

**PLANNING PROPOSAL  
TO  
DE-LIST HERITAGE ITEM  
AT  
3 MARGARET STREET, STRATHFIELD  
(LOT 101 DP 862040)  
FROM  
STRATHFIELD LOCAL ENVIRONMENTAL  
PLAN 2012**



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## 1.0 INTRODUCTION

This Planning Proposal explains the intended effect of, and justification for, the proposed amendment to the Strathfield Local Environmental Plan 2012 (the SLEP) to remove item I175 from the Schedule 5 list of environmental heritage and also removal from the associated maps.

It has been prepared in accordance with Section 55 of The Environmental Planning and Assessment Act 1979 (the Act) and the relevant Department of Planning and Infrastructure guides including “A Guide to Preparing Planning Proposals” and “A Guide to Preparing Local Environmental Plans”.

This report outlines the characteristics of the planning and zoning framework of the SLEP 2012.

A Heritage Assessment prepared by Paul Davies Pty Ltd dated October 2013 which supports the removal of 3 Margaret Street, Strathfield as a heritage item accompanies this proposal and is attached as Appendix 2.

This report finds no unexpected or adverse conflicts as a result of the proposed rezoning. The proposal accords with planning objectives, is in the public interest and satisfies the overarching objectives of the EP & A Act 1979.

Any future development will be subject to a development application and assessment against Section 79C of the EP & A Act 1979. That assessment will review the environmental impacts and compliance with the development standards and objectives of the SLEP 2012.

## 2.0 BACKGROUND

The history of Meriden Anglican School for Girls is contained in the Heritage Assessment Report at Appendix 2 to this Proposal.

The property at 3 Margaret Street was purchased by the school in 1955.

In respect of the subject property that report states at pages 12 & 13:

*“An existing house at No. 3 Margaret Street was purchased in 1955 and it was converted into classrooms for art, dressmaking, etc. In later years it was the music tuition room. It still stands. This house was built in 1907 for barrister Tom Rolin of Sydney. Rolin purchased the allotment in May 1907 and arranged for the building of the cottage, which was completed by November 1907 and tenanted by a Frenchman named Henry Charles de Muralt who named the house Youla.<sup>11</sup> Later owners and occupiers of Youla were James Cameron (1911-1911)<sup>12</sup> and Christopher Frederick Rothschild, later known as Christopher F Russell (1913-1921).<sup>13</sup> The house was up for sale in late 1921 and was then described as:*

*A charming cottage home with well-kept grounds, and first class tennis court (purchased by Meriden in 1939)*

*It is built of brick, tile roof, containing tiled verandah, hall, 5 rooms, breakfast room or kitchen, sleeping-out verandah (abt. 10ft x 45 ft0, laundry, linen closet, well-fitted bathroom, heater, back verandah. Electric light throughout, garage.*

*Land, about 130 feet by about 118 feet on one side, and about 130 feet on the other. Side entrance for tradesmen.*

*In 1922 the house was purchased by Margaret Cotter, 15 the widow of Timothy W Cotter who had died in 1913.16 Mrs. Cotter named the house Fairhaven. The house was sold in 1939 to Mrs. Dorothy M Gavin, another widow, 17 who sold it to Meriden in 1955."*

### 3.0 THE SITE

#### 3.1 SITE CONTEXT

The site is located in Margaret Street Strathfield on the northern side and forms the eastern extremity of Meriden Anglican School for Girls.

The School site plan is shown below.

