

Planning Proposal



Local Heritage Listing of Ausgrid Electricity Substations



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Division/Department:	Planning and Place/Strategic Planning
Responsible Officer:	Kristy Wellfare – Strategic Heritage Officer
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Acknowledgement of Country

We acknowledge the Gadigal and Birrabirragal people as the traditional custodians of the land in our local area.

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1. Introduction

1.1. Background

Section 170 of the *NSW Heritage Act, 1977*, requires that all State Agencies establish and keep a register entitled “Heritage and Conservation Register” (S170 Register). By inclusion on the S170 Register, it is best practice that there is an accompanying heritage inventory sheets which is usually available to the public on the relevant stage agency website or the Heritage NSW website.

Clause 22 of the *Heritage Regulation 2012* prescribes the following classes of items to be on a S170 Register:

- (a) *items that are listed as heritage items under an environmental planning instrument made under the Environmental Planning and Assessment Act 1979,*
- (b) *items that are subject to an interim heritage order,*
- (c) *items that are listed on the State Heritage Register,*
- (d) *items identified by the government instrumentality concerned as having State heritage significance.*

Ausgrid have undertaken a review of their S170 heritage and conservation register and have identified properties that do not fall under any of the classes from Clause 22 of the Heritage Regulation 2012 above. There are in total 18 properties listed in the S170 Register in the Woollahra local government area (LGA) that do not fall into any of the four classes listed above. The subject properties have been listed on the relevant S170 Register since 1994, 2006 and 2007, but are not listed under any environmental planning instrument made under the *Environmental Planning and Assessment Act 1979*.

On 22 December 2021, Council received correspondence from Ausgrid advising that they were intending on removing eighteen (18) electricity substations of varying ages and styles from their S.170 Register. Once the substations are removed from the S.170 Register, as they are not listed in Schedule 5 of the Woollahra Local Environmental Plan 2014 (Woollahra LEP 2014) or on the State Heritage register, there would be no heritage protection over these sites.

In response to Ausgrid’s correspondence, Council staff have undertaken a review of the potential heritage significance of these electricity substations and, based on the information available, found that all eighteen (18) of these fulfil the criteria for local heritage listing in Schedule 5 of the Woollahra LEP 2014. Accordingly, this planning proposal has been prepared by Council staff to amend Schedule 5 to include these substations as local heritage items to ensure their ongoing preservation and maintenance.

On 1 March 2022, Council advised Ausgrid of its intention to proceed with heritage listing of those substation buildings that fulfilled the criteria for heritage listing. In response, Ausgrid has agreed to retain these items on its Section 170 register for a period of 12 months to allow time for this process to be carried out.

On 17 March 2022 the planning proposal to list the 18 Ausgrid substations was reported to the Woollahra Local Planning Panel for advice. The Panel advised of their support for the proposed heritage listing of these items, subject to correcting the assessment of the “technological” criteria (of the NSW Heritage Manual) to “unknown” for each of the 18

substations. This change was recommended to reflect that while there may be some with intact original equipment, access to these substations to assess their interiors had not been available and as such their potential to yield further knowledge was unable to be assessed. Each of the inventory sheets has been updated to reflect this potential significance.

On 18 July 2022, the planning proposal received gateway approval from the Department of Planning and Environment (DPE). Condition 1(a) of the gateway approval required additional consideration of those items recommended for listing with “moveable content” as follows:

1. *The planning proposal is to be revised, prior to exhibition, to:*

(a) Include details of the ‘moveable contents’ on the relevant sites, including description of such contents, and discussion of their heritage significance in the planning proposal and inventory sheets within the heritage review report.

Following further correspondence between Council and the DPE regarding this condition, and in light of the restriction in gaining access to the interiors of the substations to assess the heritage significance of fixtures, fittings and potential items of moveable heritage therein, the decision was taken to proceed with the planning proposal to list the sites without specific reference to these elements. The matter of the potential significance of the interior elements and moveable heritage is to be the subject of a future investigation, should access to the substations be made available to Council staff.

1.2. Description of this planning proposal

This planning proposal is made in relation to the following eighteen Ausgrid substations located in the Woollahra LGA:

	Property name	Substation No.	Address
1	“Dover Road”	94	73A Dover Road, Rose Bay
2	“Wyuna Road”	99	Wyuna Road, Point Piper
3	“William New”	135	65 William Street, Double Bay
4	“James Street”	160	James Street, Woollahra
5	“Wolseley Road”	173	582 New South Head Road, Point Piper
6	“Birriga Road”	185	116 Birriga Road, Bellevue Hill
7	“Hoddle Street”	189	33 Hoddle Street, Paddington
8	“Olphert Avenue”	193	Olphert Avenue, Vaucluse
9	“Marathon Road”	199	Marathon Road, Darling Point
10	“Bundarra Road”	299	Drumalbyn Road, Bellevue Hill
11	“Black Street”	314	1 Dalley Avenue, Vaucluse
12	“Plumer Road”	315	7 Plumer Road, Rose Bay
13	“Drumalbyn Road”	318	13 Drumalbyn Road, Bellevue Hill

14	“March Street”	357	March Street, Bellevue Hill
15	“Boronia Road”	361	Boronia Road, Bellevue Hill
16	“Rupertswood Avenue”	364	1A Rupertswood Avenue, Bellevue Hill
17	“Dunbar Street”	592	14 Robertson Place, Watsons Bay
18	“Comber Street”	622	148 Boundary Street, Paddington

This planning proposal has been prepared in accordance with section 3.33 of the *Environmental Planning and Assessment Act 1979* (EP&A Act 1979) and the document prepared by the Department of Planning, Industry and Environment titled *Local Environmental Plan Making Guideline* (December 2021).

1.3. Assessment of heritage significance

An assessment of heritage significance was carried out by Council’s Strategic Heritage Officers Kristy Wellfare and Flavia Scardamaglia, which was informed by the existing heritage inventory sheets available from the Heritage NSW website, site inspections (external), primary and secondary sources.

The assessment of heritage significance reviewed the subject sites in accordance with the document title *Assessing heritage significance*, published by the NSW Heritage in 2001. There are seven criteria used in the process of assessing heritage significance:

Criterion (a) – Historical significance

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) – Associative significance

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) – Aesthetic/technical significance

An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW (or the local area).

Criterion (d) – Social significance

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) – Research potential

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) – Rarity

An item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural (or the cultural or natural history of the local area).

Criterion (g) – Representative

An item is important in demonstrating the principal characteristics 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 inventory sheets for each of the eighteen sites prepared by Council’s Strategic Heritage Officers, including assessment against all heritage criteria, is to be included in the information package for this planning proposal.

1.4. Statements of heritage significance

Statements of significance have been prepared for each of the eighteen electricity substations that are the subject of this planning proposal, as follows:

1.4.1. Electricity Substation No.94 (Dover Road)

The Dover Road substation is one of the earliest electrical substations built in Woollahra. It is a rare and representative example of a purpose designed Inter-War substation building that has features of the Californian Bungalow style evident in the dominating gable roof and timber battened eaves.

It was built in 1917 by the Municipal Council of Sydney during the period of rapid expansion of the electricity network to the suburbs.

Electrical Substation No.94 is of historic, aesthetic, rarity and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.2. Electricity Substation No.99 (Wyuna Road)

Electricity Substation No.99 (Wyuna Road) is an unusual, rare, and unusually finely detailed example of a Modernist substation building with a curved front constructed in rough dressed sandstone block work.

The building was built by the Sydney County Council during the later phases of suburban expansion of the electricity network. The fine detailing is indicative of the Council’s policy of placing quality buildings in what it considered to be the “high class” suburbs of Sydney. It contributes to the local character of Point Piper.

Electrical Substation No.99 is of historical, aesthetic, rarity and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.3. Electricity Substation No.135 (William New)

Electricity Substation No.135 (William New) is a purpose designed and built Interwar structure with Art Deco detail that forms part of and compliments the Interwar streetscape of Double Bay.

It was built by the Municipal Council of Sydney in 1922 during the period of rapid expansion of the electricity network to the suburbs.

Electrical Substation No.135 holds historic, aesthetic and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.4. Electricity Substation No.160 (James Street)

Electricity Substation No.160 (James Street) is a grand and representative example of a well detailed Inter-War Art Nouveau substation structure. It was built in 1925-6 by the Municipal Council of Sydney during the period of early expansion of the electricity network to the suburbs.

Electrical Substation No.160 holds historic, aesthetic, rarity and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.5. Electricity Substation No.173 (Wolseley Road)

Electricity Substation No.173 (Wolseley Road) is an interesting and well detailed representative example of the purpose designed substation infrastructure built by Sydney Municipal Council in the Interwar Stripped Classical style during the period of rapid expansion of the electricity network to the suburbs.

Built by resumption, it was approved in 1926 and completed in 1927 following a long negotiation with private owners and Woollahra Municipal Council over the appearance of the building and contribution to the local character and is externally intact.

Electrical Substation No.173 holds historic, aesthetic and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.6. Electricity Substation No.185, including brick fence (Birriga Road)

Electricity Substation No.185 is an externally intact and well maintained Inter-War Georgian Revival style substation building built to mimic a residence. The style is evidenced by a classically styled entrance portico, entablature over main door and multi-paned windows

It was built in 1926 by the Municipal Council of Sydney during the period of rapid expansion of the electricity network to the suburbs.

Electrical Substation No.185 is of historic, aesthetic and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.7. Electricity Substation No.189 (Hoddle Street)

Electricity Substation No.189 is a rare and representative example of a substation building in the Inter-War Functionalist style. The Hoddle Street substation is purpose designed and built structure that features an unusual curved face brick wall. The substation represents a transitional style between the more decorative Municipal

Council of Sydney substations and the simpler, more functionally modern Sydney County Council Substations. It was built at the end of the phase of rapid expansion of the electricity network to the suburbs.

Electrical Substation No.189 holds historical, aesthetic and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.8. Electricity Substation No.193 (Olphert Avenue)

Electricity Substation No.193 is a representative example of an Inter-War Free Classical designed substation featuring a dominating stepped parapet and rendered mouldings around the main entrance door.

The Olphert Avenue substation was built in 1926-7 by the Municipal Council of Sydney during the period of rapid expansion of the electricity network to the suburbs.

Electrical Substation No.193 holds historic, aesthetic and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.9. Electricity Substation No.199 (Marathon Road)

Electricity Substation No.199 is an externally intact example of an Interwar substation building with a Stripped Classical styled front façade. The Marathon Road substation was built in 1926-7 by the Municipal Council of Sydney during the period of rapid expansion of the electricity network to the suburbs.

Electricity Substation No.199 holds historic, aesthetic and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.10. Electricity Substation No.299 including brick fence (Bundarra Road)

Electricity Substation No. 299 is a representative example of a small and externally intact Inter-War Stripped Classical building that retains the original panelled entrance doors and is finished with a dominating ogee eaves moulding.

The Bundarra Road substation was built in 1928 by the Municipal Council of Sydney during the period of rapid expansion of the electricity network to the suburbs.

Electrical Substation No.299 holds historic, aesthetic and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.11. Electricity Substation No.314, including front fence (Black Street)

Electricity substation No.314 is a representative example of a purpose designed and built substation in the Inter-War Mediterranean style.

The Black Street substation was built by the Municipal Council of Sydney in 1930 during the period of rapid expansion of the electricity network to the suburbs.

Electrical Substation No.314 is of historic, aesthetic and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.12. Electricity Substation No.315, including brick fence (Plumer Road)

The Plumer Road substation is a modest example of a purpose designed and built Inter-War building in the Inter-War Georgian Revival style.

It was built by the Municipal Council of Sydney in 1929, during the period of rapid expansion of the electricity network to the suburbs.

Electrical Substation No.315 holds historic, aesthetic and representative local significance.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.13. Electricity Substation No.318 (Drumalbyn Road)

Electricity Substation No.318 is an unusual and rare example of a substation building constructed in the Modernist style. It is an unusually finely detailed building with a curved front constructed in rough dressed sandstone block work and slit windows.

The Drumalbyn Road substation is demonstrative of the Sydney County Council's policy of placing finely designed buildings in what it considered to be "high class" suburbs. The substation was built in 1947-8 by the Sydney County Council of Sydney during the period of rapid expansion of the electricity network to the suburbs.

Electrical Substation No.318 is of historic, aesthetic, rarity and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.14. Electricity Substation No. 357, including front and side stone walls (March Street)

Electricity Substation No.357 is an Inter-War electrical substation building featuring Modernist stylistic influences with a rough sandstone block street wall and columns.

The March Street substation was built in 1933-34 by the Municipal Council of Sydney during the period of rapid expansion of the electricity network to the suburbs.

Electrical Substation No.357 is of historic, aesthetic and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.15. Electricity Substation No.361, including front fence and side stone wall (Boronia Road)

Electricity Substation No.361 is an unusual example of a finely detailed Functionalist substation incorporating uncommon materials such as sandstone. It was clearly designed to be sympathetic to the character of the surrounding area and is demonstrative of the Sydney County Council's policy of placing finely designed buildings in what it considered to be "high class" suburbs.

The Boronia Road substation was built in 1951 by the Sydney County Council during the later phases of suburban expansion of the electricity network.

Electrical Substation No.361 is of historic, aesthetic and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.16. Electricity Substation No.364 (Rupertswood Avenue)

Electricity Substation No.364 is an unusually large and well-detailed example of a substation designed in the Inter-War Mediterranean style. The main façade has a central, arched voussoir and arched entrance flanked by two small windows and surmounted by richly ornamented swag modelled in plaster. Other stylistic elements include the use of rounded roof tiles and decorative grill openings. The original door remains.

The Rupertswood Avenue substation was built by the Municipal Council of Sydney during the period of rapid expansion of the electricity network to the suburbs.

Electrical Substation No.364 holds historic, aesthetic and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.17. Electricity Substation No.592 (Dunbar Street)

Electricity Substation No.592 is a representative example of a simple purpose designed Inter-War substation building, built in in the Inter war Mediterranean style.

The Dunbar Street substation is of aesthetic significance as an unusually well detailed example of a substation built by the Sydney County Council in 1954 during the later phases of suburban expansion of the electricity network. The building retains its rough cast rendered finish and some significant architectural detailing evident of the Inter war Mediterranean style including geometric concrete block work and stylized wrought iron grilles.

