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<b>ITEM NO</b>	:	4.2
<b>SUBJECT</b>	:	EXHIBITION OF PLANNING PROPOSAL ADDRESSING HERITAGE AMENDMENTS TO LEP 2012 (INCLUDING 10 COWELL STREET)
<b>CSP THEME</b>	:	THE HERITAGE, CHARACTER AND CONSERVATION OF THE AREA IS RESPECTED, PRESERVED AND ENHANCED
<b>DELIVERY PLAN STRATEGY</b>	:	TO PUBLICISE ALL THINGS 'HERITAGE' WITHIN THE MUNICIPALITY
<b>REPORTING OFFICER</b>	:	PHILIPPA HAYES

Ref: 232987

## INTRODUCTION

On 28 July 2014 Council resolved that a timber cottage located at 10 Cowell Street, Gladesville be added to the list of Heritage Items in schedule 5 of Local Environmental Plan (LEP) 2012. The property 10 Cowell Street is part of an area of land referred to as the Gladesville Village Centre Key Site in the Hunters Hill Consolidated Development Control Plan (DCP) 2013.

To address Council's resolution and a number of minor errors identified in schedule 5 Environmental Heritage LEP 2012, a planning proposal was prepared and submitted to the Department of Planning and Environment on 29 September 2014.

The Planning Proposal sought to amend Schedule 5 Environmental Heritage in the following ways:

1. Add 10 Cowell Street, Gladesville to the list of Heritage Items in LEP 2012.
2. Correct the omission of three Heritage Items from Schedule 5 of LEP 2012;
  - 13 Alexander Street, Hunters Hill
  - 7 Batemans Road, Gladesville
  - Pedestrian and Vehicular Tunnel under Victoria Road.
3. Remove the listing 1b Toocooya Road as this duplicates the heritage listing 24 Ferry Street, Hunters Hill.
4. Correct the Lot and DP address for 5 Ferdinand Street, Hunters Hill.
5. Correct four minor heritage mapping errors (boundary line of conservation area, 3 items listed but not shown on maps).

On 19 January 2015 the Department provided a favourable gateway determination advising that the Planning Proposal could proceed to exhibition subject to six conditions. The exhibition period was specified by the Department and the planning proposal was placed on public exhibition from Wednesday 25 March to Wednesday 8 April 2015.

## REPORT

Notice of the exhibition of the Planning Proposal was provided in the local newspaper and 238 individual notification letters were sent to properties within the vicinity of 10 Cowell Street. In total 14 submissions were received. There were two objections, both related specifically to the listing of 10 Cowell Street, with one also questioning if the conditions on the Gateway Determination had been properly addressed and whether the Planning Proposal had been correctly exhibited. (Refer attachment No. 1 for objections)

Of the 12 submissions supporting the planning proposal a number provided general support for the correction of the clerical errors in Schedule 5 however their main focus was the listing of the cottage at 10 Cowell Street. (Refer attachment No. 2)

As there were no specific issues raised with the correction of the clerical errors addressed in the Planning Proposal the remaining discussion in this report will focus entirely on the proposed listing of the timber cottage at 10 Cowell Street, Gladesville.

### Submissions in support of listing 10 Cowell Street

There were five main arguments relating to planning matters that were presented in the 12 submissions lodged in support of the listing of 10 Cowell Street. They were as follows:

#### 1. Heritage Value

All of the submissions in support of the listing of 10 Cowell Street include comments similar to the following extracts taken from a number of the submissions:

*"This early 20<sup>th</sup> Century Building is a local landmark .....With all the developments happening in Gladesville we simply can't afford to lose our few heritage buildings especially one like 10 Cowell Street"*

*"This (10 Cowell Street) is a beautiful historic building which should be preserved."*

*"The eminent and well respected heritage expert, Paul Davies, provided compelling reasons for the listing of 10 Cowell Street as a heritage item in his comprehensive and excellent independent heritage report titled, "The Gladesville Shops Heritage Assessment Guidelines" which was prepared for Hunters Hill and the City of Ryde in March 2005."*

