

Proposed heritage listing of 24 Dudley Avenue, Roseville

Proposal Title : Proposed heritage listing of 24 Dudley Avenue, Roseville

Proposal Summary : To list the building known as "Ambleside" (Harold Cazneaux house), 24 Dudley Avenue, Roseville, as a local heritage item in the Ku-ring-gai Local Environmental Plan 2015.

PP Number : PP_2016_KURIN_006_00

Dop File No : 16/08674

Proposal Details

Date Planning : 24-Jun-2016

LGA covered : Ku-Ring-Gai

Proposal Received :

Region : Metro(Parra)

RPA : Ku-ring-gai Council

State Electorate : DAVIDSON

Section of the Act : 55 - Planning Proposal

LEP Type : Housekeeping

Location Details

Street : 24 Dudley Avenue

Suburb : Roseville

City : Ku-ring-gai

Postcode : 2069

Land Parcel : Lot 1 DP209190

DoP Planning Officer Contact Details

Contact Name : Mark Dennett

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RPA Contact Details

Contact Name : Alexandra Plumb

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DoP Project Manager Contact Details

Contact Name : Terry Doran

Contact Number : 0298601579

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Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub

Consistent with Strategy :

Regional Strategy :

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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 :

If No, comment :

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

If Yes, comment :

Supporting notes

Internal Supporting
Notes :

External Supporting
Notes :

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 list the building known as "Ambleside" (Harold Cazneaux house), 24 Dudley Avenue, Roseville, as a local heritage item in the Ku-ring-gai Local Environmental Plan 2015.

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

Is an explanation of provisions provided? Yes

Comment : The proposal seeks to amend Schedule 5 - Environmental Heritage, of the Ku-ring-gai Local Environmental Plan 2015, by inserting the following into the Schedule Headings:

- Suburb: Roseville
- Item name: "Ambleside", Dwelling house including original interiors
- Address: 24 Dudley Avenue
- Property Description: Lot 1 DP209190
- Significance: Local
- Item No: (to be confirmed)

The proposal seeks to amend the relevant Heritage Map Sheet (HER_020) by colouring the subject site to indicate 'Heritage Item - General'.

The proposal does not seek to rezone or amend any other development provisions relating to the subject site.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

2.3 Heritage Conservation

* May need the Director General's agreement

3.1 Residential Zones

3.3 Home Occupations

6.1 Approval and Referral Requirements

Is the Director General's agreement required? **No**

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

d) Which SEPPs have the RPA identified?

SEPP No 55—Remediation of Land

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 (Affordable Rental Housing) 2009

e) List any other matters that need to be considered :

The planning proposal is consistent with all relevant Section 117 Directions.

DIRECTION 2.3 HERITAGE CONSERVATION.

The proposal is consistent with this Direction. The property has been assessed to satisfy NSW Heritage Council's criteria for local heritage listing.

The planning proposal has received written support from NSW Heritage Council. As NSW Heritage Council has provided recent support for the heritage listing (letter dated 6 June 2016, attached to the proposal), it is recommended no further consultation is required with the agency.

The planning proposal is consistent with all relevant SEPPs and deemed SEPPs.

Have inconsistencies with items a), b) and d) being adequately justified? **Yes**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Part 4 of the proposal provides existing and proposed mapping of the subject site.

- Image 8 (the existing map) is to be amended to show the heritage labels of the surrounding heritage items, show the appropriate legend on the map, and thicken the border that highlights the subject site.

- Images 8 and 9 (both existing and proposed maps) are to be amended to show the existing heritage conservation area 'C32' applying to the area, and name the conservation area.

- Image 9 (the proposed map) to replace the 'I - North' with an appropriate illustration depicting North.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment :

The proposal recommends a 28 day consultation period. As the proposal is minor, a minimum 14 day consultation period is recommended.

