

Item No: D1
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF THE CADRY'S BUILDING, INCLUDING INTERIORS, AT 133 NEW SOUTH HEAD ROAD, EDGECLIFF**
Author: Kristy Wellfare, Strategic Heritage Officer
Approvers: Anne White, Manager - Strategic Planning
Scott Pedder, Director - Planning & Place
File No: 21/172236
Reason for Report: To seek the advice of the Woollahra Local Planning Panel in relation to the Cadry's building, including interiors, at 133 New South Head Road, Edgecliff, as a local heritage item in Schedule 5 and the Heritage Map of the Woollahra Local Environmental Plan 2014.

Recommendation:

THAT the Woollahra Local Planning Panel advises Council to proceed with the planning proposal to list the Cadry's building, including interiors, at 133 New South Head Road, Edgecliff (Lot 1 in DP: 255233) as a local heritage item in Schedule 5 and the Heritage Map of the Woollahra Local Environmental Plan 2014.

1. Reason for report to the Woollahra Local Planning Panel

This report seeks the advice of the Woollahra Local Planning Panel (Woollahra LPP) on the heritage listing of the Cadry's building, including interiors, at 133 New South Head Road, Edgecliff as a local heritage item in Schedule 5 and the Heritage Map of the *Woollahra Local Environmental Plan 2014* (Woollahra LEP 2014).

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 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 under section 3.34 of the Environmental Planning and Assessment Act 1979 (the Act).*

In this case, the planning proposal is required to be referred to the Woollahra LPP because the General Manager has not made a determination in regard to items 1 (a), (b) or (c), above.

2. Background

On 10 February 2020 Council resolved the following:

THAT Council requests our heritage staff research the property located at 133 New South Head Road Edgecliff known as the Cadry's Building, to see if it is worthy of a permanent heritage listing.

The following information was included as background on the relevant Council agenda:

I request our heritage staff research the property located at 133 New South Head Road Edgecliff known as the Cadry's Building, to see if it is worthy of a permanent heritage listing.

This building was constructed in 1856 and operated as a hotel for many years. Since 1952, the building has been owned and operated by the Cadry's family who have restored some of the building back to its original state over the years.

This includes removing the pub tiles on the outside walls that would have been added in the 1930's to reveal the original sandstone walls.

The building is located in a highly visible spot and sits at the gateway to Woollahra. It is unique and I strongly believe that it should have a permanent heritage listing to save it for future generations.

On 15 June 2021, the matter was presented to Council's Environmental Planning Committee (EPC) (**Annexure 2**) with a recommendation to include Cadry's building, including interiors, at 133 New South Head Road, Edgecliff (Lot 1 in DP: 255233) as a local heritage item in Schedule 5 of the Woollahra LEP 2014. Subsequent to this, on 5 July 2021, Council resolved (in part):

- A. *THAT a planning proposal be prepared to list the Cadry's building, including interiors at 133 New South Head Road, Edgecliff as a local heritage item in Schedule 5 of the Woollahra Local Environmental Plan 2014.*
- C. *THAT these planning proposals are referred to the Woollahra Local Planning Panel for advice.*
- D. *THAT the advice of the Woollahra Local Planning Panel be reported to the Environmental Planning Committee.*

3. The Site

The subject site features the three storey building known as the Cadry's building located at 133 New South Head Road, Edgecliff, on the corner of Glenmore Road. Existing development on the site comprises a three storey commercial building with basement, of sandstone and rendered masonry construction. The ground and first floors are of sandstone wall construction that is partially rendered and painted. These levels originally date from the early 1850s, and the uppermost floor is comprised of rendered and painted masonry construction added in 1909 to a design by E. Lindsay Thompson that was added during the period the site operated as the Rushcutters Bay Hotel.



Figure 1: Cadry's Building, 133 New South Head Road, Edgecliff

The site is legally known as Lot 1 in DP: 255233. The site is irregular in shape and approximately 403m² in area with a frontage of 23.98m to New South Head Road, and an irregular frontage to Glenmore Road of 27.66m.

Development on adjoining sites includes a three storey mixed use building with basement parking at 135 New South Head Road of rendered masonry construction with a curved metal roof constructed circa mid-1980s, and a group of early Victorian era buildings at 543-549 Glenmore Road comprising a two storey sandstone cottage (No. 549) and three single storey brick cottages (Nos 543-547). As demonstrated in **Figure 2** below, the subject site and the adjoining sites at 543-549 Glenmore Road are located in the Paddington Heritage Conservation Area (HCA).



Figure 2: Cadastral map of the subject site (highlighted in blue) and the adjoining sites along Glenmore Road (HCA shown in red hatch)

As shown in **Figure 3** below, the subject site, along with the neighbouring sites at 543-549 Glenmore Road, is affected by the *Land Reserved for Acquisition Map* in the Woollahra LEP 2014 (the site forms part of Area 2). The effect of the Land Reserved for Acquisition affectation is to enable the acquisition of these sites by a public agency for a specific purpose, which, if exercised, would result in the demolition of the buildings to facilitate that purpose.