*"It is extremely disappointing that Council's planning staff have chosen to claim that 10 Cowell Street is not considered to have state heritage value and is not considered "rare". This is despite the details articulated in the Heritage Inventory Sheet by council's Heritage Officer."*

### **Comment:**

There are a number of documents planning staff referenced for this report and previous reports addressing the potential heritage listing of the timber cottage at 10 Cowell Street. These include:

- Conservation Policy – 10 Cowell Street, Gladesville prepared for Hunters Hill Council by Archnex Designs May 2000
- The Gladesville Shops Heritage Assessment and Conservation Guidelines prepared by Paul Davies Pty Ltd Architects Heritage Consultants December 2004

- Hunters Hill Heritage Review prepared by Paul Davies prepared by Paul Davies Pty Ltd Architects Heritage Consultants May 2005
- Draft Heritage Inventory Sheet prepared for 10 Cowell Street by Council's Heritage Advisor in early 2012.
- Heritage Memorandum prepared for 10 Cowell Street by Council's Heritage Advisor on 17 July 2014.

The following information is sourced from these documents:

- a. The timber cottage at 10 Cowell Street was built in approximately 1916 in vernacular Edwardian style. It includes Art Nouveau influenced pressed metal ceilings and wall panelling and chimney pieces. The building has been adapted from domestic to quasi-commercial use and alterations and additions made to the northern portion – originally the rear of the cottage. As a result, much of the service and ablutions areas have been substantially altered to cater for mixed-sex use.
- b. The Conservation Policy prepared for the cottage in 2000 includes a Statement of Significance. This provides a degree of Significance (rare, representative, or Contributory/Contextual) and a level of Significance (Local, Regional, State, National). The Statement of Significance provided in the Conservation Policy states that the cottage's degree of Significance is Representative and its level of significance is Local.
- c. Paul Davies recommends the cottage for heritage listing in his reports of 2004 and 2005. However he does not provide any in-depth reasoning. In his 2005 report he includes a photo of 10 Cowell Street and the recommendation "Remove from Schedule 7, list in Schedule 6". In his 2004 Heritage Report he refers to seven properties that were not listed and states that within the "Gladesville Shops study area there are properties that warrant heritage protection with the heritage values of these properties being greater than some schedule 6 & 7 listed properties". The timber cottage at 10 Cowell Street is one of the seven properties he refers to.
- d. Council's Heritage Advisor in preparing the Draft Heritage Inventory Sheet refers to the cottage as a "Rare surviving timber cottage in vernacular Edwardian Style".

These comments were qualified by his memo of 17 July 2014 where he stated:

*"In my view, it is significant at a local level in the context of the Gladesville Area. In this respect it is a relatively rare Edwardian Style cottage, with notable interior linings of Art Nouveau influenced pressed metal.*

*There are approximately 206 timber houses listed under Schedule 5 (Environmental Heritage of the current LEP, including two State Heritage Items (The Chalet at 2 Yerton Avenue and Marika at 46 Ryde Road), so in the broader context of Hunters Hill LGA, it could not be considered rare."*

Based on the information available it can be concluded that the cottage has heritage value at a local level. None of the documents referenced indicate that the cottage has any state heritage significance.

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## 2. Defence against amalgamation

One of the submissions states that heritage listing the timber cottage at 10 Cowell Street will help provide:

*“NSW smallest municipality’s defence against amalgamation, the Mayor having stated publicly that “because of its historical heritage values, Hunters Hill should remain independent”.*

### **Comment:**

There are over 500 heritage listings currently in Hunters Hill LEP 2012 (Schedule 5 Environmental Heritage) and the majority of the Municipality is classified as heritage conservation area. One more or one less listing will not be the deciding factor in whether Hunters Hill should remain independent due to its heritage qualities.

