

Planning Proposal

Heritage listing of industrial and warehouse buildings

OCTOBER 2014

Sydney 2030 Green/Global/Connected

Introduction

This planning proposal explains the intent of, and justification for, the proposed amendment to *Sydney Local Environmental Plan 2012* (Sydney LEP 2012). The amendment will identify the 62 items and 2 conservation areas of industrial and warehouse buildings of local significance in Part 1, Schedule 5, to implement the recommendations the City of Sydney Industrial and Warehouse Buildings Heritage Study completed in 2014 (the study). This study is attached in **Appendix 1**.

The proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (the Act) and the relevant Department of Planning Guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

Background

On 14 May 2012 City of Sydney Council resolved to prepare a heritage study of industrial and warehouse buildings to ensure that the City proactively assesses heritage sites to respond to emerging issues, in particular increasing development pressures on Sydney's industrial buildings, and continues to provide certainty in the development process.

As a large-scale thematic study of industrial heritage, this study is believed to be the first of its kind for New South Wales and the second of its kind for Australia.

The area investigated for this study covers the western and southern parts of the Sydney local government area and part of the western edge of central Sydney as shown below in the map at **Figure 1**. It excludes most of central, northern and eastern Sydney because these areas had been the subject of more extensive heritage studies previously.

City Plan Heritage was engaged to prepare this study in July 2013. Dr Terry Kass was then engaged in August 2014 to further research site histories for the recommended heritage items and areas.

Over a twelve-month period, a team of City and externally engaged professionals with expertise in heritage, history, architecture, archaeology and town planning completed this study. This team used a number of best practice techniques to investigate the industrial heritage and history of the study area including:

- a) Fieldwork survey of over 470 industrial and warehouse buildings and sites;
- b) Review of past heritage studies;
- c) Consultation with expert heritage stakeholders;
- d) Preparation of a thematic history of Sydney's industry;
- e) Assessment of potential archaeological sites;
- f) Historical research of the identified industrial buildings and sites;
- g) Comparative analysis of studies and industrial buildings within and outside the Sydney local government area; and
- h) City review of the recommended listings by an internal panel, the Strategic Heritage Panel, formed to maximise rigour, consistency and integrated planning for these recommended listings.

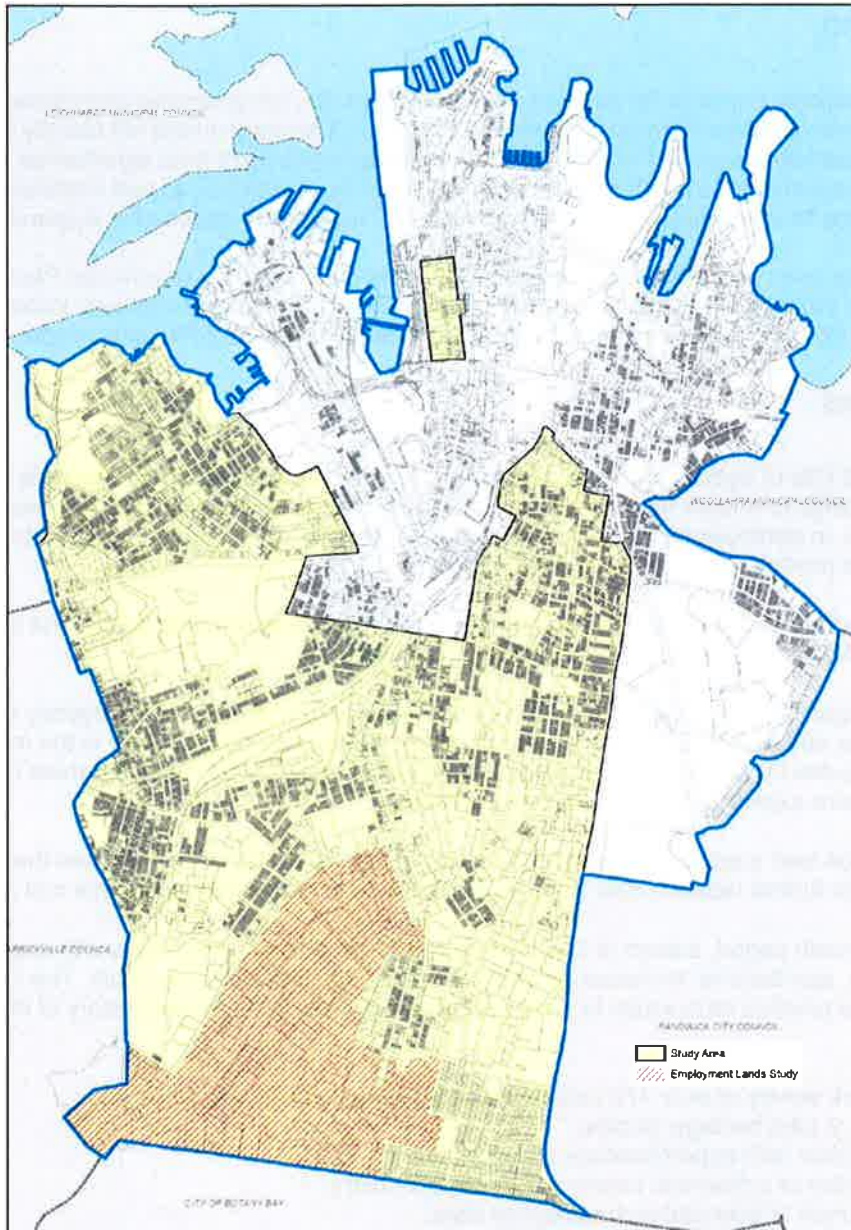


Figure 1: Study area for Industrial and Warehouse Buildings Heritage Study

This study assessed surviving warehouse and industrial buildings in accordance with the NSW Heritage Council guidelines to identify places with local heritage significance.

For consistency and rigour in the identification of places for listing as part of this industry-specific study, further specific criteria were established to measure whether places were considered to have sufficient local heritage significance to warrant statutory listing. All identified places were reviewed against these consistent criteria. The select places recommended for listing in this study were considered to satisfy all of the following criteria:

- Historic association with an industrial company or activity.
- Historic patterns of industrial development identified in the historic overview for the suburb or broader area.
- A good example of its type for the locality, exhibiting typical characteristics of the building typology and period (individually or collectively as group).
- Fair integrity, in terms of intactness and condition of historic built form.
- Capacity for retention as part of approved developments or advanced plans for the area.

This study concluded that, of more than 470 industrial places surveyed, 63 places, complexes or structures warrant listing as heritage items and 2 precincts warrant listing as conservation areas, for their local heritage significance.

One of these recommended heritage items at 119-123 Kippax Street, Surry Hills, was listed ahead of the conclusion of this study. The remaining 62 items and 2 conservation areas therefore recommended for exhibition in this planning proposal.

Part 1 – Objectives or intended outcomes

The objectives or intended outcome of the planning proposal is to protect the local heritage significance of the 62 places and 2 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.

Part 2 – Explanation of the provisions

To achieve the intended outcomes, the planning proposal seeks to amend Schedule 5 of the Sydney LEP 2012 to include the following places as heritage items and conservation areas of local significance.

