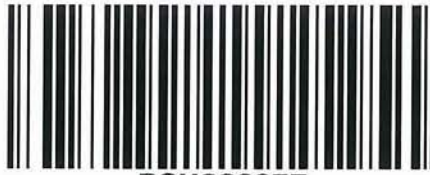


Council Ref: 1064.G (Amendment 72)
Your Ref:

16 August 2012



PCU036857

Ms Una Williamson
Planner
Sydney Region East
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Ms Williamson

Planning Proposal - 11 Olola Avenue, Vacluse

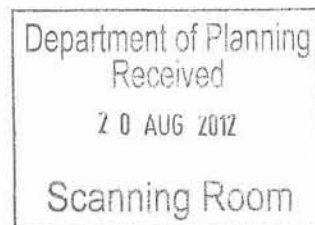
Please find enclosed a copy of a planning proposal to add No. 11 Olola Avenue, Vacluse to Woollahra LEP 1995.

A further copy has been sent via email.

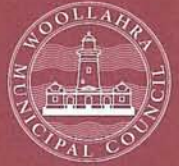
Please contact Sara Reilly on 9391 7062 should you require further information.

Yours sincerely

Sara Reilly
Strategic Heritage Officer



Woollahra
Municipal
Council

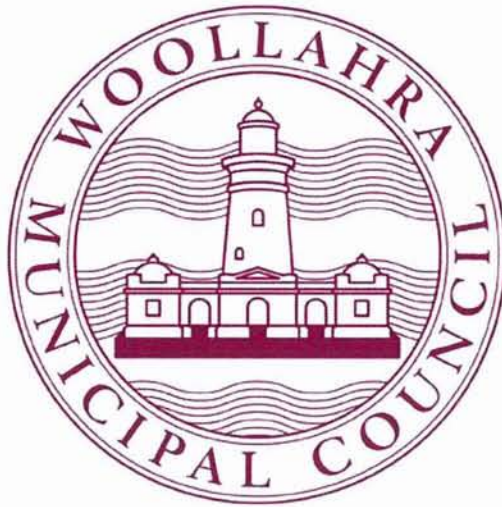


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PLANNING PROPOSAL

Weinreich House, 11 Olola Avenue, Vaucluse

AUGUST 2012

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Image of proposed item located at 11 Olola Avenue, Vaucluse... Error! Bookmark not defined.	

Introduction

This planning proposal explains the intended effect of, and justification for, a proposed amendment to *Woollahra Local Environmental Plan 1995* in relation to land at *11 Olola Avenue, Vacluse*. The proposal aims to list the house known as *Weinreich House* and its grounds as a heritage item.

The planning proposal has been prepared in accordance with section 55 of the *Environmental Planning and Assessment Act 1979 (the Act)* and the relevant Department of Planning guidelines titled *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

Site identification

No. 11 Olola Avenue is located on the south-western side of Olola Avenue, which forms the perimeter of the Vacluse House Estate. The site comprises all land in Lot B of DP 322389.



Figure 1: Land use plan of the Olola Avenue property affected by the planning proposal (outlined in red)



Figure 2: Cadastre plan of the Olola Avenue property affected by the planning proposal (outlined in red)

The site is occupied by an elevated single-storey residential dwelling house accessed by a driveway from the street.

Part 1 – Objective of planning proposal

The objective of the planning proposal is to recognise the heritage significance of the building known as *Weinreich House*, including its grounds and its interior, and provide statutory protection for their conservation.

Part 2 – Explanation of provisions

The objective of the planning proposal will be achieved by:

1. Amending Schedule 3 (heritage items) of Woollahra LEP 1995 by including a reference to the land at 11 Olola Avenue, Vacluse and describing the item as *Weinreich House* – house, grounds and interiors; and
2. Amending the definition of the heritage conservation map in Schedule 1 (definitions) of Woollahra LEP 1995 by including a reference to an amending LEP; and
3. Colouring the land at 11 Olola Avenue, Vacluse on the Woollahra LEP 1995 Heritage Conservation Map as shown on **attachment 1**.

Part 3 – Justification

Section A – Need for the planning proposal

1. Is the planning proposal a result of any strategic study or report?

A development application seeking consent for the demolition of the building on the neighbouring property at 12 Olola Avenue, Vacluse was submitted to Council on the 22 December 2010. The proposal included a new building on the site.

The owner of 11 Olola Avenue objected to the application at 12 Olola Avenue due to issues of privacy and the bulk and scale of the new building. It was at this time that the owner of 11 Olola Avenue invited Council's heritage and planning staff to inspect 11 Olola Avenue, and broached the topic of the potential heritage significance of the house. On 30 May 2011 the Council made a decision to investigate adding 11 and 12 Olola Avenue to Council's heritage register. No. 12 Olola Avenue was found not to adequately fulfil the criteria for listing as a heritage item.

Council staff carried out research and analysis of the property and the architect of 11 Olola Avenue, and prepared a draft heritage inventory sheet for the property. The draft heritage inventory sheet formed part of a report to the Urban Planning Committee meeting on 14 May 2012, which is included as **attachment 2**. The report recommended that a planning proposal be prepared to list the land, house and its interior as a heritage item in Woollahra LEP 1995.

Consequently, on 28 May 2012, the Council made the following decision:

- A. *That the heritage assessment and draft heritage inventory sheet for 11 Olola Avenue be received and noted.*
- B. *That a planning proposal be prepared with the aim of amending Woollahra LEP 1995 to list 11 Olola Avenue, Vacluse, as a heritage item as the building and site fulfil sufficient heritage assessment criteria to be listed as an item. The listing is to apply to the land, house and its interior.*
- C. *That Council continue to investigate significance of other works by Harry Seidler in the Municipality for possible potential listing as heritage items.*

An interim heritage inventory sheet listing has been prepared by Council's Heritage Officer and is included as **attachment 3**.

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

The planning proposal is the best way of achieving the objective, which is to secure statutory protection for the property to ensure its heritage values will be protected and conserved under legislation. Listing the building and grounds as a heritage item –

- formally acknowledges their heritage significance,
- provides statutory protection and measures to manage their conservation, and
- informs interested parties of the property's heritage status.

3. Is there a net community benefit?

The planning proposal does not aim to rezone land or to facilitate redevelopment of land or provide opportunities for additional employment. The normal net community benefit test set out in the Department's Draft Centres Policy is not adaptable in the case of listing buildings and sites as heritage items.

The community will benefit by the protection of a building and site which have been identified as significant at a local level and appropriate for listing as a heritage item.

Section B – Relationship to strategic planning framework.

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The planning proposal is consistent with the objectives and actions contained in the Sydney Metropolitan Strategy and the Draft East Subregional Strategy. Both documents promote the conservation of Sydney's cultural heritage.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The planning proposal is consistent with the Woollahra Community Strategic Plan 2010 - 2025, which is titled *Woollahra 2025*. The Plan is based on five broad interrelated themes. Each theme has a range of goals under which strategies are listed. In the case of the planning proposal, the following themes, goals and strategies are relevant.