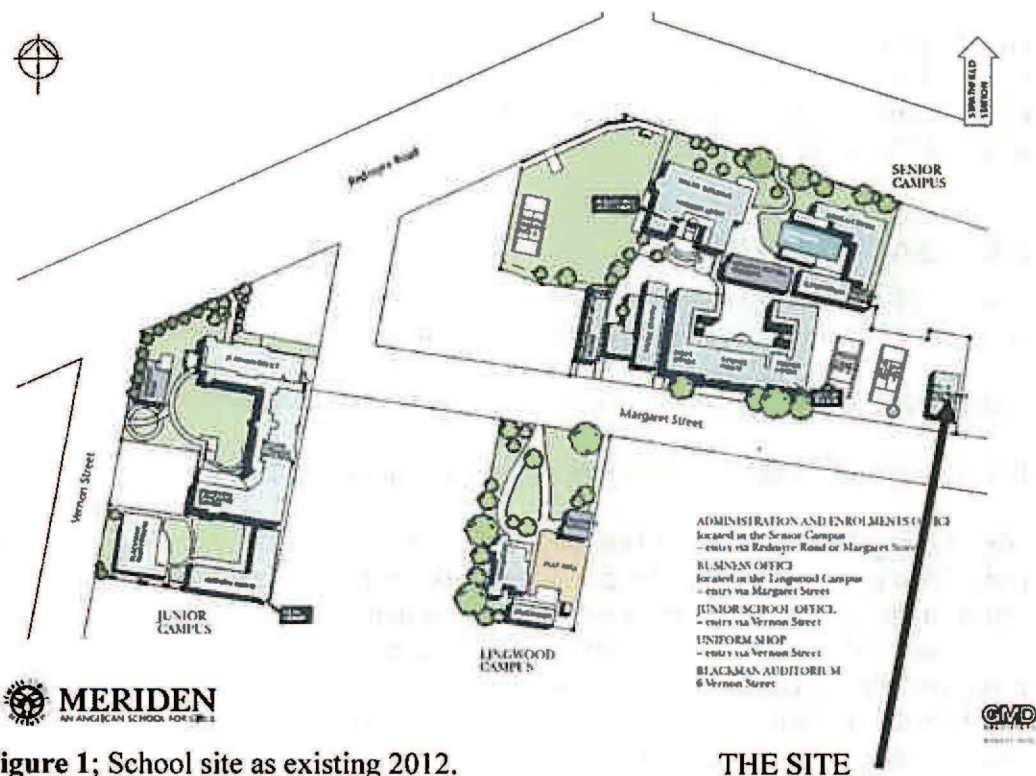


Figure 1; School site as existing 2012.

The context is shown in the aerial photo of Figure 2. The building is not used for residential purposes but as part of the school campus. The site is fully sealed with car parking to the rear as shown in Appendix 1.



Opposite and to the south is part of the Santa Sabina School for Girls and more 3 storey residential flat development.

### 3.2 SITE DETAILS

The site is known as Lot 101. D.P. 862040, 3 Margaret Street, Strathfield.

### 3.3 RELATIONSHIP WITH ADJOINING LAND

The site is shown below in Figure 2 and the adjoining lands in Appendix 1 Photos.

The site is adjoined to the north and east by 3 storey residential flat development also zoned R3 Medium Density residential with mixed use development zoned B4 further to the east and northeast.

A single storey dwelling in this location is out of character with surrounding development and Councils planning strategy as indicated by the applicable medium density zoning.

The building has a poor relationship to the adjoining residential flat development with these buildings overlooking the site with balconies either directly facing the site or side on to the site. Some screening occurs for the development of 1 Margaret Street to the east in the form of pencil pines.

The school development comprising tennis courts and sporting amenities is located to the west.

Driveway access to the Santa Sabina School is opposite the driveway to the site.



**Figure 2**  
Source Google Earth.

THE SITE



### 3.4 ZONING

The site is zoned R3 Medium Density Residential under the SLEP and is listed in Schedule 5 Environmental heritage as item I175.

The Heritage Map identifies the Meriden School site as shown below in Figure 3.