The following words will be **inserted** into Schedule 5 of Sydney LEP 2012, under Part 1, Heritage items and Part 2, Heritage conservation areas:

Part 1 Heritage items					
Locality	Item name	Address	Property description	Significance	Item no
Alexandria	Sydney Water sewer pipeline	33A Bourke Road; 6 Euston Road	Lots 1-3, DP 204392; Lot 1, DP 230727	Local	I2221
Alexandria	Macdonaldtown stormwater channel	169D Euston Road; 82A Burrows Road; 106-110 Euston Road; 112-120 Euston Road;	Lot 1, DP 1040114; Lot 13, DP 1050464; Lot 1, DP 1193543; Lot 2, DP 709175	Local	I2222

Alexandria	Doody Street stormwater channel	43 Ralph Street; 138-196 Bourke Road; 69-71 Bourke Road; 67R Bourke Road; 67B Bourke Road; 84-86 O'Riordan Street; 80 O'Riordan Street; 32 Ralph Street; 11 Doody Street; 27-31 Doody Street; and 26A Ralph Street.	Lot 1, DP 135268; Lot 10, DP 1179388; Lots 2 and 3, DP 228779; Lots 1 and 17, DP 270785; Lot 1, DP 554297; Lot 4, DP 564904; Lot 1, DP 1119470; Lots 6-12, SP 83164; CP SP83164; Lot 123, DP 1019907; Lot 1, DP 664689; Lot 3, DP 790069; Lots 1-4, SP 38472.	Local	I2223
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Alexandria	Shea's Creek stormwater channel	9-13 Bourke Road; 15 Bourke Road; 41 Mandible Street; 33-39 Mandible Street; 5-7 Bourke Road; 17 Bourke Road; 19-21 Bourke Road; 9-15 Bowden Street; 17-21 Bowden Street; 21A Bowden Street; 25 Mandible Street; 31 McCauley Street; 21B Bowden Street; 189 Wyndham Street; 23-31 Bowden Street; 51A Maddox Street; 6 Euston Road; 10 Huntley Street; 23 Mandible Street; 42A-44 Maddox Street; 8 Hiles Street; 5 Mandible Street; 13-21 Mandible Street; 1-3 Mandible Street	Lot 1, DP 569037; Lot X, DP 164972; Lot 1, DP 566717; Lots 41 and 42, DP 789768; Lots 9 and 10, DP 155734; Lot 1, DP 798252; Lot 20, DP 803667, Lots 1-5, SP 37101; Lots 1 and 2, DP 732095; Lots 1-30, SP 33248; Lot 1, DP 549700, Lots A and B, DP 154232; Lot 1, DP 1068960; Lot 11, DP 135903; Lot 101, DP 775481; Lots 1-4, SP 61527; Lots 6-19, SP 63438; Lot 1, DP 345272; Lot 1, DP 85165; Lot 1, DP 230727; Lot 1, DP 532493, Lot 1, DP 749404; Lot 1 DP 532663; Lot 1 DP 337585, Lot 1 DP 618204; Lot 2 DP 1165059; Lot 1 DP 848073; Lot 2 DP 803412, Lot 2 DP 716005; Lot 1 DP 87355	Local	I2224
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Alexandria	Former Walter Barr Pty Ltd factory including interiors	2-6 Birmingham Street	Lots 87-90, DP 19171	Local	I2225
Alexandria	Former Sil-Ora Dental Products factory including interiors	22-30 Birmingham Street	Lots 76-79, DP 19171	Local	I2226
Alexandria	Electricity Substation No. 375 including interiors	27 Birmingham Street	Lots 1 and 2, DP 456890	Local	I2227
Alexandria	Former H.G. Whittle & Sons warehouse including interiors	29-33 Birmingham Street	Lots 46-49 DP 16027; Lot A DP 338257	Local	I2228
Alexandria	Former Coote and Jorgenson Engineers warehouses including interiors	602-612 Botany Road (and 27-31 Ralph Street)	Lots A and B, DP 361014	Local	I2229
Alexandria	Inter-war service station including interiors	684 Botany Road	Lot 15, DP 16027	Local	I2230
Alexandria	Q Store including interiors	47-49 Bourke Road	Lot 12, DP 856809	Local	I2231
Alexandria	Former Commonwealth Industrial Gases warehouse & stores building including interiors	138-196 Bourke Road	Lot 10, DP 1179388	Local	I2232
Alexandria	Electricity Substation No. 117 including interiors	16 Euston Road	Lot 1, DP 184514	Local	I2233
Alexandria	Former Alexandria Spinning Mills including interiors	40A-42 Maddox Street (and 58-68 Euston Road)	Lots 1 and 2, DP 828392; Lot 1, DP 301061	Local	I2234
Alexandria	Former Standard Telephones & Cables industrial building including interiors	1-3 Mandible Street	Lot 1, DP 87355	Local	I2235
Alexandria	Former Lempriere & Co office building including interiors	30 Mandible Street	Lot 1, DP 225391	Local	I2236
Alexandria	Former Electricity Substation No. 152 including interiors	124 McEvoy Street	Lot 1, DP 85600	Local	I2237
Alexandria	Former National Motor Springs igloo building including interiors	52-54 O'Riordan Street	Lot 1, DP 33947; Lot 1, DP 668997	Local	I2238
Alexandria	Electricity Substation No. 225 including interiors	82 O'Riordan Street	Lot 1, DP 78596	Local	I2239

Alexandria	Former Wilson Bros Willow Kitchenware Co. warehouse and factory including interiors	38 Ralph Street	Lot 121, DP 1019907	Local	I2240
Alexandria	Former Electric Light Substation No. 89 including interiors	212-214 Wyndham Street	Lot 1, DP 585736	Local	I2241
Annandale	Sewage Pumping Station No. 3 including interiors	1B Booth Street	Lot 3, DP 211161	Local	I2242
Camperdown	Former Grace Bros Repository including interiors	6-10 Mallett Street	Lot 3, DP 72951	Local	I2243
Camperdown	Former Bonds Industries complex including interiors, Substation No. 181, Chesty Bond Mural and former commercial building façade for "Bonds Cafeteria" at 97-88 Church Street	64-106 Mallett Street	Lot 1, DP 785957	Local	I2244
Darlington	Former Jones IXL factory garage including interiors	2-10 Golden Grove Street	Lot 20, DP 1196550	Local	I2245
Darlington	The Foundry including interiors	181 Lawson Street	Lot 100, DP 1049303; Lots 1-42, SP 69741	Local	I2246
Erskineville	H. Brightwell & Sons Pty Ltd. south-east warehouse building including interiors	7-19 Coulson Street	Lots C-E, DP 22910	Local	I2247
Erskineville	Former Gramophone Coy Ltd factory chimney stack	127 Railway Parade	Lot 40, DP 1041975; Lots 1-42, SP 68110	Local	I2248
Erskineville	Former shoes and boot factory including interiors	18-20 Victoria Street	Lot 1, DP 302612	Local	I2249
Forest Lodge	Electricity Substation No. 267 including interiors	19 Ross Street	Lot 1, DP 319713	Local	I2250
Glebe	Former Volunteer Brigades fire station including interiors	113 Mitchell Street	Lot 4 DP 246373	Local	I2251
Newtown	Former Sydney Confectionery Company factory including interiors	10-12 Egan Street	Lot 1, DP 77654	Local	I2252
Newtown	Former Gissing Bros warehouse including interiors	197-207 Wilson Street	Lots 29-35, DP 2070	Local	I2253

Redfern	Former Hordern & Sons warehouse including interiors	53-63 Great Buckingham Street (and 611-619 Elizabeth Street)	Lots 1 and 2, DP 554763; Lots 1-38, SP 85303; Lots 3 and 4, DP 1133420; Lots 1-7, SP 81582; Lots 91 and 92, Sec B DP 1199	Local	I2254
Redfern	Electricity Substation No.112 including interiors	99 Renwick Street	Lot B, DP 175502	Local	I2255
Rosebery	Former Wrigley's factory	6-8 Crewe Place	Lot 1, DP 815997; Lots 1-13 and 15-19, SP 46973; Lots 20-23, SP 57649	Local	I2256
Rosebery	Former Rosella Preserving Manufacturing Co. buildings including interiors	85-113 Dunning Avenue	Lot B, DP 335264	Local	I2257
Rosebery	Electricity Substation No.192 including interiors	88 Dunning Avenue	Lots 53 and 54, Sec 2, DP 2269	Local	I2258
Rosebery	Former Commonwealth Weaving Mills including interiors	115-133 Dunning Avenue	Lots 371 and 372, DP 7534; Lots 385 and 386 DP 7534; Lot 1 DP 330260	Local	I2259
Rosebery	Former Otis Elevator Co. Pty Ltd warehouse including interiors	120 Dunning Avenue	Lot 3, DP 1112029; Lots 1-5 SP 82073	Local	I2260
Rosebery	Former Westinghouse warehouse buildings including interiors	135-151 Dunning Avenue	Lot B, DP 330260	Local	I2261
Rosebery	Electricity Substation No. 128 and significant interiors	142 Dunning Avenue	Lot 10, DP 829392	Local	I2262
Rosebery	Former R.C. Henderson Ltd warehouse including interiors	1-11 Hayes Road	Lots 1 and 2, DP 411415	Local	I2263

