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Canterbury Bankstown Council
PO BOX 8
BANKSTOWN
NSW 1885

Ref No: DOC18/194264

Sent via email: Lisa.Ho@cbc.city.nsw.gov.au

Dear Ms Ho,

Planning proposal to amend Canterbury Local Environmental Plan (CLEP) 2012 for 165-169 Holden Street, Ashbury

I refer to your letter dated 3 April 2018 where you sought clarification regarding the Heritage Council's previous comments dated 19 March 2018, for the above-mentioned planning proposal.

The planning proposal sought to rezone a portion of land SP2 Infrastructure (Water Supply System) to R2 Low Density Residential, with a maximum building height of 8.5metres and a minimum allotment size of 460m². These development standards were considered to be appropriate and in keeping with the surrounding residential development.

However, as part of the planning proposal, a concept subdivision plan for a boundary adjustment was included. The boundary adjustment did not create additional allotments but rather reduced the existing curtilage and formed a "dog leg" shaped allotment, both of which were considered to be unacceptable. As a result, separate discussions took place with both Canterbury Bankstown Council's planning officer and Sydney Water, and it was decided that an amended concept plan be developed.

The amended concept plan as shown in our previous comments was appropriate, however, no approvals have been granted as the future residential subdivision of the site will form part of a separate application. Please note that should a subdivision application be submitted to OEH it is likely that a Site-Specific Development Control Plan would be required to be developed in consultation with the Heritage Council or its delegate.

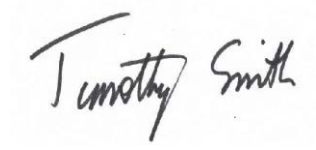
A Section 60 was submitted to and approved by the Heritage Council which sought to demolish a 1967 office/depot building north of the elevated reservoir and to remediate contaminated land in its vicinity. The remediation works are required before the land can be sold, to allow it to be consistent with government policy on under-used state government lands, liquidation of redundant assets. It was considered that these approved works would not materially affect the identified state-significance of the item, which centre on the Elevated 1910-14 Reservoir and Valve House and the centre of the site as defined in the 2005 Conservation Management Plan (CMP).

Therefore, it is considered that the planning proposal is unlikely to impact on the significance of the SHR listed item, but it was recommended that the existing CMP be updated to include inter alia, policies for the management of potential future development on the surplus land attached to the site. Whilst the Heritage Council supported the revision of the CMP as soon as practicable, the intention was that the planning proposal could proceed while the CMP was being updated, and that the updated CMP would form part of any future development application that maybe submitted for approval.

Please note that the Heritage Council will providing comment on the Integrated Development Application separately.

If you have any questions regarding the above matter please contact Bronwyn Smith, Senior Heritage Assessment Officer, at the Heritage Division, Office of Environment and Heritage on 9873 8604 or bronwyn.smith@environment.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive style with a large, stylized 'T'.

Tim Smith OAM
Director Heritage Operations
Heritage Division
Office of Environment & Heritage
As Delegate of the NSW Heritage Council
26 April 2018