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 : **March 2015**

Comments in relation to Principal LEP : **The proposal is to amend Ku-ring-gai Local Environmental Plan 2015.**

Assessment Criteria

Need for planning proposal :	The planning proposal is the only means to enable the local heritage listing of the site, providing statutory development considerations that gives regard to the site's heritage qualities.
Consistency with strategic planning framework :	The proposal is consistent with A Plan for Growing Sydney. The proposal will not adversely affect or limit the directions and actions of the Plan. The proposal is consistent with the Ku-ring-gai Community Strategic Plan - "Our Community. Our Future. Community Strategy 2030", meeting the objectives of the local strategy. The planning proposal has received written support from NSW Heritage Council. As the NSW Heritage Council has provided recent support for the heritage listing (letter dated 6 June 2016, attached to the proposal), it is recommended no further consultation is required with the heritage agency.
Environmental social economic impacts :	ENVIRONMENTAL The proposed heritage listing is not anticipated to have any adverse environmental affects. SOCIAL The proposal will have positive social effects in recognising and protecting the local cultural heritage significance of the site within the Ku-ring-gai local government area. The qualities and importance of the heritage item is identified in the heritage assessment and letter from the NSW Heritage Council, attached to the planning proposal ECONOMIC The proposal is not anticipated to have any adverse economic impacts.

Assessment Process

Proposal type :	Minor	Community Consultation Period :	14 Days
Timeframe to make LEP :	6 months	Delegation :	RPA
Public Authority Consultation - 56(2)(d)			

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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 :

Documents

Document File Name	DocumentType Name	Is Public
Planning Proposal heritage list 24 Dudley Ave Roseville.pdf	Proposal	Yes
Appendix A - Council Report + Resolution 8 December.pdf	Proposal	Yes
Appendix B - Letter from Minister for Heritage.pdf	Proposal	Yes
Appendix C - Letter from Heritage Division OEH enclosing copy of government gazette.pdf	Proposal	Yes
Appendix E - Inventory sheet - 24 Dudley Avenue Roseville - Author Sue Rosen 2016(2).pdf	Proposal	Yes
Appendix F - Response OEH - Amending Ku-ring-gai LEP - Listing of 24 Dudley Avenue in Schedule 5.pdf	Proposal	Yes
Letter - Ku-ring-gai Council 24-06-2016 Planning Proposal to heritage list 24 Dudley Avenue Roseville_.pdf	Proposal Covering Letter	Yes

Planning Team Recommendation

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

S.117 directions: **2.3 Heritage Conservation**
 3.1 Residential Zones
 3.3 Home Occupations
 6.1 Approval and Referral Requirements

Additional Information : **GATEWAY DETERMINATION**
 * The proposal is a minor matter of local planning significance.
 * The recommendation is consistent with the planning proposal submitted by Council.
 * The NSW Heritage Council raises no objections to the inclusion of an additional item of heritage significance, and supports its inclusion.

As a consequence, it is considered appropriate that the Gateway determination function be exercised by the Director, Sydney Region West.

AGENCY CONSULTATION

In view of the letter of support from NSW Heritage Council, no agency consultation is recommended.

DELEGATION OF PLAN MAKING FUNCTION

Council has requested it exercise the plan making function in relation to this planning proposal. Authorisation for Council to exercise the plan making function is supported and recommended.

SECTION 117 DIRECTIONS

The proposal is consistent with all relevant Section 117 Directions.

GATEWAY RECOMMENDATION AND CONDITIONS

It is recommended that the planning proposal proceeds, subject to the following conditions:

1. Prior to exhibition, Council is to amend the planning proposal as follows:
 - (a) image 8 (existing map) is to be amended to show the heritage labels of the surrounding heritage items, show the appropriate legend on the map, and thicken the border that highlights the subject site;
 - (b) images 8 and 9 (both existing and proposed maps) are to be amended to show the existing heritage conservation area 'C32' applying to the area, and include the name of the conservation area;
 - (c) image 9 (the proposed map) - replace the '! - North' with an appropriate illustration depicting the north point.
2. Community consultation is required under sections 56(2)(c) and 57 of the Act as follows:
 - (a) the planning proposal is classified as low impact as described in A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013) and must be made publicly available for a minimum of 14 days; and
 - (b) the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning and Infrastructure 2013).
3. No agency consultation is required under sections 56(2)(c) and 57 of the Act.
4. A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).
5. The timeframe for completing the LEP is to be 6 months from the week following the date of the Gateway determination.

Supporting Reasons :

The heritage listing of 24 Dudley Avenue, Roseville, will assist in protecting and conserving the heritage attributes of the "Ambleside" building and its setting, as identified in the heritage assessment attached to the planning proposal.

Signature:



Printed Name:



Date:



