

# Planning Proposal



## Local Heritage Listing Paddington Hotels

February 2020





# Table of Contents

<b>1. Introduction.....</b>	<b>5</b>
1.1. Background .....	5
1.2. Description of this planning proposal .....	7
1.3. Assessment of heritage significance .....	8
1.4. Statements of heritage significance .....	10
<b>2. Existing sites and context.....</b>	<b>16</b>
<b>3. Existing planning controls .....</b>	<b>30</b>
<b>4. Objective of the amendment to Woollahra LEP 2014 .....</b>	<b>31</b>
<b>5. Explanation of provisions .....</b>	<b>31</b>
<b>6. Justification .....</b>	<b>32</b>
6.1. Need for planning proposal .....	32
6.2. Relationship to strategic planning framework.....	32
6.3. Environmental, social and economic impact .....	34
6.4. State and Commonwealth interests .....	34
<b>7. Mapping.....</b>	<b>35</b>
<b>8. Community consultation.....</b>	<b>39</b>
8.1. Consultation with landowners .....	39
8.2. Public exhibition.....	39
<b>9. Project timeline.....</b>	<b>40</b>
<b>Schedules.....</b>	<b>41</b>
Schedule 1 – Consistency with state environmental planning policies .....	41
<b>Supplementary material (separately attached) .....</b>	<b>48</b>



# 1. Introduction

## 1.1. Background

On 21 May 2018 the Council adopted the following Notice of Motion:

*THAT Council:*

1. *Requests staff to undertake an assessment of heritage significance for the 'Four in Hand Hotel' (located at 105 Sutherland Street, Paddington) (the Property) and report to the Environmental Planning Committee on whether the Property has sufficient heritage significance to be listed as:*
  - a) *a local heritage item in the Woollahra Local Environmental Plan 2014 (WLEP); and*
  - b) *an item on the State Heritage under the Heritage Act 1977;*
2. *Notes the following priorities contained in its Delivery Program 2013 to 2018 and Operation Plan 2017/2018 (the DPOP):*
  - a) *4.3.1 – 'Develop policies, including a Heritage Item Register and a Significant Tree Register, to maintain cultural and natural heritage item's; and*
  - b) *4.3.1.1 – 'Carry out a study of hotels in Paddington to determine and establish more specific conservation controls' (the Paddington Pub Project);*
3. *Further notes its resolution on 27 November 2017, giving 'next priority' to the Paddington Pub Project;*
4. *Expedites the Paddington Pub Project and gives urgent priority to it (including the allocation of additional funding and staff resources);*
5. *In preparing the Paddington Pub Project, gives consideration to:*
  - a) *including a recommendation to Council on how to protect all pubs in the Paddington Heritage Conservation Area to the same standard; and*
  - b) *exploring what mechanisms (including but not limited to amending the Woollahra Development Control Plan 2015 (the DCP) are available to ensure that existing controls and protections that currently apply to pubs continue to apply regardless of any change in use;*
6. *Requests that the Mayor write to the Hon Gabrielle Upton, Minister for the Environment, Local Government and Heritage to:*
  - a) *raise community concerns over the loss of historic pubs in the Woollahra Municipality and elsewhere throughout the state of New South Wales; and*
  - b) *request the State Government to explore what legislative changes can be introduced to mirror the legislative reforms recently introduced by the UK Parliament concerning the protection of pubs.*

The planning proposal for the Four in Hand Hotel was carried out separately and its listing was gazetted on 17 January 2020.

Further to the Council resolution from 21 May 2018, the remaining ten hotels in the Paddington Pub Project include:

	<b>Hotel name</b>	<b>Address</b>	<b>Listed status in Woollahra LEP 2014</b>
1	The Bellevue Hotel	157-159 Hargrave Street, Paddington	No
2	Grand National Hotel	33 Elizabeth Street (161 Underwood Street), Paddington	No
3	Imperial Hotel	252 Oxford Street, Paddington	No
4	The London Tavern Hotel	85 Underwood Street, Paddington	No
5	The Lord Dudley Hotel	236 Jersey Road, Paddington	<b>Yes</b>
6	The Paddington Hotel (Former Paddington Arms Hotel)	384 Oxford Street, Paddington	No
7	The Paddington Inn Hotel	338 Oxford Street, Paddington	No
8	The Royal Hotel	237 Glenmore Road, Paddington	<b>Yes</b>
9	Unicorn Hotel	102-106 Oxford Street, Paddington	No
10	Village Inn Hotel (formerly Dirty Nelly's Hotel and the Rose and Crown Hotel)	9-11 Glenmore Road, Paddington	<b>Yes</b> [listed as the Rose and Crown Hotel]

As demonstrated in the above table, three of these pubs are listed heritage items. This planning proposal addresses the remaining seven pubs, the subject of the Paddington Pub Project.

On 18 November 2019 a report on the heritage listing of seven pubs in Paddington as heritage items in Schedule 5 of the *Woollahra Local Environmental Plan 2014* was presented to a meeting of the *Environmental Planning Committee* and on 25 November 2019, Council resolved the following:

- A. *THAT a Planning Proposal be prepared to amend the Woollahra Local Environmental Plan 2014 to include the following sites as heritage items in Schedule 5:*
- i. Bellevue Hotel at 157-159 Hargrave Street, Paddington;*
  - ii. Grand National Hotel at 33 Elizabeth Street (161 Underwood Street), Paddington;*
  - iii. Imperial Hotel at 252 Oxford Street, Paddington;*
  - iv. London Tavern Hotel at 85 Underwood Street, Paddington;*
  - v. The Paddington Hotel (former Paddington Arms Hotel) at 384 Oxford Street, Paddington;*
  - vi. Paddington Inn Hotel at 338 Oxford Street, Paddington; and*
  - vii. Unicorn Hotel at 102-106 Oxford Street, Paddington.*

- B. *THAT the Planning Proposal be referred to the Woollahra Local Planning Panel for advice.*
- C. *THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*
- D. *THAT the draft development control plan to amend the Woollahra Development Control Plan 2015, as described in Annexure 4 of the report to the Environmental Planning Committee meeting on 18 November 2019 is endorsed for exhibition.*

On 30 January 2020 the Woollahra Local Planning Panel (Woollahra LPP) considered a report on the planning proposal. At that meeting the Woollahra LPP provided the following advice:

- A. *Proceed with the planning proposal to list the following pubs, including their interiors, as heritage items in Schedule 5 of the Woollahra Local Environmental Plan 2014:*
  - i. *The Bellevue Hotel at 157-159 Hargrave Street, Paddington;*
  - ii. *Grand National Hotel at 33 Elizabeth Street (161 Underwood Street), Paddington;*
  - iii. *Imperial Hotel at 252 Oxford Street, Paddington;*
  - iv. *The London Tavern Hotel at 85 Underwood Street, Paddington;*
  - v. *The Paddington Hotel (former Paddington Arms Hotel) at 384 Oxford Street, Paddington;*
  - vi. *The Paddington Inn Hotel at 338 Oxford Street, Paddington; and*
  - vii. *The Unicorn Hotel at 102-106 Oxford Street, Paddington.*
- B. *Forward the planning proposal to the Department of Planning, Industry and Environment to list the pubs in A, including their interiors, as heritage items in the Schedule 5 of the Woollahra Local Environmental Plan 2014, to allow public exhibition.*
- C. *Request delegation from Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the functions of the Minister for Planning and Public Spaces under Section 3.36 of the Environmental Planning and Assessment Act 1979.*

## 1.2. Description of this planning proposal

This planning proposal is made in relation to the following seven pubs located within the suburb of Paddington:

The Bellevue Hotel and interiors	157-159 Hargrave Street, Paddington
Grand National Hotel and interiors	33 Elizabeth Street (161 Underwood Street), Paddington
Imperial Hotel and interiors	252 Oxford Street, Paddington
The London Tavern Hotel and interiors	85 Underwood Street, Paddington
The Paddington Hotel (former Paddington Arms Hotel) and interiors	384 Oxford Street, Paddington
The Paddington Inn Hotel and interiors	338 Oxford Street, Paddington
The Unicorn Hotel and interiors	102-106 Oxford Street, Paddington

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 two documents prepared by the formerly named NSW Department of Planning and Environment (now known as the NSW Department of Planning, Industry and Environment) titled *A Guide to Preparing Planning Proposals* (December 2018) and *A Guide to Preparing Local Environmental Plans* (December 2018).

