

Heritage listing - 48 Duxford Street, Paddington

Proposal Title :	Heritage listing - 48 Duxford Street, Paddington		
Proposal Summary :	This planning proposal seeks to heritage list 48 Duxford Street, Paddington as a local heritage item.		
PP Number :	PP_2016_WOOLL_001_00	Dop File No :	16/01574

Proposal Details

Date Planning Proposal Received :	05-Jan-2016	LGA covered :	Woollahra
Region :	Metro(CBD)	RPA :	Woollahra Municipal Council
State Electorate :	VAUCLUSE	Section of the Act :	55 - Planning Proposal
LEP Type :	Policy		

Location Details

Street :	48 Duxford Street		
Suburb :	Paddington	City :	Sydney
		Postcode :	2021
Land Parcel :	Lot 1 DP 918750		

DoP Planning Officer Contact Details

Contact Name :	Wayne Williamson
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RPA Contact Details

Contact Name :	Amelia Parkins
Contact Number :	0293917062
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DoP Project Manager Contact Details

Contact Name :	
Contact Number :	
Contact Email :	

Land Release Data

Growth Centre :	Release Area Name :
Regional / Sub Regional Strategy :	Consistent with Strategy :

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MDP Number :

Date of Release :

Area of Release (Ha)

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

Gross Floor Area : 0

No of Jobs Created : 0

The NSW Government Yes

Lobbyists Code of
Conduct has been
complied with :

If No, comment :

The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Metropolitan (CBD) has not met any lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.

Have there been
meetings or
communications with
registered lobbyists? :

No

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

48 Duxford Street is a two storey late Victorian Italianate terrace house with a decorative stucco façade and filigree detailing. It has an intact principal building form with balconies to the front and rear. The land was subdivided in 1898 and the current terrace housing was constructed by 1902.

48 Duxford Street was purchased by the late Margaret Olley in 1964 and was used as a residence and artist studio intermittently until her death in 2011.

Council is seeking delegation to carry out the Greater Sydney Commission's plan-making functions under section 59 of the Environmental Planning and Assessment Act 1979 (the EP&A Act). Delegation is considered appropriate as the matter is of local significance.

External Supporting
Notes :

Adequacy Assessment

Statement of the objectives - s55(2)(a)

Is a statement of the objectives provided? Yes

Comment :

The objectives of the proposal are to recognise the local heritage significance of the property and provide statutory protection of the property as a local heritage item.

Explanation of provisions provided - s55(2)(b)

Is an explanation of provisions provided? Yes

Comment :

The proposal seeks to list 48 Duxford Street, Paddington in Schedule 5 Environmental Heritage in the Woollahra Local Environmental Plan 2014.

Justification - s55 (2)(c)

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

2.3 Heritage Conservation

* May need the Director General's agreement

3.1 Residential Zones

7.1 Implementation of A Plan for Growing Sydney

Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

SEPP No 1—Development Standards

SEPP No 19—Bushland in Urban Areas

SEPP No 21—Caravan Parks

SEPP No 30—Intensive Agriculture

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 33—Hazardous and Offensive Development

SEPP No 50—Canal Estate Development

SEPP No 55—Remediation of Land

SEPP No 64—Advertising and Signage

SEPP No 65—Design Quality of Residential Flat Development

SEPP No 70—Affordable Housing (Revised Schemes)

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Infrastructure) 2007

SEPP (Major Projects) 2005

SEPP (Mining, Petroleum Production and Extractive Industries) 2007

SREP (Sydney Harbour Catchment) 2005

SEPP (Affordable Rental Housing) 2009

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **No**

If No, explain :

The proposal is not considered to be inconsistent with any SEPPs and section 117 Directions.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Mapping is adequate.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

Public consultation will be undertaken in accordance with the Gateway determination. Council suggests an exhibition period of 28 days.

PROJECT TIMELINE

Council has provided an indicative project timeline with a completion date of April 2016. The Department considers a 9 month project timeline for completion is adequate.

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

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Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **January 2015**

Comments in relation to Principal LEP : **Woollahra LEP 2014 was notified in January 2014.**

Assessment Criteria

Need for planning proposal :

The proposal is the result of a decision of the Council to investigate the heritage significance of 48 Duxford Street, Paddington. The study was undertaken by Council's Strategic Planning Department and reported to Council's Urban Planning Committee in November 2015.

The heritage significance of 48 Duxford Street, Paddington, has been assessed in accordance with the ICOMOS Burra Charter and NSW heritage best practice guidelines. The property fulfils five of the heritage assessment criteria for local heritage listing. The property has historical, historic association, aesthetic and social significance, and is a representative example of Late Victorian Italianate terrace houses built in Paddington at the end of the 19th Century.

The heritage significance of the property is demonstrated through association with one of Australia's most celebrated artists, Margaret Olley, and significant fabric such as fireplaces, skirtings, room proportions and configuration, which also reflect characteristic features of the Late Victorian Italianate architectural style.

It is noted that Council did not use an independent heritage consultant to investigate the potential heritage significance to 48 Duxford Street and that Council has already consulted the current landowner on the potential heritage listing. In this instance, the heritage value is significant and the proposal should proceed to public exhibition.

Consistency with strategic planning framework :

The planning proposal is consistent with the relevant objectives and actions contained in A Plan for Growing Sydney as it will recognise and protect part of Sydney's heritage and has been conducted using best practice guidelines.

The proposal is consistent with the Council's Community Strategic Plan - Woollahra 2025 – our community, our place, our plan. Notably, the proposal meets Goal 4 (Well planned neighbourhood) under the theme Quality places and spaces.

Environmental social economic impacts :

The proposal does not apply to land, or is in the vicinity of land, that has been identified as containing critical habitats or threatened species, populations or ecological communities, or their habitats.

It is not anticipated that the proposal will have any negative social and economic effects.

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Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **9 months** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Office of Environment and Heritage**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
Cover Letter - 48 Duxford Street Paddington.pdf	Proposal Covering Letter	Yes
Planning proposal - 48 Duxford Street, Paddington.pdf	Proposal	Yes

Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **2.3 Heritage Conservation**
3.1 Residential Zones
7.1 Implementation of A Plan for Growing Sydney

Additional Information : **It is recommended that the planning proposal proceed, subject to the following conditions:**

- 1. The planning proposal be publicly exhibited for a period of not less than 28 days.**
- 2. Council is to consult with Office of Environment and Heritage.**
- 3. A public hearing is not required.**
- 4. The planning proposal is to be finalised within 9 months from the date of the gateway**

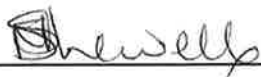
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determination.

Supporting Reasons :

The proposal seeks to provide heritage protection of a representative example of a late Victorian Italianate terrace houses built in Paddington at the end of the 19th Century. The property has historical, historic association, aesthetic and social significance.

Signature:



Printed Name:

Sandy Shewell

Date:

28.1.16