation to other items and settings should also be recognised in the Heritage Inventory Sheets*

Land owner engagement

The following table provides a summary of all submissions received, inclusive of feedback received from the owner pre-engagement, submissions and late correspondence to the Woollahra LPP. A redacted copy of all submissions have been compiled at **Attachment 3**.

Property	Name	Nature of submission
'Gruzman House', 4 and 6-8 Oswald St, Darling Point	Menaka Qvist (owner)	Supports listing, but requests that the listing is limited to the original Gruzman House at 6-8 Oswald Street, and that the listing does not extend to 4 Oswald Street.
	Stephen Davies (Urbis) on behalf of owner, Menaka Qvist	Provided a cover letter to owners submission in support of heritage listing.
	Ian Moore (Ian Moore Architects), on behalf of owner	Provided a letter outlining the restoration work that he has been engaged to undertake since 2019. Neville Gruzman was an informal mentor. His work has focused on the 1960s portion of the house over 6-8 Oswald Street. They have recorded the elements that were replaced and restored in a like-for-like manner where feasible. Outlines that no work has been done to the 1990s extension of the house at 4 Oswald Street as the condition and issues with water ingress are likely to require extensive replacement and rebuilding.
'Winston House', 20 New South Head Rd, Edgecliff	Nathan Wilcox (owner)	Strong support. Noting that this is his individual submission.
	Estelle Tracton (owner)	Strongly opposed. Modifications to the ground floor shopfronts and windows in the past negate heritage significance, and that heritage listing is restrictive.
	Victoria Raft (owner)	Writing on behalf of all owners. Strongly opposed. Has provided some updated information on condition and modifications. Rejects that it has associative values as the architects do not appear to be significant.

Property	Name	Nature of submission
'Portland Hall', 48 New South Head Rd, Edgecliff	No submissions.	
Group of four Phoenix Palms at Oswald St Reserve, Darling Point	WMC Landscape and Trees team (owner/manager)	Provided submission in support of the listing. Provided comment that the trees are in good health.
Brantwood Heritage Conservation Area	Whole HCA	
	Arek Drozda (owner at adjoining property)	Opposes the current form of the HCA. Believes the adjacent properties at 138-140, 142-146 & 148 New South Head Rd should also be considered part of the HCA to capture the full values of the HCA. If these properties have no merit in listing, then the Brantwood Estate properties should also be viewed as having a diminished significance.
	Rosemary Walczak (on behalf of Jonathan Walczak, owner)	Opposed. The HCA should incorporate all properties along New South Head Road between Darling Point Road and Ocean Street to warrant merit as an HCA. Raises the planning proposal for 136-148 New South Head Road will have an impact on the heritage significance of the Brantwood HCA.
	156-164 New South Head Rd	
	William Bracey (owner, Body Corp Chair)	Strongly opposed. Submitting as the chairman of the body corporate committee. Building is in poor condition.
	Niall Cairns (owner)	Strongly opposed. Would like to seek to increase the building envelope and height limits for their site (and adjacent sites) in future.
	Ray Cooper (owner)	Strongly opposed. As no internal site inspections were undertaken, the Draft Heritage Study is presumptive of the significance. Building condition is poor.
	166 New South Head Rd	
	No submissions.	
	168 New South Head Rd	
	No submissions.	
	170 New South Head Rd	
	Margie Spicer (owner)	Strong support for this building as well as all other buildings proposed in the Draft Heritage Study.
	172-180 New South Head Rd	
	No submissions.	

Key Issues raised

'Gruzman House', 4 and 6-8 Oswald Street, Darling Point

The owner of this property prepared a submission in support of the heritage listing for the property at 6-8 Oswald Street. They object to applying heritage listing status to 4 Oswald Street.

The owner provided extensive information about the property, including photographs of its current condition. This information was provided so that the heritage inventory sheet could be updated and correctly reflect its current state. It also contained additional information with regards to the building development, in particular the relationship between the two properties at 6-8 Oswald Street and 4 Oswald Street. It is noted that Gruzman designed the conversion of the federation house at 4 Oswald Street into flats, as well as the whole of the Gruzman House residence with elements that extend over 4, and 6-8 Oswald Street. In support of the owner, a submission was prepared by Stephen Davies of Urbis. The letter states that Urbis have reviewed the GML Draft Heritage Study and heritage inventory sheet, and support the proposed heritage listing of 6-8 Oswald Street at a local level for its historical, associative, aesthetic, research potential, rarity and representative values. A letter was also provided from Ian Moore, the architect engaged by the owners to assist with the restoration and repair works. who detailed the sympathetic restoration works that have been completed to date over the part of the dwelling at 6-8 Oswald Street, and the ongoing issues to part of the dwelling over 4 Oswald Street that would require extensive modification and replacement to improve its deteriorated condition. A copy of both pieces of correspondence is included at **Attachment 3**.

The submission states that the design principles that are fundamental to the significance of Gruzman House are more prevalent and authentic within the original Gruzman House at 6-8 Oswald Street only. As such, the owners support the heritage listing over 6-8 Oswald Street only (see **Figure 1** and **2** below indicating how Gruzman House which sits across the two allotments).

Following this feedback, discussions between Council staff and GML Heritage considered how best to manage and protect significant elements with obvious deterioration issues. Council staff and GML Heritage both agree that the original Gruzman House (predominantly) constructed over 6-8 Oswald Street is historically significant. Details on the significant elements are appropriately described in detail in an updated heritage inventory sheet and Statement of Significance. However, it was also agreed that there is sufficient associational significance with Gruzman in the residence that extends over 4 Oswald Street to conclude that the listing should include both allotments at 4 and 6-8 Oswald Street. The reason for this proposal is to ensure all elements associated with Gruzman's work, and the main Gruzman House, are captured in the listed curtilage. Furthermore, as a large portion of Gruzman House is constructed over both allotments (see the area indicated in blue in **Figure 2** above), it is not practical to list only half of a structure. Therefore, by necessity the local heritage listing should include the allotments comprising both 4 and 6-8 Oswald Street.

To address the concerns of the owners with regard to undertaking extensive works to the deteriorated elements located on 4 Oswald Street, the Final Draft Heritage Study and Heritage Inventory Sheet were both updated to comprehensively detail the condition of the building, and include additional detail that identifies elements that are not significant or associated with the original Gruzman residence, allowing a greater flexibility for change in these areas in the future. Council staff and GML Heritage agreed that a recommendation should be added to the Heritage Inventory Sheet for a Conservation Management Plan. The Conservation Management Plan would detail individual elements of fabric with gradings of significance, and policies guiding repair and replacement work designed to be sympathetic to the fabric's significance.

Council staff recommend that this item proceed for local heritage listing across both lots being 4 and 6-8 Oswald Street.



Figure 1: Gruzman House looking north along Oswald Street (Source; WMC, 2023)



**Figure 2: Aerial view of Gruzman House, at 4 and 6-8 Oswald Street.
The area shaded in blue indicates the areas of the main Gruzman residence constructed between 1959 to 1995, sitting across both allotments (Source: Nearmap with MWC annotations, 2024)**

'Winston House', 20 New South Head Road, Edgecliff

Three submissions were received from owners of this property. Two submissions were in objection, and one owner submission was in support.



Figure 3: Current street elevation of Winston House at 20 New South Head Road (Source: WMC, 2023)

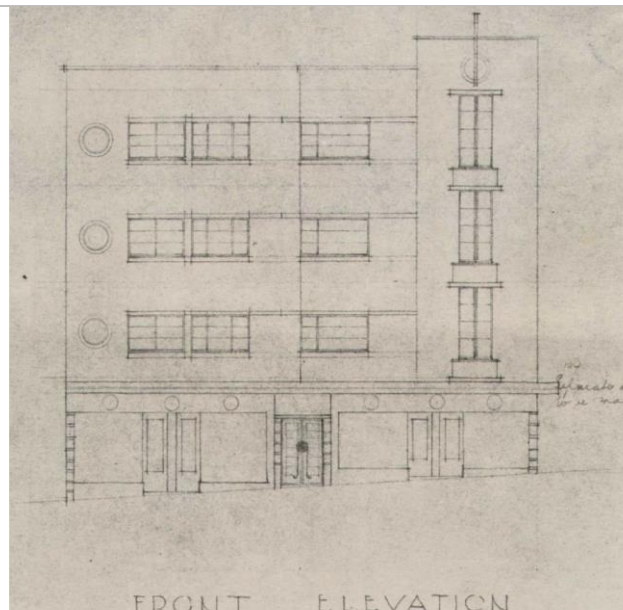


Figure 4: Original architectural drawings for Winston House by Craig & Brindley, 1940 (Source: WMC, BA 40/102)

Submissions objecting made note of a number of issues that suggest the building does not meet the criteria for heritage significance. In summary, these are:

- The interiors have been modified, particularly with regard to the commercial shopfronts.
- The interiors of only one apartment has been viewed. All other apartments in the building have had various modifications to wall arrangements, flooring, kitchens and bathroom amenities, as well as the removal of some decorative elements like cornices.
- Strong objections to the significance of the building and its historical association to architectural firm Craig and Brindley. Based on their own research, the architectural firm has not made significant contributions to architecture, nor were they designing specifically in this interwar functionalist style that 20 New South Head Road is reported to be a good representative example of.
- One submission agrees at a high level that the building meets the requirements for aesthetic and representative significance, if considering the external façade only. However, given the internal modifications, they believe these criteria cannot be achieved.
- Heritage listing presents a burden to ongoing maintenance, particularly repairs to brickwork, water damage, and roof and plumbing drainage maintenance. Heritage listing would present an "undue financial hardship" on the owners to maintain it, and impact on its resale value.

In response, Council staff and GML Heritage maintain that despite the modifications, the building retains elements that support the historical associations, aesthetic and representative values that are identified in the Final Draft Heritage Study. While various internal modifications have been undertaken to individual units, the elements that were inspected from the public domain and common areas are sympathetic and do not obscure or detract from the original interwar functionalist aesthetic that the building continues to present. This can be seen through a comparison of the current façade with the original drawings, showing how the original design is largely unaltered (see **Figures 3** and **4**). See also **Table 2** below showing the heritage assessment criteria, and the values that Winston House contains.

With regards to the historical association of this building as an example of prominent architects and an important architectural style, the extensive research provided in the Final Draft Heritage Study demonstrates that this building is representative of those values and fulfills the relevant heritage criteria. Whilst the comments are noted regarding the ongoing maintenance and the values of the property, these are not matters that influence the heritage assessment against the heritage criteria. Furthermore, there are a number of approval frameworks in place to ensure and support the continued maintenance and repair of heritage buildings.

Council staff recommend that this item proceed for local heritage listing.

Brantwood Heritage Conservation Area

Six submissions were received in relation to the Brantwood HCA. Two submissions commented on the HCA as a whole, and four submissions were received with comments specific to buildings within the HCA. Of the six submissions, one was in support and the remaining were in objection.

Two submissions objected to the listing of the HCA as a whole, with both submissions raising the same issues. The first issue queries whether the HCA should be expanded to include other properties along New South Head Road, such as at 138-140 and 142-146 and 148 New South Head Road (see **Figure 5**) which also contribute to enhancing the historic character of the area. In response to this, Council staff reiterate that the curtilage of the proposed HCA relates specifically to the 1880 Brantwood Estate, on which the Victorian mansion “Brantwood” was located. This estate was subdivided in 1928 into five allotments and residential flat buildings were constructed that contain the proposed HCA. Inclusion of any adjacent properties such as those west on New South Head Road have no relationship to the 1880s Brantwood Estate, its subsequent subdivision and its interwar architectural styling. Additionally, the HCA includes the aesthetic value with regards to its shared internal landscaping created through this specific subdivision (see **Figure 6**). This relationship of the buildings to its setting is rare in Woollahra and even broader, as individual flat buildings typically only had private gardens or courtyards, not a shared one built to accommodate the buildings and their private entrances.

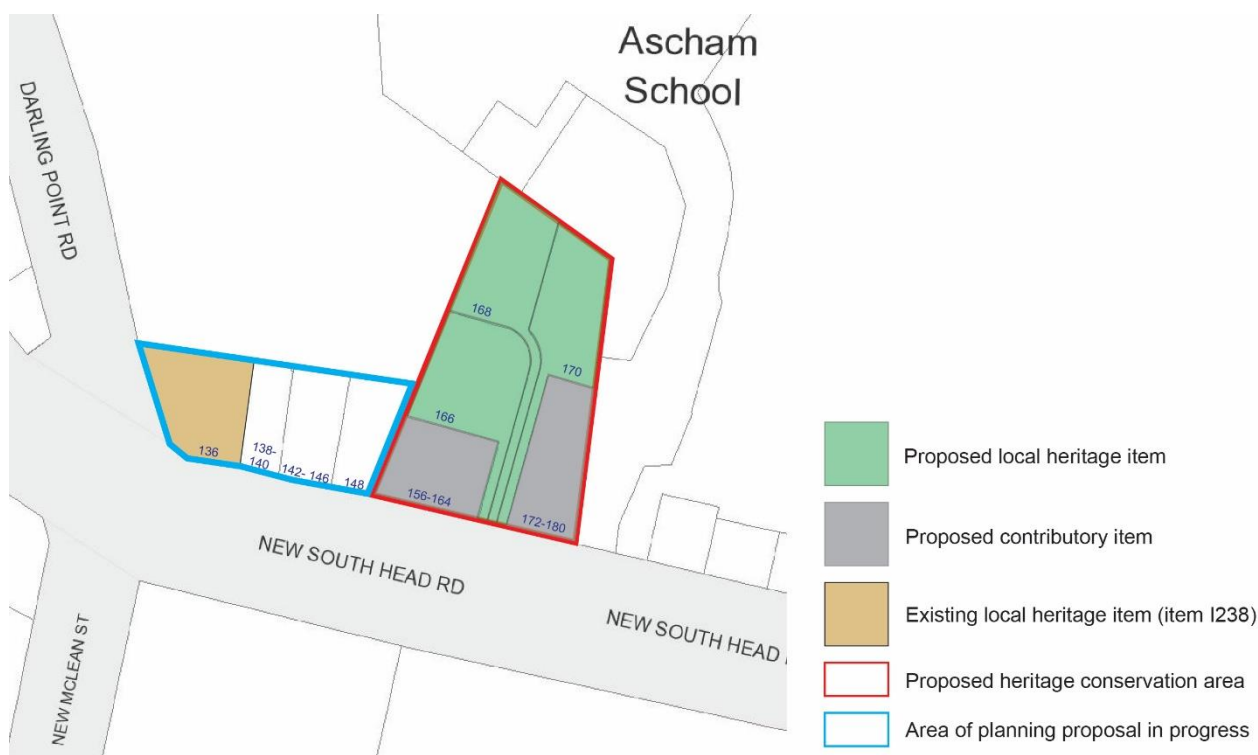


Figure 5: Area of the proposed Brantwood Estate, the proposed individual heritage items, and adjacent property subject to a planning proposal (Source: WMC)

The second issue raised in objection to the HCA was that there was no consideration of the planning proposal for a development directly adjacent at 136-148 New South Head Road² (see **Figure 5** showing the allotments currently subject to a planning proposal). The issue raised was that the planning proposal, if approved, would have a negative impact on the values of the HCA. In response to this comment, Council staff maintain that the historic, aesthetic, representative and rarity values relating to the HCAs association with the Brantwood Estate, its subdivision, the five stylistically individual residential flat buildings, and its rare shared landscape will remain intact regardless of the outcome of the planning proposal. Site specific DCPs for any development of the adjacent site will include controls to mitigate the impact on the historic settings of the HCA.

It is noted that the adjacent properties at 138-140 and 142-146 and 148 New South Head Road were being considered as part of the planning proposal, and as such was not included as part of the area considered by GML Heritage.



Figure 6: View of shared internal landscape between buildings within the Brantwood Estate group of buildings (Source: WMC, 2023)

'Ruskin', 156-164 New South Head Road

Three owner submissions were received specific to the building at 156-164 New South Head Road, within the proposed Brantwood HCA. All three submissions were in objection, indicating that the condition of the building is extremely poor, and heritage listing would present a burden to its ongoing maintenance. One comment related to the impact the heritage listing would have on the sale values, and would also present an immediate restriction to redevelopment, specifically future opportunities for uplift on the site.

² On 12 February 2024, Council considered a report on all submissions and resolved to support the planning proposal and the voluntary planning agreement for the site at 136-148 New south Head Road, Edgecliff. At the time of preparing this report, the Department of Planning, Housing and Infrastructure as the local plan-making authority will determine if the planning proposal proceeds to finalisation.

In response to these concerns, Council staff reiterate that the fundamental nature of this heritage item is as a conservation area. It has been assessed as a group of properties that is a highly intact remnant of a historical estate subdivision, and presents as a varied but complementary grouping of interwar flat buildings each of a different architectural style and addressing a central courtyard setting. Furthermore, local heritage listing does not prevent the maintenance of buildings. On the contrary, regular maintenance is encouraged to ensure the significance values of the conservation area are upheld.

In summary, notwithstanding the issues raised by owners regarding condition, property values, future development potential and expansion of the HCA into adjacent allotments, Council staff and GML maintain that the HCA comprised of a group of five buildings including gardens still retains elements that support the significance values that the Final Draft Heritage Study identified. The extent of this HCA should not be expanded, as it specifically reflects the subdivision of the Brantwood Estate, a grand 1880s Victorian estate.

Council staff recommend that this HCA proceed for local heritage listing.

Final Draft Edgecliff Commercial Centre Heritage Study – December 2023

In consultation with Council staff and having considered the issues raised by owners and the matters raised by the Woollahra LPP, the Final Draft Heritage Study has been amended as follows:

Issue raised by the Woollahra LPP

- a. *Reconsideration of whether 26-32 New South Head Road should be listed given that it is a good example of its type and contributes to the setting of the adjoining proposed item at 20 New South Head Road.*



Figure 7: 26-32 New South Head Road, “Malpas Court Flats” (Source: Google Streetview, 2021)

Response from Council staff & GML

GML undertook further analysis of the building (see **Figure 7**) at 26-32 New South Head Road with regards to its contributory value in its immediate setting, and with consideration to its relationship aesthetic with 20 New South Head Road. Whilst acknowledging the high quality of the design and construction of the building, the subject site is a simple and altered example of an interwar residential flat building featuring some elements of Federation and Georgian Revival styles. However, it is not considered a good or rare example of its type. Accordingly, GML have identified that it does not reach the threshold of significance for individual listing.

Issue raised by the Woollahra LPP

- b. *Consideration that the Brantwood Estate be listed as a heritage item group rather than heritage conservation area given the intact nature and inter-relationship of the whole group, the landscaping, and certain interiors.*

Response from Council staff & GML

GML have reviewed their original research and assessment of significance for individual properties, and the group of buildings as a whole which comprises the proposed Brantwood HCA. Taking into account the comments of the Woollahra LPP, and additional observations during the site inspection, GML in consultation with Council staff maintain their recommendation that an HCA is the most appropriate approach to protect the intact internal landscape and inter-relationship of this group of buildings.

Furthermore, in light of the additional internal inspection that was facilitated during the Woollahra LPP site inspection, GML have amended the study to recommend an additional two individual heritage listings for 168 and 170 New South Head Road (Brantwood Court and Brantwood Hall respectively). GML reviewed the significance of these buildings against the guidelines for assessing heritage significance and concluded that both buildings meet the threshold for local heritage significance, given their historic significance as part of the Brantwood Estate subdivision, their high degree of internal and external intactness, design quality and aesthetic, and relationship as a pair designed by architect, Robert Saunderson Hamilton. See **Table 2** below for a summary of the significance criteria that the building fulfils.

In summary, it is recommended that the group of buildings at 156-164, 166, 168, 170, and 172-180 New South Head Road should be progressed as the Brantwood HCA. The buildings at 166, 168 and 170 New South Head Road are recommended as individual heritage items, whilst the two remaining buildings at 156-164 and 172-180 New South Head Road should be identified as contributory items in the Brantwood HCA. See **Figure 5** above indicating areas of the proposed HCA, the proposed local heritage items, and the adjacent allotments currently undergoing a Planning Proposal.

Issue raised by the Woollahra LPP

- c. *Confirmation that the listing of 'Gruzman House' should comprise 4 as well as 6-8 Oswald Street given that elements of heritage significance in 6-8 Oswald Street are also located in allotment 4. The buildings, although developed at separate times, are both associated with Gruzman's work. The panel recognises the poor condition of the buildings and the extensive works that the owner has already undertaken to reinstate original details and fabric. The majority of the panel is satisfied that the information and site inspection support the heritage listing of both allotments, noting that this does not preclude changes to the buildings occurring. Andrew Petrie does not support the heritage listing of 4 Oswald Street due to its physical condition.*

Response from Council staff & GML

GML acknowledges the Panel's agreement that Gruzman House warrants local heritage listing for both 6-8 Oswald Street and 4 Oswald Street. The poor condition and required maintenance are acknowledged as necessary changes to the building. To address the issues raised by the owner, the Final Draft Heritage Study and Heritage Inventory Sheet have been updated to identify the condition of the building, and include additional detail that identifies elements that are not significant or associated with the original Gruzman residence. This will allow greater flexibility for change in these areas. GML have also recommended the preparation of a conservation management plan for the building so that the future management is undertaken appropriately and commensurate to the significance and condition of the fabric.

Issue raised by the Woollahra LPP

- d. *Recommendation that where further information on the heritage significance of elements is known, these should be included as updates to the Heritage Inventory Sheets. The significance of the item in relation to other items and settings should also be recognised in the Heritage Inventory Sheets*

Response from Council staff & GML

It is understood that this issue is directly related to Gruzman House and concerns that heritage listing will impede repairs to deteriorated elements, particularly over 4 Oswald Street. The advice of the Woollahra LPP is that the heritage inventory sheet must identify the significance of elements across both allotments and how they relate to Gruzman's main residence, as these may have a lesser degree of historical, associational, aesthetic, technical and representative significance.

In response to this issue, GML have added additional detail in the Final Draft Heritage Study and Inventory Sheet for specific building elements and fabric across both allotments at both 4 and 6-8 Oswald Street. They have added details regarding date/provenance, design approach, and condition. They have also added a recommendation for a Conservation Management Plan, which is the best-practice conservation document to detail the significance of individual elements.

Assessments of heritage significance

Having considered the advice from the Woollahra LPP, the Final Draft Heritage Study now recommends the listing of eight local heritage items (six buildings, one landscape feature, and one terrace grouping of three properties – hereby referred to as 'items') in the Woollahra LEP 2014

The Final Draft Heritage Study can be viewed here:

https://yoursay.woollahra.nsw.gov.au/Edgecliff_CC_Heritage_Study

An assessment of the heritage significance of the eight proposed items and one proposed HCA was undertaken in accordance with the Environment and Heritage Group and Department of Climate Change, Energy, the Environment and Water (DCCEEW) *Assessing heritage significance* (2023) and *Investigating heritage significance* (2021). There are seven significance criteria used in the process of assessing heritage significance:

Table 1: NSW Heritage assessment criteria summary

Criteria		
(a)	Historic significance	<i>A place or object is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>
(b)	Historical association	<i>A place or object 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).</i>
(c)	Aesthetic/ creative/ technical achievement	<i>A place or object is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (or the local area).</i>
(d)	Social, cultural and spiritual significance	<i>A place or object has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.</i>
(e)	Research potential	<i>A place or object 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).</i>
(f)	Rare	<i>A place or object has potential to yield information that will contribute to an understanding of NSW's cultural or natural (or the cultural or natural history of the local area).</i>

Criteria		
(g)	Representativeness	<p><i>A place or object is important in demonstrating the principal characteristics of NSW's</i></p> <ul style="list-style-type: none"> <i>cultural or natural places; or</i> <i>cultural or natural environments.(or a class of the local area's cultural or natural places; or cultural or natural environments.)</i>

Each criterion has significance indicators which are used to assist in the assessment process. If an item can demonstrate meeting 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.

Having assessed each of the items against the Heritage NSW guidelines, the assessment concluded that the following eight items meet the threshold for listing as items of local heritage significance.

1. 'Gruzman House', including interiors at 4 and 6–8 Oswald Street, Darling Point (Lot 12, DP 3893 and Lot 3, DP 1197166)
2. 'Winston House', including interiors at 20 New South Head Road, Edgecliff (SP 20728, SP 31826)
3. 'Portland Hall', including interiors and gardens at 48 New South Head Road, Edgecliff (Lot 1, DP 82089; Lot 1, DP 1107185; Lot 1, DP 921798)
4. 'Cobham', including interiors and gardens at 166 New South Head Road, Edgecliff (SP 90371)
5. 'Brantwood Court', including interiors and gardens at 168 New South Head Road, Edgecliff (SP 11580)
6. 'Brantwood Hall', including interiors and gardens at 170 New South Head Road, Edgecliff (SP 86720)
7. Victorian Georgian Terrace group – three cottages at 543–547 Glenmore Road, Edgecliff (Lots 34, 35 and 36, DP 255233)
8. Four Phoenix Palms at Oswald Street Reserve (Road reserve).

Accordingly, the study recommends that these items are listed in Schedule 5 Part 1 of the Woollahra LEP 2014, and identified on the associated Heritage Map.

Furthermore, the report concluded that a group of five Interwar residential flat buildings forming part of the historical Brantwood Estate is of local heritage significance. Accordingly, the study recommends that these five buildings form the Brantwood HCA, at 164-180 New South Head Road Edgecliff, and that this area is listed in Schedule 5, Part 2 of the Woollahra LEP 2014 and identified on the associated Heritage Map.

The HCA would consist of the following properties:

- 164 New South Head Road, Edgecliff (SP 16897)
- 166 New South Head Road, Edgecliff (SP 90371)
- 168 New South Head Road, Edgecliff (SP 11580)
- 170 New South Head Road, Edgecliff (SP 86720)
- 172-180 New South Head Road, Edgecliff (SP 10535)

A summary of each Heritage NSW criteria, and how these were met by each item is summarised below in Table 2.

Table 2: NSW Heritage criteria assessment summary

Property	(a) historic	(b) historical association	(c) aesthetic/ creative/ technical	(d) social	(e) technical/ research	(f) rarity	(g) representative
'Gruzman House', including interiors	✓	✓	✓	✓	✓	✓	✓
'Winston House', including interiors	✗	✓	✓	✗	✗	✗	✓
'Portland Hall', including interiors and gardens	✓	✗	✓	✗	✗	✗	✓
'Cobham', including interiors and gardens	✗	✓	✓	✗	✗	✗	✓
'Brantwood Court', including interiors and gardens	✓	✗	✓	✗	✗	✗	✓
'Brantwood Hall' including interiors and gardens	✓	✗	✓	✗	✗	✗	✓
Victorian Georgian Terrace group – three cottages	✓	✗	✓	✗	✗	✓	✓
Four Phoenix Palms	✓	✗	✓	✓	✗	✗	✓
Brantwood HCA	✓	✗	✓	✗	✗	✓	✓

Further details and photos describing each item is provided in the Edgecliff Commercial Centre Heritage Study Planning Proposal report in **Attachment 1**.

Options:

Subject to Council's decision, the planning proposal (with updates to make reference to the Council decision) will be referred to the DPHI seeking 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 Act, the *Environmental Planning and Assessment Regulation 2021* and the Gateway determination issued by the DPHI as delegate for the Minister.

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. After public exhibition, the planning proposal and submissions received will be reported to Council.

Alternatively, Council may decide to note the advice of the Woollahra LPP and not progress the planning proposal.

Community Engagement and/or Internal Consultation:

Refer to the 'Land Owner Engagement' and 'Key Issues Raised' sections of this report

Policy Implications:

Should Council resolve to progress a planning proposal, and should the planning proposal progress to finalisation, there will be policy implications by listing eight local heritage items and one HCA in the Woollahra LEP 2014.

Should the Brantwood HCA be progressed as a HCA, Council staff will prepare an amendment to the Woollahra Development Control Plan 2015 to identify objectives and controls pertinent to this HCA (a Draft DCP). Elements of the amendments to the DCP have already been considered by GML (see Section 7.17 of the Final Draft Edgecliff Heritage Study), and the Draft DCP will be reported to a future meeting of Council prior to public exhibition.

Financial Implications:

Council staff engaged GML Heritage to undertake the Heritage Study which has been used to inform the planning proposal. There will be some costs associated with progressing and exhibiting a planning proposal and making further amendments to the Heritage Study as a consequence of issues raised in submissions.

Resourcing Implications:

Staff resources will be associated with progressing a planning proposal which will include managing the public exhibition and preparing a post exhibition report to a meeting of Council.





Conclusion:

A planning proposal to list six local heritage items and one HCA in, and around, the Edgecliff Commercial Centre in the Woollahra LEP 2014 was originally considered by the Woollahra LPP on 20 October 2023. Council staff note the endorsement from the Woollahra LPP to progress the listings, and their additional feedback to refine the recommendations of the Heritage Study.

In response to the advice from the Woollahra LPP, GML Heritage reviewed their assessments of significance and have made amendments to the Heritage Study and Heritage Inventory Sheets to address issues raised. In their review of the Brantwood HCA, they have amended their recommendation to include an additional two individual heritage listing of buildings.

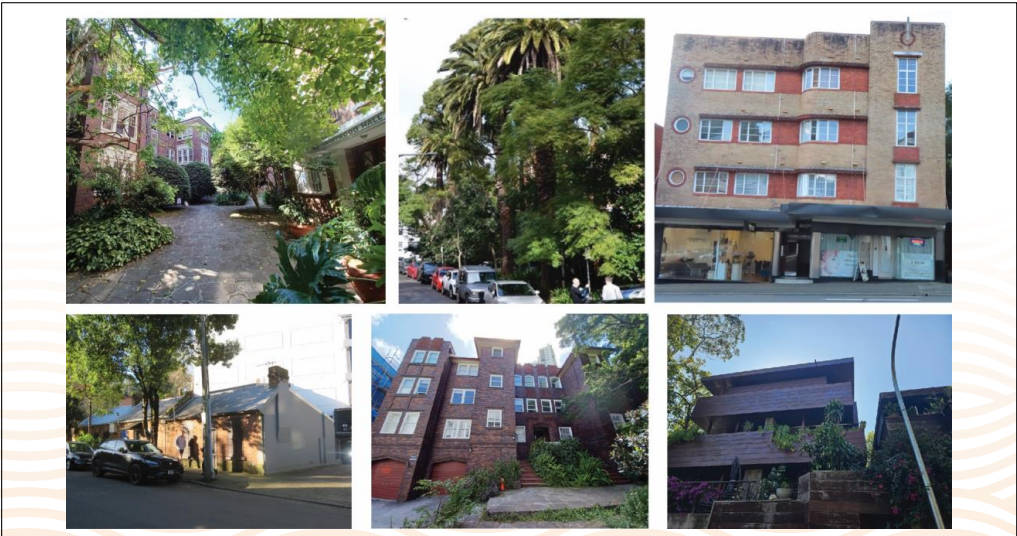
The amended Draft Heritage Study recommends the heritage listing of eight local heritage items and one HCA. Council staff have reviewed and support these updated recommendations. Council staff recommend that Council endorses the updated planning proposal at **Attachment 1** so that it can be placed on public exhibition.

Attachments

1. Planning Proposal - Edgecliff Heritage Study - March 2024 [↓](#) 
2. Consultation Chronology - Edgecliff Heritage Study - March 2024 [↓](#) 
3. Submissions to the Edgecliff CC Heritage Study - redacted [↓](#) 
4. Report to the Woollahra Local Planning Panel report - Edgecliff CC Heritage Study - 20 October 2023 (Attachments removed) [↓](#) 



Local Heritage Listing: Edgecliff Commercial Centre



Version Date:	March 2024
Division/Department:	Strategic Planning
Responsible Officer:	Eleanor Banaag – Senior Strategic Heritage Officer
HPE CM Record Number:	24/32467

Acknowledgement of Country

Woollahra Council acknowledges the Gadigal and Birrabirragal people, the traditional custodians of the land of Woollahra. We would like to acknowledge Aboriginal or Torres Strait Islander people and pay our respects to Elders past, present and emerging.

Cover Photo: Woollahra Council, 2024

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Supporting documents (circulated separately)

- **Final Draft Heritage Study: Edgecliff Commercial Centre Heritage Assessment Report (December 2023)**

1. Introduction

1.1. Summary

This planning proposal seeks to amend the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014), at Schedule 5 (Environmental heritage) and *Heritage Map Sheet* to include eight (8) items (six buildings, one landscape feature, and one terrace group of three dwellings – hereby known as “items”) as new local heritage items, and one (1) new heritage conservation area (HCA) (consisting of five residential flat buildings).

In 2022, Woollahra Council engaged GML Heritage to undertake a heritage study of buildings and places in and around the Edgecliff Commercial Centre. The purpose of the study was two-fold. Firstly, it aimed to consider and identify places with local heritage value that meet the criteria for listing on the *Woollahra LEP 2014*. Secondly, it was prepared in order to inform the future progress of the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy with consideration to the protection of heritage values in the area.

The *Draft Edgecliff Commercial Centre: Heritage Assessment Report* was completed in August 2023, and originally recommended that Council prepare a planning proposal to include six items and one HCA in Schedule 5 of the *Woollahra LEP 2014*. The report was presented to the Woollahra Local Planning Panel (LPP) in October 2023 and following their feedback, the report was revised to include an additional two buildings recommended for heritage listing. The final list of eight items and one HCA being recommended for heritage listing is presented below in Table 1.

Table 1. Properties for proposed heritage listing in this Planning Proposal.

Item Name	Address	Lot	Significance
‘Gruzman House’, including interiors	4, and 6–8 Oswald Street, Darling Point	Lot 12, DP 3893 and Lot 3, DP 1197166	Local
‘Winston House’, including interiors	20 New South Head Road, Edgecliff	SP 20728 SP 31826	Local
‘Portland Hall’, including interiors and gardens	48 New South Head Road, Edgecliff	Lot 1, DP 82089 Lot 1, DP 1107185 Lot 1, DP 921798	Local
‘Cobham’, including interiors and gardens	166 New South Head Road, Edgecliff	SP 90371	Local
‘Brantwood Court’ including interiors and gardens	168 New South Head Road, Edgecliff	SP 11580	Local
‘Brantwood Hall’ including interiors and gardens	170 New South Head Road, Edgecliff	SP 86720	Local
Victorian Georgian terrace group – three cottages	543–547 Glenmore Road, Edgecliff	Lots 34, 35 and 36, DP 255233	Local
Phoenix Palms at Oswald Street Reserve, Darling Point	Oswald Street, Darling Point	Road reserve	Local

Item Name	Address	Lot	Significance
Brantwood Heritage Conservation Area	164 New South Head Rd	SP 16897	Local
	166 New South Head Rd	SP 90371	
	168 New South Head Rd	SP 11580	
	170 New South Head Rd	SP 86720	
	172-180 New South Head Rd	SP 10535	

1.2. Description of this planning proposal

The objective of the planning proposal is to amend the *Woollahra LEP 2014* to list eight items, (six individual buildings, one landscape item, and one terrace grouping of three dwellings, as outlined in Table 1 above) in Schedule 5 Part 1 - Heritage Items, and the Brantwood HCA in Schedule 5 Part 2 - Heritage Conservation Areas. Heritage listing aims to ensure recognition of their significance, as well as provide statutory protection through ensuring that any future development proposals are assessed against the heritage provisions of the *Woollahra LEP 2014*.

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 NSW Department of Planning Housing and Infrastructure supporting document, *Local Environmental Plan Making Guideline* (August 2023).

1.3. Assessments of Heritage Significance

An assessment of heritage significance of the eight proposed items, and the proposed HCA, was carried out by GML Heritage. The full Edgecliff Commercial Centre Heritage Assessment Report (the Heritage Study), including appended heritage inventory sheets, is separately attached to this planning proposal, see *Edgecliff Commercial Centre Heritage Assessment Report* (December 2023).

The assessment of heritage significance was undertaken in accordance with Environment and Heritage Group, NSW Department of Planning Housing and Infrastructure publications *Assessing heritage significance* (2023) and *Investigating heritage significance* (2021). There are seven significance criteria used in the process of assessing heritage significance:

Criterion (a) – Historic significance

A place or object 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) – Historical association

A place or object 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/creative/technical achievement

A place or object is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (or the local area).

Criterion (d) – Social, cultural and spiritual significance

A place or object 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

A place or object 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) – Rare

A place or object has potential to yield information that will contribute to an understanding of NSW's cultural or natural (or the cultural or natural history of the local area).

Criterion (g) – Representative

A place or object is important in demonstrating the principal characteristics 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 significance indicators 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.

The Heritage Study concluded that the following items are of **local** heritage significance.

- 'Gruzman House', including interiors at 4 and 6–8 Oswald Street, Darling Point (Lot 12, DP 3893 and Lot 3, DP 1197166)
- 'Winston House', including interiors at 20 New South Head Road, Edgecliff (SP 20728, SP 31826)
- 'Portland Hall', including interiors and gardens at 48 New South Head Road, Edgecliff (Lot 1, DP 82089; Lot 1, DP 1107185 and Lot 1, DP 921798)
- 'Cobham', including interiors and gardens at 166 New South Head Road, Edgecliff Sydney (SP 90371)
- 'Brantwood Court' including interiors and gardens at 168 New South Head Road, Edgecliff (SP11580)
- 'Brantwood Hall' including interiors and gardens at 170 New South Head Road, Edgecliff (SP 86720)
- Victorian Georgian Terrace Group – three cottages at 543–547 Glenmore Road, Edgecliff (Lot 34, Lot 35, & Lot 36, DP 255233)
- Four Phoenix Palms at Oswald Street Reserve (Road reserve).

Accordingly, it is recommended that these items are listed in Schedule 5 Part 1 of the Woollahra LEP 2014, and identified on the associated Heritage Map (HER_003A).

Furthermore, the report concluded that a group of five inter-war residential flat buildings forming part of the historical Brantwood Estate, at 164-180 New South Head Road Edgecliff is of **local** heritage significance. Accordingly, the report recommends that these five buildings form the Brantwood HCA and that this is listed on Schedule 5, Part 2 of the Woollahra LEP 2014 and identified on the associated Heritage Map (HER_003A). The HCA would consist of the following properties:

- 164 New South Head Road, Edgecliff (SP 16897)
- 166 New South Head Road, Edgecliff (SP 90371)
- 168 New South Head Road, Edgecliff (SP 11580)
- 170 New South Head Road, Edgecliff (SP 86720)
- 172-180 New South Head Road, Edgecliff (SP 10535)

1.4. Statements of Heritage Significance

Below are the Statements of Significance for each property assessed and recommended for heritage listing in the *Draft Edgecliff Commercial Centre Heritage Assessment Report*. A copy of the inventory sheets with the full assessment against each assessment criteria is also included in the Heritage Study as Appendix C. The Heritage Study is separately attached.

1.4.1. 'Gruzman House' including interiors, 4 and 6-8 Oswald Street, Darling Point

Statement of significance
<p><i>Gruzman House at 4 and 6-8 Oswald Street is an exemplar postwar dwelling designed by prominent NSW architect Neville Gruzman. Its design, form, features and materiality exemplify postwar architectural styles prevailing in Sydney in the 1950s and 1960s. The dwelling represents the evolution of the residential typologies in Darling Point and the broader Woollahra area, and the emergence of architect-designed family homes for the affluent.</i></p> <p><i>Gruzman House was designed by the highly recognised Neville Gruzman as his own home. Gruzman was appointed a Member of the Order of Australia (AM) in 1985 for services to architecture. He was among the pioneering architects in NSW who adapted the International style to the Sydney bushland setting. He also served as Mayor of Woollahra Council and a Council alderman.</i></p> <p><i>Gruzman House demonstrates high aesthetic value because of its innovative design. While greatly influenced by Wrightian and traditional Japanese architecture, the form, the features and materiality of Gruzman House respond to a natural setting. The primary façade features a horizontal, timber-boarded terraced form integrated with the landscape, and makes a unique contribution to the streetscape. The open plan of the interiors, the circulation pattern and arrangement of spaces, the interaction with the outdoors and natural light and the detailing of the stairways, and the furniture and other features further enhance the visual quality of the place. The living room features a Perspex sculpture by Michael Kitching, installed collaboratively between the artist and Gruzman. The design of the dwelling exemplifies Gruzman's 10 architectural principles. Being Gruzman's own residence, the design was not modified to suit requirements of others and thus is an excellent example of Neville Gruzman's design ethos. The place provides insight into postwar architectural theory and practice, particularly in relation to styles such as Internationalism, Wrightian (Late Twentieth Century Organic) and Sydney School.</i></p> <p><i>Because it is highly intact and demonstrates exceptional design techniques, the place has rarity value. While the dwelling as a whole cannot be attributed to a single architectural style, it is representative of the versatility of Neville Gruzman's design palette and features characteristics of the Wrightian and Sydney School architectural styles.</i></p> <p><i>Based on the information available for the purpose of this assessment, Gruzman House meets the threshold for local listing based on its historical, associative, aesthetic, research potential, rarity and representativeness attributes.</i></p>

1.4.2. 'Winston House', including interiors, 20 New South Head Road, Edgecliff

Statement of significance
<p><i>20 New South Head Road, known as Winston House, is a good, intact example of a modest Interwar Functionalist style residential flat building with P&O and Art Deco influences. This is expressed in the use of materiality (face brickwork, glass blocks and metal-framed windows), design and characteristic features (contrasting horizontal bands of face brickwork, vertical fins, porthole windows, curved and articulated elevations and concealed low pitch tiled roofs) and detailing (fine face brickwork). Despite the loss of some original fabric and detailing, including one shopfront, awnings, some minor internal elements in common areas and within the interiors of units, (only Unit 6 inspected) the building has retained much of its architectural integrity. Externally, the building is almost entirely intact.</i></p> <p><i>Winston House is a good representation, and a largely externally intact example, of an Interwar Functionalist style residential flat building designed by the architectural firm of P Gordon Craig and JM Brindley. Craig and Brindley were prominent interwar architects and their work, in collaboration and separately, has been recognised with several heritage listings. Winston House is one of a few surviving examples of their work in the area.</i></p> <p><i>Based on the information available for the purpose of this assessment, the inter war flat building at 20 New South Head Road, known as Winston House, meets the threshold for local heritage listing for its associative, aesthetic and representative significance.</i></p>

1.4.3. 'Portland Hall', including interiors and gardens at 48 New South Head Road, Edgecliff

Statement of significance
<p><i>The building, historically known as 'Portland Hall', is a fine example of a modest interwar Art Deco style building. It exhibits features, form and design elements that characterise its typology, and is a good example of residential development within the Woollahra area constructed in the 1930s.</i></p> <p><i>Historically, the land was part of the land grant to William Thomas in 1817, which was subdivided subsequently and formed part of the Booth Estate by 1900. Though not designed by a prominent architect, it is constructed to the designs of a builder in 1934 following the general fashion of the interwar Art Deco style. It is indicative of the flat boom in Woollahra LGA and the emergence of this typology as a popular mode of residences in the Interwar period when there was an increase in population requiring accommodation.</i></p> <p><i>48 New South Head Road displays a high degree of intactness and is representative of Interwar housing in the area in the interwar period. The building features many architectural attributes typical of the Art Deco style. This includes the terracotta tiled hipped roof with tall brick chimneys, polychromatic face-brick walls with intricate detailing around fenestrations, grand entryways, projecting bays with ornate</i></p>

decorations, timber framed doors and windows, original light fittings, landscape features such as the brick garden beds and the herringbone pattern pavers. Similarly, the internal layout and fabric are generally highly intact and key features such as the foyer, the timber stairways, timber flooring and skirting, cornices, fireplace, doors and their hardware contribute to the aesthetic value of the place.

Given the original lot size of the place has remained unaltered, its landscaping particularly the rear garden enhances the visual quality of the place.

