

proposal only related to the individual listing of the building at 3 Margaret Street and its significance.

Any application for development on the Meriden School site will continue to require a heritage impact statement and Meriden school is not seeking to be removed from heritage listing.

6.0 CONCLUSION

There will be no significant adverse environmental impact from the proposed development.

The subject site is ideal in terms of its size, topography, orientation, location, exposure and proximity to services. The proposal is designed to have regard to the opportunities and constraints of the site, on a well founded site analysis and expert advice from relevant consultants.

The proposal is consistent with regional and local policies.

The Heritage Assessment concludes the item has little heritage significance and not warranting specific LEP heritage listing and recommends de-listing of the house from the Strathfield LEP 2012 heritage schedule.

Having regard to the above assessment the proposal is worthy of approval.



Chris Young
B.T.P., M.Eng.Sci., Ord. 4 M.P.I.A.

APPENDIX 1

PHOTOS



Photo 1, Rear of subject site southwest across tennis courts



Photo 2, Western side of subject building view south to Margaret Street



Photo 3, Subject building from tennis court area



Photo 4, rear of subject building with apartments adjoining



Photo 5, Adjoining apartments at 1 Margaret Street impact.



Photo 6, Apartments at 1 Margaret Street overlooking the site.



Photo 7 Apartments to rear of site 1 Margaret Street to right, 6-8 Redmyre Road to left .



Photo 8,6-8 Redmyre road apartments overlooking rear of site.



Photo 9, 6-8 Redmyre Road Apartments from garden adjoining tennis courts



Photo 10 6-8 Redmyre road apartments from rear of tennis courts area



Photo 11, subject site from Margaret Street impact of apartments.



Photo 12, Subject site with surrounding apartments and hard surface.



Photo 13, subject site to left, 1 Margaret Street to right from Margaret Street.



Photo 14, Local character east of site in Margaret Street



Photo 15, subject site from Margaret street opposite



Photo 16, as in photo 15



Photo 17 Subject site to right, School vista on Margaret Street west



Photo 18, Santa Sabina school opposite site in Margaret Street



Photo 19, entry to Santa Sabina school opposite and to west of subject site.



Photo 20,2 Margaret street opposite tennis courts



Photo 21, 4-6 Margaret Street



Photo 22, access to 8 Margaret Street and apartments at 10 Margaret Street to right.



Photo 23, School science building from Margaret Street



Photo 24, Tennis courts from Margaret street, subject site to right of photo.