Theme	Quality places and spaces
Goal 4	Well planned neighbourhoods
Strategy 4.3	Protect local heritage and residential amenity, including protection of significant architecture and natural environment

Theme	Community well being
Goal 3	A creative and vibrant community
Strategy 3.1	Preserve and promote local history and heritage

6. Is the planning proposal consistent with applicable state environmental planning policies?

The planning proposal involves listing *Weinreich House* and its grounds as a heritage item. It does not involve a change in land use zone nor is it intended to facilitate a particular development. Numerous state environmental planning policies apply to the land for the purpose of development. No state environmental planning policy applying to the land prevents or restricts the listing of heritage items. The listing of buildings as heritage items and sites is consistent with state environmental planning policies.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The planning proposal is consistent with all applicable section 117 directions (refer **attachment 5**).

Section C – Environmental, social and economic impact

- 8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

The proposal does not apply to land nor is it in the vicinity of land that has been identified as containing critical habitats or threatened species, populations or ecological communities, or their habitats.

- 9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

The planning proposal will not result in any environmental effects.

- 10. How has the planning proposal adequately addressed any social and economic effects?**

A positive social effect is expected as the planning proposal aims to protect a building and grounds of local heritage significance.

Section D – State and Commonwealth interests

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

The planning proposal will not result in any additional demand for public infrastructure.

- 12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

No consultation is required with the State and Commonwealth public authorities due to the local level of significance of the potential heritage item.

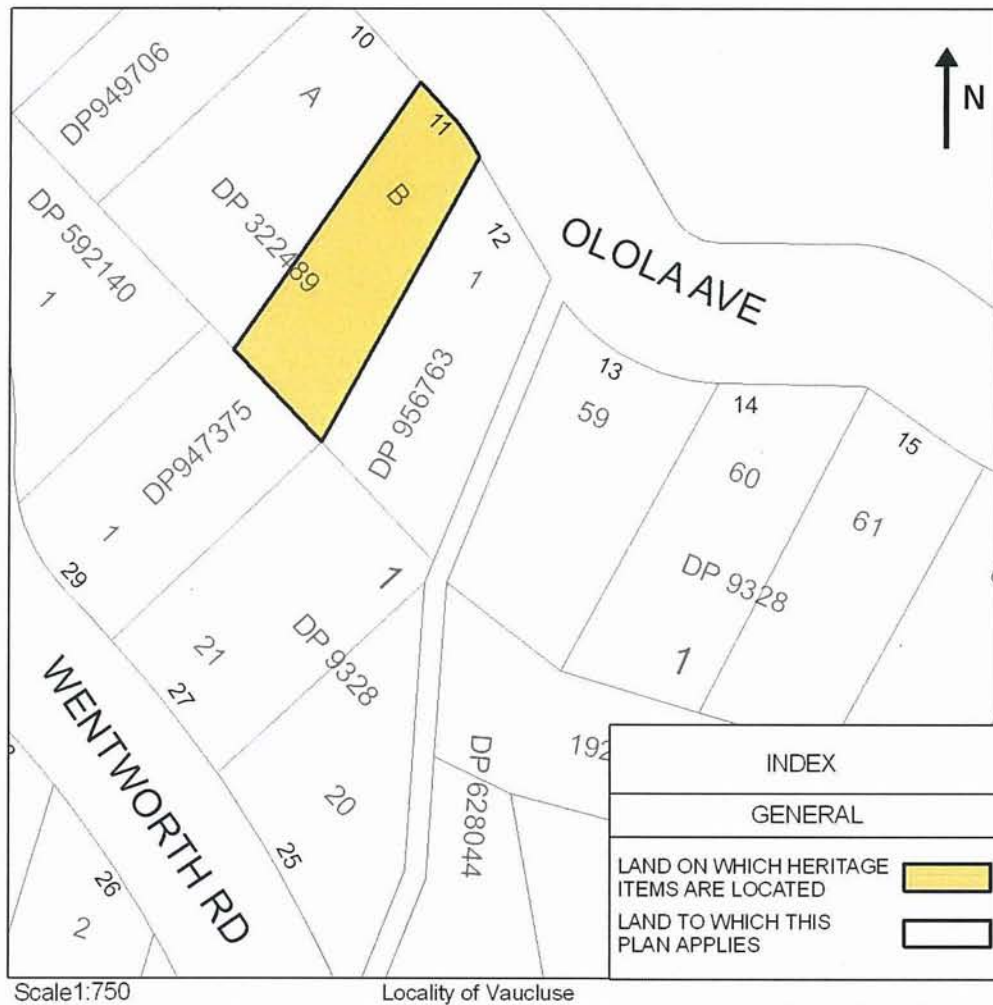
Part 4 – Community consultation

Consistent with part 4.5 of *A guide to preparing local environmental plans*, and Council's policy, an exhibition period of 28 days is intended. Public notification of the exhibition will comprise:

- an advertisement in the Council's information page which appears in the local newspaper,
- a notice on Council's website, and
- a letter to the owner of 11 Olola Avenue, Vacluse and to the owners of land adjoining and in the vicinity of the site.

During the exhibition period, the planning proposal, gateway determination and other relevant documentation (including an information brochure) will be available on Council's Customer Service Centre and on the Council's website.

Attachment 1
Heritage conservation map



PLANNING PROPOSAL 11 Olola Avenue, Vauclose	
DRAWN BY Shelley Brownbridge DATE 26 June 2012	STATEMENT OF RELATIONSHIP WITH OTHER PLANS Amends Woollahra Local Environmental Plan 1995
SUPERVISING DRAFTPERSON DATE	
PLANNING OFFICER Chris Bluett DATE 26 June 2012	
FILE No. CCL. 1064.G. (Amendment 72) DEPT Strategic Planning	PUBLISHED IN GOVERNMENT GAZETTE OF
CERTIFIED IN ACCORDANCE WITH THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979 AND REGULATION GENERAL MANAGER DATE	

Attachment 2
Council's Urban Planning Committee report 14 May 2012

Item No: R Recommendation to Council
Subject: **HERITAGE ASSESSMENT OF 11 OLOLA AVENUE, VAUCLUSE**
Author: Sara Reilly Strategic Heritage Officer
File No:
Reason for Report: To respond to an adopted notice of motion requiring an investigation into adding 11 Olola Avenue, Vaocluse as a heritage item

Recommendation:

- D. That the heritage assessment and draft heritage inventory sheet for 11 Olola Avenue be received and noted.
- E. That a planning proposal be prepared with the aim of amending Woollahra LEP 1995 to list 11 Olola Avenue, Vaocluse, as a heritage item as the building and site fulfil sufficient heritage assessment criteria to be listed as an item. The listing is to apply to the land, house and its interior.

1.0 Background

Council adopted a notice of motion on the 30 May 2011:

- A. *That Council as soon as possible investigate adding to our heritage register Nos 11 and 12 Olola Avenue, Vaocluse.*
- B. *The Council notify the owners of Nos 11 and 12 Olola Avenue, Vaocluse advising them that Council is considering including the properties on the Council heritage register.*

This heritage assessment partially responds to part A of the decision by assessing the significance of 11 Olola Avenue.