While located within a busy commercial stretch of New South Head Road and its historic setting has been lost, the place has survived despite the development occurring in the area and has retained its historic use, significant fabric, original curtilage and landscape setting.

1.4.4. 'Cobham' including interiors and gardens, 166 New South Head Road, Edgecliff

Statement of significance

166 New South Head Road, Edgecliff, historically known as 'Cobham', is a good intact example of a small-scale flat building designed in the Interwar Art Deco style with 'skyscraper Gothic' and Old English influences. It exhibits features, form and design elements that characterise its typology, and is a good example of residential development in the Woollahra area in the 1930s.

Historically the land was part of a land grant to Thomas Smith in 1830s that was later subdivided and sold to various owners. In the 1880s, owner John Marks constructed a Victorian villa known as 'Brantwood'. Constance Carruthers demolished the villa in 1935 and subdivided the land into six allotments. 166 New South Head Road was conveyed to Charles Vincent Times of Woollahra, who lodged a building application along with architect Aaron Bolot.

166 New South Head Road, constructed in 1936, was designed as a result of the collaboration of architects Eric Pitt and Aaron Bolot. Both architects were renowned for designing interwar flat buildings in the 1930s, particularly in the eastern suburbs. Pitt and Bolot also designed 'Hillside' a heritage listed flat building at 412 Edgecliff Road, Edgecliff. Pitt is well-recognised as architect of Macleay-Regis in Elizabeth Bay, a grand luxury apartment block completed in 1939 for Harold Percival (Percy) Christmas. 166 New South Head Road is an example of their work, although is modest in scale.

166 New South Head Road exhibits the distinctive character of architectural work by Eric Pitt designed in the Interwar Art Deco style with 'skyscraper Gothic' and Old English influences. It is a good example of its type in the Woollahra LGA. 'Cobham' is indicative of the flat boom in Woollahra LGA and the emergence of this popular residential typology in the Interwar period when population increases required accommodation alternatives. The garages reflect the advent of motorised cars in the interwar period.

The exterior at 166 New South Head Road is reasonably intact and incorporates several architectural features typical of the style and period. Key features include Art Deco styling with 'skyscraper Gothic' and Old English influences, including terracotta-tiled hipped roof, face-brick external walls with some decorative detailing, projecting

bays, a symmetrical profile, a prominent entry and timber-framed, double-hung sash windows. Similarly, its internal configuration, including the foyers, stairways, timber flooring and joinery, cornices, fireplaces and hardware, are also typical of the style and period and remains reasonably intact.

The flat building at 166 New South Head Road meets the criteria for individual heritage listing for its historical, associative, aesthetic and representative attributes.

Additionally, as a building within the Brantwood Estate dating from the interwar period, it forms part of an intact group of interwar flats on the estate, all constructed in the 1930s. It forms part of a group that is representative of a highly intact interwar subdivision sharing a harmonious relationship, setting and context that would be worthy of listing as part of a heritage conservation area associated with the former Brantwood Estate.

1.4.5. 'Brantwood Court' including interiors and gardens, 168 New South Head Road, Edgecliff

Statement of significance

The building, historically known as "Brantwood Court", is a good example of a modest interwar building with some features of the Georgian Revival and Art Deco styles. Constructed in the 1934, it represents typical residential development and apartment living within the Woollahra area. It was constructed as part of a pair of flat buildings (with 170 New South Head Road) on the original allotment of the former Brantwood Estate. Both flat buildings were designed by a minor architect, Robert Saunderson Hamilton.

While not exemplar as a typology, it demonstrates a high degree of integrity and intactness and incorporates several architectural features typical of the style and period. It comprises key features typical of the Georgian Revival style including the terracotta tiled hipped roof with tall brick chimneys, polychromatic face-brick walls with intricate detailing around windows, grand entryways, projecting bays, timber-framed doors and windows, and landscape features. Internally the layout and fabric, as well as key features such as the foyer and the stairways, timber flooring and skirting, cornices, fireplace, and doors and their hardware, are intact.

The setting of Brantwood Court also contributes to the aesthetic value of the place. 168 and 170 New South Head Road demonstrate a high degree of visual cohesiveness due to their similar scale, form and architectural style. The central courtyard and landscaping of 168 and 170 New South Head Road enhance the visual and spatial qualities of the place.

Further, 168 New South Head Road forms part of a group of five interwar residential flat buildings constructed in the 1930s which have a relationship, setting and context that would be worthy of listing as a heritage conservation area associated with the former Brantwood Estate. This potential Brantwood Estate HCA represents a distinct, isolated pocket of residential development in the Edgecliff Commercial Centre area.

Based on the information available for the purpose of this assessment, the flat building at 168 New South Head Road meets the threshold for local heritage listing based on its historical, aesthetic and representative attributes.

1.4.6. 'Brantwood Hall' including interiors and gardens, 170 New South Head Road, Edgecliff

Statement of significance

The building, historically known as "Brantwood Hall", is a good example of a modest interwar building with some features of the Georgian Revival and Art Deco styles. Historically, it represents typical residential development and apartment living within the Woollahra area constructed in the 1930s. It was constructed in 1934 as part of a pair of flat buildings (with 168 New South Head Road) on the original allotment of the former Brantwood Estate. Both flat buildings were designed by a minor architect, Robert Saunderson Hamilton.

While not exemplar as a typology, it demonstrates a high degree of integrity and intactness and incorporates several architectural features typical of the style and period. It demonstrates key features typical characteristics of the Georgian Revival style, including a terracotta-tiled hipped roof, face-brickwork external walls with some decorative detailing, projecting bays, a prominent entryway and timber-framed, double-hung sash windows. Its internal configuration, including the timber flooring, doors, cornices, fireplaces and hardware, are also typical of the style and period.

The setting of Brantwood Hall also contributes to the aesthetic value of the place. 168 and 170 New South Head Road demonstrate a high degree of visual cohesiveness due to their similar scale, form and architectural style. The central courtyard and landscaping of 168 and 170 New South Head Road enhance the visual and spatial qualities of the place. Further, 170 New South Head Road forms part of a group of five interwar residential flat buildings constructed in the 1930s which have a relationship, setting and context that would be worthy of listing as a heritage conservation area associated with the former Brantwood Estate. This potential Brantwood Estate HCA represents a distinct, isolated pocket of residential development in the Edgecliff Commercial Centre area.

Based on the information available for the purpose of this assessment, the flat building at 170 New South Head Road meets the threshold for local heritage listing based on its historical, aesthetic and representative attributes.

1.4.7. Victorian Georgian Terrace group – three cottages, 543–547 Glenmore Road, Edgecliff

Statement of significance

The group of three terraces at 543–547 Glenmore Road was originally part of the land grant to William Thomas in 1817. Daniel Cooper acquired the William Thomas land grant who in turn bequeathed it to Sarah Booth. In 1842 the land formed part of the St James's Glebe granted to the United Church of England and Ireland.

The buildings at 543–547 Glenmore Road were constructed c1856, originally as a row of four Victorian Georgian terraced workers' cottages, contemporaneous with the buildings immediately north (549 Glenmore Road and the Cadry's Building at 133 New South Head Road).

The site is representative of this significant historical period of commercial and residential development in the Woollahra LGA. The architecture demonstrates the typology and design typical of the period. The buildings are mostly highly intact externally, indicative of the early development and emergence the Victorian Georgian cottage group typology in the immediate area and Woollahra LGA. The buildings were not designed by a prominent architect and were built to the specifications of pattern books and vernacular styles of the period.

Key features include the solid massing with sandstock brick façade and symmetrical treatment of the primary elevation openings, the terraced row form, gabled roof form, and siting hard against the footpath with no setback. The buildings feature timber-framed, six-pane, double-hung sash windows and shutters with soldier coursing above, which are typical and identifying features of the period.

Internally, the layout and fabric are generally lost, although remnant features such as some fireplaces and wall nibs and bulkheads remain.

Although the broader setting of the subject site is highly modified with substantial contemporary development, the immediate setting of the subject site and its relationship to the Cadry's Buildings and 549 to the north are highly intact. The subject site can be read in its original setting, which retains its historic early Victorian streetscape. This is a rare, and perhaps the only, extant Victorian Georgian streetscape showing hierarchical Victorian Georgian building types in the Woollahra LGA.

The cottage group is considered rare in Edgecliff and in the Woollahra area and representative of its type; there are no comparable examples listed in the WLEP 2014. Few other buildings of comparable typology, age and materiality of the subject site have been identified within the Paddington HCA, and none are listed items. These may or may not be better examples of their type.

1.4.8. Phoenix Palms at Oswald Street Reserve, Darling Point

Statement of significance

The Oswald Street Reserve Phoenix Palms are fine, mature representative examples of this species, a favoured and archetypal street and park planting of the early 1900s. Likely planted in the 1910s or 1920s as a beautification 'feature' for a then barren and seemingly squalid Oswald Street, the specimens have become prominent landscape elements within the Oswald Street precinct, as well as valuable contributory landscape features of the New South Head Road corridor. The specimens appear to be in good health.

**1.4.9. Brantwood Estate Heritage Conservation Area, 164-180 New South Head Road
Edgecliff**

Statement of significance
<p><i>The Brantwood Estate was part of a land grant to Thomas Smith in 1835 which was subsequently subdivided and sold to various owners over subsequent decades. In 1880 John Marks was the owner of the land and constructed a Victorian villa, 'Brantwood'. Following John Marks' death, and the death of his widow, 'Brantwood' passed in June 1927 to Theodore John Marks and Charles Walker. They transferred the property in September to Constance Carruthers, who in 1928 subdivided 'Brantwood' into six allotments.</i></p> <p><i>All the flat buildings on the estate were designed by renowned interwar architects including DR Ward, AE Stafford, EC Pitt and AM Bolot, and constructed between 1929 and 1936. The flat buildings on the Brantwood Estate demonstrate various interwar expressions of free-standing brick residential flat buildings, including Inter-War Georgian Revival, Functionalist, Art Deco, Spanish Mission and Mediterranean styles. Overall, the site is representative of several architectural examples typical of the style and period and are reasonably intact.</i></p> <p><i>The Brantwood Estate has a unique setting because of its internal courtyard and tranquil character. The flat buildings of the Brantwood Estate address the internal courtyard and central garden spaces of the site. The relationship between the buildings and central space forms an aesthetically significant setting and rare example of intact interwar development in Edgecliff and the broader Woollahra LGA. The courtyard and elements of the garden, including the significant Podocarpus specimen, date from the subdivision of the Brantwood Estate and the construction of the flat buildings. The garden and courtyard, including trees and other plantings, crazy-paved sandstone flagging, stairs, garden beds and fountain, together with the five representative examples of residential flat buildings in various interwar styles, contributes to a significant space that is a complementary, cohesive, rare and aesthetically unique site within the Woollahra LGA.</i></p> <p><i>Based on the information available for the purpose of this assessment, the Brantwood Estate HCA meets the threshold for local heritage listing based on its historical, aesthetic and representative attributes in which each building is a contributory element of the HCA.</i></p>

2. Existing sites and surrounding context

2.1. 'Gruzman House', including interiors, at 4 and 6–8 Oswald Street, Darling Point

6–8 Oswald Street, Darling Point, also known as 'Gruzman House', is a residential property designed by prominent postwar architect Neville Gruzman as his own residence. Gruzman House is on the eastern side of Oswald Street and backs onto Mona Lane to the east (see Figure 1 and Figure 2).

The original 1959 portion of Gruzman House was built on 8 Oswald Street which was further extended by Neville Gruzman into 6 Oswald Street in 1982. Gruzman designed the conversion of a Federation period residence at 4 Oswald Street, into four apartments and there are elements of the built form associated with the dwelling at 6-8 Oswald Street that extend over the allotment at 4 Oswald Street. As such, while the proposed heritage listing is focused on the postwar dwelling designed by Gruzman at 6–8 Oswald Street, the proposed heritage listing also includes the allotment at 4 Oswald Street.

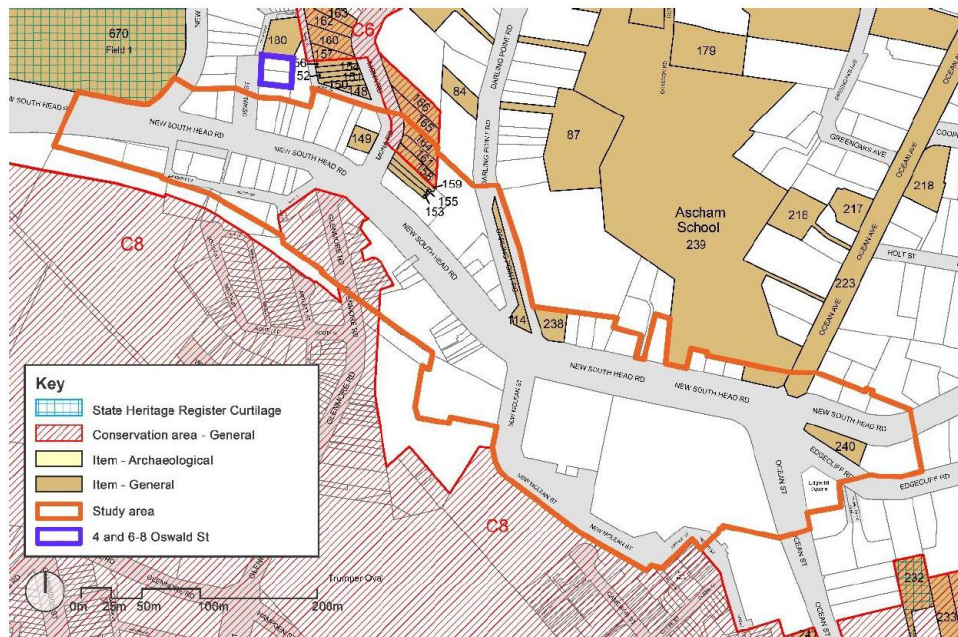


Figure 1: The location of 4 and 6–8 Oswald Street, Darling Point (purple outline) in relation to the Edgecliff Commercial Centre (orange outline). (Source: GML Heritage, 2023 with WMC annotation).



Figure 2: Aerial view of 4 and 6-8 Oswald Street, Darling Point (red outline). (Source: Nearmaps with WMC annotation)



Figure 3: The primary elevation of 4, and 6-8 Oswald Street looking northeast. (Source: GML Heritage, 2023)



Figure 4: The dining room, including the table designed by Gruzman. (Source: GML Heritage, 2023)

2.2. ‘Winston House’, including interiors, at 20 New South Head Road, Edgecliff

20 New South Head Road, known as ‘Winston House’, is a four-storey freestanding face brickwork inter war residential flat building with Functionalist style influences. It is located on the northern side of New South Head Road and is bounded by Oswald Street to its east (Figure 5 and **Error! Reference source not found.**).

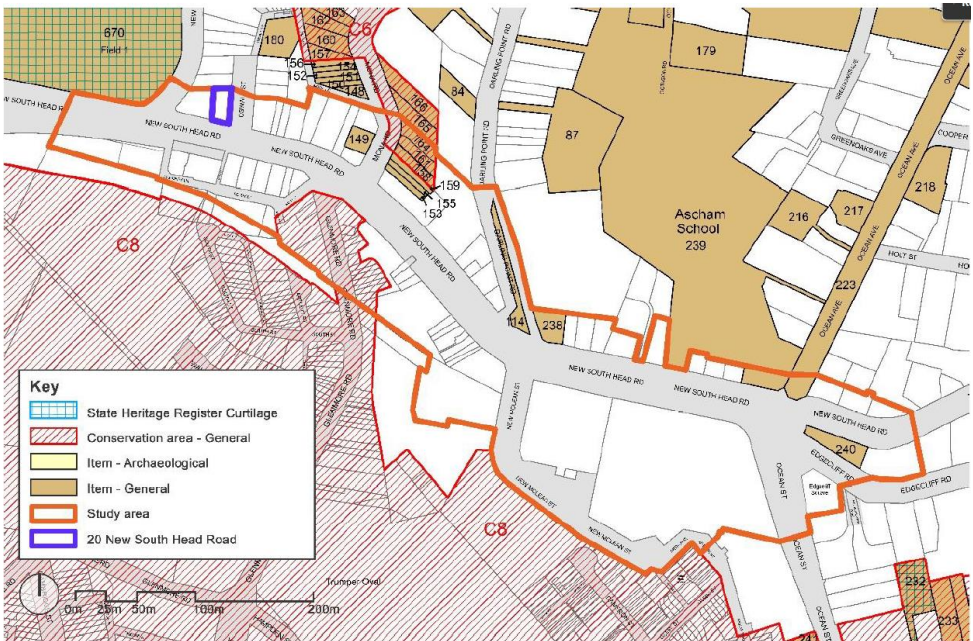
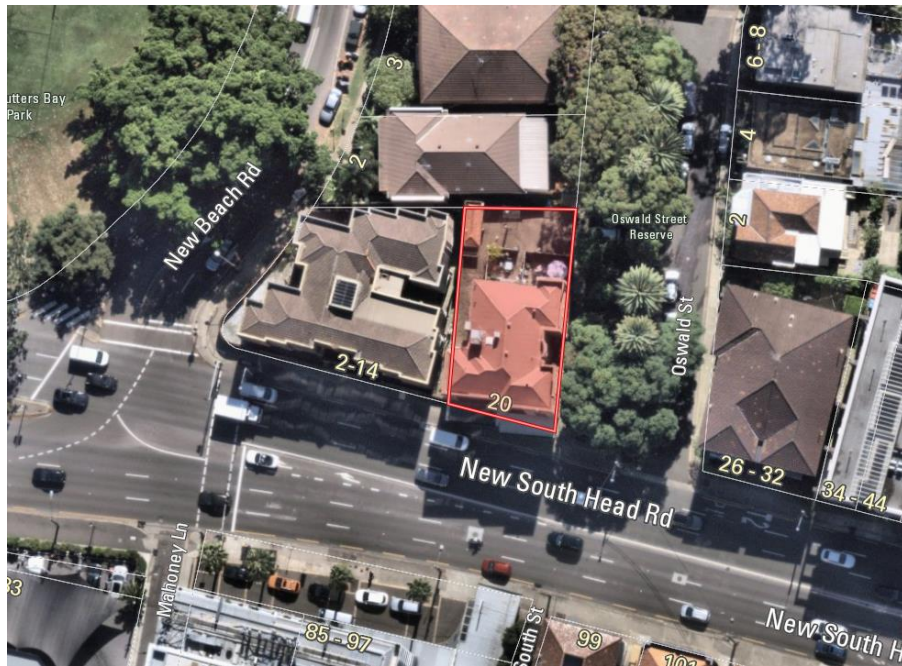


Figure 5: Location of 20 New South Head Road (purple outline) within the Edgecliff Commercial Centre (orange outline). (Source: GML Heritage, 2023 with WMC annotations)



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Figure 6: View of the primary (south) elevation of 20 New South Head Road. (Source: GML Heritage, 2023).

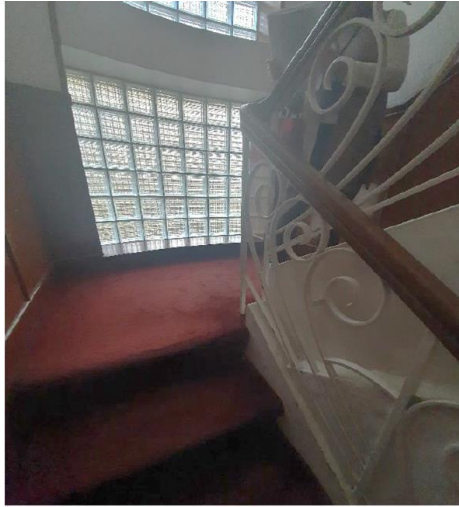


Figure 7: View of the balustrade and handrail and the glass-block window illuminating the main staircase. (Source: GML Heritage, 2023).

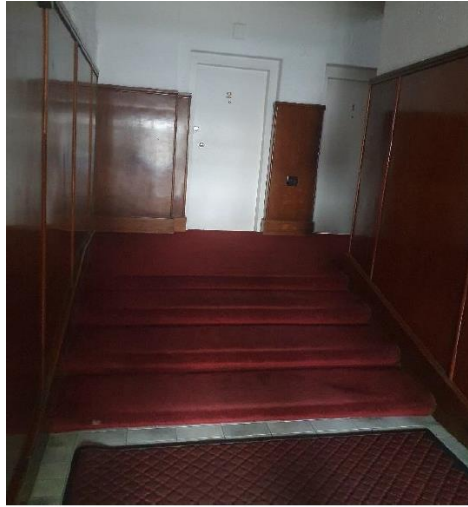


Figure 8: View of the balustrade and handrail and the glass-block window illuminating the main staircase. (Source: GML Heritage, 2023).

2.3. 'Portland Hall', including interiors and gardens, at 48 New South Head Road, Edgecliff

48 New South Head Road is a three-storey freestanding brick Interwar Art Deco residential flat building. It is located on the northern side of New South Head Road between Oswald Street and Mona Road and is bound by Mona Lane to the rear (north). The location is depicted in Figure 9 and Figure 10 below. The site is located on Lot 1, DP 82089, Lot 1, DP 1107185 and Lot 1, DP 921798.

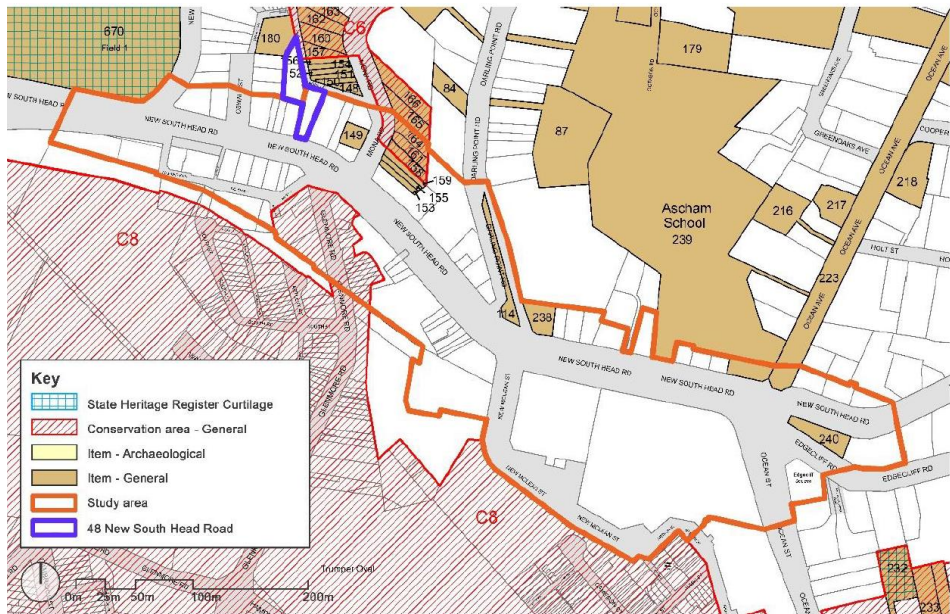


Figure 9: Location of 48 New South Head Road within the Edgecliff Commercial Centre. (Source: GML Heritage, 2023)



Figure 10: Aerial view of 48 New South Head Road, Edgecliff (red outline). (Source: Nearmaps with WMC annotation)



Figure 11: View of the Primary (southern) façade of 48 New South head Road. (Source: GML Heritage, 2023)



Figure 12: Entryway along the primary façade showing the original pointed arch entrance and timber framed door and an original light fitting. (Source: GML Heritage, 2023)

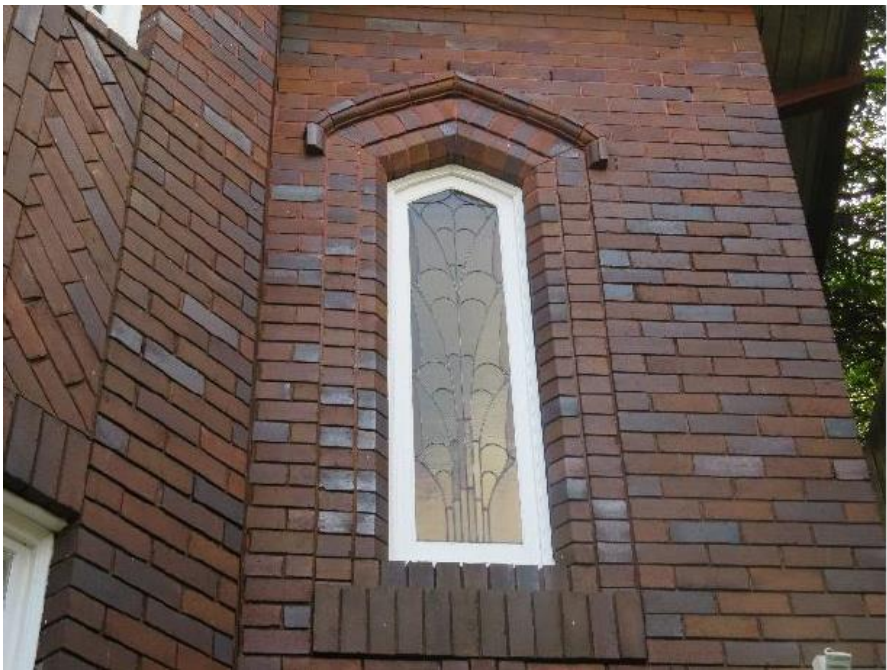


Figure 13: Original leadlight window to the primary (southern) façade. (Source: GML Heritage, 2023)



Figure 14: Brickwork in chevron pattern below the windows along the southern façade. (Source: GML Heritage, 2023)

2.4. 'Cobham', including interiors and gardens, at 166 New South Head Road, Edgecliff

166 New South Head Road, Edgecliff, is a four-storey freestanding, face brickwork Interwar Art Deco residential flat building (Figure 15 and Figure 16). It is bounded by New South Head Road to the south and the property at 168 New South Head Road to the north, and is subdivided under Strata Plan 90371. The property addresses New South Head Road but is approached by a right of way between Nos 156–164 and 172–180 New South Head Road.

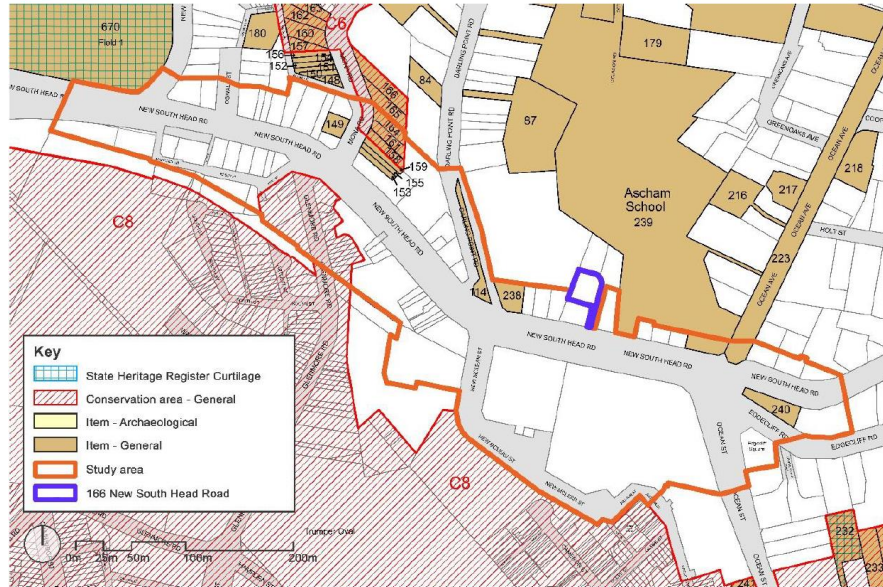


Figure 15: Location of 166 New South Head Road, Edgecliff (purple outline) within the Edgecliff Commercial Centre (orange outline). (Source: GML Heritage, 2023)



Figure 16: Aerial view of 166 New South Head Road, Edgecliff (red outline). (Source: Nearmaps with WMC annotation)



Figure 17: South end of the primary (east) elevation, which is intact and comparable to the original construction. The ground level with pointed-arched garage openings and roller doors accommodates parking. (Source: GML Heritage, 2023)



Figure 18: Entrance to 166 New South Head Road has a pointed arch. It is central to the east elevation and is recessed into the form of the building, providing a grand approach from a high plinth with the garden bed. (Source: GML Heritage, 2023)



Figure 19: Double layered entrance into the foyer through a stepped arched doorway with basketweave patterned details above. (Source: GML Heritage, 2023)



Figure 20: Original glazed window on the central staircase landing. (Source: GML Heritage, 2023)

2.5. ‘Brantwood Court’, including interiors and gardens, at 168 New South Head Road, Edgecliff

Brantwood Court at 168 New South Head Road consists of a freestanding three storey brick residential flat building, designed in the Interwar Georgian Revival style with some Art Deco detailing. The building is generally rectangular in plan with a projecting sunroom bays at the northern and southern ends of the eastern front elevation. The flat building is set within a landscape, which includes stairways, paving and garden elements, including a fountain (Error! Reference source not found. and Error! Reference source not found.Figure 16). It is bounded by the property at 166 New South Head Road to the south, and Ascham to the north, and is subdivided under Strata Plan 90371. The property addresses the right of way between Nos 156–164 and 172–180 New South Head Road.

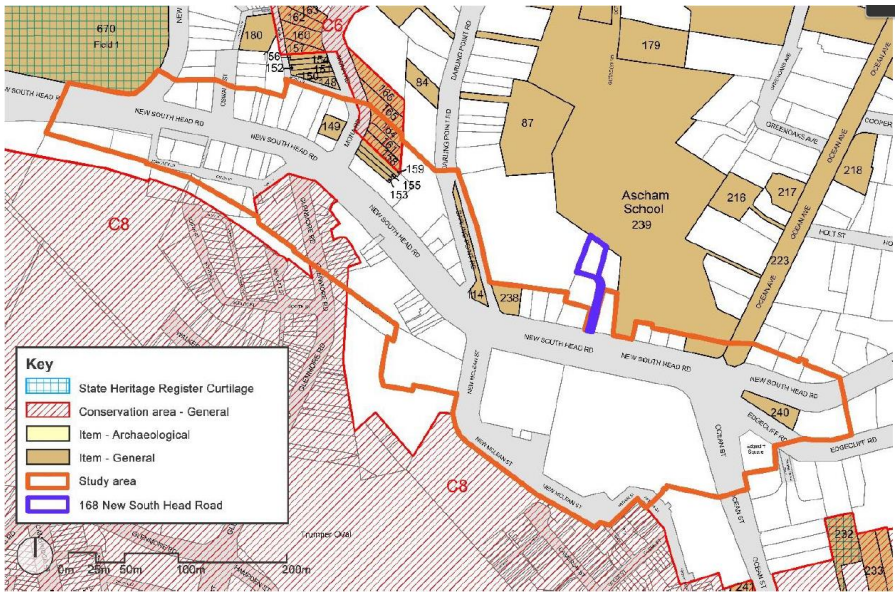


Figure 21: Location of 168 New South Head Road Edgecliff (purple outline) within the Edgecliff Commercial Centre (orange outline). (Source: GML Heritage, 2023)



Figure 22: Aerial view of 168 New South Head Road, Edgecliff (red outline). (Source: Nearmaps with WMC annotation)



Figure 23: 168 New South Head Road, facing north from New South Head Road. (Source: GML Heritage, 2023)

2.6. ‘Brantwood Hall’, including interiors and gardens, at 170 New South Head Road, Edgecliff

170 New South Head Road, known as “Brantwood Hall” consists of a freestanding interwar residential flat building designed in a composite style consisting of Georgian Revival with minor classical and Art Deco influences in the detailing. It is four storeys along the full extent of the building and has a basement undercroft for garaging or storage at the southern end (see **Error! Reference source not found.** and **Error! Reference source not found.**). The flat building is set within a landscape, which includes stairways, paving and garden elements, including a fountain. 168 (Brantwood Court) and 170 (Brantwood Hall) New South Head Road were constructed as a pair by the same architect and exhibit visual cohesiveness with their similar form, scale, architectural style and features.

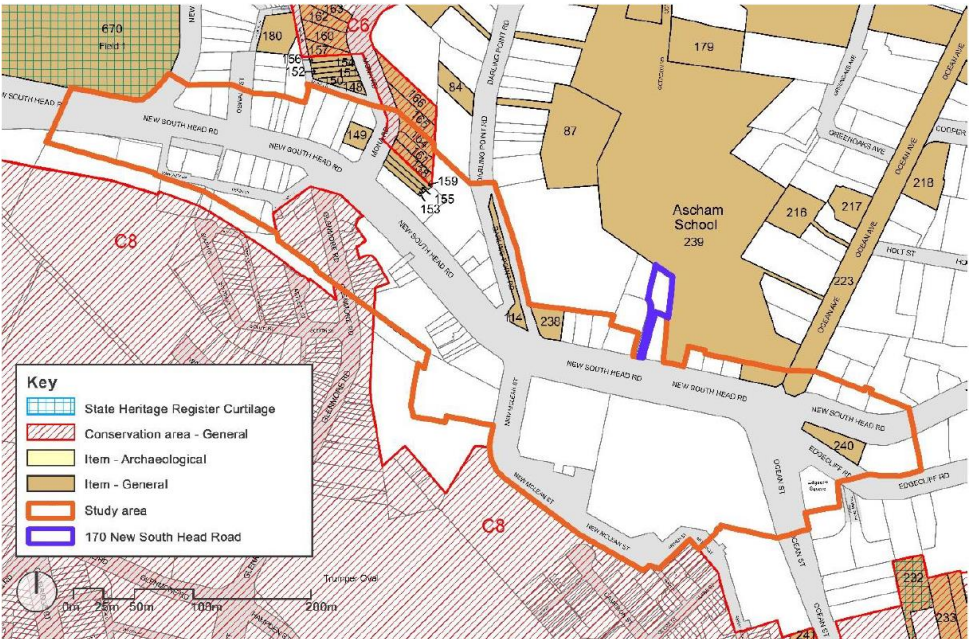


Figure 24: The location of 170 New South Head Road, Edgecliff (purple outline) in the Edgecliff Commercial Centre (orange outline). (Source: GML Heritage, 2023)



Figure 25: Aerial view of 170 New South Head Road, Edgecliff (red outline). (Source: Nearmaps with WMC annotation)



Figure 26: View of the principal (west) elevation addressing the shared courtyard. (Source: GML Heritage, 2023)



Figure 27: Detail of the principal entrance. (Source: GML Heritage, 2023)

2.7. Victorian Georgian Terrace group – three cottages, 543–547 Glenmore Road, Edgecliff

543–547 Glenmore Road, Edgecliff is a group of three brick single storey terraced Victorian Georgian cottages built c1856, during the early phase of development in the area. The grouping of three terrace dwellings at 543, 545 and 547 Glenmore Road are legally identified as Lots 34, 35 and 36 (respectively) of Deposited Plan 255233.

The terraces are south of New South Head Road, on the eastern side of Glenmore Road, and are bounded by a two storey sandstone building at 549 New South Head Road (to the north), a multi-storey contemporary office building to the east at 135–153 New South Head Road, and the rear driveway to the office carpark immediately south.

The terraces are within the Paddington HCA (C8), listed under Schedule 5 Part 2 of Woollahra LEP 2014. Although non-statutory, the suburb of Paddington is also listed on the heritage register of the National Trust of Australia (NSW).

The location is depicted in Figure 28 and Figure 29 below.

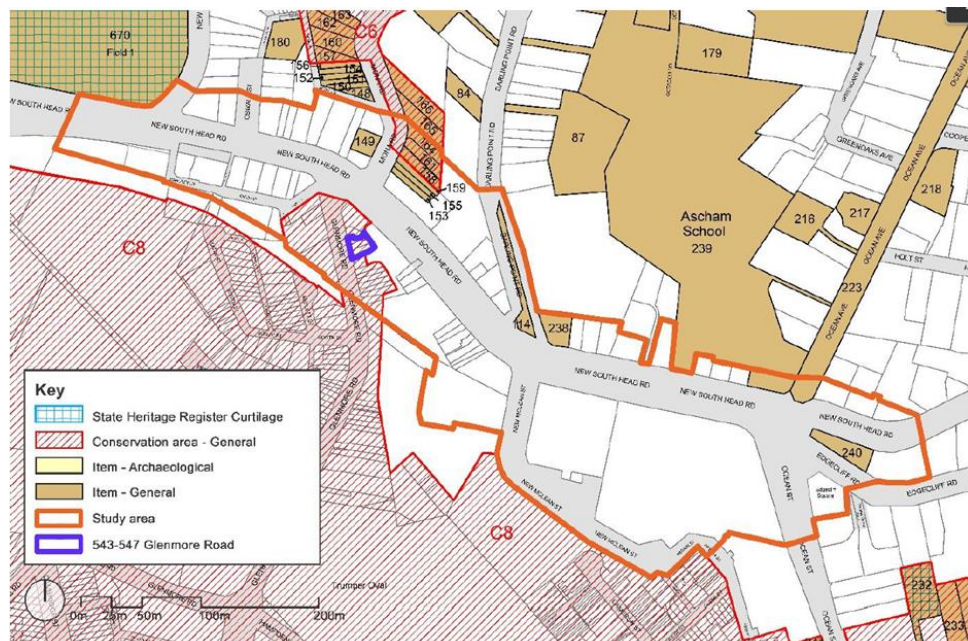


Figure 28: Location of 543–547 Glenmore Road, Edgecliff (purple outline) within the Edgecliff Commercial Centre (orange outline). (Source: GML Heritage, 2023)



Figure 29: Aerial view of 543-547 Glenmore Road, Edgecliff (red outline). (Source: Nearmaps with WMC annotation)



Figure 30: View east showing the primary elevations of 545 (left) and 543 (right) Glenmore Road. One door has an awning over. (Source: GML Heritage, 2023)



Figure 31: View east showing the primary elevation of 547 Glenmore Road. (Source: GML Heritage, 2023)

2.8. Phoenix Palms at Oswald Street Reserve, Darling Point

Oswald Street Reserve is on the western side of Oswald Street, Darling Point within the road reserve. The reserve stretches north from New South Head Road to the rear of 4 New Beach Road (Figure 32 and Figure 33) and is approximately 57m x 10m. The reserve contains a mix of native and exotic species planted since the early 1900s.

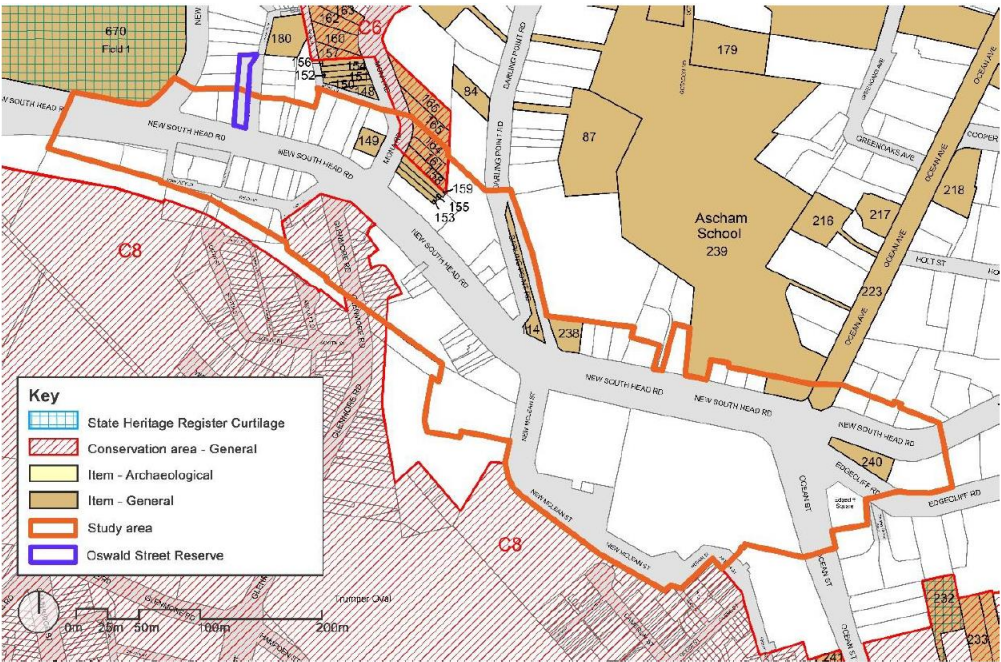


Figure 32: Location of Oswald Street Reserve, Darling Point (purple outline) within the Edgecliff Commercial Centre (orange outline). (Source: GML Heritage, 2023)

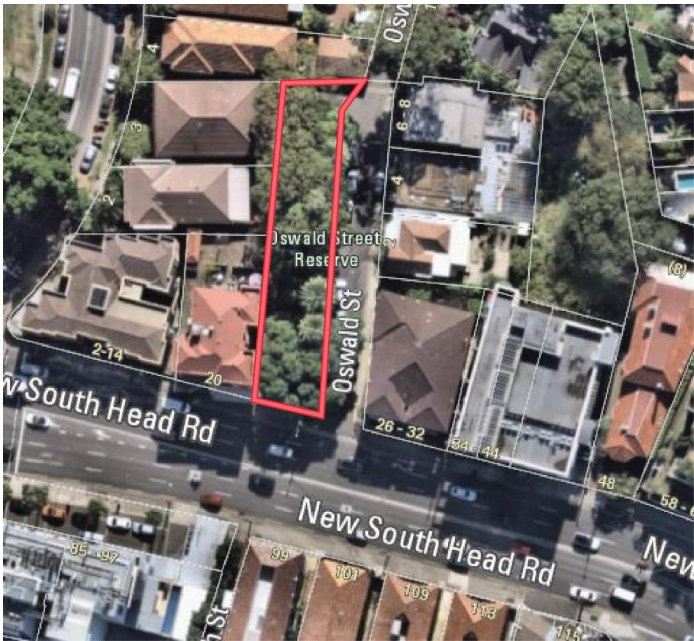


Figure 33: Aerial view of Oswald Street Reserve, Darling Point. (Source: GML Heritage, 2023)



Figure 34: Looking south up Oswald Street, with the reserve at right. (Source: GML Heritage, 2023)



Figure 35: The two most southerly Phoenix Palm specimens in the reserve (at centre). (Source: GML Heritage, 2023)

2.9. Brantwood Heritage Conservation Area, 164-180 New South Head Road Edgecliff

The proposed Brantwood HCA is comprised of a group of five free-standing face brickwork interwar residential flat buildings which is located in the Brantwood Estate subdivision from 1928. The HCA is bounded by New South Head Road to the south, 3–17 Darling Point Road and 148 New South Head Road to the west, and Ascham School to the north and east (Figure 36 and Figure 37). It includes a central courtyard paved in crazy sandstone and a concrete right of way.

The five buildings comprising the Brantwood HCA are as follows:

- 'Ruskin', 164 New South Head Road, Edgecliff—Strata Plan 16897.
- 'Cobham', 166 New South Head Road, Edgecliff—Strata Plan 90371.
- 'Brantwood Court', 168 New South Head Road, Edgecliff—Strata Plan 11580.
- 'Brantwood Hall', 170 New South Head Road, Edgecliff—Strata Plan 86720.
- 'San Remo', 172–180 New South Head Road, Edgecliff—Strata Plan 10535.

