



Environmental Planning Committee

Tuesday 2 April 2024
6.30pm

Late Correspondence

Privacy Statement:

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Subject: LATE CORRESPONDENCE - EP - 2 APRIL 2024
Author: Sue O'Connor, Governance Officer
File No: 24/56191
Purpose of the Report: To table late correspondence as submitted for consideration by the Mayor and Councillors relevant to the Environmental Planning Committee held on 2 April 2024.
Alignment to Delivery Program: Strategy 11.3: Ensure effective and efficient governance and risk management.

Recommendation:

THAT the Environmental Planning Committee receives and notes the late correspondence and reads late correspondence in conjunction with the relevant Agenda items.

Please find attached late correspondence relating to matters appearing on the Agenda for the Environmental Planning Committee held on 2 April 2024. Correspondence received is listed below:

Item No.	Matter	Author	Page
R1	Planning Proposal to List Eight Local Heritage Items & One Heritage Conservation Area in & around the Edgecliff Commercial Centre	Amrit Bahra	3
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LATE CORRO	Item: <u>RI</u>
Previously forwarded to Clrs <u>Q/N</u>	<u>EP</u>
Meeting:	
Date:	<u>2 / 4 / 2024</u>

Carolyn Nurmi

From: A [REDACTED]
Sent: Tuesday, 2 April 2024 9:40 AM
To: Records
Cc: Eleanor Banaag
Subject: Re: Edgecliff Commercial Centre Heritage - Notification of Woollahra EPC Meeting
Attachments: Reg form to address 2 April 2024.pdf; Council submission Apr24.pdf

Please see attached.

From: Eleanor Banaag [REDACTED]
Date: Wednesday 27 March 2024 at 3:21 PM
To: Eleanor Banaag <Eleanor.Banaag@woollahra.nsw.gov.au>
Subject: Edgecliff Commercial Centre Heritage - Notification of Woollahra EPC Meeting

Good Afternoon,

**Planning Proposal to heritage-list properties in the Edgecliff Commercial Centre
Notification of Woollahra Environmental Planning Committee meeting, Tuesday 2 April 2024**

Proposal: To amend the *Woollahra Local Environmental Plan 2014* to heritage-list properties in the Edgecliff Commercial Centre
Property: Various

I write to advise you that the Woollahra Environmental Planning Committee meeting, starting at **6.30pm on Tuesday 2 April 2024**, will consider a report on the planning proposal (including the advice of the Woollahra Local Planning Panel) to list the following eight (8) sites as local heritage items in Schedule 5 Part 1 and on the Heritage map of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014):

'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).

The planning proposal also recommends that the following five (5) buildings form the "Brantwood Heritage Conservation Area" and is listed on Schedule 5 Part 2 and on the Heritage map of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014):

'Ruskin', 164 New South Head Road, Edgecliff (SP 16897)

'Cobham', 166 New South Head Road, Edgecliff (SP 90371)

'Brantwood Court', 168 New South Head Road, Edgecliff (SP 11580)

'Brantwood Hall', 170 New South Head Road, Edgecliff (SP 86720)

'San Remo', 172-180 New South Head Road, Edgecliff (SP 10535)

The Committee's Agenda, including reports and associated annexures, will be available on [Council's website](#) from 3.00pm on **Thursday 28 March 2024**.

Woollahra Council will be holding this Committee meeting as a hybrid meeting. The meeting will take place in the Thornton Room at Council Chambers - 536 New South Head Road, Double Bay. It will also be accessible using online conferencing technology.

Members of the public and government agencies are invited to watch the meeting live (either in person or via Council's website) and/or register to address the Committee.

- To listen to this meeting live, you can access the live webcast via Council's website link: www.woollahra.nsw.gov.au/council/meetings_and_committees/agendas_and_minutes (Environmental Planning Committee, meeting links). A recording of the meeting will be available by 5pm on the next business day.

To address the Committee, you must register your intention to do so with Council by **10am on the day of the meeting**. The 'Committee Meeting Registration Form' available on Council's website must be completed in order to register: <https://www.woollahra.nsw.gov.au/files/assets/public/v/2/forms/registration-form-to-address-council-committee-2023-2024.pdf>

Once registered you will be forwarded information on how to join the meeting via email on the day of the meeting or you are invited to attend in person.