## 3. Contribution to Streetscape

In the submission lodged by the Hunters Hill Heritage Trust the comments are made that:

*“The cottage makes a contribution to the streetscape and preservation of the character of the area.*

*Its position on the corner of Flagstaff and Cowell Streets makes for a much smoother and sympathetic transition from the low-density residential scale of the rest of the street to the higher density residential, commercial and retail scale of Victoria Road.”*

### **Comment**

The cottage at 10 Cowell Street is located on the boundary of the B4 Mixed Use zone and across the road to its east and south east the zoning is residential. As the cottage does not have active frontages and appears residential it could be strongly argued that another form of development with interesting, active and inviting facades would do a better job of marking the commencement of the commercial zone.

## 4. Ability for the cottage to be part of any re-development of the Key Site

Both the Hunters Hill Trust and another supporter of the listing of the cottage, state in their submissions that the retention of the cottage could add to the development of the Key Site. Both maintain the cottage must remain in situ. The following is taken from one of the subject submissions:

*“What is even more disappointing is that council’s staff have chosen to treat the pursuit of the revitalisation of the Gladesville Commercial precinct and the heritage protection of 10 Cowell Street as mutually exclusive endeavours. Not only is this against the intentions of the Strategic Plan 2030, there are many examples throughout Sydney where the preservation and retention of heritage items has enriched the redevelopment of commercial and residential precincts.”*

### **Comment**

If the cottage is to be listed and retained in its original location there will be a substantial cost associated with this decision and it will be borne not only by the developer but also by the community. It is this cost that those championing the listing of the cottage choose to ignore.

A developer's willingness to provide public benefit through a proposal is not limitless. If the cottage is to be listed and retained in situ this will have a significant impact on the development potential of the site. The cottage is located on a corner at the lowest point of the site and requiring retention will complicate vehicular access and more than likely mean the full development potential of the site is not reached.

The potential developer states in their submission that after the withdrawal of the previous DA for the key site on 13 June 2014:

*"New concepts for a different development have been prepared to include potential community and public infrastructure such as a library, child care facilities, public open space and enhanced pedestrian network."*

By restricting development potential through listing the cottage and requiring its retention in situ, community benefits much needed in Gladesville will be compromised. It is important the community understand what they may be forfeiting by prioritising heritage preservation on a Key Development Site.

5. Listing is consistent with the objectives of the Hunters Hill Community Strategic Plan

In one of the submissions the resident states that listing the cottage at 10 Cowell Street is consistent with the objectives of Hunters Hill Community Strategic Plan 2030 and the goals for our heritage and built environment which are:-

1. Preserve our heritage buildings, garden areas, parks & reserves, views, waterfront access, streetscapes and tree canopy.
2. Accommodate increased population by using our existing housing and by new buildings that exemplify architectural excellence, which preserve heritage and character and demonstrate ecologically sustainable principles.
3. The focal point of commerce and services is Gladesville, and our village centres are thriving.

### **Comment**

The first two goals apply broadly across the entire Hunters Hill Local Government area. The last goal is the most relevant as it applies specifically to the Gladesville area.

Currently, contrary to the stated goal, Gladesville is not a focal point of services and it is not thriving. The traffic along Victoria Road is having a devastating effect on the strip shopping and the aesthetics, and functionality of the Gladesville Shopping area are poor.

In the master plan prepared for the Gladesville Commercial Area in 2005 by Annand Alcock Urban Design it was stated that *"A key challenge to the successful revitalisation of a street based shopping experience is how the people that visit the Plaza can also be lured out to Victoria Road."* The Master Plan goes on to state that a *"significant opportunity exists to improve the connection between Victoria Road and the Plaza by creating a new "signature" public space for the town- Gladesville Town Square"*

This idea has also been reinforced by the consultants Place Partners who have been working with Council on the "Future Gladesville" project. They believe an attractive, green, comfortable open space on the south-western corner of the Key Site will be essential to invite people out of the mall and keep the surrounding street shops along Victoria Road alive.

