

<b>JRPP No.</b>	2010SYE084
<b>DA No.</b>	DA 283/2010
<b>Proposed Development</b>	Demolition of existing buildings including “Duntrim House” and removal of selected trees
<b>Applicant:</b>	Health Commission of NSW
<b>Report By:</b>	PANEL SECRETARIAT

11 November 2010

## Assessment Report and Recommendation

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The Application was referred to the Joint Regional Planning Panel (JRPP) pursuant to section 89(2)(b) of the Environmental Planning and Assessment Act 1979 (EP&A Act).

### 1. EXECUTIVE SUMMARY

The Panel Secretariat has reviewed this application for the Regional Panel’s consideration, including a consideration of the views of Woollahra Council and the applicant and the submissions received by the Council.

The review finds Duntrim House is of heritage significance to the local community in terms of its historic association with prominent local families and architect MB Halligan and social value for being a community health facility for over 50 years. The building conditions should be verified by a structural report and a QS report to ascertain whether the building is in such a state that demolition is the only reasonable outcome. The gardens and grounds should be further investigated. Significant trees are to be retained in-situ until a landscape plan is prepared and approved.

### 2. SITE DESCRIPTION

The site is a “battle axe” block with a drive way frontage to Darling Point Road (see Photograph 1 in Attachment 1). It is about 4460m<sup>2</sup> in size including the driveway. It is bounded on two sides by Ascham School and to the south it adjoins the Ranelagh apartment complex. The site is elevated above Darling Point Road and relatively level. As it is generally higher than neighbouring sites, it has a good outlook to the City (see Photograph 2 in Attachment 1).

There are a number of buildings on the site including Duntrim House, which is a two/three storey stone and rendered building with a slate & metal roof. Other buildings and structures include a two storey brick building located near the western boundary, a two storey rendered building located to the north of Duntrim House, a small potting shed, a tennis court and a swimming pool. There are about 46 trees on the site including an heritage listed Norfolk Island Palm which is located near the potting shed.

The site is owned by the Health Commission of NSW and is used for hospital/health purposes and currently provides accommodation for the Sydney Dialysis Centre.

This aerial map shows a residential area in Darling Point, Sydney. The map includes the following details:

- Streets:** Darling Point Rd, Octagon Rd, and Lot 15A.
- Property Boundaries:** Outlined in yellow and blue.
- Lot Numbers:** 19, 23, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 131, 133, 135, 137, 139, 141, 143, 145, 147, 149, 151, 153, 155, 157, 159, 161, 163, 165, 167, 169, 171, 173, 175, 177, 179, 181, 183, 185, 187, 189, 191, 193, 195, 197, 199, 201, 203, 205, 207, 209, 211, 213, 215, 217, 219, 221, 223, 225, 227, 229, 231, 233, 235, 237, 239, 241, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261, 263, 265, 267, 269, 271, 273, 275, 277, 279, 281, 283, 285, 287, 289, 291, 293, 295, 297, 299, 301, 303, 305, 307, 309, 311, 313, 315, 317, 319, 321, 323, 325, 327, 329, 331, 333, 335, 337, 339, 341, 343, 345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369, 371, 373, 375, 377, 379, 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505,

### 3. PROPOSAL

#### 4. BACKGROUND SUMMARY

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## **5. ENVIRONMENTAL PLANNING INSTRUMENTS**

The site is zoned 2(b) – Residential Zone under the Woollahra Local Environmental Plan 1995 and the proposed development is permissible with consent.

Woollahra Residential Development Control Plan 2003 is not relevant due to the scope of the proposed works.

The proposed development is generally consistent with SREP (Sydney Harbour Catchment) 2005 and accompanying DCP. The site has not been identified as potentially contaminated. But the issue will need to be further considered if the site is redeveloped. Hence the proposal is considered acceptable in terms of the relevant parts of State Environmental Planning Policy No 55 – Remediation of Land.

## **6. CONSULTATION AND PUBLIC EXHIBITION**

The application was notified between 30 June and 14 July 2010 in accordance with Council's Advertising and Notifications DCP 49. In response to the notification, 49 submissions were received by Council including the Darling Point Society, Woollahra History & Heritage Society, the National Trust of Australia (NSW), and the Ascham School.