Late correspondence may be submitted for consideration by the Committee. All late correspondence must be received by **10am on the day of the meeting**. Late correspondence is to be emailed to records@woollahra.nsw.gov.au.

Please note, by addressing the Committee meeting, members of the public consent to their voice and personal information (including name and address) being recorded and publicly available on Council's website. Members of the public are advised that meetings are being lived streamed, accessible via a link from 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 Council or Committee meeting.

The recommendation of this Committee will progress to a meeting of Council on 8 April 2024 where Council will decide whether this matter progresses to public exhibition. Accordingly, this is an early step in a lengthy planning proposal process. If the matter does progress, Council will undertake formal public engagement with all affected land owners (and surrounding owners) at a later date.

If you have any questions about the planning proposal please contact Eleanor Banaag, Senior Strategic Heritage Officer on (02) 9391 7084.

For any technical assistance, please contact the Governance team on (02) 9391 7001.

Kind regards,



Eleanor Banaag
Senior Strategic Heritage Officer
Woollahra Municipal Council
536 New South Head Road, Double Bay NSW 2028
t: 9391 7084
e: Eleanor.Banaag@woollahra.nsw.gov.au w: www.woollahra.nsw.gov.au

Our Values: Respect | Open | Accountable | Responsive | Excellence

**Submission in relation to
Woollahra Council Planning Proposal
Local Heritage Listing: Edgecliff Commercial Centre, March 2024**

Introduction

I am writing to strongly oppose the Local Heritage Listing: Edgecliff Commercial Centre Planning Proposal dated March 2024 (“Planning Proposal”), specifically as it relates to 156-164 New South Head Road and its immediate surrounds.

To begin with, I express my support for and applaud Council’s efforts to maintain planning discipline in our municipality of Woollahra.

I support Council’s opposition of the State’s proposed Low & Mid-Rise Housing Policy, and I personally wrote to the offices of the Premier and Planning Minister in this regard.

To oppose the Planning Proposal is not to oppose Council’s planning controls, nor is it a call to relax height limits, FSR ratios or other planning controls.

But the Planning Proposal must not go ahead because it is not based on objectively supportable evidence and is not justified on its merits.

The Planning Proposal as it affects 156-164 New South Head Road

The Planning Proposal puts forward a “Brantwood Heritage Conservation Area” covering numbers 156-164, 166, 168, 170 and 172-180 New South Head Road.

The GML Report recommends 7 pages of draft heritage principles to apply to the proposed Brantwood HCA, covering in detail access and car parking; views and vistas; landscaping; scale and form; alterations and additions; architectural style; fences and gates; materials and finishes; services, skylights and solar panels; shops and shopfronts; and signage on shopfronts. These principles would apply in addition to Chapters B2 and B3 of the Woollahra LEP.

It is undeniable that the proposed Brantwood HCA would place a significant economic and administrative burden on the affected property owners, a burden they did not have when they acquired their property. It would be a major uninvited incursion on their property rights.

The Planning Proposal also puts forward specific heritage listing of Nos 166, 168 and 170 New South Head Road, which are in the vicinity of 156-164 New South Head Road.

The justification for the Brantwood HCA

The Brantwood HCA hinges on the concept that the buildings therein sit on land which was once the Brantwood Estate and that the buildings have a relationship to each other.

It is important to view 'Brantwood Estate' in historical and time context.

1835 (189 years ago)	A businessman by the name of Thomas Smith acquired (presumably from colonial authorities) 28.5 acres of land in the area now known as Darling Point and Edgecliff.
1835 -- ?	Mr Smith's land is subdivided into many parcels and sold off.
1880 (144 years ago)	A Mr John Marks acquired one of these parcels of Mr Smith's land and in 1880 constructed a Victorian villa which he named "Brantwood", hence Brantwood Estate. Various people lived in this villa over the next 50 years.
1928 (96 years ago)	A mere 50 years after it came into existence, Brantwood Estate was extinguished by being subdivided into six parcels and sold off, and the villa was demolished.