Photo 25, Tennis courts and subject site from Margaret Street



Photo 26, 10 Margaret Street

APPENDIX 2

HERITAGE REPORT

APPENDIX 3

PROJECT TIMELINE

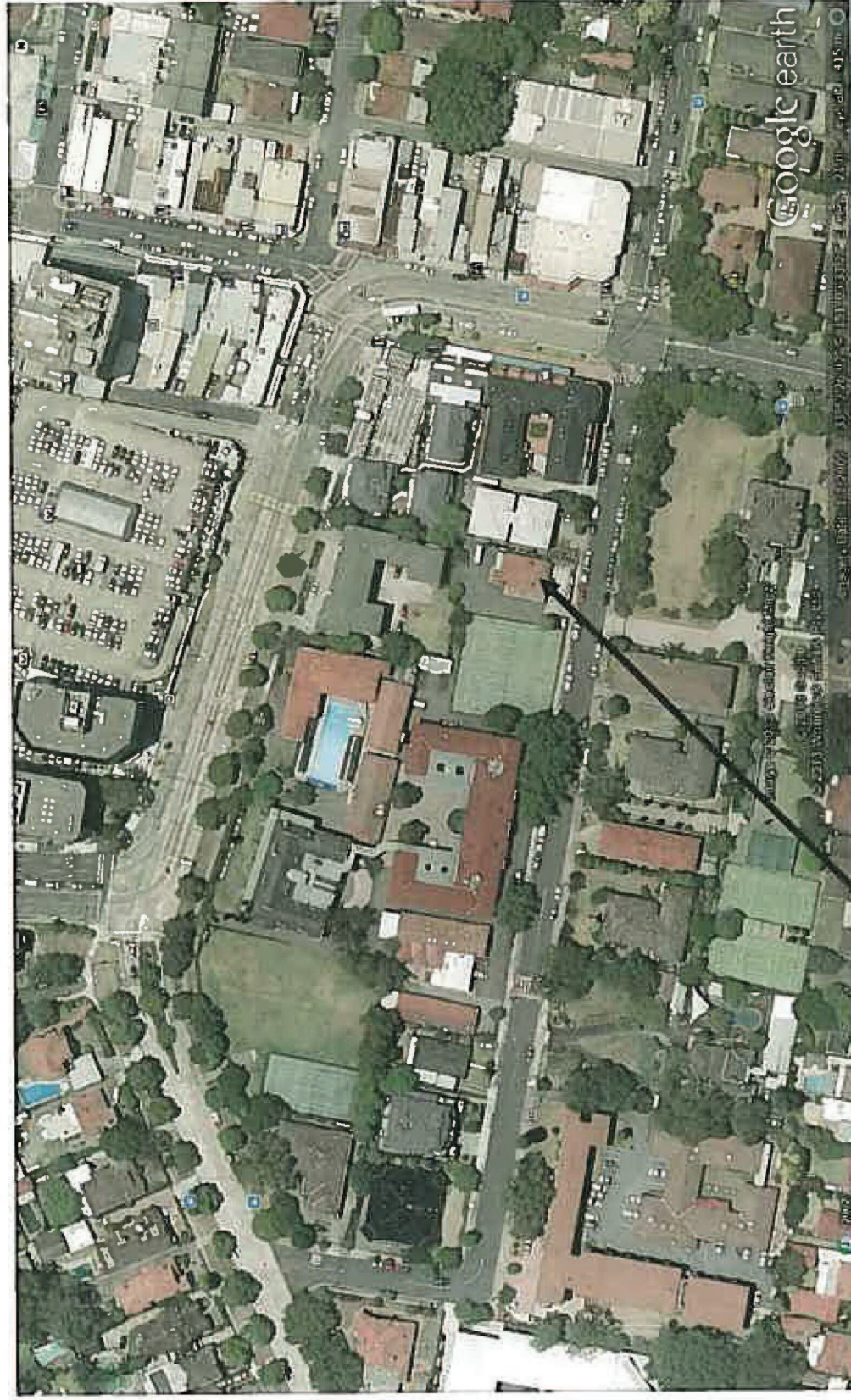
The table below provides a proposed timeframe for the project.

Stage	Completion Date
Lodgement of Planning Proposal to the Department of Planning and Infrastructure	March 2014
Gateway determination issued by the Department	April 2014
Anticipated timeframe for completion of required technical information	N/A
Timeframe for government agency consultation	May 2014
Commencement and completion dates for public exhibition period	May to June 2014
Timeframe for consideration of submissions	July 2014
Timeframe for consideration of a proposal post exhibition	July 2014
Date of submission to the Department to finalise the LEP	August 2014
Anticipated date RPA will forward to the Department for notification	August/September 2014

APPENDIX 4

AERIAL PHOTO OF GENERAL AREA

Source Google Earth.