If the cottage is retained in its current location the cost to the developer in all likelihood will be so significant no further community benefits may be offered. Without a green open community meeting space the incentive for shoppers to leave any prospective mall development is greatly reduced. This will have a negative impact on the business of the street shops and Gladesville will continue to lack a core or heart. Therefore it could be strongly argued that listing the cottage and retaining it on a Key Development Site is inconsistent with the third strategic goal, which is the one most relevant to Gladesville.

#### Objection No. 1 - DFP Planning Consultants on behalf of GSV Developments

The objection letter written by the consultant's DFP Planning on behalf of GSV Developments is broken into two sections. They object to the planning proposal proceeding on technical grounds and they also consider that justification for the listing of 10 Cowell Street has not been adequately demonstrated.

#### Technical Issues

The Gateway Determination issued by the Department of Planning and Environment on 19 January 2015 was subject to six conditions and DFP Planning Consultants state in their objection letter that they do not think Council fulfilled Condition No. 1, Condition 2(b) or 3.

1. *Prior to public exhibition, the planning proposal is to be revised to demonstrate consistency with A Plan for Growing Sydney, released on 14 December 2014.*
2. *(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 Environment 2013)*

*Section 5.5.2 states that:*

*During the exhibition period, the following material must be made available for inspection:*

- *The planning proposal, in the form approved for community consultation in the Gateway Determination*
  - *The Gateway Determination*
  - *Any information or technical information relied upon by the planning proposal*
3. *Council is to ensure that amending heritage maps are prepared in accordance with the Standard Technical Requirements for LEP maps. Existing and amending heritage maps are to be exhibited during the public exhibition period of the planning proposal.*

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Comments on Technical Issues

## Condition No. 1

Council staff did not address Condition No. 1 as the decision to list 10 Cowell Street and prepare a planning proposal was a resolution of Council made on 28 July 2014. The other matters addressed in the planning proposal were simply correction of clerical errors. The condition was discussed with the Department of Planning and Environment in January 2015 and it was pointed out that exhibition may lead to submissions about consistency of the planning proposal with “A Plan for Growing Sydney” and that these matters could be addressed after exhibition.

## Condition No.2(b)

DFP Planning Consultants state that during the exhibition period Council did not make publicly available technical information relied upon by the planning proposal. As the planning proposal was simply addressing clerical errors and pursuing the listing of 10 Cowell Street which came about due to a resolution of Council there was no technical information **relied** upon by the planning proposal and therefore no need to exhibit reports referenced as background information in the planning proposal lodged with the Department of Planning and Environment.

## Condition No. 3

DFP Planning Consultants state in their objection that both existing and amending heritage maps were required to be exhibited and that Council only exhibited the amended maps. The amended heritage maps were put up in Council’s Administration Centre directly adjacent to the existing heritage maps which are permanently available at Council’s front counter. The amended heritage maps were also made available via Council’s webpage as are all Council’s existing heritage maps.

In summary it is considered that DFP Planning consultants have not provided any technical/procedural grounds that would require re-exhibition or halting of the planning proposal.

## Inadequate Justification

The following are extracts taken from the objection written by DFP Planning consultants:

*“The justification for the proposed listing of 10 Cowell Street is not clear.*

*The planning proposal recognises that the potential heritage listing (of 10 Cowell) needs to be weighed up against the strategic objectives of the Key Site and the revitalisation of the Gladesville Commercial area that is identified as a primary goal on the Hunters Hill LGA Community Strategic Plan 2030.*

*Council’s Report of 28 July 2014 also recognised that the costs/benefits of the various options for the cottage (e.g. retention, alteration, relocation, demolition) need to be understood and communicated to the community.*

*Such an analysis should be undertaken by Council so that the community can understand the implications of the heritage listing of 10 Cowell.”*

**Comment**

DFP Planning Consultants raise some very valid points. The cottage is located on a Key Development Site and therefore heritage preservation cannot automatically be given preference over other equally valid goals such as the successful revitalisation of Gladesville.

