



**Strathfield LEP 2012 – Remove local heritage item I175 ‘Federation house’ at 3 Margaret Street, Strathfield from Schedule 5**

Proposal Title : **Strathfield LEP 2012 – Remove local heritage item I175 ‘Federation house’ at 3 Margaret Street, Strathfield from Schedule 5**

Proposal Summary : **Strathfield Council proposes to de-list a local heritage item known as ‘Federation house’ at 3 Margaret Street, Strathfield (Lot 101 DP 862040). This proposal seeks to amend Strathfield Local Environmental Plan 2012 by removing item I175 from Schedule 5. The planning proposal is the result of a heritage study entitled ‘Heritage assessment: Meriden Anglican School for Girls Senior Campus’, undertaken by Paul Davies Pty Ltd.**

PP Number : **PP\_2014\_STRAT\_002\_00**      Dop File No : **14/06583**

**Proposal Details**

Date Planning Proposal Received : **27-Mar-2014**      LGA covered : **Strathfield**

Region : **Sydney Region East**      RPA : **Strathfield Municipal Council**

State Electorate : **STRATHFIELD**      Section of the Act : **55 - Planning Proposal**

LEP Type : **Policy**

**Location Details**

Street :  
Suburb :      City :      Postcode :  
Land Parcel : **3 Margaret Street, Strathfield (Lot 101 DP 862040)**

**DoP Planning Officer Contact Details**

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**RPA Contact Details**

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**DoP Project Manager Contact Details**

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**Land Release Data**

Growth Centre :      Release Area Name :  
Regional / Sub      Consistent with Strategy :  
Regional Strategy :

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MDP Number :		Date of Release :	
Area of Release (Ha) :		Type of Release (eg Residential / Employment land) :	
No. of Lots :	0	No. of Dwellings (where relevant) :	0
Gross Floor Area :	0	No of Jobs Created :	0

The NSW Government Lobbyists Code of Conduct has been complied with : **Yes**

If No, comment : **The Departments Code of Practice in relation to communications and meetings with lobbyists has been complied with to the best of the team’s knowledge. The Department is not aware of any meetings or communications with registered lobbyists concerning this planning proposal.**

Have there been meetings or communications with registered lobbyists? : **No**

If Yes, comment :

**Supporting notes**

Internal Supporting Notes : **The subject site is located on the northern side of Margaret Street in Strathfield, known as Meriden Anglican School for Girls. The school site is zoned R3 Medium Density Residential and is geographically surrounded by medium density development to the east, west and south. Further extending to the north east of the site is land zoned B4 Mixed-use.**

**The building, listed as ‘Federation house’ under item I175 within Schedule 5 of Strathfield LEP 2012, is situated on the eastern boundary of the Meriden Anglican School for Girls site (Lot 101 DP 862040). The building is also referred to as Fairhaven or Youla house, and exhibits aesthetic qualities of the Federation Queen Style construction. The building was constructed in 1907 and represented a typical built form of the period. The item inventory sheet describes the house as having local significance relating to its illustration of good quality cottage development at the turn of the century, within the thematic context of a railway suburb. In addition, the identification sheet details its listing is due to its retention of detail, form and scale.**

**Post 1955, ‘Federation house’ underwent internal alterations, being converted into classrooms for the use of the school. The residential setting of the house has been significantly altered, originally surrounded by a residential garden and tennis courts to the west. The house is presently surrounded by hard stand surfaces, containing only one remaining example of garden planting from its original context. In addition, the house currently sits within the wider context of a school, adjacent to tennis courts and sporting amenities directly west, and immediately adjoining three storey residential flat developments to the north and east.**

**The external form of the house appears to have remained reasonably intact; however alterations have been made to enclose the western veranda, which is considered to be intrusive. The heritage report considers the house does not meet the threshold for local heritage significance under the significance criteria due to the cumulative impact of alterations overtime and its current isolation in its present context.**

