



**PLANNING PROPOSAL
TO LIST STRATHFIELD SYNAGOGUE AT 19 FLORENCE
STREET STRATHFIELD (LOTS 1-5 DP 456916 & LOTS 13-
15 DP 581) AS A LOCAL HERITAGE ITEM**

Part 1 – Objectives or Intended Outcomes

The objective of this Planning Proposal is to amend the Strathfield LEP 2012 written instrument (Schedule 5 Environmental Heritage) and the Heritage Map by including 19 Florence Street, Strathfield as a local heritage item in response to Council's 8 October 2013 Council resolution.

MAP 1: LOCATION OF SUBJECT SITE



Strathfield Synagogue Site, 19 Florence Street, Strathfield

MAP 2: CURRENT HERITAGE MAP IN STRATHFIELD LOCAL ENVIRONMENTAL PLAN 2012



Subject Site
Strathfield Synagogue
19 Florence Street Strathfield

Existing Heritage

-  Conservation Area - General
-  Item - General

MAP 3: PROPOSED HERITAGE MAP IN STRATHFIELD LOCAL ENVIRONMENTAL PLAN 2012



Proposed Heritage Item
Strathfield Synagogue
19 Florence Street Strathfield

Proposed Heritage

 Proposed Heritage Item

Existing Heritage

 Conservation Area - General
 Item - General

Explanation of Provisions that are included in the proposal

This Planning Proposal has been proposed in order to amend the Strathfield LEP 2012 (Schedule 5 Environmental Heritage) and the Heritage Map as detailed below:

- Schedule 5 Environmental Heritage of Strathfield LEP 2012 written instrument is to be amended as follows:
 - o To include 19 Florence Street Strathfield (Strathfield Synagogue) as a local heritage item.
- Strathfield LEP 2012 Heritage Maps - Heritage Map Sheet 005 will be amended as a consequence of updating Schedule 5:

Schedule 5 Environmental Heritage

Schedule 5 - Environmental Heritage of the Strathfield LEP 2012 written instrument is to be amended to include the following heritage item

Suburb	Item name	Address	Property description	Significance	Item no
Strathfield	Strathfield Synagogue	19 Florence Street	Lots 1-5 DP 456916 Lots 13 -15 DP 581	Local	x

Part 3 Justification For LEP:

Section A – Need for the planning proposal

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

The Planning Proposal has been prepared in response to the findings of the Heritage Assessment Review undertaken by Architectural Projects to determine if Strathfield Synagogue at 19 Florence Street Strathfield is of local heritage significance.

The preparation of the Heritage Assessment report is a result of the Council resolution on 9 April 2013, where Council resolved (Minute No. 65/13):

“That Strathfield Council conduct a heritage review of Strathfield Synagogue at 19 Florence Street, Strathfield to determine if this structure is of local heritage significance.”

Council engaged Heritage Architects, Architectural Projects to undertake the Heritage Review which has sought to identify from documentary and physical evidence any historic aesthetic social and technological values of each building and to determine their level of representativeness or rarity by comparison with other examples.

The findings of the review have indicated that due to historic, aesthetic and social significance the Strathfield Synagogue reaches the threshold for local significance which supports the potential listing of the Strathfield Synagogue as a local heritage item.

2. 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 protecting the heritage significance and cultural heritage of the Strathfield Synagogue at 19 Florence Street Strathfield. The proposed amendments will allow the Strathfield Synagogue to be included as a local heritage item in Schedule 5 Environmental Heritage and the Heritage Maps of Strathfield LEP 2012.

Section B – Relationship to strategic planning framework

3. 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)?

Metropolitan Strategy and Inner West Subregion Draft Subregional Strategy

The Planning Proposal is consistent with the objectives and actions contained within the Metropolitan Plan for Sydney 2036 and the draft Inner West Subregional Strategy (2008). These include strategic direction H of the Metropolitan Plan that aims to 'Achieve equity, liveability and social inclusion' and 'protect places of special cultural open space and heritage value' and key direction E of the draft Inner West Subregional Strategy (2008) that aims to 'protect scenic, heritage and environmental assets' and 'conserve Sydney's cultural heritage.'

The key features of Strathfield LEP 2012 (which implemented the objectives and directions in the Metropolitan Plan for Sydney 2036) and the draft Inner West Subregional Strategy 2008 that are applicable to the Planning Proposal are:

- Protecting and conserving the environmental heritage, cultural heritage and aesthetic character of Strathfield. Strathfield LEP 2012 contains clause 5.10 Heritage Conservation, that aims to conserve the environmental heritage of Strathfield and conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.

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

Council's Community Strategic Plan *Strathfield 2025* was adopted and reviewed by Council in September 2012. This strategic document sets the goals and strategies to achieve the shared vision from Council and Community. The Community Strategic Plan highlights the following five key themes:

1. Connectivity
2. Community Well-being
3. Prosperity and Opportunities
4. Liveable Neighbourhoods
5. Responsible Leadership

The Planning Proposal is consistent with the theme of 'Liveable Neighbourhoods' which provides the direction for Council to ensure 'Strathfield's natural environment is protected and enhanced'.