The owner of 11 Olola Avenue, Mr Joseph Weinreich, has been notified of Council's intention to consider listing the property in response to part B of the Council's decision.

The potential heritage significance of 11 Olola Avenue arose during a development application for 12 Olola Avenue which was lodged in December 2010. The development application involved the demolition of the building at 12 Olola Avenue, an Inter-War bungalow, and the construction of a new contemporary dwelling.

The assessment of 12 Olola Avenue as a potentially significant Inter-War bungalow has been carried out and was the subject of a separate report presented to the Urban Planning Committee on 25 July 2011. The potential heritage listing of 12 Olola Avenue is not proceeding, as it was assessed as not of sufficient significance to list as a heritage item, based on a heritage assessment which included a preliminary study of similar buildings within the Municipality. The existing Inter-War building at 12 Olola Avenue has been approved for demolition via the Land and Environment Court, and the new building conditionally approved. The new building as approved by the Court will have some negative impact on 11

Olola Avenue due to its increased height and bulk, and the loss of the original building on the site, although it is understood that the view loss and privacy concerns relating to an objection by Mr Weinreich at 11 Olola Avenue have been to some degree addressed and resolved.

The owner of 11 Olola Avenue has now been sent a draft heritage inventory sheet for his property, which was prepared by Council's Strategic Heritage Officer in April 2012 and is attached as **Annexure 1**.

2.0 Introduction

No. 11 Olola Avenue is a single-storey residential dwelling designed by Harry Seidler in 1961. It was approved by Council in 1961 and constructed in 1962.

Mr Joseph Weinreich, the owner of 11 Olola Avenue, indicated to Council that Harry Seidler was the architect of the building, a fact well known to him as he had commissioned Harry Seidler to design the building.

Harry Seidler designed a small number of other residential buildings in the Municipality in the mid-50s to early 60s, including 10 Clarence Place, Double Bay in 1956, and 37 and 39 Benelong Crescent, Bellevue Hill in 1962. He also designed a number of apartment buildings within the Municipality in the mid-60s including 29 Ocean Avenue, Double Bay (1964-66); 351 Edgecliff Road, Woollahra (1966); and 40 Stephen Street, Paddington (1963) which are all listed on the RAIA 20th Century Significant Buildings Register. Harry Seidler's work is relatively rare within the Municipality. Although he designed buildings in a diversity of locations throughout Sydney, the location of his practice on the North Shore meant that the majority of his works from his early residential period of approximately 1949 – 1963 were located on the north side of the Harbour.

3.0 Research methodology

As part of the assessment of the heritage significance of 11 Olola Avenue, documentary research was carried out, including a detailed comparative analysis of the subject building with other Harry Seidler-designed buildings within the Municipality.

3.1 Documentary research

The following sources were used in the research for the preparation of the draft heritage inventory sheet:

- **Spigelman**, Alice, "Almost Full Circle – Harry Seidler, A Biography"
2001 Brandl and Schlesinger
- **Frampton**, Kenneth and **Drew**, Philip, "Harry Seidler – Four Decades of Architecture",
1992 Thames and Hudson
- Ed. by **Dobney**, Steve "The Master Architect Series III – Harry Seidler, Selected and Current Works",
1997 The Images Publishing Group Pty Ltd/Craftsman House
- Library stack cards detailing Harry Seidler's original drawings relating to works within the Municipality and held by the Mitchell Library

- The Register of 20th Century Buildings of Significance – produced by the (Royal) Australian Institute of Architects
- Building and development applications relating to buildings designed by Harry Seidler in Woollahra Municipality – refer to 3.2 of this report for details

3.2 List of building application and development application files viewed

11 Olola Avenue, Vaucluse

[BA253/58 Previous approval for a new three-storey residential building by Fowell, Mansfield and Maclurcan for B.V. Nathan, approval lapsed.]

BA868/61 Design of current building by Harry Seidler for Joseph Weinreich.

BA589/62 Application for installation of air conditioning system.

BA573/73 Garden study to rear of house, by Woodhouse and Danks Architects; approved but appears not proceeded with.

BA795/89 Minor modifications including new entry area and wall, bin store, internal lighting upgrade, driveway and retaining wall works; approved (except new entry area).

DA501/98 New retaining wall at street by Seidler Associates; approved but not proceeded with.

10 Clarence Place, Double Bay

BA 311/56 Design of current building by Harry Seidler for Jack Meller

BA 817/61 Additions to existing dwelling by Seidler's office – extra wing to north of existing building, joined by walkway

BA 134/70 Pool cabana/change room, patio and stairs (pool approval separate)

BA 337/71 Swimming pool

DA 149/10 Demolition of the dwelling and new residential flat building; withdrawn

CDC 25/11 Complying development certificate for demolition of the dwelling, approved

37 + 39 Benelong Crescent, Bellevue Hill

BA 320/62 (enquiry application nos 37-39): sections and site plan submitted for redevelopment of the site and approved in principle by Council

BA 538/62 (no. 39): new dwelling; approved

BA 239/63 (no. 39): heating layout post-construction approval

BA 627/72 (no. 39): application for certificate of compliance

BA 739/73 (no. 39): playroom beneath existing dwelling within footprint; Harry Seidler's office not mentioned on drawings but understood to have overseen some of the works

DA 0925/00 (no. 39): new RFB; withdrawn by applicant

DA 0711/01 (no. 39): new RFB; withdrawn by applicant

Some files for 37 Benelong Crescent were not viewed. Due to the similarity of the design and site conditions it was not considered necessary.

20 Ian Street, Rose Bay

BA 376/82: design for new residence by Harry Seidler

BA 445/82: excavation

BA 565/82: air-conditioning

BA 1700/88: swimming pool and shower room

DA 1006/01: alterations and additions for subdivision into two apartments, by Tony Caro Architecture, some involvement from Harry Seidler's office (carparking arrangement plans); approved; (three further Section 96 applications not viewed).

DA 107/05: Subdivision conversion to strata title.

3.3 Comparative analysis of Seidler's residential works within the Municipality

At least four other residences were constructed by Harry Seidler's firm in the Municipality. The four identified are 10 Clarence Place, Double Bay (1956), 37 and 39 Benelong Crescent, Bellevue Hill (1962) and 20 Ian Street, Rose Bay (1982). A residence in Wunulla Road, Point Piper is known to have been built by Seidler but is yet to be identified. Files with original plans and subsequent applications for each house have been viewed for this analysis, as detailed above. His apartment buildings within the Municipality have not been used in this comparative analysis.

10 Clarence Place, Double Bay (1956) "Meller House"

The building at 10 Clarence Place, Double Bay is likely to be the earliest Seidler house in the Municipality, and is typical of Seidler's early works in that it is designed in the elevated box style. The modest residential dwelling is an elevated single storey with a garage housed underneath. The plan form is a rectangular in-line type, one of Seidler's favoured early plan forms. The main elevation is plain and of modest scale. These features bear much similarity in spirit to 11 Olola Avenue, however, there are differences. Due to the narrowing of this site towards the street, the streetscape lacks presence, and due to the slope of the site sideways the elevation of the box is underplayed. The building has no interplay of geometric and curvilinear forms such as at 11 Olola Avenue. Despite its apparent relative intactness, fine internal planning and sympathetic additions by Seidler's office, 10 Clarence Place is only of moderate representative value in terms of Seidler's work. The building has been recently approved under state government complying development codes for demolition.