Objection – Moch PTY LTD

Moch PTY LTD the prospective developer of the Key Site also referred to as Block 21 strongly oppose the heritage listing of 10 Cowell Street. The following are extracts taken from their submission:-

*“Moch entered into a legally binding Put and Call Option (“Deed”) with respect to the in-one-line sale of properties by Council for 4-6 Cowell Street, 10 Cowell Street and 1c Massey Street, Gladesville on 13 March 2013. The execution of Deed was a result of offer and acceptance reached at two meetings held respectively on 8 and 22 November 2012 at Council’s Chambers between Moch and Council in the presence of three current Councillors.*

*During the two aforesaid meetings, Moch displayed and explained details of conceptual plans for the proposed redevelopment of Block 21, with inclusion of 10 Cowell Street on the basis the cottage would be replaced by a brand new retail building structure with multi-level basement car park. Those conceptual plans were prepared having regard to the then “Gladesville Village Centre DCP 2010” which contains specific controls for the redevelopment of Block 21. The DCP outlines Council’s preferred built form of a new development at Block 21 fully utilising the site of 10 Cowell Street.*

*We are confused by the acceptance of an offer to enter into Deed for the sale of Council’s lands inclusive of 10 Cowell Street to enable a new mixed use development and Council’s recent motions to protect 10 Cowell Street on heritage grounds.*

*The opportunity of advocating discussion and consultation with the community was suppressed by Council’s resolution to immediately pursue the listing of 10 Cowell Street at Council meeting held on 28 July 2014. This is unfortunate.*

*Wider economic and social benefits for community may be deprived through a listing process unless all options for the cottage at 10 Cowell Street are considered and fully understood, and this important procedure has to date been ignored. We suggest Council’s thorough consideration of public interest in a balanced and justified manner, with the support of wider engagement of community in any forthcoming consultations to discuss the relationship of the cottage with the proposed development.”*

**Comment**

Many in the community were dissatisfied with the recent Development Application for the Key Site submitted by GSV Development on behalf of Moch PTY LTD. The size, bulk, design, resulting traffic and parking issues were among the main grounds of objection as well as the assumed demolition of the timber cottage at 10 Cowell Street.

Of the 12 who have made submissions in support of the listing of the timber cottage ten were objectors to the GSV Development Application. Of those supporting the listing of 10 Cowell Street, six state that the building must be retained in situ (in original location).



The current height and floor space controls for the Key Site came about from targets set by the State Government in 2008 to encourage higher density housing especially along arterial transport routes and in areas with existing services. At the time the targets were set the Key Site was determined suitable for substantial development and height and floor space controls were set based on a site area that included the land at 10 Cowell Street. Diagrams showing a potential development scenario that assumed the removal of the cottage were prepared. These controls and diagrams were publicly exhibited and then adopted into the Gladesville Village Centre Local Environmental Plan and Development Control Plan 2010 respectively.

In recent sub-regional planning meetings held in April and May 2015 the State Government has made it clear that the pressure for each Council area to share the burden of providing increased housing will only increase not decrease. The Key Site is currently the only development site in the Hunters Hill Local Government Area with controls that allow for significant medium/high density housing development. Thus the strategic importance of the site must be balanced against heritage conservation objectives.

### Discussion

While the cottage at 10 Cowell Street has local heritage significance its location on a key development site creates conflict between Council's heritage preservation and urban renewal objectives.

The current height and floor space ratio controls for the Key Site and a possible development layout were determined in late 2009/2010 assuming the inclusion of land at 10 Cowell Street. These controls were established to address the State Government's policy for each Council to provide increased housing in well serviced locations, along transport arterials. The site is the only location targeted within the Municipality to provide medium/high density housing.

If the cottage is listed and retained in its original location the impacts on the development potential of the site are significant. The cottage is located at the lowest point of the site and on the corner of Cowell and Flagstaff Streets. In situ retention will complicate vehicular access to the site and building layout.

