

Item No: D1
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF
TRELAWNEY COURT, INCLUDING INTERIORS, AT 3
TRELAWNEY STREET, WOOLLAHRA**
Author: Flavia Scardamaglia, Strategic Heritage Officer
Approvers: Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 20/119631
Reason for Report: To seek the advice of the Woollahra Local Planning Panel in relation to the preparation of a planning proposal to list 'Trelawney Court, including interiors', at 3 Trelawney Street, Woollahra as a local heritage item in Woollahra Local Environmental Plan 2014.

Recommendation:

THAT the Woollahra Local Planning Panel advises Council to:

- A. Proceed with the planning proposal to list the *Trelawney Court, including interiors*, at 3 Trelawney Street, Woollahra as a local heritage item in Schedule 5 of the *Woollahra Local Environmental Plan 2014*.
- B. Forward the planning proposal to the Department of Planning, Industry and Environment to list *Trelawney Court, including interiors*, at 3 Trelawney Street, Woollahra as a local heritage item in Schedule 5 of the *Woollahra Local Environmental Plan 2014*, requesting a gateway determination to allow public exhibition.
- C. Request delegation from the Department of Planning, Industry and Environment in relation to the planning proposal, to carry out the plan-making functions of the Minister for Planning and Public Spaces under section 3.36 of the *Environmental Planning and Assessment Act 1979*.

1. Reasons for report to the Woollahra Local Planning Panel

This report seeks the advice of the Woollahra Local Planning Panel (Woollahra LPP) on the planning proposal to list *Trelawney Court, including interiors* at 3 Trelawney Street, Woollahra as a local heritage item in the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014). A copy of the planning proposal is attached as **Annexure 3**.

On 27 September 2018, the Minister for Planning issued a Local Planning Panel Direction – Planning Proposals:

- *A Council to whom this direction applies is required to refer all planning proposals to be prepared after 1 June 2018 to the local planning panel for advice, unless the council's general manager determines that the planning proposal relates to:*
 - (a) *the correction of an obvious error in a local environmental plan,*
 - (b) *matters that are of a consequential, transitional, machinery or other minor nature, or*
 - (c) *matters that council's general manager considers will not have any significant adverse impact on the environment or adjoining land.*
- *When a planning proposal is referred to the local planning panel, it must be accompanied by an assessment report prepared by council staff setting out recommendations, including whether or not the planning proposal should proceed.*

- *A proposal is to be referred to the local planning panel before it is forwarded to the Minister of the Greater Sydney Commission under section 3.34 of the Environmental Planning and Assessment Act 1979 (the Act).*

Items (a) and (b) are not relevant to this planning proposal. Consideration under item (c) has been passed to the position of Director Planning and Development through the General Manager's delegations.

The Director Planning and Development formed a view that he cannot be completely satisfied that the matter being dealt with by the planning proposal will have no significant adverse impact on the environment or adjoining land. Therefore under the terms of the Direction, the planning proposal to list the *Trelawney Court, including interiors*, at 3 Trelawney Street, Woollahra, as a local heritage item has been referred to the Woollahra LPP for advice.

2. Background

On 11 November 2019, Council adopted the following notice of motion (Item No.16.3):

That Council proceeds urgently to assess Trelawney Court at number 3 Trelawney Street, Woollahra with a view to a local heritage listing.

In response to Council's decision, heritage consultants Kieran McInerney Architects and Rebecca Hawcroft were engaged to undertake a heritage assessment in accordance with the NSW heritage criteria.

The consultants are a team of award winning heritage and architectural specialists with extensive experience researching the work of architects George Reves and Charles Hayes, who designed Trelawney Court. Rebecca Hawcroft has previously published a number of scholarly articles, curated an exhibition and edited a publication that focused on Reves and other émigré architects working in Sydney after the Second World War.

On 6 July 2020, a report on the assessment of heritage significance of *Trelawney Court* was presented to a meeting of the Environmental Planning Committee (EPC) (*Annexure I*). On 27 July 2020, Council resolved:

- THAT a planning proposal be prepared to list Trelawney Court, including interiors, at 3 Trelawney Street, Woollahra as a local heritage item in Schedule 5 of the Woollahra Local Environmental Plan 2014.*
- THAT the planning proposal be referred to the Woollahra Local Planning Panel for advice.*
- THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*

3. The Site

The subject building consists of a two storey post-war residential flat building located at 3 Trelawney Street, Woollahra (*Figure 1*). It was designed by George Robert Reves and Charles Hayes and built in 1946.

The site is legally described as Lot 1, DP 86213. It is a long thin block with street frontage to Trelawney Street of 16 metres tapering to 7.5 at the rear of the site. The site depth is 65 metres.