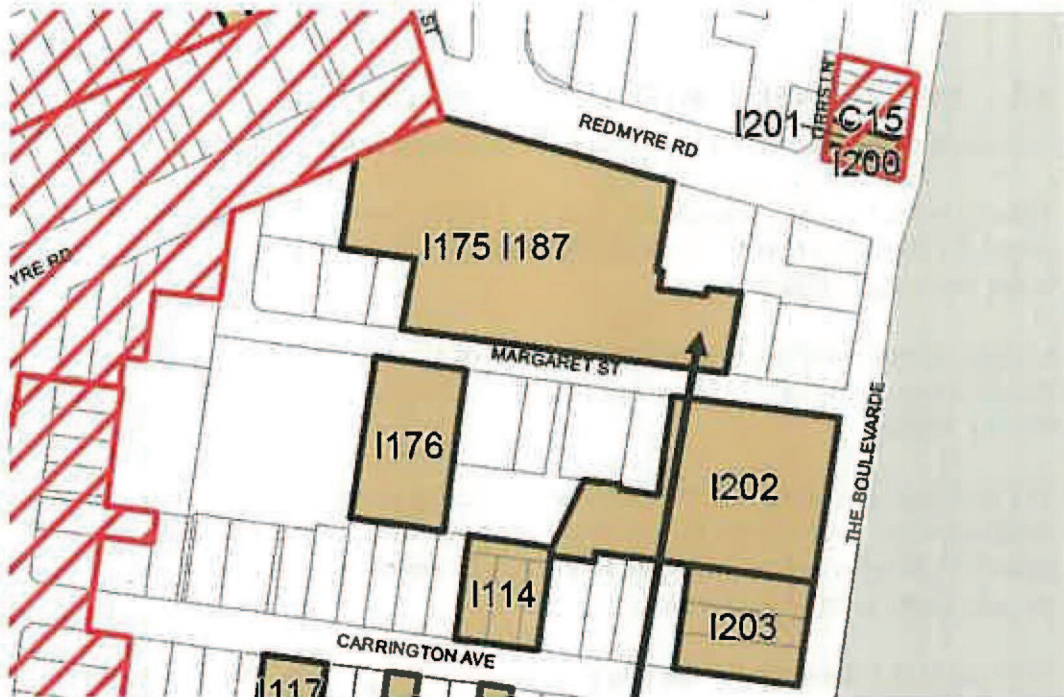


Figure 3 Extract LEP Heritage Map. The site

No change to the zoning or any other matters of the SLEP is sought.

#### 3.4.1 LOCAL ENVIRONMENTAL PLAN

The site is zoned R3 under the Strathfield Local Environmental Plan 2012 (SLEP) and is listed in Schedule 5 Environmental Heritage on page 79 as item I175 a Federation house of local heritage significance and is also shown on the associated heritage map.

### 4.0 THE PROPOSAL

#### 4.1 OBJECTIVES or INTENDED OUTCOMES

The objective of the Planning Proposal is to amend SLEP 2012 to:

- Remove item I175 the Federation house at 3 Margaret Street Strathfield from Schedule 5 Environmental Heritage

These amendments will facilitate rationalisation of educational facilities for Meriden Anglican School for Girls.



## 4.2 EXPLANATION OF PROVISIONS THAT ARE INCLUDED IN THE PROPOSAL

This Planning Proposal has been prepared in order to amend the Strathfield LEP 2012 (Schedule 5 Environmental Heritage) and the heritage map as described below.

The SLEP 2012 Schedule 5 Environmental heritage is proposed to be amended by deletion of the entry on page 79 of the SLEP which appears as follows:

*“Strathfield Federation house 3 Margaret Lot 101, DP Local I175  
Street 862040”*

The SLEP 2012 Heritage (HER) Map is proposed to be amended as per Table 1 below.