The requirements for a planning proposal are provided in sections 2 to 9 as follows:

1. Existing site and surrounding context
2. Existing planning controls
3. Objective of planning proposal
4. Explanation of provisions
5. Justification
6. Mapping
7. Community consultation
8. Project timeline

### **1.3. Assessment of heritage significance**

In response to parts 1 and 4 of the Council resolution of 21 May 2018, the consultant firm '*Robert A. Moore Pty Ltd Architects and Conservation Consultants*' was engaged to carry out an assessment of heritage significance of the eleven hotels in Paddington, with a priority being given to completing the assessment of the *Four in Hand Hotel* at 105 Sutherland Street Paddington. Robert Moore, the director of the firm, is a highly qualified and experienced heritage consultant with extensive and specialised experience in the identification, assessment, management and interpretation of heritage assets. Dr Mark Dunn, professional historian, undertook the historic research on the pubs, researching primary evidence from the Noel Butlin Archive in Canberra, the State Library of NSW, the NSW State Archives and Council's archives.

The heritage assessment and subsequent Planning Proposal for heritage listing of the *Four in Hand Hotel* has progressed separately from the remaining pubs in the Paddington Pub Project in accordance with Council's resolution. The Four in Hand heritage listing has not been gazetted by the *Department of Planning Industry and Environment* (DPIE) at the time of writing this report, but Council expects this to be imminent.

The assessment of heritage significance was undertaken in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001. There are seven criteria used in the process of assessing heritage significance:

#### ***Criterion (a) – Historical 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) – Associative significance***

*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/technical significance**

*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 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.*

**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) - Rarity**

*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.)*

Each criterion has inclusion and exclusion 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 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.

The assessment by Robert A. Moore concludes that the *Bellevue Hotel*, the *Grand National Hotel*, the *Imperial Hotel*, the *London Tavern Hotel*, *The Paddington Hotel* (former *Paddington Arms Hotel*), the *Paddington Inn Hotel*, and the *Unicorn Hotel* meet **all** the seven criteria for heritage listing at a **local** level and recommends their listing in Schedule 5 of the Woollahra LEP 2014. Below, we have included the Statement of Significance for each hotel.

A copy of the assessment prepared by 'Robert A. Moore Pty Ltd Architects and Conservation Consultants', which includes the assessment against all criteria, is attached separately.

A copy of the inventory sheets for each of the seven sites prepared by Robert A. Moore Pty Ltd, including assessment against all heritage criteria, is included at **Annexure 2**.

## 1.4. Statements of heritage significance

Statements of significance have been prepared for each of the seven pubs the subject of this planning proposal, as follows:

### 1.4.1 The Bellevue Hotel

*The Bellevue Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as an early and successful example of Paddington's suburban hotels, having been continuously operational since its construction in 1878. It is a surviving example of the type of local landmark, corner commercial development that was incorporated into the building of terrace rows during Paddington's boom era of suburban development.*

*It is of social significance as a reference point for community identity, having served the community of the suburb through demographic changes leading to its re- emergence as a popular, desirable and fashionable area. The Hotel's long association with Tooth and Co - until its relatively recent sale - is well documented archivally in local, state and national repositories, which also record the building's history of change in response to community changes.*

*The Bellevue Hotel is of aesthetic significance as an example of an evolved Late Victorian period hotel with its principal exteriors still reflecting their original design, in a distinctive Classic Revival style. The expansion through take-over of an adjoining house, a common theme with Paddington's hotels, is legible in its main façade together with the works made to integrate the two buildings, The Hotel's interiors have been serially and comprehensively modified and updated, evolving over time as tastes and commercial imperatives changed.*

*As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the Bellevue Hotel is now uncommon, though still a vibrant element of the area's urban fabric and local streetscapes. It is arguably representative as well as rare, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to both its individuality and distinction as an important urban environment in Australia. As an element of the Paddington Conservation Area, and as one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.*

(August 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

#### 1.4.2 Grand National Hotel

*The Grand National Hotel is of historic significance to Paddington and the Woollahra LGA as an early and successful example of Paddington's suburban hotels, having been continuously operational since its construction in 1890. It is a surviving example of the type of larger, landmark corner commercial development, prominent in the emerging suburb, having been incorporated into the building of terrace row housing during Paddington's boom era of suburban development. Its long association with Tooth and Co is well documented archivally in local, state and national repositories. It is of social significance as an enduring reference point for community identity, together with the similar older and long-trading hotels of Paddington. The Grand National Hotel is of aesthetic significance as an example of an evolved and impressively scaled Late Victorian era hotel. Still reflecting its original design externally, it illustrates blending of Classic Revival and Italianate styles in an ambitious building which commands the distinctively 19th century urban streetscapes in which it features. It is a Paddington landmark. The exterior remains legible and relatively intact, reflecting its recorded history of minor changes. While the ground floor interiors have been modified and updated, typically evolving over time as pubs must, to meet the tastes and interests of their clientele, the hotel retains significant interiors in the substantially intact bedrooms of its upper floor residential areas. As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban "village" of Paddington, the Grand National Hotel remains an important structuring element of the suburb's urban fabric and local streetscapes, well known as a lively "gastro-pub". The Grand National Hotel is now a building of uncommon scale and purpose amongst Paddington's older hotels. It is arguably rare as well as representative, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings. It retains the potential for guest accommodation to remain part of its operations. The hotels are a key element of the character of the Paddington Heritage Conservation Area, contributing to its individuality and distinction as an important urban environment in Australia. As an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.*

(September 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)

### 1.4.3 Imperial Hotel

*An imposing, landmark corner hotel, the Imperial Hotel is an architecturally refined, substantial hotel building which asserts a commanding presence amongst civic buildings at the western entry to Paddington's main street. Individually styled with richly detailed, complex facades to its Oxford and Underwood Street frontages, the Imperial contributes strongly to the aesthetic interest of Oxford Street and the Paddington Heritage Conservation Area. The hotel is of historical and social history significance for the long tradition of hotel trade on this site. Paddington has a long history of community activism and vibrant local politics, and this has inevitably been built upon and encouraged by the tradition of meeting and socialising locally in the network of corner pubs in the area. The Imperial's balcony was a popular "spruiking point" for campaigning local politicians, recorded in the newspapers of the early 20th Century. As an element of the Paddington HCA, and one of the distinctive hotels within Paddington, the Imperial Hotel may also be part of a significant and unusual hotel group important in their suburban context, and itself worthy of listing.*

*(September 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)*

### 1.4.4 The London Tavern Hotel

*The London Tavern Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as one of Paddington's distinctive older and successful examples of mainly 19th Century suburban hotels, which have been continuously operational since their construction in the late 1870s/1880s. It is a surviving example of the type of local landmark, corner site, commercial development -and particularly hotels -that were incorporated into the building of terrace row housing during Paddington's boom era of suburban development.*

*The suburb has continued to gather appeal, affection and desirability, and its retained heritage fabric, such as the hotels like the London Tavern, is of both historic and social history value. The hotels like the London Tavern are prominent in this esteem, and have social significance as a reference point for community identity, having served the community of the suburb through 140 years of consolidation and demographic changes leading to its re-emergence as a popular, desirable and fashionable area.*

*The London Tavern's long association with Toohey's Brewers is well documented archivally in local, state and national repositories, which also record the building's history of change in response to community changes.*

*The London Tavern is also of aesthetic significance as an architecturally distinctive example of an evolved Late Victorian period hotel ; its frontages to Elizabeth and Underwood Streets still retain their original design, featuring Queen Anne styling. The expansion through take-over of an adjoining house, a common theme with Paddington's hotels, has been concealed through the careful alteration of its main façade, combined with the works made to functionally integrate the two buildings.*

*Despite that growth, the Hotel remains modest and compatible with the domestic scale of its context.*

*The Hotel's interiors have been modified and updated, evolving over time as taste and commercial imperatives have changed. They still retain much of their original fabric and the original layout of the Hotel, together with the changes made to it, can be read by visitors to the building.*

*As one of the small and decreasing number of historically significant hotels still trading commercially in the distinctive and historic urban “village” of Paddington, the London Tavern Hotel is now uncommon, but still a vibrant element of the area’s urban fabric and local streetscapes. It is arguably representative as well as rare, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to both its individuality and distinction as an important urban environment in Australia.<sup>1</sup> As an element of the Paddington Heritage Conservation Area, and as one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.*

