

Alexandria Hotel, Eveleigh

Proposal Title : **Alexandria Hotel, Eveleigh**

Proposal Summary : **This planning proposal seeks to heritage list the Alexandria Hotel at 35 Henderson Road, Eveleigh.**

PP Number : **PP_2015_SYDNE_009_00**

Dop File No : **15/15860**

Proposal Details

Date Planning : **13-Nov-2015**

Proposal Received :

LGA covered :

Sydney

Region :

Metro(CBD)

RPA :

Council of the City of Sydney

State Electorate :

SYDNEY

Section of the Act :

55 - Planning Proposal

LEP Type :

Policy

Location Details

Street : **35 Henderson Road**

Suburb : **Eveleigh**

City : **Sydney**

Postcode : **2015**

Land Parcel : **Lot A DP 82630**

DoP Planning Officer Contact Details

Contact Name : **Wayne Williamson**

Contact Number : **0292286585**

Contact Email : **wayne.williamson@planning.nsw.gov.au**

RPA Contact Details

Contact Name : **Claudine Loffi**

Contact Number : **0292659333**

Contact Email : **cloffi@cityofsydney.nsw.gov.au**

DoP Project Manager Contact Details

Contact Name :

Contact Number :

Contact Email :

Land Release Data

Growth Centre :

Release Area Name :

Regional / Sub

Consistent with Strategy :

Regional Strategy :

Alexandria Hotel, Eveleigh

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 : **Yes**

If No, comment : **The Department of Planning and Environment's Code of Practice in relation to communication and meetings with lobbyists has been complied with. Metropolitan (CBD) has not met any lobbyists in relation to this proposal, nor has the Director been advised of any meetings between other Department officers and lobbyists concerning this proposal.**

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

If Yes, comment :

Supporting notes

Internal Supporting Notes : **The Alexandria Hotel is located at the corner of Henderson Road and Garden Street, Eveleigh, on the edge of the former Eveleigh Railway Workshops land to the north.**

The land on which the Alexandria Hotel is located was excluded from local planning instruments prior to December 2012, when Sydney Regional Environmental Plan (SREP) 26 applied to the site. The site was transferred to the Sydney LEP 2012 when it came into force on 14 December 2014.

Despite the site being covered by SREP 26, the hotel was identified in the South Sydney heritage study completed in 1994-1995, as contributing to the Alexandria Park conservation area. For unknown reasons, SREP 26 was not amended to include site in its heritage schedule.

On 5 June 2015, a development application proposing demolition of the hotel was lodged. This application proposed a new development on the hotel site and adjoining land parcels.

Council received more than 400 written submissions and four petitions containing more than 1,400 signatures objecting to the demolition of the hotel.

An interim heritage order (IHO) under the Heritage Act 1977 currently applies to the Alexandria Hotel. The IHO was made by the City on 28 July 2015, and is due to expire on 27 January 2016 unless Council resolves to list the building before this date. As a temporary emergency listing, the purpose of an IHO is to enable investigation of the significance of a potential heritage item.

On 23 July 2015, the proponent for the development lodged an appeal in the Land and Environment Court for deemed refusal of the application. Council has had 2 mediations with the proponent, with a third scheduled for early December 2015. Council advises that during mediation the proponent has tabled a new proposal which allows for the preservation of the Alexandria Hotel and the development of residential dwellings on the northern portion of the site. Discussions are ongoing.

Council is seeking delegation to carry out the Minister's plan-making functions under section 59 of the Environmental Planning and Assessment Act 1979 (the EP&A Act).

Alexandria Hotel, Eveleigh

Delegation is considered appropriate as the matter is of local significance.

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 planning proposal is to amend Schedule 5 Environmental Heritage of the Sydney LEP 2012 by listing the Alexandria Hotel at 35 Henderson Road, Eveleigh, to protect the local heritage significance this building.

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

Is an explanation of provisions provided? **Yes**

Comment : Insert "Alexandria Hotel including interiors" into Schedule 5.