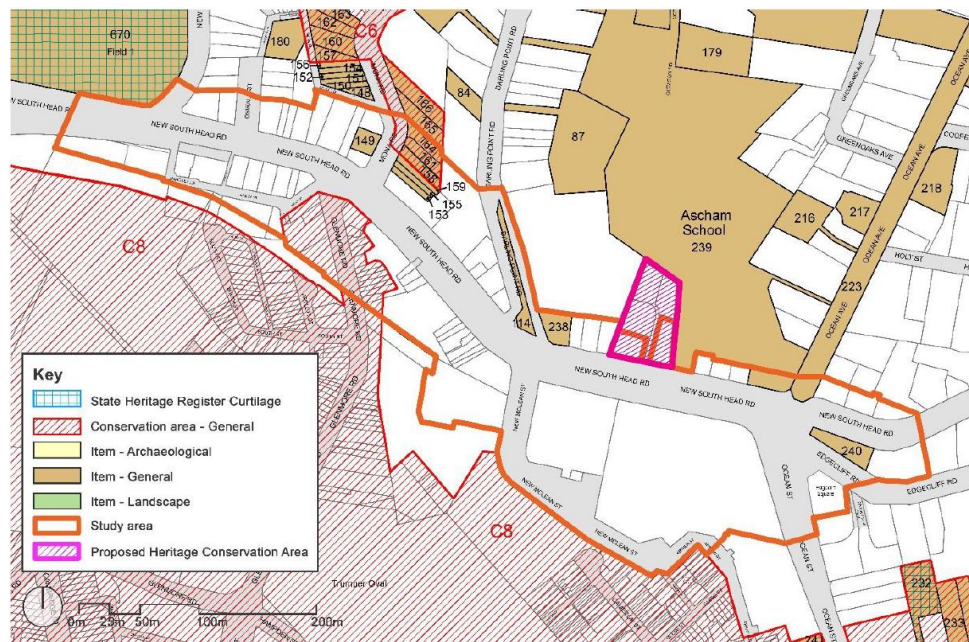


Figure 36: Location of the proposed Brantwood Estate HCA (bordered in pink with pink hatching) within the Edgecliff Commercial Centre. (Source: GML Heritage, 2023)



Figure 37: Aerial view of the five properties consisting of the proposed Brantwood HCA (red outline). (Source: Nearmaps with WMC annotation)

2.9.1. ‘Ruskin’, 164 New South Head Road, Edgecliff

156–164 New South Head Road is a four-storey, freestanding brick Interwar Functionalist mixed-use building with commercial tenancies at the ground floor level addressing New South Head Road, and residential apartments above. It is on the northern side of New South Head Road (Figure 38 and Figure 39) and is subdivided under Strata Plan 16897.

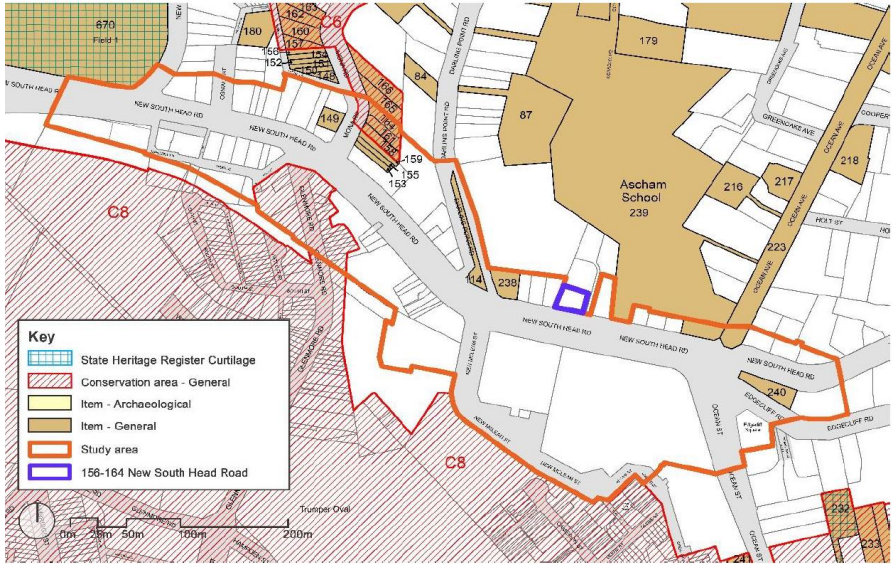


Figure 38: Location of 156–164 New South Head Road, Edgecliff (purple outline) within the Edgecliff Commercial Centre (orange outline). (Source: GML Heritage, 2023)



Figure 39: Aerial view of 156-164 New South Head Road, Edgecliff (red outline). (Source: Nearmaps with WMC annotation)



Figure 40: View to 156–164 New South Head Road, facing north across New South Head Road.
(Source: GML Heritage, 2023)

2.9.2. 'Cobham', 166 New South Head Road, Edgecliff

166 New South Head Road, also known as 'Cobham', forms part of the Brantwood Estate HCA, and is also being proposed as an individual local heritage item on its own merits as an Interwar Art Deco residential flat building designed by renowned architects Pitt and Bolot. The site context for this property is provided in Section 2.4 above.

2.9.3. 'Brantwood Court', 168 New South Head Road, Edgecliff

168 New South Head Road, also known as Brantwood Court, is a three-storey freestanding brick residential flat building. It is included in the proposed Brantwood Estate HCA, and is also being proposed as an individual local heritage item on its own merits as an Interwar Georgian Revival residential flat building designed as a pair with Brantwood Hall opposite, by Robert Saunderson Hamilton. The site context for this property is provided in Section 2.5 above.

2.9.4. 'Brantwood Hall', 170 New South Head Road, Edgecliff

170 New South Head Road, Edgecliff, also known as 'Brantwood Hall', is a four-storey freestanding face brickwork Interwar residential flat building. It is included in the proposed Brantwood Estate HCA, and is also being proposed as an individual local heritage item on its own merits as an Interwar Georgian Revival residential flat building designed as a pair with

Brantwood Court opposite, by Robert Saunderson Hamilton. The site context for this property is provided in Section 2.6 above.

2.9.5. 'San Remo', 172-180 New South Head Road, Edgecliff

172-180 New South Head Road, known as 'San Remo', is a three-storey, freestanding brick Interwar residential flat building with elements of both the Spanish Mission and Mediterranean styles. The site is located on the northern side of New South Head Road, bounded by a right of way and neighbouring residential flat buildings 154-164 and 166 to the west, 168 to the northwest, 170 to the north and Ascham School to the east (Figure 41 and Figure 42). The flat building is subdivided under Strata Plan 10535.

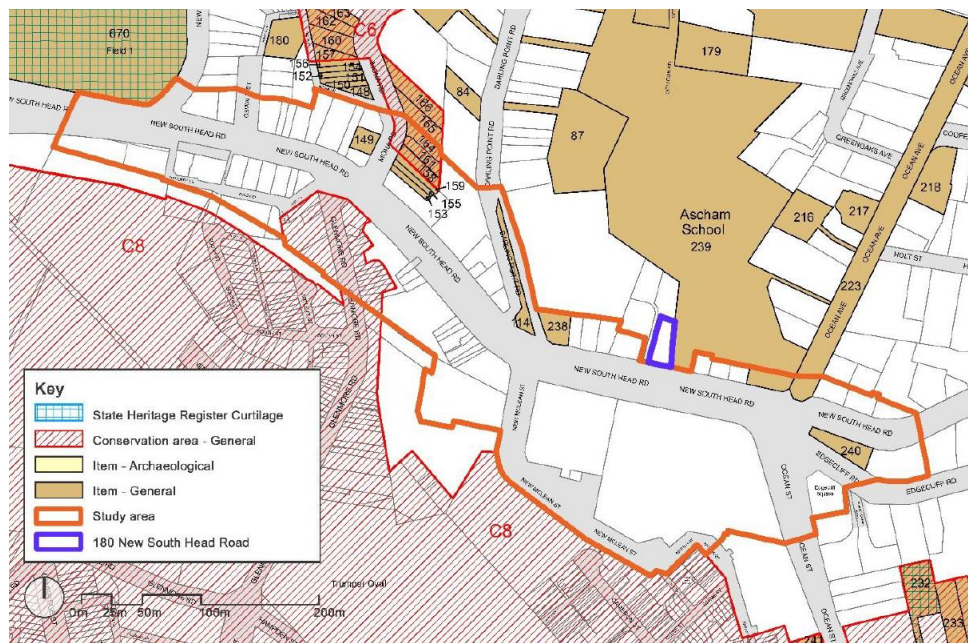


Figure 41: Location of 172-180 New South Head Road within Edgecliff Commercial Centre. (Source: GML Heritage, 2023)



Figure 42: Aerial view of 172-180 New South Head Road, Edgecliff (red outline). (Source: Nearmaps with WMC annotation)



Figure 43: View north across New South Head Road showing the south elevation and commercial shops. (Source: GML Heritage, 2023)



Figure 44: View east to the primary entrance between the second and third bays. (Source: GML Heritage, 2023)



Figure 45: View east of the southern flat entrance between the first and second bays. (Source: GML Heritage, 2023)

3. Existing planning controls

3.1. Woollahra Local Environmental Plan 2014

No changes are proposed to these existing development standards under this planning proposal.

Table 2 below identifies the zone and key principal development standards that currently apply to the eight items currently proposed for heritage listing on the Woollahra LEP 2014 through this planning proposal.

Table 3 below identifies the zone and key principal development standards that currently apply to the five properties comprising of the Brantwood HCA, proposed for heritage listing on the Woollahra LEP 2014 through this planning proposal.

No changes are proposed to these existing development standards under this planning proposal.

Table 2: Summary of current development standards, items for proposed heritage listing as individual items.

Site	Zone	Maximum building height (m)	Floor space ratio
'Gruzman House', including interiors	R3 Medium Density Residential Zone	10.5	1:1
'Winston House', including interiors	MU1 Mixed Use Zone	14.5	1.25:1
'Portland Hall', including interiors and gardens	R3 Medium Density Residential Zone (part)	10.5	1:1
	MU1 Mixed Use Zone (part)	14.5	1.25:1
'Cobham', including interiors and gardens	R3 Medium Density Residential Zone	13.5	1.3:1
'Brantwood Court, including interiors and gardens'	R3 Medium Density Residential Zone	13.5	1.3:1
'Brantwood Hall, including interiors and gardens'	R3 Medium Density Residential Zone	13.5	1.3:1
Victorian Georgian Terrace group – three cottages	MU1 Mixed Use Zone	6.5	0.5:1
Phoenix Palms at Oswald Street Reserve	MU1 Mixed Use Zone (part)	-	-
	Part R3 Medium Density Residential Zone (part)	-	-

Table 3: Summary of current development standards, buildings within the proposed Brantwood HCA.

Brantwood HCA	Zone	Maximum building height (m)	Floor space ratio
'Ruskin', 164 New South Head Road, Edgecliff	MU1 Mixed Use Zone	14.5	1.5:1
'Cobham', 166 New South Head Road, Edgecliff	R3 Medium Density Residential Zone	13.5	1.3:1
'Brantwood Court', 168 New South Head Road, Edgecliff	R3 Medium Density Residential Zone	13.5	1.3:1
'Brantwood Hall', 170 New South Head Road, Edgecliff	R3 Medium Density Residential Zone	13.5	1.3:1
'San Remo', 172-180 New South Head Road, Edgecliff	MU1 Mixed Use Zone	14.5	1.5:1

3.1.1. Zoning Objectives

The objectives of the R3 Medium Density Residential zone are as follows:

- *To provide for the housing needs of the community within a medium density residential environment.*
- *To provide a variety of housing types within a medium density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*
- *To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.*

The objectives of the MU1 Mixed Use zone are as follows:

- *To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.*
- *To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.*
- *To minimise conflict between land uses within this zone and land uses within adjoining zones.*
- *To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.*
- *To provide for development of a scale and type that is compatible with the amenity of the surrounding residential area.*
- *To ensure development is of a height and scale that achieves the desired future character of the centre.*
- *To maximise public transport patronage and encourage walking and cycling.*
- *To encourage the retention and planting of trees and other vegetation as part of development to minimise the urban heat island effect and to improve microclimates.*

3.1.2. Other LEP provisions

The Victorian Georgian terraces at 543-547 Glenmore Road are located within the Paddington Heritage Conservation Area (C8), listed on the Woollahra LEP 2014, Schedule 5 Part 2. These properties are also identified in part as land reserved for acquisition for the purposes of road widening of the classified road (New South Head Road). The acquisition authority is identified in Clause 5.1 of the Woollahra LEP as Transport for NSW.

All items subject to this planning proposal are identified under the Woollahra LEP 2014 as potentially containing Class 5 acid sulfate soils.

3.2. Woollahra Development Control Plan 2015

The *Woollahra Development Control Plan 2015* (Woollahra DCP 2015) applies to all items subject to this planning proposal. Any development proposals either on one of the sites, or on an adjoining site, are required to address any relevant Woollahra DCP 2015 controls.

4. Objectives of planning proposal

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of the eight (8) items and one (1) HCA in Woollahra LGA, and provide these with statutory heritage protection.

The planning proposal will amend Schedule 5 (Part 1 and Part 2) and the Heritage Map (HER_003A) of the Woollahra LEP 2014 to include eight items, and one conservation area, as listed below. The inclusion of these items in Schedule 5 of Woollahra LEP 2014 will mean any future development proposals either on the subject sites, or on any land within the vicinity, will need to consider the provisions of Clause 5.10 (5) of Woollahra LEP 2014. This will provide a statutory requirement for development proposals to consider the effects of proposed development on the heritage significance of these items.

Item	Address
'Gruzman House', including interiors	4 and 6–8 Oswald Street, Darling Point
'Winston House', including interiors	20 New South Head Road, Edgecliff
'Portland Hall', including interiors and gardens	48 New South Head Road, Edgecliff
'Cobham', including interiors and gardens	166 New South Head Road, Edgecliff
'Brantwood Court', including interiors and gardens	168 New South Head Road, Edgecliff
'Brantwood Hall', including interiors and gardens	170 New South Head Road, Edgecliff

Item	Address
Victorian Georgian Terrace group – three cottages	543–547 Glenmore Road, Edgecliff
Phoenix Palms at Oswald Street Reserve	Oswald Street Reserve, Darling Point
Brantwood Heritage Conservation Area	164 New South Head Road, Edgecliff 166 New South Head Road, Edgecliff 168 New South Head Road, Edgecliff 170 New South Head Road, Edgecliff 172-180 New South Head Road, Edgecliff

5. Explanation of provisions

The planning proposal seeks the following amendments to Woollahra LEP 2014:

- Insert a listing for each of the eight (8) items 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.
- Insert a listing for the Brantwood HCA in Part 2 (Heritage Conservation Areas) 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 (Heritage Map Sheet HER_003A) to identify the eight additional heritage items and one additional HCA.

6. Justification

The planning proposal has strategic merit. The heritage significance of the eight items and one HCA has been established in the comprehensive heritage study undertaken by GML Heritage for the Edgecliff Commercial Centre (see separately circulated documents: *Edgecliff Commercial Centre Heritage Study*, *GML Heritage*, December 2023).

The heritage listings will provide ongoing protection and recognition of the heritage significance of these eight items, and one HCA.

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 an endorsed local strategic planning statement, strategic study or report?

Yes. The planning proposal is the result of the recommendations found in the *Draft Edgecliff Commercial Centre Heritage Study* report and Heritage Inventory Sheets prepared by GML Heritage. The report concluded that each of these eight items and one HCA meet the criteria for local heritage listing on the Woollahra LEP 2014 Schedule 5 (Part 1 and Part 2).

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The objective is to recognise the heritage significance of all eight items and one HCA, and provide these with statutory heritage protection. The best means of achieving this objective is through an amendment to Woollahra LEP 2014 to list the eight items as local heritage items, and to list the Brantwood Conservation Area consisting of five buildings and its associated landscape. This is achieved through the planning proposal process.

Other options, such as adding site-specific objectives and controls to Woollahra DCP 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. Will the planning proposal give effect to the objectives and actions of the applicable regional 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 planning priorities and actions of the *Eastern City District Plan* (2018), as discussed below.

Greater Sydney Region 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 eight items and one conservation area as local heritage items will provide ongoing protection and recognition of their heritage significance.

Eastern City District Plan

The planning proposal is generally consistent with the directions, priorities and objectives of the *Eastern City District Plan*, particularly Planning Priority E6 and Action 20:

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:

- a. engaging with the community early to understand heritage values

- b. applying adaptive re-use and interpreting heritage to foster distinctive local places managing and monitoring the cumulative impact of development on the heritage values and character of places

Heritage listing of these eight items and one conservation area will provide ongoing protection and recognition of the heritage significance of these items.

4. Will the planning proposal give effect to a Council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Woollahra Local Strategic Planning Statement

Planning Priority 5 of the Woollahra Local Strategic Planning Statement is relevant:

Planning Priority 5 Conserving our rich and diverse heritage

In particular Actions 28 and 30 of this planning priority seek to ensure that heritage is conserved and that the LEP and DCP reflect the evolving nature of heritage:

28. 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.*

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

Community Strategic Plan, Woollahra 2032

The planning proposal is consistent with *Woollahra 2032 – Community Strategic Plan*. Notably, the planning proposal meets the following strategy within Goal 4 (Well-planned neighbourhoods) under the Social theme:

4.2 Conserving our rich and diverse heritage

Heritage listing of these eight items and one conservation area will provide ongoing protection and recognition of the heritage significance of these items, consistent with these local strategies.

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes. The planning proposal is not in-consistent with other relevant State or regional study or strategy.

6. 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.

Regarding *SEPP (Exempt and Complying Development Codes) 2008*, where an item is locally heritage listed (or is a draft item) on the Woollahra LEP 2014 Schedule 5, there are implications in terms of the extent of works that can be considered as exempt and complying development.

Refer to **Schedule 1** for an outline of consistency with all SEPPs.

7. 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**).

6.3. Environmental, social and economic impact

8. 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.

9. 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, 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.

10. Has the planning proposal adequately addressed any social and economic effects?

Yes. The heritage assessments measured all eight items and one conservation area comprised of five buildings against the criteria for 'cultural significance' as defined in the *Australia ICOMOS Burra Charter*, as meaning the historic, associative, aesthetic, scientific, social or spiritual value for past, present or future generations.

The assessment found that these items meet a number of heritage criteria at a local level. While the planning proposal does not have any direct economic effects, it has some social impact for the local community that appreciates and enjoys local heritage in the Woollahra LGA.

There will be potential economic implications relating to the need for heritage management documents (to accompany a development application) to assess and support future changes to buildings, including new uses, alterations and modifications. With regards to development pathways, depending on the scale and impact of works, developments to local heritage items can be managed as:

- a development application process,
- a heritage works without consent application (under CI 5.10(3) of the Woollahra LEP 2014 for works with minor impacts or for maintenance only.

Furthermore, *SEPP (Exempt and Complying Development Codes) 2008* allows some work to local heritage items (with restrictions).

These additional heritage management and development approval processes will enable the needs of the landowner to be considered in conjunction with the conservation of the building and the impact of the proposed changes on the heritage significance of the building.

Therefore, it is considered that the planning proposal will have a positive social and economic effects because:

- Heritage listing will provide ongoing protection and recognition of the heritage significance of these items.
- Heritage listing will not preclude future development of the buildings which is undertaken in accordance with heritage requirements.
- The potential need for additional assessments and management documents to support development applications is necessary in order to provide the appropriate protection against impacts to significance.
- It is not anticipated that the planning proposal will have any negative social effect which need to be addressed as part of the proposal.

6.4. State and Commonwealth interests

11. Is there adequate public infrastructure for the planning proposal?

Yes. The planning proposal involves the local heritage listing of eight items and one conservation area and does not involve amendments to the planning controls that will facilitate intensified development.

Currently, all properties have access to adequate public infrastructure such as water, sewer, electricity and telephone services.

There is no significant infrastructure demand that will result from the planning proposal. The existing services that are available to the items are suitable for the proposal of a local heritage listing.

12. 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. These authorities will include, but are not limited to:

- Environment and Heritage Group, NSW Department of Planning Housing and Infrastructure
- The National Trust of Australia (NSW).

Further consultation will take place with any other authorities identified by the Gateway Determination.

7. Mapping

The planning proposal seeks to amend the Woollahra LEP 2014 Heritage Maps (Sheet 8500_COM_HER_003A) by applying an “Item - General” classification to the following items:

Site	Item	Address	Lot/DP	LEP Heritage Map Sheet No.
1	<i>‘Gruzman House’, including interiors</i>	4 and 6–8 Oswald Street, Darling Point	Lot 12, DP 3893 and Lot 3, DP 1197166	8500_COM_HER_003A
2	<i>‘Winston House’, including interiors</i>	20 New South Head Road, Edgecliff	SP 20728 SP 31826	8500_COM_HER_003A
3	<i>‘Portland Hall’, including interiors and gardens</i>	48 New South Head Road, Edgecliff	Lot 1, DP 82089 Lot 1, DP 1107185 Lot 1, DP 921798	8500_COM_HER_003A
4	<i>‘Cobham’, including interiors and gardens</i>	166 New South Head Road, Edgecliff Sydney	SP 90371	8500_COM_HER_003A
5	<i>‘Brantwood Court’, including interiors and gardens</i>	168 New South Head Road, Edgecliff	SP 11580	8500_COM_HER_003A
6	<i>‘Brantwood Hall’, including interiors and gardens</i>	170 New South Head Road, Edgecliff	SP 86720	8500_COM_HER_003A
7	<i>Victorian Georgian Terrace group – three cottages</i>	543, 545 & 547 Glenmore Road, Edgecliff	Lot 34, DP 255233 Lot 35, DP 255233 Lot 36, DP 255233	8500_COM_HER_003A
8	<i>Phoenix Palms at Oswald Street Reserve</i>	Oswald Street Reserve, Darling Point	Road reserve	8500_COM_HER_003A

The planning proposal seeks to amend the Woollahra LEP 2014 Heritage Maps (Sheet 8500_COM_HER_003A) by applying a “Conservation Area - General” classification to the following sites:

Item	Addresses	Lot/DP	LEP Heritage Map Sheet No.
<i>Brantwood Heritage Conservation Area (HCA)</i>	156-164 New South Head Road, Edgecliff	SP 16897	8500_COM_HER_003A
	166 New South Head Road, Edgecliff	SP 90371	8500_COM_HER_003A
	168 New South Head Road, Edgecliff	SP 11580	8500_COM_HER_003A
	170 New South Head Road, Edgecliff	SP 86720	8500_COM_HER_003A
	172-180 New South Head Road, Edgecliff	SP 10535	8500_COM_HER_003A

An extract of the existing and proposed heritage maps are shown below. It should be noted that the heritage item numbers as shown are indicative only and will be subject to confirmation at the finalisation stage.

'Gruzman House', including interiors, 4 and 6-8 Oswald Street, Darling Point

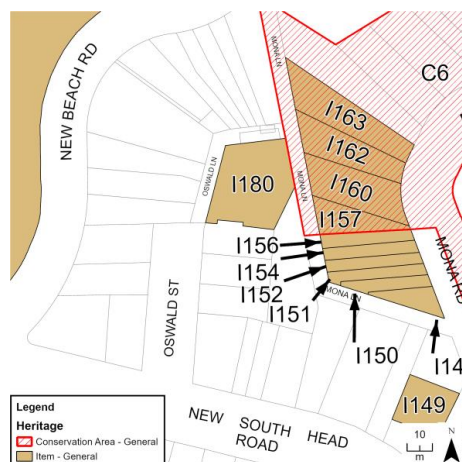


Figure 46: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

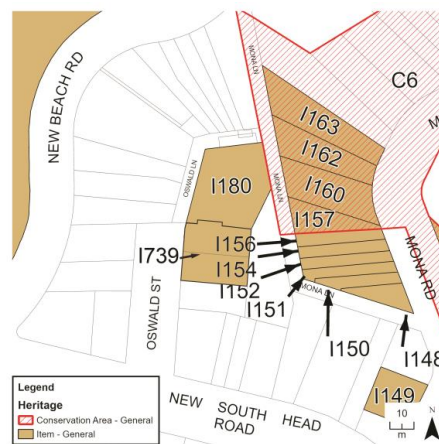


Figure 47: Proposed Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

'Winston House', including interiors, 20 New South Head Road, Edgecliff

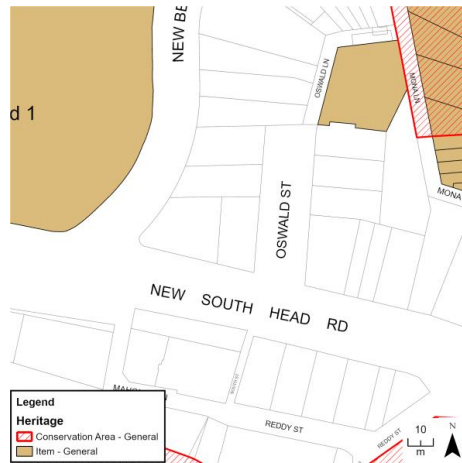


Figure 48: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

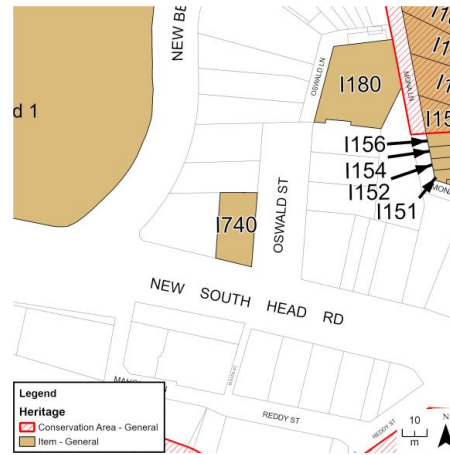


Figure 49: Proposed Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

'Portland Hall', including interiors and gardens, 48 New South Head Road, Edgecliff

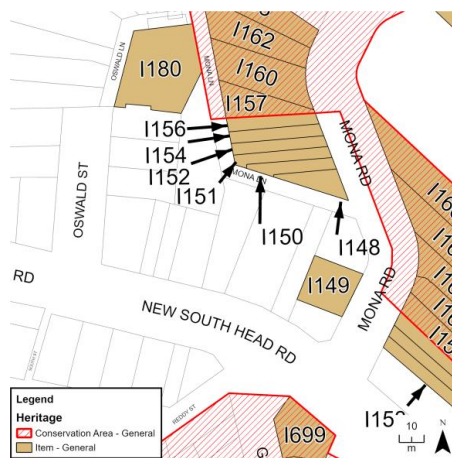


Figure 50: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

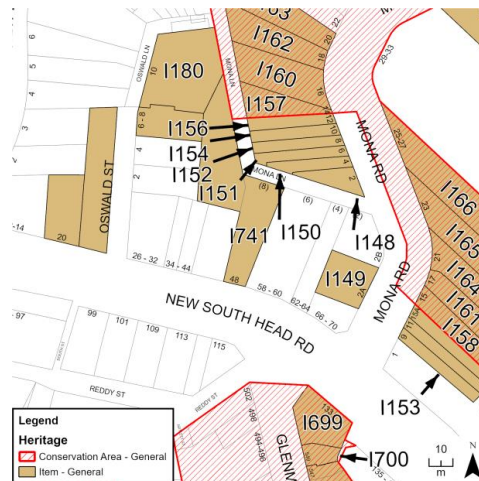


Figure 51: Proposed Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

‘Cobham’, including interiors and gardens, 166 New South Head Road, Edgecliff

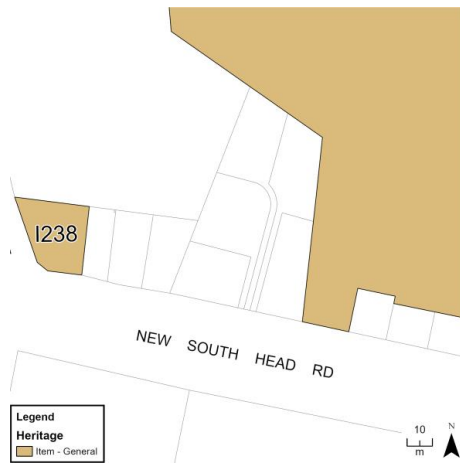


Figure 52: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

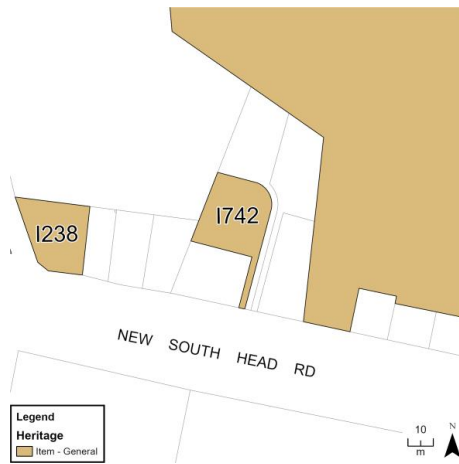


Figure 53: Proposed Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

‘Brantwood Court, including interiors and gardens, 168 New South Head Road, Edgecliff

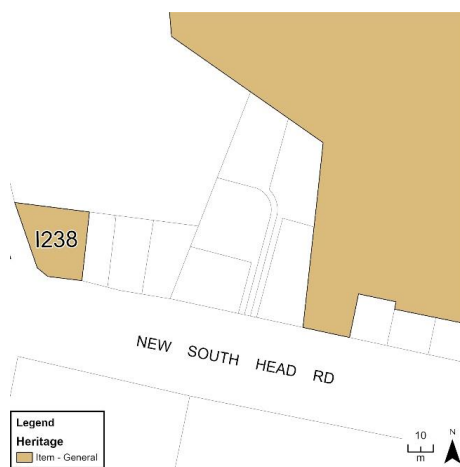


Figure 54: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

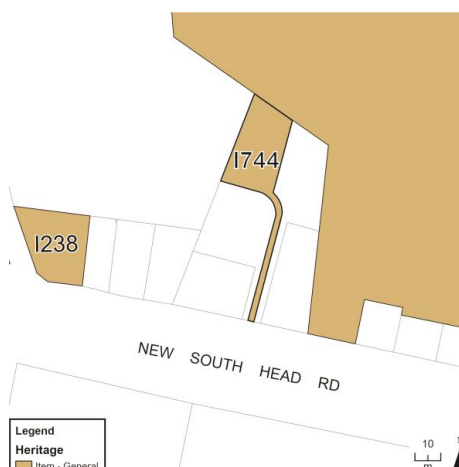


Figure 55: Proposed Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

'Brantwood Hall', including interiors and gardens, 170 New South Head Road, Edgecliff

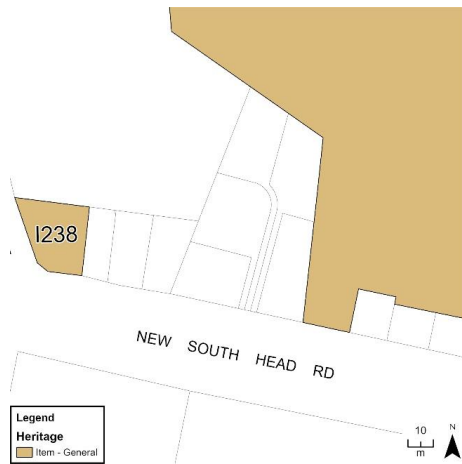


Figure 56: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

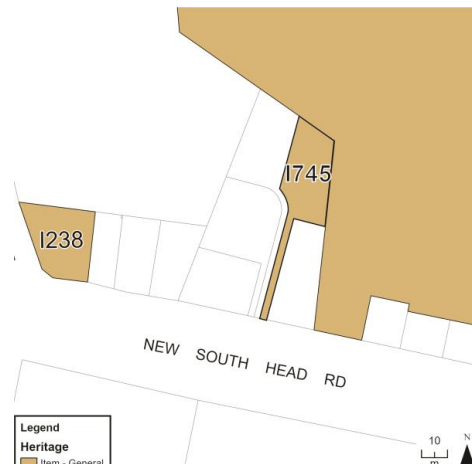


Figure 57: Proposed Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

Victorian Georgian Terrace group – three cottages, 543-547 Glenmore Road, Edgecliff

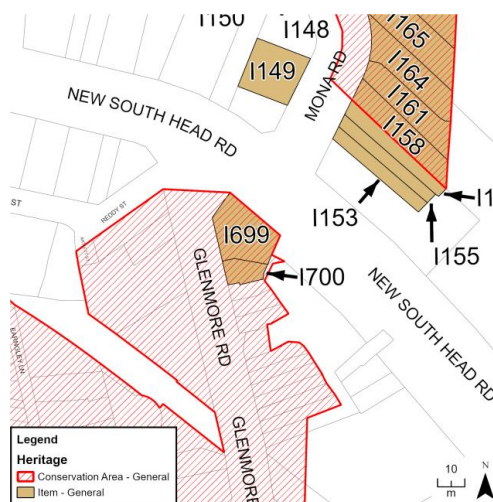


Figure 58: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

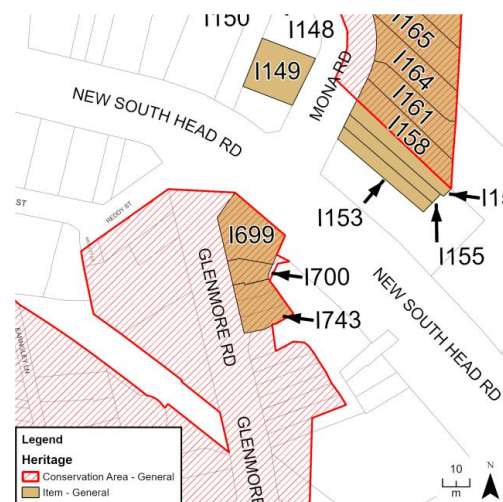


Figure 59: Proposed Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

Phoenix Palms at Oswald Street Reserve, Oswald Street, Darling Point

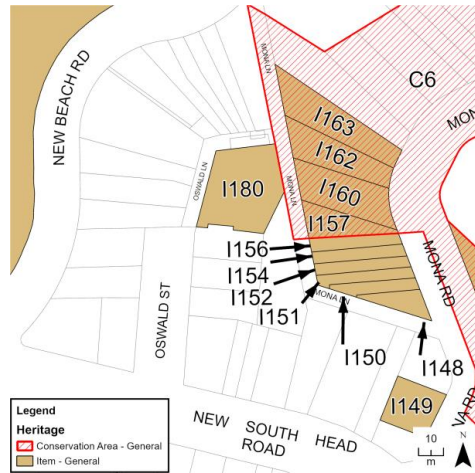


Figure 60 Extract from existing Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

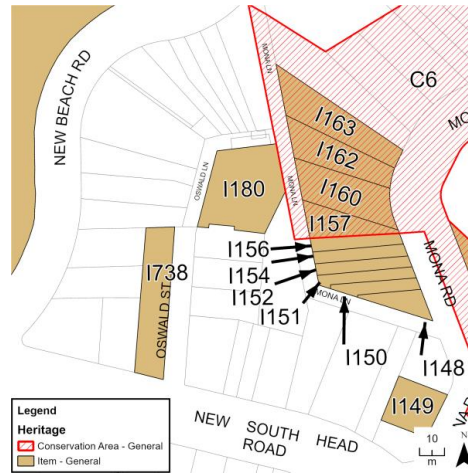


Figure 61: Proposed Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

Brantwood Heritage Conservation Area, 164-180 New South Head Road Edgecliff

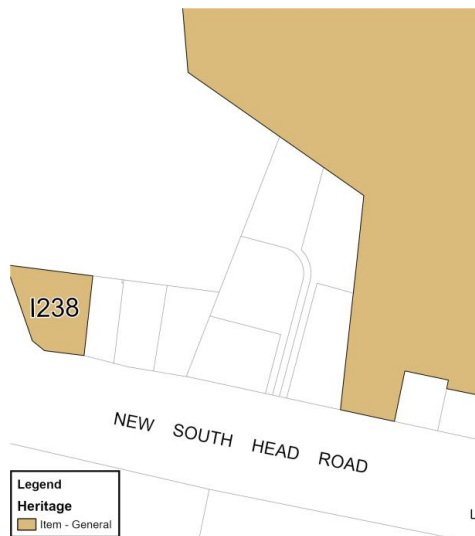


Figure 62: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

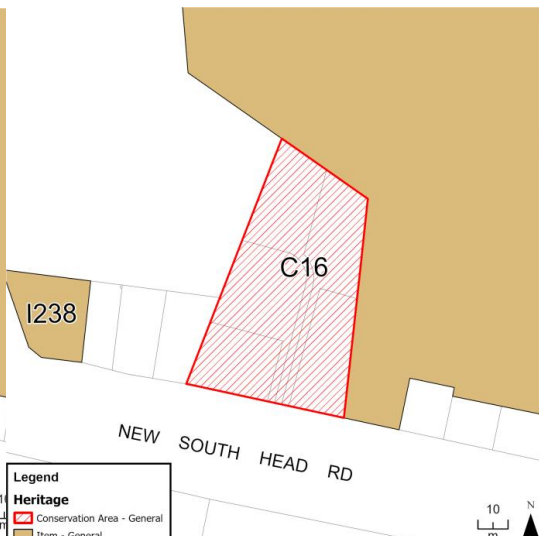


Figure 63: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet 8500_COM_HER_003A)

8. Community consultation

Public exhibition will be undertaken in accordance with the requirements of the Act and the *Environmental Planning and Assessment Regulation 2021*. It will also have regard to the other relevant plans and guidelines including the *Woollahra Community Participation Plan* (2019), the *Local Environmental Plan Making Guideline* (2023) and any conditions of the Gateway Determination.

We recommend that the planning proposal is exhibited for a minimum of 28 days.

Public notification of the exhibition will comprise:

- 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 in the vicinity of each site,
- notice to local community, resident and business groups, including groups such as the Paddington Society and the Darling Point Society.

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 and the *Edgecliff Commercial Centre Heritage Assessment Report* December 2023 prepared by GML Heritage)
- Woollahra LEP 2014
- Section 9.1 Directions.

9. Project timeline

As Council is authorised to exercise the functions of the Minister for Planning 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
Woollahra Local Planning Meeting	20 October 2023
Environmental Planning Committee recommends proceeding	2 April 2024
Council resolution to proceed	8 April 2024
Gateway determination	June 2024
Completion of technical assessment	Usually none required
Government agency consultation	July 2024
Public exhibition period	Same time as agency consultation
Submissions assessment	August 2024
Council assessment of planning proposal post exhibition	September 2024
Council decision to make the LEP amendment	December 2024
Council to liaise with Parliamentary Counsel to prepare LEP amendment	January 2025
Forwarding of LEP amendment to Greater Sydney Commission and NSW Department of Planning Housing and Infrastructure for notification	February 2025
Notification of the approved LEP	March 2025

Schedules

Schedule 1 – Consistency with State Environmental Planning Policies (SEPPs)

State environmental planning policy	Comment on consistency
SEPP (Biodiversity and Conservation) 2021	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 (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. It is noted that where a property is locally heritage listed (or is a draft item) on the Woollahra LEP 2014 Schedule 5, there are implications in terms of the extent of works that can be considered as exempt and complying development.
SEPP (Housing) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Industry and Employment) 2021	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.
SEPP (Planning Systems) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

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State environmental planning policy	Comment on consistency
SEPP (Precincts – Central River City) 2021	Not applicable.
SEPP (Precincts – Eastern Harbour City) 2021	Applicable There are currently no identified state significant precincts located in the Woollahra LGA.
SEPP (Precincts – Regional) 2021	Not applicable.
SEPP (Precincts – Western Parkland City) 2021	Not applicable.
SEPP (Primary Production) 2021	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Resilience and Hazards) 2021	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Resources and Energy) 2021	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Sustainable Buildings) 2022	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Transport and Infrastructure) 2021	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

**Schedule 2 – Compliance with section 9.1 directions (Directions by the Minister)
under the EP&A Act**

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
1	Planning systems	
1.1	Implementation of Regional Plans	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. The heritage listing of these eight and one conservation area will provide ongoing protection of the heritage significance of these items.
1.2	Development of Aboriginal Land Council land	Not applicable. This planning proposal does not affect Aboriginal Land Council land.
1.3	Approval and referral requirements	The planning proposal seeks to heritage list eight items and one conservation area in the Woollahra Local Government Area. This is not expected to require any additional approval or referral requirements. The planning proposal is consistent with this direction.
1.4	Site specific provisions	The planning proposal does not contain any unnecessarily restrictive site specific planning controls. The planning proposal is consistent with the direction.
1	Planning systems – place based	
1.5 – 1.20	Implementation Plans	Not applicable. These plans do not apply to the Woollahra LGA.
2	Design and place	
3	Biodiversity and conservation	
3.1	Conservation zones	Applicable and consistent. The planning proposal will not affect the conservation standards of any environmentally sensitive land.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
3.2	Heritage conservation	Applicable and consistent. The planning proposal will not affect the significance of places with environmental heritage. The proposed Heritage listing of eight heritage items and one conservation area in Woollahra LGA will provide ongoing protection and recognition of the heritage significance of these places.
3.3	Sydney drinking water catchments	Not applicable. This direction does not apply to the Woollahra LGA.
3.4	Application of C2 and C3 zones and environmental overlays in Far North Coast LEPs	Not applicable. This direction does not apply to the Woollahra LGA.
3.5	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.
3.6	Strategic Conservation Planning	Not applicable. The planning proposal does not apply to land identified as avoided land or a strategic conservation area under the <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i> .
4	Resilience and hazards	
4.1	Flooding	Applicable and consistent. Victorian Georgian Terraces at 543-547 Glenmore Road, Edgecliff, are indicated as flood liable land. The planning proposal does not contain a provision which is contrary to this direction.
4.2	Coastal management	Not applicable. The planning proposal will not affect land in a coastal zone.
4.3	Planning for bushfire protection	Not applicable. The planning proposal will not affect bushfire prone land.
4.4	Remediation of contaminated land	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to this direction.
4.5	Acid sulfate soils	Applicable and consistent. Existing acid sulfate soils provisions will not be altered by the planning proposal.

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Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
4.6	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.
5	Transport and infrastructure	
5.1	Integrating land use and transport	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the aims, objectives and principles of: <ul style="list-style-type: none"> • <i>Improving Transport Choice – Guidelines for planning and development</i> (DUAP 2001), and • <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).
5.2	Reserving land for public purposes	The planning proposal does not amend reservations of land for public purposes. The planning proposal is consistent with the direction
5.3	Development near regulated airport and defence airfields	Applicable and consistent. The planning proposal does not contain a provision which is contrary to this direction.
5.4	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
6	Housing	
6.1	Residential zones	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
6.2	Caravan parks and manufactured home estates	The planning proposal will not affect any caravan parks or manufactured housing estates.
7	Industry and employment	
7.1	Business and industrial zones	Not applicable. The direction does not apply where sites are zoned for business or industry.
7.2	Reduction in non-hosted short-term rental accommodation period	Not applicable. This direction does not apply to the Woollahra LGA.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
7.3	Commercial and retail development along the Pacific Highway, North Coast	Not applicable. This direction does not apply to the Woollahra LGA.
8	Resources and energy	
8.1	Mining, petroleum production and extractive industries	Not applicable. This planning proposal will not affect any of the nominated activities.
9	Primary production	
9.1	Rural zones	Not applicable. This planning proposal will not affect any rural zones.
9.2	Rural lands	Not applicable. This planning proposal will not affect any rural lands.
9.3	Oyster aquaculture	Not applicable. This planning proposal will not affect any Priority Oyster Aquaculture Areas.
9.4	Farmland of state and regional significance on the NSW Far North Coast	Not applicable. This direction does not apply to the Woollahra LGA.

Key Consultation Milestones and Correspondence with owners and/or representatives

		Gruzman House 6-8 Oswald Street	Winston House 20 New South Head Road	Portland Hall 48 New South Head Road	Cobham 166 New South Head Road	Victorian Georgian Terrace group – three cottages	Phoenix Palms in Oswald Street Reserve	Brantwood Heritage Conservation Area				
								164 New South Head Rd	166 New South Head Rd	168 New South Head Rd	170 New South Head Rd	172-180 New South Head Rd
A	Site inspection (WMC and GML, Edgecliff CC overview from public domain only)	22 July 2022	22 July 2022	22 July 2022	22 July 2022	22 July 2022	22 July 2022	22 and 28 July 2022	22 and 28 July 2022	22 and 28 July 2022	22 and 28 July 2022	22 and 28 July 2022
B	Notification of study and request for inspection (by post, dated 18 August)	✓	✓	✓	✓	✓	✓ Notification to WMC Landscape team	✓	✓	✓	✓	✓
C	Site inspection	20 Sept 2022	13 Sept 2022 (unit 6 and common areas)	14 Sept 2022 (Unit 2, 4, 6 and common areas)	8 Nov 2022 (no unit access granted, common areas only)	29 July 2023 No internal access granted	-	No unit or common area access granted	8 Nov 2022 (no unit access granted, common areas only)	7 Oct 2022 (unit 1 and common areas)	14 Sept 2022 (unit 8 and common areas)	8 Nov 2022 (unit 8 and common areas)
D	Draft Heritage Study sent by weblink (by post, dated 21 August 2023)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
E	Submissions received	Owner submission and heritage consultant in support	Three owner submissions – one in support and two in objection	None	None	None	WMC Landscape team in support	Four owner submissions – all in objection	None	None	None	None
F	Notification of 20 October 2022 Woollahra LPP meeting (dated 10 October 2023)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
G	Woollahra Local Planning Panel meeting, 20 October 2023	Site Inspection Owner late correspondence and address to the panel	Owner address to the panel								One owner late correspondence in support One owner late correspondence in objection	

 : Responses from owners
 : Notification from Council

From: [William Bracey](#)
To: [Eleanor Bracey](#)
Subject: letter ref 23/148131 sc6938
Date: Sunday, 27 August 2023 4:28:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Eleanor
I am responding to your letter re heritage conservation Area 164-165 New South Head Rd Edgecliff
I strongly disagree and would most certainly not only protest , but if carried out would take legal action against the council
I am the charman of the body corp for that building , as well as being chairman of the body corp for [REDACTED]
I am also a owner
This part of Edgecliff has been let to run down over many years and 164-165 NSH Rd Edgecliff , is in the middle of major works so to keep the building waterproof The building is in such bad repair the body corp committee , feels it is not worth the owners efforts and cost to continue to repair this building as, put simply the repair costs are worth more than the value if the council does go ahead with this action I put the council on legal notice that we will be seeking damages
Please lodge my and the body corp objection And please send a copy of letter to The Councils legal department so we know it has been put on file and notice
Thank you

Best regards

Bill Bracey
Authorised Representative of Charter
Financial Planning
FCHFP ADFP(FP)

SENIOR FINANCIAL PLANNER |
PRINCIPAL

[REDACTED]
<!--[if !vml]--> <!--[endif]-->

[Please see our Financial Services and Credit Guide here.](#)
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From: [Niall Cairns](#)
To: [Eleanor Banaag](#)
Cc: [Fred Macdonald](#)
Subject: Re: 156-164 New South Head Road, Edgecliff NSW - Woollahra Council
Date: Wednesday, 30 August 2023 11:46:38 AM

Dear Eleanor,

We are the owners of the 3 strata units in “156-164 NSH Rd, Edgecliff” that used to be Pilates Physique (which my wife Sonia ran for many years) and is now F45. We write to you regarding the Edgecliff CC Heritage study and the re-development and rezoning plans/proposals for the “Edgecliff corridor (Rushcutters Bay to Ocean Street along New South Head Road)”.

Our position is as follows:

- We strenuously object to any Heritage order for our building. In no way could it be considered a good example of architecture from a prior age. The building also needs significant internal and external repair and refit (some of which is underway now), which will be best done by sensible and probably significant change and upgrade with modern materials. Such works may involve external redevelopment, all of which would enable the owners to make the building a positive feature of the neighbourhood, rather than an ugly and problem building.
- We seek to increase the building envelope footprint for our building and the other 4 buildings between us and Ascham school.
- We seek to increase the height limits, to enable further floors to be added to our building and the other 4 buildings between us and Ascham school
- We also seek the ability to develop underground, underneath our building and the 4 buildings between us and Ascham school. This will enable car park and access for all buildings and even Ascham school.

We strongly believe that the council enabling the above development opportunities for our building will significantly upgrade the area, make it safer and more useable for the community, the residents of the buildings and Ascham School.

Feel free to contact me on [REDACTED] or email me.

Best regards and keep healthy

Niall Cairns
[REDACTED]

From: [Fred Macdonald](#)
To: [Eleanor Banaag](#)
Cc: [Anne White](#)
Subject: Edgecliff Commercial Centre Heritage Study - feedback timing
Date: Thursday, 31 August 2023 9:52:53 AM

Hi Eleanor,

Thanks for your time this morning.

As discussed I own an apartment in the building located at 164 New South Head Rd.

I received the Council's letter of 21 August on 29 August. The letter requests feedback by 8 September, only eight business days after I received the letter. It is totally unreasonable to expect me, or anyone else for that matter, to consider the content of the Council's reports and provide a submission with such short notice. E.g. part 1 of the report is 234 pages, part 2 is 344 pages and part 3 is 254 pages. Once I have reviewed the reports I may then need to consult an expert. All of this will take significantly more time than the eight business days the Council has provided.

As a matter of priority can you please consider an extension of time.

Please let me know once you have discussed with your team.

Many thanks

Fred

From: [Nathan W](#)
To: [Eleanor Banaag](#)
Subject: Edgecliff commercial centre heritage study - recommendations for heritage listing
Date: Sunday, 10 September 2023 10:57:55 PM

Dear Eleanor/ Woollahra Council,

I hope this email finds you well. I am writing to express my strong support for the heritage listing of my building, Winston House at 20 New South Head Road, Edgecliff. I believe that this iconic structure holds significant historical, architectural, and cultural value that should be preserved for future generations. I have long advocated for the preservation and restoration of this building due to its unique and historical features.

I understand that heritage listing is a significant decision that requires thorough assessment and consideration. However, I firmly believe that the benefits of preserving Winston far outweigh any potential challenges. It will not only enrich our local heritage but also contribute to the overall cultural and historical tapestry of Woollahra.

I kindly request that you take my support into account as you deliberate on the heritage listing of Winston. I trust that the Woollahra Council will make a decision that aligns with our community's best interests and the long-term preservation of our heritage.

Thank you for your time and consideration. I look forward to hearing about the progress regarding this matter.

Kind regards

Nathan Wilcox

Resident and Strata member of Winston House, 20 New South Head Road, Edgecliff.

From: [Estelle Tracton](#)
To: [Eleanor Banaag](#)
Subject: Heritage Study
Date: Monday, 11 September 2023 8:30:20 AM

Dear Eleanor.

As I'm having trouble accessing the link to "Your Say" I am writing to you.

We would like to protest about the Heritage Listing of 20 New South Head Rd, Edgecliff. 2027

1) We feel, that since the frontage of the shop has been modified by the hairdressing shop, that the building is not in the original state

2) The original glass bricks on the side of the building were replaced instead of being repaired about 13 years ago which negated the heritage status.
The bricks were very lovely and were an integral part of the building.

3) Heritage Listings are very restrictive

We strongly protest the Heritage Listing

Yours Kindly,

Estelle Tracton BPharm, (on behalf of Robest Properties Pty Ltd)

Sarah Tracton B.Comm, BFA

From: [ricoper](#)
To: [Eleanor Banaag](#)
Subject: Fwd: Delivery Status Notification (Failure)
Date: Friday, 8 September 2023 4:40:03 PM

> Begin forwarded message:

>

>

>

>

> Dear Eleanor,

>

> As one of the owners of a property on 156-164 New South Head Rd., Edgecliff, I have been trying to make a comment, but can't seem to find where I actually do so on your site. I hope you will accept this.

>

> I jointly own [REDACTED] on the Strata plan.

>

> I am very much against the listing as it is made on a number of assumptions which are inaccurate.

>

> The report notes the presence of scaffolding making an appraisal difficult.

>

> The scaffolding is there because we are trying to make repairs to a building which has seen better days.

>

> The same applies to the interior where inspection was not made and presumptions as to the interior also made.

>

> I note there are similar buildings displaying features thought worth preserving, though they are not on any heritage listing. I would suggest they may be worth considering well before this site as they are much more likely to be worth the listing.

>

> Yours sincerely,

> Ray Cooper

>


From: [Victoria Raft](#)
To: [Eleanor Banaag](#)
Subject: Heritage Listing Objective - Winston House - 20 New South Head Road, Edgecliff
Date: Thursday, 5 October 2023 11:13:48 AM
Attachments: [Heritage Listing Objective - Winston House - 20 New South Head Road, Edgecliff.pdf](#)

Hi Eleanor

Please find attached a letter prepared on behalf of the owners of Winston House - 20 New South Head Road, Edgecliff in relation to the recent heritage study undertaken for this property.

Should you require anything further please feel free to contact me.

Kind regards

Victoria Raft


Hi Eleanor

I am writing to you as a member of the strata committee and collectively on behalf of the owners of the properties contained within 'Winston House', 20 New South Head Road Edgecliff comprising 15 units, 1 garage and 2 commercial properties.

Collectively we are objecting against the Heritage Listing of Winston House as recommended by the Heritage Data Form prepared by GML Heritage Pty Ltd in February 2023.

We have reviewed the Heritage Data Form prepared on the property and note the following:

Physical Description

Exterior

There are some errors in the report pertaining to the physical description of the building.

- The report states that the building has basement garaging and storerooms. We note that while technically it is a garage, the interior has been extensively renovated such that it can be used as a commercial premises for business operations which includes a substantial modern kitchen area, seating area and desks for employee. For your reference I have included a link to access the recent sales campaign details.

Further, an external access door has been installed via the removal of one of the original windows.

<https://www.commercialrealestate.com.au/property/18-20-new-south-head-road-edgecliff-nsw-2027-2018379878>

- The roof is not in original condition and does not have terracotta tiles, rather it has been replaced with corrugated metal sheets.
- The fanlight is not an original feature of the entry door. Up until 2022 this was a clear glassed window pane and it was replaced with the fanlight that is there today. While we attempted to keep it within the Art Deco style, this is not an original feature.
- The description of the east elevation fails to mention several air conditioning units and trunking to the individual units which are additions to the apartments. Further, there is a concrete storage area on the east elevation which has recently added large metal lock doors.
- The shopfront on the southeast corner does not retain its original layout. While it still has the two original doors and window displays, the internal walls have been removed and it is now one shop, similar to the other shop.
- The window panes in the southeast corner shop have been replaced with frosted glass, rather than the original clear glass.
- The doors on the southeast corner shop have been updated to include electronic entry pads (i.e. no key entry).
- A large portion of the brickwork has been replaced towards the front and on the side of the building due to mortar erosion and brick erosion. This variance in brickwork is visible upon approaching the left side of the building and at the time of replacement we were informed that finding a comparable style of brick was impossible.

Internal

- In addition to the four apartments per floor, there is also one basement apartment. The basement apartment is accessed via a separate door via the side of the building.

- The stepped plaster cornices are only in the entrance foyer of the building. At the top of the four entrance stairs by the first two apartment doors there are cove style cornices which are not original to the building.

On the staircases and the landings in between the two staircases, there are also no cornices. On each of the landings at the top of the staircase where the four apartment doors are, the cornices are in the style of a cove cornice and are not original to the building.

- In relation to the apartments, noting that only one unit has been viewed, all the apartments in the buildings have been renovated to accommodate current needs, which includes, but is not limited to:
 - Removal of internal walls;
 - Updating flooring;
 - New modern kitchens;
 - Modern bathrooms;
 - Laundry facilities;
 - Replacement of original cornices;
 - Removal of internal windows;
 - Installation of air conditioning units;
 - Installation of double glazed windows.

History

While there is very little documented history in relation to alternations of the building, it is incorrect to state that the ground floor shops, as well as the interior of the units, are noted as having “some” alternations. The inclusion of the word “some” alludes to a small amount of alterations having being undertaken. Each of the apartments and the ground floor shops have undertaken major alterations which includes alternations impacting the external façade of the building.

In relation to the ground floor shop fronts and as noted in the Heritage Data Form, these were previously four shops and now they have been combined into two i.e. one shop on each side. We have highlighted above that an error has been stated in relation to the interior of the building that the shopfront on the southeast corner retained its original layout as the internal wall has been removed.

In relation to the external view, while the original style of the two doors remain on the southeast corner of the building, the actual façade and surroundings have been updated, including, but not limited to:

- Updates to the sidings which frame the windows which are now covered by a large metal sheet and black tiling;
- Updated floor tiling on the entry to the building;
- The entry door now being access via electronic access pads;
- The windows on the southeast corner are now frosted glass rather than clear glass;
- Box lights for business advertising.

In addition, the awning has undertaken a substantial renovation which included, but was not limited to, the following:

- Replacing the full length and sides of the awning with a matte black metal fascia;
- Replacing the awning roof with corrugated roof sheets;
- Installation of colorbond flashings;
- Fitting of new barge capping flashings, which included the use of a silicone sealant.

Application of Criteria

We strongly disagree that the building should be classified as a heritage listing on the basis that SHR criteria (b), (c) and (g) have been met, noting that the four (4) other criteria (i.e. the majority), have not been met.

We have considered the criteria in full as follows.

Criteria (b)

In relation to SHR criteria (b), we understand that the historical association significance is being met on the basis that the building was designed by the architecture firm PG Craig ("Craig") & JM Brindley ("Brindley").

In applying this criteria, we understand that there are five basic steps in determining whether an item satisfies the SHR threshold through the 'association' criterion and each of these steps must be addressed in order for a nomination for SHR listing to be considered.

Step	Comment	Condition satisfied
1 The item and the person or group must be specifically identified.	Historic records confirm that PG Craig & JM Brindley designed the building.	✓
2 Work out the historical development of the item and its thematic contexts, then determine the significance of the person or group associated with the item by archival and/or field research concerning their lives and the thematic contexts within which they have made a significant contribution.	<p>Thematic Context</p> <p>We have taken the definition of thematic context to be concerned with the subject or theme of something, or with themes and topics in general. In the context of Winston House, this thematic context would be the style of the building, being interwar functionalist.</p> <p>With this being said, in applying this criteria it would need to be considered whether Craig and Brindley made significant contributions to the thematic context at the time.</p> <p>As highlighted in the Heritage Data Form, "throughout the interwar period, Craig and Brindley, together and separately, worked on a variety of different building typologies including swimming pool complexes, theatres, retail and office buildings, residential flat buildings, hotels and houses. Their commercial and domestic architectural output <u>included a range of styles—Interwar Commercial Palazzo, Functionalist, Art Deco, Chicagoesque, Gothic, Mediterranean, Georgian Revival and Old English Revival</u>. Their stylistic and design identity is <u>attributed to a number of architectural styles or typologies</u>."</p> <p>Given the above, it can be ascertained that Craig and Brindley did not exclusively build in the interwar functionalist style, neither did they exclusively design residential apartment buildings.</p> <p>We would say that while we agree that Craig and Brindley have designed in the interwar functionalist style, this is due to the fashions at the time, rather than the stylistic speciality that can only be associated directly with Craig and Brindley. They simply designed a building in a style that was popular at the time.</p>	×

	<p>Archival and/or field research</p> <p>We have not been able to find any publicly available information in relation to Craig and Brindley to confirm their status as persons of significance, nor have we been able to find the reference included in the Heritage Data Form which states that the City of Sydney described Craig and Brindley as prominent interwar architects.</p> <p>Further to this, we have not been able to find any archival evidence suggesting that Craig and Brindley made significant contributions for the style outside of the two referenced heritage listed works as follows:</p> <p><i>William House</i></p> <p>We note that while William House (designed by Craig) has been “considered by Robertson and Hindmarsh to be a forerunner or precursor of the Interwar Functionalist style of architecture”, we understand that the style in which William House was designed is in an Interwar Chicagoesque style flat building and as such this statement cannot be relied upon as archival or field research as it is not a comparable style to Winston House.</p> <p>The statement by Robertson and Hindmarsh can only be taken in direct connection of William House and the style that it was attributable to (i.e. Chicagoesque style), and cannot be attributed to any other style such as the style Winston House was built in.</p> <p><i>55 Drumalbyn, Bellevue Hill</i></p> <p>We acknowledge that 55 Drumalbyn has been heritage listed as at June 2022 and therefore by virtue of being designed by Craig and Brindley there is a link between the two properties.</p> <p>In saying that, we note that 55 Drumalbyn has met the following criterion to be considered for heritage listing:</p> <table><tr><th>Condition</th><th>Condition satisfied</th></tr><tr><td>(a)</td><td>✓</td></tr><tr><td>(b)</td><td>✓</td></tr><tr><td>(c)</td><td>✓</td></tr><tr><td>(d)</td><td>x</td></tr><tr><td>(e)</td><td>x</td></tr><tr><td>(f)</td><td>✓</td></tr><tr><td>(g)</td><td>✓</td></tr></table> <p>While we agree that there are similarities in that both 55 Drumalbyn and Winston House are designed in the interwar functionalist by Craig and Brindley, that is as far as the similarities go.</p> <p>We note that in particular 55 Drumalbyn is considered an extremely rare example of a private house in this style whereas Winston House is not considered to be rare when compared to the apartments in the area.</p> <p>Further, the significant person link is further justified in the report as 55 Drumalbyn was owned by the long-time owners, the world-famous Cole Family of magicians, escapologists and illusionists, and not just because it was designed by Craig and Brindley.</p>	Condition	Condition satisfied	(a)	✓	(b)	✓	(c)	✓	(d)	x	(e)	x	(f)	✓	(g)	✓	
Condition	Condition satisfied																	
(a)	✓																	
(b)	✓																	
(c)	✓																	
(d)	x																	
(e)	x																	
(f)	✓																	
(g)	✓																	

	<p><i>Opinion</i></p> <p>We are therefore of the opinion that there is not a sufficient link with the historical association for the following reasons:</p> <ol style="list-style-type: none"> 1. Craig and Brindley did not exclusively design in the interwar functionalist style i.e. they did not make significant contributions to the thematic context; 2. We should not rely on the comments made in relation to William's House on the basis that the style of building is not the same as Winston House. 3. We should not rely on the architectural linkage between 55 Drumalbyn and Winston House as archival and/or field research on the basis that 55 Drumalbyn satisfied majority of the SHR criteria whereas Winston House only met 3 and the properties only share the linkage of the architects involved and interwar functionalist style. <p>55 Drumalbyn and Winston House are two very different properties. 55 Drumalbyn being a rare freestanding family home which was once lived in by other historically significant persons, being the Cole Family, as well as being a reflection of the lifestyle of the upper middle class in the interwar period. This in itself elevates the level of significance of the property compared to Winston House.</p> <p>Other than the style and architects involved, there is no other evidence that Winston House is of significance to the area and in particular, noting that it is <u>not</u> rare for the area. Therefore we do not believe that 55 Drumalbyn can be used as comparable evidence to support the heritage listing of Winston House.</p>	
<p>3 Contributions by a person or group must be compared to those of others who were active, acknowledged, or influential within the same <u>theme or themes</u> to establish their comparative significance. The comparisons should be <u>contextual</u>, such as within a local area, a family network or an institutional structure, and should consider the question: 'Who else was doing the same thing?'</p>	<p>From the Heritage Data Form we understand that Craig worked with other architects in the interwar period including Dudley Ward and HE Budden. Brindley also worked with RJ Magoffin and Wilfred Allan Davey.</p> <p>We have only been able to find one reference to Brindley forming a partnership with Wilfred Allan Davey. In all other instances we have been unable to confirm that Craig and Brindley worked with the other architects.</p> <p>In saying that, we have been able to find references to the above architects and have made the following observations:</p> <p>Dudley Ward</p> <p>Minerva Theatre - We understand that Dudley Ward designed and supervised the interior decoration, fibrous plaster details and decorative features of the Minerva Theatre however was not the architect involved in the design of the building. The actual architects involved were Guy Crick and Bruce Furse.</p>	x

	<p>The Minerva Theatre is heritage listed.</p> <p>We note that there is currently a development proposal for the site of the Minerva Theatre being considered to adapt the building to a mixed use development to include a hotel, café and entertainment facility that is likely to be passed.</p> <p>Tivoli Theatre - we understand that this building no longer exists nor was it heritage listed.</p> <p>Gowrie Gate - residential apartments that have not been heritage listed.</p> <p>We are therefore of the opinion that while Minerva Theatre has been heritage listed, as he was not the architect involved in the design and construction of the building, and that it is a theatre (i.e. commercial property) he cannot be considered in the same context of Craig and Brindley and in particular is not directly comparable to the building Winston House.</p> <p>Further, we note that the Art Deco apartment building designed by Dudley Ward have not been heritage listed.</p> <p>Henry Budden</p> <p>We understand that Henry Budden currently has four houses that have been heritage listed which are located in Hunters Hill. We further understand that Budden designed these houses in the Federation style.</p> <p>We are therefore of the opinion that while four of Henry Budden's properties are heritage listed, as these relate to detached family dwellings, are located in Hunters Hill and are built in the federation style, he cannot be considered in the same context of Craig and Brindley and in particular is not directly comparable to the building Winston House.</p> <p>RJ Magoffin</p> <p>We understand that RJ Magoffin designed Minerva Coffee shop in Potts Point and understand this to be a separate addition to the Minerva Theatre attributed to Guy Crick and Bruce Furse mentioned above and is therefore also heritage listed.</p> <p>We note that this property would therefore be under the same current development proposal for the site of the Minerva Theatre and is likely to be passed.</p> <p>We understand that the building obtained its heritage listed status on the basis that was a rare example of a <u>rare interwar functionalist style theatre.</u></p> <p>We further understand that RJ Magoffin also designed the Regent Cinema in Wollongong and Wollongong Town Hall which are heritage listed. As these are not located within Sydney, we have not considered these further.</p> <p>We therefore of the opinion that while the Minerva Coffee Shop forms part of the Minerva Theatre, given</p>	
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	<p>that the heritage status was approved on the basis that it was a <i>rare interwar functionalist style theatre</i> (i.e. commercial property), he cannot be considered in the same context of Craig and Brindley, and in particular is not directly comparable to the building Winston House.</p> <p>Wilfred Allan Davey</p> <p>We understand that Wilfred Davey and Brindley formed a partnership in 1946 and both designed the Lindfield Library "The Library" which is now heritage listed.</p> <p>The Library was designed in a post war modernist style. The building is in painted brick and curtain walling infilled with glazing and fibro panels with a flat roof. The front glazing has angled, vertical timber louvres with a central entrance door with a metal hood over.</p> <p>We are therefore of the opinion that while the The Library in Lindfield is heritage listed, given that it is not located in a similar area, it is a commercial property and it is not designed in the interwar functionalist style, he cannot be considered in the same context of Craig and Brindley, and in particular is not directly comparable to the building Winston House, notwithstanding that Brindley formed a partnership with Davey in 1946.</p>	
4 Determine the nature of a significant person's or group's relationship with the item and to other historical resources, then assess why the item is a significant representation or demonstration of the accomplishments of that person or group.	<p>As mentioned above, we have not been able to identify any archival resources which states that Craig and Brindley were renowned for that particular style of building, rather their output was a good representation of output a range of styles including Interwar Commercial Palazzo, Functionalism, Art Deco, Chippendale, Gothic, Mediterranean, Georgian Revival and Old English Revival.</p> <p>We are of the view that Craig and Brindley simply designed buildings which were indicative of the popular style at the time rather than being a representation of Craig and Brindley being a driving force in the development of the thematic context at the time.</p>	x
5 Determine whether the item retains enough integrity to convey its significant associations.	<p>The Heritage Data Form considers that Winston House retains a sound external presentation of an Interwar Functionalism style residential flat building with P&O and Art Deco influences and is a good, largely <i>externally</i> intact example of this style and typology by the architectural firm of Craig and Brindley.</p> <p>We are of the view that the integrity to convey the significant associations cannot be met as the extent of the original features are largely limited to the external façade of the building only, which includes two-toned brick work, metal-framed and porthole windows and does not extend to the interior of the property. We are of the view that the building should be viewed holistically, and not just based on the external façade.</p> <p>The external features mentioned above are largely structural and not easily altered without significant changes to the whole building. In saying that, significant changes have been made to the easily updatable elements of the external façade of the building including, but not limited to:</p>	x

	<ul style="list-style-type: none"> • The renovated awning; • Altering the four shop fronts into two; • Updating the original two doors on one of the shop fronts to include an electronic access panel; • Altering the sidings of the windows (i.e. the metal and tiles sidings); • Updating the entry tiles into the building; • Updating the shop front windows to be frosted glass rather than clear glass; • Airconditioning units and trunking being present to the side of the building; • The lead-light and door hardware being recently updated; • Removal of window to the southeast side of the building to install an entry doorway; • A large portion of the repaired brickwork towards the front and on the side of the building due to mortar erosion and brick erosion which is visible upon approaching the left side of the building. <p>We are therefore of the view that this item cannot be satisfied on the basis that significant improvement have been made to the external façade of the building, notwithstanding that the overall style of the building has been maintained sympathetically.</p>	
6 If the item does not meet the threshold of Step 5, then assess the item using the other criteria to see whether it can meet one or more of them	We have not considered this item further.	

Given the above we are of the view that the historical association condition should not be met, noting that prior to the heritage proposal the owners of Winston House collective did not know who Craig and Brindley were and when we purchased our properties it was not disclosed as a “selling point” for the building.

Further, we have found it very difficult to find information about these architects, and in most instances they are referred to as a footnote when referring to other architects. In addition to this, of the information that we can find we have not found anything significant that would make us consider that there is a historical association significance for Winston House.

We are of the view that the historical association significance cannot simply be met by a few references in archival evidence (of which we have been unable to find), rather there has to be widespread community knowledge of the persons and their contributions to the area for which Craig and Brindley are clearly not known.

Lastly, the Heritage Data Form directly states that Winston House is not rare for the area in the context of apartment buildings therefore there are many examples of this style of building, notwithstanding who the architects were. In this regard I would like to draw your attention to the property located at 67 Roslyn Street, Rushcutters Bay, a building not 5 minutes walk from Winston House.

This building features the same two-toned brick work, porthole windows and is another example of interwar functionalist style residential flat building. We have been unable find publicly available records disclosing who the architect for this building was, however we note that this building has not been heritage listed.

Criteria (c) and (g)

In relation to SHR criteria (c) and (g) I will address together as we consider aesthetic significance and representativeness as the same thing. Both of these we consider to be based on the external façade of the building, including windows, and brickwork only, given the substantial upgrades to the other elements making up the façade of the building.

At a high level, we would agree that the building meets these requirements with the exception of various repairs and upgrades undertaken by the committee which includes, but is not limited to:

1. Upgrade to front doors, including the installation of new stainless steel hardware which is not in keeping with the original materials of the building;
2. Installation of fanlight/leadlight which is not original to the building and is not in keeping with the original materials of the building;
3. Repairs and maintenance to the surrounding walls of the southeast shop on the building which has been upgraded to place large metal sheeting and tiling;
4. Replacement of original glass windows to the southeast shop to be frosted glass windows;
5. Full renovation of the front shop awnings which have been upgraded using modern materials;
6. Roof of the apartment building is not tiled in the original terracotta tiles, rather they are corrugated metal sheets.
7. Each internal unit all have undertaken extensive refurbishments to align with current day living standards, which includes, but is not limited to:
 - a. Removal of internal walls;
 - b. Updating flooring;
 - c. New modern kitchens;
 - d. Modern bathrooms;
 - e. Laundry facilities;
 - f. Replacement of original cornices;
 - g. Removal of internal windows;
 - h. Installation of air conditioning units;
 - i. Installation of double glazed windows
8. The major repairs and maintenance to the large portion of the brickwork due to mortar and brick erosion. The contrasting brickwork is clearly visible on approaching the left side of the building.

We note that any significant changes to the external façade of the building would be an enormous and costly task and at present this has only needed to be considered in respect of one side of the building due to the identified mortar and brick erosion. Further, in completing this upgrade we were informed that finding a comparable style of brick was impossible and we would face the same issue in repairing any future brickwork once the time comes.

We further believe that the external criteria (c) and (g) cannot be considered based solely on the external façade of the building, and the whole building needs to be assessed on the aesthetic significant and representativeness. As mentioned, each of the units have undertaken extensive refurbishments and while some original features may exist, to a large extent the original features no longer exist. The original features in the interior communal areas, largely no longer exist.

And finally, we believe that criteria (c) and (g) cannot be commented on without referring to SHR criteria (f) of rarity. As previously highlighted, there is a directly comparable property located in Rushcutters Bay which is not heritage listed but is designed in the exact same style as Winston House. This is a clear indication that Winston House was designed in the style at the time and we consider that whether it were designed by Craig and Brindley or not, it is more than likely that any building built at this time would have looked very similar in style which is confirmed on the Heritage Data Form which concludes that Winston House does not have cultural significance at a local level for rarity given the various examples throughout Potts Point, Rushcutters Bay, Edgecliff, Bellevue Hill, Paddington and Darling Point for this style of building.

We are therefore of the opinion that the aesthetic significance and representativeness is a moot point, given there is a large population of examples in the direct area which are in the same style for which the council have chosen not to apply heritage listing to.

Final comments

As a committee we understand the purpose of the heritage listing proposal however fundamentally we disagree with the historic significance of the building and the additional burden that this classification would have on us as a committee and homeowners.

We wish to highlight that there are various issues with the building that require constant repairs which include, but is not limited to, the following:

1. Water penetration from the rear patio into the commercial “garage” space;
2. Water penetrating cracks due to mortar erosion in the brickwork surrounding the windows;
3. Replacement of windows in various apartments due to broken brackets, inability to open or close;
4. Erosion of copper water pipes leading to severe leaks and flooding;
5. Water penetrating the ceilings of various apartments due to copper pipe leakages;
6. Water penetrating and causing water damage to ceilings in the communal areas of the building;
7. Loose external brickwork due to mortar and brick erosion which has fallen/is capable of falling onto the side walk;
8. Replacement of said external brickwork due to mortar and brick erosion on an as need basis.
9. Remedial works to basement apartment due to water penetration;
10. On going treatment of concrete cancer.

While Winston House is in an affluent area, the people living here are not. Maintenance on this building is already extensive taking into consideration the above issues. As a committee we have always strived to attend to repairs and upgrades in sympathy to the style of the building. In saying that, if the building were to be heritage listed this would significantly impact the type of repairs we can undertake, the time it would take, the cost associated and the types of materials we can use, most of which there are no comparable replacements available, and is a further undue financial burden to the homeowners.

Homeowners will also not be able to ensure apartments are kept to the minimum liveability standards as we won't be able to invest in modifications to improve thermal properties or increase sustainability. Standards of living have improved greatly since the time our building was designed. The proposal for heritage listing means that the building will forever be stuck in a time when we didn't have the technology and materials to withstand what we understand will be more extreme weather due to climate change.

We would note that a far more ‘iconic’ and distinctive building, the Sirius apartments in The Rocks, has not been deemed to be of state heritage significance. The NSW Heritage Minister at the time, Gabrielle Upton, said “While the Sirius building is distinctive, in my view, it is not a landmark worthy of state heritage protection”. While still debating the same building in 2016, then Heritage Minister, Mark Speakman, also declined to list the building because it would cause “undue financial hardship” for the building's owners as it would decrease the value of the property.

We further note that the architect of the Sirius apartments wrote decisively in an article in the Sydney Morning Herald “I am the architect who designed the Sirius building, and I believe the NSW government should have demolished it.”

The main heritage listing recommendation appears to rest on the historical association significance attributed to Craig and Brindley. To take a practical view, would the fact that Craig and Brindley designed Winston House be a marketable selling point for this property, and the answer would be no as us as homeowners, as well as in the community, have no idea who these people were or that they designed the building.

Conversely, would heritage listing Winston House cause undue financial hardship for the buildings owners, and the answer is yes because heritage listing could impact the resale value or more importantly, due to the slew of rules and regulations attributed to a heritage listing status, the cost

attributed to the repairs and maintenance that comes with maintaining a building of this age could be crippling.

We request that you consider our comments and come to the same conclusion that Winston House should not be heritage listed.

Yours faithfully

The Strata Committee
on behalf of the owners of Winston House

From: [Arek Drozda](#)
To: [Eleanor Banaag](#)
Subject: Submission re: Edgecliff Commercial Centre Heritage Study
Date: Sunday, 8 October 2023 8:11:18 PM
Attachments: [Submission_Edgecliff_Commercial_Centre_Heritage_Study_Arek_Drozda.pdf](#)

Dear Eleanor,

Please find attached my submission regarding merits of creating The Brantwood Estate Heritage Conservation Area (HCA).

And thanks again for your time the other week which gave me an opportunity to ask you a few specific questions.

Kind regards,

Arek Drozda
[REDACTED]

P.S. My address for correspondence is [REDACTED]

P.P.S The Developer's heritage assessment document referenced in my submission is too big to attach to this email and it appears it is no longer available on the planning proposal site: [Planning Proposal - 136-148 New South Head Road, Edgecliff | Planning Portal - Department of Planning and Environment](#)

Planning Proposal - 136-148 New South Head
Road, Edgecliff | Planning Po...

I have uploaded it to my personal Google Drive folder instead: [Appendix F Heritage Assessment.pdf](#)



Appendix F Heritage Assessment.pdf

Submission objecting creation of The Brantwood Estate Heritage Conservation Area (HCA)

Prepared by: Arek Drozda, [REDACTED]

Statement of Position:

I am objecting creation of the Brantwood Estate Heritage Conservation Area on the grounds that:

- . historic link to the original Brantwood Estate was lost once the area had been developed with multiple and architecturally different buildings, so no continuity of heritage of that area exists;**
- . unless the conservation heritage area is extended to include four additional, historically significant properties along the New South Head Road, the true character of the locality cannot be reliably preserved.**

Reasons for the Objection and Supporting Evidence

. Context

Woollahra Municipal Council (Council) has engaged consultants to provide a heritage significance assessment of the Edgecliff Commercial Centre (ECC) study area. The assessment meant to include the properties along the New South Head Road but was extended at the discretion of the consultant to include properties located outside of the designated boundaries, such as the properties built on the plots which were originally a part of a single estate (the Brantwood Estate, see map below).

The study concluded with the recommendation to list one property within that group of properties as an individual heritage item ('Cobham' at 166 New South Head Road, Edgecliff), and a whole group of buildings (164 to 172 New South Head Road, 5 properties in total) as a heritage conservation area, to be known as The Brantwood Estate HCA.

Omitted from the study were four, historically significant properties (3 buildings) located along the New South Head Road at number 136 to 148. These properties are located on the site that is a subject of a development proposal which has just been released for public consultation. The property at 136 New South Head Road is already heritage listed and the developer's submission indicated that at least one more building may be of historical significance (i.e. the adjoining property at 138-140 New South Head Road). The reasons for exclusion of those properties from the study is unknown.

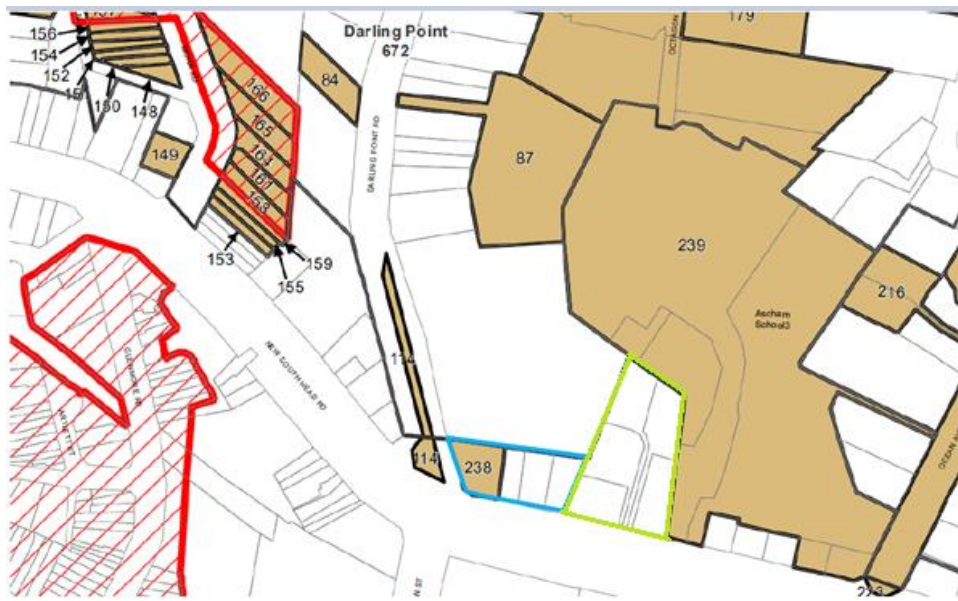


Green boundary represents the proposed Brantwood Estate HCA; red boundary represents omitted from the study properties; yellow indicates proposed and existing individual heritage listed properties.



3D perspective of the area – source: Gateway determination report – PP-2022-1646 (IRF22/4535)

There was an opportunity to include those buildings in the study to assess the merits of creating an extended and continuous heritage conservation area consisting of heritage listed building at 136 New South Head Road and adjoining properties (2 buildings), the building at 166 New South Head Road (recommended for individual heritage listing) and adjoining properties (4 buildings), as well as Ascham school grounds (already heritage listed). This opportunity is now lost, especially if the demolition of properties located at 136-148 New South Head Road is granted to make way for a new building to be erected in that location.



Proposed Brantwood Estate HCA (green) and proposed extension in relation to other heritage listed properties in the area

Source of base map: Woollahra LEP 2014, Heritage Map HER_003A

Through this submission **I would like to urge the Council to reconsider extending the proposed heritage conservation area to include properties located at 136 to 148 New South Head Road.** Alternatively, if such extension is considered unreasonable, the creation of the proposed Brantwood Estate Heritage Conservation Area should also be considered as unreasonable since properties located within the extent of that area are not of any more significance, in historic terms or condition, than the properties located at 136 to 148 New South Head Road.

. Historical significance of properties located at 136 to 148 NSH Road

There already exists a preliminary heritage assessment provided by the developer which gives a good indication of historical significance of properties adjoining to the proposed Brantwood Estate HCA and located along the New South Head Road (full copy of that document attached with my submission).



Figure 131 - Photo of buildings comprising subject site, undated.
Source: Woollahra Library, Local History Digital Archives.

Although the consultant engaged by the developer does not support any of the buildings to be individually heritage listed, and hence preserved, nevertheless there are numerous comments throughout the report that point to historical features of those buildings that are worth preserving to retain the historical character of the area in general. For example:

“The building [138-140 New South Head Rd] forms part of the trend towards early residential flat building development in the Darling Point and Edgecliff suburbs. It is an example of one of many flat buildings that were constructed around the end of the World War I in this area.”

“The two-storey, semi-detached Federation Arts and Crafts building comprising professional suites at 142-146 and 146 New South Head Road does not meet the threshold for heritage listing. However, the building does contain a number of quality materials that would be considered suitable for salvaging, including joinery, stained glass windows, ceiling timbers, timber panel doors and hardware and marble fireplaces.”

But it goes without saying that conclusions of the consultant should be re-evaluated by an independent arbiter, not acting in the developer’s interest. Building excluded from the council’s assessments should be evaluated by the study consultant, using the identical criteria. Omitting this step does not give confidence that the selection process, and subsequent recommendations, were done holistically and with full transparency of the process.

The buildings deserve proper consideration for heritage status and even more importantly, they deserve consideration as to how their protection can contribute to the preservation of the character of this precinct. **Since any person can nominate a place for heritage listing to the local council, I nominate properties at 138-140, 142-146 and 148 New South Head Road, Edgecliff for heritage listing consideration.**

. Importance of considering the area in its entirety

Each building in this precinct has a different architectural style, has different heritage value and on its own is neither unique nor the best example representing specific era of construction. Yet collectively, they create a local, unique in character ecosystem that have persisted unchanged for close to a 100 years.



Source: Council's 3D rendering tool

If one part this precinct is considered “suitable for demolition and redevelopment”, then the same argument can be extended to the remaining buildings in the area - since they are not materially different to those that can be “sacrificed for progress”.



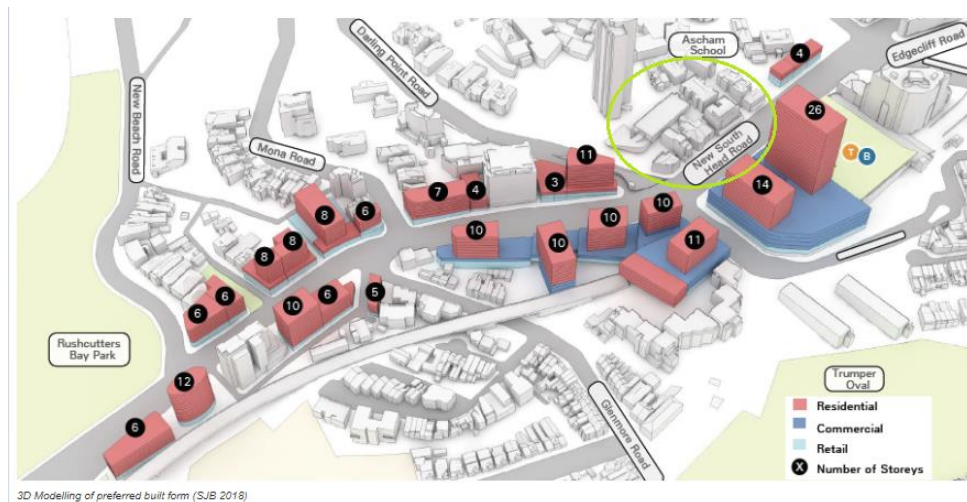
Artist impression of the proposed development on the adjoining site

The argument here is that it is prerogative to preserve “the lot”, the entire precinct, or nothing at all. The logic is that allowing partial development of the area will destroy the character of the surroundings and will undermine the functional utility of the remaining buildings (due to significant change of the landscape and over-dominance of the proposed building).

Heritage listing cannot be considered in an isolation of residents of the area and/or users of the structures to be preserved. Preservation only makes sense if it allows to retain the original functionality as well as all those landscape elements in the immediate vicinity of the buildings that made the properties “attractive and desirable for habitation” by the original and subsequent occupants. Destroying the character of the surrounding area will destroy the character of the buildings nominated for preservation. Those buildings don’t exist in an isolation of their surroundings. Therefore the two logical options are either to preserve the lot, or not to obstruct the future redevelopment opportunities of the entire precinct by heritage listing only its part (see also next section on that point).

The argument that the 5 recommended for listing properties were constructed on a single plot that was a “historical estate”, and hence the conservation area should be limited to only the extents of that estate, can be disputed on the grounds that once the estate was developed into multiple and architecturally different properties, the link to its historic context had been lost. Therefore, the preservation of street character of the location should take precedence over historical plot extents.

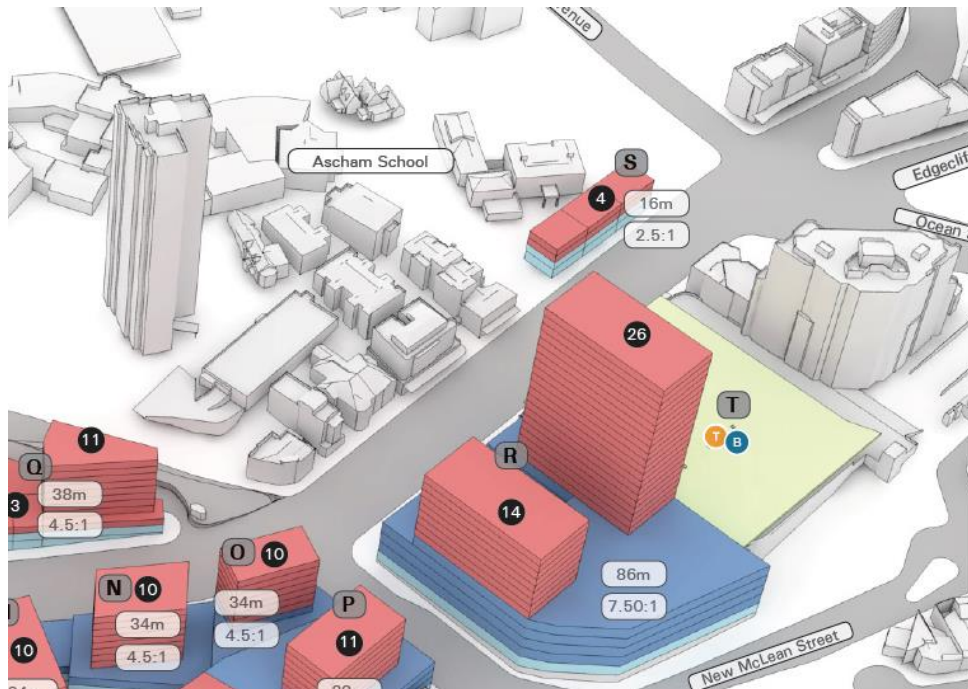
The precedence to treat the precinct as a “single entity” is already outlined in the council’s 2021 Commercial Centre Draft strategy where the location (marked in green below) is left “as is” as the only part of the study area.