Rosebery	Former Cyclone Co. of Australia factory including interiors	61-71 Mentmore Avenue (and 34 Morley Avenue)	Lot A, DP 335264	Local	I2264
Surry Hills	Former Hill & Co warehouse including interiors	268-274 Devonshire Street	Lots 2-5, DP 6533	Local	I2265
Surry Hills	Former W. C. Penfold Co. Ltd. warehouse including interiors	470-484 Elizabeth Street	Lot 1, DP 714086; Lots 1 and 2, DP 710157	Local	I2266
Surry Hills	Electricity Substation No. 229 including interiors	5 Fitzroy Place	Lot 1 DP 180105	Local	I2267
Surry Hills	Former Farleigh Nettheim & Co Ltd warehouse including interiors	1-15 Foveaux Street	Lots 1-5, Sec U, DP 111211; Lot 6, DP 1021336	Local	I2268
Surry Hills	Former David Jones factory including interiors	47-97 Marlborough Street	Lot 1, DP 225393	Local	I2269
Surry Hills	Former Allington Stoveworks warehouse including interiors	13-15 Marshall Street	Lot 5, DP 58; Lot 1, DP 179857	Local	I2270
Surry Hills	Former R.C. Henderson Ltd warehouse including interiors	11-13 Randle Street	Lot 1 DP 538913; Lots 5 and 6 DP 78903	Local	I2271
Surry Hills	Group of warehouses including interiors	4-34 Wentworth Avenue	Lots 42-57, DP 6534	Local	I2272
Sydney	Former Noyes Brothers Ltd warehouse including interiors	115 Clarence Street	Lot 1, DP 85252	Local	I2273
Sydney	Former McLaughlin & Co Pty Ltd warehouse including interiors	185 Clarence Street	Lot 2, DP 168428	Local	I2274
Sydney	Shorter House store & offices including interiors	193-195 Clarence Street	Lot 1, DP 55298; Lot 1, DP 71333	Local	I2275
Sydney	Former Edwards Dunlop & Co warehouses including interiors	123-129 Clarence Street (and 252-258 Kent Street)	Lot 1, DP 58120; Lot 1, DP 69420; Lots 1-49, SP 18406	Local	I2276
Sydney	Clarence Kent House warehouse including interiors	426-430 Kent Street	Lot A, DP 939220	Local	I2277

Ultimo	Part Bay Street Depot including interiors	10-16 Bay Street	Lot 1, DP 81399; Lots 1 and 2, DP 87619; Lot 1 DP 89317	Local	I2278
Waterloo	Former William Brooks industrial building including interiors	723 Elizabeth Street	Lot 1, DP 89479	Local	I2279
Waterloo	Electricity Substation No. 75 including interiors	378 George Street	Lot 75, DP 605380	Local	I2280
Waterloo	Former Electricity Substation No. 109 including interiors	23 Lachlan Street	Lot 1, DP 606445	Local	I2281
Zetland	Former Joseph Lucas industrial building including interiors	146-158 Joynton Avenue	Lot 11, DP 594967	Local	I2282

The heritage item naming convention conforms with the existing listings in Schedule 5, which include the building interiors.

Some of the above properties are recommended for partial listing as defined by the mapped boundaries in the following sections.

Part 2 Heritage conservation areas			
Suburb	Name of heritage conservation area	Significance	Map reference
Alexandria	North Alexandria industrial heritage conservation area	Local	C74
Alexandria Beaconsfield	William Street industrial heritage conservation area	Local	C75

The heritage item and conservation area map reference numbers continue from the last assigned currently in schedule 5.

The heritage contributions maps for these areas are also included in **Appendix 2**.

The following entries in Part 1, Schedule 5, will be **deleted** and replaced by the new entry above for the same site:

Part 1 Heritage items					
Locality	Item name	Address	Property description	Significance	Item no
Camperdown	Former commercial building facade, "Bonds Cafeteria" (97-99 Church Street)	Mallett Street, 64-106	Lot 1, DP 785957	Local	I59
Camperdown	Former warehouse "Bonds Head Office" including interior (100-106 Mallett Street)	Mallett Street, 64-106	Lot 1, DP 785957	Local	I60

Part 3 – Justification

This section of the planning proposal provides the rationale for the amendment to Sydney LEP 2012 and responds to questions set out in the document entitled *A guide to preparing planning proposals*, published by the Department of Planning and Infrastructure in October 2012.

Section A – Need for the planning proposal

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

Yes. The planning proposal actions the listings recommended in the City of Sydney Industrial and Warehouse Buildings Heritage Study completed by City Plan Heritage in 2014, attached in **Appendix 1**. This heritage study was commissioned to ensure that the City proactively assesses heritage sites to respond to emerging issues, in particular increasing development pressures on Sydney's industrial buildings, and continues to provide certainty for the community, owners and development industry in the development process.

Southern Sydney was a major focus of this study as the area with the largest concentration of historic industrial buildings, few current listings and major renewal plans. Identifying sites with industrial heritage significance in this area was an opportunity to support the plans for the major urban renewal of this former industrial heartland as southern Sydney transitions from industry to jobs in the southern employment lands and housing in Green Square.

This study found that the Sydney local government area has a rich industrial heritage as one of Australia's former industrial heartlands. This study further found that Sydney City retains the largest concentration of historic industrial and warehouse buildings in New South Wales, and one of Australia's largest known collections of its kind.

Following a comprehensive review, this study identified 63 industrial places and 2 precincts of industrial and warehouse buildings of local heritage significance, which are recommended for listing on Sydney's local environmental plan. While a small proportion of the industrial buildings that once existed in Sydney and over 470 surveyed for this study, the study concluded that these places and precincts represent the surviving industrial buildings and structures of greatest integrity and historical value from important periods of Sydney's industrialisation.

Sydney's remaining industrial buildings and structures provide evidence of a major change in the history of Sydney and Australia—industrialisation—which transformed Sydney into one of the largest industrialised cities in the South Pacific during the twentieth century. Industry is an under-recognised part of Australia's history and identity, and industrial heritage less commonly listed than domestic or commercial architecture. Yet Australia's two centres of industry in Sydney and Melbourne had far-reaching impacts on Australia's development, urbanisation, self-sufficiency, technological and social changes and contribution to the World War II war effort.

Many of the buildings from the peak period of Sydney's twentieth century industry are concentrated in the southern parts of Sydney's local government area. While these buildings are often modest architecturally, historically they are significant as evidence of this important industrial activity, change and progress for Sydney and Australia.

Two compact conservation areas have been recommended for listing where industrial buildings from Sydney's peak period of industrialisation are concentrated together in cohesive groups with a distinct character. These areas have a collective, rather than individual significance. As a group, they provide a rare remnant of the urban form, scale and streetscapes of twentieth-century Sydney's former industrial heartland.

The boundary for these conservation areas have been tightly defined to identify the main concentration of contributory historic buildings with cohesive urban form, and to take into account other advanced plans for the urban renewal, in particular for the southern employment lands. The North Alexandria industrial conservation area is located in the urban renewal area for southern employment lands. It represents less than 5% of the northern and southern investigation areas of the southern employment lands. . An alternate route for the proposed new road along the southern edge of this conservation area is under consideration which will allow retention of the two southern contributory buildings, while still achieving the desired flood and traffic management outcomes.

One of the recommended heritage items for 119-123 Kippax Street, Surry Hills, was recently listed ahead of the finalisation of this study.

The planning proposal identifies the 62 heritage items and 2 conservation areas recommended in this study yet to be listed for their local heritage significance.

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

Yes. Appropriate protection for the heritage significance of the 62 places and 2 precincts identified in this study can only be achieved through their identification as heritage items and conservation areas in an environmental planning instrument.

No other equivalent form of statutory demolition control is available in the planning system to ensure heritage issues are identified early in the development planning process and impacts on heritage significance considered when major developments are proposed. As the places have been identified for their local heritage significance, they do not qualify for listing as state significant heritage under the Heritage Act. These places may be eligible for temporary listing under the Heritage Act through use of interim heritage orders. However, proactive listing on the local plan is preferred.

Listing the industrial and warehouse buildings and precincts identified in this study will ensure that the heritage significance of these buildings and areas is known and significant features 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 southern Sydney by retaining some of its industrial identity, distinctive character and local landmarks and the benefits these provide for sustainability, local communities and the local economy.

