

PLANNING PROPOSAL

IMPLEMENTATION OF HURLSTONE PARK HERITAGE ASSESSMENT STUDY



**Planning Department
October 2016**

TABLE OF CONTENTS

Part 1	Introduction		3
Part 2	Background and Description of Proposal		4
Part 3	Objectives or Intended Outcomes		7
Part 4	Explanation of the provisions		7
Part 5	Justification		8
Section A	Need for the Planning Proposal		8
Section B	Relationship to strategic planning framework		9
Section C	Environmental, social and economic impact		11
Section D	State and Commonwealth interests		12
Part 6	Mapping		13
Part 7	Community Consultation		13
Part 8	Project Timeline		14
ATTACHMENTS			15
1	Hurlstone Park Heritage Assessment Study		
2	Council Report and Resolution of 27 September 2016		
3	Proposed Local Heritage Items		
4	Proposed Heritage Conservation Areas		
5	Compliance with State Environmental Planning Policies		
6	Compliance with Section 117 Directions		
7	Evaluation Criteria for the Delegation of Plan Making Functions		
8	Delegated plan for making reporting template		

PART 1 – INTRODUCTION

This planning proposal has been prepared to enable the listing of 51 local heritage items and seven heritage conservation areas (HCAs) in Canterbury Local Environmental Plan (CLEP) 2012. All of the proposed items and HCAs are located in the suburb of Hurlstone Park.

The intention of the planning proposal is to protect and conserve key buildings and areas in Hurlstone Park that have heritage significance. It adds to existing heritage listed properties in Hurlstone Park already identified within CLEP 2012. The planning proposal is based on recommendations in the Hurlstone Park Heritage Assessment Study prepared by Paul Davies Pty Ltd in September 2016. It will form part of the future planning of the area in the context of the Sydenham to Bankstown Urban Renewal Corridor Strategy and has been prepared collaboratively with the Department of Planning and Environment's Urban Renewal Team.

It should be noted that work on the study is still progressing. A planning proposal has been submitted at this time because the study is sufficiently progressed to identify potential heritage items and HCAs. It is intended that this work will be further refined and finalised before the planning proposal is exhibited.

Preparation of the planning proposal has taken place in accordance with section 55 of the Environmental Planning and Assessment Act 1979 (EP&A Act), and A Guide to Preparing Planning Proposals (August 2016) produced by the NSW Department of Planning and Environment. A Gateway Determination under Section 56 of the Act is requested.

PART 2 - BACKGROUND AND DESCRIPTION OF PROPOSAL

Hurlstone Park is one of the oldest established suburbs in the Canterbury-Bankstown Council area. It developed as a suburban area after the railway station opened there in 1895, on the then new railway line between Sydenham and Belmore.

Hurlstone Park contains many high quality examples of particularly Federation (1890-1915) and Inter-War (1915-1940) period buildings. However, only a relatively small number of these buildings are protected by heritage controls in CLEP 2012.

In 2015 the NSW Department of Planning and Environment released the draft Sydenham to Bankstown Urban Renewal Corridor Strategy. The strategy proposed significant increases in density around the railway stations within the corridor, including Hurlstone Park.

The former Canterbury Council considered the implications of this strategy in a report to the Council meeting on 25 February 2016. Council resolved not to support increases in density at Hurlstone Park until a study had been undertaken of its Heritage Conservation Area potential.