. Permitted future high rise buildings south of the precinct must be factored into the decision

The Council's 2021 Edgecliff Commercial Centre draft strategy 2021 stipulated that high rise buildings, up to 26 storeys, will be permitted on the south side of the New South Head Road, opposite the precinct recommended for the heritage listing. No high rise buildings were envisaged next to or within the heritage conservation area (beyond what already exists).

Such geographic orientation of high rise buildings in relation to the recommended heritage conservation area is very favourable since those buildings will not overshadow the smaller buildings and cannot distort the spatial balance that currently exists. But it will be the case only as long as there are no new towers allowed to be built on the north side of the New South Head Road, in the proximity of the proposed Brentwood HCA. And this can only be ensured if all buildings in that precinct are included in the HCA.



Source: Edgecliff Commercial Centre draft strategy 2021



Figure 25. Artist's impression of the Edgecliff Centre site viewed from New South Head Road looking South-East (SJB 2018)

That is, the north side of the street was not considered for the relaxation of building height. It was for a good reason - to retain a proper spatial balance with only low rise buildings in the area, and therefore maximising the benefits of potential new development while maintaining overall character of the area.

After all, this is not a CBD where towers are needed to maximise availability of office space. Rather, it is primarily a residential area with some commercial space permitted. Hence, preserving that spatial balance is necessary for maintaining functional and aesthetic utility of the heritage listed building for its residents.

There is a perfect opportunity to fulfil that vision by enacting the entire precinct as HCA. Therefore allowing for only limited development, while preserving the character and historical nature of the whole frontage of the north side of the New South Head Road.

In circumstances where the properties at 136 to 148 are not preserved in their current state, the outcome will be that buildings in the recommended HCA will be over- dominated by multi-storey residential towers (at that site as well as those on the other side of the street) – aesthetically as well as spatially, which will lead to the distortion the balance that characterised the area, in persistent and unchanged form, for close to 100 years.

It is a very undesirable outcomes for existing residents, as this will diminish the functional utility of those historical buildings. Preservation of historical structures and local ecosystems creates a moral obligation on the decision-makers to ensure current residents are not disadvantaged at the benefit of the developers and new residents coming to the area.

Therefore, the optimal and fairest outcome for all involved parties is if either the precinct is preserved in its entirety OR all properties are treated equally as to the future redevelopment potential (i.e. no HCA is created and therefore permitting more residential towers to be erected in that location).

From: [Menaka Ovist](#)
To: [Eleanor Banaag](#)
Cc: [Toby Raphael](#)
Subject: [REDACTED]
Date: Monday, 9 October 2023 3:42:01 PM
Attachments: [oswald.05.10.23.pdf](#)
[CoverLetter_6-8_Oswald_St._Council.pdf](#)
[02_Heritage_Inventory_Sheet_Urbis_6_8OswaldStreet_DarlingPt_-_Council.pdf](#)
[03_ClientSubmission_6_8OswaldStreet_DarlingPt-PF3WDJ2K.pdf](#)

Dear Eleanor,

Please find attached 4 parts to our submission in response to councils' letter in regards to recommendation for Heritage listing of 6-8 Oswald St.

Darling Point.

We look forward to hearing from you.

Warm Regards,
Menaka

5 October 2023

Menaka Qvist
[REDACTED] Oswald Street
Darling Point NSW 2027

Attn: Woollahra Local Planning Panel
Woollahra Municipal Council
PO Box 61
Double Bay NSW 1360

Owners Submission – 4 and 6-8 Oswald Street, Darling Point

I have lived at this property for almost 5 years now, I feel it's important to share our discovery in which to say, the property is a "complex jigsaw puzzle". It therefore may not be treated as one parcel of property but instead a combination of many parts.

The complexity is impossible for a person visiting the property once or even a few times to grasp. One can only understand, once having lived here for several years. Unfortunately, many issues are increasing and changing over time due to extreme weather, water ingress, poor construction methodology and inferior material causing fast deterioration.

The site occupies two lots with 6-8 Oswald Street located on the northern lot and 4 Oswald Street (constructed in 1992) located on the southern lot (refer to site context image below).



■ Gruzman House – 1958 (6-8 Oswald Street)
■ 1993 additions (4 Oswald Street)

The site that is proposed for heritage listing was constructed over various principal phases, the first phase being the renovation of the original Federation flats and construction of Gruzman House (1959), the second phase the construction of the additional storey to Gruzman House (1965) and the third phase the construction of the apartments at 4 Oswald Street in 1992, following the demolition of the existing Federation cottage dwelling (refer to photograph below showing original Federation cottage located at 4 Oswald Street).



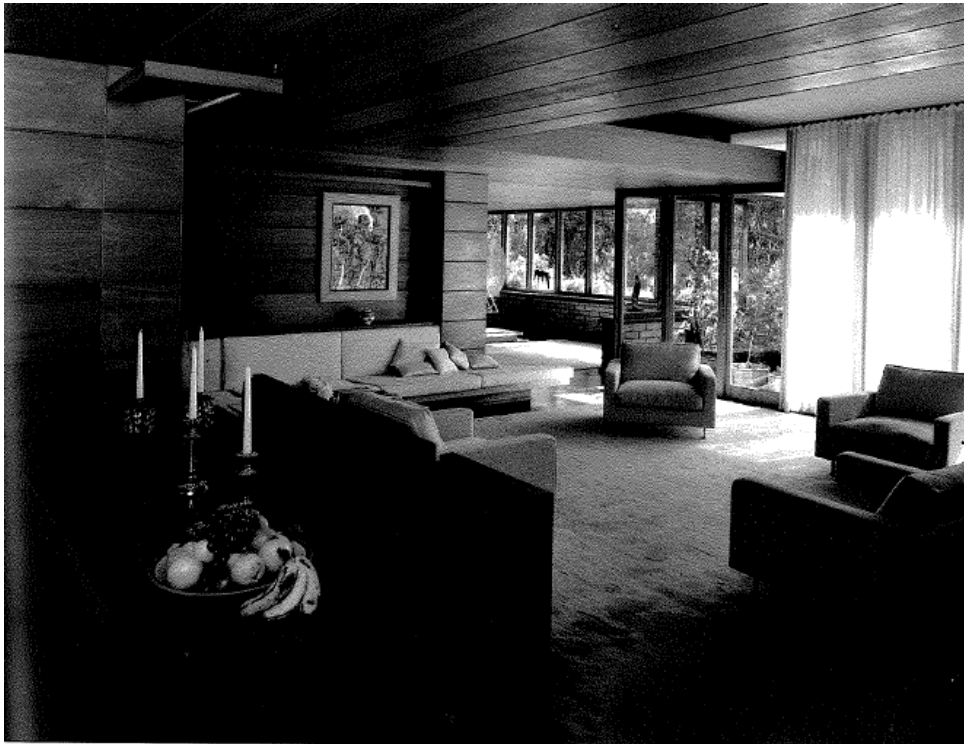
Historical photographs showing original Federation cottage located at 4 Oswald Street prior to demolition in c1991.

Source: Woollahra Council Archives, File No 416/20.

It is noted that 6-8 Oswald Street, that includes the Federation renovated apartments suffers from a combination of inaccessibility, water ingress, dampness, drainage issues, illegal construction, and very high maintenance costs.

The best chance to preserve any part of this site, is to solely look at Gruzman's original dwelling that he constructed as his own residence, and to separate it from the 1992 phase of construction. The original Gruzman house erected at 6-8 Oswald Street (Lot 3 DP 3893) is considered to meet the threshold for Local heritage listing. 4 Oswald Street (Lot 12 DP 3893) constructed in 1992 is poorly resolved and constructed.

As the owner of both properties, I strongly feel that only the original Gruzman home which included the living room (pictured below) considered to be the best living room in Australia by Jorgen Utzon at the time of his visit to the property in the 1960's, the entry, spiral staircase and principal bedroom and dressing room are significant elements of the dwelling at 6-8 Oswald Street constructed in 1959.



Overall view of main living area, located on the first floor of Gruzman House (6-8 Oswald Street).

Source: Gruzman, N. and Goad, P., *Gruzman: an architect and his city*, 2006.

I have spent over \$1.5 million preserving the original home at 6-8 Oswald Street. However, it still has a long way to go. It is noted that the façade of 6-8 Oswald Street has been replaced with like-for-like materials and design in recent years, maintaining its original appearance. I will use the best endeavours to continue the preservation of the original Gruzman home, and therefore need to financially find a way to do so, by separating the buildings that Gruzman combined in 1992/3, which includes 4 Oswald Street.

In order for us to undertake this task of maintaining the potential heritage listed property, it would greatly assist us if the listing was limited to 6-8 Oswald Street, i.e. the Gruzman House. Whilst, 4 Oswald Street was designed by the Gruzman practice its construction date is considered anachronistic and not comparable to Gruzman's earlier work.

The alternative to us finding a solution to preserving the original home built in 1959 is to do nothing in which case the house will continue to deteriorate with its profuse leaking and eventually collapse.

The Gruzman House was built over existing Federation style flats, and it's crucial to understand that the associated apartments at 6-8 Oswald Street, notwithstanding a potential listing of 6-8 Oswald Street, are generally unresolved spaces with poor amenity, as they were always secondary to the design intent of Gruzman's own dwelling. This adds further complexity to the future opportunities to the dwelling at 6-8 Oswald Street, which may be resolved by a development application process in the future. A significant financial investment has been made to improve the water penetration from the rear retaining walls adjacent to the rear boundary to no avail.

The GML report have not considered the significance of 4 Oswald Street and have not indicated that the four apartments at 4 Oswald Street should be listed. We request that Council understands these apartments should be excluded from any listing.

The extended property at 4 Oswald Street has some fundamental problems which requires a new design to overcome. In the condition report you'll hopefully see the many dangerous and problematic design faults found throughout 4 Oswald Street. The apartments at 4 Oswald Street are only thirty years old and are already in an extremely poor condition due to inferior construction and maintenance. This building leaks profusely and has substantial rot.

Our goal is to first and foremost to conserve the original property at 6-8 Oswald Street which we accept has significance, notwithstanding that it requires great financial investment. Limiting the listing to 6-8 Oswald Street provides an opportunity to construct a respectful and sympathetic new building at 4 Oswald Street that would facilitate the conservation works of 6-8 Oswald Street, particularly from a financial perspective. The initial concepts for this have been developed by Ian Moore Architect and Urbis Heritage since our purchase in 2018. We have come a long way and feel it's vital that only 6-8 Oswald Street is listed.

Historical Summary of the Site

There are several incorrect facts contained within the GML report. We request that both Council and the owner agree what is the true and correct history of the site as this has repercussions as to whether it should be heritage listed or not.

It is evidenced through this building and other buildings in Double Bay and around Sydney that Neville Gruzman designed and built were not buildings that adhered to strong and sound construction methodologies. This is especially true at 4 Oswald Street.

- The addition of the next-door neighbour, when joining the properties in 1992, created immense problems as the two buildings were now interconnected, however they were not built simultaneously. An example of this is there is a

retaining wall built in 1992 that does not connect to any retaining wall originally constructed. In fact the original retaining wall was built on the neighbors' land and the boundary has never been realigned.

- The glass roof he built in 1992 clearly protrudes over the neighbouring property's boundary.
- Gruzman never allowed for garbage facilities.
- The stairs are all narrow and non-compliant making access to the apartments extremely difficult.
- The roof on the south side of the property joins the property next door (2 Oswald Street). A roof drainage pipe runs into thin drainage along the glass panels adjoining 2 Oswald Street causing significant drainage issues across the whole site.
- The gutters from this side of 2 Oswald Street flow into this drainage as well and given the properties join we can't see how to rectify the overflow from 2 Oswald Street to our roof. This increases the pressure on these small, difficult to reach drains.
- The horizontal glass roofs which can't be accessed and the drains and their positions which again can't be accessed without walking across glass roofs is not only dangerous but impossible to maintain or clean.
- The wooden panels that form the side of the house sit beneath the glass are in such poor condition the panels have fallen off leaving easy access into the roof cavity for possums and rodents. It's impossible to reach these panels.
- The roof in general is in such poor condition it leaks throughout the entire span and is difficult to maintain and according to our builders is in danger of collapse.

Future Work required at 6-8 Oswald St. The original Gruzman house only.

- Balustrades to be installed on the north facing side of the courtyard.
- The internal copper pipes in the utility room on the upper level are in disrepair, thus requiring replacing and relocating.
- Rectification of all woodwork in the building including:
 - Internal timber paneling throughout needs restoration from years of water damage
 - External full height living room glass doors and windows
 - Downstairs WC
 - Any further external work required
- Both bathrooms on the upper level need to be upgraded.
- Balustrades are to be installed and membrane to be finished with tiling to the rooftop terrace.

- Permanent Balustrades are to be installed to the 4 balconies located at 6-8 Oswald St. and plantings to be installed in the 6 newly re-built planter boxes.
- The rear courtyard tiles to be removed and waterproofing installed with a fall to the new drain.
- Italian travertine tiles to be installed to match the new tiles on the balconies.
- The Stairs and external pathways that run on the northern side of the property should be removed to replace sewage pipes and to integrate new pipes from the rear of apartment 1 and 2 to run into the sewage pipes and drains installed as currently flooding does occur in very heavy rain outside apartment 1 on the northern side given there are no drains.
- The courtyard areas for apartments 1 and 2 require paving of some sort, fencing and new security doors.
- All internal woodwork to be treated as much of it has water marks and water damage, sanded and treated with a protective varnish. Most latches for doors and windows to be repaired or replaced. All doors and windows require new sealing.

Completed Repair Works

Work completed by current owner on 6-8 Oswald St since purchase in December 2018.

- Rebuilt majority of the external building including reinforcing structure and replacement of woodwork at 6-8 Oswald Street. The original Gruzman house.
- Complete new roofs over 2 levels of 6-8 Oswald Street.
- Redirection and replacement of drainage
- Waterproofed all new roof construction and facade works.
- Installed new skylights on the top of 6-8 Oswald Street.
- Rerouted drainage from the top roof
- Rebuilt all the 4 balconies located at 6-8 Oswald Street. waterproofed and tiled with Italian Travertine tiles.
- Rebuilt and water proofed 6 large planter boxes located at 6-8 Oswald Street.
- Rebuilt the rooftop terrace which is the roof of the living room of 6-8 Oswald Street.
- Created drains around the rear of the house around both courtyards and the entire width of the home to prevent water seeping into the house.
- Rebuilt the floor in the bedroom of apartment 1, after the water damage from dampness affected it to the point it required replacing.

- Installed copper pipes at the rear of apartment 1 from the bottom of the rock face for water to drain outside of the entry to the storm water system which is where the water is meant to go.
- Installed new air conditioning as the existing air conditioning contained fiberglass.
- Replaced all the glass doors and windows at the upper level of the original house with thicker glass.
- All waterproofing installed by DryTech using Wolfin GWSK Grey Polyester PVC sheet waterproofing membrane (2.3mm thick) with homogeneously welded junctions.
- External work in the outdoor common area between apartment 2 and apartment 4 to reduce water causing damp conditions for the apartments. All soil and pebbles removed to install waterproofing for the planter box, replaced water pipes and installed new brickwork to assist with the damp conditions penetrating into apartments 2 and 4.
- Removed a Gumtree with council permission to protect the house after a very large branch collapsed onto the dining room roof damaging the roof and breaking several glass panels over the courtyard. The dining room and kitchen as a result now have new leaks and this has not been able to be fixed despite several efforts.

In conclusion, as the owner, I do not object to the listing of 6-8 Oswald Steet, Darling Point, notwithstanding the extensive work already undertaken and required to make the building water tight and protect it for future generations. For the reasons explained above, I support the non-listing of 4 Oswald Street due to its original construction methodology and current condition. I am committed to replacing 4 Oswald Street with a complementary building that will enhance and respect the original Gruzman dwelling and would financially facilitate its conservation, subject to a future development application.

We thank Council for consideration of our request.

Yours faithfully,

Menaka Qvist

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ITEM DETAILS							
Name of Item	Gruzman House						
Other Name/s Former Name/s							
Item type (if known)	Dwelling						
Item group (if known)							
Item category (if known)	Built						
Area, Group, or Collection Name							
Street number	6-8						
Street name	Oswald Street						
Suburb/town	Darling Point					Postcode	2027
Local Government Area/s	Woollahra						
Property description	Lots 3 DP 1197166						
Location - Lat/long	Latitude	-33.876336			Longitude	151.232859	
Location - AMG (if no street address)	Zone		Easting		Northing		
Owner	Private owners						
Current use	Occupied as dwelling						
Former Use	Dwelling						
Statement of significance	<p>Gruzman House at 6-8 Oswald Street is an exemplar postwar dwelling designed by prominent NSW architect Neville Gruzman. Its design, form, features and materiality exemplify postwar architectural styles prevailing in Sydney in the 1950s and 1960s. The dwelling represents the evolution of the residential typologies in Darling Point and the broader Woollahra area, and the emergence of architect-designed family homes for the affluent.</p> <p>Gruzman House was designed by the highly recognised Neville Gruzman as his own home. Gruzman was appointed a Member of the Order of Australia (AM) in 1985 for services to architecture. He was among the pioneering architects in NSW who adapted the International style to the Sydney bushland setting. He also served as Mayor of Woollahra Council and a Council alderman.</p> <p>Gruzman House demonstrates high aesthetic value because of its innovative design. While greatly influenced by Wrightian and traditional Japanese architecture, the form, the features and materiality of Gruzman House respond to a natural setting. The primary façade features a horizontal, timber-boarded terraced form integrated with the landscape that makes a unique contribution to the streetscape. The open plan of the interiors, the circulation pattern and arrangement of spaces, the interaction with the outdoors and natural light and the detailing of the stairways, as well as furniture and other features further enhance the visual quality of the place. The living room features a Perspex sculpture by Michael Kitching, installed collaboratively between the artist and Gruzman.</p> <p>The design of the dwelling exemplifies Gruzman's 10 architectural principles. Being Gruzman's own residence, the design was not modified to suit requirements of others and thus is an excellent example</p>						

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	<p>of Neville Gruzman's design ethos. The place provides insight into postwar architectural theory and practice, particularly in relation to styles such as Internationalism, Wrightian (Late Twentieth Century Organic) and Sydney School. Because it is highly intact and demonstrates exceptional design techniques, the place has rarity value.</p> <p>While the dwelling as a whole cannot be attributed to a single architectural style, it is representative of the versatility of Neville Gruzman's design palette and features characteristics of the Wrightian and Sydney School architectural styles.</p> <p>Based on the information available for the purpose of this assessment, Gruzman House meets the threshold for local listing based on its historical, associative, aesthetic, research potential, rarity and representativeness attributes.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input checked="" type="checkbox"/>

DESCRIPTION	
Designer	Neville Bruce Gruzman
Builder/ maker	Unknown
Physical Description	<p><u>Exterior</u></p> <p>Gruzman House is on the eastern side of Oswald Street, Darling Point. The topography of the area is steep, sloping downwards to the north and east. The topography of the place greatly influences the siting, levels and architecture of Gruzman House.</p> <p>The primary (west) elevation of Gruzman House is above the street level due to the topography of the place and its construction over the existing Federation flat dwellings. Constructed over two phases, the primary façade displays uniformity in its form and materiality. The Gruzman dwelling at 6-8 Oswald Street is three storeys and was originally constructed in 1959 including the renovation of the existing Federation flats at entry level. In 1965, an additional third storey with bedrooms, bathrooms and dressing room was constructed.</p> <p>Gruzman House surmounts a sandstone wall likely dating from the period of construction of the flats, though sections of the wall differ in its construction and were most likely constructed in various stages. The principal entryway located on the northern part of the sandstone wall leads to the main entry of 6-8 Oswald Street.</p> <p>The primary elevation presents itself in a terraced form with horizontally proportioned timber-boarded cantilevered balconies, typical of Wrightian architecture. The prominent balconies are staggered across the façade and are designed to integrate with the landscaping by the incorporation of planter boxes, that are positioned to accommodate the landscaping on the site. The external walls are grey concrete and clay face brickwork. The continuous ribbon windows across the façade are timber framed casements. The access to the balconies is via timber-framed folding doors at floor-to-ceiling height. The main entrance doors into the various spaces are timber-framed. The roof comprises flat</p>

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	<p>metal decking with timber fascia boards.</p> <p>The entrance is accessed by a flight of grey face brickwork stairs. The south elevation has a steel stairway with a landing of glass blocks covered by a glass awning with steel supports, all of which were likely designed by Gruzman. The design incorporates simple forms and lines, that are characteristic of the postwar architecture, influenced by a Wrightian architectural style.</p> <p><u>Interior</u></p> <p>Gruzman House is built over the 'St Claire' Federation flats, which occupy the lower levels. Neville Gruzman designed Gruzman House over the existing flats with little alterations to the landform. This has resulted in the interior spaces, including that of the flats, being distributed over various levels.</p> <p>There are two flats at ground level. They have retained some of their internal configuration and features, including stained glass, timber-framed, double-hung sash windows, circular and casement windows, fireplace hearths, timber floorboards and skirtings, plaster cornices, archways, and timber panel doors with original architraves and some original hardware. While these elements indicated the historic character of the flats, overall the flats display a low degree of integrity. Gruzman House remains distinct in its form and architectural features.</p> <p>The interior spaces of Gruzman House, demonstrate several of his design principles. Gruzman's design includes not just the spatial arrangement and materials of the house but also intricate detailing of some built-in furniture, lighting fixtures and structural elements.</p> <p>The entrance door to 6-8 Oswald Street are obscured from the street. This is due to the topography of the place. The primary façade is 'not unduly inviting.' The internal circulation is irregular throughout and comprises rooms of varying sizes. The internal structure comprises load-bearing brick walls with a timber frame and concrete floor. However, the structural elements are largely concealed as the walls, floor and ceiling are clad with lacquered timber boarding in most areas of the house. Some floors of the house are carpeted.</p> <p>The floor space of the living room and original study is largely open and allows for easy circulation. Adhering to the principles of Japanese architecture of interconnectedness of interior and exterior spaces, these common areas flow into the balconies along the west (primary) elevation and the courtyard to the north. The use of glazed doors and ribbon windows also allows the space to be well-illuminated by natural light during the day, enhancing the quality of the interior spaces.</p> <p>In the living room is a neon-pink Perspex and steel sculpture by Sydney sculptor Michael Kitching, likely commissioned by Gruzman specifically for the living room. (Kitching collaborated with Gruzman in 1969 for Gruzman's work Gaden House at 2A Cooper Street, Double Bay). Another distinct feature of the house is the internal circular stairways with curved hardwood balustrades.</p> <p>The bedrooms of 6-8 Oswald Street are on the third floor, away from the common areas. The dressing room in one of the bedrooms is lined entirely with mirrors. A bedroom to the upper floor has clerestory windows and lighting fixtures designed by Gruzman.</p>
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	Overall, the spatial quality, form, materiality and detailing of interiors reflects the high degree of creative involvement by Neville Gruzman in the design of the place and epitomises his 10 design principles.					
Physical condition and Archaeological potential	Internal timber panelling, timber framed doors and windows are water damaged and require restoration including hardware. Waterproofing membrane on rooftop level is no longer fit for purpose. There are problems with the drainage, and stormwater runoff across the entire site. An assessment of the site's archaeological potential was beyond the scope of the assessment undertaken by GML.					
Construction years	Start year	1959	Finish year	1965	Circa	
Modifications and dates	Neville Bruce Gruzman lodged two building applications to Woollahra Council in 1959 to undertake alterations (154/1959) and alterations and additions (315/1959). The works comprised substantial alterations and additions to the existing building, including renovation of the existing Federation flats and the construction of Gruzman House. This was the first stage of the construction of Gruzman House. Gruzman made further alterations to the house in 1965 and 1968, as shown on building and development application cards, adding an additional third storey to accommodate bedrooms, bathrooms and a dressing room, and the installation of an air conditioning system					
Further comments						

HISTORY	
Historical notes	<p>6–8 Oswald Street is on Lot 3 of DP 1197166, originally the whole of Lot 13 and a small portion of Lot 14 of Bayswater Estate Rushcutters Bay (DP 3893), part of 40 acres (about 16 hectares) granted to William Thomas on 1 October 1817.</p> <p>The British and Australian Trading Company converted over two acres of land on the northern side of New South Head Road to Torrens title in 1901, registered on certificate of title Volume 1391 Folio 33 in February 1902. In the intervening period, the company subdivided that land in 1901 into allotments with frontages in New South Head Road, Beach Road, Oswald Street and Oswald Lane. The whole of the estate was sold at the auction on 26 October for a total of £3002 7s 6s.</p> <p>In 1903 Lots 7–9 and 12–14 of DP 3893 were conveyed to William Charles Cooper.</p> <p>On the certificate of title Thomas Frederick Firkins was described as a tourist agent of Sydney. He conveyed the land in March 1906 to Mary Isham Garvan, widow of James P Garvan, former Minister for Justice and later Colonial Treasurer in New South Wales.</p> <p>Between 1906 and 1910 a building called 'St Claire' was erected on the site. According to the <i>Sands Directory</i> for 1910, 'St Claire' was occupied by Mrs Walter Hardie and Mrs Ellen Piggott.</p>

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	<p>Following the death of Mary Isham Garvan in 1921, the property passed by transmission in October 1924 to her son and daughter, Sir Robert Randolph Garran and Mary Eppes Garran respectively. The 1924 Valuation List describes the property as 'St Clair Flats' owned by the Trustees of the estate of Mary I Garvan. The unimproved / improved / assessed annual value of the property was £240/2000/250. At this date, there were four buildings on the eastern side of Oswald Street: 'Seldomin' (Lot 11), 'Banksia' (Lot 12), 'St Clair Flats' (subject site) and Thanet (Lot 14). According to the 1949 Valuation List, 'St Clair Flats', 6-8 Oswald Street was described as a house with retaining wall owned by the Estate of the late Mary Garran. A notation on the card indicates that it was later sold to Mrs Ellen O'Regan of Double Bay.</p> <p>Following the death of the Mary Eppes Garran, Sir Robert Randolph Garran became sole proprietor in 1950. Garvan and the Perpetual Trustee Company became joint tenants at the end of the same year. The following year they advertised 6-8 Oswald Street for auction sale on 19 April 1951 as a 'brick building, comprising 4 flats, each 2 rooms, kitchen, bathroom and separate laundry'. It was sold on that date to Ellen O'Regan of Double Bay, widow, but she was not registered on the certificate of title until August. She owned it until the end of 1956, when it was conveyed to George Kater and Emery Kater as tenants in common. The following year the block of four flats at 6-8 Oswald Street was advertised for auction sale on 4 June 1957; two units were vacant and the other two were let at £1/9/6/ per week.</p> <p>Neville Bruce Gruzman of Bondi, architect, purchased the property in October 1958. The following year he lodged two building applications to Woollahra Council to undertake alterations (154/1959) and alterations and additions (315/1959). The works comprised substantial alterations and additions to the building including renovating the existing flats on the ground floor, and construction of Gruzman House for Gruzman's own occupation. This was the first stage of the construction of Gruzman House.</p> <p>Gruzman made further alterations to the house in 1965 and 1968, as shown on building and development application cards, adding an additional storey to accommodate bedrooms, bathrooms and a dressing room.</p> <p>Prior to his death in 2005, Neville Gruzman attempted unsuccessfully to donate his Oswald Street house to the Historic Houses Trust with several conditions, including his grandchildren be allowed to live in the house, and the adjoining property also owned by the family, be converted to an architecture centre and gallery.</p> <p>The property changed ownership successively in 2010 and 2013, and most recently in 2018.</p>
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APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>Gruzman House, being 6-8 Oswald Street, was designed by architect Neville Gruzman in 1959, with extensions added in 1965. Gruzman purchased 'St Claire', comprising four Federation flats and built Gruzman House over the flats, designing the home himself to suit his family's lifestyle.</p> <p>This reflects the evolution of the residential typologies on the site from the Federation period to the postwar and late twentieth century. In the Federation period through to the interwar, flats became a preferred mode of accommodation due to the growing population and changing lifestyles. However, in the postwar period, with the growing affluence of residents at Darling Point and the Woollahra area, architect-designed family homes became more common. The juxtaposition of Gruzman House with the subsumed flats provides particular evidence of this evolution in residential typologies.</p>

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<p>Historical association significance SHR criteria (b)</p>	<p>6–8 Oswald Street has cultural significance at a local level under this criterion. 6–8 Oswald Street does not have cultural significance at a state level under this criterion.</p> <p>Gruzman House is associated with Neville Gruzman, the architect and owner of the place, who resided in the property for decades and owned it until his death in 2005.</p> <p>Neville Gruzman was a prominent postwar and late twentieth century architect who contributed to a new style of architecture that prevailed in greater Sydney in the period, which incorporated a regional variation of the International style that was adapted to Sydney's bushland setting. Key works of Gruzman include Montrose Apartments, Rose Bay Synagogue, Chadwick House, Gaden House and Goodman House.</p> <p>Gruzman was appointed a Member of the Order of Australia (AM) in 1985 for services to architecture. He founded the Margot and Neville Gruzman Award for Urban Design in Architecture, University of New South Wales and taught architecture at the university in the 1960s.</p> <p>Neville Gruzman also served as Mayor of Woollahra Council in 1995–1996 and elected as an alderman in the 1990s.</p> <p>The dwelling features a Perspex and steel sculpture by Sydney sculptor Michael Kitching, which was likely designed specifically for the living room in collaboration with Neville Gruzman. They later collaborated in Gaden House.</p> <p>Michael Kitching won a Blake Prize for religious art in 1964. His works have been featured at the Art Gallery of Western Australia, the National Gallery of Australia, the Queensland Art Gallery and the Museum of Contemporary Art.</p> <p>6–8 Oswald Street has cultural significance at a local level under this criterion. 6–8 Oswald Street does not have cultural significance at a state level under this criterion.</p>
<p>Aesthetic significance SHR criteria (c)</p>	<p>Gruzman House is an example of a postwar residence designed by Neville Gruzman which displays features of the Wrightian and Sydney School architectural styles which were influenced by Wrightian and traditional Japanese architecture. The primary façade presents as horizontal terraced forms surmounted on sandstone walls and accommodates the landform and landscaping of the site. The interior features an open plan with an atypical circular pattern involving a connection between rooms of varying sizes and functions. The openings are strategically placed to allow interaction with the site and natural light. The living room features a sculpture by Michael Kitching. Other key features include a dressing room lined entirely by mirrors, and furniture and fittings designed by Gruzman.</p> <p>The dwelling's design exemplifies Gruzman's 10 design principles, and remains substantially intact. The overall siting of the dwelling, its form, circulation within the building, experience of interior spaces and its interaction with the outdoors and natural light, to the finer detailing such as the furniture, staircase and lighting fixtures, all demonstrate heavy involvement of Gruzman in the house's design and construction and a reflection of his personal tastes.</p> <p>6–8 Oswald Street has cultural significance at a local level under this criterion. 6–8 Oswald Street does not have cultural significance at a state level under this criterion.</p>
<p>Social significance SHR criteria (d)</p>	<p>No community or social survey has been undertaken at this time. However, there were several news articles regarding the house and petitions created to list the dwelling during its sale in 2018, indicating its value to the local community and professional architectural and historian communities.</p> <p>6–8 Oswald Street could likely have cultural significance at a local level under this criterion. 6–8 Oswald Street does not have cultural significance at a state level under this criterion.</p>
<p>Technical/Research significance SHR criteria (e)</p>	<p>Gruzman House, designed by Neville Gruzman as his own home, is guided by his ten design principles. The place provides knowledge of translation of these principles into tangible forms through design and materiality, without any adjustments to suit client requirements. Gruzman House is a</p>

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Rarity SHR criteria (f)	valuable resource for architectural research into theory and practice in the postwar and late twentieth century and the architectural style of Neville Gruzman.
	6-8 Oswald Street has cultural significance at a local level under this criterion.
Representativeness SHR criteria (g)	Various architectural works by Neville Gruzman are found in the Woollahra area, and within the greater Sydney area. However, given that the dwelling is substantially intact and, it is a valuable resource for understanding Gruzman's design principles. The dwelling, although no longer occupied by the Gruzman family, is a rare example of its type.
	6-8 Oswald Street has cultural significance at a local level under this criterion.
Integrity	Gruzman House is an excellent example of postwar and late twentieth century architectural styled residence which prevailed in Sydney. It forms part of the Sydney School and Wrightian (Late Twentieth Century Organic) styles that was adopted by prominent architects of the era. While not strictly confined to a single style, Gruzman House demonstrates key characteristic of an architectural design language that responded to the natural setting and topography, integration of landscaping and the use of organic materials. Designed as his own home, Neville Gruzman's architectural principles are clearly evident in the form and fine detailing of the place and serves as an outstanding example of his works.
	6-8 Oswald Street has cultural significance at a local level under this criterion.

HERITAGE LISTINGS

Heritage listing/s	Australian Institute of Architects Register of Significant 20th Century Buildings in NSW (Item no. 4703075)
	National Trust Register (Item ID unknown)

Heritage Data Form

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Listing Report	GML Heritage	Edgecliff Commercial Centre – Heritage Assessment (draft)	2023	Woollahra Municipal Council
Historical Report	Ian Stapleton and Meg Quinslick of Clive Lucas, Stapleton & Partners Pty Ltd for Woollahra Municipal Council	Woollahra Contemporary Buildings Heritage Study	2015	Woollahra Municipal Council


RECOMMENDATIONS	
Recommendations	<p>Gruzman House (6-8 Oswald Street, Darling Point), should be listed as a heritage item within Schedule 5 of the Woollahra Local Environmental Plan.</p> <p>A comprehensive conservation management plan for the site should be prepared to guide future uses and development of the site to ensure the retention and conservation of its heritage values.</p>

SOURCE OF THIS INFORMATION			
Name of study or report	Edgecliff Commercial Centre – Heritage Assessment (draft): 543-547 Glenmore Road, Edgecliff	Year of study or report	2023
Item number in study or report	N/A		
Author of study or report	GML Heritage Pty Ltd		
Inspected by	GML Heritage Pty Ltd (exteriors only)		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	GML Heritage Pty Ltd	Date	February 2023

Heritage Data Form

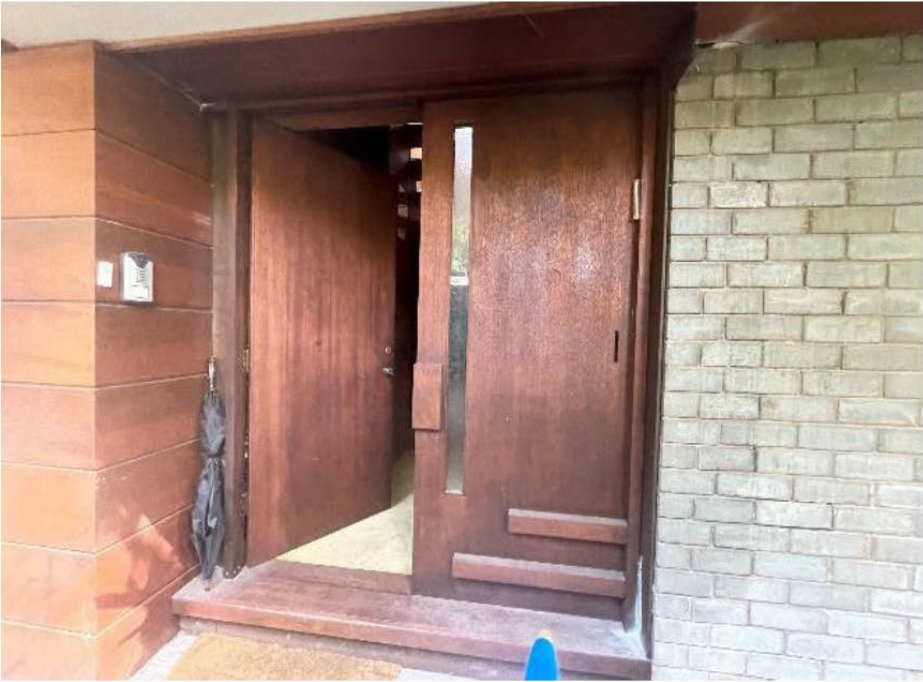
IMAGES - 1 per page

Image caption	The primary elevation of 6-8 Oswald Street looking east				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

Image caption	The main timber entrance door to 6-8 Oswald Street along the northern façade				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form


Image caption	The original study, looking north				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Image caption	The original study, looking north				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage


Heritage Data Form

Image caption	The living room and the sculpture by Michael Kitching, looking south				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage




Heritage Data Form

Image caption	The living room and fireplace				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage




Heritage Data Form

Image caption	The windows of timber-framed, casement windows along the west elevation				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage




Heritage Data Form

Image caption	The kitchen				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage




Heritage Data Form

Image caption	The mirrored dressing room on the upper floor				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



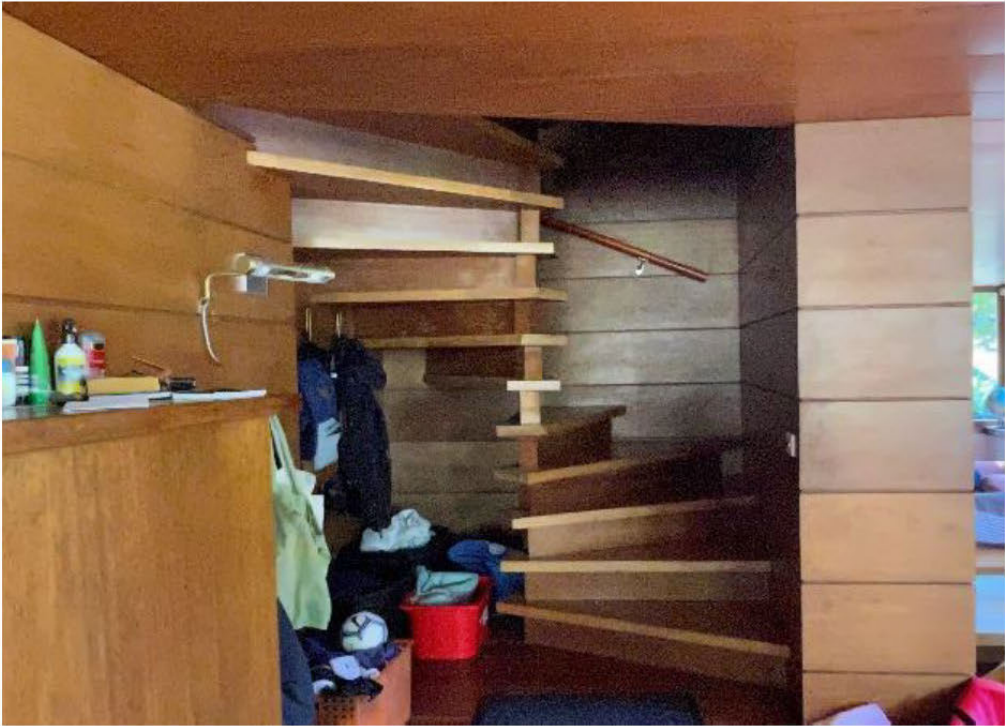
Heritage Data Form

Image caption	Lighting fixture designed by Gruzman				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage




Heritage Data Form

Image caption	Timber spiral staircase connecting the lower and upper levels				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Heritage Data Form

Image caption	The spiral timber staircase with bent timber handrails connecting the lower garage level with the ground floor				
Image year	2022	Image by	GML Heritage	Image copyright holder	GML Heritage



Owners' response to proposed heritage listing 4 & 6-8 Oswald St Darling Point 2027



4 Oswald Street



6-8 Oswald Street

4 Oswald St - External Condition



- This collage of photos shows the collapse of the planter box on 4 Oswald St, adjacent to the garage. Events like this will continue to occur at 4 Oswald St due to its condition and original construction shortcuts.

4 Oswald St External Condition

- Here pictured is the facade and entry to 4 Oswald St. The entire area has fallen apart.
- One planter box has collapsed - weighing a tonne, onto the footpath presenting a danger to the public and residents walking past. Fortunately, is collapsed when no one was walking on this footpath.
- The planter box above the garage is also collapsing. The last picture is what's left on one side of the collapsed planter box that used to be there. The entry to 4 Oswald St. has fallen apart from water damage. Its barely useable.



4 Oswald St - External Condition

- Non-compliant. Glass skylights shown here (for apartment 4 located underneath the maid's quarters). Skylights leak. The only access to this area to maintain and service is to climb over to it from the street facing balcony.
- Example of dangerous conditions due to its design.



4 Oswald St External Condition



The first photo is a small square drain (shown in red), one of many that sit adjacent to the exterior wall of 2 Oswald St. The only access to these drains is to walk across the glass roof pictured below to clear the drains regularly to stop them becoming blocked.

The 3 lower photos show wooden panels from the roof that have collapsed. The poor condition of a glass roof and shows the impossible access to the wooden panels between the glass roof and adjacent roof. One would have to lie on the glass to try slide under to repair.



4 Oswald St External Condition

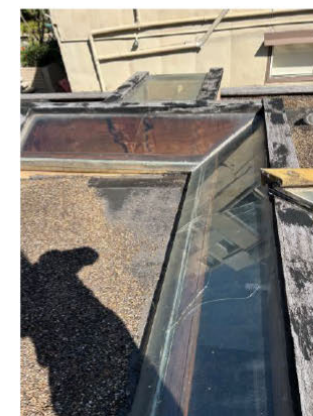


It can be seen here that this building was constructed in such a way that it is impossible to maintain and as such the materials have worn. Again, photos show wooden panels that have collapsed, the condition of one of the glass roofs and shows impossible access to wooden panels between glass roof and adjacent roof. These collapsed panels now allow access for possums and rodents living in the roof cavity. Possum urine penetrates the maids' quarters from this roof area.



4 Oswald St - External Condition Roof

It's unsafe to walk around to access the small drain holes located around the edge of the entire roof. One example is pictured on the second photo, only 30cm from a multi storey high drop at the edge of the roof. The third and fourth photo is of cracked glass, which is a universal issue for all the glass used around the house. The majority is cracked and broken. These drains are small and easily blocked by leaves and debris.



4 Oswald St External Condition Roof

We must walk on the glass to weed next doors land as due to its extremely steep slope they cannot access their own land.

We can't keep this glass clean. It's always extremely dirty ruining its intended effect.

Each panel has redundant lighting now sealed with the white round covers as pictured on each panel. The large roof area under the glass roof cannot be accessed due to its design. The roof here leaks however unable to do anything as its inaccessible.

The final photo shows the owner of No.2 accessing his property only by having a ladder on our roof with no safety in place.



4 Oswald St Roof - External Drainage



Highlighted in red are the extremely small drains that form part of the roof. These drains are prone to overflow due to the flat structure of the roof and are impossible to maintain as they are located on the edges of the roof line to the building.