Key issues raised in these submissions include:

- Traffic & parking;
- Loss of heritage significant building;
- Loss of trees and vegetation;
- Impact on/loss of amenity to the community;
- Redevelopment of the site would further overdevelop Darling Point;
- Adverse impacts from demolition works;
- Readaptation of the building; and
- Proposed demolition was not well advertised.

## **7. JRPP's STATUTORY ROLE**

Section 89(1)(a) of the Environmental Planning and Assessment Act 1979 (EP&A Act) states that a consent authority must not refuse its consent to a Crown development application, except with the approval of the Minister.

Section 89(2)(b) of the Act provides that if a consent authority fails to determine a Crown DA within the prescribed time limit it may be referred by either the applicant or the consent authority to a JRPP.

In this case, referencing Section 89(1)(a) of the EP&A Act, Council has resolved to refer the application to the JRPP with a recommendation for refusal.

## **8 CONSIDERATION OF SECTION 79C(1) OF THE EP & A ACT**

Council's officer has undertaken an assessment of the application with regard to the provisions of the EP&A Act and all matters specified under section 79C(1) and has recommended that the DA be referred to the Joint Regional Planning Panel with a recommendation to refuse the application.

## **9. POSITION OF EACH PARTY**

The views of Council and the applicant are summarised as follows:

### **Woollahra Council**

#### **Assessment staff**

- The proposal is unsatisfactory with certain provisions of WLEP 1995 & WRDCP 2003;
- Duntrim House meets several of the criteria for heritage listing and is recommended to be listed as a local heritage item; and
- The proposal would result in the removal of the majority of the trees on the site and no replacement planting has been proposed. The gardens and grounds should be further investigated and original/early plantings should be recorded.

#### **Council**

- The proposed demolition of Duntrim House and components of its grounds and landscaping would have an unacceptable negative impact on the heritage significance of the place;
- Council does not have sufficient and correct information to properly consider the development application against the matters for consideration listed under S79C of the EP&A Act;
- The proposal is inconsistent with the objectives of the WLEP 1995;
- The proposed demolition is considered to be detrimental to the desired future character of the Darling Point precinct and contrary to the RDCP 2003;
- The proposed removal of most trees on site is contrary to RDCP 2003; and
- The proposal is not considered to be in the public interest.

### **Applicant – NSW Health**

- Following various meetings with the Council and the preparation of a Statement of Heritage Impact, the applicant was advised to lodge a DA seeking approval for demolition so as to establish the potential heritage value of Duntrim House.
- In response to Council's reasons for refusal, the applicant contends that:
  - The Australian Institute of Architects (NSW) Historic Buildings Committee, after due consideration, has decided that Duntrim is not worthy of consideration for listing or conservation.
  - The application is for demolition, hence landscape plan is not required. Trees numbered 35, 36 and 37 were on the plans. Council was provided with a letter outlining the trees of significance and their condition.
  - Duntrim is not an identified heritage building and its significance is considered at best, marginal. Most of the vegetations to be removed are weed species and are detrimental to the amenity of the natural environment.
  - Council has not identified the property as a heritage conservation area or a significant property within the DCP.
  - Although the building is substantial, it is not well planned for contemporary usage. It is not in good condition due to structural movement and adaption to meet NSW Health's needs and budgets.

- The building and its grounds were not recognised as a historically significant residence and aesthetic landmark of the Darling Point Peninsula until this development application. The building and grounds are generally concealed from public view and in their run-down condition do not invite general appreciation.
- The applicant is committed to retention of the trees on the site that are significant and in good condition. All aspects of the proposal are accepted by Council as being compliant with the requirements of Council's plans and policies for demolition. Council's reasons for refusal are invalid and should not be considered.
- In response to the draft non-prejudice conditions of consent, the applicant advised that an extra 8 trees are proposed to be retained in-situ or transplanted.

## 10. DISCUSSION OF KEY ISSUES

This application requires the JRPP to first consider whether Duntrim House has any heritage value. If the answer is yes, then the JRPP will need to consider the options of retention and adaptive reuse. The State Agency Heritage Guide (issued by the Heritage Council in 2005 to assist State Agencies to manage their heritage assets) considers demolition of any heritage asset should be the last resort if there is "no prudent or feasible alternative" to demolition.

### Heritage Significance of Duntrim House

The NSW Heritage Manual (issued by the Heritage Council) provides a set of 7 criteria for assessing heritage significance. They are historical, historical association, aesthetic, social, technical/research, rarity and representativeness.

