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File:
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Ms Dianne Sarkies
Metropolitan Delivery (CBD)
Growth Planning and Delivery
Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Attention: Louise Starkey Planning Officer

Dear Ms Starkey,

Planning Proposal – Amendment to Strathfield Local Environmental Plan 2012 to delist 3 Margaret Street Strathfield as a local heritage item

Thank you for referring the above Planning Proposal to the Heritage Division for comment.

The documents submitted with your referral including the Planning Proposal Report prepared by Chris Young Planning Pty Ltd dated February 2014, Heritage Report prepared by Paul Davies Pty Ltd dated October 2013 and Strathfield Heritage Study Inventory Sheets for 10-28 Redmyre Road and 3 Margaret Street Strathfield have been reviewed.

The following comments are provided to assist consideration of this matter.

The Planning Proposal applies to land known as 3 Margaret Street Strathfield (Lot 101 DP 862040). The land includes a Federation brick cottage purchased by the Meriden Anglican School for Girls in 1955 and used for classrooms/storage and office purposes.

The cottage is described in the Heritage Report as a modest Federation Queen Anne style speculatively built house typical of its period without any specific historical or historical associational significance. The Report states that although the cottage has general historical association with Meriden school following its purchase, this association is not specific because school use of the cottage has changed over time. The Report further states that the cottage has been considerably altered and that its setting has been compromised. The Report concludes that the cottage “does not reach a threshold of significance that would warrant local heritage listing”.

The Federation cottage at 3 Margaret Street Strathfield is currently listed as Item I175 in Schedule 5 Environmental heritage of Strathfield Local Environmental Plan 2012. The property description provided for the cottage in the Schedule of the Plan is Lot 101 DP 862040.

The Meriden Anglican School for Girls is also listed as Item I187 in Schedule 5 Environmental heritage of Strathfield Local Environmental Plan 2012. The property description provided for the Meriden School in the Schedule is the same as that of the Federation cottage at 3 Margaret Street Strathfield that is Lot 101 DP 862040.

It is noted that the Federation cottage sits within the broader listing of the Meriden School in Schedule 5 of Strathfield Local Environmental Plan 2012.

The Planning Proposal seeks to amend Strathfield Local Environmental Plan 2012 to delete Item I175 as an item of local heritage significance from Schedule 5 Environmental heritage and the heritage map of the Plan to facilitate the expansion of sporting and school assembly facilities at Meriden Anglican School for Girls.

The Planning Proposal will not however change existing zoning and site controls for the subject land under Strathfield Local Environmental Plan 2012.

The delisting of a heritage item from the heritage schedule of a local environmental plan is not generally a matter for the Heritage Division or the Heritage Council. This is because the Heritage Division nor the Heritage Council do not advise local councils which items to list or delist from the heritage schedules of their local environmental plans.

Rather the Heritage Division and the Heritage Council suggest that decisions made by a council in this regard should be informed by a heritage study or review that identifies what the heritage significance of the item is and assesses its level of heritage significance – local, state, national or world. The Heritage Division and the Heritage Council believe that a council's decision whether to list or delist an item in the heritage schedule of the local environmental plan should be based on information about the heritage significance of that item in the heritage study or review and not whether there has been objection to the listing or delisting of that item.

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 Department of Planning and Environment must satisfy itself that the delisting of the cottage has been adequately justified by Strathfield Council in order to avoid setting an undesirable precedent.

The proposed delisting of the cottage at 3 Margaret Street Strathfield will not negate the existing listing of Meriden School as an item in the heritage schedule of Strathfield Local Environmental Plan 2012.

Should the Planning Proposal proceed and the Federation cottage at 3 Margaret Street Strathfield is delisted, the Meriden School will remain as an item of local heritage significance listed in the heritage schedule of Strathfield Local Environmental Plan 2012.

Redevelopment of the land that the Federation cottage currently occupies will be subject to the provisions of Clause 5.10 Environmental heritage of Strathfield Local Environmental Plan 2012 due to the listing of the Meriden School as a heritage item.

These provisions require consent to be obtained for the proposed demolition of the Federation cottage at 3 Margaret Street and redevelopment of the land. Heritage management documents that assess the impact of the proposed development on the heritage significance of the heritage item that is Meriden School must also be submitted with any development application and the impact of the proposal on the heritage significance of the item considered by Council.

The Heritage Division considers 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. Exhibition should be held for a minimum of four weeks to enable public comment on the Planning Proposal.

Please contact Alice Brandjes on (02) 9873 8500 if you have any further enquiries in regard to this matter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Ed Beebe', with a stylized, cursive script.

14/05/2014

Ed Beebe

A/Manager – Conservation
Office of Environment & Heritage

As Delegate of the Heritage Council of NSW