Section B – Relationship to strategic planning framework

Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

In March 2013 the NSW Government published the draft *Metropolitan Strategy for Sydney to 2031*. Once adopted, it will replace the *Metropolitan Plan for Sydney 2036*. The draft *Sydney City Sub-regional Strategy* is also applicable. In assessing the consistency of this Planning Proposal with metropolitan-wide objectives, both the adopted and new draft strategies have been considered, as shown in the following tables.

Table 1 - Consistency with Metropolitan Plan for Sydney 2036

Consistency with Metropolitan Plan for Sydney 2036	
Action	Consistency
B3.3: Provide for the protection and adaptive reuse of heritage items in centres undergoing urban renewal	The planning proposal is to provide protection for identified items and areas with heritage significance.

Table 2 - Consistency with draft Metropolitan Plan for Sydney to 2031

Consistency with draft Metropolitan Plan for Sydney to 2031	
Objective	Consistency
2: Strengthen and grow Sydney's centres	The planning proposal will not inhibit the delivery of, or the priorities identified for Global Sydney, of which it forms part.
8: Create socially inclusive places that promote social, cultural and recreational opportunities	The listing of Sydney's significant industrial heritage places and precincts is consistent with promoting Sydney's heritage.

Table 3 - Consistency with Sydney City Draft Sub-regional Strategy

Consistency with Sydney City Draft Subregional Strategy
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Consistency with Sydney City Draft Subregional Strategy	
Strategy E: Environment, Heritage and Resources	
Directions	Consistency
E6: Conserve Sydney's Cultural Heritage	The planning proposal identifies the heritage items and conservation areas recommended for statutory protection in a heritage study.

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

The City's *Sustainable Sydney 2030* Strategic Plan is the vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as targets against which to measure progress.

The planning proposal identifies the 62 heritage items and 2 conservation areas for listing on the local plan as the surviving industrial buildings and structures of greatest integrity and historical value from important periods of Sydney's industrialisation. As such, the Planning Proposal is consistent with four key directions of *Sustainable Sydney 2030* as follows:

Direction 1 – A Globally Competitive and Innovative City – The planning proposal to list Sydney's industrial heritage will encourage the re-use of this collection and its contribution to the identity, diversity and liveability of the City districts and villages. Listing will ensure that Sydney's industrial identity is retained and enhanced to support tourism, attract residents and workers for continued investment and growth in the local economy. By encouraging innovative adaptive re-use of industrial buildings and new infill development which responds to its existing context, listing will also produce a higher standard and distinctive form of new development to enhance the place-making and associated desirability or competitiveness of the City's destinations.

Direction 6 – Vibrant Local Communities and Economies – The flexible land-use incentives in the local controls for listed buildings, the age of the building stock, and the capacity for historic industrial buildings to accommodate a range of uses, all mean that protecting Sydney's significant industrial buildings supports the ongoing provision of a mix of services for local communities, including lower cost creative uses. The diversity, character and sense of place created by historic industrial buildings attract community activity as places to meet, volunteer, shop, eat, learn and obtain other services. Adaptation and conservation of historic buildings also supports jobs in construction, heritage, tourism and related hospitality industries. As a source of jobs, character, place-making and range of uses, protecting historic buildings can support the revitalising of local communities and economies. The adaptation of the former James Barnes industrial site at Alexandria as 'The Grounds' restaurant and other uses is a successful example of this capacity for industrial heritage conservation and re-use to revitalise localities.

Direction 7 – A Cultural and Creative City – By listing the industrial building stock, this planning proposal will retain these buildings as a physical connection to the industrial history and culture of local areas. These local landmarks will help current and future generations to understand the history and importance of Sydney's past industrial uses. As well as aiding education, retaining these historic industrial buildings contributes to the fine grain cultural experience of the City's urban environment in the public and private domains. These buildings also provide distinctive venues for cultural uses and events, as found locally with the Powerhouse Museum and internationally, such as London's Tate Modern and Beijing's Dashanzi Art District. Smaller former factories in Alexandria and Surry Hills have attracted creative and cultural uses such as ballet studios and music schools.

Direction 9 – Sustainable Development, Renewal and Design – Listing increases the retention and recycling of existing buildings and in this way reduces the environmental impact of construction by re-using the embodied energy in existing buildings and reducing construction waste sent to landfill. Listing the industrial buildings will also promote a high quality of contextual design for the adaptive re-use of these buildings and new infill development in a manner which responds to the historic character and built form of the area..

Is the planning proposal consistent with applicable state environmental planning policies?

The consistency of the Planning Proposal with applicable State Environmental Planning Policies (SEPPs) is outlined in Table 4. Those SEPPs which have been repealed or were not finalised are not included in this table.

Table 5 shows the consistency of the Planning Proposal with former Regional Environmental Plans (REPs) for the Sydney Regions, which are deemed to have the weight of SEPPs.

Table 4 - Consistency with State Environmental Planning Policies (SEPPs)

State Environmental Planning Policy (SEPP)	Comment
SEPP No 1—Development Standards	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 4—Development Without Consent and Miscellaneous Exempt and Complying Development	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 6—Number of Storeys in a Building	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 14—Coastal Wetlands	Not applicable.
SEPP No 15—Rural Landsharing Communities	Not applicable.
SEPP No 19—Bushland in Urban Areas	Not applicable.
SEPP No 21—Caravan Parks	Not applicable.
SEPP No 22—Shops and Commercial Premises	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 26—Littoral Rainforests	Not applicable.
SEPP No 29—Western Sydney Recreation Area	Not applicable.
SEPP No 30—Intensive Agriculture	Not applicable.
SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)	Not applicable.
SEPP No 33—Hazardous and Offensive Development	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 36—Manufactured Home Estates	Not applicable.
SEPP No 39—Spit Island Bird Habitat	Not applicable.
SEPP No 44—Koala Habitat Protection	Not applicable.
SEPP No 47—Moore Park Showground	Not applicable.
SEPP No 50—Canal Estate Development	Not applicable.
SEPP No 52—Farm Dams and Other Works in Land and Water Management Plan Areas	Not applicable.
SEPP No 55—Remediation of Land	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 59—Central Western Sydney Regional Open Space and Residential	Not applicable.
SEPP No 60—Exempt and Complying Development	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 62—Sustainable Aquaculture	Not applicable.
SEPP No 64—Advertising and Signage	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 65—Design Quality of Residential Flat Development	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 70—Affordable Housing (Revised Schemes)	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP No 71—Coastal Protection	Not applicable.
SEPP No. 74 – Newcastle Port and Employment Lands	Not applicable.
SEPP (Building Sustainability Index: BASIX) 2004	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Housing for Seniors or People with a Disability) 2004	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Major Development) 2005	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.

State Environmental Planning Policy (SEPP)	Comment
SEPP (Sydney Region Growth Centres) 2006	Not applicable.
SEPP (Infrastructure) 2007	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Kosciuszko National Park—Alpine Resorts) 2007	Not applicable.
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not applicable.
SEPP (Temporary Structures) 2007	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Exempt and Complying Development Codes) 2008	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Rural Lands) 2008	Not applicable.
SEPP (Western Sydney Parklands) 2009	Not applicable.
SEPP (Affordable Rental Housing) 2009	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (Western Sydney Employment Area) 2009	Not applicable.
SEPP (Development on Kurnell Peninsula) 2005	Not applicable.
SEPP (Urban Renewal) 2010	Not applicable.
SEPP (Sydney Drinking Water Catchment) 2011	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.
SEPP (State and Regional Development) 2011	Consistent - The Planning Proposal will not contradict or hinder application of this SEPP.

Table 5 - Consistency with former Sydney Regional Environmental Plans (REPs) now deemed SEPPs.

Regional Environmental Plan (REPs)	Comment
Sydney REP No 9—Extractive Industry (No 2—1995)	Not applicable.
Sydney REP No 20—Hawkesbury- Nepean River (No 2—1997)	Not applicable.
Sydney REP No 24—Homebush Bay Area	Not applicable.
Sydney REP No 28—Parramatta	Not applicable.
Sydney REP No 30—St Marys	Not applicable.
Sydney REP No 33—Cooks Cove	Not applicable.
Sydney REP (Sydney Harbour Catchment) 2005	Consistent - The Planning Proposal will not contradict or hinder application of this REP.

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

The Planning Proposal has been assessed against each Section 117 Direction. The consistency of the Planning Proposal with these directions is shown in Table 6 below.

Table 6 - Consistency with applicable Ministerial Directions under Section 117

No.	Title	Comment
1. Employment and Resources		
1.1	Business and Industrial Zones	Not applicable
1.2	Rural Zones	Not applicable
1.3	Mining, Petroleum Production and Extractive Industries	Not applicable
1.4	Oyster Aquaculture	Not applicable
1.5	Rural Lands	Not applicable
2. Environment and Heritage		
2.1	Environment Protection Zones	Not applicable
2.2	Coastal Protection	Not applicable
2.3	Heritage Conservation	Consistent - The intended outcome of the planning

		proposal is to protect the heritage significance of the identified industrial and warehouse items and areas.
2.4	Recreation Vehicle Areas	Not applicable
3. Housing Infrastructure and Urban Development		
3.1	Residential Zones	Not applicable
3.2	Caravan Parks and Manufactured Home Estates	Not applicable
3.3	Home Occupations	Consistent - The planning proposal does not contradict or hinder application of the home occupation provisions of Sydney LEP 2012.
3.4	Integrating Land Use and Transport	Consistent - The planning proposal does not contradict or hinder achievement of the aims, objectives and principles of Improving Transport Choice – <i>Guidelines for planning and development</i> (DUAP 2001), and <i>The Right Place for Business and Services – Planning Policy</i> (DUAP 2001).
3.5	Development Near Licensed Aerodromes	Not applicable
3.6	Shooting Ranges	Not applicable
4. Hazard and Risk		
4.1	Acid Sulfate Soils	Consistent - The planning proposal does not contradict or hinder application of acid sulphate soils provisions in Sydney LEP 2012.
4.2	Mine Subsidence and Unstable Land	Not applicable
4.3	Flood Prone Land	Consistent - The planning proposal does not contradict or hinder application of flood prone land provisions in Sydney LEP 2012.
4.4	Planning for Bushfire Protection	Not applicable
5. Regional Planning		
5.1	Implementation of Regional Strategies	Not applicable
5.2	Sydney Drinking Water Catchments	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
5.8	Second Sydney Airport, Badgerys Creek	Not applicable
6. Local Plan Making		
6.1	Approval and Referral Requirements	Consistent - The planning proposal does not include any concurrence, consultation or referral provisions nor does it identify any development as designated development.
6.2	Reserving Land for Public Purposes	Consistent - The planning proposal will not affect any land reserved for public purposes.
6.3	Site Specific Provisions	Not applicable
7. Metropolitan Planning		
7.1	Implementation of the Metropolitan Plan for Sydney 2036	Consistent - The planning proposal does not contradict or hinder achievement of the vision, policies, outcomes or actions of the <i>Metropolitan Plan for Sydney 2036</i> .

Section C – 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?

The planning proposal is unlikely to adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats.

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

No. It is unlikely that the proposed amendments to SLEP 2012 will result in development creating any environmental effects that cannot readily be controlled.

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

Identification of the 62 heritage items and 2 conservation areas offers social benefits by facilitating the conservation of an item that has significance for the local community.

Section D: State and Commonwealth interests

Is there adequate public infrastructure for the planning proposal?

Yes. There is no change in the permissible use or planning controls for the site. The land to be identified as a heritage items and conservation areas is well located in relation to existing public transport infrastructure, utility services, roads and essential services.

What are the views of State and Commonwealth public authorities consulted in the gateway determination?

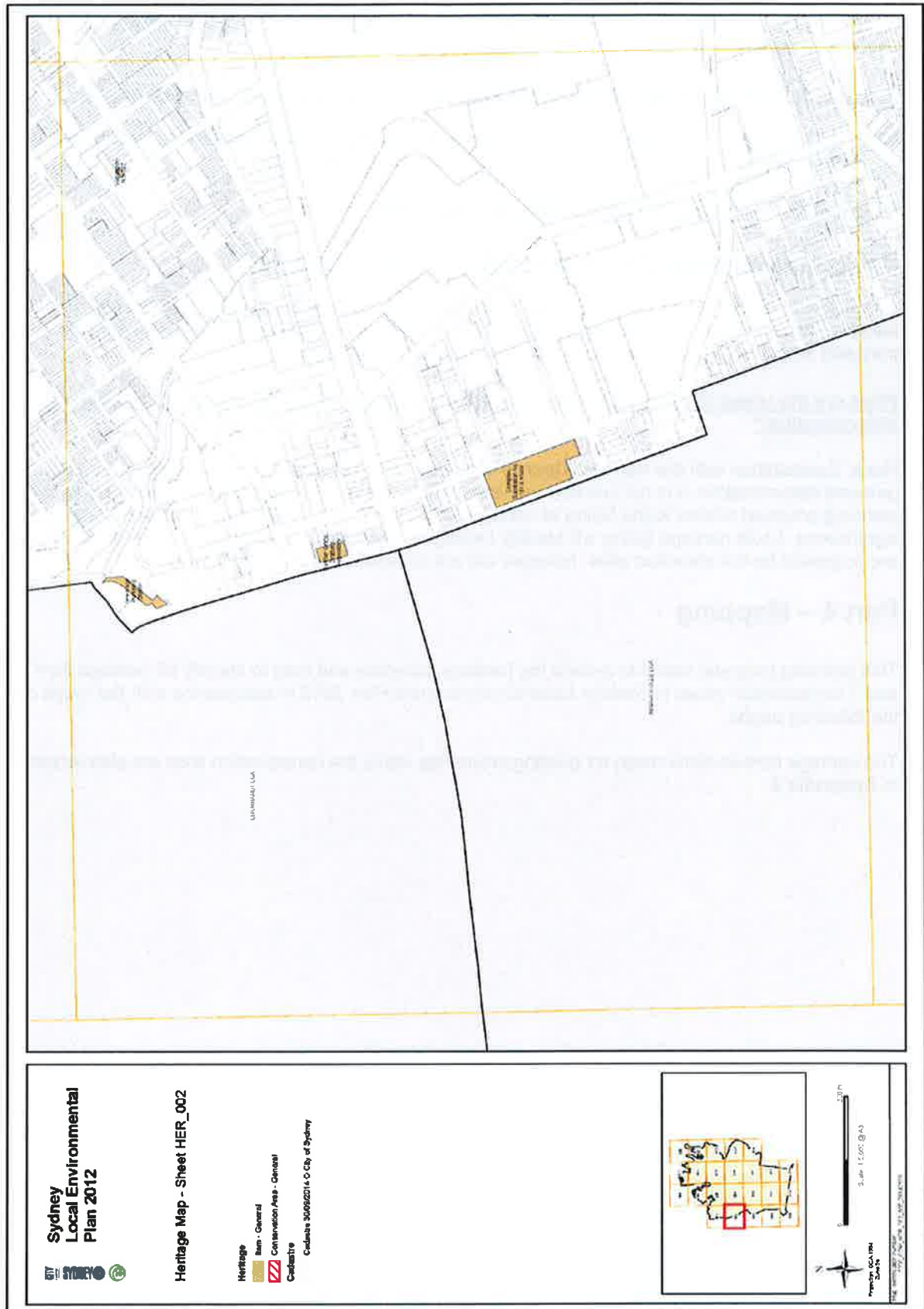
None. Consultation with the Heritage Council of NSW is recommended as best practice following the gateway determination. It is not considered necessary to consult with other public authorities as the planning proposal relates to the listing of heritage items and conservation areas that are of local significance. Local heritage listing will identify heritage impacts as a consideration when public works are proposed for the identified sites, however will not constrain Crown development.