**Table 1 – Proposed Heritage Map amendment**

<b>LSZ Map Tile No</b>	<b>. Amendment</b>	<b>Explanation</b>
Strathfield Local Environmental Plan 2012 Heritage Map 7100_COM_HER_004_010_20121206 2013 to date	Delete I175 from map	Deletion of item I175

## 4.3 JUSTIFICATION

### 4.3.1 Need for the planning proposal

**Is the planning proposal a result of any strategic study or report?**

The planning proposal is the result of the Heritage Assessment entitled “Heritage Assessment: Meriden Anglican School for Girls Senior Campus“ refer Appendix 2

The preamble to the report states:

#### **PREAMBLE**

“The purpose of this Heritage Assessment report, prepared on behalf of Meriden Anglican School for Girls, is to assist the school to:

- make a Planning Proposal to Strathfield Council to remove the specific heritage listing on the house at 3 Margaret Street Strathfield (part of the school’s heritage listed Senior Campus site); and
- To inform the formulation of a development application to expand sporting and school assembly facilities at the Senior Campus of the school.

With regard to the Planning Proposal to remove the specific heritage listing on the house at No. 3 Margaret Street, the following points are relevant:

□ The house sits within the heritage-listed Meriden Senior Campus site, and if the removal of the specific heritage listing over the house is approved, the house remains part of the heritage-listed Meriden Senior Campus site.

The Strathfield LEP 2012 Dictionary defines a heritage item as "a building, work, place, relic, tree, object or archaeological site the location and nature of which is described in Schedule 5". Schedule 5 lists heritage Item No. 1187 as "Meriden School 10–28 Redmyre Road, Lot 101, DP 862040", which covers the entirety of the Meriden Senior Campus site, including the area within which the house at No. 3 Margaret Street sits.

As a result, any future development application for the site must still take any potential heritage impacts into account.

□ The specific heritage listing of the house - as opposed to the overall heritage listing of the Meriden Senior Campus site - appears to be anomalous. There is no existing analysis of significance for the house, and therefore no established reason why the house was heritage listed as a separate element within the site.

□ This report establishes that the house is not of heritage significance. It is a modest, now very altered, Federation Queen Anne style house dating from circa 1907, which now lacks any context.

□ The heritage listing situation regarding the house at No. 3 Margaret Street (essentially a specifically heritage listed element within the larger Senior Campus site which is itself heritage listed), is unique within the Strathfield Council area, therefore any decision to remove the heritage listing over No. 3 Margaret Street cannot be considered a precedent for de-listing any other heritage-listed site within the Strathfield Council area.

In conclusion, approval to remove the specific heritage listing of No. 3 Margaret Street, Strathfield in the Strathfield LEP Schedule 5 as item no. 1175 does not affect its heritage listing as part of the overall heritage-listed Meriden Senior Campus site (Schedule 5 Item No. 1187).

In regards to this site the report states:

#### **"Fairhaven, No. 3 Margaret Street (Building 6)**

Fairhaven (originally named Youla) is a modest single storey Federation Queen Anne style brick house, constructed in 1907 as an investment for rental by barrister Tom Rolin. The house is asymmetrical, with a hipped and gabled terracotta tiled roof, which extends down over the front verandah, a roughcast stuccoed gable end facing the street, timber framed double hung windows, brick and roughcast stuccoed chimneys, and decorative timber fretwork and tessellated tiling to the front verandah.

There is a bullnose corrugated iron roofed verandah (presumably the "Sleepout" described in a 1921 sale notice for the house) now predominantly enclosed, along the western side of the house.

The house is surrounded by concreted and asphalted areas used for car parking. There are no garden elements or site features remaining from its use as a residence with the sole exception of the Canary Island date palm (element no. 15) to the west of the house, next to the tennis courts.

The site has a high metal fence to the street and is surrounded by late twentieth century apartment buildings to the east and north. The western part of the site contains two tennis courts.

Internally, the layout is fairly typical of a house of the period, with a central hallway with bedrooms opening to either side, and smaller service rooms to the rear. All interior doors are modern fire doors. Most ceilings appear to date from circa 1955, the time of the acquisition of



the house by the school, and are of fibrous plaster with modern cornices. The fireplaces and surrounds have been removed with only one mantelpiece extant.