4 Oswald St - External Condition- wood falling away.



- The wood is falling away as the area is in accessible only by climbing on the glass roof
- drainage installed to try and fix water run off from the roof
- Large drop to ground level from this location

4 Oswald St - Internal water damage - Dining Room



In the dining room area of 4 Oswald St, again the design of the glass roof and no waterproofing of the area underneath has caused irreversible damage to the structure of this component of the building. This area contains a courtyard, but was built with no drainage and no avenue for water to egress from the site, except through any penetration it could create or find.

4 Oswald St - Maids Quarters - MDF water damage



4 Oswald St - Maids Quarters - MDF water damage



4 Oswald St - Internal Water Damage (Study)



This area is under the glass roof, making it inaccessible and water penetrates, causing irreversible damage.

4 Oswald St Internal Condition – Dining Room



Water pooling when it rains at the base of the wooden doors as a result the doors do not close, and the house cannot be secured. This is caused by the inability to access under the glass roof and maintain this area due to bad design. The metal drain pictured was installed by us as there was no outlet for the water to egress. The roof leaks as seen from these photos.

4 Oswald St Internal Condition



Extreme water damage of dining room skylights. Entire dining room roof has not been constructed correctly and the whole roof leaks with damage continuing every time it rains. This is due to poorly installed glass roof with no drainage.



ANGEL PLACE
[REDACTED] PITT STREET
SYDNEY NSW 2000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

4 October 2023

Attn: Woollahra Local Planning Panel
Woollahra Municipal Council
PO Box 61
Double Bay NSW 1360

To whom it may concern,

6-8 OSWALD STREET, DARLING POINT – IHO SUBMISSION

Urbis Heritage has been requested by Menaka Qvist, the property owner of [REDACTED] Oswald Street, Darling Point (subject site) to review the planning proposal to heritage list the subject site and the associated inventory form.

Urbis is in support of the proposed heritage listing of 6-8 Oswald Street, Darling Point, in this regard we have reviewed the draft inventory form and made some minor recommendations for change (as attached).

This submission is supplemented by a Condition Report of the subject property prepared by the owners and a client statement (both attached). Stephen Davies (Director) and Rebecca Zulaikha (Heritage Consultant) have inspected the property on numerous occasions and have reviewed the statements and attached reports by the clients, we consider that both documents provide an accurate assessment of the significance and condition of the building.

The Gruzman dwelling, excluding the apartments, at 6-8 Oswald Street is of heritage significance at a local level for its historical, associative, aesthetic, research potential, rarity and representative values. Designed in 1959 by architect, Neville Gruzman as his own home, the Gruzman dwelling exemplifies a postwar architectural style that was influenced by Wrightian, Japanese and Sydney School aesthetics.

Gruzman developed the adjoining site (4 Oswald Street) in the 1990s, however this work was not seminal to his work practice and was poorly constructed, as such we consider that his own dwelling in the first phase, constructed in 1959, is only worthy of heritage listing and future conservation.

We would be pleased to provide a submission and answer any questions at the relevant planning panel.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Stephen Davies".

Stephen Davies
Director
[REDACTED]

6-8 Oswald Street, Darling Point, IHO Submission, Woollahra Planning Panel

From: [Menaka Qvist](#)
To: [Eleanor Banaag](#); [Records](#)
Subject: From Ian Moore 4-8 Oswald St
Date: Thursday, 19 October 2023 12:29:43 PM
Attachments: [1903-022-proposed heritage listing.pdf](#)

Hi Eleanor,

Please find attached a written statement for submission to Council by Ian Moore.

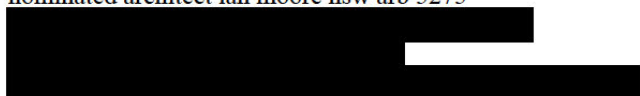
Regards,
Menaka

Regards,

Ian

Ian Moore
NZCE (Civil and Structural), B.Arch (Hons), M.Arch, FRAIA

ian moore architects
ian moore architects abn 88 662 776 235
nominated architect ian moore nsw arb 5275



Ian Moore Architects

Woollahra Municipal Council

P. O. Box 61
Double Bay NSW 1360

Attention: General Manager

Reference: 1903-022-Proposed Heritage listing

Dear Sir/Madam,

Proposed Heritage Listing of 4 and 6-8 Oswald Street Darling Point

I was engaged by Menaka Qvist and Toby Raphael, the owners of numbers 4 and 6-8 Oswald Street Darling Point, in 2019 as the architect to assist them with the restoration and refurbishment of their new home, I have been working with them on the project intermittently since that time until the present.

Neville Gruzman was an informal mentor of mine while at University (a fellow student worked in his office at the time), where he took a small group of students under his wing and took us on tours of some of his buildings and gave presentations of his projects, where he discussed his design approach and construction issues. This is the third Gruzman building that I have worked on during my career, the others being in Dillon Street and Underwood Streets in Paddington.

To date the major focus of our work has been on the restoration of the original 1960s Gruzman House at 6-8 Oswald Street, that had been built on top of an early 20th century apartment building, that originally contained 4 units, 3 of which are still extant. Together with one of my most trusted builders, Elliott Projects, we have replaced structural framing that was collapsing or extensively deteriorated, particularly to the cantilevered roof and balconies. We have replaced rotten and heavily cupped weatherboards, with new Western Red Cedar weatherboards, that have been specially milled to exactly match the size and profile of the originals. This new cladding has then been stained to exactly match the colour of the original.

We have removed original copper flashings and cappings that had failed, with new Colorbond steel flashings and cappings to closely match the original colour. In addition we have removed the original copper linings to planter boxes on the outside of balconies that had failed in numerous places, causing considerable deterioration of the cladding and structural framing. These were replaced with new 'Wolfen' membranes. The waterproof membrane over the entire roof of the original house has also been replaced with a new 'Wolfen' membrane and capping. Original polycarbonate skylights that had been severely damaged have also been replaced with new double glazed skylights.

Considerable additional restoration of original building fabric has also taken place, as well as the removal of minor unsympathetic additions added by the previous owner. We have also installed a new drainage system to the rear courtyard, where water was previously able to flow directly into the interior under the doors to the courtyard. Water ingress remains a major problem to both the lower level apartments and number 4 Oswald Street, due to the building's siting against a sandstone cliff face, combined with poor drainage behind existing walls, exacerbated by alterations made to lower level bathrooms by the previous owner.

The balustrades to all balconies are exceptionally low and are non-compliant with current building codes.

Ian Moore Architects abn 88 662 776 235
nominated architect Ian Moore nsw arb 5275

[Redacted signature block]

We have prepared detailed drawings for new steel and glass balustrades to be fitted to the inside face of the planter boxes to bring these terraces up to current standards and compliance. Being setback behind the planters these new balustrades will not be highly visible in order to maintain the original appearance of the building.

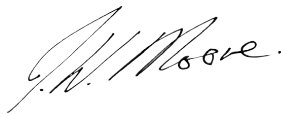
We have not carried out any work to 4 Oswald Street to date as this later 1990's addition is problematic in that despite being a later addition, in many respects has more issues related to water ingress and inappropriate detailing than the original house. Of particular concern is the steel framed glass roof over the rear courtyard, which catches every leaf and twig as well as larger branches that fall from trees located on the property above and due to the lack of fall on this roof, fail to wash or blow off, resulting in a very unsightly presentation to the courtyard below. This is almost impossible to clean, particularly given that the glass does not appear to be Grade A safety glass and you are required to only stand on the steel framing to attempt to clean it. Some panels of glass have already broken and have not been replaced as it is my opinion that this glazed roof should be completely removed. This roof also overhangs the main roof to number 4 and as such prevents access for replacement of the failing membrane below it. The considerable number of skylights in this roof are also problematic and are leaking, causing considerable damage to internal building fabric.

Similarly the street frontage to 4 Oswald Street is in very poor condition and sections of cladding and framing have relatively recently collapsed into the street, thankfully not while anyone was walking below. There is also nowhere for storage of garbage bins and recycling or general storage in the complex, which contains 5 separate dwelling units. This is urgently required to be addressed.

From my considerable experience having worked on this building complex, it is my opinion that the original Gruzman house at 6-8 Oswald Street is worthy of Heritage listing, particularly given my clients' considerable financial investment in its restoration to date. However the 3 lower level units at 6-8 Oswald Street are in very poor condition and do not have any significant architectural or historic merit to warrant their listing. I believe that these units should in fact be completely gutted and the numerous issues with water ingress be addressed fully before re-fitting the interiors. This would also allow access to the sub-floor space of the original Gruzman house to facilitate further replacement of pipework that is in poor condition and is contributing to the ongoing deterioration of the building fabric.

It is also my opinion that 4 Oswald Street should be excluded from any Heritage listing. It is in very poor condition, does not have the same level of architectural merit as the original house and would require extensive re-building to try to alleviate the many issues that currently exist.

Yours faithfully,



Ian Moore
NZCE(Civil and Structural), B.Arch (Hons), M.Arch, FRAIA

From: [M S](#)
To: [Eleanor Banaag](#)
Subject: Edgecliff CC heritage proposal
Date: Friday, 13 October 2023 5:29:56 PM

Hi Eleanor,
Thanks for talking with me today.

As an owner in 170 New South Head Rd I'd like to express my strong support for the heritage listing of my building & all the all the surrounding buildings listed in the the Edgecliff CC heritage proposal.

I'd also like to be kept informed of the progress of this proposal.

Many thanks,
Margie

Sent from my iPhone

From: [Rosemary Walczak](#)
To: [Eleanor Banaag](#)
Subject: Re: Notification of Woollahra Local Planning Panel meeting - 20 October 2023 - Edgecliff Heritage Study
Date: Monday, 16 October 2023 10:21:20 AM
Attachments: [image002.jpg](#)
[image001.jpg](#)

Dear Eleanor,

Thank you for notification of the upcoming meeting this Friday 20th October.

I am responding to inform you of a late submission that we will be sending through prior to the meeting as instructed below. Could I ask that you please look out for this and ensure it is included in the agenda for consideration by the WLPP.

At the time residents were invited to comment on the proposed heritage listing of Brantwood Estate HCA, there was no indication given that an already existing development proposal was in progress with the NSW State Government seeking rezoning for construction of a mixed use, 46 meter tower directly next to the proposed HCA. It seems this already has gateway approval, yet it was not mentioned or made known to residents of Brantwood Estate when the heritage listing documents were made available.

Given that the whole character of the Edgecliff Centre precinct is likely to change on both the south and north sides of New South Head Road, it places a different perspective on the proposed heritage listing for Brantwood Estate HCA and introduces new information which must be considered in any decision making of this magnitude.

We will ensure our submission is sent by 12 noon the day before the meeting.

Kind regards,
Rosemary.

From: Rosemary Walczak [REDACTED]
Sent: Wednesday, 18 October 2023 10:01 AM
To: Records <Records@woollahra.nsw.gov.au>
Cc: Eleanor Banaag <Eleanor.Banaag@woollahra.nsw.gov.au>; Jonathan Walczak [REDACTED]
Subject: Woollahra Local Planning Panel meeting - 20 October 2023 - Edgecliff Heritage Study

Please find attached late correspondence submitted for inclusion at the Woollahra Local Planning Panel meeting - 20 October 2023 - Edgecliff Heritage Study.

Kind regards,
Rosemary Walczak (on behalf of Jonathan Walczak, owner and resident of Brantwood Hall, [REDACTED]
[REDACTED])

Submission to Woollahra Council objecting to the creation of the Brantwood Estate Heritage Conservation Area (HCA)

Position Statement:

We object to the creation of Brantwood Estate Heritage Conservation Area on the grounds that:

1. The heritage character of Brantwood Estate in its current form is inappropriate and should not be preserved unless all the properties along New South Road from Darling Point Road to Ocean Street are included in the Heritage Conservation Area (HCA).
2. The HCA should not be considered in isolation of the Planning Proposal for 136 - 148 New South Head Road which is currently before State Government to allow re-zoning and redevelopment of that land parcel to accommodate an increase in building height from 14.5m to 46m. The application's Gateway Decision has been approved, however the proposal contains no heritage impact assessment of, nor reference relating to the abutting 5 residential buildings on the east side earmarked for the proposed Brantwood Estate HCA.

Reasons for the objection on the basis of heritage character

As Background Information:

Woollahra Council has engaged GML Heritage consultants to provide a heritage significance assessment of the Edgecliff Commercial Centre (ECC) study area. GML's final report dated 9 August 2023 was distributed to local residents for comment.



Green boundary represents the proposed Brantwood Estate HCA; red boundary represents omitted from the study properties; yellow indicates proposed and existing individual heritage listed properties

The GML report recommended that the group of 5 buildings, 164 to 172 New South Head Road, referred to as the Brantwood Estate HCA, be heritage listed as a conservation area. These properties adjoin Ascham School on the east side (already heritage listed) and 136 – 148 New South Head Road on the west side (136 is already heritage listed).

The GML report does not assess or comment on the 3 significant properties located along New South Head Road at numbers 136 to 148, which are directly opposite the ECC and directly next to the proposed Brantwood Estate HCA. These properties are located on the site that is currently the subject of a State Government rezoning and redevelopment application which has just been released for public consultation.

The reason for excluding 136 – 148 New South Head Road from the ECC heritage study is unknown. On the basis that these 3 properties have been excluded from the study, the proposed partial HCA should not be approved in isolation of the historical significance and character of the surrounding properties.

The buildings identified as Brantwood Estate have been recognised as having neither significant architectural style nor heritage value in their own right. The HCA value is in their collective contribution and courtyard setting, as an example of an area representing a specific era of construction.



The Brantwood Estate HCA

The opportunity may still exist to include the buildings at 136 – 148 New South Head Road in the study area to assess the merits of creating the continuous heritage conservation area. The opportunity to do so will be permanently lost if the proposed rezoning of the land and redevelopment is approved to make way for one new 46 metre tower building to be erected along this location.

On that basis, all the properties fronting the north side of New South Head Road in the block from Darling Point Road to Ocean Street should be listed under the HCA, or alternatively none of them. The proposed 46 metre mixed use tower building currently proposed for 136 to 148 New South Head Road, will significantly alter the heritage value of the surrounding area and impact the courtyard privacy of the proposed Brantwood HCA. The tower building's design is more in alignment with the building heights and design of the new Edgecliff Commercial Centre directly opposite, rather than being sympathetic to the surrounding proposed HCA. Again, the HCA must be all or nothing.



Artist impression of the proposed development of 136 to 148 New South Head Road (north side of road)

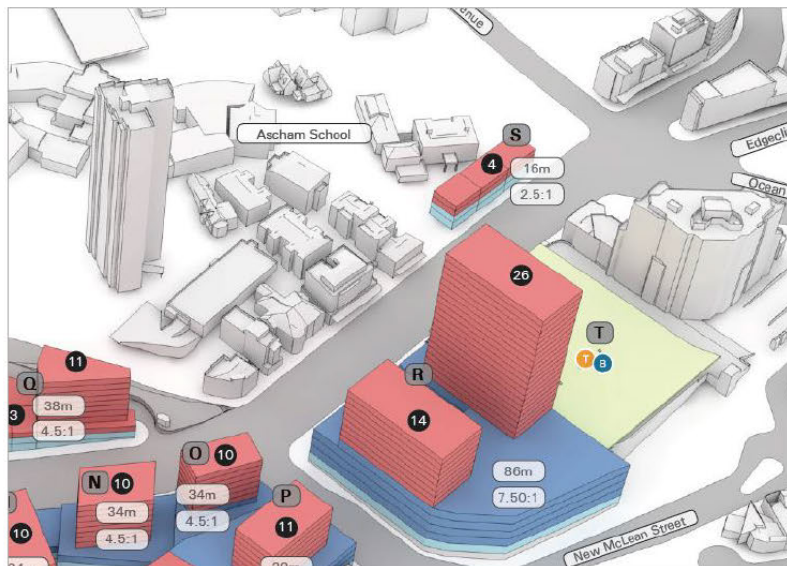
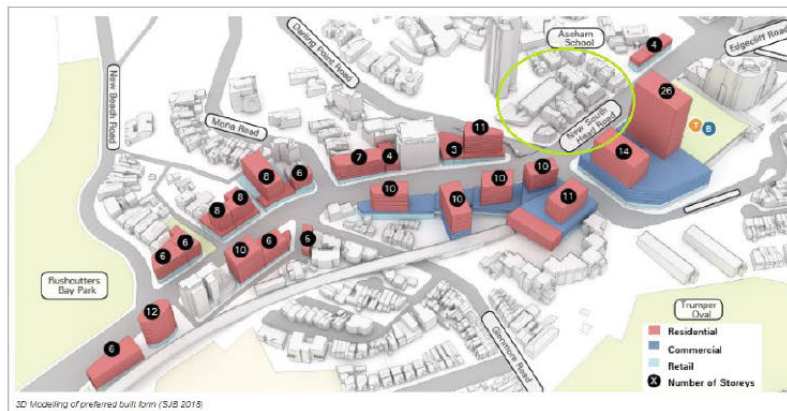
Reasons for the objection on the basis the HCA should not be considered in isolation of the State Government Planning Proposal

As Background Information:

The GML report also considered the substantial planning and building applications that relate to sites within the ECC study area. Their review focused on the large-scale applications to existing and potential heritage items within the ECC area and the report referenced potential amalgamation sites to accommodate large scale developments as shown below.



GML – Potential amalgamation sites within the ECC



Source: Edgecliff Commercial Centre draft strategy 2021

The site of the ECC has already been identified for rezoning and redevelopment with a potential height of up to 86 metres.

The Council's 2021 Edgecliff Commercial Centre draft strategy 2021 stipulated that high rise buildings, up to 86 metres, will be permitted on the south side of the New South Head Road, opposite the precinct recommended for the Brantwood Estate HCA. No high-rise buildings were envisaged next to or within the precinct of the proposed HCA (beyond what already exists).



Figure 25. Artist's impression of the Edgecliff Centre site viewed from New South Head Road looking South-East (SJB 2018)

With the potential high-rise redevelopment of the ECC, Council's 2021 ECC draft strategy sought to maintain a proper balance in height restrictions with only low-rise buildings on the north side of New South Head Road, in the area of the proposed Brantwood HCA, and therefore maximising the benefits of potential new development whilst maintaining overall character of the area.

The precinct is primarily a residential area with close proximity to the CBD. Therefore, preserving the balance of heritage character will only enhance aesthetic attraction to the area, whilst maintaining a cohesive form to any new development.



The current site



Artist impression of the proposed development of 136 to 148 New South Head Road (north side of road)

Each of the buildings fronting the north side of New South Head Road from Darling Point Road to Ocean Street have a different architectural style. This individuality, the era in which they were built, their adaptation and form, all represent the unique character of this precinct. Either the historical significance of the entire strip is of heritage value, or none of it is.

The rezoning of the area and the proposed development at 136 to 148 New South Head Road with the imposition of a 46 metre building, will permanently change the character of the landscape and surroundings and will undermine the heritage value of the remaining buildings (which includes the proposed Brantwood HCA). The features of Brantwood HCA should not be considered in isolation of the heritage character of the precinct. It should be considered collectively as a single entity.

Conclusion:

There appear to be two reasonable options available giving due consideration to the heritage listing of the proposed Brantwood HCA and also the significant redevelopment of the Edgecliff Commercial Centre:

1. Preserve the lot and include all the buildings fronting the north side of New South Head Road from Darling Point Road to Ocean Street in the proposed HCA (136 New South Head Road and Ascham School are already heritage listed). If heritage and historical character of the area is to be preserved, this is the only option which ensures this. Do not support the heritage listing of Brantwood Estate HCA in isolation.
2. Support future redevelopment opportunities for the entire mentioned precinct along the north side of New South Head Road, including the proposed rezoning and redevelopment of 136 to 148 New South Head Road. Do not limit this progress and impact current and future residents by heritage listing one small enclave in isolation of all the buildings, as it will not preserve the heritage of the precinct and may impact redevelopment opportunities surrounding the ECC. The Brantwood buildings are not significantly different to others in the precinct which are being redeveloped.

Thank you for giving due consideration to the salient points raised above, particularly given the significant redevelopment plans for the Edgecliff Commercial Centre and surrounding area along New South Head Road.

Yours sincerely,
Jonathan Walczak

Owner / Occupier / Resident
Brantwood Hall

[REDACTED]

Woollahra Municipal Council

Woollahra Local Planning Panel (Public Meeting)

20 October 2023

Item No: R1
Subject: **PLANNING PROPOSAL TO LIST SIX LOCAL HERITAGE ITEMS AND ONE HERITAGE CONSERVATION AREA IN, AND AROUND, THE EDGECLIFF COMMERCIAL CENTRE**
Authors: Eleanor Banaag, Senior Strategic Heritage Officer
Kristy Welfare, Acting Team Leader Heritage
Approver: Anne White, Manager Strategic Planning & Place
File No: 23/177738
Purpose of the Report: To seek the advice of the Woollahra Local Planning Panel in relation to a planning proposal to list six local heritage items and one heritage conservation area in, and around, the Edgecliff Commercial Centre in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014.
Alignment to Delivery Program: Strategy 4.2: Conserving our rich and diverse heritage.

Recommendation:

THAT the Woollahra Local Planning Panel advises Council to proceed with the planning proposal to list the following six local heritage items and one heritage conservation area in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014:

- A. 'Gruzman House, including interiors' at 4 and 6–8 Oswald Street, Darling Point (Lot 12, DP 3893 and Lot 3, DP 1197166).
- B. 'Winston House, including interiors' at 20 New South Head Road, Edgecliff (SP 20728, SP 31826).
- C. 'Portland Hall, including interiors and gardens' at 48 New South Head Road, Edgecliff (Lot 1, DP 82089; Lot 1, DP 1107185; Lot 1, DP 921798).
- D. 'Cobham, including interiors and gardens' at 166 New South Head Road, Edgecliff (SP 90371).
- E. Victorian Georgian Terrace group – three cottages at 543–547 Glenmore Road, Edgecliff (Lots 34, 35 and 36, DP 255233).
- F. Phoenix Palms in Oswald Street Reserve, Oswald Street, Darling Point (Road Reserve).
- G. The Brantwood Heritage Conservation Area, comprising five buildings between 164-180 New South Head Road, Edgecliff:
 - i. 164 New South Head Road (SP 16897)
 - ii. 166 New South Head Road (SP 90371)
 - iii. 168 New South Head Road (SP 11580)
 - iv. 170 New South Head Road (SP 86720)
 - v. 172-180 New South Head Road (SP 10535)

Woollahra Municipal Council
Woollahra Local Planning Panel (Public Meeting)

20 October 2023

Executive Summary:

The purpose of this report is to seek the advice of the Woollahra Local Planning Panel (Woollahra LPP) in relation to the listing of the following six local heritage items and one heritage conservation area (HCA) in Schedule 5 and on the Heritage Map of the Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014):

- A. 'Gruzman House, including interiors' at 4 and 6–8 Oswald Street, Darling Point (Lot 12, DP 3893 and Lot 3, DP 1197166)
- B. 'Winston House, including interiors' at 20 New South Head Road, Edgecliff (SP 20728, SP 31826)
- C. 'Portland Hall, including interiors and gardens' at 48 New South Head Road, Edgecliff (Lot 1, DP 82089; Lot 1, DP 1107185; Lot 1, DP 921798)
- D. 'Cobham, including interiors and gardens at 166 New South Head Road, Edgecliff (SP 90371)
- E. Victorian Georgian Terrace group – three cottages at 543–547 Glenmore Road, Edgecliff (Lots 34, 35 and 36, DP 255233)
- F. Phoenix Palms in Oswald Street Reserve, Oswald Street, Darling Point (Road Reserve)
- G. Brantwood HCA, comprising five buildings between 164–180 New South Head Road, Edgecliff
 - i. 164 New South Head Road (SP 16897)
 - ii. 166 New South Head Road (SP 90371)
 - iii. 168 New South Head Road (SP 11580)
 - iv. 170 New South Head Road (SP 86720)
 - v. 172–180 New South Head Road (SP 10535)

We recommend that the Woollahra LPP provides advice to Council to proceed with the planning proposal at **Attachment 1**.

Discussion:

Reason for report to the Woollahra Local Planning Panel

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.*
- *When a planning proposal is referred to the 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 under section 3.34 of the Environmental Planning and Assessment Act 1979 (the EP&A Act).*

In this case, the planning proposal is required to be referred to the Woollahra LPP because the General Manager has not made a determination in regard to items 1 (a), (b) or (c), above.

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Background to the Planning Proposal

In August 2022, Council staff engaged GML Heritage to undertake a Heritage Study (the Heritage Study) of a localised area in Edgecliff, known as the Edgecliff Commercial Centre (ECC). The purpose of the Study was to provide information regarding the historic values of the area, and identify potentially significant places in the study area, which would be an important consideration in the next iteration of the Draft Edgecliff Commercial Centre Planning and Urban Design Strategy.

The Draft Strategy sets a new vision for the Edgecliff Commercial Centre and makes recommendations on key built form outcomes including land uses, heritage conservation, maximum building heights, active street frontages, affordable housing, design excellence, community infrastructure and transport. The version that was placed on exhibition can be viewed here: <https://yoursay.woollahra.nsw.gov.au/edgecliff>

Whilst the Draft Strategy is focused on the Edgecliff Commercial Centre, GML were encouraged (where relevant) to identify potentially heritage significant places beyond the centre boundary. The Draft Heritage Study (see **Attachment 2**) makes recommendations to include the following six items (four buildings, one landscape feature, and one terrace grouping – hereby referred to as 'items') on the Woollahra LEP 2014, Schedule 5 Part 1 heritage items:

- A. 'Gruzman House, including interiors' at 4 and 6–8 Oswald Street, Darling Point (Lot 12, DP 3893 and Lot 3, DP 1197166)
- B. 'Winston House, including interiors' at 20 New South Head Road, Edgecliff (SP 20728, SP 31826)
- C. 'Portland Hall, including interiors and gardens' at 48 New South Head Road, Edgecliff (Lot 1, DP 82089; Lot 1, DP 1107185; Lot 1, DP 921798)
- D. 'Cobham, including interiors and gardens' at 166 New South Head Road, Edgecliff (SP 90371)
- E. Victorian Georgian Terrace group – three cottages at 543–547 Glenmore Road, Edgecliff (Lots 34, 35 and 36, DP 255233)
- F. Phoenix Palms in Oswald Street Reserve, Oswald Street, Darling Point (Road Reserve)

The Draft Heritage Study also recommends to include the following in the Woollahra LEP 2014, Schedule 5 Part 2 as a HCA:

- G. *Brantwood Heritage Conservation Area, comprising five buildings between 164-180 New South Head Road, Edgecliff*
 - i. 164 New South Head Road (SP 16897)
 - ii. 166 New South Head Road (SP 90371)
 - iii. 168 New South Head Road (SP 11580)
 - iv. 170 New South Head Road (SP 86720)
 - v. 172-180 New South Head Road (SP 10535)

Amendments to the Draft Heritage Study will occur following, and in consideration of, the feedback received from the Woollahra LPP and comments received from owners during pre-engagement (see Community Engagement section below).

Assessments of heritage significance

An assessment of the heritage significance of the six proposed items and one proposed HCA was carried out in the Draft Heritage Study prepared by GML Heritage. The Draft Heritage Study with appended heritage inventory sheets, is provided at **Attachment 2** and **Attachment 3**.

The assessment of heritage significance was undertaken in accordance with the Environment and Heritage Group and Department of Planning and Environment publications *Assessing heritage significance* (2023) and *Investigating heritage significance* (2021). There are seven significance criteria used in the process of assessing heritage significance:

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Table 1: NSW Heritage assessment criteria summary

Criteria		
(a)	Historic significance	<i>A place or object is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).</i>
(b)	Historical association	<i>A place or object 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).</i>
(c)	Aesthetic/creative/technical achievement	<i>A place or object is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (or the local area).</i>
(d)	Social, cultural and spiritual significance	<i>A place or object has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.</i>
(e)	Research potential	<i>A place or object 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).</i>
(f)	Rare	<i>A place or object has potential to yield information that will contribute to an understanding of NSW's cultural or natural (or the cultural or natural history of the local area).</i>
(g)	Representativeness	<i>A place or object is important in demonstrating the principal characteristics of NSW's</i> <ul style="list-style-type: none"> <i>cultural or natural places; or</i> <i>cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments.)</i>

Each criterion has significance indicators 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.

Having assessed each of the items against the Heritage NSW guidelines, the assessment concluded that the following items meet the threshold for listing as items of **local** heritage significance.

- 'Gruzman House, including interiors' at 4 and 6–8 Oswald Street, Darling Point (Lot 12, DP 3893 and Lot 3, DP 1197166)
- 'Winston House, including interiors' at 20 New South Head Road, Edgecliff (SP 20728, SP 31826)
- 'Portland Hall, including interiors and gardens' at 48 New South Head Road, Edgecliff (Lot 1, DP 82089; Lot 1, DP 1107185; Lot 1, DP 921798)
- 'Cobham, including interiors and gardens at 166 New South Head Road, Edgecliff (SP 90371)
- Victorian Georgian Terrace group – three cottages at 543–547 Glenmore Road, Edgecliff (Lots 34, 35 and 36, DP 255233)
- Four Phoenix Palms at Oswald Street Reserve (Road reserve).

Accordingly, the study recommends that these items are listed in Schedule 5 Part 1 of the Woollahra LEP 2014, and identified on the associated Heritage Map.

Furthermore, the report concluded that a group of five Interwar residential flat buildings forming part of the historical Brantwood Estate is of **local** heritage significance. Accordingly, the study recommends that these five buildings form the Brantwood HCA and that this area is listed in Schedule 5, Part 2 of the Woollahra LEP 2014 and identified on the associated Heritage Map.

The HCA would consist of the following properties:

- 164 New South Head Road, Edgecliff (SP 16897)
- 166 New South Head Road, Edgecliff (SP 90371)

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- 168 New South Head Road, Edgecliff (SP 11580)
- 170 New South Head Road, Edgecliff (SP 86720)
- 172-180 New South Head Road, Edgecliff (SP 10535)

A summary of each Heritage NSW criteria, and how these were met by each item is summarised below in Table 2.

Table 2: NSW Heritage criteria assessment summary

Property	(a) historic	(b) historical association	(c) aesthetic/ creative/ technical	(d) social	(e) technical/ research	(f) rarity	(g) representative
'Gruzman House, including interiors'	✓	✓	✓	✓	✓	✓	✓
'Winston House', including interiors	✗	✓	✓	✗	✗	✗	✓
'Portland Hall, including interiors and gardens'	✓	✗	✓	✗	✗	✗	✓
'Cobham, including interiors and gardens'	✗	✓	✓	✗	✗	✗	✓
Victorian Georgian Terrace group – three cottages	✓	✗	✓	✗	✗	✓	✓
Four Phoenix Palms	✓	✗	✓	✓	✗	✗	✓
Brantwood HCA	✓	✗	✓	✗	✗	✓	✓

The Items

The six items and one HCA that are the subject of this report and planning proposal are summarised below:

'Gruzman House, including interiors', 4 and 6-8 Oswald Street, Darling Point



Figure 1: Primary elevation of Gruzman House, 6-8 Oswald Street looking northeast (Source: GML Heritage, 2023)

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6–8 Oswald Street, Darling Point, also known as Gruzman House, is a residential property designed by prominent postwar architect Neville Gruzman as his own home. His architectural style is often said to be the International, Wrightian or Sydney School, although there is some debate some among postwar architectural historians. While greatly influenced by Wrightian and traditional Japanese architecture, the form, the features and materiality of Gruzman House respond to a natural setting. Gruzman House is on the eastern side of Oswald Street and backs onto Mona Lane to the east.

The original portion of the house at 8 Oswald Street (the northern portion) is three storeys, while the 1982 extension to the south (6 Oswald Street) is two storeys. Gruzman also designed the conversion of a Federation period residence into four apartments at 4 Oswald Street, and there are elements of the built form associated with the dwelling at 6–8 Oswald Street that extend over the allotment at 4 Oswald Street. As such, while the proposed heritage listing is focused on the postwar dwelling designed by Gruzman at 6–8 Oswald Street, the proposed heritage listing includes the allotment at 4 Oswald Street (Lot 12, DP 3893). 6–8 Oswald Street occupies Lot 3, DP 1197166.

'Winston House, including interiors', 20 New South Head Road, Edgecliff

20 New South Head Road, known as 'Winston House', is a free-standing interwar flat building with some Functionalist, maritime (cruiseline) and Art Deco style influences. It is a mixed-use building with commercial uses at ground floor and residential flats to the upper levels. The building is four-storeys, sited on the corner of New South Head Road (south) and Oswald Street (east). The building has no setback along New South Head Road and a substantial setback along Oswald Street against a mature nature strip. The flat building is subdivided under SP 20728 and SP 31826 into 18 units.

The building's primary (south) elevation to New South Head Road, is asymmetrical and consists of a prominent parapeted curved bay, porthole windows and contrasting horizontal banding of alternating cream and red face brickwork. The elevation has curved brick awnings above the steel-framed windows at each upper floor level.



Figure 2: Primary (south) elevation of 20 New South Head Road.
(Source: GML Heritage, 2023).

'Portland Hall, including interiors and gardens, 48 New South Head Road, Edgecliff

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48 New South Head Road is located on the northern side of New South Head Road between Oswald Street and Mona Road and is bound by Mona Lane to the rear (north). The site is located on Lot 1, DP 82089, Lot 1, DP 1107185 and Lot 1, DP 921798.

48 New South Head Road consists of a freestanding Interwar Art Deco residential flat building set in landscaping. The building is two-storey along the front (to New South Head Road to the south) and three-storey to the rear (north), following the topography which slopes downwards to the north. The building is located on a large lot which has remained unaltered since the construction of the building. There are small brick garden beds with low lying plantings along the front and western elevation, and a large garden to the rear (north-west) with a lawn and shrubs and low tree plantings along the edges of the property. The original low corbelled brick fence to the front (southern) boundary remains intact. The paving around the building consists of original brickwork laid in a herringbone pattern.



Figure 3: Primary (south) elevation of 48 New South head Road.
(Source: GML Heritage, 2023)

'Cobham, including interiors and gardens, 166 New South Head Road, Edgecliff

166 New South Head Road, Edgecliff, is a four-storey freestanding, Interwar Art Deco residential flat building. It is bounded by New South Head Road to the south and the property at 168 New South Head Road to the north, and is subdivided into 12 units under Strata Plan 90371. The property addresses New South Head Road but is approached by a right of way between Nos 156–164 and 172–180 New South Head Road.

'Cobham' is a freestanding, interwar residential flat building with Art Deco features including 'skyscraper Gothic' and Old English influences. The flat building is three storeys at its northern end and four storeys at its southern end. The building is cut into the slope to the north and so appears to be four storeys along its full extent. The flat building is in a landscaped setting on a raised plinth accessed by terracotta-tiled steps laid in a herringbone pattern. The eastern façade presents as the primary façade, facing the concrete driveway and the sandstone paving.

Symmetrical in plan, the building has projecting bays on both the eastern and western facades and a recessed entry bay in the centre. The roof is partially concealed behind a parapet. The low-pitched hipped roof is clad in terracotta tiles and features five chimneys and wide boxed eaves around the perimeter of the projecting bays.



**Figure 4: Primary (east) elevation, which is intact of its original construction.
(Source: GML Heritage, 2023)**

Victorian Georgian Terrace group – three cottages at 543-547 Glenmore Road, Edgecliff

543–547 Glenmore Road, Edgecliff is a group of three brick single-storey terraced Victorian Georgian cottages built c.1856, during the early phase of development in the area.



Figure 5: Primary (east) elevations of 545 (left) and 543 (right) Glenmore Road. 547 Glenmore Road is out of frame to the left of the image with one window visible. (Source: GML Heritage, 2023)

543-547 Glenmore Road is legally identified as Lots 34, 35 and 36 (respectively) of Deposited Plan 255233. The terraces are south of New South Head Road, on the eastern side of Glenmore Road, and is bounded by Cadry's Buildings at 133 New South Head Road and 549 Glenmore Road (to the north), a multi-storey contemporary office building to the east at 135–153 New South Head Road, and its rear driveway to the office carpark immediately south. The terraces are within the Paddington HCA (C8), listed under Section 2 of Woollahra LEP 2014. Although non-statutory, the suburb of Paddington is also listed on the heritage register of the *National Trust of Australia* (NSW).

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543–547 Glenmore Road, Edgecliff comprises of a row of three single-storey sandstock brick dwellings in the Victorian Georgian style. The row has a consistent simple symmetric elevation presenting to Glenmore Road. The buildings are built to the western (front) boundary, with no setback from the footpath. The overall form is symmetrical and rectangular with solid massing, and generally lacks ornamentation. The terrace row has a pitched gable roof clad in corrugated metal. Each dwelling has a central entrance door with a sash window with 12 lights either side at the primary elevation on Glenmore Road.

Four Phoenix Palms, Oswald Street Reserve, Darling Point (Road Reserve)

The Oswald Street Reserve is on the western side of Oswald Street, Darling Point. The reserve stretches north from New South Head Road to the rear of 4 New Beach Road. The Oswald Street Reserve contains a palette of native and exotic cultural plantings, dating from the early 1900s. As a result of the growth of the trees and shrub stock in the Reserve, the space is restricted for passive recreation.



**Figure 6: Looking south up Oswald Street, with the Oswald Street Reserve at right.
(Source: GML Heritage, 2023)**

The four subject Phoenix Palms are essentially in pairs: two located upslope near New South Head Road and two closer to the base of the reserve. It is not known if they originally formed part of a longer alignment. Although the visual prominence of these palms is obscured by the canopies of other trees in the reserve they are prominent cultural plantings. The siting of the palms close to the Oswald Street roadway suggests that the original intent was for the specimens to be streetscape features, rather than being components of a deliberate landscape design for the reserve's green space.

Brantwood Heritage Conservation Area

The proposed Brantwood HCA is comprised of a group of five free-standing face brickwork interwar residential flat buildings located in the Brantwood Estate subdivision from 1928. The HCA is bounded by New South Head Road to the south, 3–17 Darling Point Road and 148 New South Head Road to the west, and Ascham School to the north and east. It includes a central courtyard paved in crazy sandstone and a concrete right of way.

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The five buildings comprising the Brantwood HCA are as follows:

- 'Ruskin', 164 New South Head Road, Edgecliff—Strata Plan 16897.
- 'Cobham', 166 New South Head Road, Edgecliff—Strata Plan 90371.
- 'Brantwood Court', 168 New South Head Road, Edgecliff—Strata Plan 11580.
- 'Brantwood Hall', 170 New South Head Road, Edgecliff—Strata Plan 86720.
- 'San Remo', 172–180 New South Head Road, Edgecliff—Strata Plan 10535.



Figure 6: View from in the proposed Brantwood HCA, looking north from New South Head Road and the shared central courtyard, with 168 New South Head Road in view to the back-left.
(Source: GML Heritage, 2023)

All the flat buildings on the estate were designed by renowned interwar architects including DR Ward, AE Stafford, EC Pitt and AM Bolot, and constructed between 1929 and 1936. The flat buildings on the Brantwood Estate demonstrate various interwar expressions of freestanding brick residential flat buildings, including Inter-War Georgian Revival, Functionalist, and Art Deco, Spanish Mission and Mediterranean styles. Overall, the site is representative of several architectural examples typical of the style and period and are reasonably intact.

The Brantwood Estate has a unique setting because of its internal courtyard and tranquil character. The flat buildings of the Brantwood Estate address the internal courtyard and central garden spaces of the site. The relationship between the buildings and central space forms an aesthetically significant setting and rare example of intact interwar development in Edgecliff and the broader Woollahra LGA.

Planning Proposal

Consistent with the recommendations of the Heritage Study, (see **Attachment 2**) a planning proposal has been prepared to list the following in Schedule 5 and on the Heritage Map of the Woollahra LEP 2014:

- A. 'Gruzman House, including interiors' at 4 and 6–8 Oswald Street, Darling Point (Lot 12, DP 3893 and Lot 3, DP 1197166)
- B. 'Winston House, including interiors' at 20 New South Head Road, Edgecliff (SP 20728, SP 31826)

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- C. 'Portland Hall, including interiors and gardens' at 48 New South Head Road, Edgecliff (Lot 1, DP 82089; Lot 1, DP 1107185; Lot 1, DP 921798)
- D. 'Cobham, including interiors and gardens at 166 New South Head Road, Edgecliff (SP 90371)
- E. Victorian Georgian Terrace group – three cottages at 543–547 Glenmore Road, Edgecliff (Lots 34, 35 and 36, DP 255233)
- F. Phoenix Palms in Oswald Street Reserve, Oswald Street, Darling Point (Road Reserve)
- G. Brantwood Heritage Conservation Area, comprising five buildings between 164-180 New South Head Road, Edgecliff
 - i. 164 New South Head Road (SP 16897)
 - ii. 166 New South Head Road (SP 90371)
 - iii. 168 New South Head Road (SP 11580)
 - iv. 170 New South Head Road (SP 86720)
 - v. 172-180 New South Head Road (SP 10535)

The planning proposal has been prepared in accordance with section 3.33 of the EP&A Act and the document prepared by the NSW Department of Planning and Environment titled *Local Environmental Plan Making Guideline* (August 2023).

The planning proposal satisfies the requirements of section 3.33 of the EP&A Act as it includes:

- A statement of the objectives 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, outcomes and provisions and the process for their implementation.
- Details of the community consultation that is to be undertaken.

The objective of the planning proposal is to recognise the heritage significance of the above listed items as local heritage items and provide them with statutory heritage protection. Heritage listing aims to provide the items with ongoing protection and recognition of the heritage significance of the items.

Relationship to the strategic planning framework

The planning proposal has strategic and site specific merit. 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).

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 Woollahra Local Strategic Planning Statement (approved by Council on 24 February 2020). 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 and applicable section 9.1 directions.

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Options:

As a consequence of this report, the Woollahra LPP may provide advice to Council to proceed with a planning proposal to list six items and one HCA in the Woollahra LEP 2014. Alternatively, the Woollahra LPP may provide advice to Council not to support the planning proposal, or recommend that staff make amendments to the planning proposal.

Community Engagement and / or Internal Consultation:

Following the finalisation of the Draft Heritage Study, Council staff sought to engage with all property owners of the proposed heritage listed properties and a chronology of consultation is included at **Attachment 4**.

Site inspections

GML Heritage were engaged in July 2022. Following preliminary research, they prepared a list of properties to request for an internal inspection. The owners of these properties were notified by mail on 18 August 2022, and an internal site inspection was requested. Site inspections of all external areas, and some internal inspections (where it was permitted and arranged with an owner), were undertaken between September and November 2022.

Circulating the Draft Heritage Study for owner pre-engagement

Having identified which properties were being recommended for heritage listing, pre-engagement letters were circulated to the relevant owners on 21 August 2023.

Correspondence was sent to each of the property owners, directing them to a publicly accessible web page: [https://yoursay.woollahra.nsw.gov.au/Edgecliff CC Heritage Study](https://yoursay.woollahra.nsw.gov.au/Edgecliff_CC_Heritage_Study)

The purpose of this “pre-engagement” was to make the affected owners aware of the recommendations of the study, and Council staff’s intention to apply a heritage status to the buildings. It also allowed an opportunity for owners to provide feedback and commentary that will inform the Draft Heritage Study and/or the planning proposal.

The owners were initially given until 8 September 2023, which was a period of three weeks to respond. However, during the pre-engagement period, Council staff were contacted by a number of owners requesting an extension to the submission deadline in order to prepare submissions and procure expert heritage advice. Accordingly, the pre-engagement period was extended until 8 October 2023, which was a period of seven weeks. To date, only one submission has been received which was prepared by a heritage professional. We note that this submission is in support of the proposed heritage listing (see discussion below for 6-8 Oswald Street, Darling Point).