If the cottage is listed this prioritises heritage above other potential and arguably more essential community benefits such as green open space. Achieving a large, green open town square on the Key Site will provide a community meeting space that is critical to improving amenity in Gladesville. This space will be instrumental in enticing shoppers out of any prospective mall and past surrounding street shops thereby aiding the commercial viability of the street tenancies.

Council Staff in their deliberations have relied heavily on the voice of the community and its expectations. Through the "Future Gladesville" project 750 people voted about their aspirations for Gladesville and 51% expressed, as their highest priority, a desire for a greener Gladesville with more publicly accessible places to socialise and spend time in.

Further, Council has 206 listings of timber cottages in the municipality. The addition of the 207<sup>th</sup> listing failed to elicit any significant community response. The potential listing of 10 Cowell Street was advertised and 238 notification letters sent to properties in the vicinity, only 12 letters of support for the listing were received.

It is recommended Council not pursue a heritage listing for the timber cottage at 10 Cowell Street and that it publish its reasons on its webpage.

## CONCLUSION

### Correction of Clerical Errors

The following four amendments addressed in the exhibited planning proposal are non-controversial and will improve the accuracy of Council's LEP 2012.

1. Correct the omission of three Heritage Items from Schedule 5 of LEP 2012
  - 13 Alexander Street, Hunters Hill
  - 7 Batemans Road, Gladesville
  - Pedestrian and Vehicular Tunnel under Victoria Road.
2. Remove the listing 1b Toocooya Road as this duplicates the heritage listing 24 Ferry Street, Hunters Hill.
3. Correct the Lot and DP address for 5 Ferdinand Street, Hunters Hill.
4. Correct four minor heritage mapping errors (boundary line of conservation area, 3 items listed but not shown on maps).

It is recommended Council proceed to make these amendments to LEP 2012 exercising the functions of the Minister of Planning under section 59 of the Environmental Planning and Assessment Act 1979 which are delegated to it by instrument of delegation dated 14 October 2012.

### Listing of 10 Cowell Street

The Key Site is Council's primary development site and is considered critical to the revitalisation of Gladesville and alignment with State Planning objectives to provide increased housing along arterial transport routes.

Listing of the cottage at 10 Cowell Street and its retention in its original location will compromise development envisaged for the Key Site and prioritise heritage over community resources much needed in Gladesville such as a green open town square. There are 206 heritage timber cottages already listed under Council's LEP 2012 however the Key Site is the only land in the Hunters Hill Municipality targeted to allow medium to high density development. Listing the cottage and retaining it in situ will compromise the development potential established for the Key Site and incorporated into Council's planning controls from 2010.

It is recommended that Council not pursue a heritage listing for the timber cottage at 10 Cowell Street and that it publish on its webpage the summary provided below of the background information used to reach this recommendation.

The idea that the cottage could be listed and then relocated on the site or to a new site is risky as there are too many unknowns. Out of the residents who want to see the cottage listed, six stated that it must be retained in its original location. If the cottage is listed there may be considerable support for this position as the debate has not been had about what affect relocation will have on the heritage significance of the building. Therefore listing the cottage leaves the future of the Key Development Site and Gladesville in continued limbo. This result is untenable. Gladesville businesses, community and the prospective developer of the site need certainty. The Gladesville Village Centre is not thriving and is lacking community facilities, especially green space; it is time to prioritise its future.