#### The Heritage Assessment Reports

There are 3 heritage significance assessment reports in relation to Duntrim House including:

- A Statement of Heritage Impact prepared by Tanner Architects (hereunder referred to as the Tanner report) submitted with the Development Application to support the proposed demolition;
- A report by Urbis Pty Ltd on behalf of Ascham School; and
- Woollahra Council Heritage Officer's assessment.

A summary of these assessments is in Attachment 2.

In brief, the Tanner report concludes that

Duntrim is of little heritage significance and is not considered to fulfill the criteria for local or State listing presenting alterations and additions that detract from its significance and demonstrating little evidence of the former "Glanworth".

The report also pointed out that the Australian Institute of Architects (NSW) Historic Buildings Committee has decided that Duntrim is not worthy of consideration for listing or conservation.

However, Urbis is of the view that:

The building does meet the threshold for local significance .....Urbis will provide a formal nomination for heritage listing of the property on the Heritage Inventory database in the near future.

Council Heritage Officer's report is of the same view that Duntrim House is of heritage significance. The report also advised that an interim heritage listing of Duntrim House has been undertaken to include it in Schedule 3 of the Woollahra LEP 1995 as a heritage item.

There is general consensus that:

- The site has historic association with Glanworth;
- Duntrim House is an example of work of MB Halligan;
- It is an example of Arts and Crafts style;
- It has low level of significance in terms of technical/research and rarity criteria.
- The other two buildings do not have heritage significance.

The key differences in opinions are the level of significance in terms of aesthetic, social and representativeness.

The applicant considers that Duntrim House does not demonstrate aesthetic or technical achievement within the Woollahra local government area and the substantial modifications and alterations make it a poor example of its type.

Urbis and Council disagree. They consider the internal modifications are reversible and the building is a representative example of Halligan's work and the Arts and Craft style. They are also of the view that the building is substantially intact, both internally and externally. Council also pointed out that 4 out of 6 Halligan's houses are already listed in the Woollahra LEP.

As to the site's social value, the applicant believes the site has only loose association with the community while the Council and Urbis place much higher value on the association. Both the applicant and Urbis direct attention to the listing in the Section 170 Register.

#### Section 170 Register

Section 170 of the *Heritage Act 1977* requires All State Agencies to keep a "Heritage and Conservation Register".

The s170 Register is to include items that are:

- Listed on the State Heritage Register;
- Listed in LEP; and
- Items of potential local or State heritage significance.

The Act also requires annual reporting of State Agencies management of their heritage assets. The annual report is to include:

- A demonstration that the principles and guidelines have been adopted as part of the management strategy of heritage assets; and
- A statement on the condition of the items listed on the agency's heritage and conservation register and the State heritage Register.

The Tanner Report pointed out that the listing recognises the significance of the site as Sydney Dialysis Centre, for its association with health activities. However, it is of the view that apart from the internal modifications that have been carried out for adaptation to a Dialysis facility, the fabric itself does not translate characteristics of a prototypical health facility. The associations with health uses are relatively contemporary and not represented through the building fabric.

In order to ascertain the reasons for the s170 listing, the Panel Secretariat requested the applicant to provide additional information in relation to the s170 listing including any heritage significance assessment carried out prior to the listing; and the annual report on the conditions of the building.

A copy of the inventory for the s170 Register was received on 10 November 2010 (see Attachment 4), but no annual report on building conditions was provided. The inventory did not provide any information about the significance of the site or the reason why the item was included in the Register. The recommended conservation strategy is “subject to further investigation”.

The Panel Secretariat notes the site has been listed in the draft register since 1992 and it appears this is the first time the site is assessed for its heritage significance. However, the listing in the s170 Register is accepted as an acknowledgement that the site has social significance for being a community health facility for over 50 years. The Panel Secretariat is of the view that whether the building is a purposefully built health facility or not should not diminish its significance. The adaptive reuse of a large residential building for institutional use demonstrates the adaptability of the building for different uses.

On the evidence, the Panel Secretariat accepts that Duntrim House has heritage value to the local community, particularly its historic association with prominent local families and architect MB Halligan and use as a community health facility for over 56 years.