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As at 10 October 2023, the following submissions have been received:

Property	Name	Nature of submission
'Gruzman House', 6-8 Oswald St, Darling Point	Stephen Davis (Urbis) on behalf of owner, Menaka Qvist	Provided a cover letter to owners submission in support of heritage listing.
	Menaka Qvist (owner)	Supports listing, but requests that the listing is limited to the original Gruzman House at 6-8 Oswald Street, and that the listing does not extend to 4 Oswald Street.
'Winston House', 20 New South Head Rd, Edgecliff	Nathan Wilcox (owner)	Strong support. Noting that this is his individual submission.
	Estelle Tracton (owner)	Strongly opposed. Modifications to the ground floor shopfronts and windows in the past negate heritage significance, and that heritage listing is restrictive.
	Victoria Raft (owner)	Writing on behalf of all owners. Strongly opposed. Has provided some updated information on condition and modifications. Rejects that it has associative values as the architects do not appear to be significant.
'Portland Hall', 48 New South Head Rd, Edgecliff	No submissions for or against.	
Group of four Phoenix Palms at Oswald St Reserve, Darling Point	WMC Landscape and Trees team (owner/manager)	Provided submission in support of the listing. Provided comment that the trees are in good health.
Brantwood Heritage Conservation Area	Whole HCA	
	Arek Drozda (owner at adjoining property)	Opposes the current form of the HCA. Believes the adjacent properties at 138-140, 142- 146&148 New South Head Rd should also be considered part of the HCA to capture the full values of the HCA. If these properties have no merit in listing, then the Brantwood Estate properties should also be viewed as having a diminished significance.
	156-164 New South Head Rd	
	William Bracey (owner, Body Corp Chair)	Strongly opposed. Submitting as the chairman of the body corporate committee. The building is in poor condition.
	Niall Cairns (owner)	Strongly opposed. Would like to seek to increase the building envelope and height limits for their site (and adjacent sites) in future.
	Ray Cooper (owner)	Strongly opposed. Given no internal site inspections were undertaken, feels the Draft Heritage Study is presumptive of the significance. The building condition is poor.
	166 New South Head Rd	
	No submissions for or against.	
	168 New South Head Rd	
	No submissions for or against.	
	170 New South Head Rd	
	No submissions for or against.	
	172-180 New South Head Rd	
	No submissions for or against.	

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"Gruzman House", 4 and 6-8 Oswald Street, Darling Point

The owner of this property prepared a submission **in support** of the heritage listing, and provided extensive information about the property, including photographs of its current condition which appears to be deteriorating in parts. This information was provided so that the heritage inventory sheet could be updated and correctly reflect its current state. It also contained additional information with regards to the building development, in particular the relationship between the two properties at 6-8 Oswald Street and 4 Oswald Street. It noted that while Gruzman designed the conversion of a Federation period residence into four apartments at 4 Oswald Street, and there are elements of the built form associated with the dwelling at 6-8 Oswald Street that extend over the allotment at 4 Oswald Street, the design principles that are fundamental to the significance of Gruzman House are certainly more prevalent and authentic within the original Gruzman House. As such, the owners support the heritage listing over 6-8 Oswald Street only.

In support of the owners letter, a submission was prepared by Stephen Davis of Urbis. The letter states that Urbis have reviewed the GML Draft Heritage Study and heritage inventory sheet, and support the proposed heritage listing of 6-8 Oswald Street at a local level for its historical, associative, aesthetic, research potential, rarity and representative values.

In response to this, Council staff agree and support that the original Gruzman House predominantly constructed over 6-8 Oswald Street is the historically significant property, and that the significant elements are appropriately described in detail in the heritage inventory sheet and Statement of Significance. However, there is sufficient association to extend the listing to include the allotment at 4 Oswald Street and to ensure all elements associated with the main Gruzman House are captured in the listed curtilage. Therefore, the local heritage listing should include the allotments comprising both 4 and 6-8 Oswald Street. Whilst the heritage curtilage may unintentionally encompass elements that are not significant or associated with the original Gruzman residence, the heritage inventory sheet and statement of significance will also detail non-significant elements as "excluded" from the listing to ensure they can be appropriately managed in future. Council staff recommend that this item proceed for local heritage listing.

"Winston", 20 New South Head Road, Edgecliff

Three submissions were received from owners of this property. Two submissions were **in objection**, and one owner submission was **in support** of the heritage listing because the building holds significant historical, architectural, and cultural value.

Submissions objecting to the proposed heritage listing made note of a number of issues that suggest the building does not meet the criteria for heritage significance. In summary, these are as follows:

- The interiors have been modified, particularly with regard to the commercial shopfronts which have been updated.
- The interiors of only one apartment has been viewed. All other apartments in the building have had various modifications to wall arrangements, flooring, kitchens and bathroom amenities, as well as the removal of some decorative elements like cornices.
- Strong objections to the significance of the building and its historical association to architectural firm Craig and Brindley. Based on their own research, the architectural firm has not made significant contributions to architecture, nor were they designing specifically in this interwar functionalist style that 20 New South Head Road is a good representative example.
- One submission agrees at a high level that the building meets the requirements for aesthetic and representative significance, if considering the external façade only. However, given the internal modifications, they believe these criteria cannot be achieved.

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- They believe that the heritage listing presents a burden to ongoing maintenance, particularly repairs to brickwork, water damage, and roof and plumbing drainage maintenance. Heritage listing would present an “undue financial hardship” on the owners to maintain it, and impact on its resale value.

In response to these issues, Council staff recommend that despite any modifications, the building retains elements that support the historical associations, aesthetic and representative values that the Draft Heritage Study identified. Notwithstanding the various internal modifications that have been undertaken in individual units, the elements that were inspected from the public domain and common areas are sympathetic and do not obscure or detract from the interwar functionalist aesthetic that the building continues to present. With regards to the historical association of this building as an example of prominent architects and an important architectural style, the extensive research provided in the Draft Heritage Study demonstrates that this building is representative of those values and the heritage criteria. Whilst the comments are noted regarding the ongoing maintenance and the values of the property, these are not matters that influence the heritage assessment against the relevant criteria.

Council staff recommend that this item proceed for local heritage listing.

Brantwood Heritage Conservation Area

Four submissions were received in relation to the Brantwood HCA. One submission commented on the HCA as a whole, and three submissions were received with comments specific to the building at 156-164 New South Head Road ('Ruskin') only. All submissions were **in objection** to the listing.

Submissions objecting to the listing have indicated that the condition of the building is extremely poor, and heritage listing would present a burden to its ongoing maintenance. One comment was regarding the impact that the heritage listing would have on the sale values for owners and would also present an immediate restriction to redevelopment, specifically future opportunities for uplift on the site.

In response to these concerns, Council staff would reiterate that the fundamental nature of this heritage item is as a conservation area. It has been assessed as a group of properties that is a highly intact remnant of a historical estate subdivision, and presents as a varied but complementary grouping of interwar flat buildings each of a different architectural style and addressing a central courtyard setting. This relationship to its setting is rare in Woollahra and even broader, as individual flat buildings typically only had private gardens or courtyards, not a shared one built to accommodate the buildings and their private entrances. Furthermore, local heritage listing does not prevent the maintenance of buildings. On the contrary, regular maintenance is encouraged to ensure the significance values of the conservation area are upheld.

One submission did not support HCA in its current form. The submission recommended that the HCA should be expanded to include other adjacent properties (such as at 138-140 and 142-146 and 148 New South Head Road) which would also contribute to enhancing the historic character of the area. It is noted that the properties at 138-140 and 142-146 and 148 New South Head Road were being considered as part of another planning proposal, and as such was not included as part of the area considered by GML Heritage.

In response to the comment criticising the extent of the HCA, Council staff would reiterate that the curtilage of the proposed HCA relates specifically to the 1880 Brantwood Estate, on which the Victorian mansion “Brantwood” was located. This estate was subdivided in 1928 into the allotments that contain the proposed HCA. Inclusion of any adjacent properties such as those west on New South Head Road, have no relationship to the 1880s Brantwood Estate or its subsequent subdivision and its interwar architectural styling.

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In summary, notwithstanding the issues raised by owners regarding condition, property values, future development potential and expansion of the HCA into adjacent allotments, Council staff recommend that the HCA comprised of a group of five buildings including gardens still retains elements that support the significance values that the Draft Heritage Study identified. The extent of this HCA should not be expanded, as it specifically reflects the subdivision of the Brantwood Estate, a grand 1880s Victorian estate.

Council staff recommend that this HCA proceed for local heritage listing.

Discussion on overall feedback

Based on the feedback received during pre-engagement, Council staff in consultation with GML Heritage maintain the recommendations as contained in the Draft Heritage Study.

Having considered the information contained within the submissions, and subject to the advice from the Woollahra LPP, the Draft Heritage Study and associated Heritage Inventory Sheets will be updated before being presented to a meeting of Council.

Policy Implications:

Should Council resolve to progress a planning proposal (having considered the advice of the Woollahra LPP), and should the planning proposal progress to finalisation, there will be policy implications by amending the Woollahra LEP 2014 and associated mapping.

Financial Implications:

As the study was prepared by an independent external consultant, there are financial implications. However, these are considered appropriate considering the extensive work required, and this was budgeted for in the 2022/2023 and 2023/2024 financial years.

Resourcing Implications:

Should Council resolve to progress a planning proposal, staff resources will be associated with progressing the matter including managing the public exhibition process and preparing a post exhibition report to a meeting of Council.

Conclusion:

This report seeks the advice of the Woollahra LPP on a planning proposal to list six local heritage items and one HCA in the Edgecliff Commercial Centre in the Woollahra LEP 2014.

The planning proposal satisfies the requirements of section 3.33 of the EP&A Act as it includes:

- A statement of the objectives 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, outcomes and provisions and the process for their implementation.
- Details of the community consultation that is to be undertaken.

Council staff have considered the comments and issues raised in the submissions in response to the owner pre-engagement, and recommend that the Woollahra LPP provides advice to Council to proceed with the planning proposal at **Attachment 1**.

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Attachments

1. Edgecliff Commercial Centre - Planning Proposal Report - September 2023
2. Edgecliff Commercial Centre - Heritage Assessment Report (GML 2023)
3. Edgecliff Commercial Centre - Heritage Inventory Sheets (GML 2023)
4. Edgecliff Commercial Centre - Chronology of Consultation
5. Edgecliff Commercial Centre - pre engagement Submissions (redacted)

Item No: R2 Recommendation to Council
Subject: **HERITAGE SIGNIFICANCE ASSESSMENT OF COOPER PARK GARAGE AT 104 MANNING ROAD, DOUBLE BAY**
Authors: Sagar Chauhan, Temp Heritage Officer
Kristy Wellfare, Team Leader Heritage
Approvers: Anne White, Manager Strategic Planning & Place
Scott Pedder, Director Planning & Place
File No: 24/21279
Purpose of the Report: To respond to a Council resolution of 14th June 2022 to undertake an assessment of the potential heritage significance of Cooper Park Garage at 104 Manning Rd, Double Bay
Alignment to Delivery Program: Strategy 4.2: Conserving our rich and diverse heritage.

Recommendation:

THAT Council:

- A. Note the recommendations contained in the Assessment of Heritage Significance prepared at **Attachment 1** of the Environmental Planning Committee report to 2 April 2024, which concludes that 'Cooper Park Garage,' at 104 Manning Rd Double Bay does not meet the threshold for listing as a heritage item in Schedule 5 of the Woollahra Local Environmental Plan 2014.
- B. Take no further action to progress listing of Cooper Park Garage, Double Bay in the Woollahra Local Environmental Plan 2014.
- C. Note that this resolution (initiated by a Notice of Motion) is now closed.

Executive Summary:

This report has been prepared in response to a resolution from 14 June 2022, where Council resolved for staff to investigate the potential heritage significance of the Cooper Park Garage in order to identify whether the site warrants heritage listing.

In summary, the assessment concludes that Cooper Park Garage, Double Bay does not meet the criteria for heritage listing in the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014). Staff recommend that Council resolves to note the recommendations of the Assessment of Heritage Significance contained at **Attachment 1**, and take no further action in this regard.

Discussion:

On 14 June 2022 Council considered a Notice of Motion (NOM 16.2) regarding the potential heritage significance of Cooper Park Garage, Double Bay. Subsequent to this, on 14 June 2022 the following was resolved:

THAT Council requests staff to undertake, as a matter of urgency a report to investigate the potential heritage significance of the building in order to identify whether the site warrants a listing as:

- (i) *a local heritage item in the Woollahra Local Environmental Plan 2015 and/or*
- (ii) *an item on the State Heritage Register under the Heritage Act 1977.*

The site

The site occupies the southern corner of the Lough Playing Fields at 104 Manning Rd, Double Bay in the Woollahra Local Government Area (LGA). The site is located on the corner of Manning Rd and Suttie Rd, near the intersection of Edward St and Attunga St in Woollahra, shown in **Figure 1**. The site is not identified as a heritage item, and is not within a heritage conservation area in the Woollahra LEP 2014

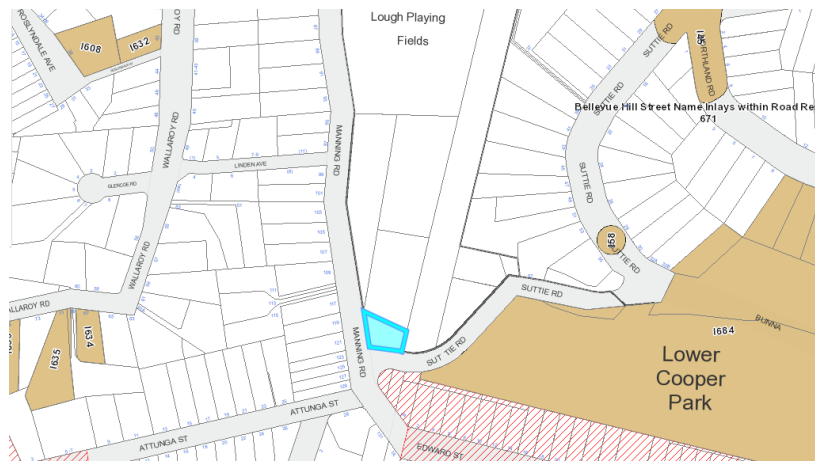


Figure 1: Cadastral map of the Cooper Park Garage occupying the intersection of Manning and Suttie Rds (site highlighted in blue). Heritage items shown in brown and heritage conservation areas hatched in red. (Source: Woollahra MAPS)

The subject site is legally identified as Lot 1 DP 84273. The south boundary is adjacent to Suttie Rd, which connects Manning Rd to Bunna Place (Cooper Park) and Bellevue Hill. The site comprises a stone structure with a hipped roof, parking space to the west and a modest grassed area to north. The property is owned and managed by Woollahra Council, and has been leased to 'Edgecliff Automotive Pty Ltd' since 2004 as a vehicle repair station.³

Suttie Rd separates the Lough Playing Fields from Lower Cooper Park. The location of the Cooper Park Garage is shown below in **Figures 1** and **2**. A front elevation, and image of the interiors are shown below in **Figures 3** and **4**.



Figure 2: Aerial map of the Cooper Park Garage occupying the intersection of Manning and Suttie Rds (site highlighted in blue) (Source: Woollahra MAPS)

³ Under the Standard Instrument—Principal Local Environmental Plan (2006 EPI 155a), 'vehicle repair station' means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.



**Figure 3: Principal elevation of the Cooper Park Garage to Manning Rd, January 2024.
(Source: Council's Heritage Officer)**



**Figure 4: Interior view towards at the rear of the property location towards the entry on
Manning Road, January 2024. (Source: Council's Heritage Officer)**

Assessment prepared by Council staff

An assessment of heritage significance for the site was carried out by Council's Heritage Officer Sagar Chauhan in accordance with the (then) NSW Department of Planning and Environment's guidelines, *Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW Criteria*, published 2023. The Heritage significance assessment is at **Attachment 1**. The assessment contains an investigation and assessment of heritage significance, including:

- Historical research, including original plans of the building; and
- Analysis of the exterior and interior of the building;
- Comparative analysis of the subject building with culturally significant service stations in Woollahra and NSW.

The property was assessed against the seven criteria in the guidelines (see **Table 1** below). Each criterion includes 'significance indicator' and 'significance threshold' 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 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.

Table 1: NSW Heritage assessment criteria summary

Criteria		
(a)	Historic 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)
(b)	Historical association	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)	Aesthetic/creative/technical achievement	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)	Social, cultural and spiritual 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
(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)
(f)	Rare	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)	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 • cultural or natural places; or • cultural or natural environments.

The assessment concludes:

The Cooper Park Garage at 104 Manning Rd Woollahra, constructed 1924, is a single-storey stone structure which originally housed private buses operating on two routes from Woollahra to Central Station sanctioned to owner Robert John Norris. The garage catered to this function for about a year, following which it has remained in use as a vehicle repair station since at least 1931. Physical and documentary evidence suggests that the garage has also served as a service station, however exact timeframes for this use have not been confirmed.

The Cooper Park Garage does not belong to a specific typology or architectural style of the Inter-war period applied to other service stations and/or vehicle repair stations either in Woollahra or Sydney, neither does it retain any defining features of its original or subsequent uses.

The Cooper Park Garage does not meet the threshold for any of the heritage significance criteria (a – g) as defined in NSW Government (then) Department of Planning and Environment's 2023 guide, 'Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria' for listing at either local or state level.

Options:

Council may resolve in line with the recommendation of this report, or Council may choose to resolve in another manner.

Community Engagement and / or Internal Consultation:

The Cooper Park Garage was inspected internally and externally on two occasions, firstly on 10 October 2023 by Council's Heritage Team Leader Kristy Welfare and Council's Heritage Officer Sagar Chauhan, secondly on 24 January 2024 by Sagar Chauhan. On completion of the Heritage Significance assessment, consultation occurred with staff from the Property and Management department.

Policy Implications:

Should Council resolve in line with the recommendations of this report, there are no policy implications.

Financial Implications:

Should Council resolve in line with the recommendations of this report, there are no financial implications.

Resourcing Implications:

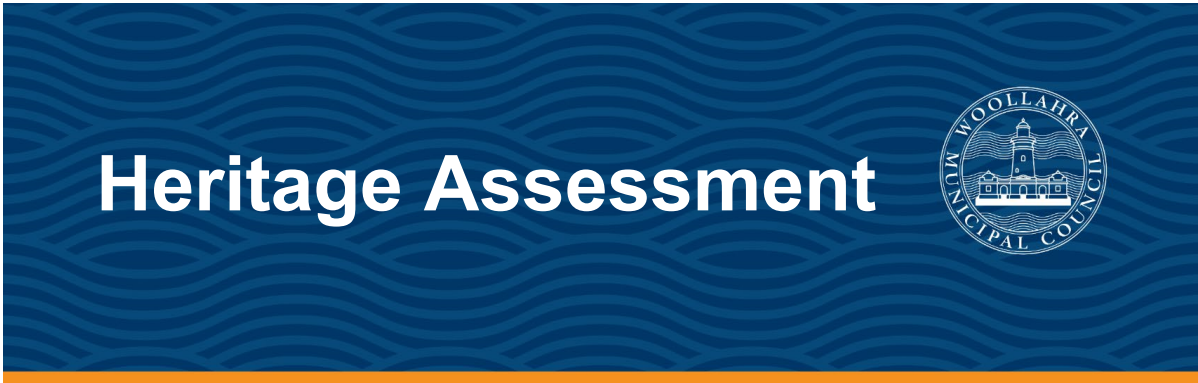
Should Council resolve in line with the recommendations of this report, there are no resourcing implications.

Conclusion:

In accordance with the Council resolution of 14 June 2022, Council staff carried out Heritage Significance Assessment of the Cooper Park Garage, at 104 Manning Road, Double Bay. The assessment concludes that the Cooper Park Garage does not reach the threshold for listing on the Woollahra LEP 2014. Council staff recommend that Council takes no further action in this regard.

Attachments

1. Cooper Park Garage Heritage Assessment - Final Report - March 2024 [↓](#) 



Cooper Park Garage

104 Manning Road, Double Bay



Version Date:	March 2024
Division/Department:	Strategic Planning
Responsible Officers:	Sagar Chauhan – Heritage Officer
HPE CM Record Number:	23/212042

Acknowledgement of Country

Woollahra Municipal Council acknowledges that we are on the land of the Gadigal and Birrabirragal people, the Traditional Custodians of the land. We pay our respects to Elders past, present and emerging.

TRIM: 23/212042

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1. Introduction

1.1. Background

On 14 June 2022 Council considered a Notice of Motion (NOM 16.2) regarding the potential heritage significance of Cooper Park Garage, Double Bay. Subsequent to this, on 14 June 2022 the following was resolved:

THAT Council requests staff to undertake, as a matter of urgency, a report to investigate the potential heritage significance of the building in order to identify whether the site warrants a listing as:

- (i) a local heritage item in the Woollahra Local Environmental Plan 2015 and/or*
- (ii) an item on the State Heritage Register under the Heritage Act 1977.*

The following text was provided as background to this NOM:

Cooper Park and the Cooper Park Garage are Council owned assets. The land is zoned RE1 Public Recreation under the Woollahra LEP 2014 (refer to snippet below). [Figure 1].

Council is concerned to list items that warrant a heritage listing and to ensure that Council assets are conserved.

Cooper Park (excluding Cooper Park North) was included in the Woollahra Local Environmental Plan 2015 as heritage listed in 2020, as a result of a notice of motion passed on 27 November 2017.

The community is concerned that maximum protection is afforded to the conservation of the Cooper Park Garage which is situated at 104 Manning Road, Bellevue Hill on the corner of Suttie Road.



Figure 1: Images attached to Council Agenda dated 14 June 2022, Item 16.2

This heritage significance assessment has been prepared in response to this Council resolution.

1.2. Heritage Assessment Methodology

The Heritage Assessment Methodology has involved:

- An assessment of significance using the NSW criteria in accordance with the Heritage NSW Guidelines *Assessing Heritage Significance* (2001) and *Investigating Heritage Significance* (2021);
- Comparative analysis of buildings in the Woollahra municipality;
- Preparation of a draft inventory sheet in accordance with Heritage NSW.
- Preparation of State Heritage Register (SHR) nomination forms (where deemed necessary).

The methodology of the *Australia ICOMOS Burra Charter 2013* underpins this heritage assessment. The charter is recognised as a model of best practice in the conservation, identification and management of cultural heritage in Australia.

1.3. Sources

The methodology used in this heritage assessment is based on a review of primary and secondary sources. The following primary sources (documents) were used:

- Subdivision plans held at the State Library of NSW, National Library of Australia and Woollahra Local History Centre
- Rate books to establish ownership of the land and construction date of each house;
- John Sands' Sydney and Suburban Directory to verify ownership, occupants and date of construction and any pattern of development in the surrounding area.
- A review of building applications held by Council to establish what work was approved to this site.
- Trove from the National Library of Australia and other internet sources.
- Woollahra Local Studies resources, including Woollahra and Vaucluse Council Minutes, Building Indexes and Building Registers.

The images in this assessment have been taken by Council staff, unless otherwise specified.

1.4. Limitations

No Aboriginal heritage assessments were undertaken as part of this study.

1.5. Authorship

This study has been prepared by Sagar Chauhan, Heritage Officer, based on the study commenced by Flavia Scardamaglia, former Senior Strategic Heritage Officer, both of Woollahra Council.

The study is based on the historic research carried out by Jane Britten, Local History Team Leader at Woollahra Libraries. Special thanks to Barbara Swebeck from the Local History Centre for the advice and assistance provided with the historic research.

2. Background

2.1. Site identification

Cooper Park Garage occupies the southern corner of the Lough Playing Fields at 104 Manning Rd, Double Bay in the Woollahra Local Government Area (LGA), as seen in Figures 2 and 3. The site is located on the corner of Manning Rd and Suttie Rd, near the intersection of Edward St and Attunga St in Woollahra.

The subject site is legally identified as Lot 1 DP 84273 (Figure 3). The south boundary is adjacent to Suttie Rd, which connects Manning Rd to Bunna Place (Cooper Park) and Bellevue Hill. Suttie Road separates the Lough Playing Fields and the subject site from Lower Cooper Park.

The Cooper Park Garage site comprises a stone structure with a hipped roof with parking space to west and a modest grassed area to north of the structure. The property is owned and managed by Woollahra Municipal Council, and has been leased to 'Edgecliff Automotive Pty Ltd,' since 2004 as a 'vehicle repair station.'¹

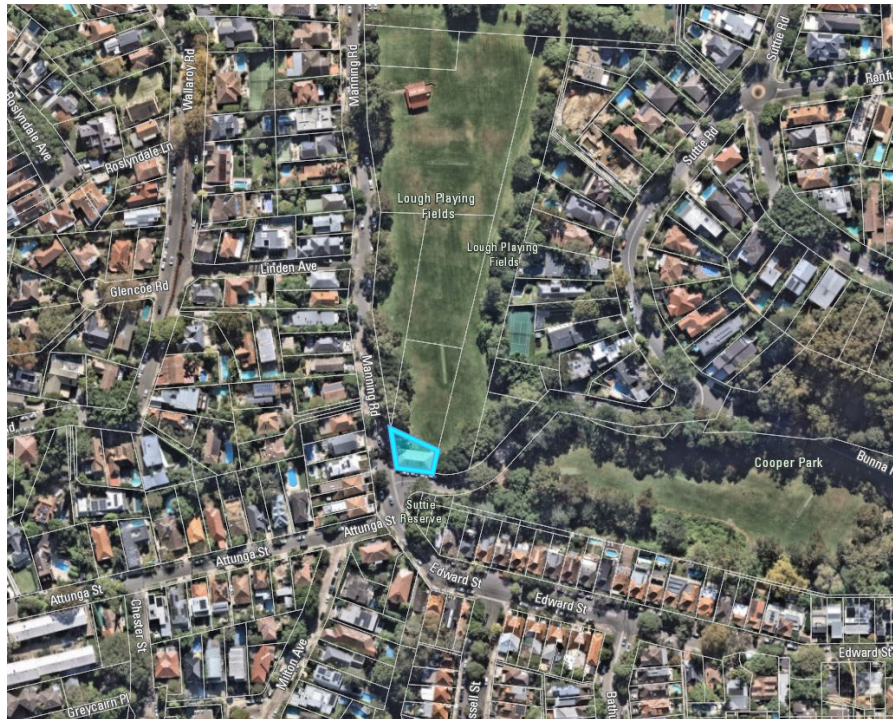


Figure 2: Aerial photo of the site occupying the intersection of Manning and Suttie Rds, highlighted in blue. Lough Playing Fields exist to the north. (Source: Woollahra MAPS)

¹ Under the Standard Instrument—Principal Local Environmental Plan (2006 EPI 155a), 'vehicle repair station' means a building or place used for the purpose of carrying out repairs to, or the selling and fitting of accessories to, vehicles or agricultural machinery, but does not include a vehicle body repair workshop or vehicle sales or hire premises.



The site is currently used as a vehicle repair station.

2.3. Heritage Listings

The site 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, listed under Schedule 5 of the Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014).

Cooper Park Garage lies in proximity of the following items of environmental heritage, as shown in Figure 4:

- Cooper Park, Bellevue Hill (excluding Cooper Park North) (Item 684), lies across Suttie Rd
- Street Name Inlay, 'Suttie Rd' to adjoining pavement, part of 'Woollahra Street Name Inlays within Road Reserve' (Item 679)
- 'American Cotton Palm' at Suttie Rd, (within road reserve in front of 28) (Item 58)
- 'Woollahra Heritage Conservation Area' (C15), lies across Suttie Rd (seen hatched in Figure 4)

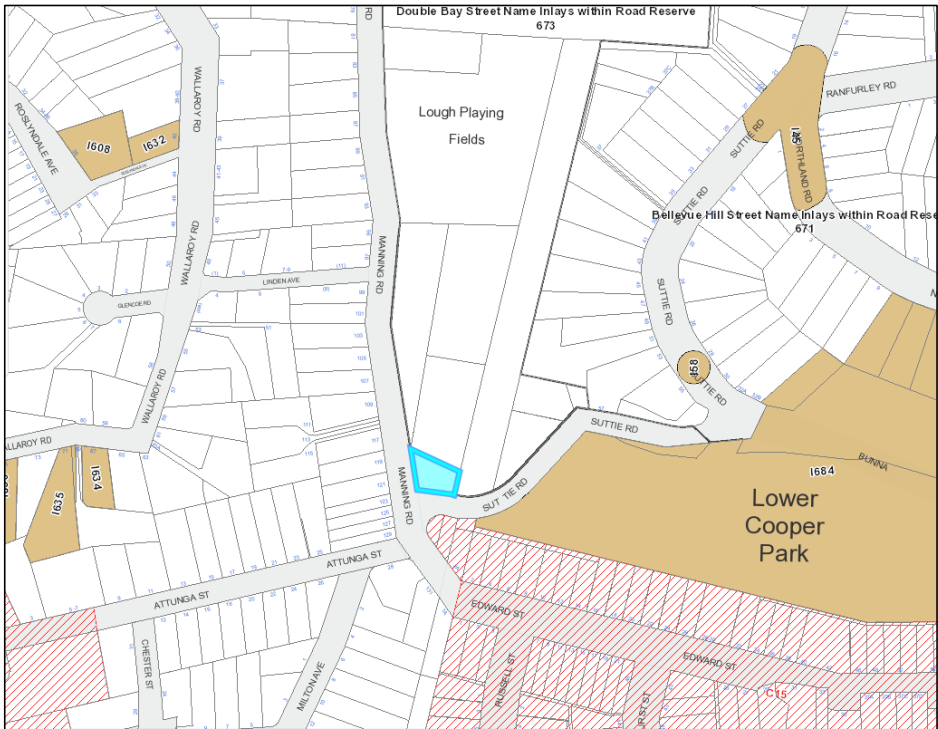


Figure 4: Heritage items and conservation areas in the vicinity of the subject site (shown highlighted in blue). Heritage listed items are coloured in light brown and heritage conservation areas are hatched in red. (Source: Woollahra MAPS)

3. Historical Context

The history of the site has been discussed under the purview of the following themes:

1. Pre-European Occupation (pre 1788)
2. Post-European Occupation (1788-1924)
3. Private Bus Service in Woollahra (1920s)
4. Ownership by Robert John Norris (1924-27)
5. Subsequent ownerships (1927-present)

3.1. Pre-European Occupation (pre 1788)

Prior to European invasion, the subject site formed part of the Cadigal and Birrabirragal people of Dharug language group. "Much of the Woollahra district were the Cadigal clan, while the harbour area around Watsons Bay and South Head was inhabited by the Birrabirragal clan."¹ The following account of the Aboriginal association with Cooper Park, adjacent to the subject garage, has been extracted from the report titled "Heritage Significance Assessment, Cooper Park, Bellevue Hill," by Betteridge Consulting Pty Ltd t/a Betteridge Heritage, dated 3rd November 2019:

The dense bushland, rock shelters, fresh water and proximity to the harbour would have made the area that is now Cooper Park attractive to the Cadigal people who had been caring for the land for millennia. While there is limited information on the lives of the Cadigal and Birrabirragal at Woollahra, some of their heritage is preserved in the form of rock art, shell middens and the Sydney Aboriginal language. There are 29 rock art and engraving sites in the municipality of Woollahra including in Cooper Park, with an engraving of a kangaroo and fish in the study area.

Larmer reported 'Willárrá' as the Aboriginal name for Point Piper, but, if a written variant of 'Woo-lā-rā', it may have referred to a larger area than just Point Piper, as the latter (Woo-lā-rā) was recorded as the name for 'The Look-out' which was at Outer South Head, known today as Dunbar Head.

In July 1845, the travelling artist George French Angas (1822-1886) and Sydney Police Inspector W. Augustus Miles (1798-1851), an amateur anthropologist, persuaded King Bungaree's widow, Cora Gooseberry, who was camped by the creek at Camp Cove, to show them Aboriginal engravings at North Head. In return she received flour and tobacco. Miles copied the designs at South and Middle Heads, while Angas's drawings were reproduced in his *Savage Life and Scenes*, London, 1847.

Much of the evidence that Aboriginal middens in the area may have offered to modern-day archaeologists has probably been lost because many middens were gradually burned during the 19th century for lime production.²

3.2. Post-European Occupation (1788-1924)

Post European invasion, the subject site, adjacent to Lough Playing Fields, became part of Cooper family's Point Piper Estate. The subject site falls within the 1130-acre portion of the 1320-acre Point Piper estate. This land was first accrued by colonial official John Piper, with the portion relevant to the history of the stone garage being a 500-acre parcel granted to Piper 'in lieu of land at Church Hill.'³

In bankruptcy, Piper forfeited the 1320-acre holding to the partnership of Cooper and Levey in 1826, and a consolidated grant to the 1130-acre portion of the land was issued from the Crown to Cooper and Levey in 1830.⁴ In 1847, after certain agreements were reached with

the late Solomon Levey's son and sole beneficiary John Levey, the Point Piper estate as a whole was concentrated into the hands of Solomon's former partner Daniel Cooper.⁵



Figure 5: c.1844 map showing the Point Piper Estate. Approximate location of the subject site is indicated by red arrow. (Source: Anon., "The Estate of Point Piper, surveyed trigonometrically and divided into allotments [cartographic material]," State Library of NSW, Record Identifier: 74VKdB8xEll, <https://collection.sl.nsw.gov.au/record/74VKdB8xEll>)



Figure 6: Extract from a c.1855 map showing the Point Piper Estate. Approximate location of the subject site is indicated by red arrow. Cooper Park is to the right of the subject site, bounded by Bellevue Rd. Suttie Rd has not yet been established. (Source: Anon., "Point Piper Estate [cartographic material]," State Library of NSW, Record Identifier: 74VK2k55Wzy, <https://collection.sl.nsw.gov.au/record/74VK2k55Wzy>)

3.3. Ownership by Robert John Norris (1924-27)

In July 1924, Robert John Norris (1876-1935), a motorbus proprietor, entered into a contract with the trustees of the Cooper estate to purchase the site of his intended business headquarters, described in the registered memorandum of agreement as 'situate at the intersection of Manning Road and Edward Street containing an area of about 38¼ perches.'⁶ Norris proceeded to set up two routes for motor buses between Central Railway Station and Bellevue Hill. The first of his applications to set up a route came before Council in July 1923. This was to ply a motor omnibus service between Ginahgulla Rd and Central Station.⁷ The second application was for a route from the junction of Victoria and Bellevue Rds to Central Station.⁸ Both applications were endorsed by the Council, considering the demand for private bus service in the 1920s.⁹

Norris submitted building application BA352/24, approved July 1924, to construct a 'garage for housing motor buses' working the routes mentioned above. The application noted that the building was to be constructed of brick, however was eventually constructed of rusticated stone (Figure 9). In the application, Manning Rd resident and Council Alderman, George Gallop was noted as the builder.

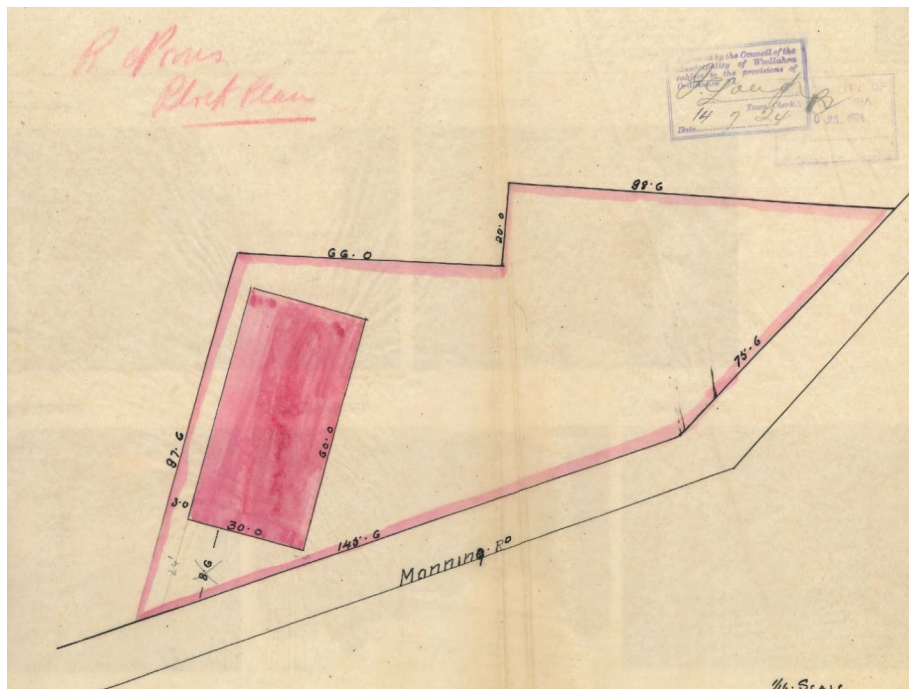


Figure 7: Site plan showing the original parcel of land bought by Norris with the proposed location of the garage. (Source: BA352/24)

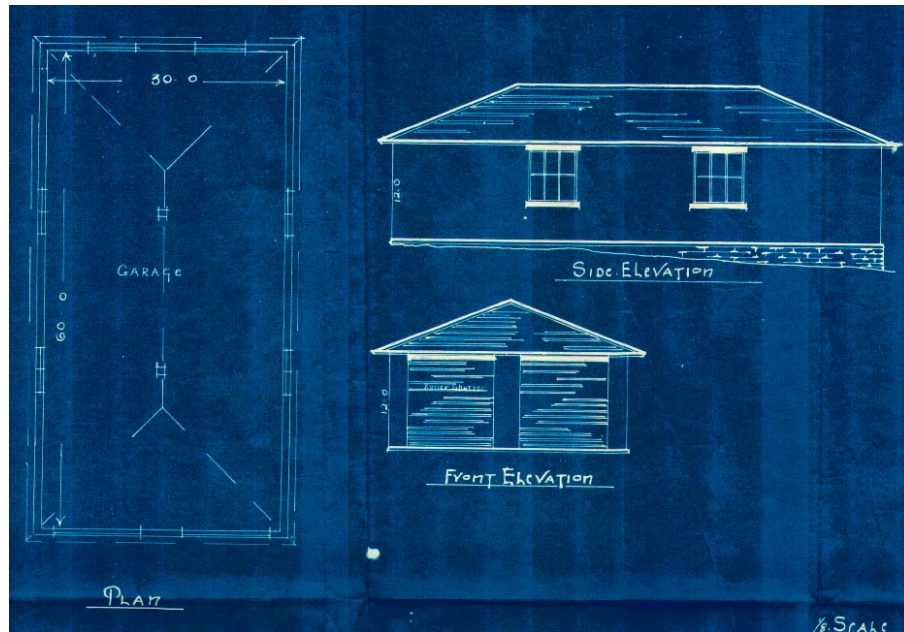


Figure 8: Drawings submitted with BA352/24. (Source: BA352/24)

Other documentation suggests that Norris intended to develop the site further in relation to his motor bus service. The dimensions of the parcel as acquired by him in 1924 (38¼ perches) would have accommodated this expansion. In September 1924, Norris borrowed a sum of £850 from his brother Walter Sidney Norris “to erect a messuage² or garage with proper offices and other conveniences.”¹⁰ However, these plans did not materialise. Norris’s business appears to have been struggling by mid-1925, and less than two years after making this investment he severely reduced the size of his holding through two sales – one (of 4½ perches) at the offer of purchase by Woollahra Council, to create an access route from the Manning Rd/Edward St junction into the lower area of Cooper Park, and the other (16¾ perches) privately sold, presumably to raise funds or offload liability.

In November 1925, both of Norris’s motorbus routes were granted to Mr F. H. Stewart of the ‘Metropolitan Omnibus and Transport Company Ltd.’¹¹ After November 1925, there are no references to Norris in Council minutes, and it seems unlikely he remained in the area.

In July 1926 issue of the Sydney Morning Herald, Norris advertised the garage for sale.¹² (Figure 10) In November 1926, Norris sold 4½ perches (20ft corridor of land) of the original site to Woollahra Council to create access-way to Cooper Park garage, which when established, divided the original land area into two similarly sized portions. In the same month, Norris sold an area of 16¾ perches George Dyson, Land Valuer and his wife Annie Dyson,¹³ separated from the garage site by the 20ft corridor.

² “Messuage” is a dwelling house with outbuildings and land assigned to its use.

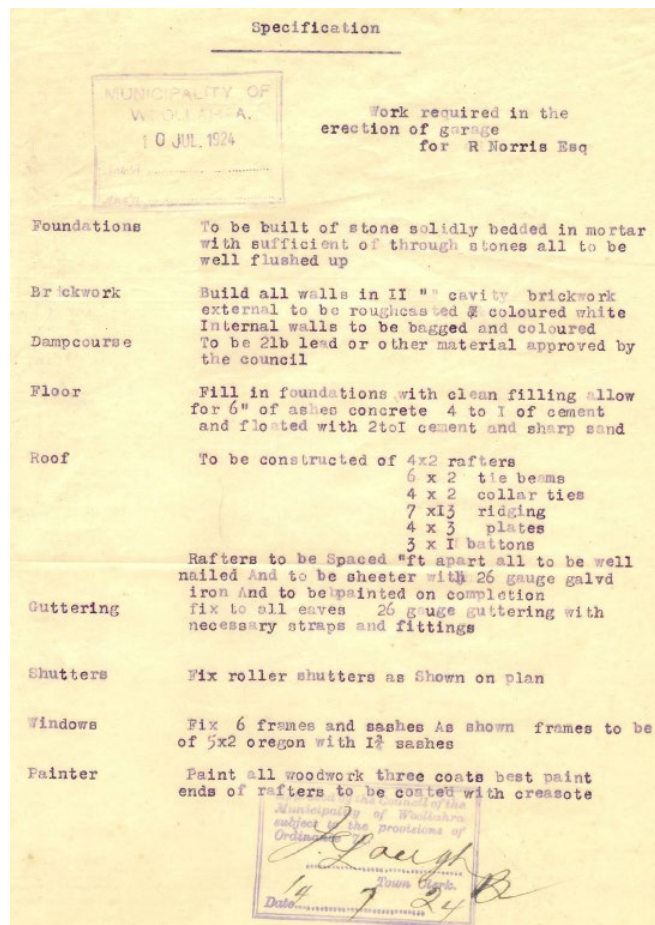


Figure 9: Specifications submitted with BA. (Source: BA352/24)

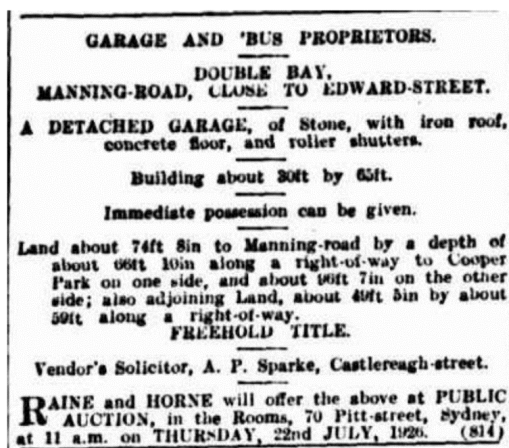


Figure 10: Advertisement for the sale of the garage. (Source: Anon., "Garage and bus proprietors," The Sydney Morning Herald, 10th July, 1926, p. 20)

3.3.1. Association with Robert John Norris and George Gallop

Robert John Norris (1876-1935)

Robert John Norris was born in the district of Glebe in 1876, Norris came from a family of bootmakers and repairers. His father John was based in a bootmakers shop in Catherine Street Forest Lodge when Robert was born, but later moved into boot and shoe retail, and would appear to have been financially successful. He retired to the comfortable garden suburb of Haberfield, and after his death in 1916, his four sons - Robert and younger brothers Arthur, Walter and Ernest - chose to carry on the boot-selling business under their father's name, suggesting it was a business association worth retaining.

In July 1919 (following their mother's 1918 death) the four brothers registered their joint business as 'John Norris – Boot and shoe retailers', based at 161-163 Parramatta Road Annandale.²⁷ However, four years later, Robert Norris branched out independently in a totally unrelated enterprise.