Several new openings have been created to facilitate school use over time and all of the earlier fitout from the rear rooms has been removed.

The building is in fair to poor condition overall and reflects its use for over 50 years as classrooms, storage and office spaces related to school use."

Note the photos in the full report have not been reproduced here.

The detailed assessment of the item in the report states:

#### **"4.6 DETAILED ASSESSMENT OF HERITAGE SIGNIFICANCE OF FAIRHAVEN/YOULA NO. 3 MARGARET STREET, STRATHFIELD**

##### Criterion (a) Historical significance

The house Fairhaven, 3 Margaret Street, Strathfield is a typical, speculatively built house of its period (constructed 1907), originally built as a rental investment and without significant historical associations. The house is not considered to reach the threshold of significance for local heritage listing under this criterion.

##### Criterion (b) Historical significance (association)

The house was built as a rental investment proposition in 1907 for barrister Tom Rolin of Sydney, who immediately rented it out after its completion in November 1907. None of the tenants who occupied the house in its early years (see Section 2 of this report) are significant persons in the history of Strathfield.

Fairhaven has been associated with the school since its purchase by the school in 1955. The original tennis court associated with the house (to the west of the house) was purchased by the school in 1939, and this land remains in use for tennis courts, however the actual tennis courts have been modernised over time.

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, and 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 since 1955.

##### Criterion (c) Aesthetic significance

The house Fairhaven is a modest, typical example of a speculatively built Federation Queen Anne style house.

The house was converted to classrooms after the school purchase in 1955, and it appears that the internal alterations to the ceilings and removal of most fireplaces are likely to date from shortly after the 1955 acquisition of the house by the school.

The setting of the house - originally a double block with tennis court to the west and a garden around the house - has been radically altered to hard-surfaced car parking area surrounding the house. Though there remains a tennis court to the west, this has been modernised over time. The only remaining garden planting related to the house is the mature Canary Island date palm (Identified Element 15 in this report, listed as in the Strathfield Significant Tree Register). The house sits within a context of school buildings and tennis courts to the west which date from the 1950s-1990s; and within a context of residential flat buildings to the east.

Externally, as viewed from the street, the house appears reasonably intact except for the enclosure and alteration of the side verandah. However both its immediate and wider setting are significantly compromised, as is the interior layout and detail of the house. The house now 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 now 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 the 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 therefore not considered to be a fine representative example of its style or period.

Integrity

The house has been considerably altered internally, and at the rear, and the western verandah has been enclosed and altered in an intrusive manner.

Both the immediate and wider setting of the house have been compromised so that the house no longer relates to its setting.

## **4.7 CONCLUSION OF DETAILED HERITAGE ASSESSMENT OF FAIRHAVEN, 3 MARGARET STREET, STRATHFIELD**

From the above detailed assessment of significance, it is apparent that the house Fairhaven at 3 Margaret Street is a modest Federation Queen Anne style speculatively built house, typical of its period, without any specific historical or historical associational significance. The house has general historical association with Meriden school following its purchase by the school in 1955, however this association is not considered to have specific significance, as the school use of the house changed over time.

The house is an isolated, altered building (in terms of interior alterations, alterations to the rear, and alterations to the western side verandah) within a compromised setting, surrounded by hard-surfaced car parking area with mid to late 20<sup>th</sup> century school and residential buildings nearby. Its aesthetic values are therefore considered to be minimal.

It is concluded that the house does not reach a threshold of significance which would warrant local heritage listing, and it is therefore recommended that the house is de-listed from the heritage schedule of the Strathfield LEP 2012."



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

The Planning Proposal is the best means of achieving the intended outcome of removing the item from Schedule 5 of the Strathfield LEP 2012 and demolition of the building.

**4.3.2 Relationship to strategic planning framework**

**Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?**

The Planning Proposal is for removal of a local item of environmental heritage from the SLEP.