In addition, the Planning Proposal is consistent with Strathfield LEP 2012 Part 1.2 (Aims) which states the following:

- (c) to promote land uses which provide a wide range of employment, recreation, retail, cultural, service, educational and other facilities for the local community,
- (f) to identify and protect environmental and cultural heritage, and
- (g) to promote opportunities for social, cultural and community activities.

The Planning Proposal aims to protect the heritage significance and cultural heritage of the Strathfield Synagogue based on the findings of the heritage review by listing it as an item of local heritage in Strathfield LEP 2012. The Heritage Review has provided detailed justification for its listing based on its social, aesthetic, historical and cultural significance. These include its potential to interpret the historic significance of the site, the boom of migration of Jews to Sydney after World War 2 and broader patterns of settlement of Jewish communities in the post war period.

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

There are no state environmental planning policies which would contravene the Planning Proposal.

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

Ministerial Directions (s117 directions) applicable to the Planning Proposal is Direction 2.3 Heritage Conservation.

The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

In preparing the Planning Proposal, the relevant authority must consider the provisions that facilitate the conservation of:

- (a) Items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,
- (b) Aboriginal objects or Aboriginal places that are protected under the *National Parks and Wildlife Act 1974*, and
- (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.

The Planning Proposal to list the Strathfield Synagogue at 19 Florence Street, Strathfield as a local heritage is consistent with the objectives of Direction 2.3(4)(a) for the following reasons:

- It has identified the Strathfield Synagogue as an item or place of environmental heritage significance to the local area based on historical, cultural, social, architectural and aesthetic factors (refer Heritage Assessment by Architectural Project, 10 March 2014),
- It seeks to conserve the Strathfield Synagogue's aforementioned environmental heritage significance by amending the Strathfield Local Environmental Plan 2012,
- It contains the provisions that seek the heritage conservation of the Strathfield Synagogue by including it as a local heritage item in Schedule 5 of Strathfield Local Environmental Plan 2012, and

- By facilitating the compulsory heritage provisions of the Standard Instrument (clause 5.10), Heritage schedule 5 of the Local Environmental Plan which will list the Strathfield Synagogue as a heritage item.

Section C – Environmental, Social and Economic Impact

7. 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 does not propose to rezone land or change any development standards and does not impact on any critical habitat, threatened species, populations or ecological communities or their habitats. It aims to update the heritage schedule of Strathfield LEP 2012 by adding a new local heritage item.

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

There are no other anticipated likely environmental effects as a result of the Planning Proposal.

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

The aim of the Planning Proposal is to include Strathfield Synagogue at 19 Florence Street, Strathfield as a local heritage item in Schedule 5 of Strathfield LEP 2012. Any proposal to develop, redevelop or demolish any heritage item will require approval under clause 5.10 (Heritage Conservation) of Strathfield LEP 2012.

The Planning Proposal by listing Strathfield Synagogue as a local heritage item will strengthen and conserve it as a place of social and cultural heritage significance in Strathfield. It will also ensure that future development does not have any adverse impacts on the aesthetic, architectural and/or historical values of the subject site.

Consent may not be required for proposed works which are of minor nature or will not adversely affect the heritage significance of the item. Clause 5.10 of the Strathfield LEP 2012 provides flexibility to owners of heritage items to request for otherwise non conforming uses where such variations will be for the benefit of the conservation of the item.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the planning proposal?

The Planning Proposal does not involve a change to the zoning of the land or a change to development standards. It is therefore considered that the existing public infrastructure will continue to adequately service the subject property.

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

The NSW Heritage Office has been advised that Council has undertaken a heritage review of the Strathfield Synagogue at 19 Florence Street Strathfield and that Council is preparing a planning proposal to include the subject property in Schedule 5 of Strathfield LEP 2012 as a local heritage item.

Further consultation will occur as part of the community consultation as required by the Gateway Determination.

PART 4 – Community Consultation

The proposal to list Strathfield Synagogue at 19 Florence Street as a local heritage item is not considered to be low impact as defined in section 5.5.2 Community Consultation of the Department of Planning & Infrastructure's guidelines to preparing local environmental plans.

It is therefore recommended the Planning Proposal is to be publicly exhibited for a period of 28 days consistent with the Department's requirements.

PART 5 – Project Timeline

The table below provides a proposed timeframe for the project.

Stage	Completion Date
Lodgement of Planning Proposal to the Department of Planning & Infrastructure	June 2014
Gateway determination issued by the Department	July 2014
Anticipated timeframe for the completion of required technical information	N/A
Timeframe for government agency consultation	August 2014
Commencement and completion dates for public exhibition period	September 2014 - October 2014
Timeframe for consideration of submissions	November 2014
Timeframe for the consideration of a proposal post exhibition	December 2014
Date of submission to the department to finalize the LEP	January 2015
Anticipated date RPA will forward to the department for notification	February 2015