However, if the JRPP considers it will benefit from an independent expert review of the 3 heritage assessment reports before making a final decision on the heritage significance of Duntrim House, the Panel Secretariat can arrange for such a review to be carried out and report to the JRPP.

#### Options for Retention and Adaptive Re-use

The State Agency Heritage Guide requires consideration of retention and adaptive reuse of the heritage item. Demolition should only be the last resort when no prudent feasible alternative is available. Thus, if the JRPP accepts that Duntrim House is of heritage significance, it has to consider whether retention and adaptive re-use is a feasible option before deciding whether to grant approval to the application for demolition or not.

According to the Tanner report, options for retention and adaptive re-use have been investigated, but the existing building is considered having limited opportunity for adaptive reuse due to the complexity of the alterations required to achieve acceptable outcomes. There is also a limited market for a large private residence on this site.

In response to Council’s assessment report, the applicant by letter dated 3 November 2010 also pointed out that the building “exhibits settlement and cracking in its major features at its northern end.” Further that, the building is in only fair condition after 50 years of use as a public health facility. According to Mr Tanner, “the structural issues may require reconstruction of the north east corner of the house, where large arches are adversely affected by what appear to be settlement cracks.” Extensive alteration and conversion of Duntrim House into apartments was considered but it was not considered a “logical fiscal outcome”.

The Urbis report considers the house is a well constructed and sound building. The interior is surprisingly intact, still has a large number of original elements and the enclosed verandahs maintain their internal fabric and may be reopened. The House has the opportunity to be conserved and adapted for residential, education or other accommodation uses.

Council’s Heritage Officer considers the building is in good condition and has not been extensively altered with only small incremental additions catering to specific functional needs. It appears to be maintained in a good manner. There is no evidence of neglect or damage.

However, it advised that a full building inspection for termites, rot and structural defects has not been undertaken.

The evidence suggests Duntrim House is in relatively good condition. In order to validate the applicant's claim that the house has structural problem that may require reconstruction, the Panel Secretariat considers a structural report should be prepared to confirm the condition of the building. A QS report should also be prepared to verify the cost of repair if substantial damages are identified in the structural report. These two reports will inform the JRPP whether adaptive reuse of the house is a reasonable option having regard to the cost of repair.

There is also insufficient information to support the claim that "demolition of the house and the other built elements are the only viable means for the effective reuse of the site". Additional information is required to demonstrate investigation for other uses or the economic viability of conversion to multi-unit housing have been carried out.

### **Whether the trees should be removed**

The application includes removal of 35 trees from the site and retention of 11 trees, of which 4 will be transplanted.

The applicant's Landscape Architect considers the landscape of the site exhibits a layering consisting of remnant examples of tree plantings typical of the establishment period of the property as well as reflecting the institutional use of the house. It was pointed out that the site has substantial weed infestations, particularly to the eastern boundary adjacent to the Ascham School.

Following an analysis of the trees on site, it recommends 7 trees to be retained for their value of either being heritage listed or providing amenity value to the property and its surroundings and being representative of plantings typical of the turn of the century and appropriate to the house setting. In addition, four significant trees were identified to be transplanted.

Council's Tree and Landscape Officer recommends refusal for the following reasons:

- 34 trees are to be removed without any design detail that illustrates the necessity of these removals; and
- No landscape details have been provided that show compensation for the loss of existing landscape amenity.

Council's Heritage Officer recommends the grounds be investigated and recorded for original or early plantings, weeds and intrusive species removed.

The Panel Secretariat notes the National Trust's submission advised that its Landscape Advocacy Committee would examine a tree report prepared for Ascham School to determine the significance of this garden and landscape within both the local and broader Australian context and to assess the likely adverse impacts relating to the DA.

On 10 November 2010, the National Trust provided its Landscape Advocacy Committee advice:

The Norfolk Island Pine is an integral component of the early cultural planting of Darling Point, and as such forms part of the larger visual and historic character of this inner city suburb.



The *Ficus macrophylla*, *Howea forsteriana* and *Magnolia grandiflora* are also fairly typical of the late 19<sup>th</sup> century or early 20<sup>th</sup> century plantings and were probably planted in association within the site (c1900-1920) – “Glanworth”.

As mentioned earlier, the applicant recently advised that an extra 8 trees are proposed to be retained either in-situ or transplanted.

