



PLANNING PROPOSAL

Proposed Jeffreys Street Conservation Area, Kirribilli

March 2011

**Attached – Council report, resolution (29 November 2010) and Jeffreys Street
Conservation Area Assessment (September 2010)**

1 STATEMENT OF OBJECTIVES

The purpose of this planning proposal is to amend North Sydney Local Environmental Plan 2001 (NSLEP 2001) to create a new heritage conservation area centred around Jeffreys Street, Kirribilli (see location maps below). The planning proposal also intends to classify properties within the proposed heritage conservation area in accordance with the adopted recommendations of the Conservation Area Report (attached).

2 BACKGROUND

In its consideration of the Draft DCP 2010 Heritage Section and Conservation Area Character Statements, Council, at its meeting on 15 March 2010, adopted the minutes of the Planning and Development Committee and resolved that Council investigate the establishment of a heritage conservation area centred around Jeffreys Street, Kirribilli.

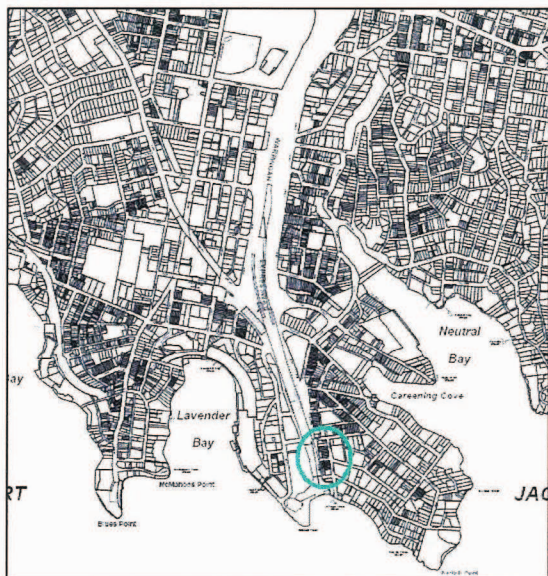
In May 2010, Council appointed Sue Haertsch Planning, in association with John Oultram Heritage Design, to undertake a heritage assessment of the Jeffreys Street area. The Conservation Area Report attached to this planning proposal was received in September 2010, recommending that a conservation area be established. Council resolved at its meeting of 29 November 2010 to adopt the recommendations of the consultant's report and prepare a planning proposal in accordance with those recommendations.

3 PROPOSED CONSERVATION AREA LOCATION

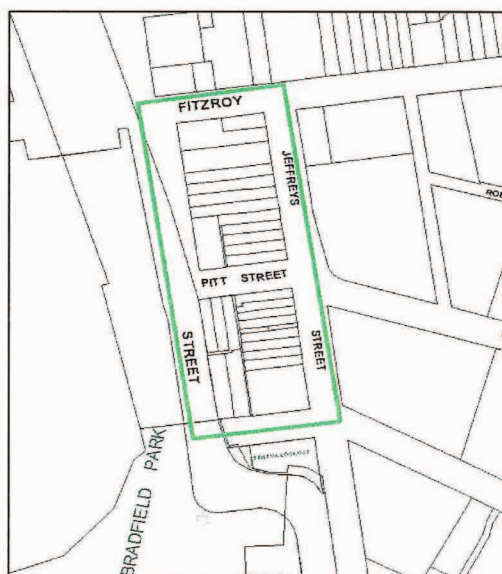
The principle study area incorporates the two blocks bound by Broughton, Fitzroy and Jeffreys Streets and Kirribilli Avenue. The study should however look beyond these blocks to establish a recommended curtilage for any proposed conservation area.

Maps 1 and 2 below show the locality of the study area and the study area in detail.