The building is listed as a contributory item in clause 2.7 of Woollahra Development Control Plan (DCP) 2015, Chapter C2 Woollahra Heritage Conservation Area (see *Figure 2*). It is identified as an ‘Inter-War Flat Building’ contributory to the Rosemont Precinct.



Figure 1: Trelawney Court from the footpath in front of 3 Trelawney Street, Woollahra (Source: Bradfield Cleary 2019)



Figure 2: Detail of Heritage Map Sheet HER_003A of the Woollahra LEP 2014. The red hatched area designates the Heritage Conservation Area C15 - Woollahra and the brown numbered sites are listed heritage items. No. 3 Trelawney Street is outlined in red (Source: Woollahra MAPS).

4. Assessment of heritage significance

The assessment of heritage significance was undertaken in accordance with the document *Assessing heritage significance*, published by the NSW Heritage Office in 2001. The assessment used the process and criteria set out in that document.

A copy of the assessment prepared by Rebecca Hawcroft and Kieran McInerney dated April 2020, which includes the assessment against all criteria, is attached as **Annexure 2**.

The heritage assessment concludes that *Trelawney Court, including interiors*, satisfies five criteria at local level (historical, aesthetic, research potential, rarity and representativeness criteria) but it does not satisfy any criteria at State level.

The assessment of heritage significance provides the following statement of significance for Trelawney Court:

Trelawney Court at 3 Trelawney Street, Woollahra, is a significant example of an Inter-war flat building designed in the immediate post war period with interiors and built-in furniture remaining intact. It has local historical significance for its ability to demonstrate the shift in the Woollahra area towards higher density and increased apartment development post war. It also has historical significance as a work of émigré architects for European clients and can be seen to represent the growing influence of European migrants on the development of Sydney's suburbs post war.

Trelawney Court is also significant at a local level as a rare, intact example of the work of architect George Reves who contributed a number of significant modernist houses in the eastern suburbs during the 1950s and 1960s. Trelawney Court demonstrates the evolution of his style as he adapted to the context of Sydney and has particular significance due to its intactness.

Trelawney Court has aesthetic significance at a local level as an intact example of a modernist Inter-war flat building. It retains a high level of original interior and exterior fabric and as an early work of émigré architects is able to demonstrate the transfer of European modernist architectural training to Australia. The building shares characteristics with other significant modernist 1930s and 1940s apartments, and is able to demonstrate the growing influence of International Style modernism on apartment design in Australia.

As an intact example of its type, Trelawney Court has research potential at a local level to demonstrate past ways of living and design and construction methods from the mid-20th century. It is also an important source of information about the work of its architects Reves and Hayes, of which little is known and many of their projects been altered or demolished. The building also has high levels of rarity values as an intact 1946 apartment design undertaken by émigré architects. Trelawney Court, including its interiors, is a fine example of its type, displaying the principle characteristics of an important architectural development and is part of a group of buildings, the work of émigré architects, which collectively demonstrate significant historical and social changes.

(Rebecca Hawcroft and Kieran McInerney: *Assessment of Heritage Significance for 3 Trelawney Street, Woollahra*, April 2000, pp.65-66)

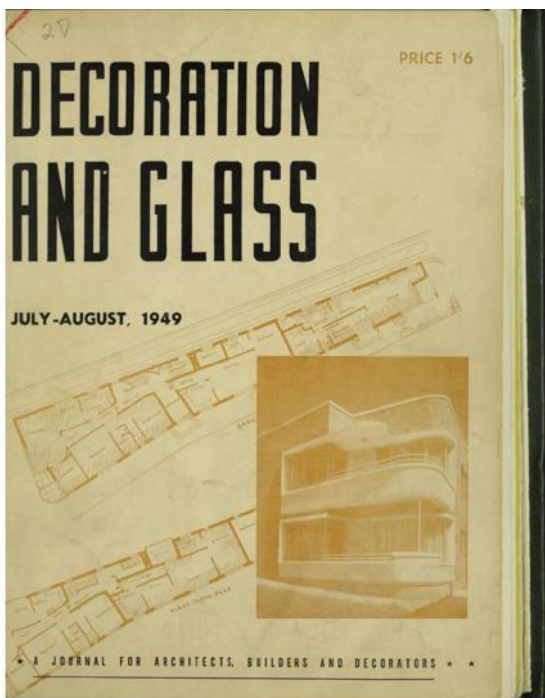


Figure 3 and 4: Cover and detail of article on 'Trelawney Court'. The interior image shows the maisonette and is captioned "The combination lounge, dining room gives a more spacious appearance." It also shows Reves and Hayes extensive use of built-in furniture. (Trelawney Court, *Decoration and Glass*, Volume 15, No.2, July-August 1949, Cover and pp.22-23.)