Having regard to the earlier conclusion that Duntrim House has heritage value, the Panel Secretariat is of the view that approval to remove the trees is pre-mature. It supports the applicant's proposal to retain an extra 8 trees on the site. However, it also agrees with the recommendation the further investigation be carried out on the heritage value of the grounds. Significant trees should be retained in-situ until a landscape plan is prepared and the transplant locations are confirmed.

## Conclusion

The Panel Secretariat has reviewed the following documents:

- the Statement of Environmental Effects by Tanner Architects,
- Statement of Heritage Impact by Tanner Architects,
- Woollahra Council Development Assessment Report dated 27 September 2010;
- Woollahra Council meeting minutes of 27 September 2010;
- NSW Health letter to Panel Secretariat dated 3 November 2010 in response to issues raised in Woollahra Council's assessment report
- Tanner Architects' letter to Urban Planning Outcomes dated 3 November 2010
- Taylor Brammer Landscape Architects Pty Ltd letter to Tanner Architects dated 3 November 2010
- Submissions received by Woollahra Council in response to public notification of the Development Application
- State Agency Heritage Guide issued by the Heritage Council, 2005

Having regard to the Panel Secretariat's review, findings and conclusion, the following options are open to the JRPP's consideration:

1. Agree that Duntrim House has heritage value and refuse the application. Section 89(1)(a) of the EP&A Act states that a consent authority must not refuse its consent to a Crown Development application, except with the approval of the Minister. In the circumstances, the JRPP should refer the application to the Minister for determination.
2. Defer making a determination on the heritage value of Duntrim House and request the Panel Secretariat to secure an independent expert review of the 3 heritage assessment report;
  - The independent review be made available to the Council, applicant and Urbis for comment;
  - if the independent review confirms the heritage value of Duntrim House, the applicant is to submit a structural report detailing the structural conditions of the house and a QS report detailing the cost of repair if structural repair is required. Additional information on the economic viability of conversion Duntrim House to multi-unit housing and details of investigation for other uses be provided.
  - A supplementary report be prepared by the Panel Secretariat for the JRPP's consideration.

3. Accept that Duntrim House has little heritage value and consent be granted to the application. Schedule 1 provides a set of non-prejudice conditions of consent prepared by Woollahra Council with comments from the applicant in Attachment 5.

## 11. RECOMMENDATION

It is recommended that the JRPP:

(A) **consider** all relevant matters prescribed under the *Environmental Planning and Assessment Act 1979*, as contained in the DA and its associated documents, Woollahra Council's assessment report and resolution, the applicant response to Council's resolution and the findings and recommendations of this report; and

(B) **resolve** that:

- 1) it accepts Duntrim House is of heritage significance for the following reasons:
  - it has historic association with prominent local families and the architect MB Halligan;
  - it is an example of work of MB Halligan and the Federation Arts and Crafts style;
  - it has social significance for its use as a community health facility for over 50 years;
  - four other Halligan houses are listed in the Woollahra LEP; and
  - the community considers Duntrim House is a landmark building.
- 2) Request the applicant to provide a structural report prepared by a registered Structural Engineer and a Quantity Surveyor report detailing the cost of repair if structural repair is required.
- 3) Request the applicant to provide additional information on the economic viability of conversion Duntrim House to multi-unit housing and details of investigation for other uses.
- 4) a supplementary report be prepared by the Panel Secretariat for the JRPP's consideration.

Prepared by:

Paula Poon  
Panel Secretariat

## **12. ATTACHMENTS**

1. Site Photographs
2. Demolition Plan
3. Summary of Heritage Significance Assessment by the applicant, Woollahra Council and Urbis representing the Ascham School
4. Section 170 Register Inventory
5. Assessment Officers Development Evaluation Report, dated 7 September 2010
6. Without prejudice draft conditions of consent prepared by Woollahra Council,
7. Applicants comments on draft conditions of consent