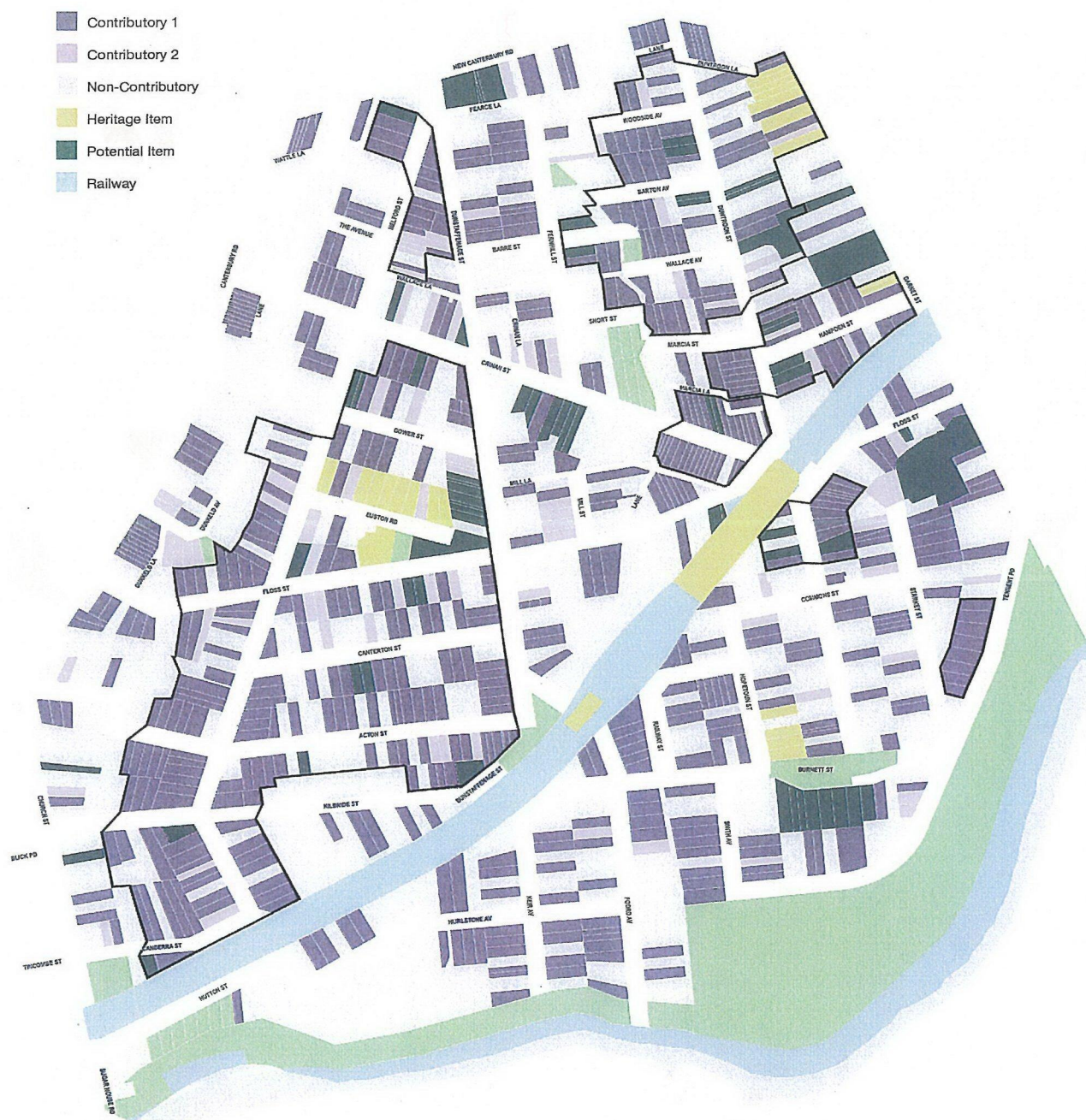
In response to this resolution, the consultant Paul Davies Pty Ltd was appointed to prepare a Heritage Assessment Study of Hurlstone Park in May 2016. The study has now been completed and a copy is contained at **Attachment 1**. Its recommendations were adopted by the Administrator of Canterbury-Bankstown Council on 27 September 2016. A copy of the Council report and resolution is contained at **Attachment 2**.

The study recommended the listing of 51 local heritage items and seven HCAs in Canterbury Local Environmental Plan (CLEP) 2012.

Map 1 shows the study area and the grading of all properties, including existing and potential heritage items. The areas edged in black are proposed HCAs.

A list of the proposed heritage items, and more detailed mapping and descriptions of the HCAs are outlined in **Attachments 3 and 4**.

As a means of initial protection, Council has placed Interim Heritage Orders over the proposed local heritage items in private ownership.



Map1: Location of Potential Heritage Items and Heritage Conservation Areas in Hurlstone Park

Note: Potential Heritage Items are proposed to be listed in this planning proposal. Black edged areas represent proposed Heritage Conservation Areas

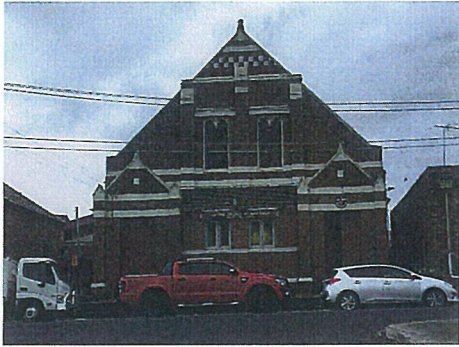


Figure 1: Potential Heritage Item known as 8 Melford St (Federation & Inter-War Church buildings).



Figure 2: Potential Heritage Item known as 42 Garnet St (Late Victorian period house).



Figure 3: Potential Heritage Item known as 2C Euston Rd (Euston Reserve).



Figure 4: Potential HCA known as Crinan St Shops HCA (north side).



Figure 5: Potential HCA known as Hampden St HCA (south side of Hampden St).



Figure 6: Potential HCA known as Tenant Pde HCA.