*(September 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)*

#### **1.4.5 The Paddington Hotel (former Paddington Arms Hotel)**

*The Paddington Arms Hotel is of cultural heritage significance to Paddington and the Woollahra LGA as one of Paddington’s older, successful and enduring hotels. It occupies a site that has been in continuous hotel use since the urban consolidation of Oxford Street in the 1860s, when the building that formerly occupied this site, the Tradesman’s Arms, was established as one of the emerging commercial area’s first hotels.*

*While it is not a prominent physical or corner landmark in the way some other Paddington Hotels are, “The Paddington” is a part of Oxford Street’s tapestry of development across 150 years, and a signifier of Paddington’s emerging and growing importance in Nineteenth and Twentieth Century Sydney.*

*As with other early hotels of Paddington, The Paddington is of historical and social significance as a reference point for community identity, as Paddington’s early pubs were and remain, serving their evolving community across more than 150 years of demographic change until its re-emergence in the later Twentieth Century as a popular, desirable and fashionable area to live, close to the city.*

*The Paddington has a particular interest in the longevity of its operation and the complex archaeology of its site, the building including stone fabric in its basement and other built-in elements retained from the former Tradesman’s Arms, the earlier hotel established on the site in the 1860s. The Hotel’s long association with brewer/hoteliers Tooth & Co means that the building is well-documented archivally in local, state and national repositories, whose records together with those of Woollahra Council support interpretation of the building’s history of change in step with its community.*

*The Paddington is of aesthetic significance, having a modest, individual streetscape and townscape presence in its locality, derived of its simple, individual but sophisticated architectural design and construction. Its Edwardian/Federation -Queen Anne Revival (Arts and Crafts) styling make it individual in the locality. While its interiors have sustained much change, they continue to illustrate its story and evolution, and support its contributory importance in the Paddington Heritage Conservation Area. Its ambitious, high-quality recent interior fit-out and adroit management have seen it assume a high-profile place in Paddington’s commerce as well as its evolving heritage identity.*

*(November 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)*

#### 1.4.6 The Paddington Inn Hotel

*The Paddington Inn is of local heritage significance to Paddington and the Woollahra LGA as an enduring and successful example of Paddington's 19th Century suburban corner hotels, having been continuously operational since its construction in 1896, and occupying a site established in hotel use in 1848, making it potentially the longest continuously-serving hotel site in the Paddington area.*

*It is one of the few surviving examples of the larger, landmark corner commercial or hotel developments, prominent in the consolidating suburb of Paddington and Oxford Street at the end of the Nineteenth Century. Its long association with Tooth and Co, for whom the current hotel was built as one of the company's early and few purpose-built hotels, is well documented archivally in local, state and national repositories.*

*The Paddington Inn is of social significance as an enduring reference point for community identity, together with the similar older and long-established trading hotels of Paddington. The Paddington Inn is of aesthetic significance as an important Paddington example of an evolved, impressively-scaled and purpose-built late Victorian era hotel. Like the comparable, earlier-built Grand National Hotel, the Paddington Inn illustrates the late 19th Century blending of Classic Revival and Italianate styles in an ambitious, commanding hotel building. It is an Oxford Street and Paddington landmark.*

*The exterior of the hotel remains legible and relatively intact, reflecting its recorded history of growth. The ground floor interiors have been serially modified and in recent years smartly updated, reflecting the established cyclic and competitive pattern of renewal in Paddington's hotels to meet the tastes and interests of their clientele. The condition and integrity of the hotel's upper floor residential areas are not known, as they were not able to be inspected for this assessment.*

*As one of the small and decreasing number of historically significant hotels still trading commercially in the historic urban "village" of Paddington, the Paddington Inn is still an important structuring element of the suburb's historic urban fabric and of the Oxford Street streetscapes. It is well known as a thriving "gastro-pub".*

*As a building of unusual scale amongst Paddington's older hotels, The Paddington Inn is arguably rare as well as representative, being one of the locally important, aesthetic/physical and social landmark corner hotel buildings which are a key element of the character of the Paddington Heritage Conservation Area, contributing to its individuality and distinction as an important urban environment in Australia.<sup>1</sup> As an element of the Paddington Heritage Conservation Area, and one of the distinctive group of hotels in Paddington, it may also prove, on further investigation, to have significance as part of an unusual group of hotels, important in their suburban context.*

*The Paddington Inn is also important for its association with the origins of the Paddington Council, as the first three meetings of that Council were held in Jane Beard's Paddington Inn in 1860.*

*(November 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)*

#### 1.4.7 The Unicorn Hotel

*The Unicorn Hotel is one of the earlier established hotels in Paddington, and as such it is of heritage significance for Paddington and the Woollahra Municipality. It occupies one of the longest serving hotel sites in the suburb, on which the Prince of Wales Hotel was established in c.1864. As an hotel, its longevity is camouflaged by the distinctive 1940s Moderne style building which now carries on the historic use, in one of the more recent pub buildings in Paddington, but also one of the more distinctive for its architecture.*

*As one of the Paddington hotels which were part of the important NSW hotel empire of hotelier-brewers Tooth & Co., The Unicorn occupies a high-profile Oxford Street site, and is amongst the important landmark hotels which also relates to the relative domesticity of Paddington's closely-scaled streets at its very rear. The Unicorn is an important signifier of Tooth & Co policy to invest in modern hotel buildings in the post- depression late 1930s/1940s when the company chose to both meet the new demographics of its clientele, and also to reinvigorate trade on sites where it could see that some of its older hotels might be more advantageously replaced than renovated.*

*The distinctive architectural styling of the building is the work of experienced hotel architects RM Joy and Pollitt, who designed other bold and brave new buildings across Sydney for Tooth & Co. Drawing on European Modernism and an experienced understanding of hotel design, the architects delivered what remains a powerful, eye-catching and exciting building in the diversity of the Oxford Street retail strip. It is both historically and aesthetically significant as an accomplished work of mid 20th Century commercial design, set within an important, historic urban context, which is also underlaid by its historic use associations with its site, in the suburb and conservation area of Paddington, and with its operators and the community which it has long- served.*

*The Unicorn Hotel is of a contemporary social significance for its continuing contribution to the sense of identity within Paddington and for the local and wider community, being part of the hotel network which structures the urban and social fabric of the suburb. Paddington has a history of community activism which has historically been facilitated by the tradition of meeting and socialising locally in the network of corner pubs in the area*

*(December 2018, Robert A. Moore Pty Ltd, Heritage Inventory Sheet p.1)*

## 2. Existing sites and context

### The Bellevue Hotel

#### 2.1. The site

The *Bellevue Hotel* is located at the intersection of Hargrave and Taylor Street, Paddington. The building occupies all of the site bounded by Hargrave Street, Taylor Street, Windsor Lane with address of 157-159 Hargrave Street, Paddington.

The *Bellevue Hotel* is a landmark corner commercial building constructed specifically for use as a hotel. Constructed in c1878, it has been in continuous operation since its construction.

The site is legally identified as Lot 11 DP 1124608, and is currently subject to planning controls in the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).



Figure 1: the *Bellevue Hotel* viewed from Hargrave Street, looking towards the north eastern and south eastern elevations (Source: Robert A. Moore Pty Ltd Architects and Conservation Consultants, August 2018).





Figure 2: Cadastral map showing the Bellevue Hotel site outlined in red.



Figure 3: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)

## Grand National Hotel

### 2.2. The site

The *Grand National Hotel* is located at the intersection of Elizabeth and Underwood Street, Paddington. The building occupies all of the site bounded by Elizabeth Street and Underwood Street with address of 33 Elizabeth Street (aka 161 Underwood Street). The land title of the site is described as Lot 1 in DP 902766.

The *Grand National Hotel* is a landmark corner commercial building constructed specifically for use as a hotel. Constructed in 1890, it has been in continuous operation since its construction. On the Elizabeth Street frontage, the Hotel incorporates the adjacent former terrace house at No.35, which was developed as part of the attached row of such houses contemporary with the Hotel that extends eastwards down Elizabeth Street.



Figure 4: the Grand National Hotel viewed from Underwood Street, looking towards the north western and south western elevations (Source: Woollahra Municipal Council, October 2019).





Figure 5: Cadastral map showing the Grand National Hotel site outlined in red.

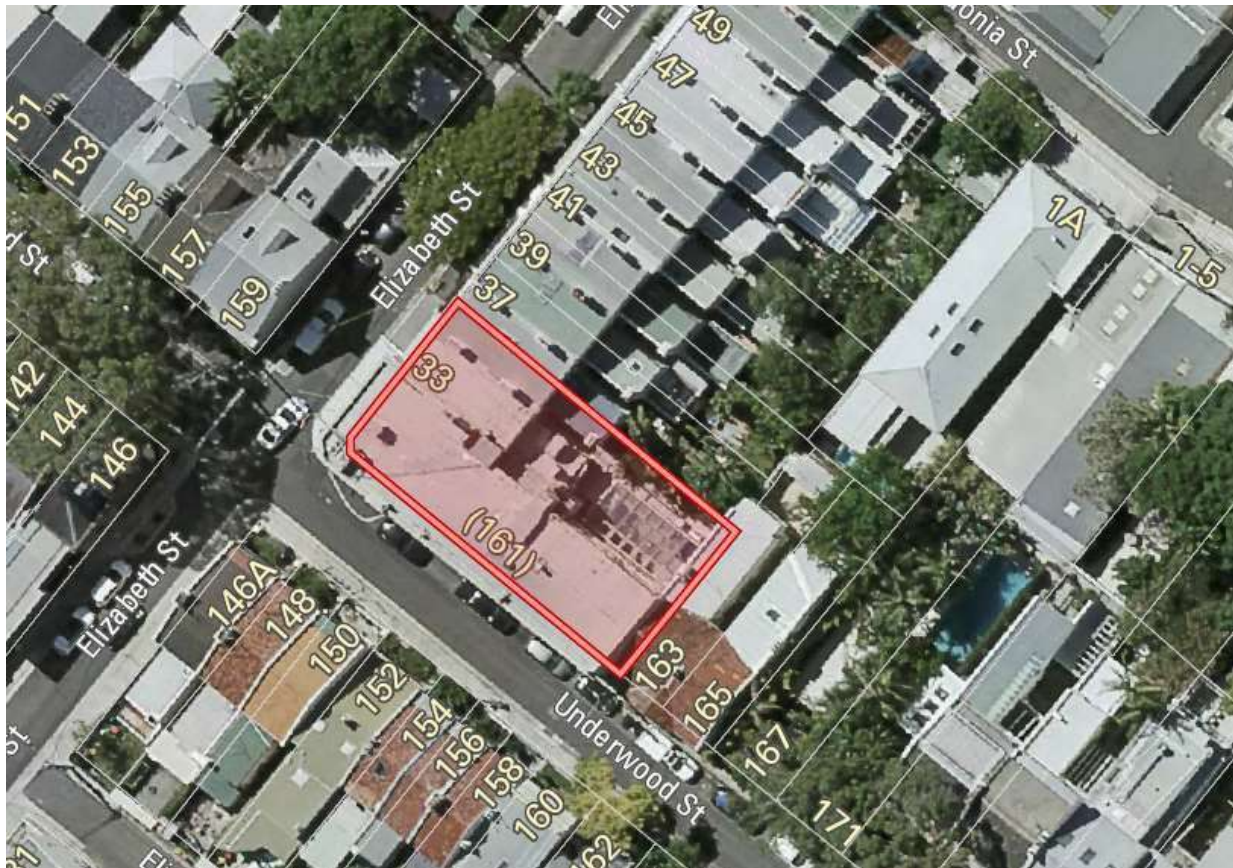


Figure 6: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)

## Imperial Hotel

### 2.3. The site

The *Imperial Hotel* is located at the intersection of Oxford and Underwood Street, Paddington. The building occupies all of the site bounded by Elizabeth Street and Underwood Street with address of 252 Oxford Street (aka 2 Underwood Street). The land title of the site is described as Lot 3 in DP 51538.

The *Imperial Hotel* is a landmark corner commercial building constructed specifically for use as a hotel. Constructed in 1909-10, it replaced an earlier hotel known as the Duke of Rothsay and the Cross Guns, which was built in 1873. The design of the existing building is by Architect Ernest Lindsay Thompson.



*Figure 7: the Imperial Hotel viewed from Oxford Street, looking towards the south western and south western elevations (Source: Robert A. Moore Pty Ltd Architects and Conservation Consultants, September 2018).*



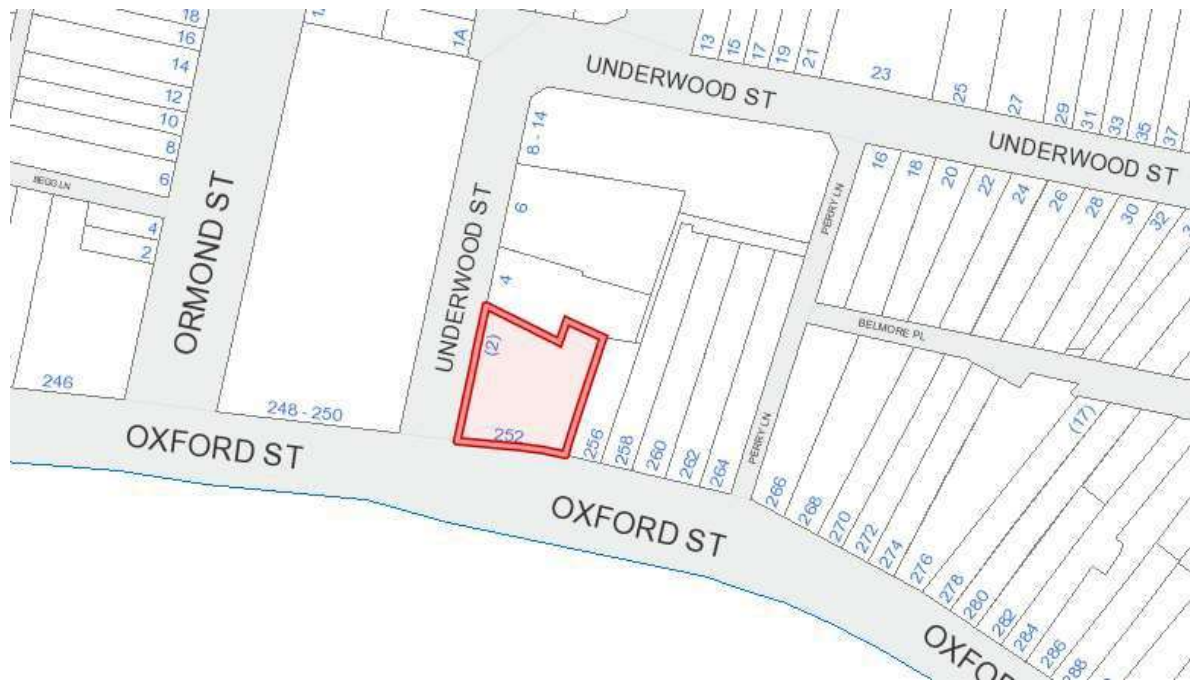


Figure 8: Cadastral map showing the Imperial Hotel site outlined in red.

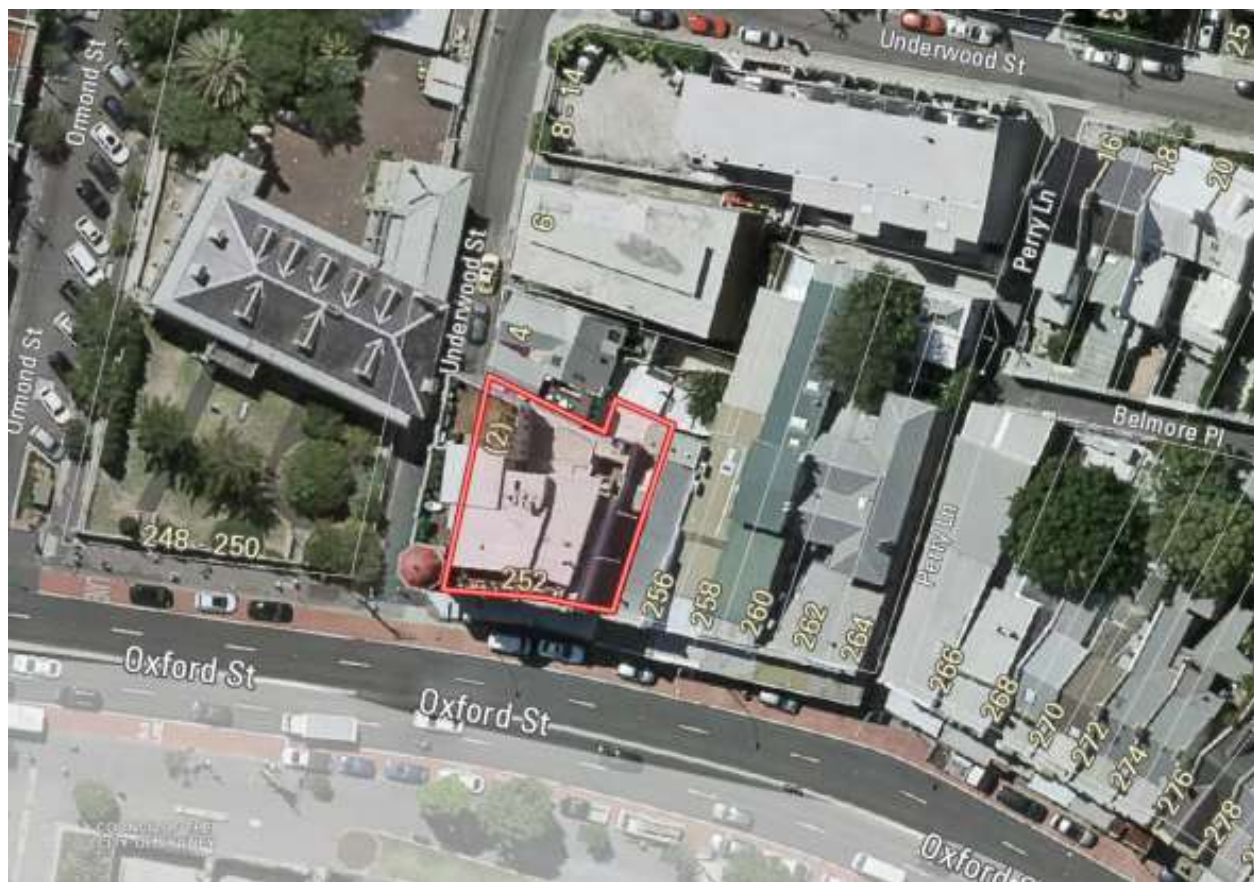


Figure 9: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)

## The London Tavern Hotel

### 2.4. The site

The *London Tavern Hotel* is located at the intersection of Oxford and Underwood Street, Paddington. The building occupies all of the site bounded by William Street and Underwood Street with address of 85 Underwood Street. The land title of the site is described as Lot 1 in DP 391 and Lot 11 in DP 1001328.

The *London Tavern Hotel* is a landmark corner commercial building and is one of Paddington's distinctive older and successful examples of hotels that has been continuously operational since its construction in the late 1870s/1880s. On the William Street frontage, the Hotel is incorporated into a row of terrace houses.



*Figure 10: the London Tavern Hotel viewed from the intersection of William and Underwood Street, looking towards the south and western elevations (Source: Robert A. Moore Pty Ltd Architects and Conservation Consultants, September 2018).*





Figure 11: Cadastral map showing the London Tavern Hotel site outlined in red.



*Figure 12: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)*

## The Paddington Hotel (former Paddington Arms Hotel)

### 2.1. The site

The *Paddington Hotel* (former *Paddington Arms Hotel*) is located at 384 Oxford Street between Elizabeth and William Street with a rear frontage on Victoria Street. The land title of the site is described as Lot 1 in DP 68955.

The *Paddington Hotel* is one of Paddington's distinctive older and successful examples of hotels that has been continuously operational since the 1860s, when it operated as the *Tradesman's Arms*. The existing building was rebuilt as the *Canberra Hotel* to the design of Spain & Cosh in 1913.



Figure 13: the *Paddington Arms Hotel*'s main elevation viewed from Oxford Street (Source: Woollahra Municipal Council, October 2019).





Figure 14: Cadastral map showing the Paddington Hotel site outlined in red.



Figure 15: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)

## The Paddington Inn Hotel

### 2.5. The site

The *Paddington Inn Hotel* is located at the intersection of Oxford and William Street in Paddington. The building occupies all of the site bounded by Oxford, William and Victoria Street with address of 338 Oxford Street. The land title of the site is described as Lot 1 in DP 85869.

The *Paddington Inn Hotel* is a landmark corner commercial building and is one of Paddington's distinctive older and successful examples of hotels that has been continuously operational since its construction in 1848. This makes it one of the longest continuously- serving hotel site in the Paddington area.



Figure 16: the *Paddington Inn Hotel* viewed from Oxford Street looking to its south western and north western elevations (Source: Woollahra Municipal Council, October 2019).





Figure 17: Cadastral map showing the Paddington Hotel site outlined in red



Figure 18: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)

## The Unicorn Hotel

### 2.6. The site

The *Unicorn Hotel* is located at the intersection of Oxford and Hopewell Street in Paddington. The building occupies all of the site bounded by Oxford Street, Hopewell Street and Hopewell Lane with address of 102-106 Oxford Street. The land title of the site is described as Lot 1 in DP 84534.

The *Unicorn Hotel* is a landmark corner commercial building that was built in a distinctive Inter-War Functionalist Moderne Style built in the 1940s to the design of Architects R. M. Joy and Pollitt. It replaced the former *Prince of Wales Hotel*, which was established in 1864. It is an important signifier of Tooth & Co policy to invest in modern hotel buildings in the post-Depression era.



Figure 19: the Unicorn Hotel viewed from Oxford Street looking to its southern and eastern elevations (Source: Robert A. Moore Pty Ltd Architects and Conservation Consultants, December 2018).





Figure 20: Cadastral map showing the Unicorn Hotel site outlined in red.



Figure 21: 2018 aerial photograph indicating the site (in red) within its immediate context. (Source: Woollahra Council GIS Maps)

### 3. Existing planning controls

All sites are subject to existing planning controls within the Woollahra LEP 2014, relating to land zoning, height of building, minimum lot size and acid sulfate soils. These are as follows:

	Land Use Zone	Height of Building	Minimum Lot Size	Acid Sulfate Soils
<b>The Bellevue Hotel</b>	R2: Low Density Residential	9.5m	230m <sup>2</sup>	Class 5
<b>Grand National Hotel</b>	R2: Low Density Residential	9.5m	230m <sup>2</sup>	Class 5
<b>Imperial Hotel</b>	B4: Mixed Use	9.5m	Not applicable	Class 5
<b>The London Tavern</b>	B4: Mixed Use	9.5m	Not applicable	Class 5
<b>The Paddington Hotel (former Paddington Arms Hotel)</b>	B4: Mixed Use	9.5m	Not applicable	Class 5
<b>The Paddington Inn Hotel</b>	B4: Mixed Use	9.5m	Not applicable	Class 5
<b>The Unicorn Hotel</b>	B4: Mixed Use	9.5m	Not applicable	Class 5

The Objectives for the R2 zone of the Woollahra LEP are:

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

The Objectives for the B4 zone of the Woollahra LEP are:

- *To provide a mixture of compatible land uses.*
- *To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling.*
- *To provide active ground floor uses to create vibrant centres.*
- *To provide for development of a scale and type that is compatible with the amenity of the surrounding residential area.*
- *To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.*

None of these hotels are currently listed as a State or local heritage items. However, they are all within the Paddington Heritage Conservation Area under the Woollahra LEP 2014 and are subject to the provisions outlined in clause 5.10 (Heritage Conservation) in Woollahra LEP 2014 relative to heritage conservation areas.

## 4. Objective of the amendment to Woollahra LEP 2014

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of the hotels listed below and provide them with statutory heritage protection.

The Bellevue Hotel and interiors	157-159 Hargrave Street, Paddington
Grand National Hotel and interiors	33 Elizabeth Street (161 Underwood Street), Paddington
Imperial Hotel and interiors	252 Oxford Street, Paddington
The London Tavern Hotel and interiors	85 Underwood Street, Paddington
The Paddington Hotel (former Paddington Arms Hotel) and interiors	384 Oxford Street, Paddington
The Paddington Inn Hotel and interiors	338 Oxford Street, Paddington
The Unicorn Hotel and interiors	102-106 Oxford Street, Paddington

## 5. Explanation of provisions

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

- Insert a listing for each Paddington pub listed in Part 4 above, 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.
- Amend the Heritage Map (Sheet HER\_001, HER\_003A and HER\_003B) to identify 7 additional heritage items at their relevant addresses.

## 6. Justification

The planning proposal has strategic merit. The key reason for amending the Woollahra LEP 2014 is that the heritage listing of seven pubs in Paddington will ensure their significance is recognised and their ongoing conservation is implemented.

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 any strategic study or report?

Yes. The planning proposal is the result of the recommendations found in the heritage assessment report/Heritage Inventory Sheet, prepared by *Robert A. Moore Pty Ltd Architects and Conservation Consultants*. The report concluded that all pubs meet the criteria for listing as local heritage items.

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

Yes. The objective is to recognise the heritage significance of all seven pubs, including their interiors, and provide statutory heritage protection. The best means of achieving this objective is through an amendment to Woollahra LEP 2014 to list the building and their interiors as heritage items. This is commenced through the planning proposal process.

Although the buildings are located in the Paddington Heritage Conservation Area, heritage listing will provide a higher level of protection and recognition of the heritage significance of these items and their interiors. Other options, such as adding site-specific objectives and controls to *Woollahra Development Control Plan 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. Is the planning proposal consistent with the objectives and actions contained within the applicable regional, subregional strategy 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 actions of the *Eastern City District Plan* (2018), as discussed below.

#### **Greater Sydney Regional 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 seven hotels as local heritage items will allow the appropriate conservation of these properties and their interiors into the future.



## Eastern City District Plan

The planning proposal is generally consistent with the directions, priorities and objectives of the *Eastern City District Plan*, more specifically with:

- 'A city of great places' direction
- Planning Priority E^ '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:
  - o a. engaging with the community early to understand heritage values'
- Action 54 'Consider the following issues when preparing plans for tourism and visitation:
  - o e. protecting heritage and biodiversity to enhance cultural and eco-tourism'

### **4. Is the planning proposal consistent with a council's local strategy or other local strategic plan?**

Yes. The planning proposal is consistent with the Council's Community Strategic Plan titled *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 and residential amenity, including protection of significant architecture and the natural environment.*

The planning proposal is also consistent with the *Draft Woollahra Local Strategic Planning Statement* (endorsed by Council for exhibition 9 September 2019). 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*

### **5. 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 (refer to **Schedule 1** below).

### **6. 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** below).

### **6.3. Environmental, social and economic impact**

**7. 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.

**8. 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 for seven pubs and their interiors, 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.

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

Yes. The heritage assessment / inventory sheet measured all seven pubs and their interiors against the criteria for 'cultural significance' as defined in the *Australia ICOMOS Burra Charter 2013*, as meaning the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

While not having a direct economic effect, heritage listing will acknowledge each hotels' social significance. All seven hotels are an important part of the social fabric of Paddington as popular meeting places and celebrated destinations for locals, tourists and visitors. They all have a demonstrated social significance arising from their prolonged use and their being part of a distinctive and established group contributing to Paddington's character.

### **6.4. State and Commonwealth interests**

**10. Is there adequate public infrastructure for the planning proposal?**

Yes. The planning proposal involves the local heritage listing of seven pubs in Paddington and it does not involve amendments to the planning controls that will facilitate intensified development.

All sites have access to adequate public infrastructure such as water, sewer, electricity and telephone services. The sites' closest access to public transport services is on Oxford Street and Glenmore Road.

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

**11. 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, namely Heritage NSW, Department of Premier and Cabinet.

Further consultation will take place with any other authorities identified by the gateway determination.

## 7. Mapping

The planning proposal amends the Woollahra LEP 2014 Heritage Maps (Sheet HER\_001, HER\_003A, HER\_003B) by applying an “Item – General” classification to the following sites:

The Bellevue Hotel and interiors	157-159 Hargrave Street, Paddington
Grand National Hotel and interiors	33 Elizabeth Street (161 Underwood Street), Paddington
Imperial Hotel and interiors	252 Oxford Street, Paddington
The London Tavern Hotel and interiors	85 Underwood Street, Paddington
The Paddington Hotel (former Paddington Arms Hotel) and interiors	384 Oxford Street, Paddington
The Paddington Inn Hotel and interiors	338 Oxford Street, Paddington
The Unicorn Hotel and interiors	102-106 Oxford Street, Paddington

Extracts of the existing and proposed heritage maps are shown in the following figures.

### Bellevue Hotel at 157-159 Hargrave Street, Paddington

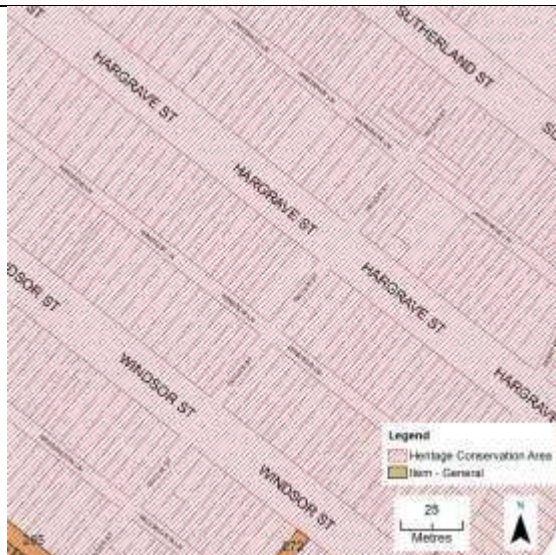


Figure 1: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER\_003A)

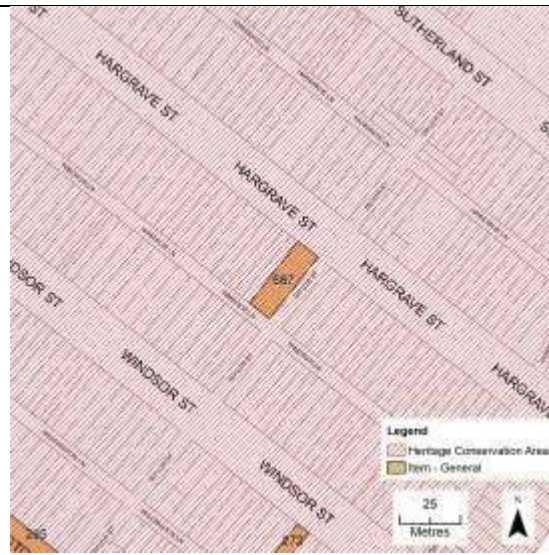


Figure 2: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER\_003A)



## The Grand National Hotel at 33 Elizabeth Street, Paddington

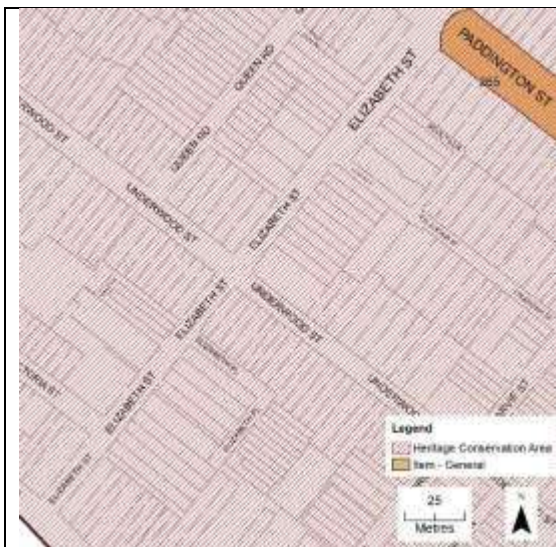


Figure 3: Extract from existing Woollahra LEP 2014 Heritage Maps (Sheet HER\_003A and 003B)

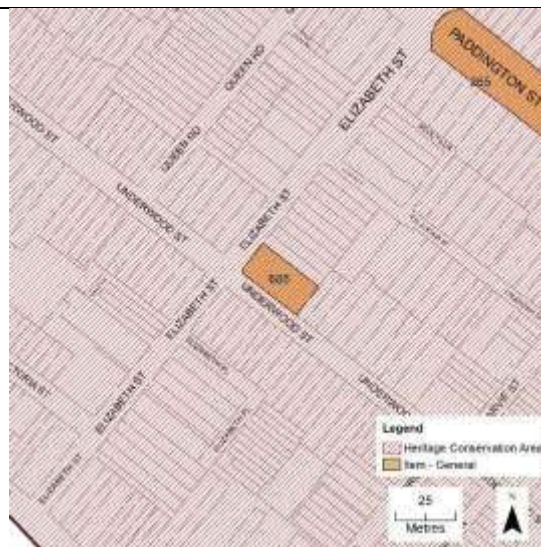


Figure 4: Extract from proposed Woollahra LEP 2014 Heritage Maps (Sheet HER\_003A and 003B)

## The Imperial Hotel at 252 Oxford Street, Paddington



Figure 5: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER\_001)

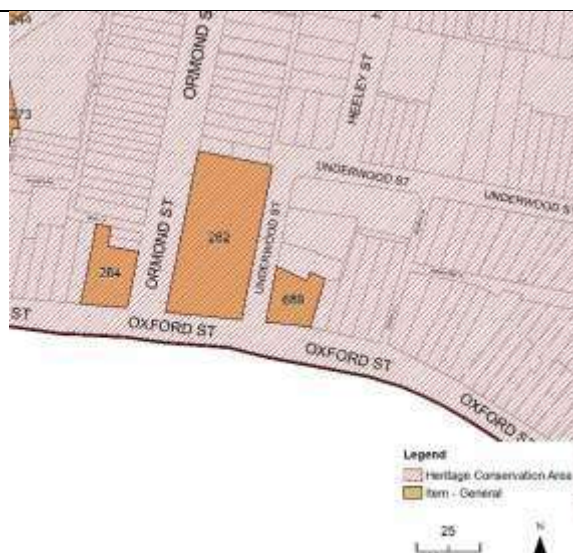


Figure 6: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER\_002) 1



## The London Tavern at 85 Underwood Street, Paddington

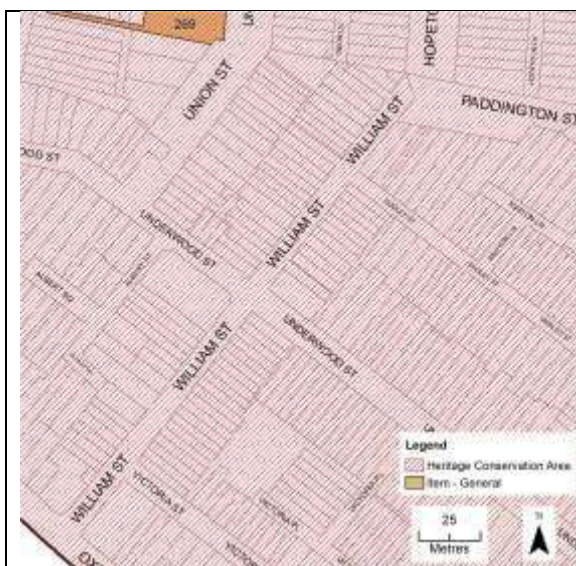


Figure 7: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER\_003A)

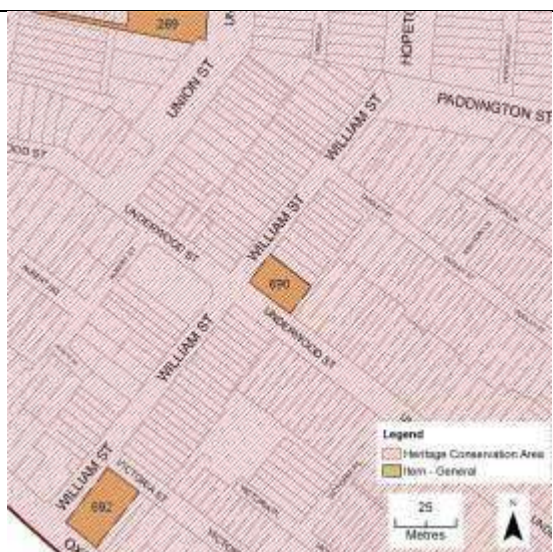


Figure 8: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER\_003A)

## The Paddington Arms Hotel at 384 Oxford Street, Paddington

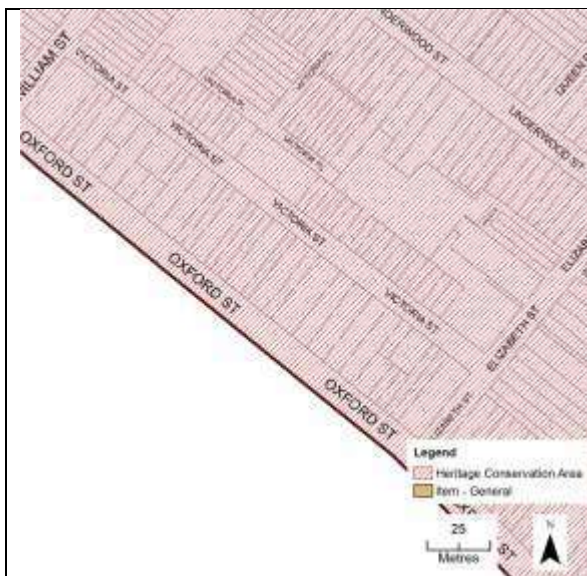


Figure 9: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER\_003B)

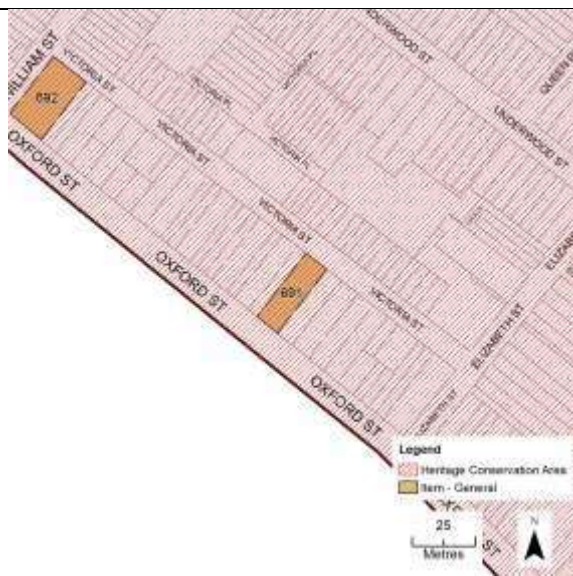
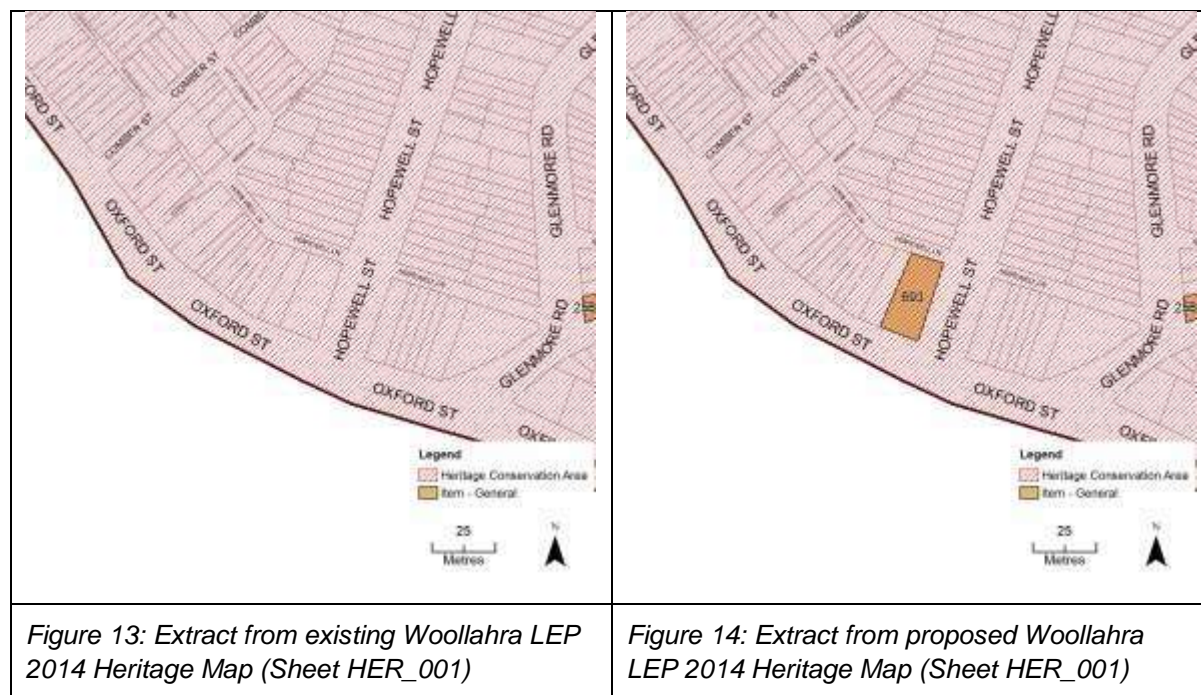


Figure 10: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER\_003B)

## The Paddington Inn Hotel at 338 Oxford Street, Paddington



## The Unicorn Hotel at 102-106 Oxford Street, Paddington





## 8. Community consultation

### 8.1. Consultation with landowners

Council staff informed the land owners of all pubs of the study and provided them with a copy of the relevant draft heritage inventory sheet. Submissions were received from three hotel owners and their consultants, being the Bellevue Hotel, the Grand National Hotel and the Paddington Arms Hotel. The submissions and responses to submissions are provided in the report to the Environmental Planning Committee meeting on 18 November 2019 (Attachment 1).

### 8.2. Public exhibition

Public exhibition will be undertaken in accordance with the requirements of the Act, the *Environmental Planning and Assessment Regulation 2000*, the *Woollahra Community Participation Plan* and the conditions in the Gateway Determination.

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

Public notification of the exhibition will comprise:

- a 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 the land owner of each site.
- a letter to landowners adjoining and in the vicinity of each site
- a letter to local community groups.

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).

## 9. Project timeline

If the Council is authorised to exercise the plan-making functions of the Minister for Planning and Public Spaces 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
Council Notices of Motion	21 May 2018
Environmental Planning Committee recommends proceeding	18 November 2019
Council resolution to proceed	25 November 2019
Local Planning Panel provides advice	February 2020
Environmental Planning Committee recommends proceeding	March 2020
Council resolution to proceed	March 2020
Gateway determination	June 2020
Completion of technical assessment	Usually none required
Government agency consultation	July 2020
Public exhibition period	July 2020
Submissions assessment	August 2020
Environmental Planning Committee considers assessment of planning proposal post exhibition	September 2020
Council decision to make the LEP amendment	September 2020
Council to liaise with Parliamentary Counsel to prepare LEP amendment	October 2020
Forwarding of LEP amendment to the Department of Planning, Industry and Environment for notification in the NSW Legislation website	November 2020
Notification of the approved LEP	December 2020



## Schedules

### Schedule 1 – Consistency with state environmental planning policies

State environmental planning policy	Comment on consistency
SEPP No 1 – Development Standards	Not applicable
SEPP No 19 – Bushland in Urban Areas	Not applicable
SEPP No 21 – Caravan Parks	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 33 – Hazardous and Offensive Development	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 36 – Manufactured Home Estates	Not applicable
SEPP No 44 – Koala Habitat Protection	Not applicable
SEPP No 47 – Moore Park Showground	Not applicable
SEPP No 50 – Canal Estate Development	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 55 – Remediation of Land	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP No 64 – Advertising and Signage	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.  See section 6.3 of the planning proposal for more information.

<b>State environmental planning policy</b>	<b>Comment on consistency</b>
SEPP No 70 – Affordable Housing (Revised Schemes)	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Aboriginal Land) 2019	Not applicable.
SEPP (Affordable Rental Housing) 2009	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 (Coastal Management) 2018	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Concurrences) 2018	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Educational Establishments and Child Care Facilities) 2017	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.
SEPP (Gosford City Centre) 2018	Not applicable.
SEPP (Housing for Seniors or People with a Disability) 2004	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.

State environmental planning policy	Comment on consistency
SEPP (Infrastructure) 2007	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Kosciuszko National Park - Alpine Resorts) 2007	Not applicable
SEPP (Kurnell Peninsula) 1989	Not applicable
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Miscellaneous Consent Provisions) 2007	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Penrith Lakes Scheme) 1989	Not applicable
SEPP (Primary Production and Rural Development) 2019	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State and Regional Development) 2011	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (State Significant Precincts) 2005	Applicable  There are currently no identified state significant sites located in the Woollahra Municipality.
SEPP (Sydney Drinking Water Catchment) 2011	Not applicable
SEPP (Sydney Region Growth Centres) 2006	Not applicable
SEPP (Three Ports) 2013	Not applicable

SEPP (Urban Renewal) 2010	There are currently no potential urban renewal precincts in the Woollahra Municipality which are identified in the SEPP.
---------------------------	--

State environmental planning policy	Comment on consistency
SEPP (Vegetation in Non-Rural Areas) 2017	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Western Sydney Employment Area) 2009	Not applicable
SEPP (Western Sydney Parklands) 2009	Not applicable

Sydney Regional Environmental Plans – now deemed State Environmental Planning Policies	Comment on consistency
SREP No 8 (Central Coast Plateau Areas)	Not applicable
SREP No 9 - Extractive Industry (No 2 - 1995)	Not applicable
SREP No 16 – Walsh Bay	Not applicable
SREP No 20 - Hawkesbury- Nepean River (No 2 - 1997)	Not applicable
SREP No 24 - Homebush Bay Area	Not applicable
SREP No 26 – City West	Not applicable
SREP No 30 - St Marys	Not applicable
SREP No 33 - Cooks Cove	Not applicable
SREP (Sydney Harbour Catchment) 2005	Applicable  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy. The planning proposal applies to land within the Sydney Harbour Catchment. Therefore the planning principles under Part 2, clause 13 Sydney Harbour Catchment of the SREP have been considered during its preparation. The planning proposal is consistent with the principles.

## Schedule 2 – Compliance with section 9.1 directions

Note any inconsistencies that are considered to be minor here for DPE and in the introduction to the PP and 6.2 question 6.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
<b>1</b>	<b>Employment and resources</b>	
1	Business and industrial zones	Applicable to all pubs with the exception of the Bellevue Hotel and Grand National Hotel which are not in a business and industrial zone.  Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
1.2-1.5	Directions 1.2-1.5	Not applicable. These directions are not relevant to the Sydney metropolitan area.
<b>2</b>	<b>Environment and heritage</b>	
2.1	Environment protection zones	Not applicable. The planning proposal does not apply to land within an environmental protection zone or land identified for environmental protection.
2.2	Coastal protection	Not applicable. The planning proposal does not apply to land within the coastal zone.
2.3	Heritage conservation	Applicable. Consistent. Heritage listing of the seven pubs in Paddington will provide ongoing protection and recognition of the heritage significance of these items. All pubs are located in the Paddington heritage conservation area.
2.4	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.
2.5	Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	Not applicable. The planning proposal does not apply to land in the Far North Coast.
<b>3</b>	<b>Housing, infrastructure and urban development</b>	
3.1	Residential zones	Not applicable. The land is not zoned for residential purposes.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
3.2	Caravan parks and manufactured home estates	Not applicable. The planning proposal does not affect caravan parks and manufactured home estates.
3.3	Home occupations	Not applicable. The planning proposal does not affect home occupations in dwelling houses.
3.4	Integrating land use and transport	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
3.5	Development near licensed aerodromes	Not applicable. The planning proposal does not apply to land near a licensed aerodrome.
3.6	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
<b>4</b>	<b>Hazard and risk</b>	
4.1	Acid sulfate soils	Applicable and consistent. Existing acid sulfate soils provisions will not be altered by the planning proposal.
4.2	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.
4.3	Flood prone land	Applicable. Consistent. Existing flood planning provisions will not be altered by the planning proposal.
4.4	Planning for bushfire protection	Not applicable. The planning proposal does not apply to land mapped as bushfire prone land.
<b>5</b>	<b>Regional planning</b>	
5.1 - 5.9	Strategies 5.1-5.9	Not applicable. These strategies do not apply to the Woollahra LGA.
5.10	Implementation of Regional Plans	<p>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.</p> <p>Heritage listing of seven pubs in Paddington will provide ongoing protection and recognition of the heritage significance of these items.</p> <p>Refer to Section 6.2 of this report and direction 7.1 of this table.</p>

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
<b>6</b>	<b>Local plan making</b>	
6.1	Approval and referral requirements	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the operation of this direction.
6.2	Reserving land for public purposes	Not applicable. The planning proposal does not create, alter or reduce existing zonings or reservations of land for public purposes.
6.3	Site specific provisions	Not applicable. The planning proposal does not allow a particular development to be carried out.
<b>7</b>	<b>Metropolitan Planning</b>	
7.1	Implementation of <i>A Metropolis of Three Cities</i> (March 2018)	Applicable. The planning proposal is consistent with the objectives of <i>A Metropolis of Three Cities</i> , particularly Objective 13: Environmental heritage is identified, conserved and enhanced.  Heritage listing of the seven pubs will provide ongoing protection and recognition of the heritage significance of these items.  Refer to section 6.2 of this report and direction 5.10 of this table.
7.2	Implementation of Greater Macarthur Land Release Investigation	Not applicable.
7.3	Parramatta Road Corridor Urban Transformation Strategy	Not applicable.

## **Supplementary material (separately attached)**

- **Environmental Planning Committee Report (18 November 2019);**
- **Heritage Study Report and Heritage Inventory Sheets** – Robert Allan Moore Architects and Conservation Consultants – April 2019