Electrical Substation No.592 is of historic, aesthetic and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

1.4.18. Electricity Substation No.622 (Comber Street)

The Comber Street substation is of historic and aesthetic significance as a simple but well-proportioned example of a 1940s Functionalist substation. It was built by the Sydney County Council during the late phases of the suburban expansion of the electricity network into the suburbs and is a representative example of its type.

Electrical Substation No.622 is of historic, aesthetic and representative significance at a local level.

(September 2022, Woollahra Municipal Council, Heritage Inventory Sheet p.1)

2. Existing sites and context

2.1. Electricity Substation No.94 (Dover Road)

The Dover Road substation is located at 73A Dover Road, Bellevue Hill, on the south-western side of Dover Road between Dover Lane and Spencer Lane. The site is legally identified as Lot 1 in DP 121861. The site is 164m² in area and regular in shape, with a frontage of 9.1m to Dover Road and a depth of 17.7m by title. Existing development on the site comprises a single storey tuck-pointed face brick structure with a gabled roof, designed in the Interwar California Bungalow style. The symmetrical facade is dominated by the gable roof line and timber battened detailing applied to the rendered wall area. A central plant access door is flanked by two multi paned windows and surmounted by a rendered lintel cornice. Other elements include rendered brick buttresses to the street façade and a raised ventilation turret and 'chimney'. The Dover Road substation is constructed using load bearing face brick and incorporates a hipped roof and cement rendered lintel cornice.

Development on the adjoining sites comprises single storey and two storey residential dwelling houses to the northwest at 71 Dover Road, to the southeast at 75 Dover Road and to the rear (southwest) of the site on a battle-axe allotment behind the subject site.

The site is not located in the vicinity of any listed heritage items and is not located in a heritage conservation area.

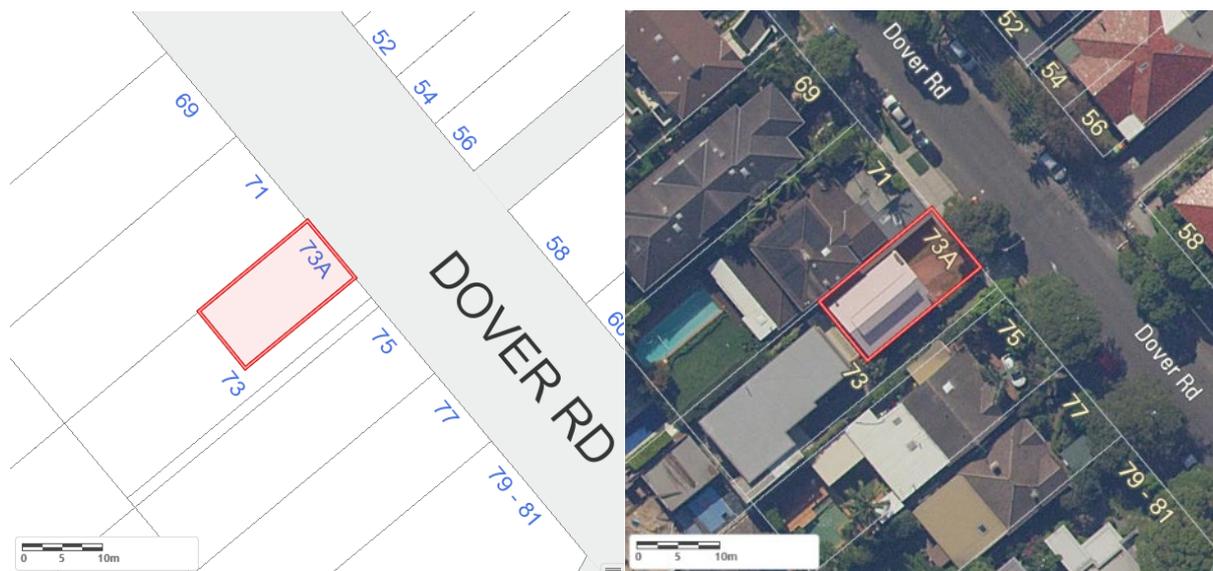


Figure 1: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red.
(Source: Woollahra Maps)



Figure 2: Current site photo, January 2022 (Source: Woollahra Council)

2.2. Electricity Substation No.99 (Wyuna Road)

The site is located within the public road reserve between Wunulla Road and Wyuna Road, Point Piper and as such has no lot and DP. The Wyuna Road substation is adjacent to 34-36 Wunulla Road, located to the north of the site, and is opposite the Royal Motor Yacht Club site at 21 Wunulla Road, located to the east of the site. Existing development on the site comprises a curved sandstone-clad single storey substation building with a flat concrete roof that is accessible from the public access stair and features a seat and metal handrail to form a viewing platform. The substation features decorative vents in the sandstone on the Wunulla Road frontage and cast concrete vents to the northern elevation.

There is a substantial relative level difference between the Wyuna Road and Wunulla Road roadways and this substation is integrated into the natural rock landform and the associated pedestrian public access stairway that connects the two roads.

The site is not located in the vicinity of any listed heritage items and is not located within a heritage conservation area.



Figure 3: (L) Cadastral map of the area with site location circled. (R) Aerial photo with site shown circled. Source: Woollahra Maps.



Figure 4: Site photo, January 2022 (Source: Woollahra Council)

2.3. Electricity Substation No.135 (“William New” - William Street, Double Bay)

The “William New” substation is located at 65 William Street, Double Bay, on the southern side of William Street between Cross Lane and Jamberoo Lane. The site is legally identified as Lot 1 in DP 172768. The site is 75.9m² in area and irregular in shape, with a frontage of 7.8m to Dover Road and a depth of between 9.1m and 9.3m by title. The site is located adjacent to a Sydney water stormwater channel, to the west of the site.

Existing development on the site comprises a single storey tuck pointed face brick structure designed in the Interwar period. The façade is symmetrical with a central entrance flanked by two window openings and surmounted by a large rendered identity plaque. It features some Art Deco detailing evidenced by the use of a stepped raised parapet with a contrasting painted

horizontal render band below. The “William New” substation is constructed using load bearing face brick with sections of the façade cement rendered. The building has multi panelled windows and a steel roller shutter door.

The “William New” substation is not located within a heritage conservation area and is not located in the vicinity of any heritage items.



Figure 5: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red. (Source: Woollahra Maps)



Figure 6: Current site photo, January 2022

2.4. Electricity Substation No.160 (James Street)

The James Street substation is located on the southern side of James Street, on the corner of Dwyer Lane. The site has no allocated street address, but is legally identified as Lot 1 in DP 587872. The site is approximately 74m² in area and regular in shape, with a frontage of approximately 6.3m to James Street and a secondary frontage of approximately 9.6m to Dwyer Lane.

Existing development on the site comprises a grandly decorated two storey structure with Interwar Art Nouveau styling evidenced by an elaborate arrangement of cornice, pediment and window positioned centrally on the upper façade. A central plant access door is flanked on both sides by multi pane windows and surmounted by the pediment. The lower storey is tuck pointed face brickwork and the upper storey and pediment are finished in smooth render. The James Street substation is constructed using load bearing face brick. The upper storey is cement rendered, windows are multi paned with vision obscure glass and the main plant access door is a steel roller shutter.

The adjacent allotment known as 42 John Street surrounds the subject site to the south and west, and existing development on this site includes the two storey Victorian terrace addressing John Street and a two storey garage with studio above that addressed James Street and abuts the substation building.

The site is not located in the vicinity of any listed heritage items and is located within the Woollahra Heritage Conservation Area (C15).



Figure 7: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red.
(Source: Woollahra Maps)

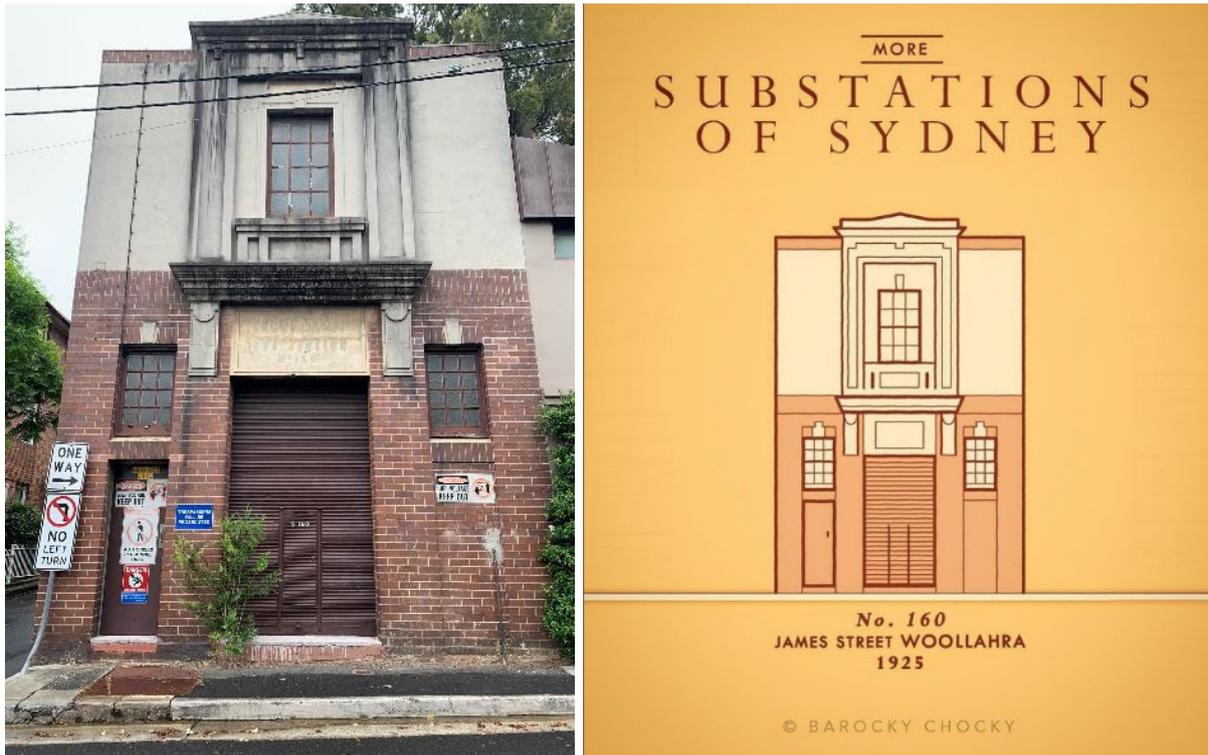


Figure 8:(L) Site photo, January 2022 (Source: Woollahra Council), (R) Illustration of Substation 160 as included in the collection "More Substations of Sydney" by Barocky Chocky via Instagram @barockychocky)¹

2.5. Electricity Substation No.173 (Wolseley Road)

The Wolseley Road Substation is located at 582 New South Head Road, Point Piper, on the corner of Wolseley Road and is legally identified as Lot 1 in DP 1103924. The site is 75.88m² and is triangular in shape, with a frontage of 19.3m to New South Head Road, a secondary frontage of 15.2m to Wolseley Road, and a depth of 12m.

Existing development on the site comprises a single storey tuck pointed face brick substation structure with a symmetrical façade presenting to New South Head Road with Interwar Stripped Classical detailing curving to follow the street corner location. The Stripped Classical detailing is also evident in the balanced grouping of two main entrance doors which are both flanked on each side with elongated windows. The multi panelled windows and doors appear to be original features of the building. Decorative elements include the use of header bricks and cut bricks around the door and window architraves, unusual parapet brickwork, diagonal door and window mullions, and security grilles. The Wolseley Road substation is constructed using load bearing face brick and features a decorative brick parapet, and unusual panelled steel doors. The roof of the substation is accessed via a gate from Wolseley Road and a bituminous layer has been added. A vent shaft tower protrudes through the flat roof

¹ Barocky Chocky is a graphic artist with an interest in historic buildings, including historic theatres, post offices, and substations. As part of his work, he has produced two image collections devoted to electricity substations in Sydney, from which this image has been taken.

Development on adjoining site to the north consists of a two storey interwar building of brick construction that has been strata subdivided into two lots.

The site is not located the vicinity of three listed heritage items, being

- Cranbrook School (Item 44),
- Bus stop shelter, former tram stop (Item 215) located to the south of the site on the opposite side of New South Head Road, and
- One of the street name inlays included in the group item “Point Piper Street Name Inlays with Road Reserve” (Item 675), located on the Wolseley Road frontage at the top of the footway stair.

The site is not located within a heritage conservation area.



Figure 9: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red. (Source: Woollahra Maps)

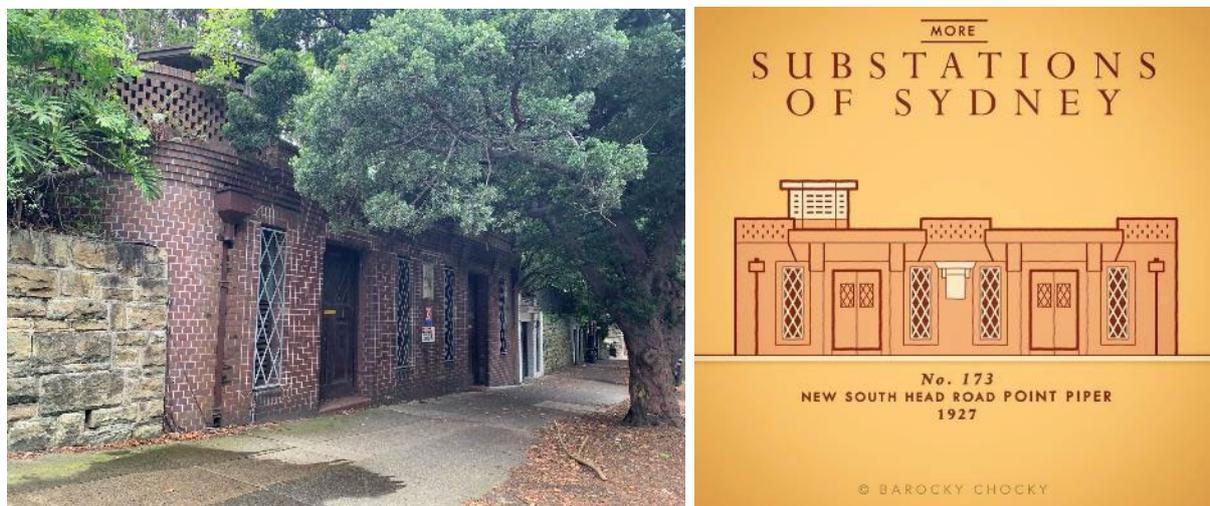


Figure 10: (L) Site photo, January 2022 (Source: Woollahra Council), (R) Illustration of Substation 173 as included in the collection "More Substations of Sydney" by Barocky Chocky via Instagram @barockychocky

2.6. Electricity Substation No.185 (Birriga Road)

The Birriga Road Substation is located at 116 Birriga Road, Bellevue Hill between O'Sullivan Road and Bundarra Road in Bellevue Hill. The site is legally identified as Lot Y in DP 415489. The site is approximately 146m² and is mostly regular, with a curved frontage of approximately 10.1m to Birriga Road, and a depth of between 13.5m and 16.1m.