The Brantwood Estate was an arbitrary line on a map drawn by Thomas Smith or his heirs and sold off to John Marks.

This perimeter once called Brantwood Estate and the villa are long, long gone. They lasted a mere 50 years and ceased to exist as a 'thing' nearly a 100 years ago (so the estate has not existed twice as long as it existed).

Neither John Marks, nor any of the other people who lived in the villa in its brief existence, are persons of historical significance.

Therefore, Brantwood Estate, as it was, has no historical significance whatsoever.

There were four different new owners of the subsequently subdivided land who commissioned four different architects (or in one case, a pair of architects) to design new unit block buildings.

There was no co-ordination between the new landowners or the architects or the builders as to the design or construction of these buildings or the associated landscaping.

The fact is, there is no connection between these five buildings and the land they sit on, other than shared rights of way which are a necessity of the subdivision.

There is no "internal courtyard" that connects the five buildings.

There is no "Brantwood Square" that sits between the five buildings.

There are no "central garden spaces" that are communal to the five buildings.

This is not "a cohesive group of buildings".

Reading the GML Report which includes the above quotes, one might imagine there is a grand Belgravia-style estate, master planned with manicured communal gardens and courtyards.

The reality here is very different.

These are a jumble of unremarkable and independent buildings which have seen better days, with a shared right of way which starts off as a concreted driveway serving also as car parking space, and then turns into paved stairs and a crazy paved pathway with some common or garden bed surrounds to the blocks at the far end.

Objectively, the thing that was once “Brantwood Estate” is not relevant today and is not worthy of memory, since it was so transient and has no historical significance.

It was an arbitrary line on a map from 1880 to 1928, at which point it was subdivided and sold off as individual plots to different people and with no connection between them. The buildings on the subdivision were designed and built independently of each other and were not envisioned as some sort of grand plan and nor are they connected in any meaningful way that warrants Heritage Conservation Area status.

Accordingly, the proposed Brantwood HCA is a misconception, totally without merit, and must not go ahead.

The justification for heritage listing for certain buildings in the proposed Brantwood HCA

A large part of the rationale for heritage listing of certain buildings in this area rests on the concept of the Brantwood Estate.

Indeed Nos 166, 168 and 170 fall outside the Edgecliff Commercial Centre Study Area and the only reason for their inclusion in the Study is based on the concept of “Brantwood Estate”.

As set out above, the Brantwood Estate as a ‘thing’ is not relevant for heritage purposes, therefore Nos 166, 168 and 170 must be removed from the Study.

It is also notable how certain assessments of heritage worthiness were ‘upgraded’ between Drafts 1 and 2 with no proper explanation what facts changed or new information came to light to make GML Heritage change their assessment.

Accordingly:

- the basis of Brantwood Estate being a justification for heritage listing of these buildings falls away;
- it appears that objectively any other justification for their heritage listing is tenuous at best;
- the very inclusion of Nos 166, 168 and 170 in the Edgecliff Commercial Centre Study Area is based on a misconception and these properties do not belong in the considerations for the Edgecliff Commercial Centre.

Summary table of assessment by GML Heritage of Nos. 156-164, 166, 168, 170 and 172-180 New South Head Road, Edgecliff as having heritage value at local level

Criterion	A		B		C		D		E		F		G	
	1st	2nd												
Draft Report														
No.156-164	X*	X*	X	X	X	X*	X	X	X	X	X	X	X	X*
No.166	X*	X*	✓	✓	✓	✓	X	X	X	X	X	X	✓	✓
No.168	X*	X*	X*	X	X*	✓	X	X	X	X	X	X	X	✓
No.170	X*	X*	X	X	X*	✓	X	X	X	X	X	X	X	✓
No.172-180	X*	X*	X*	X*	X*	X*	X	X	X	X	X	X	X	X

Key:

Draft Report 1st: refers to the GML Heritage Draft Report dated August 2023

Draft Report 2nd: refers to the GML Heritage Draft Report dated December 2023

Criterion A: Historical Significance

Criterion B: Associative Significance

Criterion C: Aesthetic Significance

Criterion D: Social Significance

Criterion E: Research Potential

Criterion F: Rarity

Criterion G: Representativeness

X: assessed by GML Heritage to not have significance at the local level by itself

X*: assessed by GML Heritage to not have significance at the local level by itself, but has significance as part of the land once occupied by Brantwood Estate

✓: assessed by GML Heritage to have significance at the local level

Assigning heritage status

The power given to local councils to instigate heritage status on privately owned property comes with a high degree of responsibility in its exercise, for heritage status places a heavy economic and administrative burden on the property owner.

In the case of the Edgecliff Commercial Centre heritage review, the vast majority of property owners who responded to the preliminary consultation in 2023 strongly objected to assignment of heritage status to their properties.

It is not enough that a heritage consultant report or a panel recommends heritage status. Council must apply a balance of interests test: does the community benefit of heritage status outweigh the infringement of private property rights and the placement of a significant burden on a private citizen?

The bar for this test to be met is a very high one: the evidence that calls for heritage status must be objectively valid and overwhelmingly outweigh the burden placed on the private citizen owner of that land.

It is a power that councils must exercise extremely judiciously. The end does not justify the means.

I do not know about other potentially affected buildings which are also a century old, but I do know about our building has seen better days and the strata has spent well over a million dollars recently in basic maintenance work and has taken on considerable

Appendix – photos of the proposed Brantwood HCA and buildings



Shared right of way entry point from New South Head Rd



Shared right of way looking down towards New South Head Rd



Pathway leading up to 166 New South Head Rd at the far end away from New South Head Rd (other neighbouring buildings likely do not have any rights over this pathway)



Pathway leading up to 168 and 170 New South Head Rd at the far end away from New South Head Rd (other neighbouring buildings likely do not have any rights over this pathway)



The aesthetic significance of 166 New South Head Rd



Side view of 156-164 New South Head Rd, showing poor condition of building

LATE CORRO	Item: <u>RI</u>
Previously forwarded to Clrs	<u>Y</u> / <u>N</u>
Meeting:	<u>EP</u>
Date:	<u>2 4 2024</u>

Sue O'Connor

Subject: FW: Late submission for EPC meeting 2 April 2024 in relation to Gruzman House
Attachments: speech to council in relation to Gruzman House.pdf; Late submission for Gruzman House.pdf

From: Menaka Qvist [REDACTED]
Sent: Tuesday, 2 April 2024 10:00 AM
To: Eleanor Banaag <Eleanor.Banaag@woollahra.nsw.gov.au>
Subject: Fw: Late submission for EPC meeting 2 April 2024 in relation to Gruzman House

From: Toby Raphael [REDACTED]
Sent: Tuesday, 2 April 2024 9:55 AM
To: records@woollahra.nsw.gov.au <records@woollahra.nsw.gov.au>
Cc: Menaka Qvist [REDACTED]
Subject: Late submission for EPC meeting 2 April 2024 in relation to Gruzman House

Hi,

Please find attached 2 documents that we wish to have included as late submissions in the EPC meeting this evening.

Could you please ensure that these documents are provided to the members of the committee in time for them to review, prior to the meeting.

thank you,

Menaka Qvist and Toby Raphael

This speech forms part of the late submission in relation to Gruzman House

Members of the environmental planning committee, Council Officials, and all those here in person and online, thank you for allowing me the opportunity to speak this evening in relation to the proposed heritage listing of 4 and 6-8 Oswald Street, Darling Point.

To commence, it is essential to understand that there are two separate titles of land referred to in this planning proposal:

1. The Gruzman House, built between 1958-65 and constructed upon the land located at 6-8 Oswald St, Darling Point. We as Owners agree with the planning proposal to heritage list the original Gruzman House, located at 6-8 Oswald St.
2. The adjoining property constructed upon the land located at 4 Oswald St, is not the Gruzman House. This property has on its land a building designed and constructed by Neville Gruzman in 1993/4 and while this building has been partly attached to the original Gruzman House, it is not the Gruzman House where Gruzman lived for at least 35 years, 11 years before he passed away.