37 and 39 Benelong Crescent, Bellevue Hill (1962) "Solel Residence" (no. 37) and "Silver Residence" (no. 39)

The two buildings at 37 and 39 Benelong Crescent, Bellevue Hill were conceived and built in tandem and are of highly similar design, appearing almost identical. Again, Seidler has used the elevated box form, this time of two storeys, with a covered entry path elevated above ground level connecting the houses to the street. The design contains interesting features such as the elevated walkway, and the courtyard/backyard between the building and the garage. There are minimal windows to all side elevations due to the proximity of neighbouring houses. Garages block views of the buildings from the street, and as the site slopes away from the street the two-storey elevated box form is not visible except from the rear gardens. However, because the building was designed as two-storeys with an undercroft, (now enclosed), the building would likely lack the horizontality of the floating box that defined houses such as Rose Seidler House, 11 Olola Avenue and others. Further, the planning, with living, dining and kitchen on one floor and bedrooms on floors above, is of a fairly conventional nature, and not of the sophisticated standard of 11 Olola Avenue or 10 Clarence Place. Again, no juxtaposition of rectilinear and curvilinear forms appears in the design, such as occurs at 11 Olola Avenue.

20 Ian Street, Rose Bay

The building at 20 Ian Street, Rose Bay was designed by Harry Seidler's office in 1982. The building is one of his later residential designs and does not demonstrate his earlier preoccupations with pure form and structure to the same degree as 11 Olola Avenue and others. Further, in 2001 approval was sought to convert the house into two units, which involved substantial changes to the original building including the addition of a third storey and other significant changes. The alterations were drawn up by Harry Seidler's office, and he also provided a letter of endorsement for the alterations at the request Council's Heritage Section in which he stated that the alterations were sympathetic to the existing house and of high quality. The application was approved in the Land and Environment Court in December 2002. The approval was modified in 2003 to the plans of Tony Caro but the changes were minimal.

The building is difficult to compare with 11 Olola Avenue as it represents a different phase of the architect's body of work, dating from 1982. Seidler's focus and preoccupations would have been vastly different at this time, when his practice was a highly productive office involved in many large and diverse projects. No.11 Olola Avenue contains the simplicity and purity of Seidler's earlier work, which 20 Ian Street lacks.

Summary

No.11 Olola Avenue is without doubt the most important Seidler residential building within the Municipality as far as is known at the time of this study. It has greater architectural significance than 37 and 39 Benelong Crescent, and also 10 Clarence Place, which is still, however, considered a significant and reasonably important early work within the Municipality. However, 10 Clarence Place has been approved for demolition, and is not likely to be listed as an item of significance.

3.4 Schedule of Harry Seidler's known works within the Municipality

Address on stack cards	Building year and name	Building type	Confirmed as by Harry Seidler	Include in analysis	Notes
29 Ocean Ave, Double Bay	1964-1966	Apartments	Yes, on RAIA 20 th Century register	No	
Stephen Street, Paddington (no.40)	Council City Flats	Apartments	Yes, on RAIA 20 th Century register	No	
351 Edgecliff Road, Woollahra	1966 - 'Arlington Apartments'	Apartments	Yes, on RAIA 20 th Century register	No	
(Believed to be 20 Ian Street,) Rose Bay	1961 - 1983	Residence	Yes	Yes	
24 Rosemont Avenue, Edgecliff	Mandl Flats	Apartments		No	
39-41 William Street, Double Bay		Apartments		No	
849 New South Head Road, Rose Bay		Alterations to residence?		No	
352 New South Head Road, Double Bay		Commercial building		No	Ordinary commercial building in Double Bay strip
Double Bay (address not stated)		Apartments		No	
14 Wunulla Road, Point Piper	George Lehrer House	Residence	Not 14A Wunulla Road, details not located	No –details unknown	
37 Benelong Crescent, Bellevue	Solel Residence	Residence	Files from Olola confirm, as referred	Yes	Remains and appears intact

Hill			to		
39 Benelong Crescent, Bellevue Hill	Howard Silvers Residence	Residence, Identical pair to no. 37	Files from Olola confirm, as referred to	Yes	Remains and appears intact
Lot 7, Clarence Place, Double Bay	Jack Meller House	Residence	Yes	Yes	Remains and is generally intact; approved for demolition under complying development certificate in 2011

3.5 *Harry Seidler's other works*

The documentary research carried out also included some study of the Rose Seidler House at Turramurra (1949) and the Meller House at Castlecrag (1950). However, no direct comparative research was carried out relating to these Seidler buildings as they are outside the Municipality. The intention is to assess the significance of Seidler's work within the Woollahra Municipality rather than look at significance at a metropolitan or state level.

Apartment buildings by Harry Seidler within the Municipality were not researched for this heritage assessment, as they are a different building type and thus not suitable for comparison.

All residential dwellings by Harry Seidler within the Municipality were used for the comparative analysis, except for the dwelling in Wunulla Road, Point Piper which could not be located.

4.0 **Physical investigation**

The site was visited on 4 April 2011. The interior of the house was inspected.

5.0 **Consideration**

The assessment of heritage significance for 11 Olola Avenue used the standard heritage assessment criteria as set out in the NSW Heritage Office's publication *Assessing heritage significance* (2001).

In terms of the heritage assessment criteria, the conclusions are:

Historical significance: the land and building are of such significance as to warrant listing as an item.

Historical association: the land and building are of such significance as to warrant listing as an item.

Aesthetic significance: the building is of such significance as to warrant listing as an item.

Social significance: the building is of such significance as to warrant listing as an item.

Technical/Research significance: the building is of such significance as to warrant listing as an item.

Rarity: the building is of such significance as to warrant listing as an item.

Representativeness: the building is of such significance as to warrant listing as an item.

The full assessment can be seen in the heritage inventory sheet provided in **annexure 1**.

The recent research into and study of the life and work of Harry Seidler, centred on his work in the Municipality, has highlighted the relative rarity of his work within Woollahra. In particular, the research demonstrates the rarity and importance of his early residential works which lay the groundwork for the Modernist themes which would be expounded in larger and larger scale buildings by his practice in the years to follow.

Thus when examining the trajectory of his career and the building types he focused on within the various phases of his career, it becomes clear that the building at 11 Olola Avenue, Vacluse, is a highly intact and highly representative example of the early residential work of Harry Seidler.

The statement of significance from the draft heritage inventory sheet reads:

No. 11 Olola Avenue is a Harry Seidler-designed residence dating from 1962, and reflects the culmination of his early, predominantly residential, career phase. As such, it embodies the themes that he continued to expand upon during the course of his prodigious career. These themes are reflected in the restrained austere expression; the building form as an elevated presence with a large outdoor space in front of the building; the strong geometrical composition echoed in the parts; and the simultaneity of rectilinear and curvilinear motifs.

