

Item No:	R2 Recommendation to Council
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:	20/108411
Reason for Report:	To respond to Council's resolution on 11 November 2019 to investigate the heritage significance of Trelawney Court at 3 Trelawney Street Woollahra. To obtain Council's approval to prepare a planning proposal to list Trelawney Court, including interiors, at 3 Trelawney Street Woollahra as a local heritage item. To obtain Council's approval for the planning proposal to be referred to the Woollahra Local Planning Panel for advice.

Recommendation:

- A. 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*.
- 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.

1. 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.

2. 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, as shown on the cadastral map at *Figure 2*. 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 site's boundaries are shared by a late twentieth century two storey residential flat building to the west, occupying most of the lot and to the east the rear boundaries of five properties facing Edgecliff Road. The largest is 388 Edgecliff Road, a large Federation Style house, now converted to flats, located on the corner of Edgecliff Road and Trelawney Street. The garage of 388 Edgecliff Road is directly adjacent on the Trelawney Street boundary (*Figure 3* and 5).

The site and its neighbours are zoned R3 Medium Density Residential under Woollahra LEP 2014 and are situated in the Woollahra Heritage Conservation Area (*Figure 4*). 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*. 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)

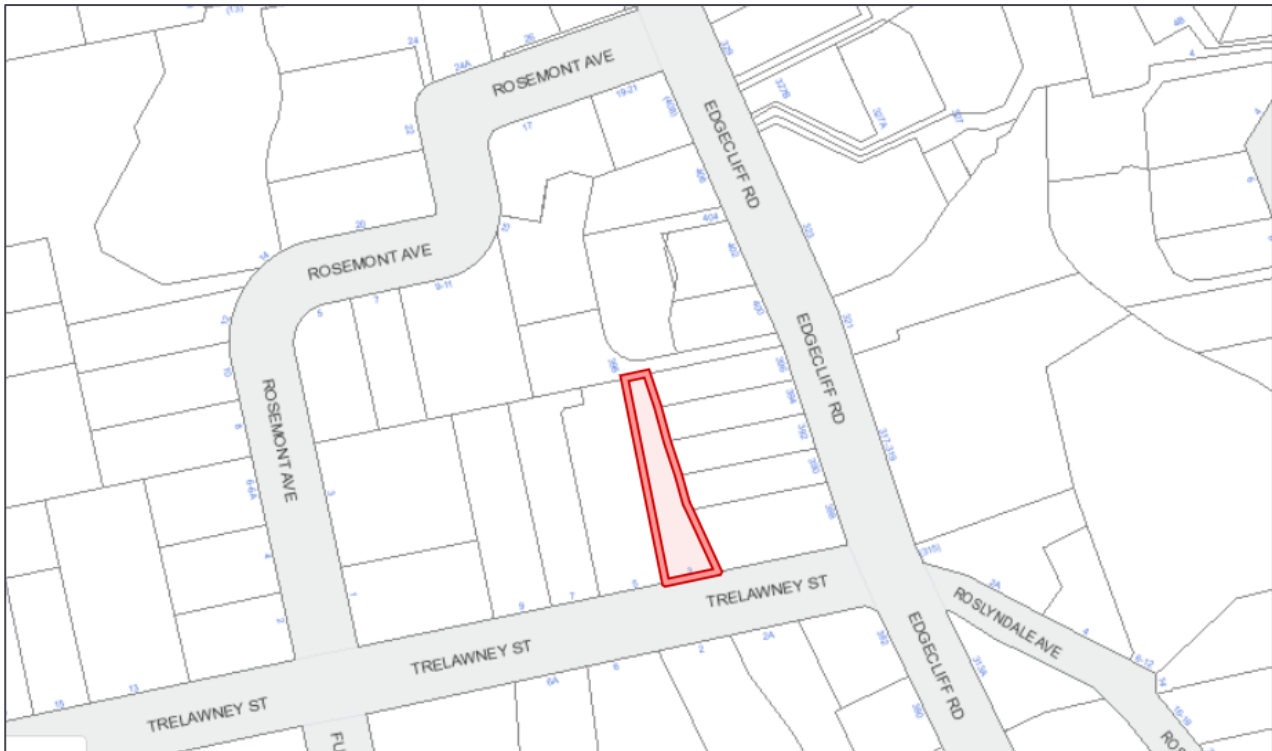


Figure 2: Cadastral map of the subject site (bounded in red) and its surrounding lots (Source: Woollahra MAPS, 2020)



Figure 3: aerial photo of the subject site in 2018. The subject site is highlighted in blue (Source: Woollahra MAPS)



Figure 4: 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).



