

Mr Craig Swift-McNair  
The General Manager  
Woollahra Municipal Council

17th September 2021

Re: Draft Woollahra DCP 2015 (Amendment 19) Neighbourhood Heritage  
Conservation Areas Provisions. NO: SC6313

Attn: Flavia Scardamaglia

Dear Sir/Ms,

We are pleased at the opportunity to strengthen Heritage controls for the HCA of Darling Point. Also to enhance statements of significance and to further identify contributory items in the neighbourhood precinct.

We understand that an additional reason for updating this DCP is because items in the LEP for Darling Point were not included in the DCP. If our understanding of this is not wholly correct we would like to be appraised of it please.

Our detailed suggestions for edits, inclusions and deletions to indicated corrections in **red** and **blue** are as follows:

PAGE 9 2.4.1

Delete only: "however all other buildings (except for intrusive buildings)"

RETAIN: "some others are also contributory items as they make a positive contribution to the character of the area"

Page 13 B2.1.6

What is the reason for delineating the 'secondary wing' of buildings?

We trust that this is not a step towards dual occupancy in a HCA!

AMENDMENTS to ETHAM AVENUE Darling Point

Page 19 2.5.2 THIRD Paragraph:

We consider it a serious omission to remove the statement referring to entrance pillars and gates of what are clearly the extant ones from the Etham Estate. There are 3 in fact, a further one being on the corner of Etham Avenue and Sutherland Crescent.

Here are the links we've found. The subdivision plans in the State Library are not searchable online. Please also see two attachments wherein you can conveniently find links to verify our opinion here on this.

It seems exceedingly likely that the three gateposts now at Craigievar, 32 Etham Ave are Etham's and are either in their original position as the entrance to the drive to the house which was clearly (see pix) alongside or actually part of the present Etham Avenue, or, would have been on Darling Point Road until the estate was subdivided from around 1900 (and maybe moved to this position)

because Etham House continued to exist until it was demolished in 1920 but on a greatly reduced lot and having its entrance on Etham Avenue.

FIFTH Paragraph:

Regarding "enhancing wording for front fencing with 'low' " here.

Can we suggest ".....chimneys, much low brick front fencing with sandstone topping and see-through metal railings in front gardens without terracing etc

Btw are these intact and original fences included as part of their heritage protection?

Page 20 2.5.4

In this new "Contributory Section" if, as it is stated to "insert a note to ensure all heritage items in NHCAs are also considered contributory items."

Why then are ONLY the heritage items of 2,4 included here - and NOT 9,32,37,39 and 41? [Note heritage listed No 8 Sutherland Crescent has been lost to development aka also known as 16-18 Etham Avenue and this should be removed from the Contributory list]

No 17 is on your contributory list, which is surprising as it is a total makeover.

Where are the HERITAGE items listed?

We would like to be REASSURED that there are SEVEN heritage items for Etham Avenue actually listed in Schedule 5 of the LEP.

We are also concerned at the withdrawal of the category "Heritage Item Group" as this surely is a diminution of protection for those houses.

And too we consider that the equally distinctive "and grass verges" should be added to the last entry here of "Etham Avenue Street Trees" in the Contributory Items list.

AMENDMENTS to DARLING POINT ROAD, Darling Point

Page 22 2.6.2

Perhaps what could be said here to "enhance" as suggested is:

"early 20th century houses in the Federation Gothic, and Federation Arts and Crafts styles and residential flat buildings, either original or formed by the alteration of large houses."

Page 23 2.6.2

WHERE are all the historical details of famous eminent architects etc sited?

Surely they are not to be DELETED altogether?

They are highly relevant to the houses and buildings in all parts of Darling Point.

IMPORTANT EXTRA ITEMS THROUGHOUT DARLING POINT THAT SHOULD BE INCLUDED IN THIS AMENDMENT :

The Society has copies of the lists of the  
EXTANT GATEPOSTS, STONE WALLS AND REMNANT ESTATE GARDENS that  
the DPS has identified.

In the DPS letter to Council on 3rd April, 2003, to then Urban Planner, Scott  
Pedder, (copies to the then Mayor, John Comino, Councillors, Valerie Corrigan,  
Fiona Sinclair-King, Martin Watts and Heritage officer Libby Maher) we  
submitted detailed lists with annotated maps & photography indicating what we  
considered needed to be added for DP heritage conservation, both full heritage  
and contributory heritage items.

These were:

42 potential heritage items/contributory buildings

78 significant heritage STONE WALLS throughout the precinct

30 REMNANT HERITAGE GATEPOSTS additional to those on heritage listed  
properties

5 historic REMNANT ESTATE GARDENS not previously listed

34 street VIEWS worthy of protection with annotated map

50 street VISTAS worthy of protection with annotated map

Delineated areas with MATURE STREET TREES

Delineated RESERVES not apparent on the Council map we were provided with  
by Council

Suggested list of additional CONSERVATION AREAS

We would very much like to know if any of these been included for our precinct?

Presumably you have access to the Council's files with this material, but if not,  
we have copies of the lists which we can provide to you.

Any questions or requests that you may have regarding anything in this  
submission, would you kindly address them to Barbara Rooke, who is the  
Founder and Life Member of the Society and is across our areas of Heritage  
concern.

  
Email: [rookebarbara@yahoo.com](mailto:rookebarbara@yahoo.com)

Many thanks for your attention to these matters.

Sincerely,

Charlotte Feldman  
President  
Darling Point Society