As a consequence of a Council resolution from 5 July 2021, Council is proceeding with a planning proposal which seeks to amend Woollahra LEP 2014 by removing these land affectations.

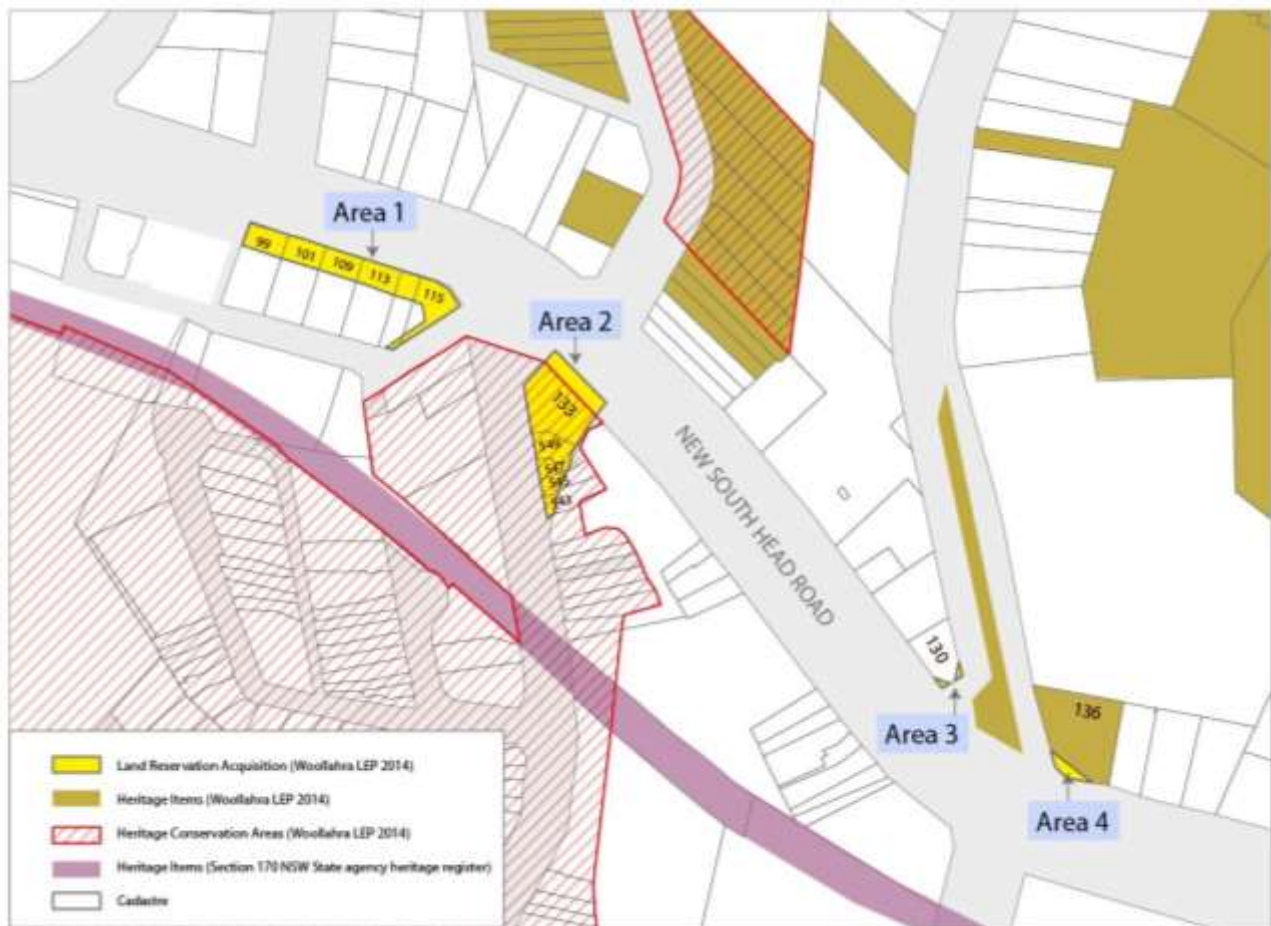


Figure 3: Land reserved for acquisition in the Edgecliff Centre, and relevant heritage affectations

4. Assessment of heritage significance

An assessment of heritage significance was carried out by Council's Strategic Heritage Officer: Kristy Wellfare, which was informed by site visits which took place on 20 March 2020, 9 June 2020 and 12 May 2021. The assessment of heritage significance was undertaken in accordance with the document titled *Assessing heritage significance*, published by the NSW Heritage Office in 2001.

The building was assessed against the seven criteria in the guidelines. Each criterion has inclusions and exclusions 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 which includes the assessment against all criteria, is attached as **Annexure 3**.