Upon the advice of experts Stephen Davies from Urbis and Ian Moore, Architect, in their letters contained within the agenda on pages 312-315, they state there is no heritage significance in the building erected at 4 Oswald St and it needs to be rebuilt.

On page 162 of the agenda, council raise, and I quote:

"It is not practical to list only half of a structure. Therefore, by necessity the local heritage listing should include No.4".

It must be noted that "necessity" is not one of the specific criteria to heritage list an item under NSW legislation.

As stated earlier and shown in the attached photos, prior to 1993/4, there was a Federation house on the land at 4 Oswald St. There were and still are, two distinct structures on two separate parcels of land, which were built 35 years apart and are only attached by a 3m² section which is the lowest point on the roof. It continually leaks and causes ongoing damage to the interiors.

Within the council agenda on pages 160 and 387, there is a table outlining a summary of submissions.

Under nature of submission it states, and I quote:

"Stephen Davies from Urbis provided a cover letter in support of heritage listing".

This is misleading, as the letter by Stephen Davies states that he only supports the listing of the original house at 6-8 Oswald St. and he specifies he does not support the listing of 4 Oswald St.

I quote,

"Guzman developed the adjoining site (4 Oswald St) in the 1990's, however this work was not seminal to his work practice and was poorly constructed, as such we consider that the first phase constructed in 1958 is only worthy of heritage listing and future conservation".

Having read the agenda and planning proposal, it appears that Council agrees the property at 4 Oswald St requires an extensive amount of change, to ensure that the same level of deterioration does not occur again.

However, this property is very complicated, and this proposal supports a risky and problematic system of inventory identification of specific items to be included and excluded, within two separate buildings, which sit on separate titles. The likelihood is that this planning proposal will result in there being no future ability to resolve the many structural and design problems of the property at 4 Oswald St.

As there are many factual mistakes found throughout the GML report and the agenda, it is highly likely the system Council is proposing will not transfer to the urgent changes required to fix the many problems with the building. And as such, the burden is too great upon the owner.

The many mistakes found throughout the documents demonstrate the difficult work of truly understanding the property by council staff and its consultants. The only safe way to guarantee the ability to change the building to address the many urgent problems is by excluding any heritage listing of the property located at 4 Oswald St.

As part of a late submission to Council in relation to the heritage listing of 4 Oswald St, Darling Point, I would like to introduce a timeline representing Gruzman's life at Oswald St. Darling Point in addition to some photographs.

Timeline of Gruzman's life at Oswald St

Gruzman lives at 6-8 Oswald St (36 Years)



1958

6-8 Oswald St

1994-2005

4 Oswald St

Gruzman lives in 4-8 Oswald.
(11 Years)

This timeline demonstrates that 4 Oswald Street is not required for representation of Gruzman's home. Gruzman and his wife (Margo) lived at 6-8 Oswald Street from 1958 until 1993/4 (36 years) before they built the new adjoining property at 4 Oswald St. Nearly 80 percent of Gruzman's life at this property was solely in the original home at 6-8 Oswald St. Gruzman died in 2005 and therefore only lived with the new extension for the last 11 years of his life.

HISTORICAL OVERVIEW

Construction – Gruzman House (6-8 Oswald Street)

- Gruzman House was designed by architect Neville Gruzman and constructed in 1958 as Gruzman's own home.
- Gruzman House was constructed on the site pertaining to 6-8 Oswald Street.
- The principal dwelling that Gruzman designed enveloped two, two-storey terraces that had previously been divided into flats before Gruzman acquired the property. The three flats are still evident below and adjacent the living areas of Gruzman House.
- In 1965, the bedrooms and bathrooms located on Level 4 of the Gruzman House were constructed.¹



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.

¹Gruzman, N. and Goad, *Gruzman: an architect and his city*, 2006.

Image 1: Historical overview Photo of the original Gruzman House living room with no extension into 4 Oswald St

HISTORICAL OVERVIEW

Alterations and additions – 4 Oswald Street - Working Drawings – c1980s

- Historical records contained in Woollahra Council archives document that a Federation bungalow dwelling was located at the site of 4 Oswald Street prior to its demolition to facilitate the construction of the apartments.