In mid-1923, when he first made an application to run bus services through the municipality of Woollahra, Robert Norris's fledgling bus company appears to have been typical of many which emerged during this post-war window – a small, family-operated business.

As noted earlier, Norris's bus routes in Woollahra were terminated in November 1925. By 1927, Norris had taken over an established boot making business at 138 Norton St, Leichhardt,¹⁴ from where his son Arthur William Norris was still operating a shoe repair shop in 1937,¹⁵ two years after his father's death in January 1935.¹⁶

George Gallop

George Gallop was an experienced builder, whose name appears frequently in respect of building applications in the municipalities of Vacluse and Woollahra through the early decades of the twentieth century. In mid-1924, Gallop was also an Alderman of Woollahra Council, elected at a by-election in November 1923 to fill a sudden vacancy in the Double Bay ward.¹⁷

3.4. Private bus service in Woollahra (1920s)

In many areas of suburban Sydney, the 1920s was the era of the private motorbus. L Hovenden notes:

Motor buses had the greatest impact of all types of motor vehicles in Sydney between 1900 and 1937... During the 1920s, many people came to depend on motor bus services.¹⁸

Historian Rosemary Broomham has noted two areas of Woollahra to which this dependency on the private bus especially applied: 'the fast developing slopes of Bellevue Hill and the higher parts of Rose Bay.'¹⁹ The western slopes of Bellevue Hill was the area targeted by Robert Norris across the short life of his motorbus business.

As happened elsewhere in Sydney where transport deficits existed, the private bus operator stepped into the breach. Woollahra Council received the first application to establish a motorbus route in the municipality in October 1918, from which point a continuous stream of applications began to flow via the NSW Traffic Department, until discussion of the topic became a routine part of proceedings at Council meetings.

The Woollahra aldermen were keenly aware of the critical role of the private bus in the development of particular areas of the municipality. In November 1923, officiating at the formal naming of Tarrant Avenue, a small street located on the northern fringe of those 'fast

developing slopes' on the western side of Bellevue Hill, Deputy Mayor of Woollahra Alderman Fairweather spoke of the many attractions of the Bellevue Hill ward, adding that "when [the residents] had the motor buses running [they] would have all that they required."

A few months earlier, Robert Norris had submitted an application to run a bus service to Central Railway Station from the corner of Victoria and Bellevue Rds via Bellevue, Bulkara, Kulgoa, Yamba, Bellevue and New South Head Roads.²⁰ Of these, the newly-named Tarrant Avenue intersected with both Bulkara and Kulgoa. As noted in Section 3.3 of this report, Central was also the destination of second bus route proposed by Robert Norris

The passage of State Transport (Coordination) Act in 1931 and the resulting taxes and regulations imposed on the motor bus proprietors brought this period of the independent omnibus company to an inexorable halt, ushering in a lengthy period of government-operated buses.

3.5. Subsequent ownerships (1927-present)

Following the 1926 advertisement, the residual site occupied by the garage was sold in April 1927 to Madeline Hall whose husband was a motor trader. In 1929, the site was sold again to Leah Davis whose husband ran a commercial service station.³ In the same year, the site is first listed as a garage in Sands Directory. In 1931, the site was being used to trade and service private vehicles, reflecting the rise of the 'family car.' It is not evident if the use as service station continued at this time.

Use as a vehicle repair station continues to the present day under the ownership of the site by Woollahra Council, which resumed the property in 1938.

Under Council ownership, the garage has been subject to internal and external alterations and additions. The modest skillion roofed stone extension to the north appears to have been constructed by 1943. The stone walls to all elevations have been pointed with concrete and the roof cladding has been replaced. The original windows, presumably timber, have been replaced with metal framed windows featuring mesh.

The garage is currently leased to 'Edgecliff Automotive Pty Ltd,' which took over the lease in 2004 from a similar user who had been leasing the garage since January 1994.

³ Under Standard Instrument—Principal Local Environmental Plan (2006 EPI 155a), 'service station' means a building or place used for the sale by retail of fuels and lubricants for motor vehicles, whether or not the building or place is also used for any one or more of the following—

- a) the ancillary sale by retail of spare parts and accessories for motor vehicles,
- b) the cleaning of motor vehicles,
- c) installation of accessories,
- d) inspecting, repairing and servicing of motor vehicles (other than body building, panel beating, spray painting, or chassis restoration),
- e) the ancillary retail selling or hiring of general merchandise or services or both.

For definition of a vehicle repair station, refer footnote 1.

4. Physical Analysis

4.1. Site Inspection

The Cooper Park Garage was inspected internally and externally on two occasions, firstly on 10 October 2023 by Council's Heritage Team Leader Kristy Wellfare and Council's Heritage Officer Sagar Chauhan, secondly on 24 January 2024 by Sagar Chauhan.

4.2. The building

4.2.1. Exterior

The garage is a utilitarian structure constructed of rusticated stone walls surmounted by a hipped roof finished in corrugated metal with generally matching metal gutters and downpipes (Figures 11 to 29). The principal elevation to Manning Rd features two large openings with metal doors that provide access for vehicles (Figure 11). The openings to four elevations, including windows, feature concrete sills and lintels, most painted white (Figures 11 to 15).

The principal elevation features the signage, "Free Air" to the stone wall, south of southern entry. (Figure 16) Remnants of bases to filling stations, now removed, exist at the entries (Figure 17, 18). It is not certain if filling tanks remain underground. The southern entry features a rubber barrier to contain fluid spills (Figure 19).

The cement pointing to stone walls has caused extensive cracking and weathering due to retention of moisture. Cement pointing has deteriorated in places revealing lime mortar underneath and the mortar has deteriorated in places revealing gaps. Metal fixings to the stone walls have caused rust stains and removed fixings have resulted in gaps between stone (Figures 20 to 22). Some water damage is evident to timber rafters and battens to the exterior. Roofing is also damaged in places. (Figure 22)



Figure 11: Principal elevation to Manning Rd, January 2024. (Source: Author)



Figure 12: North elevation to Lough Playing Fields, October 2023. Please note the modest skillion roofed addition to the north eastern corner of the garage. (Source: Author)



Figure 13: East elevation to Lough Playing Fields, October 2023. (Source: Author)



Figure 14: South elevation to Suttie Rd, January 2024. (Source: Author)



Figure 15: A closer view of a later window to north elevation with mesh screen attached. (Source: Author)



Figure 16: Signage to principal elevation. (Source: Author)



Figure 17: Base of since removed filling station at mid of northern and southern entries. (Source: Author)



Figure 18: Base of since removed filling station at northern entry. (Source: Author)



Figure 19: Rubber barrier to southern entry, January 2024. (Source: Author)

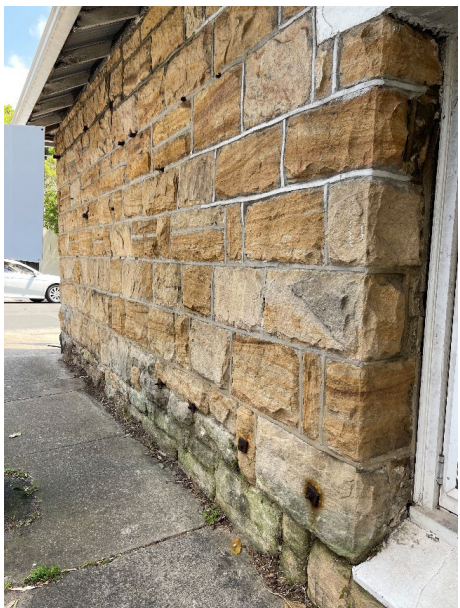


Figure 20: Cement pointing and water damage to west facade. (Source: Author)



Figure 21: A close up view of concrete pointing to west façade. (Source: Author)



Figure 22: Water damage to timber trusses, and damaged corrugated roof sheeting at the south-east corner of the garage. (Source: Author)

4.2.2. Interior

The rectangular footprint remains free of partitions, except for storage/utility area at the south-east corner of the structure (Figure 23). The concrete flooring features cracking in places, and new areas of concrete flooring have been laid to facilitate workstations for car repairs (Figure 23). The timber roof structure, comprises two Queen trusses supporting timber battens and rafters, and remains unpainted (Figure 23 to 26). Some of the stone walls have been painted while others have been plastered over and painted (Figures 27, 28).



Figure 23: View from entry looking east, January 2024. (Source: Author)



Figure 24: View towards the entry, January 2024. (Source: Author)

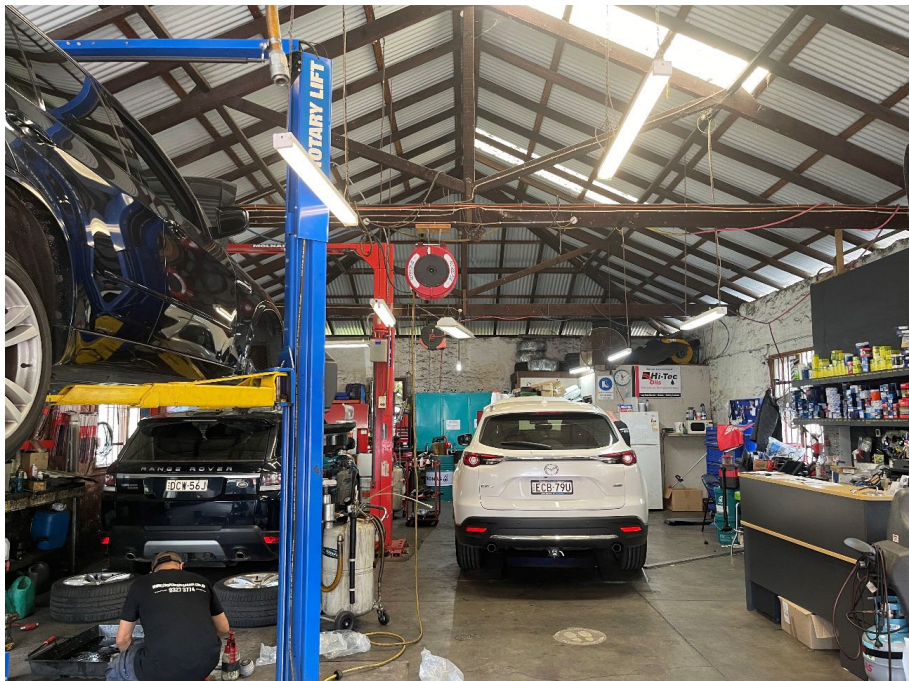


Figure 25: View towards the west wall, January 2024. (Source: Author)



Figure 26: Closer view of the timber roof structure, January 2024. (Source: Author)



Figure 27: A close up view of the painted north stone wall, January 2024. (Source: Author)

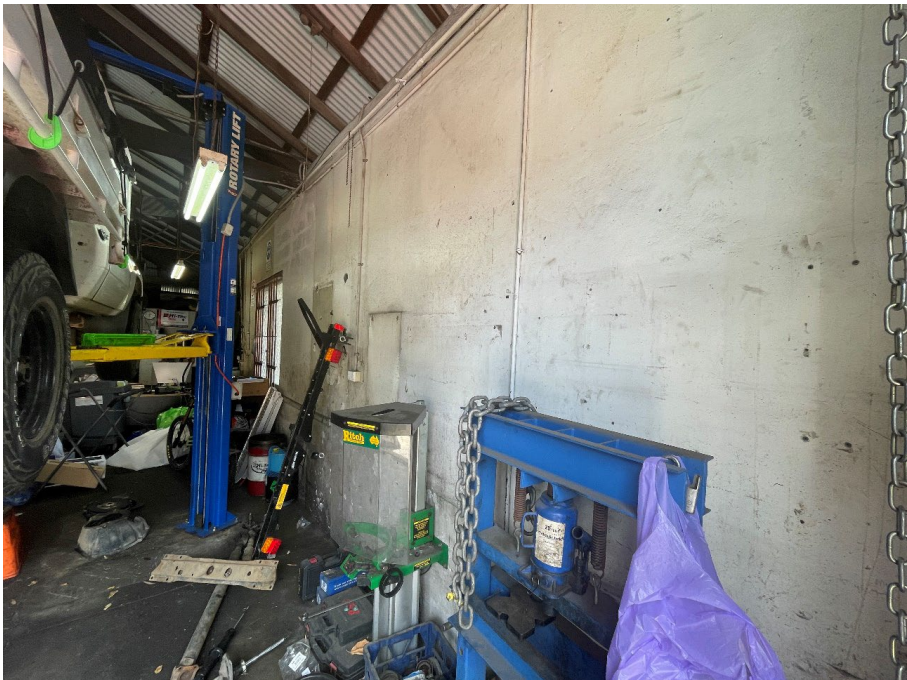


Figure 28: Plastered and painted south wall, January 2024. (Source: Author)

4.2.3. Setting

The subject site shares the north and east boundaries with Lough Playing Fields with no clear demarcation of boundaries. Across from Suttie Rd, exists the Suttie Reserve. To the west across Manning Rd, exist two storey mixed use and residential properties. The picturesque setting is quite unique for the structure of this nature.



Figure 29: Panoramic view showing the Lough Playing Fields, garage and Manning Rd streetscape, left to right, January 2024. (Source: Author)



Figure 30: View to Lough Playing Fields, east of parking area.



Figure 31: View to Lough Playing Fields, east of parking area.

5. Comparative Analysis



5.1. Introduction


The following comparative analysis includes examples of service stations and/or vehicle repair stations. The analysis provides some context for the limited cultural significance of the Cooper Park Garage, in particular its limited importance as a representative example of service station and/or vehicle repair station of the twentieth century.

Comparisons with culturally significant structures to house buses such as government depots or stations, generally of large sizes, is not considered appropriate due to the modest size of the subject structure and its limited use as a motor bus shed. Examples of culturally significant, privately owned garages to house motor buses have not been found during the course of research conducted for this report.




The following descriptions have been generally drawn from the information provided on the NSW Government Heritage Inventory for each building, and their associated statements of cultural significance. The following list is not exhaustive and is indicative only.

5.2. Garages and service stations in the Municipality

Photographs	Name & Information
 <p>Figure 32: View of the north-east elevation. (Source: breakfastpointrealty.com.au)</p>	<p>Address: 285 O'Sullivan Rd, Bellevue Hill</p> <p>Listing: Woollahra LEP 2014</p> <p>Listing title: Residential flat building, shops, garage and grounds</p> <p>Significance: Local</p> <p>Statement of significance: The Broadway Garage is an outstanding example of an inter war service station with apartments above which is rare in Australia and only occurred in Sydney. There are currently only 3 other similar examples identified with the Broadway being the most ambitious, the most intact and the only one in the predominant Spanish Mission style. The building dates from the key period of development for service stations in Sydney and was designed by a prominent architect of the inter war period – Emil Sodersten.</p>
 <p>Figure 33: View from the intersection of O'Sullivan and New South Head Rds. (Source: author)</p>	<p>Address: 51-55 O'Sullivan Rd, Bellevue Hill</p> <p>Listing: Woollahra LEP 2014</p> <p>Listing title: Former Service Station and grounds</p> <p>Significance: Local</p> <p>Statement of significance: As a rare surviving example of the structures erected in the inter-war period to cater for the expansion of car ownership the building is of high historical value. The building demonstrates a high level of aesthetic significance as evidence of the popularity of the Spanish Mission style for service</p>

	<p>stations in the 1920's showing an American Influence. The building is rare on a State level, with four different examples of varying scale in the Woollahra Local Government Area LGA. The building, while modified for commercial use, demonstrates significant aspects of the style as applied to service stations and is capable of interpretation.</p>
 <p>Figure 34: North-east facade. (Source: Edgecliff Commercial Centre Heritage Assessment 2023)</p>	<p>Address: 115 New South Head Rd, Edgecliff</p> <p>Listing: Not Listed</p> <p>Considered as part of Edgecliff Commercial Centre Heritage Assessment 2023, and not recommended for listing.</p> <p>Statement of significance, extracted from Edgecliff Commercial Centre Heritage Assessment 2023: 115 New South Head Road, Edgecliff, is an interwar building that was designed as a service station with Free Classical influences. It was originally constructed as a garage and service station with two flats above and dates from the 1920s to 1930s, a key period of development and advent of car use. It was designed by architect Dallas E Walsh but is not an exemplar of his works.</p> <p>As an interwar building that supports the car industry, 115 New South Head Road incorporates several architectural features typical of the Free Classical style but has undergone major modifications over time. While the building typology itself is rare in Australia, the building fabric has been substantially altered since its construction and it no longer provides sufficient evidence of the typology or use.</p> <p>115 New South Head Road has not retained its original use. Though the layout of the building is legible as a former garage and service station with two flats above, its current use as a tyre retail diminishes its integrity, representativeness and potential for rarity.</p> <p>The subject site does not reach the threshold of significance for individual heritage listing at local or State level.</p>

5.3. Garages and service stations in NSW

Photographs	Name & Information
 <p>Figure 35: Principal elevations. (Source: sgchamberscoota.com)</p>	<p>Address: 30 Wallendoon Street, Cootamundra</p> <p>Listing: Cootamundra LEP 2013</p> <p>Listing title: Art Deco Style Garage (Chambers Garage)</p> <p>Significance: Local</p> <p>Statement of significance: Good local example of an Art Deco Style motor garage. Moderate level of architectural intactness.</p>
 <p>Figure 36: View of the principal elevation. (Source: City of Sydney Archives & History Resources, Unique ID: A-00061433)</p>	<p>Address: 23-25 King St, Newtown</p> <p>Listing: Sydney LEP 2012</p> <p>Listing title: Service Station "Malcolm Motors" including interior</p> <p>Significance: Local</p> <p>Statement of significance: The building is significant as a good example of an intact Inter-War service station dates from the key period of development of service stations in NSW. It is designed in the most prevalent Spanish Mission style which demonstrated the Hollywood romance and glamour associated with movies and the motor car in the 1920s and 1930s.</p>
 <p>Figure 37: Principal elevations. (Source: paradisegarage.com.)</p>	<p>Address: 25-27 Dunning Avenue, Rosebery</p> <p>Listing: Sydney LEP 2012</p> <p>Listing title: "Paradise Garage" warehouse including interior</p> <p>Significance: Local</p> <p>Statement of significance: Built in 1954 for storage of plywood, construction materials and offices and has been in use for more than last two decades as a motor garage and showroom, the Paradise Garage warehouse is of historical significance as a physical evidence of the post-war industrial activities and development associated with the increased use of the motor cars industry in the South Sydney area. The building is one a few good representative examples of the post-war functionalist style warehouse and with its key characteristic elements of the style including the streamlined rendered façade, horizontal steel windows with horizontally proportioned panes and high parapet wall partially concealing saw-tooth roof has a notable presence. Through its prominent curved form and corner entry, the building contributes significantly to the industrial character of the immediate locality.</p>

 <p>Figure 38: Principal elevation. (Source: homehound.com.au.)</p>	<p>Address: 55 - 61 Riley Street, Woolloomooloo</p> <p>Listing: Sydney LEP 2012</p> <p>Listing title: Commercial Building "Lessey's Garage" including interior</p> <p>Significance: Local</p> <p>Statement of significance: Lessey's Garage has high local historic and aesthetic/technical significance. It is an outstanding example of an Inter-War Art Deco style garage which is intact. The building dates from the key period of development of Service Stations and Garages in NSW and is a rare example because of its Art Deco style. The building was designed by prominent architects Wilshire and Hodges and makes an important contribution to the streetscape of Riley Street.</p>
 <p>Figure 39: Principal elevation. (Source: aussietowns.com.au)</p>	<p>Address: Derowie Street, Manildra</p> <p>Listing: Cabonne LEP 2012</p> <p>Listing title: Service station (former) (Tom's Garage)</p> <p>Significance: Local</p> <p>Statement of significance: This garage is an asymmetrical arrangement, and a modest timber framed and flat sheet clad structure with stepped parapet addressing established in 1914 and operated by Mr Allan Tom, who locally ran the Amusu Theatre next door. Old petrol caps still remain. That building has a long history of being a centre of entertainment. Allan Tom also ran picture theatres in Molong and Canowindra.</p>

5.4. Comparative Analysis

The examples of service stations and/or vehicle repair stations above are culturally significant for being purpose-built. These were designed in a particular architectural style and have generally retained defining elements of their original and/or continued use as a service station. The Cooper Park Garage does not retain any defining features related to its original use to house buses, and was not purpose-built as a service station or vehicle repair station. The garage was built as a shed to house motor buses, a function it catered for about a year. The garage does not represent a particular architectural style and is not representative of stylistic aspirations and/or achievements of the Inter-war period. It cannot be considered to have made the same contribution to the key period of development and advent of car use from late 1910s to 1930s as demonstrated by the examples above which were specifically constructed for the purpose. The Cooper Park Garage does not retain any defining features of its short lived use as a service station other than what appears to be concrete bases for filling stations at entries, and a rubber barrier to a speed bump at southern entry, presumably to avoid oil spills from entering the garage. Some of these elements might date from late 1920s when the garage came to be used as a service station, however these cannot be considered culturally significant individually.

6. Heritage Significance Assessment

6.1. NSW Heritage Assessment Guidelines

The NSW Government (then) Department of Planning and Environment's 2023 guide, 'Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria' provides seven criteria to assess the significance of an item.

Each criteria includes 'significance indicator' and 'significance threshold' guidelines, which are used to assist in the assessment process. If an item meets one of the seven criteria at a local level, it can be considered to have local heritage significance. To be assessed for State significance an item will need to meet more than one of the seven 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 NSW Heritage Act 1977 states:

'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 following criteria has been extracted from the guide referred above:

Criteria	
Criterion (a) Historic 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) Historical association	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/creative/technical achievement	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, cultural, and spiritual	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) Rare	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).

6.1.1. Criterion (a) Historic Significance

The Cooper Park Garage made a fleeting contribution to a short but significant period of development of private motor buses in Sydney in the 1920s.

Robert John Norris had withdrawn from the industry some five years before the introduction of State Transport (Coordination) Act in 1931 which led to the demise of private bus services in Sydney. Norris's garage, operational for around a year, cannot be considered to have made a major contribution to the development of private motor buses in Woollahra LGA.

Not purpose-built as a service station and/or vehicle repair station, the garage is not constructed in a specific architectural style. It cannot be considered to date from or be a product of a specific period of development of service stations in NSW.

Cooper Park Garage does not fulfil this criterion for listing at a local or State level.

6.1.2. Criterion (b) Historic Association

The garage holds historic association with Robert John Norris, the first owner, and George Gallop, builder. These personalities are not considered to have made an important or notable contribution to the course, pattern and development of cultural and/or physical environment of NSW or Woollahra.

Cooper Park Garage does not fulfil this criterion for listing at a local or State level.

6.1.3. Criterion (c) Aesthetic/creative/technical achievement

Constructed in stone, without reference to any particular or distinctive architectural style, the garage is neither representational of its time nor of any particular architectural style of the Inter-war period during which it was constructed. It is a utilitarian structure which does not retain any viable links to its original function to house motor buses. The internal timber roof structure is fairly simplistic, typical of such structures.

Cooper Park Garage does not fulfil this criterion for listing at a local or State level.

6.1.4. Criterion (d) Social, cultural and spiritual

Although, not formally assessed, the garage is highly unlikely to hold social significance for the people of the LGA.

Cooper Park Garage does not fulfil this criterion for listing at a local or State level.

6.1.5. Criterion (e) Research potential

The garage is unlikely to have potential to yield additional information relevant to the development of private bus garages or service stations in Woollahra or Sydney.

Cooper Park Garage does not fulfil this criterion for listing at a local or State level.

6.1.6. Criterion (f) Rare

Cooper Park Garage is an uncommon example of a 1920s garage constructed to house privately owned motor buses. This is prior to the construction of government owned bus depots to facilitate government owned bus services from the early 1930s in Sydney. As noted earlier, the subject garage has made a fleeting contribution to the development of private motor buses in Sydney in the 1920s. Consequently, it is not considered to possess uncommon aspects of NSW's cultural history.

Cooper Park Garage does not fulfil this criterion for listing at a local or State level.

6.1.7. Criterion (g) Representative

As concluded in Section 5 of this report, Cooper Park Garage is not culturally significant as a representative service station. It does not belong to a specific typology or architectural style of the Inter-war period applied to service stations and/or vehicle repair stations, neither does it retain any defining features of its original use or beginning of its use as a service station.

Cooper Park Garage does not fulfil this criterion for listing at a local or State level.

6.2. Statement of heritage significance

The Cooper Park Garage at 104 Manning Rd Woollahra, constructed 1924, is a single-storey stone structure which originally housed private buses operating on two routes from Woollahra to Central Station sanctioned to owner Robert John Norris. The garage catered to this function for about a year, following which it has remained in use as a vehicle repair station since at least 1931. Physical and documentary evidence suggests that the garage has also served as a service station, however exact timeframes for this use have not been confirmed.

The Cooper Park Garage does not belong to a specific typology or architectural style of the Inter-war period applied to other service stations and/or vehicle repair stations either in Woollahra or Sydney, neither does it retain any defining features of its original or subsequent uses.

The Cooper Park Garage does not meet the threshold for any of the heritage significance criteria (a – g) as defined in NSW Government (then) Department of Planning and Environment's 2023 guide, 'Assessing heritage significance: Guidelines for assessing places and objects against the Heritage Council of NSW criteria' for listing at either local or state level.

7. Conclusions

The historical investigation, comparative analysis and assessment of significance in this report conclude that the Cooper Park Garage does not meet the threshold for heritage listing, either at a local or state level. It therefore cannot be recommended for inclusion on Schedule 5 of the Woollahra LEP 2014 or on the State Heritage Register.

Endnotes

¹ Woollahra Municipal Council, "A brief history of Woollahra: Indigenous heritage," accessed 16th November 2023.
<https://www.woollahra.nsw.gov.au/Library/local-history/a-brief-history-of-woollahra#:~:text=Indigenous%20heritage,the%20coastal%20Dharug%20language%20group.>

² Chris Betridge, *Heritage Significance Assessment, Cooper Park, Bellevue Hill* (Randwick, NSW: Heritage Significance Assessment for Woollahra Council, Cooper Park, Bellevue Hill, 3rd November 2019), p.14-15

³ The annotation on a government lithograph showing the make-up of land acquired by Cooper and Levey, reproduced as Appendix A, *Double Bay correspondence*, NSW Legislative Assembly 1878-9. The 500-acre grant is also recorded on maps of the Parish of Alexandria

⁴ Rosemary Broomham, *Land dealings on the Cooper estate* (Sydney: Woollahra Municipal Council, 2001), p.5

⁵ HLRV Book 13 No 70; Volume 801 Folio 243

⁶ Jane Britten for Woollahra Council, "Cooper Park Garage, Manning Road Double Bay – History of building," 2022

⁷ WMC Minutes 2nd July 1923 p. 526

⁸ This application was supported by a petition delivered to Council bearing the signatures of seventy residents of Bellevue Hill indicating Norris appreciated the persuasive powers of local community backing.

WMC Minutes 10th September 1923 p. 602

⁹ Jane Britten for Woollahra Council, "Cooper Park Garage, Manning Road Double Bay."

¹⁰ Indenture of Mortgage HLRV Book 1393 No 312

¹¹ WMC Minutes 23rd November 1925 p. 352

¹² Anon., "Garage and bus proprietors," The Sydney Morning Herald, 10th July 1926, p.20

¹³ HLRV - Deed of conveyance registered Book 1455, No 472.

¹⁴ Sands Sydney Directory, entries under Norton Street Leichhardt in issues for 1926 and 1927 (showing V Tayler bt. repairer at 138 Norton Street in 1926, and R Norris, boot maker at that address in 1927 issue.)

¹⁵ Certificate of Marriage, Arthur William Norris and Irene Gardner 1937 – details of groom show repairer 138 Norton Street Leichhardt.

¹⁶ BDM NSW online index ref: 2391/1935; The Sydney Morning Herald 25th January 1935 p.9.

¹⁷ Anon., Sydney Morning Herald, 26th November 1923, p.13

¹⁸ Garry Wotherspoon, *Sydney's Transport: Studies in Urban History* (Sydney: Hale & Ironmonger, 1983), p.143

¹⁹ Rosemary Broomham, *The urban garden: Double Bay and Rose Bay between the wars* (Sydney: Woollahra Municipal Council, 2002), p.45

²⁰ WMC Minutes 10th September 1923 p. 602

Item No: R3 Recommendation to Council
Subject: **PROPOSED LOCAL PLANNING CONTROLS FOR BASKETBALL AND SPORTS COURTS**
Author: Eleanor Smith, Strategic Planner
Approvers: Anne White, Manager Strategic Planning & Place
Scott Pedder, Director Planning & Place
File No: 24/35176
Purpose of the Report: To respond to a resolution requesting staff to investigate new controls for basketball courts.
Alignment to Delivery Program: Strategy 4.1: Encourage and plan for sustainable, high quality planning and urban design outcomes.

Recommendation:

THAT Council:

- A. Receive and note the report on proposed local planning controls for basketball and sports courts.
- B. Resolve to exhibit *Draft Woollahra Development Control Plan 2015 (Amendment No. 26)* as contained at **Attachment 1** of the report to the Environmental Planning Committee of 2 April 2024.

Executive Summary:

This report responds to a decision of the Environmental Planning Committee (EPC) from 6 February 2023 requesting staff to investigate new development control plan (DCP) controls relating to basketball courts (including associated structures and facilities).

The Woollahra Development Control Plan 2015 (Woollahra DCP 2015) does not currently contain any controls in relation to basketball courts on residential properties. The provision of basketball courts in residential areas has the potential to impact upon the amenity of the streetscape and neighbouring properties.

In response, staff have reviewed the current controls contained in Section B3.7.4 *Ancillary development* of the Woollahra DCP 2015, and recommend the introduction of new controls for basketball courts and sports courts to ensure they are appropriately located and designed. The proposed amendments are set out in *Draft Woollahra DCP (Amendment No. 26)* at **Attachment 1**. We recommend that Council endorse the Draft DCP for the purposes of public exhibition.

Discussion:

Background

On 6 February 2023, the EPC considered a report on the *Woollahra Local Planning Panel Register of Planning Decisions and Analysis*. This report contained the following information:

In the last review period, the Panel has provided feedback that Council should investigate new DCP controls relating to basketball courts (including associated structures and facilities). In particular, the Panel has expressed that any new controls should consider:

- *the siting of basketball courts (including associated structures) being within the rear yard of the site*
- *the height of any screening/netting*
- *visual and acoustic impacts*

This issue has also been raised by Councillor Regan with the Strategic Planning Team who have included this research into their work program.

Subsequently, on 6 February 2023 the EPC resolved (under delegation):

- A. *THAT the register of planning decisions of matters determined by the Woollahra Local Planning Panel (WLPP) for the period 6 October 2022 to 15 December 2022 be received and noted.*
- B. *THAT Council notes and endorses the commentary provided by the Woollahra Local Planning Panel (WLPP) in terms of Council investigating new Development Control Plan (DCP) controls relating to basketball courts (including associated structures and facilities) and that a report on this matter will be prepared and tabled by Council's Strategic Planning Team to a future Environmental Planning Committee meeting.*

Private residential basketball courts and sports courts

Tennis courts, basketball courts and other court sports (such as squash, racquetball, and badminton) typically comprise a hard court surface and other associated structures such as a net or hoop. When constructed or installed in the private open space of a residential dwelling, the court is often a modified size.

The provision of private outdoor recreation areas and exercise facilities, such as sports courts, within residential properties supports a healthy and active lifestyle, and can contribute to the enjoyment and wellbeing of residents. However, the provision of sports courts within a residential location has the potential to impact negatively on the amenity of neighbouring properties and the streetscape due to:

- noise generation (e.g. frequent ball bouncing),
- obtrusive outdoor lighting,
- fencing and associated structures having detrimental visual, solar access, and view impacts, and
- a loss of trees and deep soil landscaping.

Current Woollahra DCP 2015 controls

Section B3.7.4 (*Ancillary development – swimming pools, tennis courts, and outbuildings*) in Chapter B3 (*General Development Controls*) of the Woollahra DCP 2015 provides controls for ancillary residential development. Whilst section B3.7.4 includes controls to mitigate the impact of tennis courts, there are currently no controls for basketball courts or other sports courts making it more difficult to assess development applications (DAs) for such development.

Proposed amendments to Woollahra DCP 2015

Staff have identified that there is scope to introduce basketball and sports courts controls in the Woollahra DCP 2015 to ensure that the design and location of such courts considers the impact upon the amenity of the neighbouring properties and the character of the area. This would be achieved by modifying the existing controls under section B3.7.3 to expand their application to also apply to basketball and other sports courts. The proposed amendments to the Woollahra DCP 2015 are included at **Attachment 1**

In summary, the proposed amendments replace the title and introduction to the current tennis court controls under section B3.7.4 of the DCP and:

- provide a description of typical sports courts,
- identify the benefits, but also potential amenity impacts from the provision of private outdoor recreation areas,
- include controls relating to basketball and other sports courts, and

- highlight the importance of ensuring that the location and design of sports courts considers potential amenity impacts.

As amended, the proposed controls and objectives require that:

- sports courts do not compromise the amenity of adjoining and adjacent properties, or the desired future character or streetscape,
- courts retain trees and vegetation of landscape value, deep soil landscaped area, and private open space areas,
- the court level be a maximum of 1.2m above or below existing ground level to limit excavation,
- courts incorporate stormwater drainage to ensure that adequate provision has been made for the disposal of stormwater,
- the court playing surface be made from a material that minimises light reflection,
- sports courts are located to the rear of the site and setback 1.5m from property boundaries,
- fencing and netting is to be recessive in colour, and designed and located to consider neighbouring, views, solar access and outlook, and
- outdoor lighting is provided in accordance with the Australian Standards and ceases to operate between 9.00pm and 7.00am by automatic timer.

The draft amendments to the Woollahra DCP 2015 seek to ensure that applicants consider the design and location of sports courts so that amenity impacts to neighbouring properties and impacts on the character of the area are minimised.

Options:

As a consequence of this report, Council may resolve to make amendments to the Woollahra DCP 2015 to provide controls for basketball and sports courts to minimise their adverse impacts on neighbouring properties and the character of the area. This is the staff recommendation.

Alternatively, Council may decide to take no further action, or resolve in a different manner.

Community Engagement and / or Internal Consultation:

This report was prepared in consultation with Council's Development Assessment, Development Engineering, Open Space and Recreation Planning, and Building and Compliance staff.

If Council supports the proposed amendments to Woollahra DCP 2015, the next step is to exhibit *Draft DCP Amendment No. 26*. The process for exhibiting a Draft DCP is set out in the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2021*, and the *Woollahra Community Participation Plan 2019*. The Draft DCP must be publicly exhibited for a minimum of 28 days. Public notice will be given in the *Wentworth Courier* each week of the exhibition and on Council's website. The outcome of the public exhibition will be reported to a future meeting of Council.

Policy Implications:

Should Council resolve to progress the draft DCP, there will be policy implications as Woollahra DCP 2015 will be amended.

Financial Implications:

If Council adopts the recommendation to make an amendment to Woollahra DCP 2015, there will be financial costs associated with preparing and exhibiting the Woollahra DCP 2015 amendment.

Resourcing Implications:

If Council adopts the recommendations to make an amendment to Woollahra DCP 2015, there will be resourcing implications associated with staff time to prepare, exhibit and report on the Woollahra DCP 2015 amendment.

Conclusion:

In response to the resolution from 6 February 2023, staff propose amendments to the Woollahra DCP 2015 to introduce controls for basketball and sports courts in residential areas.

The *Draft Woollahra Development Control Plan 2015 (Amendment No. 26)* seeks to provide reasonable and practical solutions to enable the provision of basketball and sports courts within residential areas to contribute to a healthy lifestyle and the enjoyment of residents, while also protecting the amenity of neighbouring properties and the character of the area.

Staff recommend that Council resolve to exhibit the *Draft Woollahra Development Control Plan 2015 (Amendment No. 26)* as contained in **Attachment 1**.

Attachments

1. Draft Woollahra Development Control Plan 2015 (Amendment No. 26) [!\[\]\(2a133ebb0337313d16cc068f19494aa2_img.jpg\) !\[\]\(e5831951c2bb646a242d812c288ddabc_img.jpg\)](#)



Draft Woollahra Development Control Plan 2015 (Amendment 26)

Prepared Date:	April 2024
Adopted:	TBC
Commenced:	TBC
Division/Department:	Strategic Planning and Place
HPE CM Record Number:	24/36470

Acknowledgment of Country

Woollahra Council acknowledges that we are on the land of the Gadigal and Birrabirragal people, the Traditional Custodians of the land. We pay our respects to Elders past, present and emerging.

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Woollahra Development Control Plan 2015 (Amendment No 26)

Part 1 Preliminary

1.1 Background

Private outdoor recreation and exercise contributes to a healthy lifestyle and the enjoyment of residents. However, noise generated from people playing court sports in residential areas can sometimes impact on the acoustic privacy of adjoining neighbours. The associated fencing and lighting can also have detrimental amenity impacts.

The Woollahra Development Control Plan 2015 (Woollahra DCP 2015) does not currently contain any controls in relation to basketball courts on residential properties.

On 06 February 2023, the Environmental Planning Committee resolved in part (under delegation):

THAT Council notes and endorses the commentary provided by the Woollahra Local Planning Panel (WLPP) in terms of Council investigating new Development Control Plan (DCP) controls relating to basketball courts (including associated structures and facilities) and that a report on this matter will be prepared and tabled by Council's Strategic Planning Team to a future Environmental Planning Committee meeting.

This draft DCP seeks to amend section B3.7.4 - *Ancillary development* of the Woollahra DCP 2015, which addresses ancillary residential tennis court development. The amendment updates the objectives and controls to include basketball and sports courts, and ensures that the size, location and design of any court considers potential amenity impacts, and upholds excavation, tree and deep soil landscaping objectives.

1.2 Name of plan

This plan is the *Woollahra Development Control Plan 2015 (Amendment No 26)*.

1.3 Objectives of the plan

The objectives of the plan are:

- a) To provide recreational opportunities for playing tennis, basketball or other court sports without compromising the amenity of adjoining and adjacent properties, or the desired future character or streetscape.
- b) To retain trees and vegetation of landscape value, and deep soil landscaped and private open space areas.
- c) To ensure that adequate provision has been made for the disposal of stormwater.

1.4 Land to which this plan applies

This plan applies to land within the Woollahra Municipality where chapter B3 - *General Development Controls* of the Woollahra DCP 2015 applies.

1.5 Relationship of this plan to the Act, Regulation and other plans or environmental planning instruments

This plan has been prepared under Part 3, Division 3.6 of the *Environmental Planning and Assessment Act 1979* and Part 2, Division 2 of the *Environmental Planning and Assessment Regulation 2021*.

Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) applies to 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 TBC and came into effect on TBC.

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 26 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
No 26	<u>Date approved – TBC</u> <u>Date commenced - TBC</u>	<u>Amend Chapter A1 by inserting additional savings and transitional provisions.</u> <u>Amend Part B, Chapter B3, section B3.7.4, 'ancillary development – tennis courts' to include basketball and sports courts, and ensure they are appropriately located and designed.</u>

Chapter B3 General Development Controls

2.3 Amendments to section B3.7.4 Ancillary development – tennis courts

2.3.1 Amend the title on page 62 to reference basketball and sports courts.

B3.7.4 Ancillary development – swimming pools, tennis, [basketball and sports](#) courts and outbuildings

2.3.2 Amend the title and replace the introduction to include specific reference to basketball courts and other sports courts, and more clearly articulate Council's broad expectations regarding basketball and sports courts.

Tennis, [basketball and sports](#) courts

~~Tennis courts are rectangular recreational areas, approximately 24m x 11m, with a low net stretched across the centre. They are usually fenced to retain balls on the court during play.~~

Tennis courts, basketball courts and other court sports typically comprise of a hard court surface and other associated structures such as a net, hoop, and lighting. When constructed or installed in the private open space of a residential dwelling, the court is often a modified size and fenced to contain balls on the court during play.

Private outdoor recreation and exercise contributes to a healthy lifestyle and the enjoyment of residents. However, noise generated from people playing court sports in a residential area can sometimes impact on the acoustic privacy of adjoining neighbours. The associated fencing and outdoor lighting can also have detrimental amenity impacts.

When a tennis court, basketball court, or other sports court is proposed, it is important that the size, location and design of the court considers potential amenity impacts, and the excavation, tree and deep soil landscaping objectives are met.

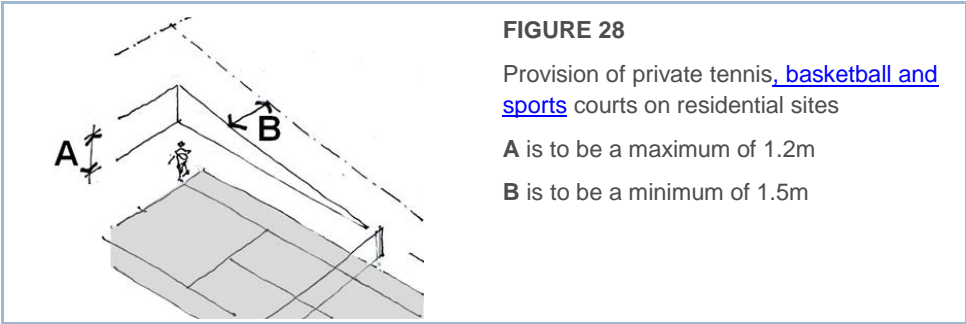
2.3.3 Amend the table title on page 63 to reference basketball and sports courts.

B3.7 External areas – 3.7.4 Ancillary development – tennis, [basketball and sports](#) courts

2.3.4 Amend the existing objectives, controls and figure for tennis courts (under section B3.7.4) to include basketball and other sports courts, and ensure that the design and location of such courts considers the amenity of neighbouring properties, the streetscape, and the desired future character of the area, so that impacts are minimised.

Objectives	Controls
O1 To provide recreational opportunities for playing tennis, basketball or other court sports without compromising the amenity of adjoining and adjacent properties, or the desired future character or streetscape .	C1 The tennis court level is a maximum of 1.2m above or below the existing ground level (refer to Figure 28). C2 The tennis -court is: a) located at the rear of the site; and b) at least 1.5m from property boundaries (refer to example at
O2 To limit excavation.	

O3 To retain trees and vegetation of landscape value, <u>deep soil landscaped area, and private open space areas.</u>	Figure 28).
O4 <u>To ensure that adequate provision has been made for the disposal of stormwater.</u>	<p>C3 The court playing surface is made from a material that minimises light reflection.</p> <p>C4 The height, and location <u>and materials of court fencing, netting or other forms of ball containment</u> does not unreasonably compromise:</p> <ul style="list-style-type: none"> a) sharing of views from surrounding properties; or b) solar access to adjoining properties; or c) <u>outlook from surrounding properties.</u> <p>C5 Fencing, <u>netting or other forms of ball containment must comprise of a material which</u> is a recessive colour.</p> <p>C6 Where flood <u>court</u> lighting is proposed, the lighting does <u>must</u> not unreasonably impact on the amenity of adjoining or adjacent properties. <u>The lighting must be designed to comply with AS/NZS 4282: Control of the obtrusive effects of outdoor lighting. No private tennis, basketball, or sports court lighting must operate between 9.00pm and 7.00am and lights must, by automatic timer, switch off at the 9.00pm curfew.</u></p> <p>C7 The location of the tennis-court and associated works does not adversely impact on prescribed trees (refer to Chapter E3 Tree Management).</p> <p><u>C8 The court must not reduce the deep soil landscaped area, and the private open space areas below the minimum required for development, as specified in Section 3.7.1 Landscaped areas and private open space.</u></p> <p><u>C9 Surface water or runoff is disposed of by a drainage system that is connected to the main stormwater drainage system (refer to Chapter E2 Stormwater and Flood Risk Management).</u></p>



Political Donations: Matters to be considered by Councillors at Council and/or Committee Meetings