Harry Seidler AC OBE (1923 – 2006) is an internationally-acclaimed Australian architect who is renowned for introducing the International Modern style to Australia, successfully practicing in an uncompromising modernist aesthetic, and making a major contribution to the architecture of Sydney.

6.0 Conclusion

It is considered that the building has substantial merit as an intact and excellent example of the early residential work of Harry Seidler, and reaches a number of the criteria for listing as a heritage item. The land on which the building is located has both historical significance and historical association significance and is also worthy of inclusion within the listing.

Sara Reilly
Strategic Heritage Officer

Chris Bluett
Manager Strategic Planning

Annexure:

Annexure 1: Draft heritage inventory sheet for 11 Olola Avenue, Vacluse, dated April 2012

Attachment 3
Council's interim heritage inventory listing sheet

ITEM DETAILS			
Name of Item	Current name of the item. Weinreich House		
Other Name/s Former Name/s	Previous names or common names.		
Item type (if known)	Archaeological, Built, Landscape, Movable/Collection, Area/Group/complex. Built		
Item group (if known)			
Item category (if known)			
Area, Group, or Collection Name	Name of the area, group or collection to which the item belongs.		
Street number	Street number OR distance from nearest town if non-urban. 11		
Street name	Street name OR direction from nearest town if non-urban. Olola Avenue		
Suburb/town	Provide suburb, town or nearest town. Vaucluse	Postcode 2030	
Local Government Area	Local government area/s. Woollahra Council		
Property description	Folio identifier for sites (Lot & DP) Lot B; DP 322489		
Owner	Name of owner if government or "Private" if in private ownership. Private		
Current use	Current use of the item - be brief. Residence		
Former Use	Former major uses of the item including the original use - be brief. Residence		
Statement of significance	The statement of significance should set out the degree and nature of the significance of the item. 11 Olola Avenue is a Harry Seidler-designed residence dating from 1962, and reflects the culmination of his early, predominantly residential, career phase. As such, it embodies the themes that he continued to expand upon during the course of his prodigious career. These themes are reflected in the restrained austere expression; the building form as an elevated presence with a large outdoor space in front of the building; the strong geometrical composition echoed in the parts; and the simultaneity of rectilinear and curvilinear motifs. Harry Seidler AC OBE (1923 – 2006) is an internationally-acclaimed Australian architect who is renowned for introducing the International Modern style to Australia, successfully practicing in an uncompromising modernist aesthetic, and making a major contribution to the architecture of Sydney.		

Level of Significance	State No	Local Yes - High
DESCRIPTION		
Designer	Name of the principal designer of the item, this may be an individual and/or company name. Harry Seidler	
Builder/ maker	Name of the builder or maker of the item, this may be an individual and/or company name. Engineers: P. O. Miller Milston and Ferris	
Physical Description	Describe the item's main physical features, including surroundings and contents. The dwelling at 11 Olola Avenue presents as an elevated white box, approached from a central driveway that rises from the street quite sharply and is laid with porphyry stone paving in a radiating pattern. White-painted masonry garden edges bound the path, with substantial grass banks either side. Attractive mature tree specimens frame the view. Two-storey white side walls frame the front elevation and extend to the ground, with a deep fascia above and the terrace balcony slab at mid-level creating the strong white frame of the elevated box shape. Full-height glass is set within the upper level onto a full-length glass balustraded terrace overlooking the front garden, creating a deep, shady recess. On the lower level there is an open space for garaging and a large cylindrical form in masonry appears to be resting within the box form. The lower level is in part deeply recessed which further creates the appearance of the floating box form. Internally a highly sophisticated and strictly geometric plan orders bedrooms, living spaces, kitchen and other service rooms. The large masonry cylinder which is externally visible in the lower floor projects through the upper level as a strong semi-cylindrical form which defines the dining area and elevates the dining area above the living space. Primary spaces overlook the front garden with floor-to-ceiling glass and sliding doors. An internal stair reflects the sloping nature of the site and the roof and splits the floor plan into two levels. Floors are off-form reinforced concrete slabs, with an asphalt garage floor and driveway. Thresholds, the main terrace, the entry stairs and landing have terrazzo tiles and sills. Walls of the building are rendered and/or painted and white in colour (originally proposed face brick has now been painted), and are constructed as retaining walls to the rear of the dwelling on the lower level. The roof is a low-pitched sloping skillion of insulated 'Klip Lok' aluminium sheeting on timber joists, with a round skylight over the dining area and a small clerestory window over the internal toilets. There is a concealed aluminium gutter, with downpipes recessed into the internal brick skin of the front terrace. Fascias are of painted plywood. Floors are parquet, vinyl (kitchen) or tile (bathrooms and laundry). Doors and windows are of aluminium framing, either full-height sliding panels or fixed panels, or high- and mid-level hopper/fixed pane window combinations. The front door is of timber (plywood), painted, and the back door is glass-panelled and timber framed. Ceilings are gyprock or sprayed vermiculite. There are vinyl skirtings. The internal stair has a timber handrail. The terrace has aluminium balustrading with wired glass panels.	
Physical condition	Brief description of the physical condition (excellent, good, fair, poor). Note that evaluation of the integrity and/or authenticity of the item is carried out as part of the assessment process. The building is in excellent condition, having been maintained carefully by the original owners, who are still in residence.	

Construction years	Start year 1962		Finish year 1962		Circa	☐
Modifications and dates	List all significant modifications and relevant dates with a brief description including the level of intrusion (considerable, some, little or none). [BA253/58] Previous approval for a new three-storey residential building by Fowell, Mansfield and Maclurcan for B.V. Nathan, approval lapsed.] BA868/61 Design of current building by Harry Seidler for Joseph Weinreich. BA589/62 Application for installation of air conditioning system. BA573/73 Garden study to rear of house, by Woodhouse and Danks Architects; approved but appears not proceeded with. BA795/89 Minor modifications including new entry area and wall, bin store, internal lighting upgrade, driveway and retaining wall works; approved (except new entry area). DA501/98 New retaining wall at street by Seidler Associates; approved but not proceeded with.					
Further comments	Any further information relevant to the significance of the item. Early residential work of Harry Seidler (c.1949 – 1963) Once Seidler had designed and constructed the Rose Seidler House in 1949 in Turramurra and it became known to the public, his architectural commissions increased rapidly, expanding into a busy practice. He built a large number of residential houses in the 1950s and early 1960s, with the idea of making modern architecture available and affordable. His architecture was a distillation of his association with the Bauhaus group and was influenced by such luminaries as Gropius, Albers, Breuer, and Niemeyer. Seidler advocated a mix of American Modernism, with a lack of any Australian or colonial inflexions. His purist forms were undiluted by historical residues or other stylistic impurities. Seidler's early Australian domestic work was constructed in the main, of timber clad with vertical boards, and employed in-line, hollow square, ring or bi-nuclear plans. The main floor was usually lifted up and isolated from the ground floor by columns or rubble stone walls. The roofs were flat, or butterfly, which became a signature profile for Seidler.¹ Seidler was also influenced by Le Corbusier's 'Villa Savoye' in its spatial relationships between the living area and the terrace, and the garaging of the motor car. His leading motifs continued the elaboration of his individual set of themes: the large outdoor space in front; the building form as an elevated radiating presence; restrained austere expression; strong geometrical composition echoed in the parts; the simultaneity of rectilinear and curvilinear themes.² 11 Olola Avenue is an excellent representative example of the culminating period of his early residential commissions, and marks the end of a phase wherein he had acquired technical mastery and conceptual resolution within his modernist themes. Other houses of the period which display similar simplicity and mastery over space and form include the Hogbin House, Avalon (1957), the Luursema House, Castlecrag (1958), the Waks House II, Northbridge (1959), and the Muller House, Port Hacking (1963).					