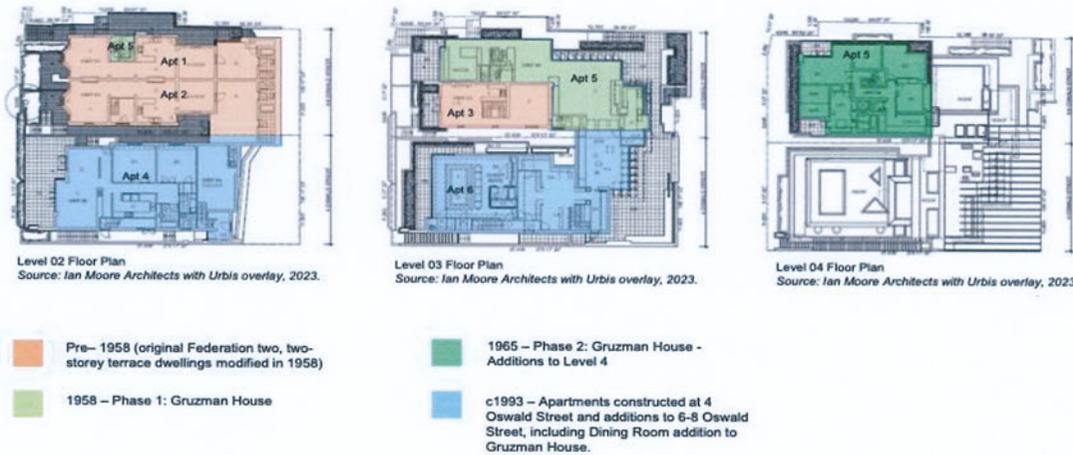
Historical photographs showing original Federation cottage located at 4 Oswald Street prior to demolition in c1991.
Source: Woollahra Council Archives, File No 416/20.

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Image 2: Council Archives photo from 1980's of the Federation house at 4 Oswald St. next door to Guzman's house at 6-8 Oswald St.

HISTORICAL OVERVIEW

Phases of Development



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Image 3: Historical Overview of Development in relation to 6-8 Oswald St and 4 Oswald St

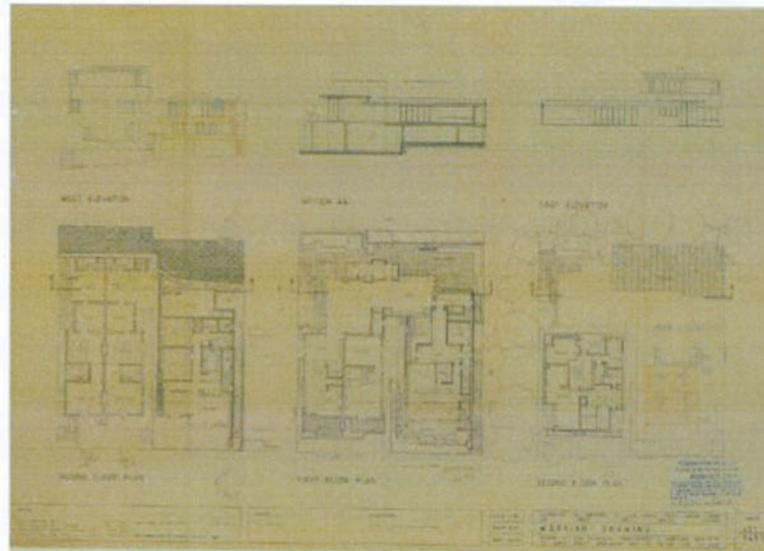
- This image highlights Gruzman House was constructed in 1958. It also shows the one spot where the new development in 1993/94 joins the original house. Please note the Gruzman original house is marked as Apt 5. in Green. This shows the Gruzman house where Gruzman and Margot lived for 35/36 years is entirely found at 6-8 Oswald St over two levels.
- Apt 6, marked in blue and located at 4 Oswald St is a "maids /guest quarters" (not where Gruzman himself lived) and Apt 4 also marked in blue, also located at 4 Oswald St is one of the very poorly built apartments which again Gruzman did not reside in.
- As such the blue phase from 1993/94 is not worthy of Heritage Listing as it is not the Gruzman house. It was designed and constructed by Gruzman as were many homes and buildings around Sydney. According to the experts, this building at 4 Oswald St does not make the criteria for heritage listing.