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### Summary of Background Information

- Council's Heritage Advisor has assessed the timber cottage at 10 Cowell Street as having local significance.
- The cottage is located on site which is part of a collection of lots known collectively as the Key Site in the Gladesville Village Centre.
- In 2008 the NSW State Government set housing targets for each of the Sydney Metropolitan Councils. These targets were intended to encourage higher density housing especially along arterial transport routes. The Key Site was determined suitable for increased commercial and housing development and in 2010 in response to the State Government's targets increased height and floor space controls were established for the site. These controls were based on a site area that included the land at 10 Cowell Street. Diagrams showing a potential development scenario that assumed the removal of the cottage were prepared. These controls and diagrams were publicly exhibited and then adopted into the Gladesville Village Centre Local Environmental Plan and Development Control Plan 2010 respectively.
- On the 14 December 2014 the NSW Government released "A Plan for Growing Sydney" this document reinforces the Government's commitment to achieving substantial increases in medium to high density housing in Sydney. In recent sub-regional planning meetings the Department has once again reiterated that each Council will need to take a share of the responsibility for increasing housing supply.
- The Key Site is the only land in the Hunters Hill Municipality targeted to allow medium to high density development.
- A 2005 Master Plan prepared by Annand Alcock Urban Design for the Gladesville Commercial area and recent work carried out by the consultant's Place Partners identified that establishing a green open space on the Key Site would be important for maintaining the vitality of street businesses as it would entice shoppers out of any prospective mall development. Both consultants identified a green open space would also provide a much needed community focal point within Gladesville. Current controls for the Key Site require any prospective developer to provide a large open space for community benefit off Cowell Street.
- Listing the cottage and retaining it in its original location will have a significant impact on the development potential of the Key Site as the cottage is located on a corner and at the lowest point of the site. A developer's willingness to provide community benefit is not unlimited and therefore if the cottage is to be listed this prioritises heritage conservation above other potential and arguably more essential community benefits such as green open space.
- Through the recent "Future Gladesville" project 750 people voted about their aspirations for Gladesville and 51% expressed, as their highest priority, a desire for a greener Gladesville with more publicly accessible places to socialise and spend time in. Further, Council has 206 listings of timber cottages in the municipality. The addition of the 207<sup>th</sup> listing failed to elicit any significant community response. The potential listing of 10 Cowell Street was advertised and 238 notification letters sent to properties in the vicinity, only 12 letters of support for the listing were received.
- Council's Community Strategic Plan 2030 includes three overarching goals for heritage and the built environment. The one most relevant to Gladesville is:-

- *The focal point of commerce and services is Gladesville, and our village centres are thriving*

### **FINANCIAL IMPACT ASSESSMENT**

There is no direct financial impact on Council's adopted budget as a result of consideration of this report.

### **ENVIRONMENTAL IMPACT ASSESSMENT**

There is no direct environmental impact on Council arising from Council consideration of this matter.

### **SOCIAL IMPACT ASSESSMENT**

There is no direct social impact on Council arising from Council consideration of this matter.

### **RISK ASSESSMENT**

If the Council chooses to pursue the listing of the cottage it exposes itself to risk. Refer MOCH PTY LTD submission.

### **HUNTERS HILL 2030**

Refer to the body of this report: Submissions in support of the Planning Proposal – Point 5 Listing is consistent with the objectives of the Hunters Hill Community Strategic Plan 2030

### **RECOMMENDATION**

1. That Council exercising the functions of the Minister of Planning under section 59 of the Environmental Planning and Assessment Act 1979 (delegated by instrument of delegation dated 14 October 2012) to proceed with making the amendments to Hunters Hill Local Environmental Plan 2012 as listed below:
  - a. Correct the omission of three Heritage Items from Schedule 5 of LEP 2012
    - 13 Alexander Street, Hunters Hill
    - 7 Batemans Road, Gladesville
    - Pedestrian and Vehicular Tunnel under Victoria Road.
  - b. Remove the listing 1b Toocooya Road as this duplicates the heritage listing 24 Ferry Street, Hunters Hill.
  - c. Correct the Lot and DP address for 5 Ferdinand Street, Hunters Hill.
  - d. Correct four minor heritage mapping errors (boundary line of conservation area, 3 items listed but not shown on maps).
2. That Council not pursue a heritage listing for the timber cottage at 10 Cowell Street and that it publishes its reasons for this decision on its webpage.

### **ATTACHMENTS**

1. Objections
2. Supportive Submissions