Part 4 – Mapping

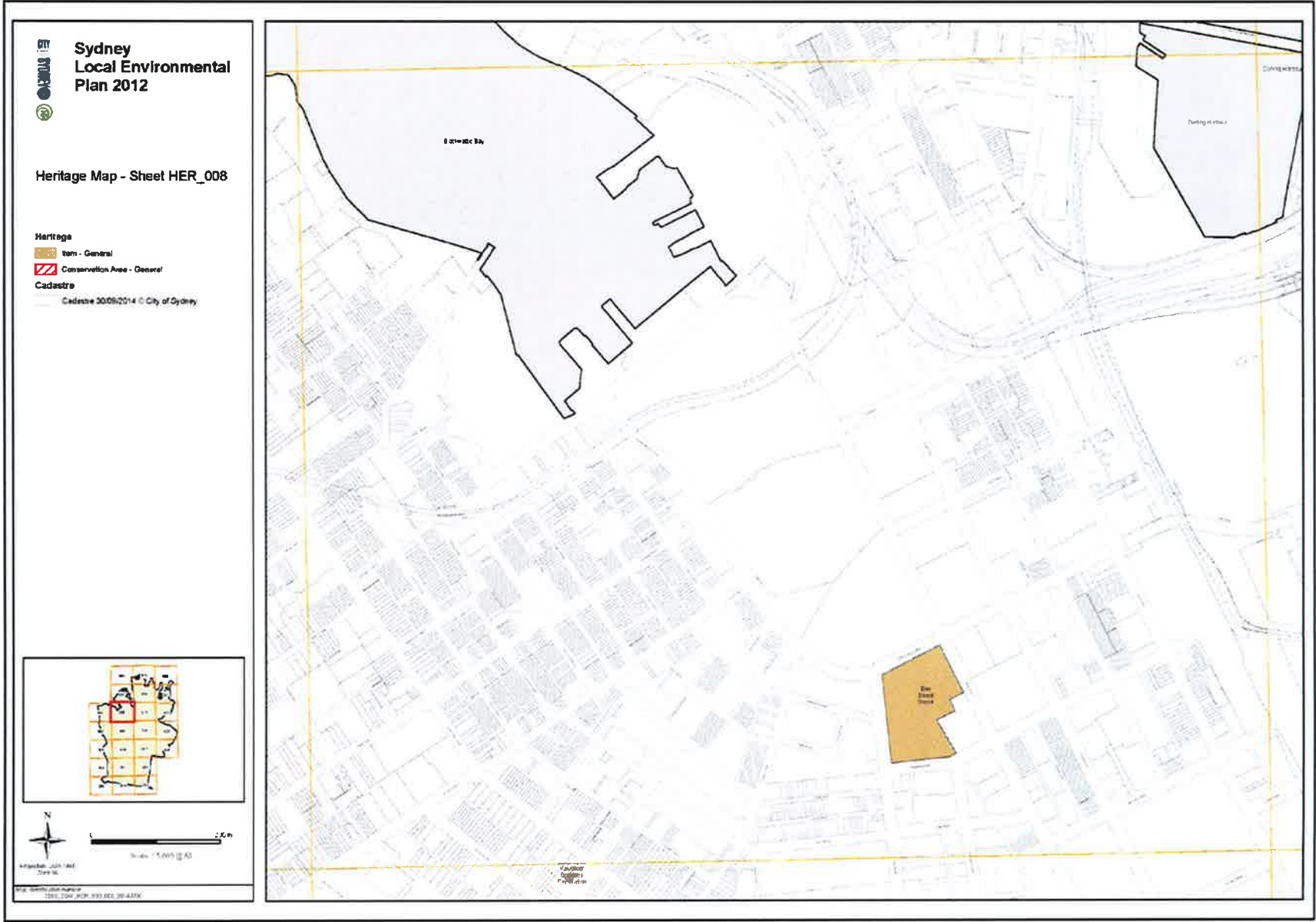
This planning proposal seeks to amend the heritage schedule and map to identify 62 heritage item and 2 conservation areas in *Sydney Local Environmental Plan 2012* in accordance with the maps on the following pages.

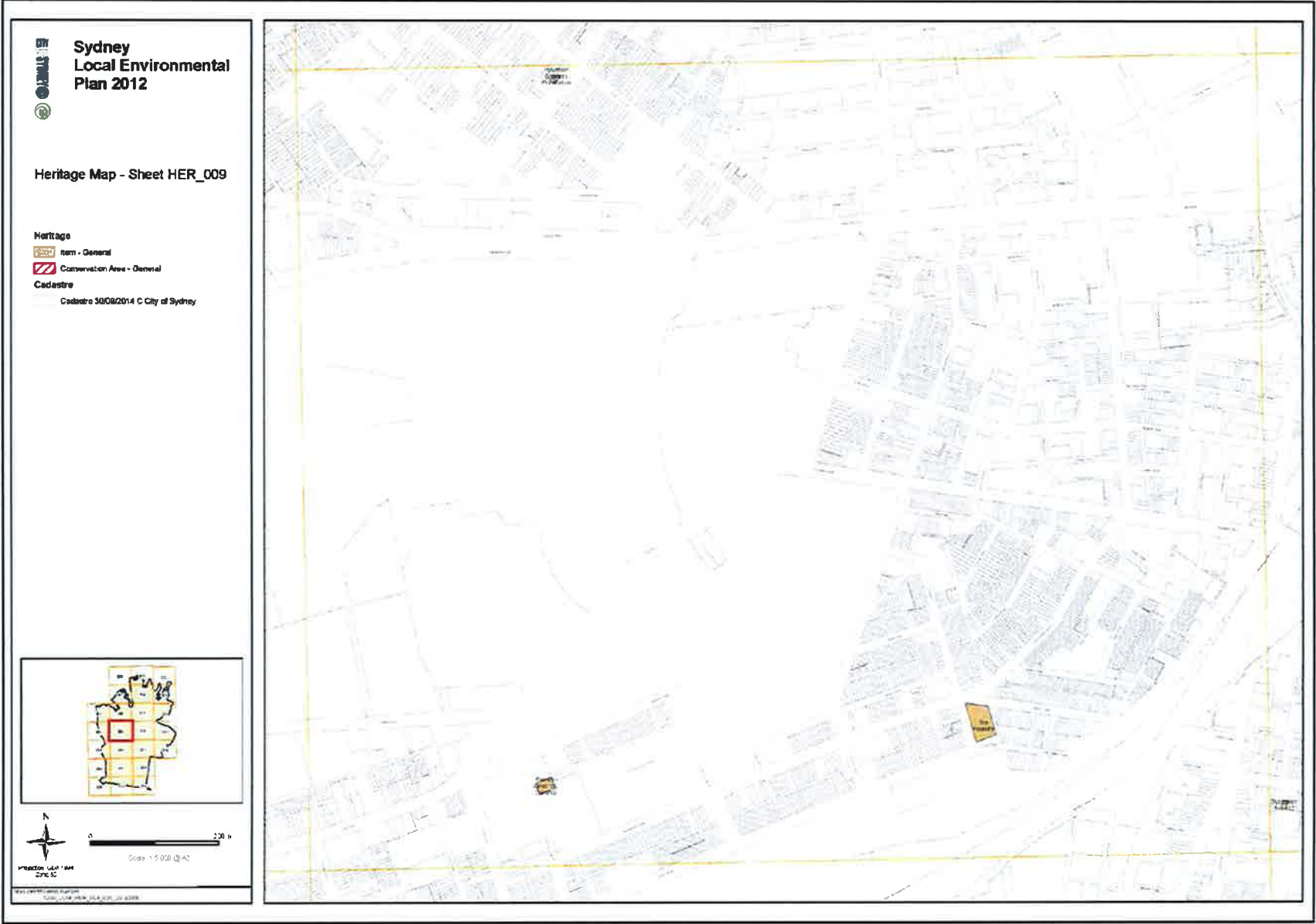
The heritage contributions maps for grading properties within the conservation area are also included in **Appendix 2**.