Map 1: Location



Map 2: Subject site



4 EXPLANATIONS OF PROVISIONS

The planning proposal seeks to amend NSLEP 2001 (written instrument) in the following ways:

1. Insert the following items/properties into Schedule 3 – Heritage Items:

NSHS No.	Address	Heritage Significance
[to be advised]	Corner Broughton Street and Kirribilli Avenue, faux stone balustrade	
[to be advised]	Stone retaining wall	

2. Remove the following items/properties from Schedule 3 – Heritage Items and insert into Schedule 4 – Contributory Items:

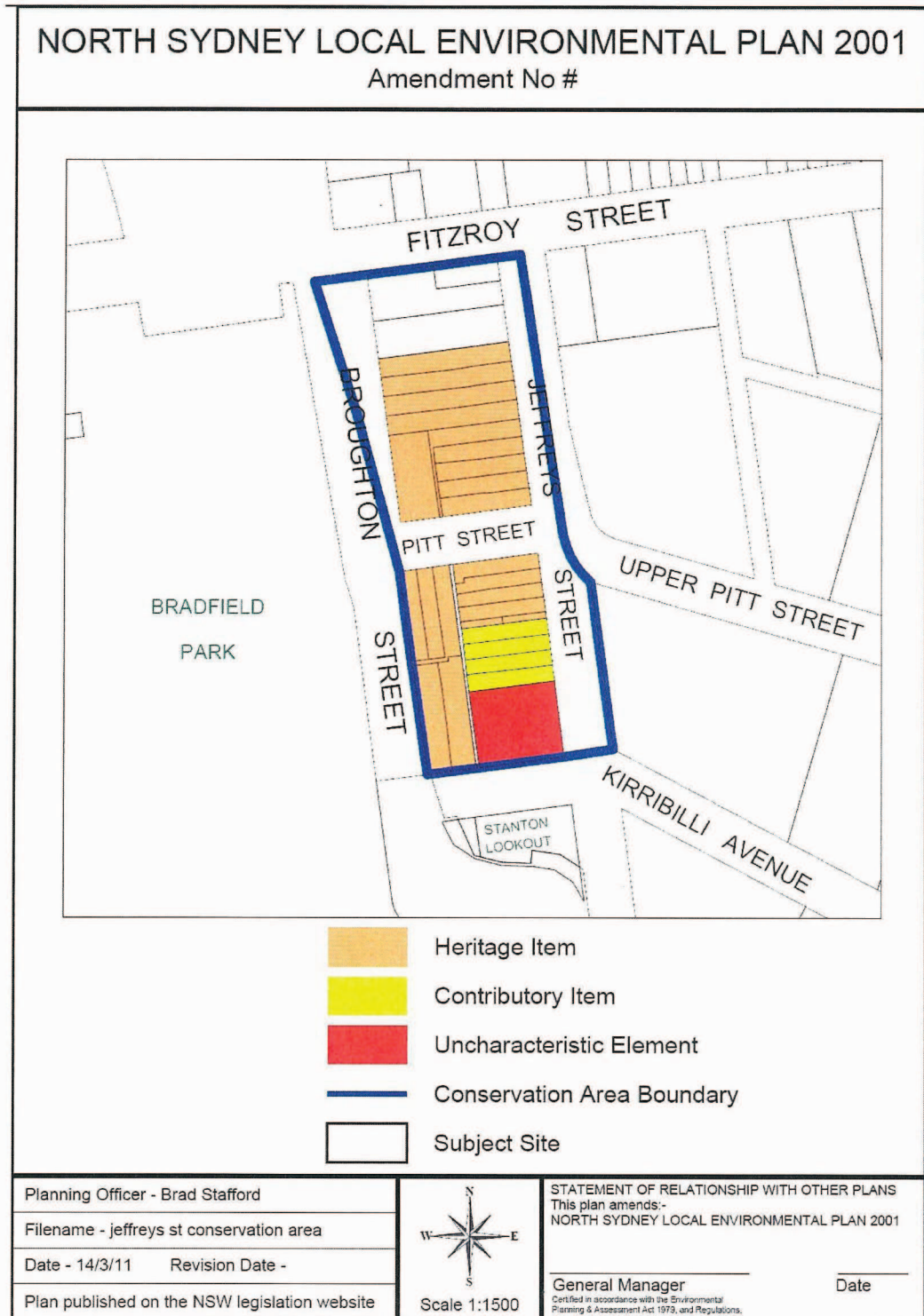
Contributory Item – Address
18 Jeffreys Street, Kirribilli
20 Jeffreys Street, Kirribilli
22 Jeffreys Street, Kirribilli
24 Jeffreys Street, Kirribilli