5. Consultation with land owners

On 5 December 2019, Council staff sent a letter to the owners informing them of the Council's adopted notice of motion and the engagement of a heritage consultant to undertake the heritage assessment. Internal access to the site was also requested. No answer was received. The property was subsequently sold at auction.

On 5 February 2020, Council staff sent a letter to the new owners of 3 Trelawney Street, Woollahra, to inform them of the Council's adopted notice of motion and engagement of heritage consultants to undertake the heritage significance assessment. This letter also requested internal site inspection, given that the heritage consultants had only been inside this property informally during an open house inspection. A phone conversation with the Manager – Strategic Planning followed in early February to explain the listing process and request internal access to the site.

A copy of the draft Assessment of Heritage Significance and draft heritage inventory sheet was sent to the owners on 28 April 2020, formally requesting comments or submissions in the timeframe between the 28 April 2020 and 26 June 2020.

The owners were informed of the EPC meeting on 6 July 2020 where the draft Assessment of Heritage Significance and draft heritage inventory sheet were considered. The owners did not attend the meeting and did not send any correspondence to be considered by the EPC.

At the time of writing this report no reply or submission has been received.

On 12 June 2020, a development application was lodged with Council for 'alterations and additions to the existing residential flat building, including a new level accommodating one additional unit' (DA 193/2020). Plans dated 27 May 2020 were drawn by Design Inter Alia. The proposal seeks consent to undertake substantial alterations and additions to the subject property, including:

- Refurbishment and upgrades of existing kitchens and bathrooms;
- Opening up of existing walls and new door openings;
- Demolition and reconstruction of some walls to reorganise internal layouts;
- Demolition of existing secondary staircase (tradesmen stairs) and addition of this space to Lots 2 and 4;
- A new three-bedroom second storey unit accessed through an extension of the existing main staircase.

6. Planning Proposal

A planning proposal has been prepared to list *Trelawney Court, including interiors*, at 3 Trelawney Street, Woollahra as a local heritage item in the Woollahra LEP 2014 (see **Annexure 3**).

6.1 Planning proposal structure

The planning proposal has been prepared in accordance with section 3.33 of the Act and the two documents prepared by the NSW Department of Planning and Environment titled *A Guide to Preparing Planning Proposals* (December 2018) and *A Guide to Preparing Local Environmental Plans* (December 2018).

6.2. Objective of amendment to Woollahra LEP 2014

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of *Trelawney Court, including interiors*, at 3 Trelawney Street, Woollahra and provide it with a statutory heritage protection.

6.3. Explanation of provisions

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

- Insert a listing for *Trelawney Court, including interiors*, at 3 Trelawney Street, Woollahra 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_003A) to identify a heritage item on the site at 3 Trelawney Street, Woollahra.

6.4. Relationship to strategic planning framework

The planning proposal is consistent with the relevant objectives of *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the actions of the *Eastern City District Plan* (2018), (refer to section 6.2 of the planning proposal).

The planning proposal is consistent with the Council's Community Strategic Plan titled *Our Woollahra 2030: Our community, our place, our plan*. Notably, the planning proposal meets the following strategy within Goal 4 (Well-planned neighbourhood) under the theme Quality places and spaces:

4.3 Protect local heritage and residential amenity, including significant architecture and the natural environment.

The planning proposal is also consistent with the *Woollahra Local Strategic Planning Statement* (approved by Council on 24 February 2020). In particular, the planning proposal is consistent with Planning Priority 5 under the theme of Liveability:

Planning Priority 5 Conserving our rich and diverse heritage

The planning proposal is consistent with the *Standard Instrument – Principal Local Environmental Plan* and all other applicable State environmental planning policies (refer to Schedule 1 of the planning proposal).

The planning proposal is consistent with applicable section 9.1 directions (refer to Schedule 2 of the planning proposal).

7. Conclusion



This report seeks the advice of the Woollahra LPP on a planning proposal to list *Trelawney Court, including interiors*, at 3 Trelawney Street, Woollahra, as a local heritage item in the Woollahra LEP 2014.

The planning proposal satisfies the requirements of section 3.33 of the Act as it includes:

- A statement of the objectives or intended outcome of the amendment to Woollahra LEP 2014.
- An explanation of the provisions that are to be included in the amendment to Woollahra LEP 2014.
- The justification for the objectives, outcomes and provisions and the process for their implementation.
- Details of the community consultation that is to be undertaken.

Advice from the WLPP will be provided to Council.

Annexures

1. Report to Environmental Planning Committee (excluding Annexures) - item R2 - 6 July 2020 [↓](#) 
2. Assessment of Heritage Significance by Kieran McInerney and Rebecca Hawcroft - Final Draft April 2020 [↓](#) 
3. Planning Proposal - Trelawney Court - 3 Trelawney Street, Woollahra - 28 July 2020 [↓](#) 