Justification - s55 (2)(c)

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

b) S.117 directions identified by RPA :

* May need the Director General's agreement

2.3 Heritage Conservation

3.4 Integrating Land Use and Transport

4.1 Acid Sulfate Soils

4.3 Flood Prone Land

6.1 Approval and Referral Requirements

6.2 Reserving Land for Public Purposes

7.1 Implementation of A Plan for Growing Sydney

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 1—Development Standards

SEPP No 32—Urban Consolidation (Redevelopment of Urban Land)

SEPP No 33—Hazardous and Offensive Development

SEPP No 55—Remediation of Land

SEPP No 64—Advertising and Signage

SEPP No 65—Design Quality of Residential Flat Development

SEPP No 70—Affordable Housing (Revised Schemes)

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

SREP (Sydney Harbour Catchment) 2005

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

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

If No, explain : The proposal is not considered to be inconsistent with any SEPPs and section 117 Directions.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : Mapping is adequate.

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Public consultation will be undertaken in accordance with the Gateway determination. Council suggests an exhibition period of 28 days.**

PROJECT TIMELINE

Council has provided an indicative project timeline with a completion date of June 2016. The Department considers a 12 month project timeline for completion is adequate.

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 : **December 2012**

Comments in relation to Principal LEP : **The Sydney LEP 2012 commenced in December 2012.**

Assessment Criteria

Need for planning proposal : **The proposal is the result of a heritage assessment of Alexandria Hotel, prepared by Tanner Kibble Denton. The assessment concluded that the Alexandria Hotel had sufficient heritage significance to warrant local heritage listing. Appropriate heritage protection of the Alexandria Hotel may only be achieved through its identification as a heritage item in an environmental planning instrument.**

Consistency with strategic planning framework : **The proposal is consistent with A Plan for Growing Sydney as it will:**

• list a historic hotel as a heritage item to support the revitalisation of the suburb by maintaining a diversity of buildings and uses that contribute to the liveability of the suburb, community connections and sense of place, and attract people and business to the local area; and

• promote the heritage of Alexandria and the re-use of this building to contribute to the cultural life of communities. This in turn promotes the renewal of the suburb by retaining and re-using these historic buildings as place-makers to support future growth.

The proposal is also consistent with several objectives of Council's Sustainable Sydney 2030 Community Plan.

Environmental social economic impacts : **The proposal:**

• will not adversely affect any critical habitat or threatened species, populations or ecological communities or their habitats;

• will not result in development creating any environmental effects that cannot readily be controlled; and

- offers social benefits by facilitating the conservation of an item that has significance for the local community.

HERITAGE ASSESSMENT

The independent heritage study by Tanner Kibble Denton Architects (2015) recommends the Alexandria Hotel has sufficient heritage significance to warrant retention and listing as a local heritage item, predominantly due to its local historical importance, association with a prominent hotel architect, its integrity and largely intact representative qualities.

The heritage study notes the building has limited potential for adaptive reuse because of its external integrity and high level of integrity of ground floor bar areas and the original dining room. Appropriate uses may include ongoing hotel operation, commercial uses and residential apartments. There may be the potential to extend the building to the sides and rear, depending on property ownership. The heritage study also encourages the building owners commission a conservation management plan to guide the future use of the site.

The heritage study provides clear reasoning for a local heritage listing and is considered sufficient for public exhibition.

Assessment Process

Proposal type : **Routine** Community Consultation **28 Days**
Period :

Timeframe to make **12 months** Delegation : **RPA**
LEP :

Public Authority **Office of Environment and Heritage**
Consultation - 56(2)(d)
:

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.pdf	Proposal	Yes

Alexandria Hotel, Eveleigh

Heritage Study.pdf
CouncilLetter.pdf

Proposal
Proposal Covering Letter

Yes
Yes

Planning Team Recommendation

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

S.117 directions: **2.3 Heritage Conservation**
 3.4 Integrating Land Use and Transport
 4.1 Acid Sulfate Soils
 4.3 Flood Prone Land
 6.1 Approval and Referral Requirements
 6.2 Reserving Land for Public Purposes
 7.1 Implementation of A Plan for Growing Sydney

Additional Information : **It is recommended that the planning proposal proceed, subject to the following conditions:**

- 1. The planning proposal be publicly exhibited for a period of not less than 28 days.**
- 2. Council is to consult with the Office of Environment and Heritage.**
- 3. A public hearing is not required.**
- 4. The planning proposal is to be finalised within 12 months from the date of the gateway determination.**

Supporting Reasons : **The identification of the Alexandria Hotel as a heritage item offers social benefits by facilitating the conservation of a building that has significance for the local community and is supported by an independent heritage assessment.**

Signature:



Printed Name:

W. Williamson

Date:

8/12/2015