

Heritage Listing of Industrial and Warehouse Buildings in City of Sydney local government area

Proposal Title : **Heritage Listing of Industrial and Warehouse Buildings in City of Sydney local government area**

Proposal Summary : **Amend the Sydney Local Environmental Plan (LEP) 2012 to:**
 o list 62 new local industrial heritage items; and
 o list 2 new industrial heritage conservation areas.

The area investigated for this heritage study covered the western and southern parts of the Sydney local government area and part of the western edge of central Sydney.

PP Number : **PP_2014_SYDNE_008_00** Dop File No : **14/18989**

Proposal Details

Date Planning Proposal Received : **24-Nov-2014** LGA covered : **Sydney**

Region : **Metro(CBD)** RPA : **Council of the City of Sydney**

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

LEP Type : **Policy**

Location Details

Street : _____

Suburb : _____ City : _____ Postcode : _____

Land Parcel : **Various sites in Alexandria, Annandale, Camperdown, Darlington, Erskineville, Forest Lodge, Glebe, Newtown, Redfern, Rosebery, Surry Hills, Sydney, Ultimo, Waterloo and Zetland.**

DoP Planning Officer Contact Details

Contact Name : **Wayne Williamson**

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RPA Contact Details

Contact Name : **Claudine Loffi**

Contact Number : **0292659333**

Contact Email : **cloffi@cityofsydney.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name : _____

Contact Number : _____

Contact Email : _____

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Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub
Regional Strategy :

Consistent with Strategy :

MDP Number :

Date of Release :

Area of Release
(Ha) :

Type of Release (eg
Residential /
Employment land) :

No. of Lots : 0

No. of Dwellings : 0
(where relevant) :

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 Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Metropolitan Delivery has not met any lobbyist in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

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

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

External Supporting
Notes : **On 14 May 2012, Council resolved to prepare a heritage study of "industrial and warehouse buildings". City Plan Services was engaged to undertake the Industrial and Warehouse building heritage study (2014), which responds to increasing development pressures on Sydney's industrial buildings and provides certainty in the development process.**

One of the recommended heritage items at 119-123 Kippax Street, Surry Hills was listed ahead of the conclusion of the City Plan heritage study. A Gateway determination was issued on 30 April 2014 for the Kippax Street heritage listing and the planning proposal was notified on 29 August 2014. This was in response to pre-development application meetings with a proponent.

Southern Sydney was the focus of the heritage study as it is the area with the largest concentration of historic industrial buildings, a small number of current listings and major renewal plans. Identifying sites with industrial heritage significance is an opportunity to support the plans for the major urban renewal of the southern employment lands and the planned Green Square town centre.

The history of the industrial sites was researched using comparison analysis, reviews of previous studies and expert stakeholder consultation. The listing recommendations were then reviewed by a panel of Council officers to ensure consistency.

470 industrial sites were surveyed. 62 buildings and two precincts of industrial and warehouse buildings fulfilling the criteria of local heritage significance were identified. The proposed heritage items include 5 Sydney Water properties, 12 electricity sub-stations, 18

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factories, 24 warehouses, a service station, a fire station and a depot. Council has had preliminary discussion with Sydney Water and Ausgrid regarding the proposed heritage listings. Private landowners have not been consulted. The majority of sites are in IN1 General Industrial, SP2 Infrastructure, R1 General Residential, B1 Neighbourhood Business, B4 Mixed Business or B6 Enterprise Corridor zones.

Alexandria, Rosebery and Surry Hills contain the majority of sites recommended for listing. This reflects the historic centre of twentieth-century industrial Sydney to the south of the central business district. The majority of buildings recommended for listing date from the twentieth century's peak period of industrialisation during the inter-war or post-war periods from the 1920s to the 1950s.

Adequacy Assessment

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

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

Comment : The objective of the proposal is to protect the local heritage significance of 62 sites and 2 conservation areas recommended for listing in the Industrial and Warehouse Buildings Heritage Study. This will ensure the heritage significance of these buildings is considered and incorporated into development proposals for their adaptive re-use or new infill buildings.

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

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

Comment : Amend Schedule 5 of the Sydney LEP 2012 to include 62 new local heritage items and 2 new local heritage conservation areas.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

* May need the Director General's agreement

2.3 Heritage Conservation

3.3 Home Occupations

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

4.3 Flood Prone Land

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

7.1 Implementation of the Metropolitan Plan for Sydney 2036

Is the Director General's agreement required?

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

d) Which SEPPs have the RPA identified?