PART 3 - OBJECTIVES OR INTENDED OUTCOMES

The objectives of this planning proposal are:

1. To recognise the local heritage significance of various properties and areas in Hurlstone Park.
2. To provide statutory protection for these properties and areas through their identification as local heritage items and heritage conservation areas in Canterbury Local Environmental Plan 2012.
3. To provide for the conservation of these local heritage items and heritage conservation areas.

The planning proposal will describe the location of these items, their heritage characteristics, and how statutory protection and conservation will be achieved.

PART 4 – EXPLANATION OF PROVISIONS

The objectives of this planning proposal will be achieved through:

1. Listing the identified properties and areas as local heritage items and heritage conservation areas in Canterbury Local Environmental Plan 2012.
2. Utilising the heritage conservation provisions in Canterbury Local Environmental Plan 2012.

Listing of local heritage items and heritage conservation areas occurs within Schedule 5 of the LEP. For heritage items the listing will identify the address of the item, property description, and level of significance. It will also provide a brief description of the item. Heritage items will also be given a unique letter/number identifier that will also be shown spatially on the Heritage Map that forms part of the LEP.

For heritage conservation areas Schedule 5 contains the name of the conservation area, its means of identification on the Heritage Map, and level of significance.

The heritage conservation provisions are contained in clause 5.10 of Canterbury Local Environmental Plan 2012.

PART 5 – JUSTIFICATION

SECTION A: Need for the Planning Proposal

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

The planning proposal is the result of the Hurlstone Park Heritage Assessment Study completed in September 2016.

A copy of the study is contained in **Attachment 1**.

The background to this study has been outlined earlier in the planning proposal in **Part 2 - Background and description of proposal**.

The study involved identification of potential heritage items and HCAs within Hurlstone Park warranting further research. The key inputs into this work were preparation of a thematic history, a photographic survey of all properties within Hurlstone Park, and grading of the building value of all properties. More details about the process and methodology are contained within the study.

Two further stages of work are being undertaken in relation to the implementation of the study recommendations.

Stage 2 will involve preparation of State Heritage Inventory (SHI) forms for potential heritage items and potential heritage conservation areas identified in Stage 1. This work will also involve a review of the proposed heritage items.

Stage 3 will involve preparation of Development Control Plan (DCP) controls for recommended heritage items and HCAs, and the preparation of a consultation strategy for the public exhibition of the Stage 1 report, Stage 2 SHI forms, and draft heritage planning controls.

The review work may result in a change to the number of listed items. If this is the case the Department will be advised prior to any exhibition taking place. The SHI forms and DCP controls will be exhibited with the planning proposal.

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 achieving the objectives as statutory protection for the potential heritage items and HCAs can only be achieved through listing in a local environmental plan.

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?

The Strategic planning context for consideration of this planning proposal is:

- A Plan for Growing Sydney (December 2014)
- Draft Sydenham to Bankstown Urban Renewal Corridor Strategy (October 2015)

A Plan for Growing Sydney

A Plan for Growing Sydney recognises the importance of heritage in **Direction 3.4: Promote Sydney's heritage, arts and culture**. This direction notes the following:

Community life is often centred around significant places such as heritage buildings. These buildings provide a connection to our past and collectively tell our city's story. Heritage buildings and sites contribute to our sense of place and identity and help us to understand and learn about our past, including our proud Aboriginal heritage.

Action 3.4.4 of Direction 3.4 is to identify and re-use heritage sites, including private sector re-use through priority precincts program.

It notes that the Government is committed to identifying, protecting and managing areas with heritage significance. It also describes the role of heritage studies in identifying buildings and places to be listed as heritage items or heritage conservation areas in a Local Environmental Plan to enable their ongoing protection and management. This type of initiative is exactly what this planning proposal is seeking to achieve.

This action outlines a further issue which is the balance of establishing heritage significance against providing for further growth. This is further discussed below.

Draft Sydenham to Bankstown Urban Renewal Corridor Strategy

This strategy seeks to increase densities around railway stations on the railway line between Sydenham and Bankstown, in anticipation of its upgrading to a Metro style train service. Hurlstone Park is one of the railway stations within this corridor.

As previously described earlier in the planning proposal in **Part 2 - Background and description of proposal**, Council would not support the initial version of the draft Corridor Strategy until the potential heritage impacts on the suburb of Hurlstone Park had been assessed.

Since then Council has been working closely with the Department's Urban Renewal Team in relation to the heritage implications of new development in Hurlstone Park. The Urban Renewal Team has been provided with a copy of the Hurlstone Park Heritage Assessment Study for its integration into the future planning of this area.