¹ 'Harry Seidler' by Kenneth Frampton and Philip Drew, 1992, p.14 - 18

² Ibid, p.19-20

	After 1962-3 Seidler's residential output was somewhat sidelined by his increasing involvement in larger projects such as apartments, towers and housing schemes such as Lend Lease House (1961), Australia Square (1961-7), and Blues Point Tower (1961). After 1963 his housing designs present as more complex geometric forms, and it seems he had moved on from his simple early studies of the elevated box house. Comparative analysis of other Harry Seidler buildings in the Municipality At least four other residences were constructed by Harry Seidler's firm in the Municipality. The four identified are 10 Clarence Place, Double Bay (1956), 37 and 39 Benelong Crescent, Bellevue Hill (1962) and 20 Ian Street, Rose Bay (1982). A residence in Wunulla Road, Point Piper is known to have been built by Seidler but is yet to be identified. A detailed comparative analysis was carried out by reviewing the original plans for the above four residences (further information available from Woollahra Council). It was concluded that 11 Olola Avenue is without doubt the most important Seidler residential building within the Municipality as far as is known at the time of this study. It has greater architectural significance than 37 and 39 Benelong Crescent, which lack the street presence and the horizontal 'floating box' qualities of 11 Olola Avenue. 10 Clarence Place, which is still considered a significant and reasonably important early work within the Municipality, is also considered less significant due to its streetscape lacking presence and its lack of curvilinear and rectilinear interplay of forms. 10 Clarence Place has been approved for demolition, and is not likely to be listed as an item of significance. 20 Ian Street is a later work which has been significantly altered by the conversion into strata apartments, albeit by Seidler's office. It is not an important early Seidler work such as 11 Olola Avenue.
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HISTORY	
Historical notes	Provide a brief history here. Identify significant people, places and dates associated with the item. <i>From the heritage inventory sheet prepared for Arlington Apartments at 351 Edgecliff Road, Woollahra by Clive Lucas Stapleton and Partners:</i> Harry Seidler was born in Vienna in 1923, but left for England at the age of fifteen, following Hitler's annexation of Austria. When refugees were interned in England, Seidler found himself moved from one camp to another until he was finally transported to Canada in 1941. He was allowed out to study architecture at the University of Manitoba, graduating with first-class honours in 1944. From there he won a scholarship to study at Harvard's Graduate School of Design, attending Walter's Gropius' Master Class in 1946. Seidler subsequently studied design under Josef Albers at Black Mountain College, North Carolina and became Marcel Breuer's chief assistant in New York (1946-48). After working with Oscar Niemeyer in Rio de Janeiro, Seidler was asked to design a house for his parents who had recently migrated to Sydney. This was in 1949 and it marked the beginning of his architectural practice in Australia. Harry Seidler's work continues to change the Sydney skyline. A major overseas project which will take him through the millenium is a large public housing scheme to accommodate 2,500 people in his native Vienna. (Jahn, Graham, 1997, Sydney Architecture, Sydney: Watermark Press, p.228.) Rose Seidler House won the Sir John Sulman medal of the Royal Australian Institute of Architects in 1951, the first of a number of awards which were to follow. Seidler was

	awarded the Sir John Sulman medal of the RAI A once again in 1967, four Wilkinson Awards, the Pan Pacific Citation, American Institute of Architects 1968, the RAI A Gold Medal in 1976 and the Royal Institute of British Architects Gold Medal in 1996. Seidler became a Fellow of the RAI A, an Honorary Fellow of the American Institute of Architects, as well as an Officer in the Order of the British Empire. (Drew, Philip, 'Harry Seidler', in Muriel Emanuel (ed.), <i>Contemporary Architects</i>, 1980, New York: St Martin's Press, p.734.) In 1987, he was made a Companion of the Order of Australia, and in 2000, he received the Centenary Medal for service to the community through architecture. (Awards and National Symbols Branch, Department of the Prime Minister and Cabinet. Awards Lists 1987, 2000.) Commissions for apartment buildings began to be designed by Seidler in the early 1960s. "In nearly all his apartment buildings, from the early ones close to the centre of Sydney at Camperdown, Elizabeth Bay, Rushcutter's Bay and Edgecliff, to the apartments for Australian embassy staff in Paris, Seidler constantly applied a split level arrangement with access on alternate floors." (Drew, Philip, 'Harry Seidler', in Muriel Emanuel (ed.), <i>Contemporary Architects</i>, 1980, New York: St Martin's Press, p.736.) Harry Seidler was a pioneer in introducing a Functionalist design approach to Australia in the form of Abstract Modernism. His later, larger scale buildings pioneered the use of off-set level planning and Structuralist elements generated from his innovative structural solutions in concrete. From the above it is reasonable to say that Harry Seidler is one of the most important mid-to-late 20th century pioneer modernist Australian architects who is of international note.
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THEMES			
State historical theme (if known)	Creative endeavour, accommodation		
Local historical theme	Contemporary housing		
APPLICATION OF CRITERIA			
Historical significance SHR criteria (a)	An is important in the course, or pattern, of Woollahra's cultural or natural history The land on which 11 Olola Avenue is significant for its location on part of the early subdivision of the Vacluse House estate. The building at 11 Olola Avenue clearly demonstrates the early residential work of Harry Seidler, being designed in 1961 at a time when Seidler had acquired technical mastery and conceptual resolution within his modernist themes.		
	<table> <tr> <td> Guidelines for inclusion - Shows evidence of a significant human activity Is associated with a significant activity or historical phase Maintains or shows the continuity of a historical process or activity </td><td> Guidelines for exclusion - Has incidental or unsubstantiated connections with historically important activities or processes - Provides evidence of activities or processes that are of dubious historical importance - Has been so altered that it can no longer provide evidence of a particular association </td></tr> </table>	Guidelines for inclusion - Shows evidence of a significant human activity Is associated with a significant activity or historical phase Maintains or shows the continuity of a historical process or activity	Guidelines for exclusion - Has incidental or unsubstantiated connections with historically important activities or processes - Provides evidence of activities or processes that are of dubious historical importance - Has been so altered that it can no longer provide evidence of a particular association
Guidelines for inclusion - Shows evidence of a significant human activity Is associated with a significant activity or historical phase Maintains or shows the continuity of a historical process or activity	Guidelines for exclusion - Has incidental or unsubstantiated connections with historically important activities or processes - Provides evidence of activities or processes that are of dubious historical importance - Has been so altered that it can no longer provide evidence of a particular association		
Historical association significance SHR Criteria (b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in Woollahra's cultural or natural history. The place is strongly associated with the architect Harry Seidler, who is one of the most important mid-to-late-20th century pioneer modernist Australian architects and who is of international note. The building is one of a group of works by Harry Seidler, and forms a significant part of the architect's body of work. The place is an individual work by an architect of outstanding significance to 20th century architecture in Australia.		