Figure 5: The building in its setting on the northern side of Trelawney Street, Woollahra (Source: Bradfield Cleary 2019)

3. 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. There are seven criteria used in the process of assessing heritage significance.

Criterion (a)

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)

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)

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)

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)

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)

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)

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.

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 1**.

Table 1 below provides a summary of the assessment of the heritage significance of Trelawney Court, including interiors, against the seven criteria at the local and State levels.

Table 1: NSW Heritage Assessment criteria summary

Criteria		Meets criteria for heritage listing and grading of significance	
		Local	State
(a)	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).	√	x
(b)	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).	x	x
(c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).	√	x
(d)	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.	x	x
(e)	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).	√	x
(f)	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).	√	x
(g)	An item is important in demonstrating the principal characteristics of a class of NSW's <ul style="list-style-type: none"> • 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.) 	√	x

Overall, Trelawney Court satisfies five criteria for local listing 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 McNerney: *Assessment of Heritage Significance for 3 Trelawney Street, Woollahra*, April 2000, pp.65-66)

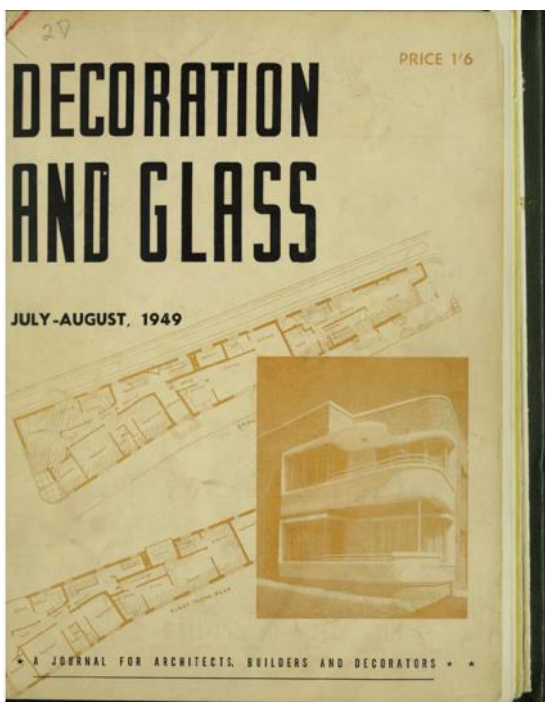


Figure 6 and 7: Cover and detail of article on 'Trelawney Court'. The interior image shows the maisonette and is captioned "The combination lounge, dining room gives a more spacious appearance." It also shows Reves and Hayes extensive use of built-in furniture. (Trelawney Court, *Decoration and Glass*, Volume 15, No.2, July-August 1949, Cover and pp.22-23.)



Figure 8: Max Dupain's photograph of the site around 1950. Comparisons with current site images show few changes (Source: State Library of NSW)

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

5. Development application

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;
- New three-bedroom second storey unit accessed through an extension of the existing main staircase.

The proposed second storey would use the following materials and finishes:

- Face brickwork;
- Rendered white brickwork to the balcony;
- White aluminum-framed windows; and
- Reinforced concrete roof with steel profile eaves.

A heritage impact statement prepared by Weir Phillips Heritage and dated June 2020 accompanies the DA. It makes specific reference to the assessment report by Rebecca Hawcroft and Kieran McInerney in Section 1.2 Authorship and Acknowledgements. At Section 4.5 Contribution to the Conservation Area it states that:

No. 3 Trelawney Street postdates the key periods of interest for the Conservation Area, notwithstanding, it makes a positive contribution through its intact Modernist Style façade and principal building form. It retains a high level of internal and external integrity and helps demonstrate the shift towards higher density living in Woollahra in the Post-World War II Period.

The heritage impact statement does not include an assessment against all provisions of the Woollahra Development Control Plan 2015. While acknowledging the Assessment of Heritage Significance report prepared by the Council’s consultants, the Weir Phillips heritage impact statement does not provide any consideration of the subject building as a potential heritage item.