3. Insert the following items/properties into Schedule 5 – Uncharacteristic Elements:

Uncharacteristic Element – Address
44-50 Kirribilli Avenue, Kirribilli

The planning proposal will also require amendments to NSLEP 2001 Map Sheet 4 – Heritage, to illustrate and identify a new heritage conservation area, and to reflect the amendments outlined above. The LEP 2001 Heritage Map will be amended as indicated below in Map 3:

Map 3: Indicative Draft LEP Amendment Map



North Sydney Development Control Plan 2002 will also be amended to include a conservation area character statement in accordance with Appendix A of the attached Conservation Area Report.

5 JUSTIFICATION

A. Need for the planning proposal

The planning proposal is the result of the recommendations of the attached Conservation Area Report. The report outlines the investigation undertaken by Council's appointed heritage consultant, which concludes that the level of heritage significance of the area warrants the creation of a new heritage conservation area.

A planning proposal is the only means by which the necessary amendments can be made to the LEP 2001. It is the only way to ensure the adequate and formal recognition and protection of a locale of heritage significance.

It is considered that the creation of a conservation area for the subject locality will provide community benefit in terms of conserving a relic of the original subdivision and significant period of development in the area. North Sydney has actively sought to protect its valuable cultural and built heritage, and the planning proposal seeks to continue that for the Jeffreys Street area.

B. Relationship to strategic planning framework

The planning proposal is consistent with the Sydney Metropolitan Strategy and the Draft Inner North Subregional Strategy (DINSS). The DINSS requires that an additional 5,500 dwellings be provided in the North Sydney LGA by 2031. The subject area is not identified in the DINSS as an area that needs to accommodate strategic growth. Furthermore, North Sydney's Draft Residential Development Strategy (on exhibition until 31 March 2011) shows that North Sydney has sufficient dwelling capacity to reach the prescribed target for additional dwellings without the need for major upzonings.

Section E6 of the DINSS states that areas of Sydney's cultural heritage should be recognised and managed appropriately to reinforce local distinctiveness. The planning proposal is consistent with this aim.

The planning proposal is consistent with Council's community strategic plan (2020 Vision) insofar as it highlights the need to preserve local heritage buildings and conservation areas.

The planning proposal is not inconsistent with any State Environmental Planning Policy (SEPP).

The planning proposal is consistent with Section 117 Ministerial Directions 2.3 – Heritage Conservation, which states that:

'A draft LEP shall contain provisions that facilitate the conservation of...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...'

C. Environmental, social and economic impact

The planning proposal will not adversely affect any critical habitat or threatened species, populations or ecological communities that may exist in the area.

The planning proposal is not likely to create any adverse environmental impacts in the area.

It is considered that the creation and consistent management of heritage conservation areas provides a net benefit to local communities through the protection of cultural heritage and the unique urban character they possess.

In terms of economic effects, the establishment of conservation areas imposes certain restrictions on development of land within those areas and necessitates the consideration of heritage conservation impacts during the development process. This can add to the potential burden of gaining development approval.

It is noted that all but four properties in the proposed conservation area are currently listed in LEP 2001 as heritage items, with the remaining properties proposed to be identified as either neutral or uncharacteristic items. Therefore the majority of properties within the proposed conservation area will see little or no change in development lodgement requirements, while a small proportion of the properties may see this burden increase.

Overall, it is considered that there will be minimal economic effects from the planning proposal.

D. State and Commonwealth interests

It is considered that the planning proposal will have no effect on the demand or availability of public infrastructure.

The planning proposal has not yet been considered by State or Commonwealth public authorities. Views of the State will be gained through the gateway process.

6 COMMUNITY CONSULTATION

Community consultation will be undertaken in accordance with Council's guidelines and any specific requirement made by the Department of Planning's gateway determination.

The consultation period will include notifying all affected property owners of the planning proposal and inviting submissions during the exhibition period.