**Strathfield LEP 2012 contains a total of 231 listed heritage items within Part 1 of Schedule 5. Part 1 contains 54 Federation style houses across the local Government area listed as having local significance. Part 2 of Schedule 5 contains a total of 17 heritage conservation areas, including 3 federation housing style areas. The planning proposal is not considered**

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to significantly alter the distinct and unique heritage qualities of Strathfield by removing a local heritage item with diminished local significance, as many quality representations of Federation style houses remain within the immediate and surrounding locality. The planning proposal suggests the amendment will facilitate the rationalisation of education facilities for Meriden Anglican School for Girls, leading to a future development proposal to expand sporting and school assembly facilities at the school.

Council has requested plan making delegations for the planning proposal. Preliminary support from the Office of Environment and Heritage has not been sought by Council in relation to the proposal.

The Department requested comment from the Office of Environment and Heritage (Heritage Council) on 28 April 2014. The Heritage Council provided formal comments in a letter dated 14 May 2014, advising that should the planning proposal pass through the Gateway, formal consultation should be undertaken with the Heritage Council and that the Heritage Report prepared by Paul Davies Pty Ltd should be placed on exhibition together with the local environmental plan. In addition, the Heritage Council recommends the exhibition should be held for a minimum of four weeks to enable public comment on the planning proposal. In supporting the Planning Proposal to delist the Federation cottage at 3 Margaret Street Strathfield from the heritage schedule of Strathfield Local Environmental Plan 2012, the Heritage Council has advised the Department must be satisfied the delisting of the cottage has been adequately justified by Strathfield Council in order to avoid setting an undesirable precedent.

The Department considers that the proposal has been justified to proceed to public exhibition. As such, the proposal is recommended to proceed to public exhibition, enabling the matter to be considered by Council and resolved at a local level. Further the proposal is of ‘local significance’ and Council’s request for delegation is supported in this instance.

External Supporting Notes :

The proposal responds to the findings of a heritage study that concludes the local heritage item I175 ‘Federation House’ is no longer worthy of specific heritage listing. The study concludes the item is now of little local heritage significance due to the cumulative impact of alterations to the building and lack of relationship within its current context.

The proposal does not impact the listing of the entire School site under local heritage item I187 ‘Meriden School’, which will remain listed within Schedule 5 of Strathfield LEP 2012.

**Adequacy Assessment**

**Statement of the objectives - s55(2)(a)**

Is a statement of the objectives provided? **Yes**

Comment : **The objective is to remove a local heritage item from Schedule 5 of Strathfield LEP 2012 that is considered to no longer meet the threshold for listing as a local heritage item.**

**Explanation of provisions provided - s55(2)(b)**

Is an explanation of provisions provided? **Yes**

Comment : **The planning proposal provides a clear explanation for the amendment and intended outcome. The proposed outcome will be achieved by:**

- **Amending Schedule 5, Part 1 by removing local heritage item I175**
- **Amending Heritage Map (HER\_005) by removing label I175 from Lot 101 DP 862040.**

**Justification - s55 (2)(c)**

a) Has Council's strategy been agreed to by the Director General? **No**

b) S.117 directions identified by RPA :

**3.1 Residential Zones**

\* May need the Director General's agreement

**3.3 Home Occupations**

**3.4 Integrating Land Use and Transport**

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- 4.1 Acid Sulfate Soils
- 4.3 Flood Prone Land
- 4.4 Planning for Bushfire Protection
- 6.1 Approval and Referral Requirements
- 6.2 Reserving Land for Public Purposes
- 6.3 Site Specific Provisions

Is the Director General's agreement required? **Yes**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

