

Heritage listing of 79 Allen Street, Leichhardt

Proposal Title :	Heritage listing of 79 Allen Street, Leichhardt		
Proposal Summary :	The planning proposal seeks to list 79 Allen Street, Leichhardt as a heritage item in Schedule 5 of the Leichhardt Local Environmental Plan 2013		
PP Number :	PP_2014_LEICH_001_00	Dop File No :	14/05489

Proposal Details

Date Planning Proposal Received :	07-Mar-2014	LGA covered :	Leichhardt
Region :	Sydney Region East	RPA :	Leichhardt Municipal Council
State Electorate :	BALMAIN	Section of the Act :	55 - Planning Proposal
LEP Type :	Housekeeping		

Location Details

Street :	79 Allen Street		
Suburb :	Leichhardt	City :	SYDNEY
		Postcode :	2040
Land Parcel :	Lot 1, Sec 1, DP 318		

DoP Planning Officer Contact Details

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RPA Contact Details

Contact Name :	Clare Harley
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DoP Project Manager Contact Details

Contact Name :	Diane Sarkies
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Land Release Data

Growth Centre :	N/A	Release Area Name :	N/A
Regional / Sub Regional Strategy :	Metro Inner West subregion	Consistent with Strategy :	Yes

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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 (where relevant) : 0
Gross Floor Area : 0	No of Jobs Created : 0
The NSW Government Lobbyists Code of Conduct has been complied with : Yes	
If No, comment :	Planning and Environment's Code of Conduct has been complied with. Metropolitan Delivery (CBD) has not met with or communicated with any lobbyist in relation to this planning proposal.
Have there been meetings or communications with registered lobbyists? :	No
If Yes, comment :	
Supporting notes	
Internal Supporting Notes :	Council has prepared the planning proposal to enable listing of the subject site as an item of local heritage significance in Schedule 5 of Leichhardt LEP 2013. Council has commissioned two heritage studies, one to support the interim heritage order, and secondly, a report to support the planning proposal, which verify that the site is of local significance and worthy of heritage listing.
	The project timeline accompanying the planning proposal indicates that Council will submit the draft LEP to Planning & Environment for finalisation in July 2014.
	Council has requested plan making delegations for the planning proposal. Council's request is supported.
External Supporting Notes :	Council supports the planning proposal as heritage listing the site will allow for the protection and conservation of the subject property. The heritage assessment undertaken to support the proposal indicates that the site exhibits many characteristics of a heritage item, in particular: its rarity; social value; and, being representative of a local butcher's shop which has operated in the long-term as the use it was built for.

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 protect and conserve the heritage significance of the subject site.**

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

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

Comment : **The following amendments to Leichhardt Local Environmental Plan 2013 are proposed to achieve the intended outcome:**
- Schedule 5, Part 1: insert 79 Allen Street, Leichhardt (Lot 1, Sec 1, DP 318) as a local item of environmental heritage;
- Heritage Map (Sheet HER_005): denote 79 Allen Street, Leichhardt (Lot 1, Sec 1, DP 318) as a general heritage item.

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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

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

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

d) Which SEPPs have the RPA identified?

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

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain : **Section 117 Direction 2.3 - Heritage Conservation**

The planning proposal is consistent with this direction in that it aims to protect and conserve the heritage significance of the site.

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment : **The planning proposal includes a site identification map and draft heritage map. The maps are considered suitable for public exhibition.**

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **The planning proposal outlines that community consultation will be undertaken for a minimum of 28 days.**

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 2013**

Comments in relation to Principal LEP : **Leichhardt Local Environmental Plan 2013 was notified on 23 December 2013.**

Assessment Criteria

Need for planning proposal : **Council initiated the planning proposal in response to a pre-development assessment application received for the subject site, which proposes demolition of the existing structures and the erection of new residential development.**

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Council resolved to make an interim heritage order (IHO), which was published in the NSW Government Gazette on 27 September 2013. The IHO was supported by a preliminary heritage assessment.

Following the IHO, Council commissioned a further detailed heritage study to support the planning proposal, which confirms the site exhibits many characteristics of a heritage item.

Consistency with strategic planning framework :

The proposal is consistent with the objectives of the Metropolitan Plan for Sydney 2036 and draft Metropolitan Strategy for Sydney 2031 in that it seeks to protect places of special cultural, social and community value.

The proposal is consistent with the actions of the draft Inner West Subregional Strategy in that it recognises and protects Sydney's cultural heritage.

Environmental social economic impacts :

Given the nature of the proposal, it is not expected that it will have any adverse environmental, social and 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) : **Office of Environment and Heritage**

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
Council Letter.pdf	Proposal Covering Letter	Yes
Attachment 4 - Delegation Request.pdf	Proposal	Yes
Planning Proposal.pdf	Proposal	Yes

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Planning Proposal Appendix 1 - Preliminary Heritage Assessment.pdf	Study	Yes
Planning Proposal Appendix 2 - Detailed Heritage Assessment.pdf	Study	Yes

Planning Team Recommendation

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

S.117 directions: **2.3 Heritage Conservation**

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

- 1. The planning proposal is exhibited for a minimum of 14 days, or 28 days, consistent with Council's intentions.**
- 2. The planning proposal be completed within 6 months.**
- 3. A public hearing is not required to be held.**
- 4. Council must consult with the Heritage Division of the NSW Office of Environment and Heritage under section 56(2)(d) of the Environmental Planning and Assessment Act, 1979.**
- 5. A written authorisation to exercise delegation under section 59 of Environmental Planning and Assessment Act, 1979 is issued to Council in relation to the planning proposal.**

Supporting Reasons : **The planning proposal should be approved as it provides for conservation of the site, which is identified as having local heritage significance.**

Signature:



Printed Name:

Diane Sarkies

Date:

7/5/14