4. Is the Planning Proposal consistent with the local Council's community strategic plan, or other local strategic plan?

The Community Strategic Plan 2014-2023 for the former Canterbury Council was adopted in February 2014. It sets out Council's vision for the next decade, with the following long term goals under five key themes:

- Attractive City
- Stronger Community
- Healthy Environment
- Strategic Leadership
- Improving Council

The theme of Attractive City has a long term goal of Balanced Development. A strategy in relation to this is to "Produce urban planning policies which facilitate sustainable urban development". The planning proposal will achieve this through conserving buildings and areas that have heritage value.

The theme of Stronger Community has a long term goal of Embracing Diversity. An expressed outcome of this long term goal is "We have opportunities and community spaces for expression and appreciation of local heritage, arts, music, and culture". A corresponding strategy is "Improve understanding and awareness of heritage issues". Again the planning proposal will achieve this through conserving buildings and areas that have heritage value, and are of significance to the local community.

There are no aspects of the Community Strategic Plan that do not support the preparation and implementation of this planning proposal.

5. Is the planning proposal consistent with applicable State Environmental Planning Policies?

A table addressing the applicability of all State Environmental Planning Policies and the consistency of the planning proposal is outlined in **Attachment 5**.

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

A table addressing the applicability of all section 117 directions and the consistency of the planning proposal is outlined in **Attachment 6**.

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?

There is no likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the planning proposal. The planning proposal pertains to land that is currently within a fully urbanised environment.

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

The intention of the planning proposal is to conserve heritage items and conservation areas in Hurlstone Park, and therefore the planning proposal has an effect on the built environment. Clause 5.10 of CLEP 2012 contains controls for heritage conservation that will support and enforce the conservation intention of the planning proposal. More detailed design controls will also be prepared as part of an amendment to Canterbury Development Control Plan (CDCP) 2012. These will be exhibited with the planning proposal.

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

It is expected that the planning proposal will have a positive social effect on residents living in Hurlstone Park and other people who have an association with the area, through the retention of key heritage buildings and areas. This will conserve a connection with the original development and history of the suburb.

It is not anticipated that the proposal will have a significant economic effect. While it is likely that there may be a loss of economic activity through limiting the development potential of identified sites, this will be more than compensated by development occurring elsewhere within the Sydenham to Bankstown Urban Renewal Corridor. The introduction of HCAs is likely to further encourage the trend towards restoration of period buildings in Hurlstone Park with the increased certainty it provides of heritage character being retained.

SECTION D: State and Commonwealth interests

10. Is there adequate public infrastructure for the Planning Proposal?

The planning proposal seeks to conserve existing buildings and areas, and will not increase the demand on existing infrastructure.

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

This section will be finalised after consultation with public authorities identified in the gateway determination has taken place.

PART 6 – MAPPING

The proposed local heritage items and HCAs have been previously shown on Map 1. These will be mapped in the Standard LEP format should the planning proposal progress to this stage.

PART 7 - COMMUNITY CONSULTATION

Community consultation of the planning proposal will comprise, at a minimum, the following actions:

- Notification letters sent to directly affected and nearby property owners.
- Notification in the Council column (which appears in local newspapers) twice during the exhibition period.
- Advertising of the proposal on Council's website and at both the Campsie and Bankstown offices of Council.
- Consultation with the NSW Office of Environment and Heritage, NSW Department of Education (owner of 6-20 Burnett Street), Ausgrid (owner of 12 Floss Street), and any other State Agencies or authorities required in the Gateway Determination.

A consultation strategy is being developed as part of Stage 3 of the process. This may also identify further consultative measures.

It is noted that all property owners in Hurlstone Park have been previously consulted regarding the adoption of the Hurlstone Park Heritage Assessment Study by Council, and its future implementation. A copy of the Stage 1 Study has also been placed on Council's website.

An exhibition period of at least 6 weeks is intended. This is consistent with Part 5.2 of *A Guide to Preparing Local Environmental Plans*. It will allow sufficient time for affected owners to make submissions, and to obtain independent advice regarding the proposed listings if necessary.

Copies of the planning proposal will be made available online and at Council's Administration Building. All directly impacted owners will also be sent a copy of either the inventory sheet or area character statement outlining the justification for listing. The planning proposal will also be exhibited with draft DCP controls for the HCAs.

PART 8 - PROJECT TIMELINE

This is outlined in the table below:

Planning proposal stage	Timeframe
Anticipated commencement date (date of Gateway determination)	December 2016
Completion of required technical information	February 2017
Advisory report to Council	February 2017
Commencement and completion dates for public exhibition period	February – April 2017
Government agency consultation	February – April 2017
Consideration of submissions	April – May 2017
Post exhibition report to Council	June 2017
Submission of planning proposal to DP&E to finalise the LEP	July 2017
Council decision to make the LEP amendment (if delegated)	August – September 2017
Forwarding of LEP amendment to DP&E for notification (if delegated)	November 2017