	Guidelines for inclusion - Shows evidence of a significant human occupation Is associated with a significant event, person, or group of persons	Guidelines for exclusion - Has incidental or unsubstantiated connections with historically important people or events - Provides evidence of people or events that are of dubious historical importance - Has been so altered that it can no longer provide evidence of a particular association
Aesthetic significance SHR criteria (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in Woollahra. Exhibiting features characteristic of Harry Seidler's earlier domestic designs, such as the elevated box above the landscape, modest but sophisticated internal planning, and the subtle introduction of curved and cylindrical forms within rectilinear forms, the building is an excellent example of Seidler's early Abstract Modern or International Modern style of housing design. The building, from the earlier phase of his career is a classic example of his more modest earlier low-rise residential buildings. The building has a high streetscape value due to its central and symmetrical location, the vistas up the driveway from the street, and the established tree plantings and grass beds which greatly enhance the view of the house. The building is intact internally and has been carefully maintained in its original condition.	
	Guidelines for inclusion Shows or is associated with, creative or technical innovation or achievement - Is the inspiration for a creative or technical innovation or achievement Is aesthetically distinctive Has landmark qualities Exemplifies a particular taste, style or technology	Guidelines for exclusion - Is not a major work by an important designer or artist - Has lost its design or technical integrity - Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded - Has only a loose association with a creative or technical achievement
Social significance SHR criteria (d)	An item has strong or special association with a particular community or cultural group in Woollahra for social, cultural or spiritual reasons. The house has some social significance for its association with the migration of Europeans to Australia during the 1950s and 1960s. The house is significant for its appreciation by the architectural community, as evidenced by its inclusion in the book 'Harry Seidler – Selected and Current Works' (1997, Craftsman House/Images Publishing Group).	
	Guidelines for inclusion Is important for its association with an identifiable group Is important to a community's sense of place	Guidelines for exclusion - Is only important to the community for amenity reasons - Is retained only in preference to a proposed alternative
Technical/Research significance SHR criteria (e)	An item has potential to yield information that will contribute to an understanding of Woollahra's cultural or natural history. The house can provide some technical and architectural insight into the early residential work of Harry Seidler.	
	Guidelines for inclusion - Has the potential to yield new or further substantial scientific and/or archaeological information Is an important benchmark or reference site or type - Provides evidence of past human cultures that	Guidelines for exclusion - The knowledge gained would be irrelevant to research on science, human history or culture - Has little archaeological or research potential - Only contains information that is readily available from other resources or archaeological sites

	is unavailable elsewhere	
Rarity SHR criteria (f)	An item possesses uncommon, rare or endangered aspects of Woollahra's cultural or natural history. Intact dwellings by Seidler during his early residential period within the Municipality are rare.	
	Guidelines for inclusion - Provides evidence of a defunct custom, way of life or process - Demonstrates a process, custom or other human activity that is in danger of being lost Shows unusually accurate evidence of a significant human activity - Is the only example of its type Demonstrates designs or techniques of exceptional interest Shows rare evidence of a significant human activity important to a community	Guidelines for exclusion - Is not rare - Is numerous but under threat
Representativeness SHR criteria (g)	An item is important in demonstrating the principal characteristics of a class of Woollahra's cultural or natural places or cultural or natural environments. The building is highly representative of Seidler's early residential work, and encapsulates many of his modernist motifs that he explored during his early career. As such, the building is also representative of the early modernist style of building in Australia.	
	Guidelines for inclusion - Is a fine example of its type - Has the principal characteristics of an important class or group of items - Has attributes typical or a particular way of life, philosophy, custom, significant process, design, technique or activity - Is a significant variation to a class of items - Is part of a group which collectively illustrates a representative type - Is outstanding because of its setting, condition or size - Is outstanding because of its integrity or the esteem in which it is held	Guidelines for exclusion - Is a poor example of its type - Does not include or has lost the range of characteristics of a type - Does not represent well the characteristics that make up a significant variation of a type
Integrity	The degree to which the item retains the aspects which make it significant under the criteria above. The building and its setting are highly intact and retain their integrity.	

HERITAGE LISTINGS

Heritage listing/s	Other Local, State, Commonwealth statutory listing or non-statutory listings for this item. N/A
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INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Written/Graphic /Oral History	Name of author/artist/produced	Title of the reference work	0000	Where a copy of the image can be examined.
Published book	Alice Spigelman	Almost Full Circle – Harry Seidler, A Biography	2001	Double Bay Library
Published book	Kenneth Frampton and Philip Drew	Harry Seidler – Four Decades of Architecture	1992	Double Bay Library
Published book	The Images Publishing Group Pty	The Master Architect Series III – Harry Seidler, Selected and	1997	Double Bay Library

	Ltd/Craftsman House	Current Works		
Library stack cards	N/A	Library Stack Cards for Harry Seidler drawings held by the Mitchell Library	varies	Woollahra Local History Centre
Register	RAIA	20 th Century Buildings of Significance Register	2006	Available online
File records	N/A	BA and DA files from Woollahra Council records	varies	Woollahra Council

RECOMMENDATIONS

Recommendations	Suggestions for conservation actions and/or future control, particularly where a threat may exist. List the building and its interiors as a heritage item in Woollahra LEP. Continue to investigate significance of other works by Harry Seidler in the Municipality for possible potential listing as heritage items.
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SOURCE OF THIS INFORMATION