Existing development on the site comprises a single storey cement rendered brick structure with a domestic appearance designed in the Interwar Georgian Revival style evidenced by a classically styled entrance portico located under the projecting hipped roof. Stylistic elements include multi panelled windows and entrance doors and a projecting lintel cornice over the flanking entrance doors. The Birriga Road substation is constructed using cement rendered load bearing brickwork. The roof is ceramic tiled and doors and windows are timber.

Development on adjacent sites consists of a single storey dwelling house of brick construction at 116 Birriga Road to the south west, and to the northeast of the site is a listed heritage item, being the interwar residential flat building and interiors, shops, garage and grounds at 285 O'Sullivan Road (Item 50). The site is not located in a Heritage Conservation Area.



Figure 11: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red. (Source: Woollahra Maps)



Figure 12: Current site photo, January 2022 (Source: Woollahra Council)

2.7. Electricity Substation No.189 (Hoddle Street)

The subject site is located at 33 Hoddle Street, Paddington, on the southern side of Hoddle Street between Goodhope Street and Glenmore Road. The site is legally identified as Lot 1 in DP 187153. The site is irregular in shape and 109.9m² in area, with an oblique frontage of 4.67m to Hoddle Street, an irregular eastern side boundary of 22.6m, rear width of 5.5m and a western boundary of 24m.

Existing development on the site comprises a small, single storey face brick substation structure designed in the Inter-War Functionalist style. The building is unusual in that it abuts a terrace on one side face while the other features a curved wall constructed out of face brickwork. A small projection to the front of the building contains the personnel entrance door. The Hoddle Street substation is constructed using load bearing face bricks. The entrances are a steel roller shutter and a timber door. A metal identity plaque reads "SYDNEY COUNTY COUNCIL ELECTRIC SUBSTATION No. 189".

Existing development on adjoining sites consists of Victorian era terrace houses at 31 Hoddle Street to the west, a row of terrace houses at 288 -292 Glenmore Road to the east, and a postwar four storey residential flat building at 286 Glenmore Road to the south of the site.

The Hoddle Street substation is not located within the vicinity of a listed heritage item. However, the site is located in the Paddington Heritage Conservation Area (C8).



Figure 13: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red.
(Source: Woollahra Maps)



Figure 14: Current site photo, January 2022. (Source: Woollahra Council)

2.8. Electricity Substation No.193 (Olphert Avenue)

The Olphert Avenue substation is located between 29 Olphert Avenue and 31 Olphert Avenue, Vaucluse, between Village High Road and Village Lower Road. The site is legally identified as Lot 28 in DP 666593 but has no attributed street address. The site is regular in shape and 75.9m² in area with a frontage of 5.5m to Olphert Avenue and depth of 13.7m on the northwest and 14m on the southeastern boundaries.

Existing development on the site consists of the Olphert Avenue substation which is a simple single storey monumental rendered brick structure with a symmetrical façade designed in the Interwar Free Classical style. The building is dominated by a stepped parapet which originally carried the identity of the substation, however, the identification has been removed from the entablature. It is set back from the street with a large central double hung steel clad plant access doors which features decorative rendered moulded architrave framing, flanked on both sides by personnel doors. The Olphert Avenue substation is constructed using cement rendered load bearing brickwork.

Development on adjoining sites consists of residential dwelling houses to the northwest of the site at 29 Olphert Avenue and to the southwest of the site at 31 Olphert Avenue. The site is not located within the vicinity of a listed heritage item, and is not located within a heritage conservation area.

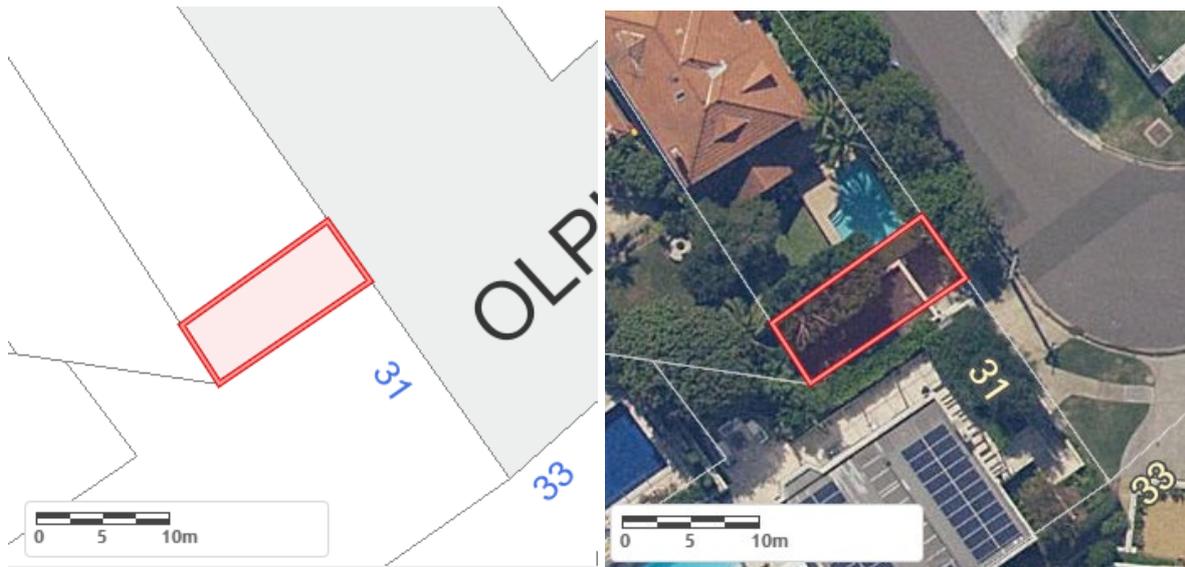


Figure 15: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red. (Source: Woollahra Maps)



Figure 16: Current site photo, January 2022. (Source: Woollahra Council)

2.9. Electricity Substation No.199 (Marathon Road)

The subject site is located on the corner of Marathon Road, (Formerly Branch Road) and Mt Adelaide Street in Darling Point. The site comprises two lots legally identified as Lot 1 in DP 315729 and Lot A in DP 415567. The site is slightly irregular in shape, with a frontage of 4.75m to Marathon Road, a combined frontage of 9.34m to Mt Adelaide Street, rear (northern) boundary of approximately 4m and depth of 9.m (approx.).

The Marathon Road substation is a single storey brick structure designed in the Interwar Stripped Classical style. It has simple block massing, with a symmetrical façade, corbelled parapet and central plant access doorway surmounted by a classical rendered cornice forming part of a decorative arch detail. The central access doorway is flanked by a smaller personnel entrance to the west of the central doorway. The Marathon Road substation is

constructed using load bearing brickwork laid in a 3:1 English bond with cement rendered decorative details and steel roller shutter doors.

Development on the adjoining site that surrounds the subject site to the west and north consists of a multi-storey residential flat building. The site is located within the vicinity of a listed heritage item, being the terrace house at 1 Marathon Avenue (Item 140) which is the end terrace in the row of 4 local heritage items (Items 140-143). The site is not located in a heritage conservation area.



Figure 17: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red. (Source: Nearmaps 2021-10-04 via Woollahra Maps)



Figure 18: Current site photo, January 2022. (Source: Woollahra Council)

2.10. Electricity Substation No.299 (Bundarra Road)

The site is located at to the immediate south of 99 Drumalbyn Road, at the intersection of Bundarra Road, Drumalbyn Road and Victoria Street in Bellevue Hill. The site is legally identified as Lot A in DP 320729. The site is irregular in shape and is approximately 157.38m² in area with an irregular frontage of 15.7m to Drumalbyn Road, 23m to Victoria Road, and a depth of 19.8m.

Existing development on the site consists of a simple single storey substation structure of face brick with a symmetrical façade designed in the Inter-War Stripped Classical style. It has a classically styled central entrance retaining a pair of panelled entrance doors with painted rendered lintel cornice over, and corresponding dominating ogee eaves moulding. Front fence is also made of similar bricks. The Bundarra Road substation is constructed using load bearing face bricks and incorporates an unusually-designed reinforced concrete slab roof with integral soffit ventilation. A metal identity plaque reads "M.C. of S. ELECTRICITY SUB STATION No. 299".

The site is bounded on three sides by road frontages. Existing development on the adjoining site to the north of the site consists of a four storey interwar residential flat building of brick construction. The site is not located within the vicinity of a listed heritage item, and is not located in a heritage conservation area.

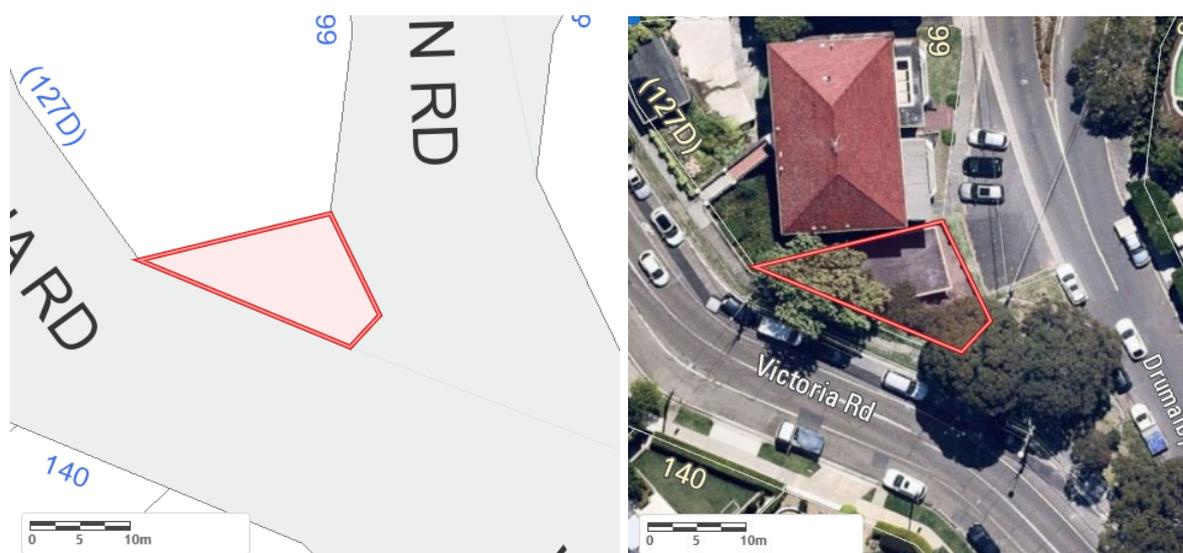


Figure 19: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red.
(Source: Woollahra Maps)



Figure 20: Current site photo, January 2022 (Source: Woollahra Council)

2.11. Electricity Substation No.314 (Black Street)

The subject site is located at 1 Dalley Avenue Vacluse, between Black Street and Clairvaux Road. The site is legally identified as Lot 35 in DP 1108999 and is 113.8m² in area. The site is mostly regular in shape with a frontage of 6.71m to Dalley Avenue, a rear (northern) boundary of 6.8m and depth of between 17.3m and 18m.

Existing development on the site consists of a modest single storey substation structure designed in the Inter-War Mediterranean style evidenced by the use of rendered brick and hipped roof clad with Spanish roof tiles. Stylistic elements include a central arched main entrance surmounted by a decoratively edged raised parapet, chimney and mouldings. The front door has been replaced.

Existing development on adjoining sites consists of residential dwelling houses of varying ages and styles at 1A Dalley Road and at 16 Black Street, Vacluse. The site is not located within the vicinity of a listed heritage item, and is not located in a heritage conservation area.



Figure 21: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red. (Source: Woollahra Maps)



Figure 22: Current site photo, January 2022 (Source: Woollahra Council)

2.12. Electricity Substation No.315 (Plumer Road)

The Plumer Road substation is located at 7 Plumer Road, Rose Bay, between O’Sullivan Road and Balfour St. The site is regular in shape, 132.8m² in area, with a frontage of 9.1m to Plumer Road and a depth of 15.1m. The site is legally identified as Lot 1 in DP 1079372.

The Plumer Road substation is a modest single storey structure designed in the Inter-War Georgian Revival style. Stylistic elements include a symmetrical façade, hipped roof and two flattened arch entrance doorways with decorative brickwork. The Plumer Road substation is constructed using load bearing face brick and incorporates brick arches and ceramic tiled roof.

Development on the adjoining sites consists of “Yalabee”, a three storey interwar residential flat building located to the west of the site at 34-36 Balfour Road (also known as 3 Plumer Road), and a three storey row of art deco shops with residential uses above, located to the east of the site at 9-23 Plumer Road. The site and adjoining sites are located in the Balfour Road Heritage Conservation Area (C9), and are identified as contributory items in the HCA in accordance with Part B2 of the Woollahra Development Control Plan 2015. The site is not located in the immediate vicinity of a listed heritage item.



Figure 23: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red. (Source: Woollahra Maps)



Figure 24: Current site photo, January 2022 (Source: Woollahra Council)

2.13. Electricity Substation No.318 (Drumalbyn Road)

The site is located at 13 Drumalbyn Road on the southern side of the street between Victoria Road and Beresford Road. The site is approximately 114.5m² and mostly regular in shape with an oblique street frontage of 9.17m to Drumalbyn Road, width of 7.78m, and depth of between 12.07m and 16.81m. The site is legally identified as Lot 1 in DP 328329.

Existing development on the site consists of The Drumalbyn Road substation which is an unusual structure with curved walls which have been constructed in rough dressed sandstone blockwork. Designed in the Post-War period, it has a symmetrical façade with a central entrance and double hung entrance doors clad in timber laid on the diagonal. The substation is set into the existing landform and uses the same sandstone blockwork as the retaining walls to the neighbouring properties, integrating well into its surroundings.