The site falls within the Central Subregion of the Draft Metropolitan Strategy for Sydney and does not hinder its achievements. It assists in providing better educational infrastructure for the locality by removal of the building and incorporating the educational uses of the building in more contemporary and efficient facilities.

**Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?**

The **Strathfield 2025 Community Strategic Plan** is Council's long-term strategic document which sets the goals and strategies for the years til 2025 and was first adopted in June 2012. The plan was reviewed and readopted by Council in June 2013.

The proposal is consistent with the goals of the Liveable Neighbourhoods and Prosperity and Opportunities themes of the Plan.

The process' and community consultation of the Planning proposal mechanism as well as other plans are consistent the goals and strategies

The SLEP provides mechanisms for consideration of removal of item

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

Consistency with the State Environmental Planning Policies is provided in Table 2, below.

**Table 2 - Consistency with State Environmental Planning Policies**

<b>No.</b>	<b>Title</b>	<b>Consistency with Planning Proposal</b>
1	Development standards	Repealed by SLEP 2012
4	Development without Consent and Miscellaneous Complying Development	(Clause 6 and Parts 3 and 4 repealed by SLEP 2012. Consistent with remainder.
6	Number of Storeys in a Building	Consistent. The Planning Proposal does not hinder the application of this SEPP.
14	Coastal Wetlands	Not applicable
15	Rural Land-Sharing Communities	Not applicable
19	Bushland in Urban areas	Not Applicable
21	Caravan Parks	Not Applicable
22	Shops and Commercial Premises	Not Applicable
26	Littoral Rainforests	Not Applicable
29	Western Sydney Recreational Area	Not Applicable
30	Intensive Agriculture	Not Applicable
32	Urban Consolidation (Redevelopment of Urban Lands)	Not Applicable
33	Hazardous and Offensive Development	Not Applicable
36	Manufactured Home Estates	Not Applicable
39	Spit Island Bird Habitat	Not Applicable
41	Casino/Entertainment Complex	Not Applicable
44	Koala Habitat Protection	Not applicable
47	Moore Park Showground	Not Applicable
50	Canal Estates	Not Applicable
52	Farm Dams and Other Works in Land and Water Management areas	Not Applicable
55	Remediation of Land.	Consistent. The Planning Proposal does not hinder the application of this SEPP
59	Central Western Sydney Regional Open Space and Residential	Not Applicable
60	Exempt and Complying Development	Repealed by SLEP 2012
62	Sustainable Aquaculture	Not applicable
64	Advertising and Signage	Consistent. The Planning Proposal does not hinder the application of this SEPP
65	Design Quality of Residential Flat Development	Not Applicable
71	Coastal Protection	Not Applicable
	Affordable rental housing 2009	Not applicable



Building Sustainability Index: BASIX 2004	Consistent. The Planning Proposal does not hinder the application of this SEPP
Exempt and Complying Development Codes 2008	Consistent. The Planning Proposal does not hinder the application of this SEPP
Housing for Seniors or People with a Disability 2004	Not applicable
Infrastructure 2007	Consistent. The Planning Proposal does not hinder the application of this SEPP
Kosciuszko National Park Alpine Resorts 2007	Not Applicable
Kurnell Peninsula 2005	Not Applicable
Major Development 2005	Not Applicable
Mining, Petroleum Production and Extractive Industries 2007	Not Applicable
Penrith Lakes Scheme 1989	Not Applicable
Rural Lands 2008	Not applicable
State and Regional Development 2011	Consistent. The Planning Proposal does not hinder the application of this SEPP
Sydney Drinking Water Catchment 2011	Not Applicable
Sydney Region Growth Centres 2006	Not Applicable
Temporary Structures	Not Applicable
Urban Renewal 2010	Not Applicable
Western Sydney Employment Area 2009	Not Applicable
Western Sydney Parklands 2009	Not applicable

See Table 3 below which reviews the consistency with the State Regional Environmental Plans applicable to this region now deemed SEPPs.

**Table 3 - Consistency with deemed State Environmental Planning Policies applicable to this region**

<b>Title</b>	<b>Consistency with Planning Proposal</b>
Sydney Harbour Catchment 2005	Consistent. The planning proposal does not hinder the application of the Plan
REP 33 Cooks Cove	Not Applicable
REP 31 Regional parklands	Not Applicable
REP 30 St Mary's	Not Applicable
REP 28 Parramatta	Not Applicable
REP 29 Rhodes Peninsula	Not applicable
REP 20 Hawkesbury – Nepean River No 2	Not applicable
REP 9 Extractive Industry No 2	Not applicable
REP 24 Homebush Bay Area	Not applicable
REP 27 Wollondilly Regional open space	Not applicable
REP 26 City West	Not applicable
REP 25 Orchard Hills	Not applicable

REP 22 Parramatta River	Consistent. The planning proposal does not hinder the application of the Plan
REP 23 Sydney and Middle Harbour	Consistent. The planning proposal does not hinder the application of the Plan
REP 24 Homebush Bay	Not applicable
REP 21 Warringah Urban release Areas	Not applicable
REP 18 Public Transport Corridor	Not applicable
REP 19 Rouse Hill Development Area	Not applicable
REP 16 Walsh Bay	Not applicable
REP 17 Kurnell Peninsula	Not applicable
REP 13 Mulgoa Valley	Not applicable
REP 11 Penrith Lakes	Not applicable
REP 5 Chatswood Town Centre	Not applicable

**Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?**

See Table 4 below which reviews the consistency with the Ministerial Directions for LEPs under section 117 of the Environmental Planning and Assessment Act 1979.

**Table 4 - Consistency with applicable Ministerial Directions**

### **1. Employment and Resources**

<b>No.</b>	<b>Title</b>	<b>Consistency with Planning Proposal</b>
1.1	Business and Industrial Zones	Not Applicable
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production & Extractive Industries	Not Applicable
1.4	Oyster Aquaculture	Not Applicable
1.5	Rural Lands	Not applicable

### **2. Environment and Heritage**

<b>No.</b>	<b>Title</b>	<b>Consistency with Planning Proposal</b>
2.1	Environmental Protection Zones	Not Applicable
2.2	Coastal Protection	Not Applicable
2.3	Heritage Conservation	Inconsistent. However a Planning Proposal may be inconsistent if the Director general can be satisfied that the inconsistency is of minor significance. The Heritage Assessment concludes the item is not one warranting specific heritage listing and with little heritage significance.
2.4	Recreation Vehicle areas	Not Applicable

### **3. Housing, Infrastructure and Urban Development**

<b>No.</b>	<b>Title</b>	<b>Consistency with Planning Proposal</b>
3.1	Residential Zones	Consistent. The Planning Proposal does not hinder the application of this direction.



3.2	Caravan Parks and Manufactured Home Estates	Not Applicable
3.3	Home Occupations	Consistent. The Planning Proposal does not hinder the application of this direction. The SLEP permits home occupations as exempt development in the proposed zone.
3.4	Integrating Land Use and Transport	Consistent. The Planning Proposal does not hinder the application of this direction. Traffic studies accompany the development application school development.
3.5	Development near Licensed Aerodromes	Not Applicable
3.6	Shooting Ranges	Not Applicable

#### 4. Hazard and Risk

No.	Title	Consistency with Planning Proposal
4.1	Acid Sulphate Soils (ASS)	Consistent. The Planning Proposal does not hinder the application of this direction. The SLEP identifies all ASS lands.
4.2	Mine Subsidence and Unstable Land.	Not Applicable
4.3	Flood Prone Land	Consistent. The Planning Proposal does not hinder the application of this direction.
4.4	Planning for Bushfire Protection	Consistent. The Planning Proposal does not hinder the application of this direction. The site is not identified as Bush fire prone.