HISTORICAL OVERVIEW

Alterations and additions – 4-8 Oswald Street - c1993

Alterations and additions to 4-8 Oswald Street in c1993 included:

- New two-storey addition constructed on the site of 4 Oswald Street that provided an apartment attached to the main residence, and garage at ground level (Flat 5) and a new maids ensuite apartment on the first floor addressing Oswald Street to the west (Flat 4).
- Construction of new dining room addition and courtyard to extend the existing sitting room located on the first floor of the primary Gruzman House.



Working Drawing for alterations and additions to 4 – 8 Oswald Street, Darling Point, Grusman P/L Architects, August 1992.
Note: this drawing has been approved and stamped by Council on 21 January 1993.
Source: Woollahra Council Archives, File No 306/80.

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Image 4: Drawings for the development of 4 Oswald St. approved and stamped by Council in 1993. (Evidence 4 Oswald St. was constructed not before 1993).

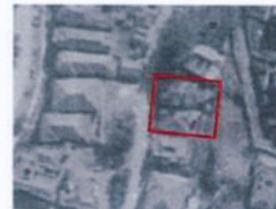
HISTORICAL OVERVIEW

Historical Aerial Photographs

- The 1943, and 1955 aerial photographs indicate that the early structures remained unchanged on the subject site.
- The 1965 aerial photograph indicates that Gruzman House had been constructed over two levels.
- Between 1971 and 1991, the aerial photographs indicate that the lot pertaining to 4 Oswald Street remained vacant.
- The 1994 aerial photograph documents that the apartment building located on the site at 4 Oswald Street had been constructed at this time.



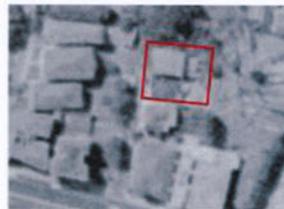
1943



1955



1965



1971



1991



1994

Historical aerial photographs documenting the development of the subject site between 1943 to 1994. The approximate location of the subject site is outlined in red.
Source: NSW Historical Imagery, <https://portal.spatial.nsw.gov.au>

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Image 5: Historical Aerial Photographs

1991 Aerial Photo of 4 Oswald St. shows a vacant lot.

1994 Aerial Photo of 4 Oswald St. shows the new building constructed.

(4 Oswald St. was developed between 1993 and 1994.)

Carolyn Nurmi

From: [REDACTED]
Sent: Tuesday, 2 April 2024 10:59 AM
To: Records
Subject: Ref: 24/52674-SC7638

LATE CORRO	Item: <u>R1</u>
Previously forwarded to C/Is	<input checked="" type="checkbox"/> / <input type="checkbox"/> N
Meeting:	<u>EP</u>
Date:	<u>2, 4, 2024</u>

Dear Councillors,

While we see reasons for including some sites, such as ‘ Gruzman House ‘ on the heritage listing, we can see **no** architectural **nor** aesthetic beauty in the “ Brantwood Heritage Conservation Area “ proposed to amalgamate the

five(5) buildings listed on Schedule 5 Part 2 and Heritage map of the Woollahra LEP2014 comprising 164 to 180 New South head Road Edgecliff and can only feel it could relate to an attempt by Woollahra Council to thwart the hopes of the NSW Government to increase density of housing and accommodation around transport hubs.

If so we deplore this action re these buildings.