Existing development on adjoining sites consists of residential dwelling houses of varying ages and styles, elevated above the street level in response to the topography and featuring sandstone blockwork retaining walls. There is a substantial fig tree within the footpath reserve.

The site is not located within the vicinity of a listed heritage item, and is not located in a heritage conservation area.

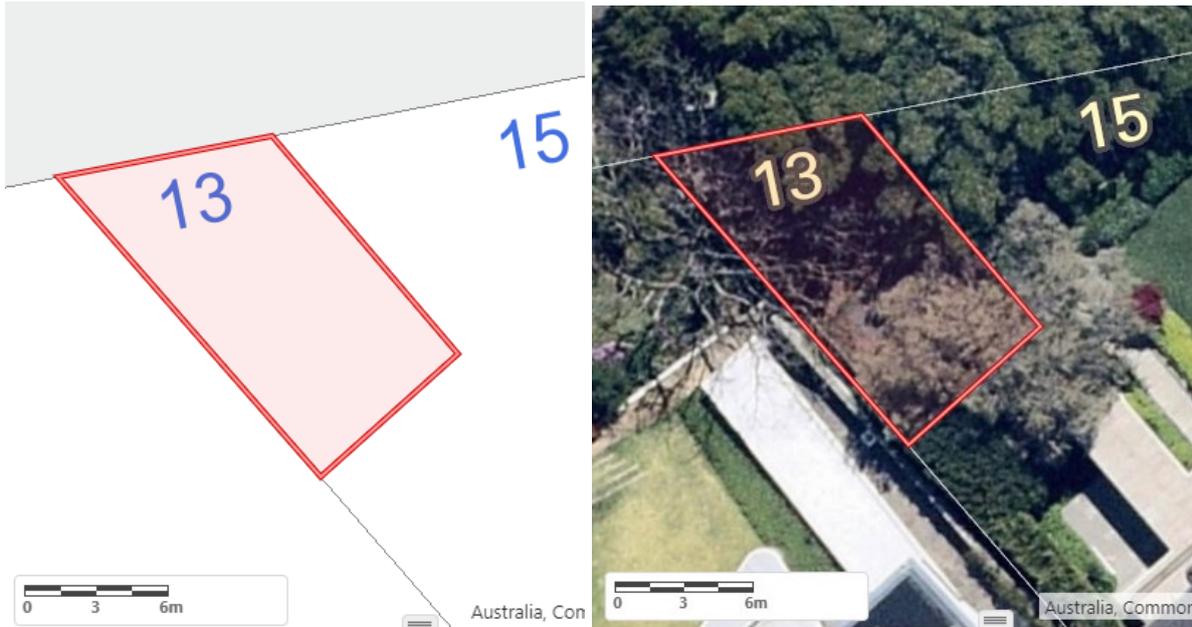


Figure 25: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red. (Source: Woollahra Maps)



Figure 26: Current site photo, January 2022 (Source: Woollahra Council)

2.14. Electricity Substation No.357 (March Street)

The March Street Substation is located adjacent to 2 March Street, Bellevue Hill, on the north western side of the March St Reserve between Bellevue Road and Lamb Street. The substation is accessed from the March Street Reserve. The site is regular in shape and approximately 76.52m² with a frontage of approximately 5.43m to March Street Reserve, and a depth of approximately 13.74m. The site is legally identified as Lot 1 in DP 607315 but has no official street number attributed to it.

Existing development on the site consists of a single storey cement rendered Modernist substation structure which features a sandstone block entrance area and compound perimeter walls, and a portico supported on sandstone block columns. The March Street substation is constructed using rendered masonry, with rough sandstone block columns and fences. Reinforced concrete forms a projecting awning over the main entrance doorway.

Existing development on neighbouring sites consists of residential dwelling houses of varying ages and styles to south west and north east of the site. The site is not located within the vicinity of a listed heritage item, and is not located in a heritage conservation area.

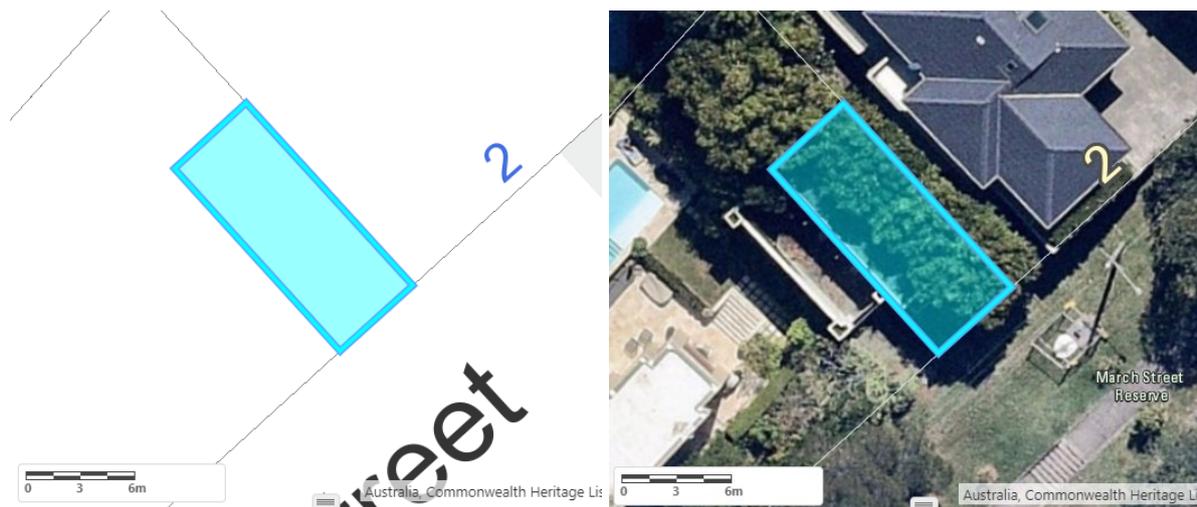


Figure 27: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red. Note the cadastre is slightly off centre for the aerial imagery (Source: Woollahra Maps)



Figure 28: Current site photo, January 2022 (Source: Woollahra Council)

2.15. Electricity Substation No.361 (Boronia Road)

The Boronia Road Substation is located between 27 and 31 Boronia Road, and has no formal street number attributed to it. The site is located on the eastern side of Boronia Road, between Banyula Road and O'Sullivan Road Bellevue Hill. The site is regular in shape and is 132.8m² in area with a frontage of 7.3m to Boronia Road, and a depth of approximately 20.1m. The site is legally identified as Lot O in DP 17114.

Existing development on the site consists of a single storey finely detailed Functionalist style rendered brick building with a flat roof. The right side is clad in sandstone blocks and extends slightly higher than the main roof, creating the effect of an offset stone tower, with a narrow slit opening accommodating a downpipe. The Functionalist style substation incorporates uncommon materials such as sandstone and was designed to be sympathetic to the character of the surrounding area.

Existing development on adjoining sites consists of residential dwelling houses of varying ages and styles at 27 and 31 Boronia Road to south and north of the site. The site is not located within the vicinity of a listed heritage item, and is not located in a heritage conservation area.

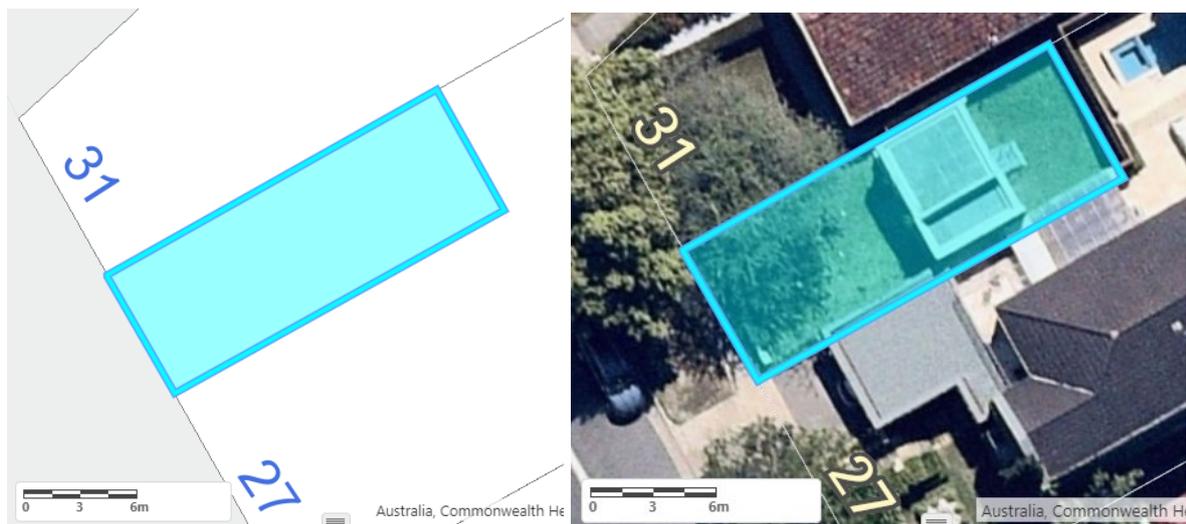


Figure 29: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red.
(Source: Woollahra Maps)



Figure 30: Current site photo, January 2022 (Source: Woollahra Council)

2.16. Electricity Substation No.364 (Rupertswood Avenue)

The subject site is located at 1A Rupertswood Avenue on the northern side of the Rupertswood Avenue, between Kambala Road and the cul-de-sac end. The site is legally identified as Lot 1 in DP 184315. The site is mostly regular in shape, with a frontage of approximately 6.8m to Rupertswood Avenue, northern (rear) boundary of approximately 6.6m and side boundaries of 18.3m.

Existing development on the site consists of an elaborately decorated single storey rendered brick substation structure designed in the Inter-War Mediterranean style. The main façade has a central, arched voussoir arched entrance flanked by two small windows and surmounted by richly ornamented swag modelled in plaster. Other stylistic elements include the use of rounded roof tiles and decorative grill openings and the substation still incorporates its original door.

Existing development on adjoining sites consists of residential dwelling houses of varying ages and styles to the east and west.

The site is located within the vicinity of two listed heritage item, being Item 39, “The Provost (or Ancher) House – house and interiors” at 1 Rupertswood Avenue, and Item 54, “Danbury – house and interiors, gateposts and gate” located at 7 Rupertswood Avenue. The site is not located in a heritage conservation area.



Figure 31: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red. (Source: Woollahra Maps)



Figure 32: Current site photo, January 2022 (Source: Woollahra Council)

2.17. Electricity Substation No.592 (Dunbar Street)

The subject site is located at 14 Robertson Place, Watsons Bay, on the southern side of Robertson Place at the corner of Dunbar Street. The site is approximately 149.3m² in area and is legally identified as Lot 1 in DP 231114. The site is mostly regular in shape with a northern street frontage of 10.4 to Robertson Place, including a 4.6m splayed north eastern corner, secondary street frontage of 14.2m to Dunbar Street, rear southern boundary of approximately 6.7m and a western side boundary of approximately 17m.

The Dunbar Street substation is a single storey substation structure constructed using load bearing cement rendered brickwork with a pitched gable roof. It is designed in the Inter-War Mediterranean style evidenced by the white painted rough cast rendered brickwork, pair of the central access doors and use of ceramic roof tiles. Decorative elements on the symmetrical façade include a round tiled gable vent, door surround moulding, cast concrete block geometric infill panels and Mediterranean styled wrought iron door grilles which are an important decorative detail of the Inter-War period.

Development on adjoining sites consists of a townhouse development that is on the neighbouring allotment to the south and west of the site.

The site is not located within the vicinity of a listed heritage item, and is located in the Watsons Bay Heritage Conservation Area (C14).



Figure 33: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red. (Source: Woollahra Maps)



Figure 34: Current site photo, January 2022 (Source: Woollahra Council)

2.18. Electricity Substation No.622 (Comber Street)

The site is located at 148 Boundary Street, between Campbell Avenue and Comber Street. The site is legally identified as Lot 1 in DP 219492 and is irregular in shape with oblique front and rear boundaries and is approximately 111m² in area

The Comber Street substation is a single storey face brick structure of Interwar functionalist styling evidenced by an asymmetrical façade and the use of a concrete slab roof. The building is constructed using load bearing face brick and incorporated reinforced concrete slab rooves and features high level regularly spaced vertical slit vents on the external walls. All entrance doors are timber framed.

Existing development on adjoining sites consists of residential dwelling houses of varying ages and styles. The site is not located within the vicinity of a listed heritage item, and is located in the Paddington Heritage Conservation Area (C8).



Figure 35: Cadastral map (L) and Aerial Photo (R) of the subject site, shown highlighted in red. (Source: Woollahra Maps)



Figure 36: Current site photo, January 2022 (Source: Woollahra Council)

3. Existing planning controls

All sites are subject to existing planning controls in the Woollahra LEP 2014, relating to land zoning, height of buildings and (where relevant) floor space ratio.

Substation No.	Land Use Zone	Maximum building height (m)	Floor space ratio
No.94 "Dover Road"	R3 Medium Density Residential	10.5m	1:1
No.99 "Wyuna Road"	R2 Low Density Residential	9.5m	NA
No.135 "William New"	R3 Medium Density Residential	9.5m	NA
No.160 "James Street"	R2 Low Density Residential	9.5m	NA
No.173 "Wolseley Road"	R2 Low Density Residential	9.5m	NA
No.185 "Birriga Road"	R3 Medium Density Residential	13.5m	0.9:1
No.189 "Hoddle Street"	R2 Low Density Residential	9.5m	NA
No.193 "Olphert Avenue"	R2 Low Density Residential	9.5m	NA
No. 199 "Marathon Road"	R3 Medium Density Residential	13.5m	1.3:1
No.299 "Bundarra Road"	R3 Medium Density Residential	10.5m	1:1
No.314 "Black Street"	R2 Low Density Residential	9.5m	NA
No.315 "Plumer Road"	R3 Medium Density Residential	10.5m	1:1
No.318 "Drumalbyn Road"	R2 Low Density Residential	9.5m	NA
No.357 "March Street"	R2 Low Density Residential	9.5m	NA
No.361 "Boronia Road"	R3 Medium Density Residential	9.5m	0.75:1
No.364 "Rupertwood Avenue"	R2 Low Density Residential	9.5m	NA

No.592 "Dunbar Street"	R2 Low Density Residential	9.5m	NA
No.622 "Comber Street"	R2 Low Density Residential	9.5m	NA

The Objectives for the R2 Low Density Residential zone of the Woollahra LEP 2014 are:

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To provide for development that is compatible with the character and amenity of the surrounding neighbourhood.
- To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.