#### 5. Regional Planning

No.	Title	Consistency with Planning Proposal
5.1	Implementation of Regional Strategies	Not Applicable
5.2	Sydney Drinking Water Catchment	Not Applicable
5.3	Farmland of State and Regional Significance on the NSW Far North Coast	Not Applicable
5.4	Commercial and Retail Development along the Pacific Highway, North Coast	Not Applicable
5.5	Development in the Vicinity of Land in Cessnock LGA	Revoked
5.6	Sydney to Canberra Corridor	Revoked
5.7	Central Coast Corridor	Revoked
5.8	Second Sydney Airport: Badgery's Creek.	Not Applicable

#### 6. Local Plan Making

No.	Title	Consistency with Planning Proposal
6.1	Approval and Referral	Consistent. No additional approval or

	Requirements	referral requirements other than in the SLEP proposed.
6.2	Reserving Land for Public Purposes	Consistent. The Planning Proposal does not hinder the application of this direction. No lands are proposed to be reserved for Public purposes.
6.3	Site Specific Provisions	Consistent. No special site provisions proposed

### 7. Metropolitan Planning

No.	Title	Consistency with Planning Proposal
7.1	Metropolitan Plan for Sydney 2036	Not Applicable

### 4.3.3 Environmental, social and economic impact

**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. The land is cleared of natural vegetation and there are no mapped areas of known critical habitats, threatened species or endangered ecological communities.

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

No. the building may contain asbestos and lead paint which will be treated as required in the demolition process.

**How has the planning proposal adequately addressed any social and economic effects?**

No adverse social or economic effect will occur from the Planning proposal. The use will remain as existing as education, the building which is considered by the heritage assessment as not warranting heritage listing and with no heritage significance will be demolished and replaced with modern contemporary educational facilities which will be a positive social and economic effect for the educational community not only Meriden School but others who use the facility in competition.

In relation to the indoor courts, the possible users of the facility would include:

- Current and former students
- Parents and siblings of current students, including the MP&F ( Meriden Parents and Friends Association)
- Current staff
- Current interschool competitors for tennis, netball and basketball
- Current tennis coaches



The access and availability of the courts for these users/user groups will be determined by a scheduled timetable during the hours of operation.

#### **4.3.4 State and Commonwealth interests**

##### **Is there adequate public infrastructure for the planning proposal?**

Council will consult with the relevant State Agencies as required by the Gateway Determination. The present development process has required consultation with infrastructure authorities and no approval will be granted unless adequate services are available.

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

Yet to be determined.

#### **4.4 MAPPING**

Figure 3 above shows the Heritage Map No. 4 for the SLEP.

That map will be amended by deletion of the reference to item I175.

The Meriden School site will remain an item of local heritage significance.

No other mapping amendment is required to the SLEP

#### **4.5 COMMUNITY CONSULTATION**

The proposal to remove 3 Margaret Street as a local heritage item from the Strathfield LEP 2012 is not considered to be low impact as defined in Section 4.5 Community Consultation of the Department of Planning and Infrastructure "Guide to Preparing LEP's". It is recommended the planning proposal be exhibited for a period of 28 days

#### **4.6 PROJECT TIMELINE (Refer attached schedule Appendix 3)**

The project (rezoning) timeline is to finalise and lodge a development application for development of a sports centre on this land and adjoining lands to the west before the end of February 2014. That application will include demolition of the building at 3 Margaret Street. Following assessment and approval of the development application the proposal will begin in mid to late 2014 or as soon as possible after approval of the development application.

#### **5.0 PRE-LODGEMENT MEETING**

A pre lodgement meeting was held with Council on 24 October 2013.

The outcome of that meeting was to clarify that the site remained heritage listed due to the listing of I187 Meriden School 10-28 Redmyre Road and that the planning