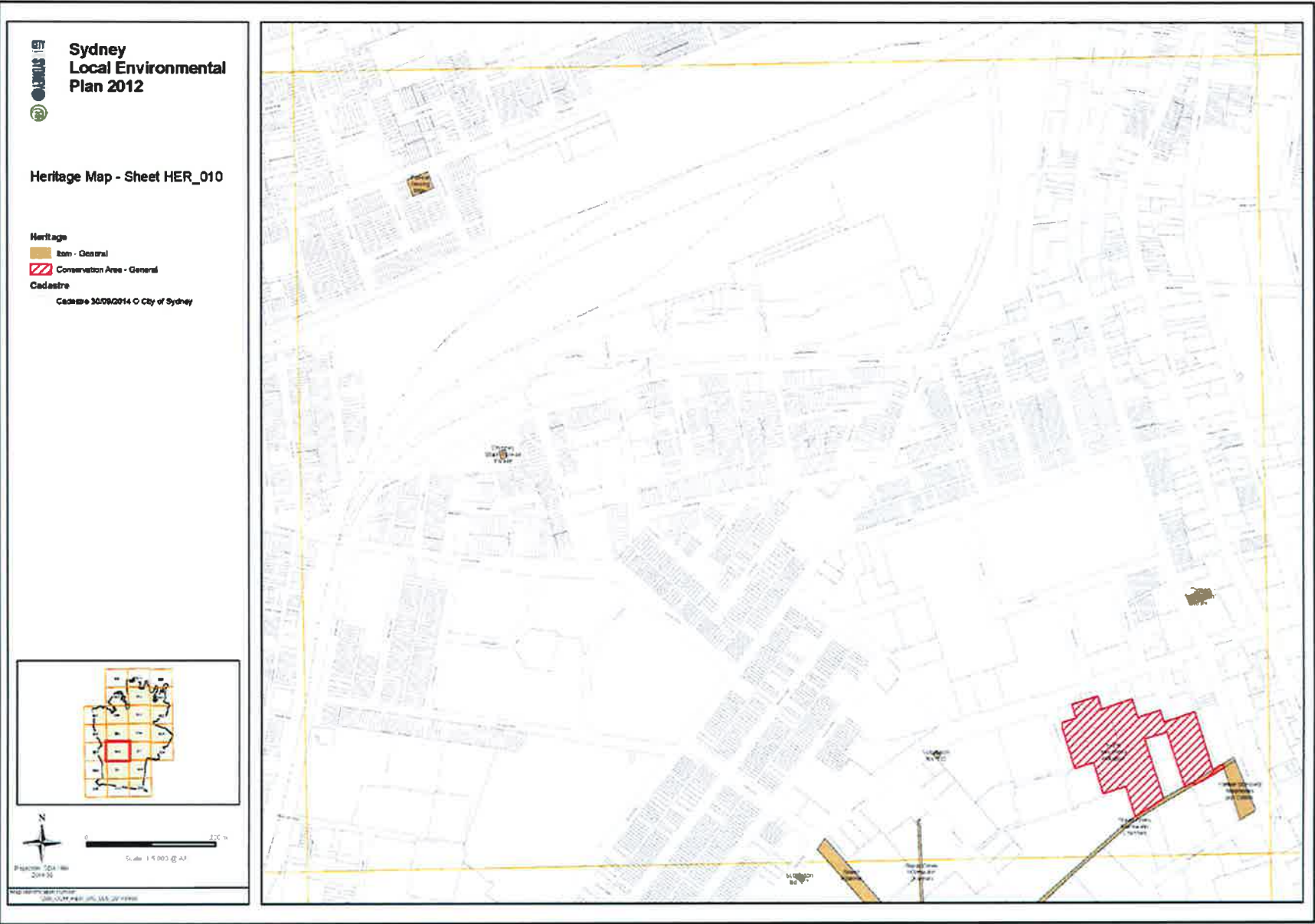
Map 1: Sydney Local Environmental Plan 2012 Heritage Map