The Objectives for the R3 Medium Density Residential zone of the Woollahra LEP 2014 are:

- To provide for the housing needs of the community within a medium density residential environment.
- To provide a variety of housing types within a medium density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure that development is of a height and scale that achieves the desired future character of the neighbourhood.

4. Objectives of planning proposal

The objective of the planning proposal is to recognise the heritage significance of the electricity substations and provide them with statutory heritage protection. Heritage listing will provide ongoing protection and recognition of the heritage significance of the sites.

5. Explanation of provisions

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

- Insert a listing for each substation 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 (Sheets HER_001, HER_002, HER_003A, HER_003B, HER_003D, HER_004, HER_005, and HER_006) to identify 18 additional heritage items at their relevant addresses.

6. Justification

The planning proposal has strategic merit. The key reason for amending the Woollahra LEP 2014 is that the heritage listing of eighteen Ausgrid substations will ensure their significance is recognised and their ongoing conservation is implemented.

These matters are further discussed below in part 6.1 to 6.3.

6.1. Need for planning proposal

1. Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?

While this planning proposal wasn't generated by a recent study or strategy, these properties were listed on the Ausgrid s170 register based on a heritage study undertaken by Ausgrid.

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

Yes. The objective of the planning proposal is to recognise the heritage significance of eighteen Ausgrid electrical substations as local heritage items and provide them with statutory heritage protection. Heritage listing will provide ongoing protection and recognition of the heritage significance of the site.

6.2. Relationship to strategic planning framework

3. Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including exhibited draft plans or strategies)?

Yes. The planning proposal is consistent with the relevant objectives of the *Greater Sydney Region Plan: A Metropolis of Three Cities* (2018) and the relevant planning priorities and actions of the *Eastern City District Plan* (2018), as discussed below.

Greater Sydney Region Plan: A Metropolis of Three Cities

The planning proposal is consistent with the directions and objectives of *Greater Sydney Region Plan: A Metropolis of Three Cities*, particularly Objective 13: Environmental heritage is identified, conserved and enhanced.

Identifying these eighteen electrical substations as local heritage items will allow the appropriate conservation of the sites into the future.

Eastern City District Plan

The planning proposal is generally consistent with the planning priorities and actions of the *Eastern City District Plan*, particularly action 20 by:

- Identifying, conserving and enhancing the environmental heritage of the local area through:
 - engaging with the community early to understand heritage values
 - enhancing the interpretation of heritage to foster distinctive local places
 - managing the cumulative impact of development on the heritage values and character of places

4. Will the planning proposal give effect to a council's endorsed local strategic planning statement, or another endorsed local strategy or strategic plan?

Yes. The planning proposal is consistent with the Council's Community Strategic Plan titled *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 protection of significant architecture and the natural environment.

The planning proposal is also consistent with the *Woollahra Local Strategic Planning Statement 2020*. In particular, the planning proposal is consistent with Planning Priority 5 under the theme Liveability:

Planning Priority 5 *Conserving our rich and diverse heritage.*

5. Is the planning proposal consistent with any other applicable State and regional studies or strategies?

Yes. 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**).

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

Yes. 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**).

7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?

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

6.3. 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?

No. There are no critical habitat areas, threatened species, populations or ecological communities or their habitats present on the subject land. Accordingly, the proposal will not have any impact in this regard.

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

No. There are no likely environmental effects that would arise as a result of the planning proposal. Protection of the items will be required when development is proposed for the eighteen substations, or if there is development proposed in its vicinity. Protection measures are not likely to result in environmental harm and will be managed through the development assessment process.

10. Has the planning proposal adequately addressed any social and economic effects?

Yes. The heritage assessment / inventory sheet measured the *eighteen* Ausgrid substations against the criteria for 'cultural significance' as defined in the *Australia ICOMOS Burra Charter 2013*, as meaning the aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

The assessment found that the sites hold heritage significance at the local level.

6.4. State and Commonwealth interests

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

Yes. The planning proposal involves the local heritage listing of *eighteen* Ausgrid substations in Woollahra LGA and does not involve amendments to planning controls that would facilitate intensified development.

There is no significant infrastructure demand that will result from the planning proposal. The existing services that are available to the site are suitable for the proposal of a local heritage listing in a residential zone.

If required by the gateway determination, consultation will be undertaken with public utility companies, service providers and emergency services during the public exhibition. However, Council staff recommend consulting with both Ausgrid and Energy Australia during public exhibition.

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

Prior to preparing this planning proposal, we notified Ausgrid that we were intending on progressing the heritage listing of 18 substations. We intend to consult with both Ausgrid and Energy Australia during public exhibition. Other public authorities that we intend to consult are Heritage NSW, Department of Premier and Cabinet

Any other authorities identified by the Department of Planning, Industry and Environment will be consulted during the public exhibition of the planning proposal.

7. Mapping

The planning proposal seeks to amend the Woollahra LEP 2014 Heritage Maps (Sheets HER_001, HER_002, HER_003A, HER_003B, HER_003D, HER_004, HER_005, and HER_006) by applying an “Item – General” classification to the following sites:

1. 73A Dover Road, Rose Bay
2. Wyuna Road, Point Piper
3. 65 William Street, Double Bay
4. James Street, Woollahra
5. 582 New South Head Road, Point Piper
6. 116 Birriga Road, Bellevue Hill
7. 33 Hoddle Street, Paddington
8. Olphert Avenue, Vaucluse
9. Marathon Road, Darling Point
10. Drumalbyn Road, Bellevue Hill
11. 1 Dalley Avenue, Vaucluse
12. 7 Plumer Road, Rose Bay
13. 13 Drumalbyn Road, Bellevue Hill
14. March Street, Bellevue Hill
15. Boronia Road, Bellevue Hill
16. 1A Rupertswood Avenue, Bellevue Hill
17. 14 Robertson Place, Watsons Bay
18. 148 Boundary Street, Paddington

An extract of the existing and proposed heritage maps are shown in Figure 37 to Figure 72. The heritage item numbers illustrated in the maps below are indicative only. The heritage item numbers will be confirmed upon finalisation of the planning proposal.

Electricity Substation No.94 (Dover Road)

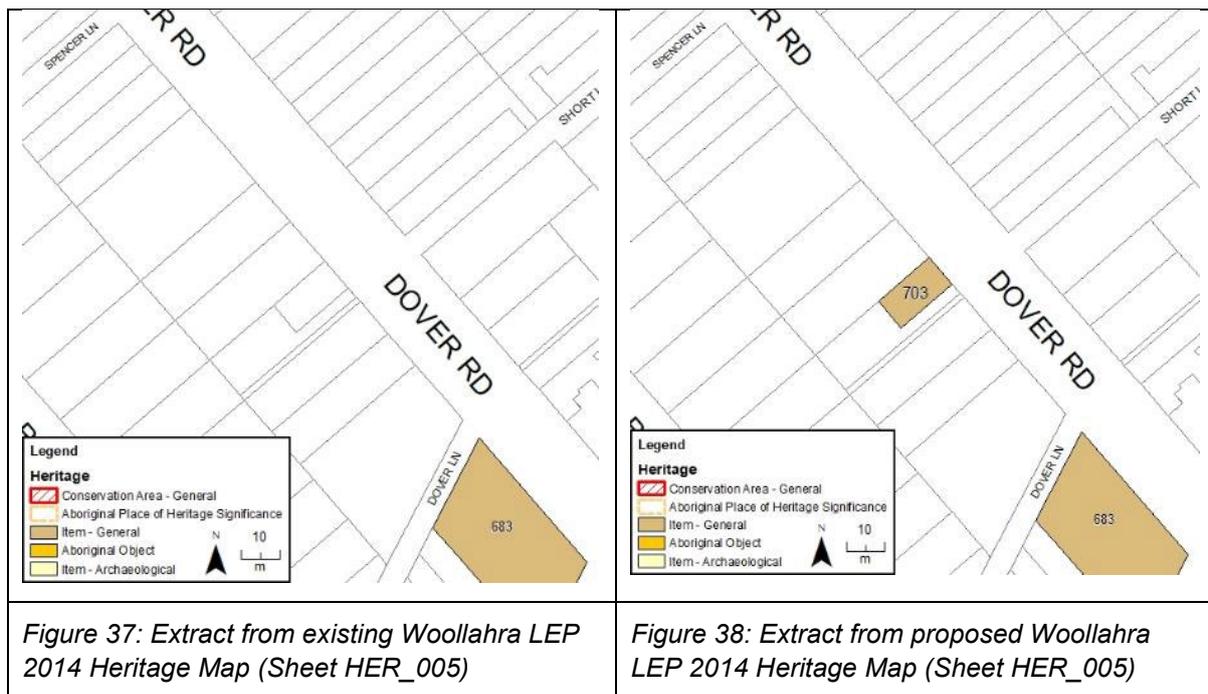


Figure 37: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_005)

Figure 38: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_005)

Electricity Substation No.99 (Wyuna Road)

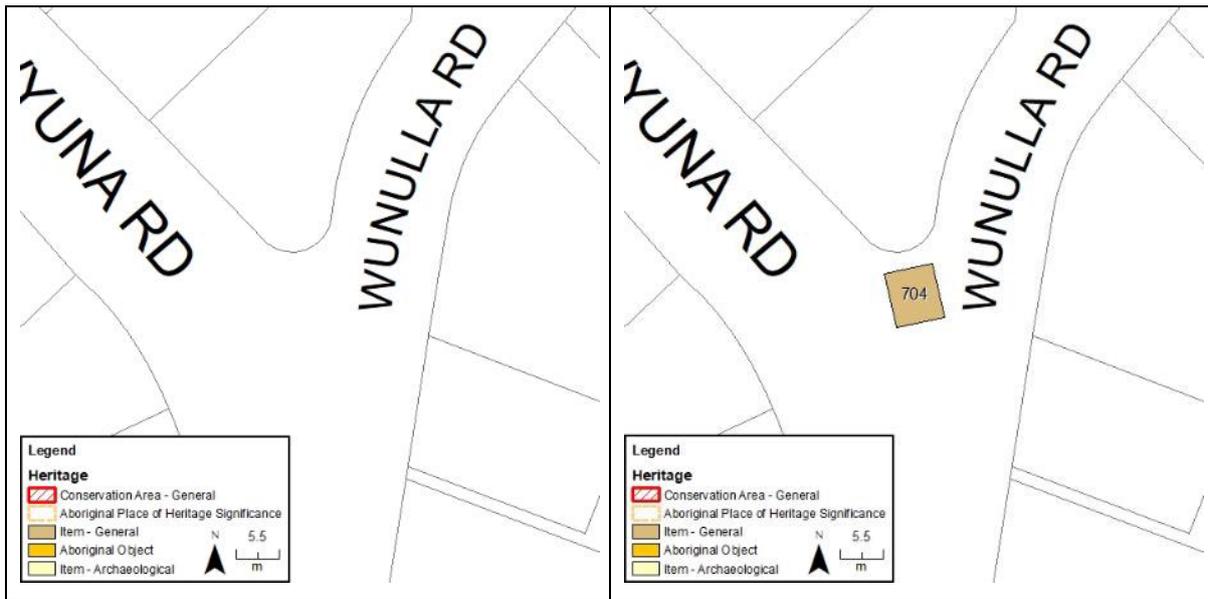


Figure 39: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_002)

Figure 40: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_002)

Electricity Substation No.135 (William New)

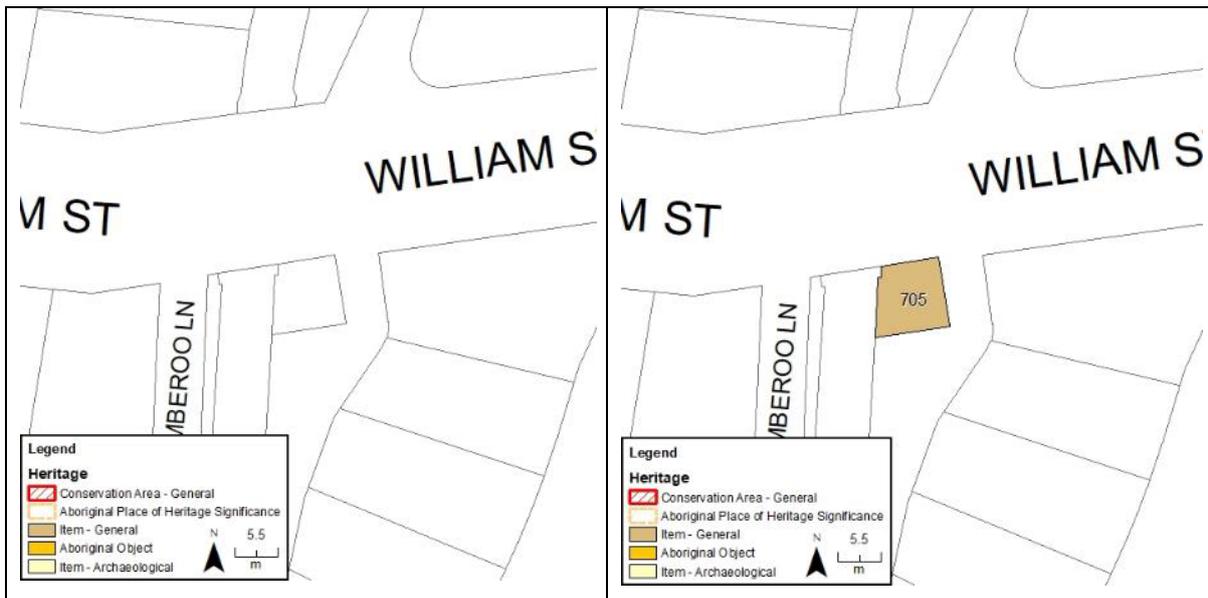


Figure 41: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

Figure 42: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

Electricity Substation No.160 (James Street)