Yours Faithfully,
R. Cooper and Nicholas Venet [REDACTED]

PORTLAND HALL HOME UNITS PTY LTD
2/4/2024 Heritage Discussion

LATE CORRO	Item: <u>R1</u>
Previously forwarded to Clrs	<input checked="" type="checkbox"/> Y / <input type="checkbox"/> N
Meeting:	<u>EP</u>
Date:	<u>2 / 4 / 2024</u>

1. Named by Captain Charles Harrison due to the vast amount of Portland Concrete used during its construction about 1932/3
2. Address 46-50 New South Head Road Edgecliff
Lot1DP82089 fronts New South Head Road
Part1DP4294 fronts Mona Lane
Part1 DP921798 fronts Mona Lane.
Allotment Part1 is undeveloped due to access limitations.
It is open green recreational space used by the 24 long term residents of the 8 apartments and provides extensive view corridors for neighbours
3. No viable Vehicular or Servicing access from New South Head Road or Mona Lane due to site excavation and construction by 44 New South Head Road of a now cracking masonry stair well on shared road, apparently accepted by Woollahra Council. New South Head Road is a Clearway, Mona Lane is narrow.
4. Edgecliff Commercial Centre Development plans show this blocked road as a right of way as do both the current Torrens title and the Old Title deeds (Company Directors hold the Old Title Deed)
5. Surrounding development comprises a mix of commercial, mixed-use, residential flat buildings, the Mona, White City and Vibe Hotel development construction sites.

CONCLUSION.

The significant impediments to development of this site are safe and efficient access, traffic, parking, width for efficient movement of service vehicles in Mona Lane despite it being an urban setting that goes a long way to satisfying State Governments initiatives for urban consolidation.

Kathleen Prendergast

Director, Portland Hall Home Units Pty Ltd.



Sue O'Connor

From: William Bracey [REDACTED]
Sent: Monday, 1 April 2024 4:00 PM
To: Records
Subject: Ruskin 164 New South Head Rd Edgecliff 2027

LATE CORRO	Item: <u>Ri</u>
Previously forwarded to Clrs	<u>YN</u>
Meeting:	<u>EP</u>
Date:	<u>2 / 4 / 2024</u>

To whom it may be concerned

I am a owner of [REDACTED] Edgecliff 2027 , as well as Chairman of Edgecliff Mews Body corp representing 22 owners .

I was shocked and discussed with the councils attempt at stopping local State Government attempts to develop properties in the near are to local train stations, by attempting to add a heritage and or significant building class on the 164 New South Head Rd Block .
The building is a ugly building with no historical or architectural merit. Yet the council has allowed a major development of 14 stories next door and adjoining the building.
It is clear as day what the council is doing , in short a last minute grab to stop the State Govt, allowing further development.,

I would like to lodge my strongest objection, as a owner and on behalf 22 owners at 193 – 201 New South Heads Rd Edgecliff located adjacent to Ruskin building.
Please lodge this objection on behalf of 22 owners of Edgecliff Mews Body Corop committee for the upcoming meeting at Council 2 nd April
Thanks Bill Bracey Chairman Edgecliff Mews Strata Committee

LATE CORRO	Item: <u>RI</u>
Previously forwarded to Clrs	<input checked="" type="checkbox"/> Y / <input type="checkbox"/> N
Meeting:	<u>EP</u>
Date:	<u>2, 4, 2024</u>

Sue O'Connor

From: William Bracey [REDACTED]
Sent: Monday, 1 April 2024 3:44 PM
To: Records
Subject: Ruskin 164 New South Head Rd Edgecliff 2027

To whom it may be concerned

I am both a owner, [REDACTED] Edgecliff , building known as Ruskin, and a body corp strata committee member. So I write to you as both a owner and on behalf of the body corp Strata Committee.

I was shocked and discussed with the councils attempt at stopping local State Government attempts to develop properties in the near are to local train stations, by attempting to add a heritage and or significant building class on the 164 New South Head Rd Block . The building is in very poor state and the body corp is \$700,000 in debt due to repairs just finished. The building is a ugly building with no historical or architectural merit. Yet the council has allowed a major development of 14 stories next door and adjoining the building. It is clear as day what the council is doing , in short a last minute grab to stop the State Govt, allowing further development.,

I would like to lodge my strongest objection, as a owner and on behalf of the body owners Corporation
Please lodge tis objection for the upcoming meeting at Council 2 nd April
Thanks Bill Bracey