SEPP No 1—Development Standards

SEPP No 4—Development Without Consent and Miscellaneous Exempt and Complying Development

SEPP No 6—Number of Storeys in a Building

SEPP No 22—Shops and Commercial Premises

SEPP No 33—Hazardous and Offensive Development

SEPP No 55—Remediation of Land

SEPP No 60—Exempt and Complying Development

SEPP No 64—Advertising and Signage

SEPP No 65—Design Quality of Residential Flat Development

SEPP No 70—Affordable Housing (Revised Schemes)

SEPP (Building Sustainability Index: BASIX) 2004

SEPP (Exempt and Complying Development Codes) 2008

SEPP (Housing for Seniors or People with a Disability) 2004

SEPP (Infrastructure) 2007

SEPP (Major Projects) 2005

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SEPP (Temporary Structures and Places of Public Entertainment) 2007
SREP (Sydney Harbour Catchment) 2005
SEPP (Affordable Rental Housing) 2009

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 considered to be inconsistent with any SEPP or Section 117 Direction.**

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **Mapping is adequate.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Consultation will be undertaken in accordance with the Gateway determination. Council suggests that an exhibition period of 28 days would be appropriate.**

Additional Director General's requirements

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

If Yes, reasons :

Overall adequacy of the proposal

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

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **December 2012**

Comments in relation to Principal LEP : **The Sydney LEP 2012 was notified in December 2012.**

Assessment Criteria

Need for planning proposal : **A planning proposal is needed as the appropriate level of protection for the heritage significance of the 62 sites and 2 conservation areas identified in this study can only be achieved through their listing as heritage items and conservation areas in an environmental planning instrument.**

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Consistency with strategic planning framework :

The proposal is consistent with objectives of the Metropolitan Plan for Sydney 2036 and draft Metropolitan Plan for Sydney to 2031 by providing protection and adaptive reuse of heritage items in centres undergoing urban renewal, promoting Sydney's heritage and enabling the delivery of Sydney as a Global city.

The proposal is consistent with key directions of Sustainable Sydney 2030 as it will:

- encourage the re-use of industrial heritage items and their contribution to the identity, diversity and liveability of Council's districts and villages;
- help current and future generations to understand the history and importance of Sydney's past industrial uses; and
- increase the retention and recycling of existing buildings to reduce the environmental impact of construction by re-using the embodied energy in existing buildings and reducing construction waste sent to landfill.

Environmental social economic impacts :

The proposal is unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats, and is unlikely to result in development creating any environmental effects that cannot readily be controlled.

There is no change in the permissible land uses or planning controls for the sites. The land to be identified as a heritage items and conservation areas is appropriately located with access to existing public transport infrastructure, roads and essential services.

On 3 December 2014, the Heritage Office advised that the Heritage Council will review and provide comment on the planning proposal at public exhibition stage.

Assessment Process

Proposal type : **Routine** Community Consultation Period : **28 Days**

Timeframe to make LEP : **12 months** Delegation : **RPA**

Public Authority Consultation - s56(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 :

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Documents

Document File Name	DocumentType Name	Is Public
Council Letter - Industrial Heritage.pdf	Proposal Covering Letter	Yes
Planning Proposal - Industrial Heritage.pdf	Proposal	Yes
Heritage Study - Industrial and warehouse buildings - Oct 2014.pdf	Study	Yes

Planning Team Recommendation

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

S.117 directions: **2.3 Heritage Conservation**
 3.3 Home Occupations
 3.4 Integrating Land Use and Transport
 4.1 Acid Sulfate Soils
 4.3 Flood Prone Land
 6.1 Approval and Referral Requirements
 6.2 Reserving Land for Public Purposes
 7.1 Implementation of the Metropolitan Plan for Sydney 2036

Additional Information : **It is recommended that the planning proposal proceed, subject to the following conditions:**

1. The planning proposal be publicly exhibited for a period of not less than 28 days.

2. Council is to consult with:
- Office of Environment and Heritage;
- Sydney Water; and
- Ausgrid.

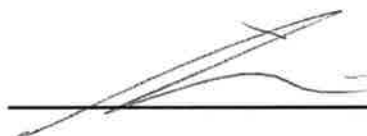
3. A public hearing is not required.

4. The planning proposal is to be finalised within 12 months from the date of the gateway determination.

Supporting Reasons : **The proposal is supported as listing industrial and warehouse buildings identified in this City Plan heritage study will ensure that the heritage significance of these buildings and areas is known and significant features are incorporated into plans for development or adaptive re-use. This will provide greater certainty in the development process for owners, the community and development industry.**

Listing these buildings will also support the urban renewal plans for Alexandria and Green Square by retaining some of its industrial identity, distinctive character and local landmarks.

Signature:



Printed Name:

W. Williamson

Date:

19/12/2014.