Source Google Earth.;

The site

Report by Ash Chand, Acting Manager Strategic Planning

RECOMMENDATION

- 1. That Council resolve to support the Planning Proposal lodged by Meriden School to commence the process to amend Schedule 5 Environmental Heritage and Heritage Map of the Strathfield Local Environmental Plan (LEP) 2012 to de-list 3 Margaret Street, Strathfield (Lot 101 DP 862040) as a local heritage item.**
- 2. That Council resolve to forward the Planning Proposal to NSW Planning and Infrastructure to commence the LEP plan making process under s56 of the Environmental Planning and Assessment Act 1979 (EP&A Act).**
- 3. That Council resolve to request NSW Planning and Infrastructure to issue written authorisation for Council to exercise delegation in accordance with s23 of the EP&A Act 1979 to prepare and make the LEP following Gateway determination (and public exhibition).**

PURPOSE OF REPORT

1. To inform Council of the Planning Proposal lodged by Meriden School to de-list 3 Margaret Street Strathfield (Lot 101, DP 862040) as a local heritage item in Schedule 5 of Strathfield Local Environmental Plan (LEP) 2012.
2. To seek Council's support to submit the Planning Proposal to NSW Planning and Infrastructure to commence the LEP plan making process and to seek Gateway Determination.

REPORT

Background

Between September and October 2013 several preliminary meetings were held at Council with Meriden School to discuss the proposed upgrade of the school's facilities.

In September 2013 Meriden School distributed an information letter to surrounding properties advising of the school's intention to undertake a major development of sections of the school and inviting neighbouring property owners to view details of the proposed development at an 'open afternoon' held at the school on 11 September 2013.

The proposed Meriden School Sports Facility and Auditorium Upgrade includes a basement level carpark, new gymnasium and an extension to the existing school hall to increase the size of the auditorium.

In October 2013, the applicant met with Council to discuss their intention to lodge a Planning Proposal to remove the individual heritage listing of the Federation detached house at 3 Margaret Street. The applicant outlined that the Planning Proposal was to support their intended development application for the schools upgrade including the demolition of the building at 3 Margaret Street and to redevelop the subject site as part of the new sports facility building.

**ITEM 7. PLANNING PROPOSAL TO DE-LIST HERITAGE ITEM AT 3
MARGARET STREET STRATHFIELD**

On 6 November 2013 the Planning Proposal which includes a Heritage Assessment Report, to support the removal of the Federation house at 3 Margaret Street Strathfield as a local heritage item was lodged with Council on behalf of Meriden School. It was decided not to formally report the Planning Proposal to Council until after the plans for the development application had been finalised, submitted to Council and publicly exhibited. This approach was taken to give Council the opportunity to fully understand the merits of the Planning Proposal in relation to the proposed upgrade of the schools facilities.

On 14 February 2014 Meriden School's development application (DA 2014/023) was lodged with Council for assessment. It includes demolition of some of the existing buildings at Meriden School, construction of a new sports facility, alterations and additions to the existing auditorium and teaching areas and associated parking at Redmyre Road and Margaret Street (refer Attachment 3). The development application was on public exhibition from 25 February to 12 March 2014.

The Planning Proposal

The Planning Proposal (refer Attachment 2) proposes to de-list the Federation house at 3 Margaret Street as a local heritage item from Schedule 5 of Strathfield LEP 2012. The applicant has indicated that the amendment will enable the rationalisation of educational facilities for Meriden School.

Despite the proposed removal of the heritage listing of the building at 3 Margaret Street from the Strathfield LEP 2012, the school site at 10-28 Redmyre Road will continue to be listed as a local heritage item for its heritage significance such as the two-storey main school building.

The Heritage Assessment Report contained in the Planning Proposal provides justification for the removal of 3 Margaret Street as a local heritage listing through a heritage assessment of the building.

It is considered that the specific matters and requirements of section 55 of the EP&A Act in relation to the Planning Proposal including its intended outcomes, justification and details of the proposed community consultation have been adequately addressed in the Planning Proposal.

Heritage Assessment Report Overview

The Heritage Assessment Report prepared by Paul Davies Pty Ltd contained in the Planning Proposal (refer Attachment 2) includes an introduction, brief history of the development of the Meriden School site, physical analysis, assessment of heritage significance and recommendations.

The report assesses the heritage significance of the subject house identified from documentary and physical evidence including historical significance and associations, aesthetic significance, social significance, research potential, rarity, representativeness and integrity.