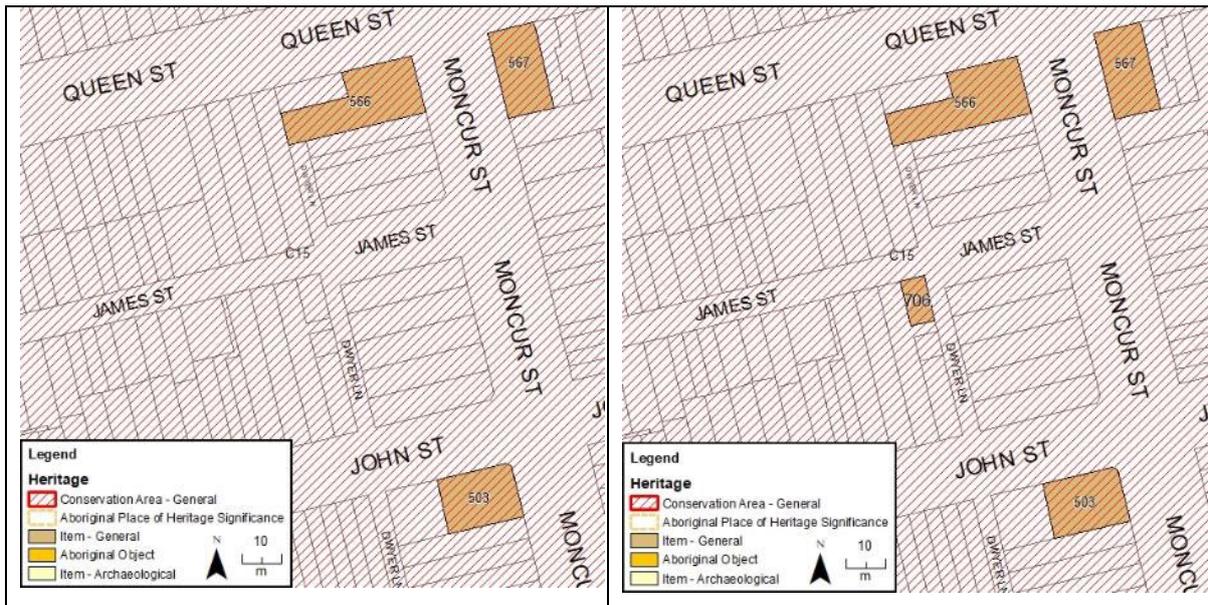


Figure 43: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_003B)

Figure 44: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_003B)

Electricity Substation No.173 (Wolseley Road)

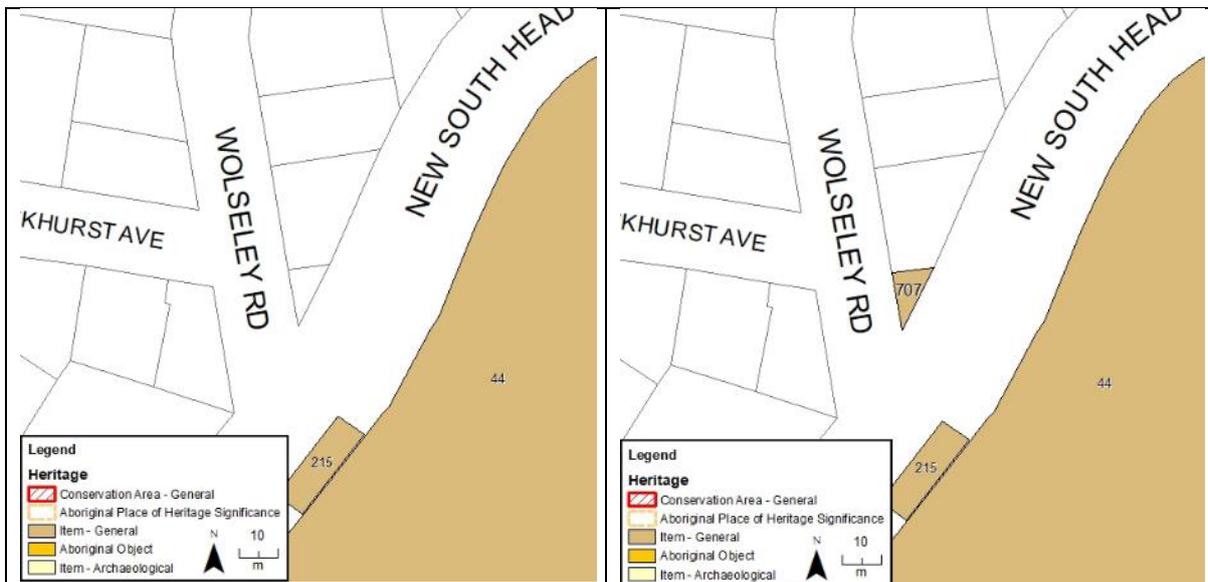


Figure 45: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_002)

Figure 46: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_002)

Electricity Substation No.185 (Birrigan Road)

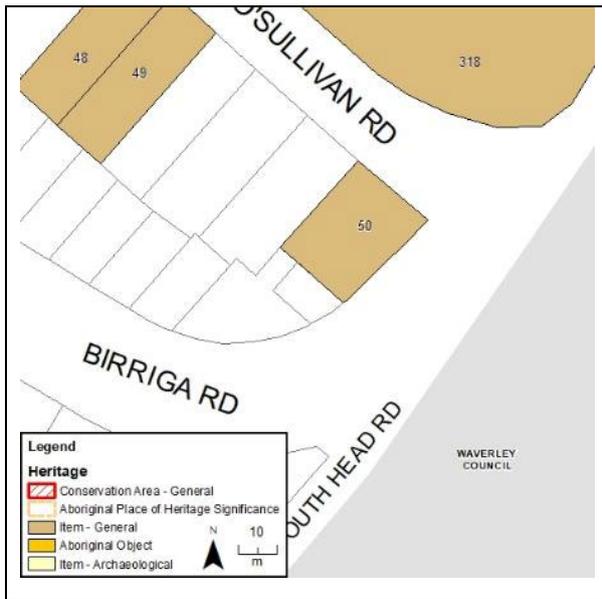


Figure 47: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_006)

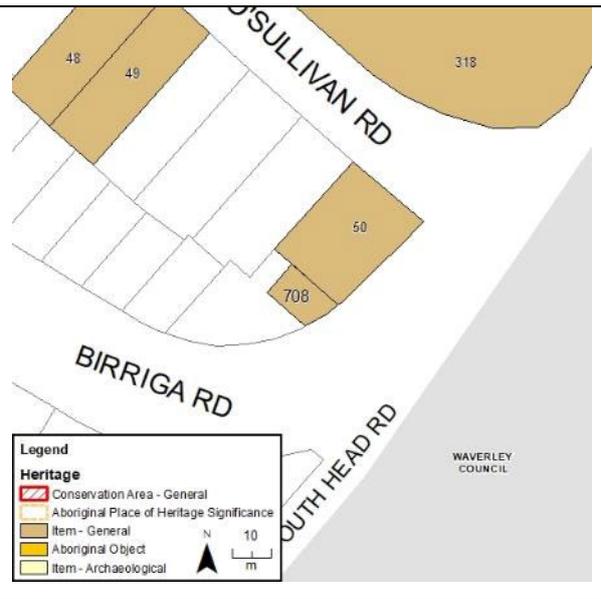


Figure 48: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_006)

Electricity Substation No.189 (Hoddle Street)

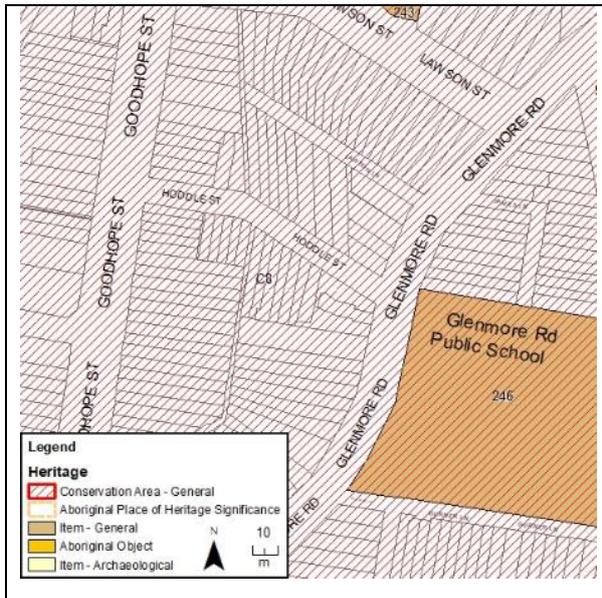


Figure 49: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_003A)

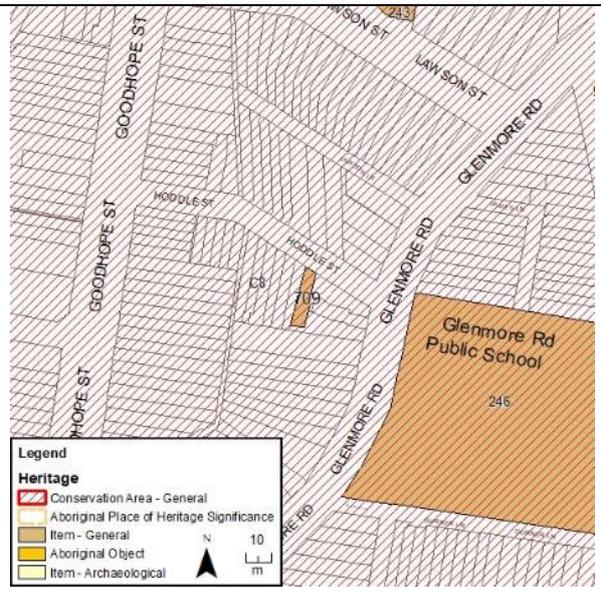


Figure 50: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_003A)

Electricity Substation No.193 (Olphert Avenue)



Figure 51: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_005)

Figure 52: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_005)

Electricity Substation No.199 (Marathon Road)

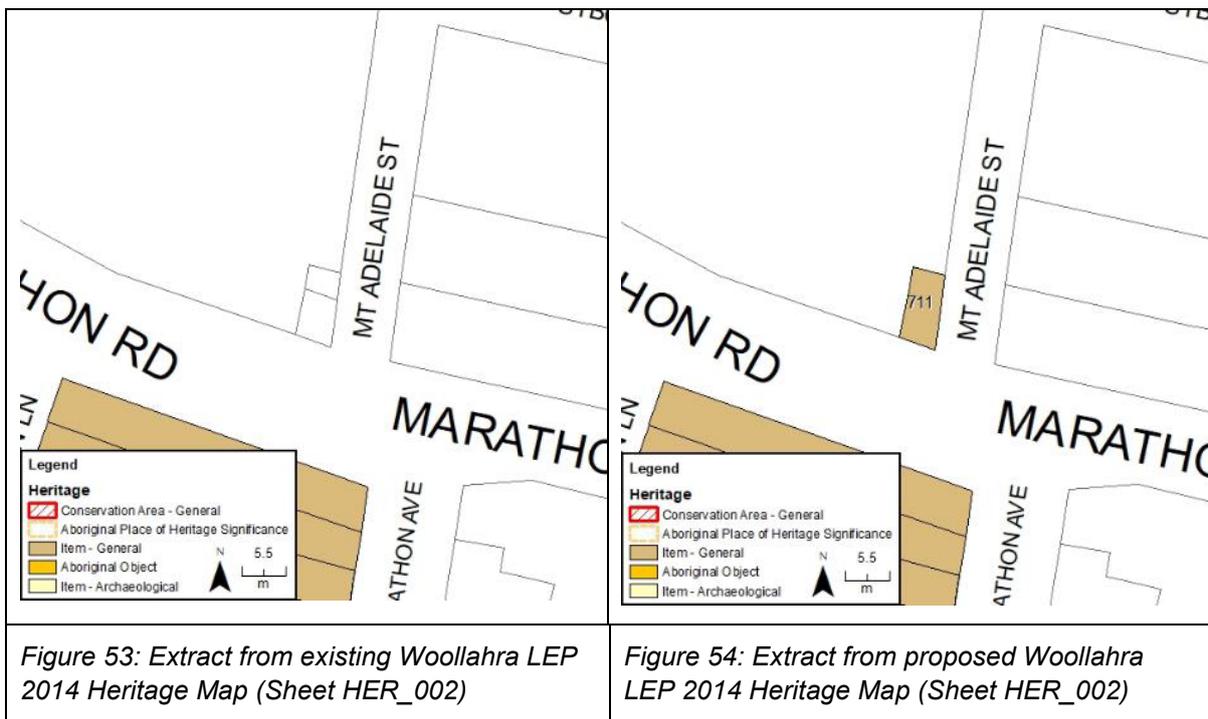


Figure 53: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_002)

Figure 54: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_002)

Electricity Substation No.299 (Bundarra Road)

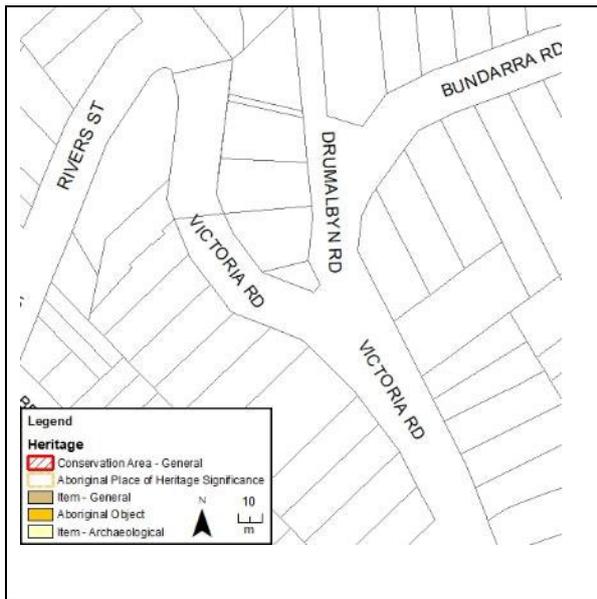


Figure 55: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

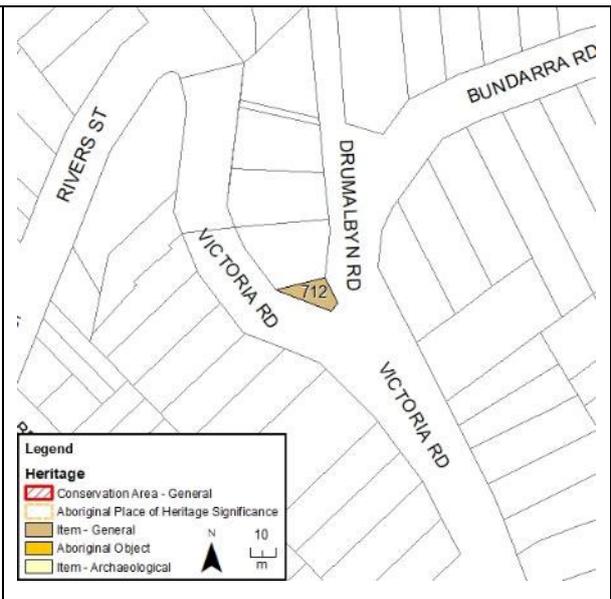


Figure 56: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

Electricity Substation No.314 (Black Street)