Table 1 below provides a summary of the assessment of the heritage significance of the Cadry's building at 133 New South Head Road, Edgecliff against the seven criteria, at the local and State levels, and demonstrates that the site meets five of the seven criteria for local listing, with potential to fulfil two additional criteria.

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)	✓	✗
(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)	✓	✗
(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)	✓	✗
(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	✗	✗
(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)	May fulfil 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)	✓	✗
(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 <ul style="list-style-type: none"> • cultural or natural places; or • cultural or natural environments. 	✓	✗

The heritage significance assessment provides the following statement of significance:

The building known as the Cadry's building at 133 New South Head Road, Edgecliff is a rare and representative example of an early Victorian era (c.1856) former hotel building with a distinctly legible Federation era free classical style second storey addition located within the former St James' Glebe lands administered by the Church of England. The site is historically significant as it has been in almost continuous use as a commercial premises for over 160 years – first as the Rushcutters Bay Hotel and then as a retail Persian carpet traders run by the Cadry family continuously on the site since 1967.

The Cadry's building is of aesthetic significance as a rare example of an early Victorian era hotel building that evolved through the early 20th century to accommodate the demand for hotel accommodation in the locality. The building has landmark qualities on New South Head Road and in Edgecliff due to its prominent corner position, elevated situation above the Glenmore Street frontage, and three storey scale with basement that responds to the site

topography. The building remains legible as a mid 19th century building that has been the subject of Federation era additions due to the exposed sandstone walling at ground and part of the first floor level.

As the Rushcutters Bay Hotel, the Cadry's building is associated with Tooth & Co, who owned and operated pubs and hotels throughout Australia. The site's association with Tooth & Co is well documented archivally in local, state and national repositories. The Cadry's building also has associational significance with Jacques Cadry (1910-2003), who began the Cadry's rug trading business in 1952 before commencing trading at the site in the mid-1950s. Jacques Cadry is identified as the first Persian Jew to be given permanent residency in Australia, in 1952, and to be naturalised, in 1955. He was a prominent member of the Persian Jewish community and the Cadry family has featured in the Sydney Jewish Museum exhibition, "Jews from Islamic Lands".

The interiors have been remodelled to respond to the changing trends for hotel arrangements through the first half of the 20th century, and in response to the use of the site as a Persian carpet retailer from the mid-1960s. However, the building retains substantial internal and external fabric and detailing that demonstrates these phases of development. The site may have research potential for underfloor deposits as the age of the original building predates the use of tongue-and-groove flooring.

5. Recommendations of the Assessment of Heritage Significance report

The heritage significance assessment report has assessed the heritage significance of the Cadry's building at 133 New South Head Road, Edgecliff (Lot 1 in DP: 255233) in accordance with the NSW Heritage Manual.

It has concluded that, based on the information available at the time of writing, the building meets the threshold for listing as an item of local heritage significance. The Cadry's building fulfils the criteria for listing for its historical, aesthetic, associational, rarity and representative significance.

This report has concluded that the Cadry's building at 133 New South Head Road, Edgecliff does not meet the threshold for State heritage significance.

6. Planning proposal

Consistent with Council's resolution of 5 July 2021, a planning proposal has been prepared to list the Cadry's building, including interiors, at 133 New South Head Road, Edgecliff as a local heritage item in Schedule 5 and the Heritage Map of the Woollahra LEP 2014 (see **Annexure 1**). 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).

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.

6.1. Objective of amendment to Woollahra LEP 2014

The objective of the amendment to Woollahra LEP 2014 is to recognise the heritage significance of the Cadry's building, including interiors, at 133 New South Head Road, Edgecliff as a local heritage item and provide it with statutory heritage protection. Heritage listing will provide ongoing protection and recognition of the heritage significance of the site.

6.2. Explanation of provisions

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

- Insert a listing for the Cadry's building, including interiors' 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 133 New South Head Road, Edgecliff.

6.3. Relationship to strategic planning framework

The planning proposal has strategic and site specific merit. 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, including significant architecture and the natural environment.

The planning proposal is also consistent with the *Woollahra Local Strategic Planning Statement* (approved by Council 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 the Cadrys Building, including interiors at 133 New South Head Road, Edgecliff, 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.

We recommend that the Woollahra LPP advise Council to proceed with the planning proposal at **Annexure 1** to list the Cadrys building, including interiors at 133 New South Head Road, Edgecliff, as a local heritage item in the Woollahra LEP 2014.

Annexures

1. Planning Proposal - Cadrys Building - 133 New South Head Road, Edgecliff - Heritage Listing (September 2021) [↓](#) 
2. Environmental Planning Committee Agenda - 15 June 2021 (Annexures removed) [↓](#) 
3. Draft Assessment of Heritage Significance - June 2021 (including Heritage Inventory Sheet) [↓](#) 