## Attachment 1

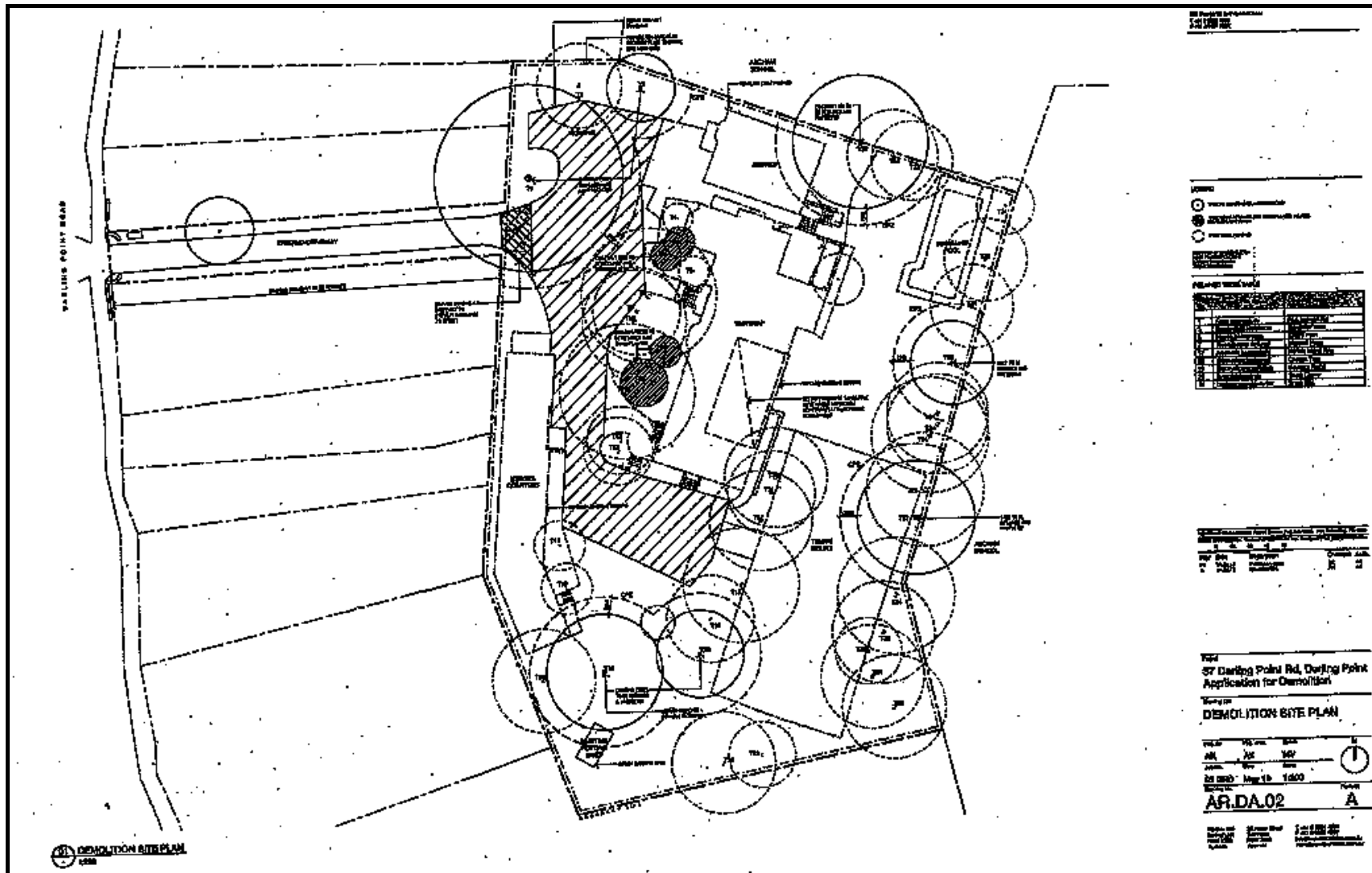


Photograph 1 Drive way to the site



Photograph 2 Outlook from the site to the City

## Attachment 2 – Demolition Plan



Source: Woollahra Council Assessment Report Annexure 1

### Attachment 3 - Summary of Heritage Significance Assessment

Criteria	Applicant Tanner Architects	Council Heritage Officer	Ascham School Urbis
A. Historical Significance	<p>Some historical association with Glanworth Darling Point Estate.</p> <p>Subsequent subdivision of the land and intensification of the site and surround areas resulting in little evidence of the original Estate.</p>	<p>Medium significance</p> <ul style="list-style-type: none"> <li>original site of Glanworth</li> <li>Duntrim was built by Maurice B Halligan</li> <li>Has been a community health facility for over 50 years.</li> </ul>	<p>The site is important for its history and association with prominent families in Woollahra.</p> <p>It provides a history of subdivision of the larger estates on Darling Point and retains an important dwelling erected for William Taylor Macpherson.</p>
B. Historical association significance	<p>Duntrim is an example of the work of Maurice B Halligan.</p> <p>The building has been so altered that it is not considered to be a good representation of Halligan's work and there are better examples in the Woollahra area.</p>	<p>Medium significance</p> <ul style="list-style-type: none"> <li>Duntrim is built on Glanworth which was built for Robert Coveny and was later owned by Hon James Watson. Both are listed in the Australian Dictionary of Biography.</li> <li>The building is one of a group of substantial and complex works by Halligan. Four of his buildings out of six are currently listed in the WLEP.</li> </ul>	<p>The building is associated with Glanworth, Robert Conery and the Macpherson family. It also has an association with the Sydney Hospital and is listed on the Section 170 register of the Department of Health.</p>
C. Aesthetic Significance	<p>Duntrim is not considered to demonstrate aesthetic or technical achievement within the Woollahra local government area.</p>	<p>High significance</p> <ul style="list-style-type: none"> <li>Exhibiting substantial scale, landmark location, mature historic garden setting, representative Arts and Crafts features, and fine intact interiors. The 1920's additions and more recent alterations are generally either sympathetic or reversible.</li> </ul>	<p>The listed Norfolk Island Pine is a landmark planting and is the remnant of the original estate gardens. It forms part of the larger visual and historic character of this inner city suburb.</p> <p>The house is a representative example of Arts and Crafts dwelling by Halligan.</p> <p>Although it's been extended, it retains the principal characteristics of the style and the interior contains original elements in both principal and lesser rooms and maintains the principal spaces.</p> <p>The alterations and additions do not reduce the local significance of the building and there is sufficient information and fabric exists to provide the basis for restoration.</p>