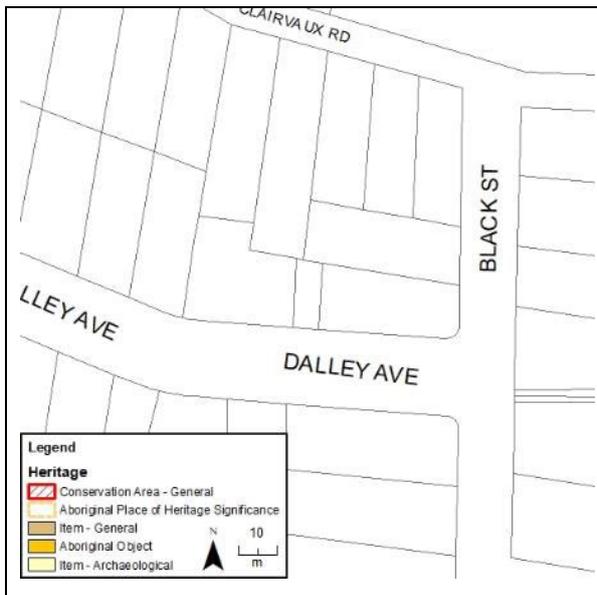


Figure 57: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_005)

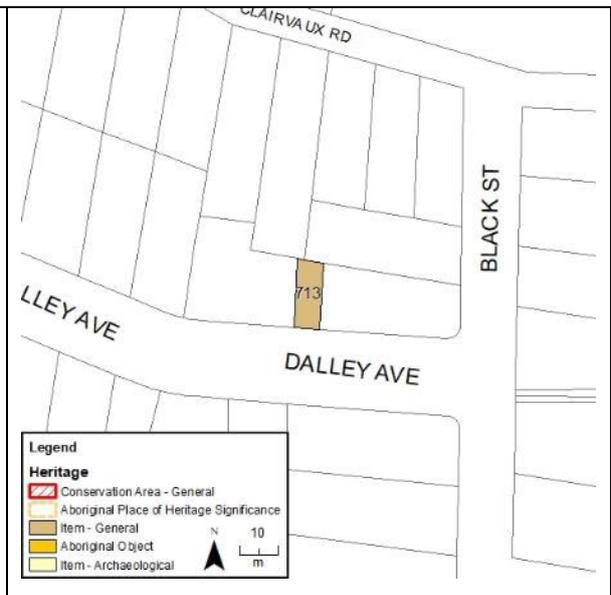


Figure 58: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_005)

Electricity Substation No.315 (Plumer Road)

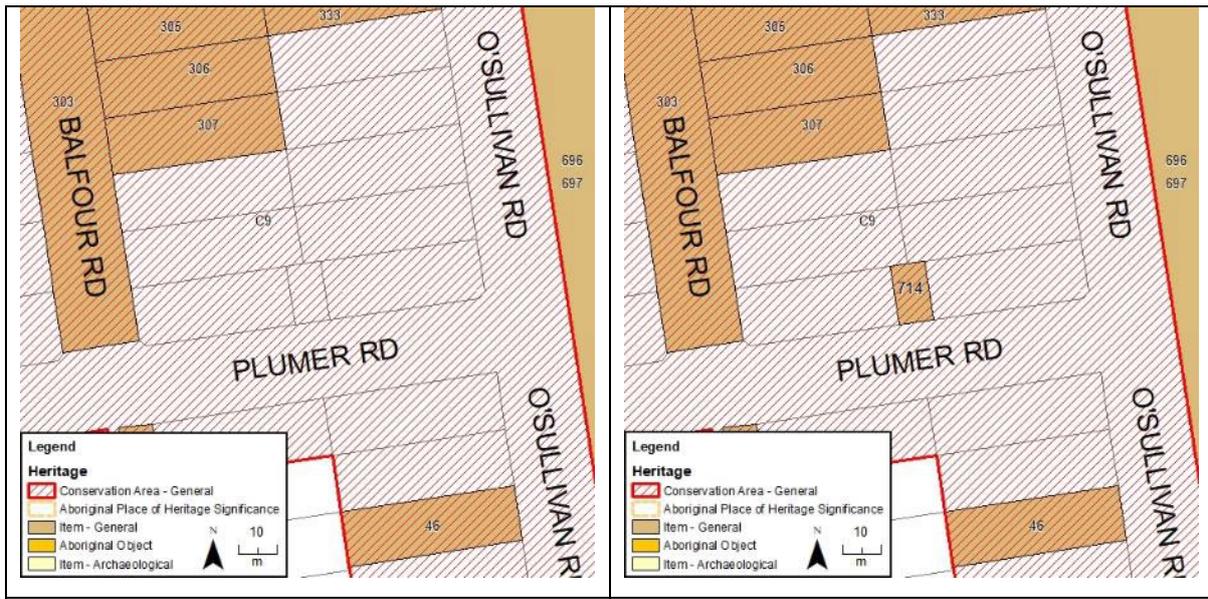


Figure 59: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

Figure 60: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

Electricity Substation No.318 (Drumalbyn Road)

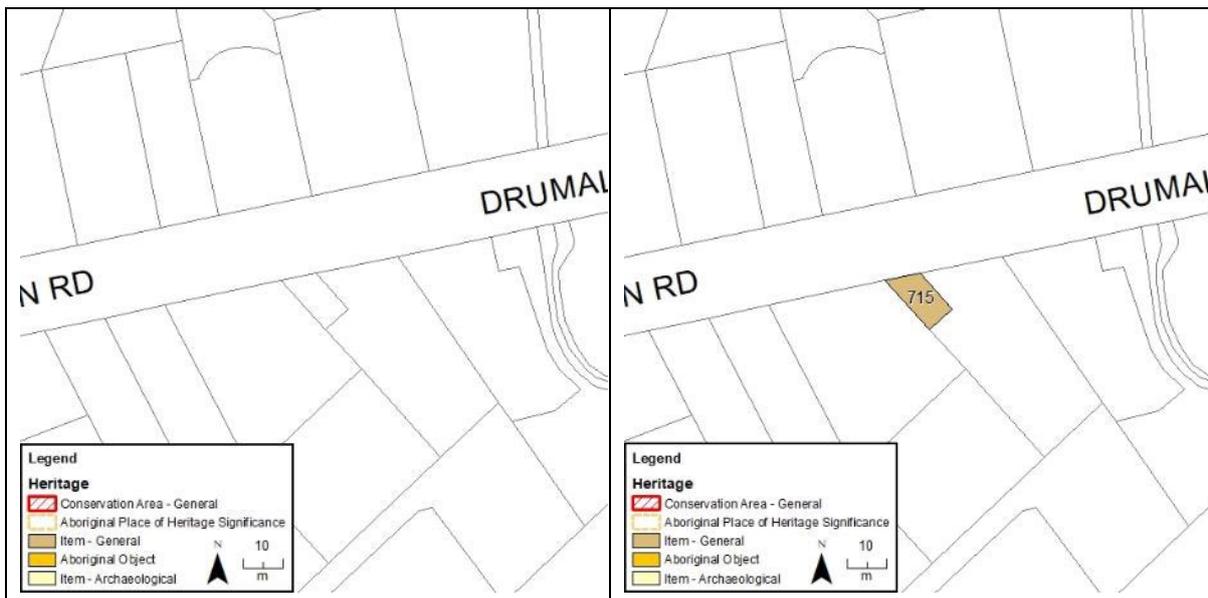


Figure 61: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

Figure 62: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

Electricity Substation No.357 (March Street)

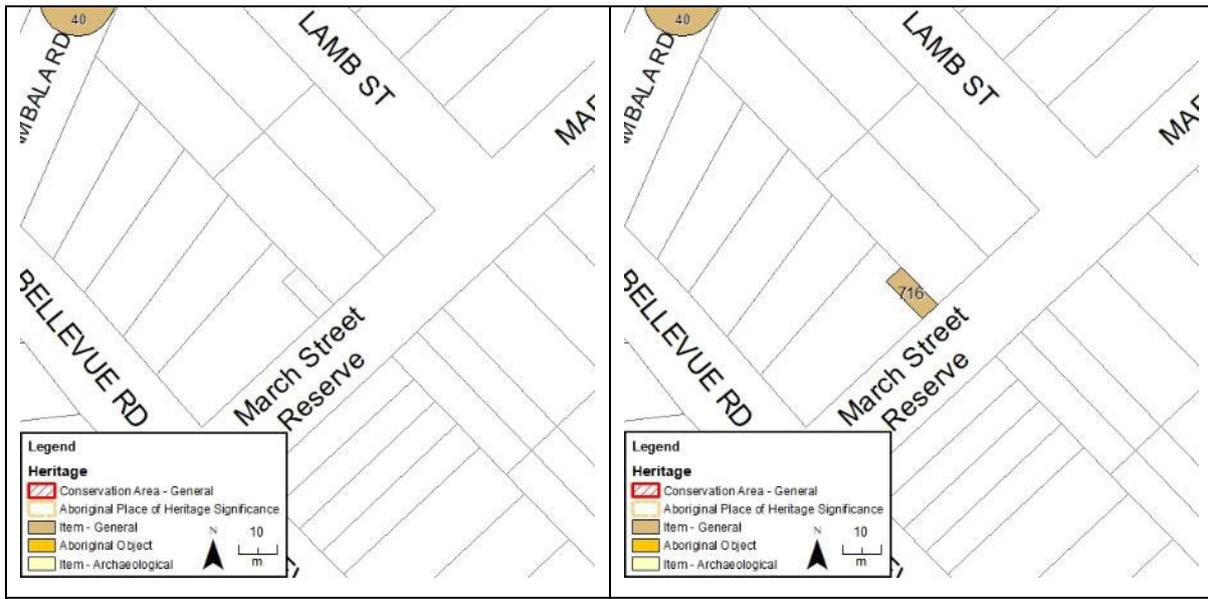


Figure 63: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

Figure 64: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

Electricity Substation No.361 (Boronia Road)

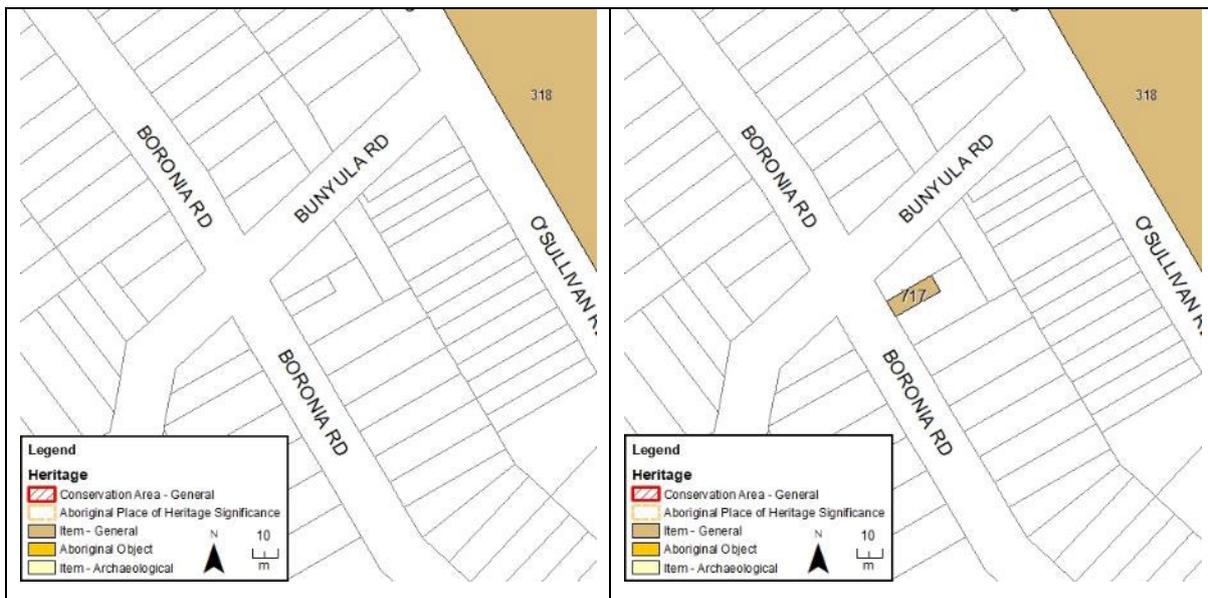


Figure 65: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_006)

Figure 66: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_006)

Electricity Substation No.364 Rupertswood Avenue

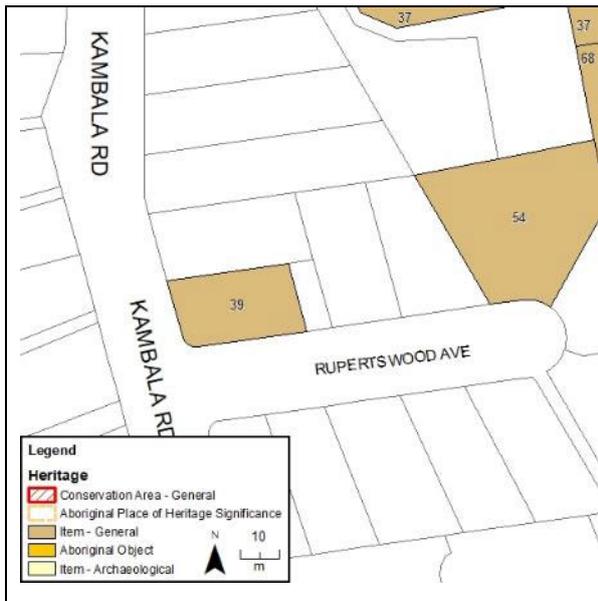


Figure 67: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

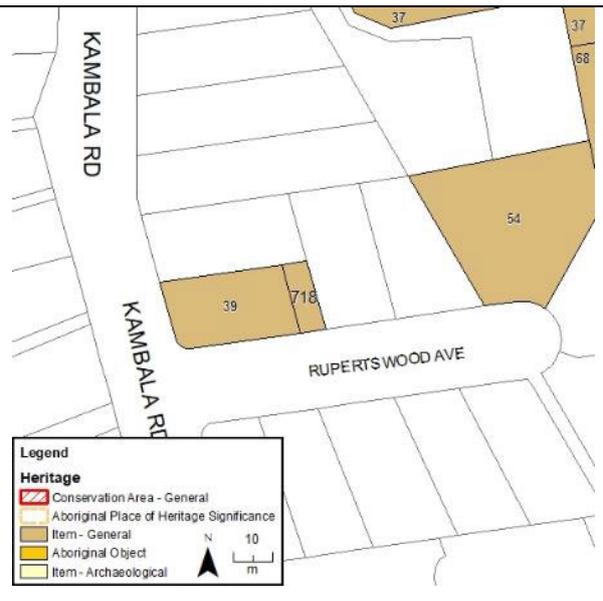


Figure 68: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_003D)