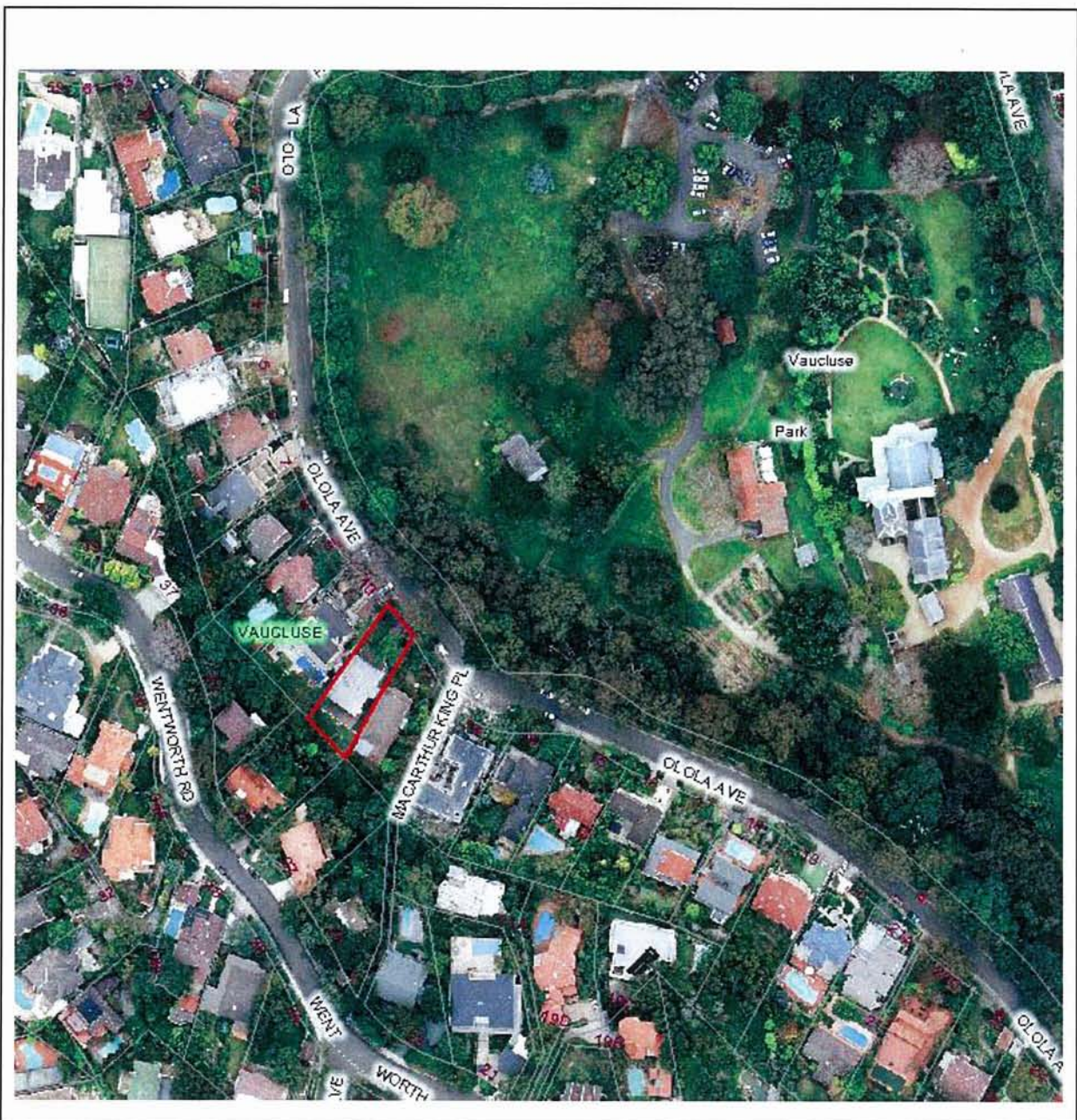
To be completed if this form is part of a heritage study or report

Inspected by	Name/s of the person/s who carried out the on site assessment of the item. Sara Reilly		
NSW Heritage Manual guidelines used?	Yes ☒	No ☐	
This form completed by	Name of person who completed this form. Sara Reilly Strategic Heritage Officer Woollahra Council		Date April 2012

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	11 Olola Avenue, Vaucluse				
Image year	2012	Image by	Woollahra GIS	Image copyright holder	Woollahra Council



IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	11 Olola Avenue, Vacluse – street view				
Image year	2010	Image by	Sara Reilly	Image copyright holder	Woollahra Council



Attachment 4
Compliance with section 117 directions

Planning proposal – 11 Olola Avenue, Vacluse Compliance with section 117 directions		
Direction		Applicable/comment
1	Employment and resources	
1.1	Business and industrial zones	Not applicable.
1.2	Rural zones	Not applicable.
1.3	Mining, petroleum production and extractive	Not applicable.
1.4	Oyster aquaculture	Not applicable.
1.5	Rural lands	Not applicable.
2	Environment and heritage	
2.1	Environment protection zones	The planning proposal does not apply to land within an environmental protection zone.
2.2	Coastal protection	Not applicable.
2.3	Heritage conservation	The planning proposal aims to list the building and grounds as a heritage item. This will require amendments to Schedules 1 and 3 of Woollahra LEP 1995. The existing heritage provisions within Woollahra LEP 1995 will not be altered and will assist with the conservation of the proposed item.
2.4	Recreation vehicle areas	The planning proposal will not allow the land to be developed for a recreation vehicle area.
3	Housing, infrastructure and urban development	
3.1	Residential zones	The land is zoned Residential 2(a). The planning proposal will not change the land use zone applying to the land. Statutory development standards applying to the land will not be altered.
3.2	Caravan parks and manufactured home estates	The planning proposal will not allow caravan parks and manufactured home estates.
3.3	Home occupations	The planning proposal will not affect the provisions of a relevant environmental planning instrument which permits home occupations to be carried out in dwelling-houses without the need for development consent.
3.4	Integrating land use and transport	The planning proposal will not alter or remove the Residential 2(a) applying to the zone. The planning proposal is not inconsistent with the aims, objectives and principles of <i>Improving Transport Choice – Guidelines for planning and development (DUAP 2001)</i> and <i>The Right Place for Business and Services – Planning Policy (DUAP 2001)</i>
3.5	Development near licensed aerodromes	Not applicable.
3.6	Shooting ranges	Not applicable.
4	Hazard and risk	

Planning proposal – 11 Olola Avenue, Vacluse Compliance with section 117 directions		
Direction		Applicable/comment
4.1	Acid sulfate soils	The planning proposal will not introduce provisions to regulate works in acid sulfate soils or to intensify land uses.
4.2	Mine subsidence and unstable land	Not applicable.
4.3	Flood prone land	Not applicable.
4.4	Planning for bushfire protection	Not applicable.
5	Regional planning	
5.1	Implementation of regional strategies	Not applicable.
5.2	Sydney drinking water catchments	Not applicable.
5.3	Farmland of State and regional significance on the NSW Far North Coast	Not applicable.
5.4	Commercial and retail development along the Pacific Highway, North Coast	Not applicable.
5.5	Development in the vicinity of Ellalong, Paxton and Millfield (Cessnock LGA) (revoked)	Not applicable.
5.6	Sydney to Canberra corridor (revoked)	Not applicable.
5.7	Central Coast (revoked)	Not applicable.
5.8	Second Sydney Airport: Badgerys Creek	Not applicable.
6	Local plan making	
6.1	Approval and referral requirements	The planning proposal will not result in provisions requiring concurrence, consultation or referral to a Minister or public authority or the identification of development as designated development.
6.2	Reserving land for public purposes	The planning proposal will not create, alter or reduce an existing zone or reservation for public purposes.
6.3	Site specific provisions	Not applicable.
7	Metropolitan planning	
7.1	Implementation of the Metropolitan Plan for Sydney 2036	The planning proposal is consistent with the Metropolitan Plan for Sydney 2036. In particular, the planning proposal meets the key policy setting – “protect places of special cultural, open space and heritage value” – identified in the Strategic Direction for “Achieving equity, liveability and inclusion”.