**SEPP No 4—Development Without Consent and Miscellaneous Exempt and Complying Development**  
**SEPP No 6—Number of Storeys in a Building**  
**SEPP No 55—Remediation of Land**  
**SEPP No 64—Advertising and Signage**  
**SEPP (Building Sustainability Index: BASIX) 2004**  
**SEPP (Exempt and Complying Development Codes) 2008**  
**SEPP (Infrastructure) 2007**  
**SREP (Sydney Harbour Catchment) 2005**

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

**The proposal is not inconsistent with any SEPP. The proposal is consistent with all relevant s117 Directions; except in relation to s117 Direction 2.3 Heritage conservation. The proposal aims to remove a heritage item from Schedule 5 of Strathfield LEP 2012, however the inconsistency is considered to be of minor significance. S117 Directions are further discussed later in the report.**

**Mapping Provided - s55(2)(d)**

Is mapping provided? **Yes**

Comment :

**The planning proposal includes the following mapping:**

- a) site locality map; and**
- b) item identification map.**

**The maps are considered adequate for public exhibition.**

**Community consultation - s55(2)(e)**

Has community consultation been proposed? **Yes**

Comment :

**Council proposes that community consultation will be undertaken for 28 days which has been supported by the Office of Environment and Heritage (Heritage Council). However, after considering the nature of the proposal the Department considers the proposal to be of low impact in accordance with 'A Guide to preparing Local Environmental Plans'. It is recommended that the matter requires a community consultation period of a minimum of 14 days. However, as it is considered a matter of local significance the Council are able to exhibit longer than the specified minimum period, if they determine necessary. Additionally, Consultation with the Heritage Council is recommended as a condition of Gateway determination.**

**Additional Director General's requirements**

Are there any additional Director General's requirements? **No**

If Yes, reasons :

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**Overall adequacy of the proposal**

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

**Proposal Assessment**

**Principal LEP:**

Due Date :

Comments in relation to Principal LEP :

**Strathfield Local Environmental Plan was notified on 15 March 2013.**

**Assessment Criteria**

Need for planning proposal :

**Strathfield Council submitted the planning proposal in response to a heritage assessment undertaken by Paul Davies Pty Ltd that concludes the item is of little local significance. The study completed an assessment of significance utilising the Heritage Guidelines criteria and has assessed the item as not reaching the threshold of significance, for local heritage listing.**

**The heritage study illustrates the building has diminished significance for the following reasons:**

- **the house has lost its garden setting and lacks relationship to its surrounding hard-stand driveways and parking areas;**
- **the house is now isolated from its original contextual setting and surrounded by medium density development, school parking and sporting facilities;**
- **the internal and external alterations are insensitive;**
- **the house is in fair to poor condition for rectification of its aesthetic form and detail;**
- **the item's integrity is altered and it no longer reaches the threshold of significance under significance criteria (a) – (g).**

**The study further concludes the building is not worthy of heritage listing and a planning proposal provides the only means for the removal of a local heritage item.**

Consistency with strategic planning framework :

**The proposal is consistent with the objectives of the Metropolitan Plan for Sydney 2036, the draft Metropolitan Strategy 2031 and the draft Inner West Subregional strategy.**

**The planning proposal identifies consistency with the following s117 Directions:**

- **3.1 Residential zones;**
- **3.3 Home occupations;**
- **3.4 Integrating Land Use and Transport;**
- **4.1 Acid Sulphate Soils;**
- **4.3 Flood Prone Land;**
- **4.4 Planning for Bushfire Protection;**
- **6.1 Approval and Referral**
- **6.2 Reserving Land for Public Purposes; and**
- **6.3 Site Specific Provisions.**

**The proposal is inconsistent with s117 Direction 2.3 Heritage conservation as it aims to de-list a heritage item from Schedule 5. This inconsistency is justified to be of minor significance, as the heritage assessment concludes the item is not one warranting specific heritage listing, with little local heritage significance. The proposal justifies the removal of the heritage item by its isolated nature and collective impact of insensitive alterations overtime.**

Environmental social economic impacts :

**No adverse environmental, social or economic impacts have been identified as part of this proposal. The current use of the site will remain as an educational establishment. The social impacts from the removal of the listed heritage item will be mitigated by providing a community benefit through the rationalisation of education facilities for Meriden Anglican**

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School for Girls. In addition, a future proposal to expand sporting and school assembly facilities on the site, has been stated within the heritage study. The site will remain listed under local heritage item I187 within Schedule 5. This will ensure the heads of consideration of any future development application will include assessment of potential heritage impacts under Clause 5.10 of Strathfield LEP 2012.