The key findings outlined in the report are detailed as follows:

Criterion (a) Historical significance

- The house, Fairhaven at 3 Margaret Street is described as a typical, speculatively built Federation Queen Anne style house of its period constructed in 1907 originally built as a rental investment and without significant historical associations.

Criterion (b) Historical significance (association)

- The house, Fairhaven was built for barrister Tom Rolin of Sydney who rented it out after its completion in November 1907.
- None of the tenants who occupied the house in its early years are considered to be significant persons in the history of Strathfield.
- The house is not considered to achieve the threshold of significance for local heritage listing under this criterion as there are no significant historical associations. The general historical association of the house with the school since 1955 is not considered to be significant as the school has changed uses in the house.

Criterion (c) Aesthetic significance

- After the schools purchase in 1955 the house was converted to classrooms and the internal alterations to the ceilings and removal of most fireplaces date shortly after the 1955 acquisition of the house by the school.
- The setting of the house which was originally a double block with a tennis court to the west and a garden has been substantially altered with a hard surfaced parking areas surrounding the house.
- The only remaining garden planting related to the house is a mature Canary Island date palm which is listed in Council's Significant Tree Register. The house is located within the context of the school buildings and tennis courts to the west which date from 1950s-1990s and within the context of residential flat buildings to the east.
- The house sits in isolation without its early context. As an isolated, altered building within a compromised setting which originally was a modest example of its style and period within a group of similar houses its aesthetic values are considered to be minimal.
- The house is not considered to reach the threshold of significance for local heritage listing under this criterion.

Criterion (d) Social significance

- The house is not considered to have particular social significance in relation to the school uses since 1955 which have changed over time.

Criterion (e) Research Potential

- The house and land are not considered to have archaeological or research potential.

Criterion (f) Rarity

- The house is not rare.

Criterion (g) Representativeness

- The house is a representative, modest Federation Queen Anne style house which has a radically altered context with an altered interior and with an intrusive side verandah enclosure. It is not considered to be a fine representative example of its style or period.

Integrity

- The house is considered to have been altered internally and at the rear and the western verandah has been enclosed and altered in an intrusive manner.

The Heritage Assessment Report concludes that the house does not reach a threshold of significance which would warrant local heritage listing. The Report therefore recommends that the house should be de-listed from Schedule 5 of Strathfield LEP 2012 (refer Attachment 1).

LEP Plan Making Process

For Council to attempt to amend Schedule 5 Environmental Heritage in Strathfield LEP 2012 NSW Planning and Infrastructure's LEP plan making process needs to be followed (refer Attachment 1).

The LEP plan making process involves the following major steps:

- Proponent (Council or applicant) suggests potential amendment to existing LEP.
- Proponent formally requests Council to consider the proposed amendment (i.e. lodges Planning Proposal).
- Council considers whether to initially support the proposed amendment to commence the LEP plan making process (Current Stage of Process).
- Council agrees to support the amendment.
- A Planning Proposal is then submitted to NSW Planning and Infrastructure.
- NSW Planning and Infrastructure undertake an assessment and issue the Gateway Determination on whether or not to give Council the authority to continue the process and whether any additional studies are required.
- Council publicly exhibits the Planning Proposal.
- Council considers the submissions received and whether or not to amend and submit the Planning Proposal to NSW Planning and Infrastructure to undertake its final assessment or submit to Parliamentary Counsel if the plan making is delegated to Council.
- The plan is then notified and comes into effect.

The main document to support an LEP amendment is the Planning Proposal which explains the intended effect of the proposed LEP amendment and justification for making the LEP. This document needs to be prepared in accordance with NSW Planning and Infrastructure's "A guide to preparing planning proposals" and "A guide to preparing local environmental plans."

The preparation of this Planning Proposal is currently at the second and third stage of the LEP Plan Making process diagram (refer Attachment 1) i.e. for Council to consider supporting the applicant's Planning Proposal and proposed LEP amendment prior to submitting to NSW Planning and Infrastructure.