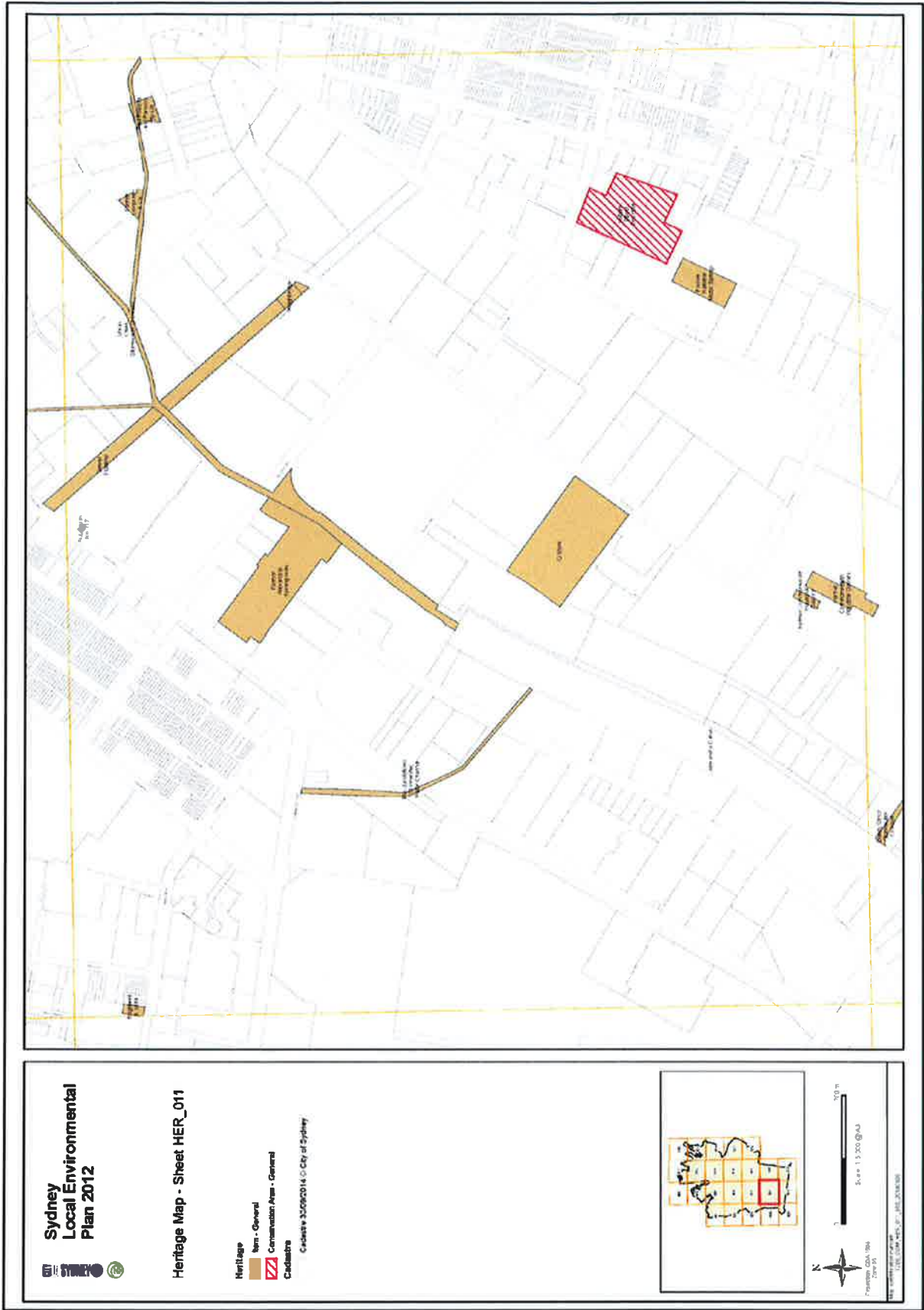














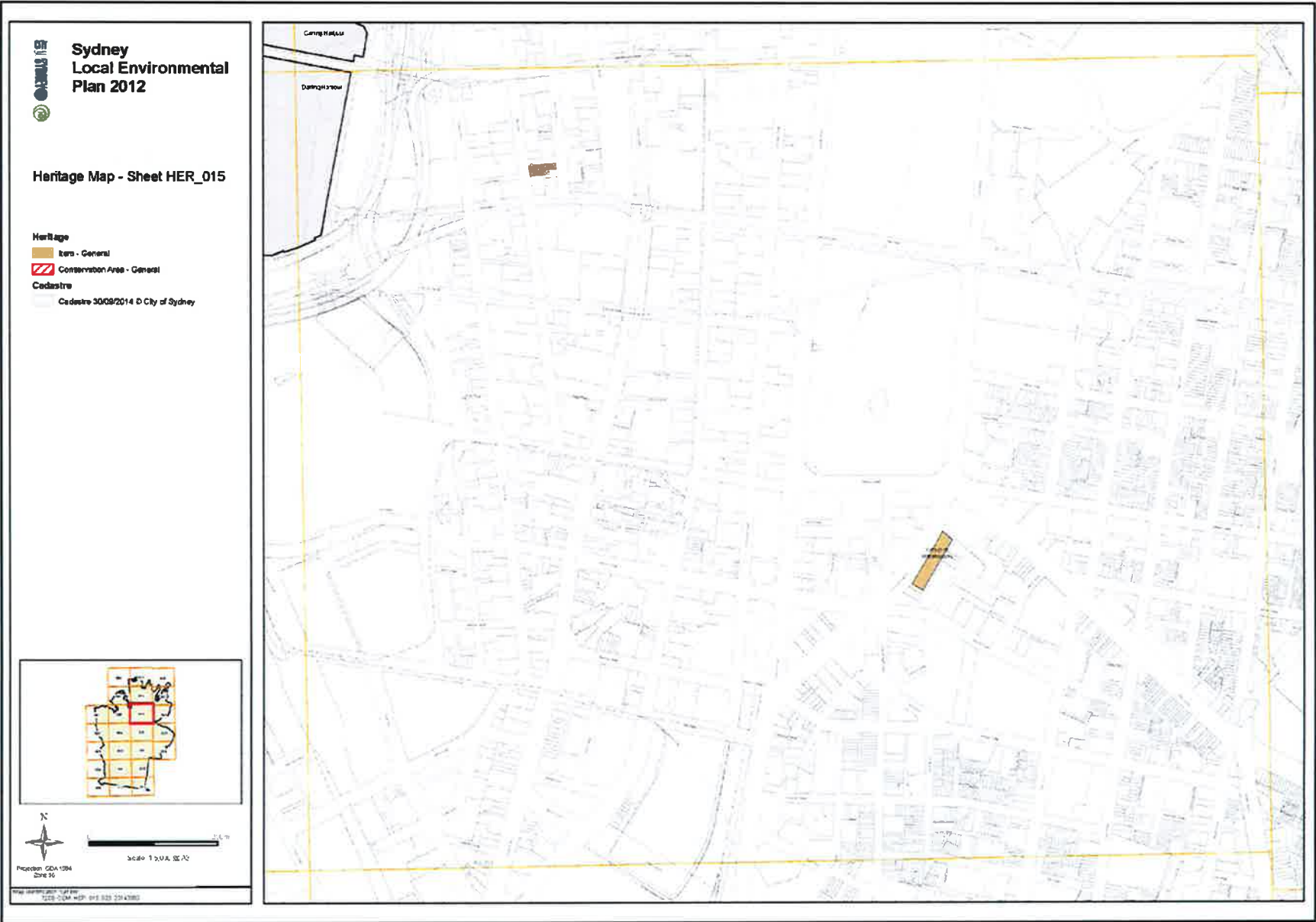
Heritage Map - Sheet HER_014

Heritage
 **Item - General**
 **Conservation Area - General**
Cadastre
Cadastral 30780014 © City of Sydney



For more information, visit
<http://www.cityofsydney.nsw.gov.au>



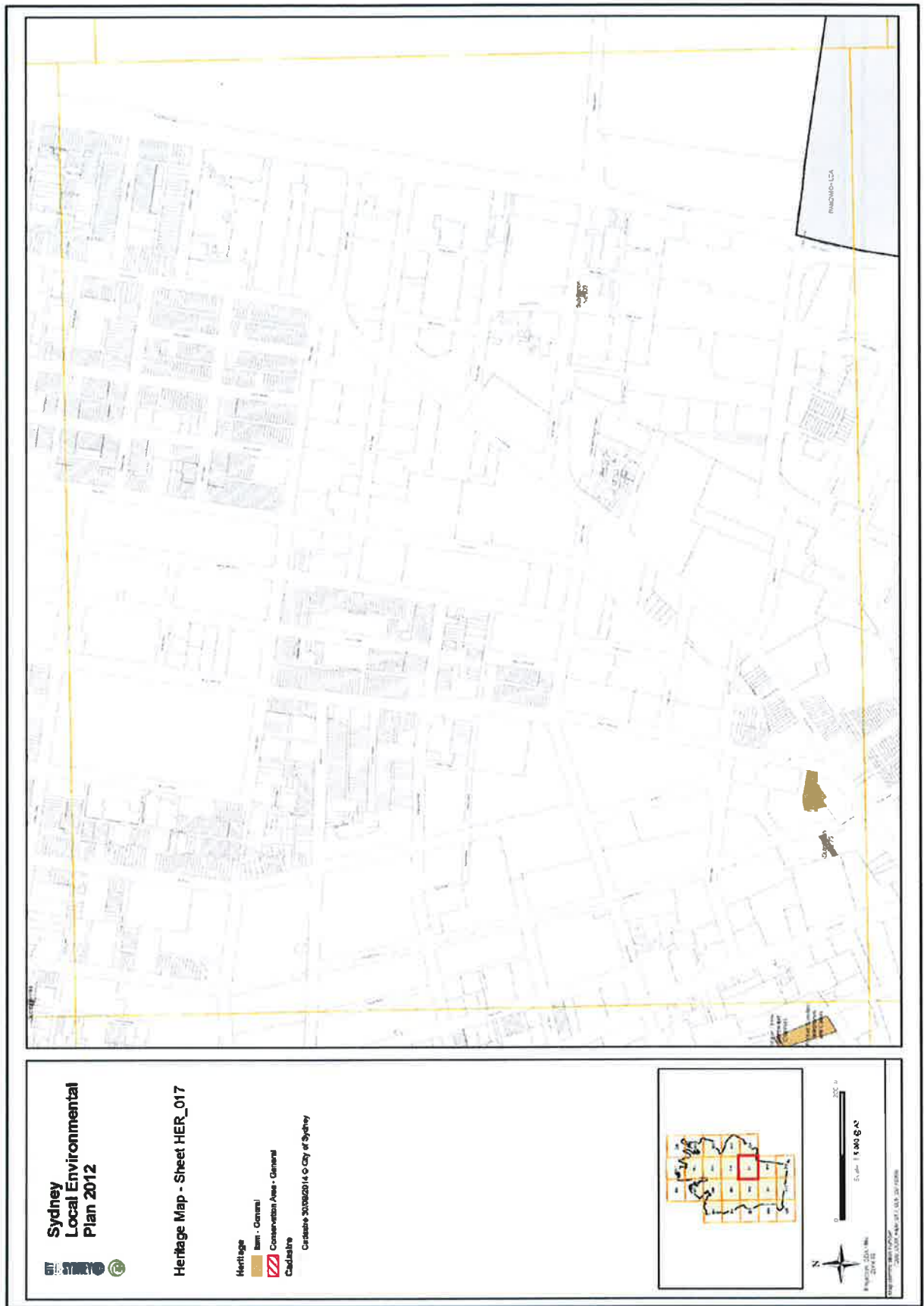


Heritage
 **Item - General**
 **Contributory Area - General**
 **Cadastre**
Cadastral 30092014 © City of Sydney



The information on this map is for general information only and should not be used for any other purpose.









Part 5 – Community Consultation

Public Exhibition

This planning proposal is to be exhibited in accordance with the gateway determination once issued by the Minister for Planning. While the proposal is considered to fulfill the definition of low impact, it is recommended the gateway determination require a public exhibition for a period of 28 days, rather than the standard 14 days for low impact proposals, in accordance with section 4.5 of *A Guide to preparing Local Environmental Plans*. The extended period is recommended due to the number of affected sites.

Notification of the public exhibition will be through:

- the City of Sydney website;
- in newspapers that circulate widely in the area; and
- letters to landowner and occupiers.

Information relating to the Planning Proposal will be on display at the following City of Sydney customer service centre:

- CBD – Level 3, Town Hall House, 456 Kent Street, Sydney NSW 2000

PART 6 – PROJECT TIMELINE

The anticipated timeframe for the completion of the planning proposal is as follows:

Action	Anticipated Date
Commencement / gateway determination	30 Jan 2015
Pre-exhibition government agency consultation	4 Feb – 4 Mar
Public Exhibition	18 Mar – 8 Apr
Consideration of submissions	8 Apr – 22 Apr
Post exhibition consideration of proposal	June 2015 (CSPC & Council)
Draft and finalise LEP	August 2015
LEP made (if delegated)	September 2015
Plan forwarded to DoPI for notification	September 2015

Appendix 1 – City of Sydney Industrial and Warehouse Buildings Heritage Study

Appendix 2 –Development Control Plan Heritage Contributions Map

Appendix 1

City of Sydney Industrial and Warehouse Buildings Heritage Study

Appendix 2

Development Control Plan Heritage Contributions Map