6. Recommendations of the Assessment of Heritage Significance report

The Assessment of Heritage Significance report contains the following recommendations:

Heritage Listing

- *Trelawney Court at 3 Trelawney Street, Woollahra, including its interiors, should be added to the heritage schedule of the Woollahra LEP 2014 as an item of local heritage significance. This is to be based on the attached heritage inventory sheet.*
- *It is also recommended that Woollahra Council undertake a study of the work of émigré architects in the post war period, in the Council area to gain a fuller understanding of the rarity or representative value of the building and to identify other significant buildings.*

Ongoing management

- *It is recommended that the Trelawney Court be managed in line with the principles of the Burra Charter, particularly Article 3.1 which notes: “Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.”¹ Any future adaptations or upgrades should aim to retain as much original fabric as possible.*
- *It is considered sympathetic upgrades of kitchens and bathrooms would not impact the building’s overall significance, but should aim to retain as much early or original fabric as possible.*
- *All other extant original and early fabric, including built-in furniture, should be retained and conserved.*
- *The external appearance of the site when viewed from Trelawney Street, which remains largely original, should also be retained and conserved. It should be noted that the garage and laundry room are not considered to be of heritage significance.*
- *Due to the limitations of this assessment, which did not include a full inspection of the building, a fabric assessment should be undertaken. The external and internal fabric should be rated for its significance in order to guide future works. This might be best achieved via the preparation of a conservation management document which assesses the significance of the fabric and includes policies for future changes.*
- *A detailed internal and external photographic record of the building should be made and lodged with Woollahra Council and the Local Historical Association.*

In accordance with these recommendations, the consultants have prepared:

- A Heritage Inventory Sheet for listing Trelawney Court, including interiors at 3 Trelawney Street on the Woollahra LEP 2014.

Both the Assessment of Heritage Significance report and the Heritage Inventory Sheet are available as ***Annexure 1***.

7. Woollahra Local Planning Panel advice

Section 2.19 of the *Environmental Planning and Assessment Act 1979* sets out the functions of local planning panels. One of those functions is “to advise the Council on any planning proposal that has been prepared or is to be prepared by the Council under section 3.33 and that is referred to the panel by the Council”.

¹ The Burra Charter, Australia ICOMOS 2013.

Additionally, the *Local Planning Panel Direction – Planning Proposals* which was issued by the Minister for Planning on 27 September 2018 identifies the types of planning proposals that are to be referred to a local planning panel for advice prior to a planning proposal being sent to the Department of Planning, Industry and Environment for a gateway determination.

The Direction states, in part:

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.*

Items (a) and (b) are not relevant to a planning proposal which would be prepared for the matter currently before the Committee. 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 has formed a view that he cannot be completely satisfied that the matter being dealt with by this report will have no significant adverse impact on the environment or the adjoining land. Therefore under the terms of the Direction, the planning proposal to list Trelawney Court, including interiors at 3 Trelawney Street, Woollahra, as a local heritage item must be referred to the Woollahra Local Planning Panel (Woollahra LPP) for advice. This step will be undertaken at the next available meeting of the Woollahra LPP should the Council decide to prepare a planning proposal.

8. Next steps

If Council supports the recommendations of this report, the next steps in the listing process are:

- Prepare a planning proposal under section 3.33 of the Act to list Trelawney Court, including interiors, as an item of local heritage significance in the Woollahra LEP 2014,
- Refer to the draft planning proposal to the Woollahra LPP for advice,
- Report the advice received from the Woollahra LPP to the Environmental Planning Committee.

9. Conclusion

The heritage significance of Trelawney Court at 3 Trelawney Street, Woollahra, has been assessed by heritage consultants Rebecca Hawcroft and Kieran McInerney in accordance with the NSW Heritage guidelines. The assessment concludes that Trelawney Court, including interiors, has local heritage significance and it should be listed in Schedule 5 of the Woollahra LEP 2014.

It is therefore recommended that Trelawney Court, including interiors, at 3 Trelawney Street, Woollahra is listed as a local heritage item in Schedule 5 of the Woollahra LEP 2014.

To facilitate the listing, a planning proposal should be prepared to amend Schedule 5 of the Woollahra LEP 2014 by adding Trelawney Court, including interiors, at 3 Trelawney Street Woollahra to the list of heritage items. The planning proposal should be referred to the Woollahra LPP for advice.

The other recommendations in the Assessment of Heritage Significance report listed under ‘ongoing management’ are to be implemented during the assessment of the development application.

Annexures

1. Assessment of Heritage Significance for 3 Trelawney Street, Woollahra, by Rebecca Hawcroft & Kieran McInerney [↓](#) 