LEP Delegations

In November 2012 the Minister for NSW Planning & Infrastructure delegated certain plan making powers to make and determine an LEP back to Councils. Delegations can be issued by NSW Planning and Infrastructure which enable Council to exercise the Minister's Plan making functions after Gateway stage (i.e to draft and make the LEP in addition to the standard steps).

The delegations operate when Council requests NSW Planning and Infrastructure to issue Written Authorisation to Exercise Delegation (the Authorisation). The Authorisation is issued to Councils as

**ITEM 7. PLANNING PROPOSAL TO DE-LIST HERITAGE ITEM AT 3
MARGARET STREET STRATHFIELD**

part of the Gateway determination. Council intends applying for Authorisation to exercise these delegations in relation to this Planning Proposal.

Assessment of Proposal

The Heritage Assessment Report prepared by Chris Young Planning Pty Ltd (included within the Planning Proposal) outlines justification as to why the building at 3 Margaret Street should not be listed as a local heritage item. This includes that the building has been substantially altered and its uses and conditions have changed over time. The house does not have a high level of historical or social significance as no significant persons lived in the house nor is it a rare or fine representation of the federation style. The house is also an isolated building which has lost its historical context and no longer relates to its setting, being surrounded by a hard surfaced parking area within the school complex.

Council has also engaged an independent heritage consultant Tropman & Tropman Architects to provide heritage advice on 3 Margaret Street, Strathfield independent of the applicant's Planning Proposal and Heritage Assessment Report. It was advised that the cottage is a representative example of Queen Anne Style Federation architecture and that it appears to have been extensively modified. The current context is poor as it is an isolated building as there are no other Federation cottages in Margaret Street and is distant from the other cottages of similar periods (e.g. Redmyre Road precinct). The advice concludes that "the building should be archivally recorded and delisted as an individual heritage item".

Conclusion

Consistent with the recommendations and advice from both heritage consultants, it is agreed that the building does not have a high enough level of historical, aesthetic or social significance to justify local heritage listing. In addition the proposed de-listing will also enable the school facilities to be rationalised and upgraded which have social and economic benefits for the school and the local Strathfield community.

Subject to Council approval it is intended that Council submit Meriden School's Planning Proposal to NSW Planning and Infrastructure to commence the LEP plan making process under s56 of the EP&A Act 1979, to de-list 3 Margaret Street, Strathfield as a local heritage item from Strathfield LEP 2012.

If NSW Planning and Infrastructure provides Gateway Determination approval, then Council will publicly exhibit the Planning Proposal for comment from the local community (in accordance with the State government's Planning Proposal process) before Council and NSW Planning and Infrastructure undertake the final assessment of the proposed LEP amendment.

REFERRAL FROM OTHER DEPARTMENT

Referral has been made with the Development Assessment section.

FINANCIAL IMPLICATIONS

The applicant has paid the required LEP Amendment Application fees as per Council's fees and charges.

As this Planning Proposal is applicant driven and therefore the Planning Proposal and Heritage Assessment Report was prepared by the applicant's consultant, Council's role is limited to assessing the merits of the proposal (and subject to Council resolution) will also include liaising with NSW Planning and Infrastructure, co-ordinating the public exhibition, assessing submissions, reporting to Council and further liaison with the Department.

ATTACHMENTS

1. LEP Plan Making Process Diagram (A guide to preparing local environmental plans, Department of Planning and Infrastructure, October 2012).
2. Planning Proposal to De-list Heritage Item at 3 Margaret Street Strathfield from Strathfield LEP 2012 (Chris Young Planning Pty Ltd).
3. Demolition Plan and Site Analysis from the Development Application (DA2014/023) for Meriden School Sports Facility & Auditorium Upgrade.

Report approved by:

David Hazeldine
Director Technical Services