**Assessment Process**

Proposal type : **Routine** Community Consultation Period : **14 Days**

Timeframe to make LEP : **6 months** Delegation : **RPA**

Public Authority Consultation - 56(2) (d) : **Office of Environment and Heritage**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

**No internal consultation required**

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

**Documents**

Document File Name	DocumentType Name	Is Public
<b>Council Letter.pdf</b>	<b>Proposal Covering Letter</b>	<b>Yes</b>
<b>Planning Proposal Part 1.pdf</b>	<b>Proposal</b>	<b>Yes</b>
<b>Planning Proposal Part 2.pdf</b>	<b>Proposal</b>	<b>Yes</b>
<b>Heritage Study Part 1.pdf</b>	<b>Study</b>	<b>Yes</b>
<b>Heritage Study Part 2.pdf</b>	<b>Study</b>	<b>Yes</b>
<b>Heritage Study Part 3.pdf</b>	<b>Study</b>	<b>Yes</b>
<b>Heritage Council Comments 'Federation House' 3 Margaret Street Strathfield .pdf</b>	<b>Study</b>	<b>Yes</b>
<b>Item I175 - 1986 Heritage Inventory Sheet.pdf</b>	<b>Study</b>	<b>Yes</b>
<b>Item I187 - 1986 Heritage Inventory Sheet.pdf</b>	<b>Study</b>	<b>Yes</b>

**Planning Team Recommendation**

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

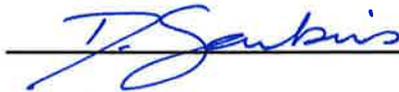
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S.117 directions:      3.1 Residential Zones  
                                 3.3 Home Occupations  
                                 3.4 Integrating Land Use and Transport  
                                 4.1 Acid Sulfate Soils  
                                 4.3 Flood Prone Land  
                                 4.4 Planning for Bushfire Protection  
                                 6.1 Approval and Referral Requirements  
                                 6.2 Reserving Land for Public Purposes  
                                 6.3 Site Specific Provisions

Additional Information :      It is recommended that the planning proposal proceed subject to the following conditions:  
                                 1. The planning proposal be supported;  
                                 2. Council be given plan making delegation;  
                                 3. The planning proposal be considered as routine and exhibited for a minimum period of 14 days;  
                                 4. A public hearing is not required;  
                                 5. Consultation is required with the Office of Environment and Heritage (Heritage Council); and  
                                 6. The planning proposal be finalised within 6 months from a week following the date of gateway determination.

Supporting Reasons :      The planning proposal should be allowed to proceed as:  
                                 • the Department considers the matter is of local significance and should be considered by Council at a local level;  
                                 • there are numerous examples of good quality ‘federation style’ housing listed under Schedule 5 of Strathfield LEP 2012, in the surrounding area;  
                                 • item I175 sits isolated without a nexus to its current surrounding context;  
                                 • item I175 has undergone internal and external alterations that have had a cumulative impact on its heritage significance;  
                                 • delisting item I175 will not negate the existing listing of item I187 ‘Meriden School’ as a local heritage item within Schedule 5;  
                                 • proceeding the proposal to public exhibition will allow for public opinion through community consultation; and  
                                 • the heritage study concludes the item no longer has local heritage significance under the significance criteria and does not warrant local heritage listing.

Signature:



Printed Name:

DIANE SARKIES

Date:

23/5/14