D. Social significance	<p>Has loose association with the local community for its use as the Sydney Dialysis Centre.</p> <p>Duntrim is not a purposed built health facility. Aside from internal modifications, the fabric bears no resemblance to its use nor is it the result of, or derived by, its current use.</p>	<p>Medium significance</p> <ul style="list-style-type: none"> <li>It has been a community health facility, the Sydney Hospital and the Sydney Dialysis Centre for 56 years.</li> <li>Recognised by the local community as a historically significant residence and aesthetic landmark of the Darling Point peninsula.</li> </ul>	<p>The building is associated with Sydney Hospital and the Sydney Dialysis Centre. It is recognised by the local residents as a landmark building.</p>
E. Technical or research significance	<p>No evidence to suggest it has the potential to yield any scientific or archaeological significance,</p> <p>However it may reveal information relating to the 1850s subdivisions and the former Glanworth building.</p>	<p>Low significance</p> <ul style="list-style-type: none"> <li>Contain the remnants of Glanworth.</li> <li>A resource for understanding the architectural detailing of Maurice B Halligan.</li> </ul>	<p>The site contains the foundations of Glanworth.</p>
F. Rarity	<p>The building is not considered to demonstrate qualities, which are rare, uncommon or within the Woollahra local government area.</p> <p>The Woollahra area contains numerous examples of early 20<sup>th</sup> century buildings, many are better examples than Duntrim.</p>	<ul style="list-style-type: none"> <li>Not a rare example of the Arts and Crafts style as this style is common throughout the municipality</li> </ul>	<p>There are better dwellings by Halligan that express the Arts and Crafts movement and of a degree of sophistication that make them rare as individual dwelling houses.</p>
G. Representativeness	<p>Duntrim demonstrates typical characteristics of a Federation Arts and Crafts style building.</p> <p>It has been substantially modified and is considered to be a poor example of its type.</p> <p>It is not evident that the building is part of a wider group due to its location with no streetscape presence.</p>	<p>High significance</p> <ul style="list-style-type: none"> <li>The building is a substantial representative example of the Arts and Crafts style, by Maurice B Halligan and remains substantially intact, internally and externally.</li> </ul>	<p>The dwelling is a representative example of the work of Halligan and expresses the principal characteristics of the Arts and Crafts style both internally and externally.</p>

## **Attachment 4 Section 170 Register Inventory**



## **Attachment 6 Applicant's comment on draft conditions of consent**

**SCHEDULE 1**  
**CONDITIONS OF APPROVAL**