Electricity Substation No.592 Dunbar Street

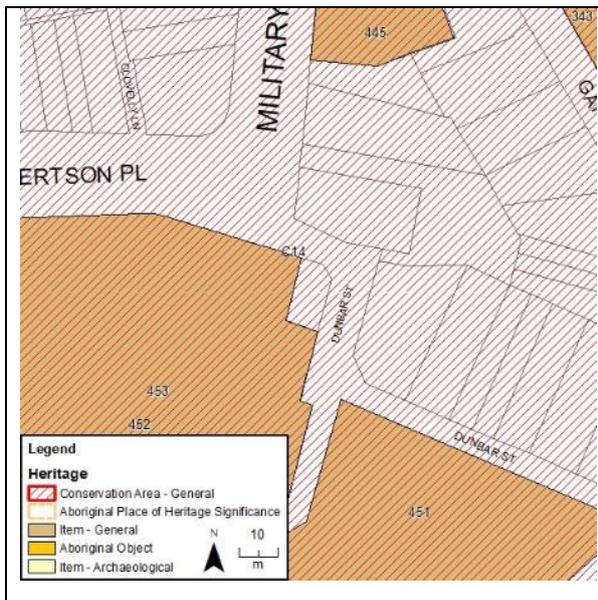


Figure 69: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_004)

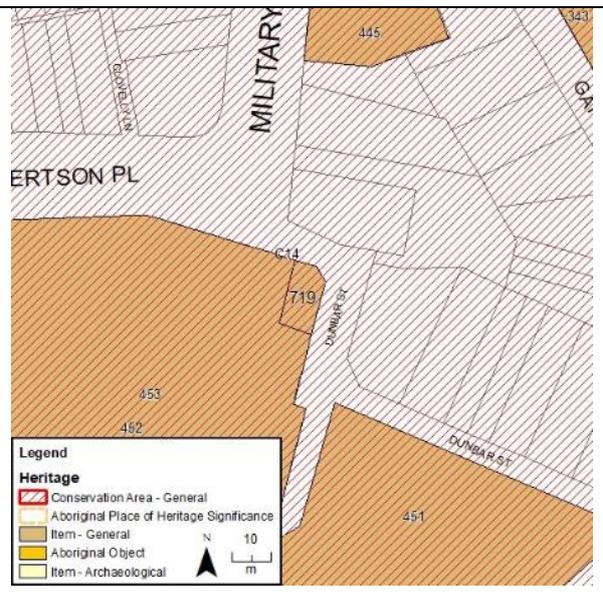


Figure 70: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_004)

Electricity Substation No.622 Comber Street

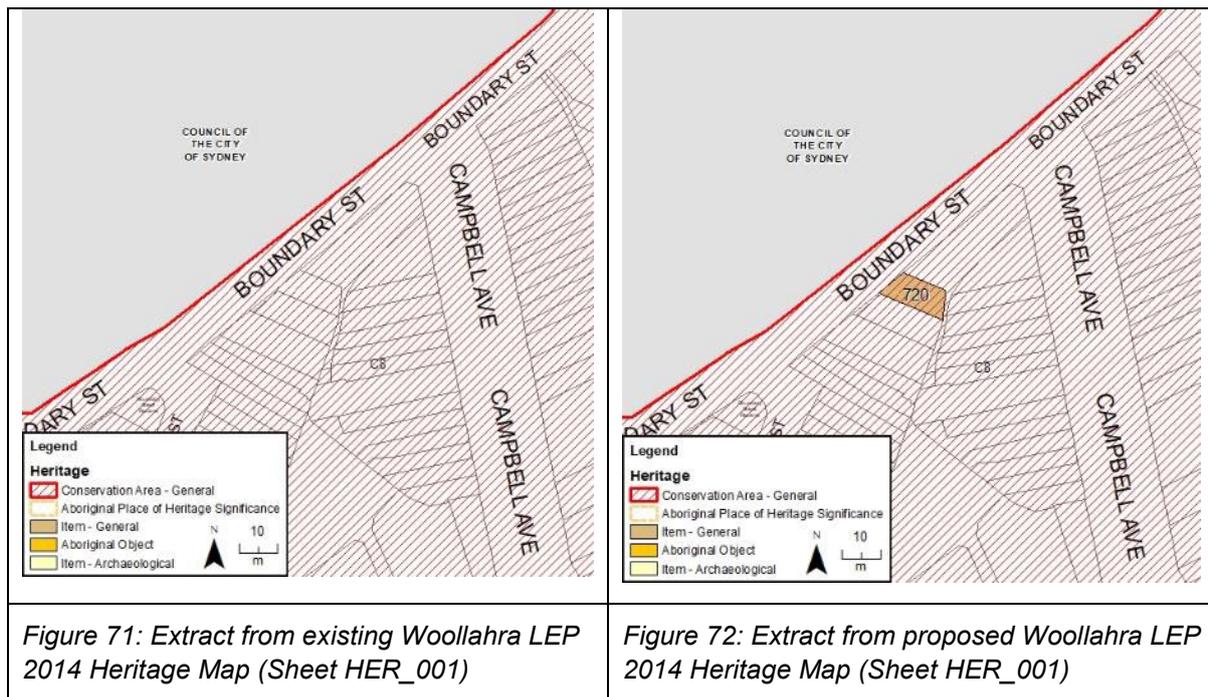


Figure 71: Extract from existing Woollahra LEP 2014 Heritage Map (Sheet HER_001)

Figure 72: Extract from proposed Woollahra LEP 2014 Heritage Map (Sheet HER_001)

8. Community consultation

Public exhibition will be undertaken in accordance with the requirements of the Act and the *Environmental Planning and Assessment Regulation 2000*, also having regard to other relevant plans and guidelines including the *Woollahra Community Participation Plan 2019* and *Local Environmental Plan Making Guideline (2021)* and any conditions of the Gateway Determination.

We recommend that the planning proposal is exhibited for a minimum of 28 days.

Public notification of the exhibition will comprise:

- weekly notice in the local newspaper (the *Wentworth Courier*) for the duration of the exhibition period, when a hardcopy version of that newspaper is being published.
- a notice on Council's website.
- a letter to land owners in the vicinity of each site.
- a letter to both Ausgrid and Energy Australia.
- notice to local community, resident and business groups such as the Woollahra History and Heritage Society, the Paddington Society, and the Residents' Associations for Vaucluse, Vaucluse West, Double Bay, and Rose Bay.

During the exhibition period the following material will be available on Council's website and in the customer service area at Woollahra Council offices:

- the planning proposal, in the form approved by the gateway determination.
- the gateway determination.
- information relied upon by the planning proposal (such as relevant Council reports).
- Woollahra LEP 2014 and Woollahra DCP 2015
- Section 9.1 Directions.

9. Project timeline

As Council is authorised to exercise the functions of the Minister for Planning under section 3.36 of the *Environmental Planning and Assessment Act 1979*, the proposed timeline for completion is as follows:

Plan-making step	Estimated completion
Woollahra Local Planning Panel provides advice	March 2022
Environmental Planning Committee recommends proceeding	April 2022
Council resolution to proceed	April 2022
Gateway determination	July 2022
Completion of technical assessment	Usually none required
Government agency consultation	October-November 2022 2022
Public exhibition period	Same time as agency consultation
Submissions assessment	November 2022
Council assessment of planning proposal post exhibition	December 2022
Council decision to make the LEP amendment	December 2022
Council to liaise with Parliamentary Counsel to prepare LEP amendment	January 2023
Forwarding of LEP amendment to Greater Sydney Commission and Department of Planning and Environment for notification	February 2023
Notification of the approved LEP	March 2022

Schedules

Schedule 1 – Consistency with State Environmental Planning Policies

State environmental planning policy	Comment on consistency
SEPP No 65 – Design Quality of Residential Apartment Development	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Biodiversity and Conservation) 2021	Applicable Consistent. Some of the sites are within the Foreshores and Waterways Area defined by the SEPP. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Building Sustainability Index: BASIX) 2004	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Exempt and Complying Development Codes) 2008	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Housing) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Industry and Employment) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Planning Systems) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Precincts - Central River City) 2021	Not applicable

State environmental planning policy	Comment on consistency
SEPP (Precincts - Eastern Harbour City) 2021	Applicable There are currently no identified state significant precincts located in the Woollahra LGA.
SEPP (Precincts - Western Parkland City) 2021	Not applicable.
SEPP (Primary Production) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Resilience and Hazards) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Resources and Energy) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy.
SEPP (Transport and Infrastructure) 2021	Applicable Consistent. The planning proposal does not contain a provision which is contrary to the operation of this policy

Schedule 2 – Compliance with section 9.1 directions

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
1	Employment and resources	
1.1	Implementation of Regional Plans	Applicable. The planning proposal is consistent with the objectives of the <i>Greater Sydney Regional Plan: A Metropolis of Three Cities</i> , particularly Objective 13: Environmental heritage is identified, conserved and enhanced. Refer to Schedule 1 of this report.
1.2	Development of Aboriginal Land Council land	Not applicable. This planning proposal does not affect Aboriginal Land Council Land.
1.3	Approval and referral requirements	The planning proposal seeks to list 18 electricity substations as local heritage items. This is not expected to require any additional approval or referral requirements. The planning proposal is consistent with this direction.
1.4	Site specific provisions	The planning proposal does not contain any unnecessarily restrictive site specific planning controls. The planning proposal is consistent with the direction
1	Planning systems (cont.) – place based	
1.5 – 1.17	Implementation Plans	Not applicable. These plans do not apply to the Woollahra LGA.
2	Design and place	
3	Biodiversity and conservation	
3.1	Conservation zones	Applicable and consistent. The planning proposal will not affect the conservation standards of any environmentally sensitive land.
3.2	Heritage conservation	Applicable and consistent. Heritage listing of eighteen Ausgrid electricity substations in the Woollahra LGA aims to provide ongoing protection and recognition of the heritage significance of these items.
3.3	Sydney drinking water catchments	Not applicable. This direction does not apply to the Woollahra LGA.

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
3.4	Application of C2 and C3 zones and environmental overlays in Far North Coast LEPs	Not applicable. This direction does not apply to the Woollahra LGA.
3.5	Recreation vehicle areas	Not applicable. The planning proposal does not apply to sensitive land or land with significant conservation values. It will not allow land to be developed for a recreation vehicle area.
4	Resilience and hazards	
4.1	Flooding	Applicable and consistent. The planning proposal will not rezone flood liable land or affect the application of controls that ensure that development on flood liable land will not result in risk to life or damage to property. The planning proposal is consistent with the direction.
4.2	Coastal management	Not applicable. The planning proposal will not affect land in a coastal zone.
4.3	Planning for bushfire protection	Not applicable. The planning proposal will not affect bushfire prone land.
4.4	Remediation of contaminated land	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to this direction.
4.5	Acid sulfate soils	Applicable and consistent. Existing acid sulfate soils provisions will not be altered by the planning proposal.
4.6	Mine subsidence and unstable land	Not applicable. The planning proposal does not apply to land within a proclaimed Mine Subsidence District or to land identified as unstable.
5	Transport and infrastructure	
5.1	Integrating land use and transport	Applicable. Consistent. The planning proposal does not contain a provision which is contrary to the aims, objectives and principles of: <ul style="list-style-type: none"> Improving Transport Choice – Guidelines for planning and development (DUAP 2001), and The Right Place for Business and Services – Planning Policy (DUAP 2001).
5.2	Reserving land for public purposes	The planning proposal does not amend reservations of land for public purposes. The planning proposal is consistent with the direction

Planning proposal – Compliance with section 9.1 directions		
Direction		Applicable/comment
5.3	Development near regulated airport and defence airfields	Applicable and consistent. The planning proposal does not contain a provision which is contrary to this direction.
5.4	Shooting ranges	Not applicable. The planning proposal does not apply to land adjacent to or adjoining an existing shooting range.
6	Housing	
6.1	Residential zones	Applicable and consistent. The planning proposal does not contain a provision which is contrary to this direction.
6.2	Caravan parks and manufactured home estates	The planning proposal will not affect any caravan parks or manufactured housing estates.
7	Industry and employment	
7.1	Business and industrial zones	Not applicable. The direction does not apply where sites are not zoned for business or industry.
7.2	Reduction in non-hosted short-term rental accommodation period	Not applicable. This direction does not apply to the Woollahra LGA.
7.3	Commercial and retail development along the Pacific Highway, North Coast	Not applicable. This direction does not apply to the Woollahra LGA.
8	Resources and energy	
8.1	Mining, petroleum production and extractive industries	Not applicable. This planning proposal will not affect any of the nominated activities.
9	Primary production	
9.1	Rural zones	Not applicable. This planning proposal will not affect any rural zones.
9.2	Rural lands	Not applicable. This planning proposal will not affect any rural lands.
9.3	Oyster aquaculture	Not applicable. This planning proposal will not affect any Priority Oyster Aquaculture Areas.
9.4	Farmland of state and regional significance on the NSW Far North Coast	Not applicable. This direction does not apply to the Woollahra LGA.

Supporting documents (circulated separately)

- **Ausgrid s170 Heritage and Conservation Register Review (last updated September 2022)**
- **Heritage Inventory Sheets (last updated September 2022)**