



PRESERVING AUSTRALIA'S OLDEST GARDEN SUBURB

P.O. Box 85, HUNTERS HILL, N.S.W. 2110

Hon. Mark Speakman
Minister for Environment and Minister for Heritage
Office of Environment and Heritage
PO Box A290
Sydney South, NSW 1232

14th December 2015

Dear Mr. Speakman,

I write to inform you of a recent modification made to the Hunters Hill Local Environment Plan 2012 (LEP 2012).

The primary objective of the changes made in this recent modification was to include and correct several items of Heritage importance, adding these to Schedule 5 of the Hunters Hill LEP 2012.

The point of contention amongst the recent modifications has been the wording used by council staff for the listing of an item at the address of 10 Cowell Street Gladesville (Lot 1, DP 952446), heritage item I514 on the Hunters Hill LEP 2012.

The inclusion of the property was as a result of a resolution of council, in which Councillors voted following several years of discourse between community groups and Council who is the current owner of the property in question. The resolution of council was "***That the timber cottage located at 10 Cowell Street be added to Schedule 5 of Hunters Hill LEP 2012***".

However, when the LEP 2012 was finally listed "as made" on the NSW Legislation web site, The Trust was shocked to discover the wording used by council had been changed to explicitly exclude the curtilage of the property. The specific wording as used by council staff was "***House, including pressed metal linings on walls and ceilings but excluding the curtilage***".

As far as we can ascertain, No 10 Cowell Street is unique in Schedule 5 of Hunters Hill's LEP, which is the list of its heritage items. Among the hundreds of listed houses it is the only one that does not include the lot on which it stands.

The 2005 Heritage Report on the Gladesville Shopping Centre, which was commissioned by Council as part of the original Master Plan for the area,

recommended the upgrade of 10 Cowell St from its listing as a Contributory Item to full heritage status. Since then Council has prevaricated and the listing has only this year gone forward for ministerial approval.

The Trust welcomed its final listing in the belief that what was passed at the Council meeting included the grounds. We were shocked to discover that the wording of final "as made" listing does not include the curtilage. We are also really concerned that it does not truly reflect what was debated and finally agreed after extensive deliberation at the Council Meeting. A representative of the Trust attended that meeting.

We feel that Council has misled the community. We have come to believe that, as owner of the property at 10 Cowell Street, Council's real interest is to ensure that the development of the Gladesville Shopping Village is not encumbered by any heritage listing on the lot. This is because the land is more valuable if it can have umpteen units built on it. In other words Council has a clear vested interest in removing the building from the development site.

The listing of the building without its curtilage is quite ingenuous as it is simply a nod to the developer to make a proposal to move it somewhere else, or, in a more likely scenario, to propose a full photographic survey of the property prior to its demolition.

As Minister for Heritage and the final arbiter of what gets listed in Hunters Hill's LEP we appeal to you to ensure that the listing of No 10 Cowell Street is the result of a fully transparent process and that it therefore must include the house's curtilage because that was what Council signed off on in its meeting of 9th June 2015.

Yours sincerely,

Tony Coote
President, The Hunters Hill Trust

cc: Councilor's Richard Quinn, Justine McLaughlin, Meredith Sheil, Zac Miles, Peter Astridge, Mark Bennett, Gary BirdHon. Paul Toole, NSW Minister for Local Government, The Hunters Hill Trust membership