

Item No: C0623(1) Item 15
Subject: INNER WEST HERITAGE PROGRAM
Prepared By: Daniel East - Acting Senior Manager Planning
Authorised By: Simone Plummer - Director Planning

RECOMMENDATION

1. That Council notes the update and progress on the heritage pubs project.
2. That Council undertakes early consultation with residents regarding the residential component of the heritage program.
3. That Council endorse the preparation of a draft Planning Proposal to amend the Inner West Local Environmental Plan 2022 for residential and substations Heritage Conservation Areas and Items.

DISCUSSION

The purpose of this report is to outline the proposed Inner West Heritage Program including:

- the matters ready to progress as amendments to the *Inner West Local Environmental Plan 2022* (Inner West LEP), and
- the future steps that are scheduled for commissioning from July 2023 onwards.

Inner West Council is committed to protecting places of heritage significance. The *Local Strategic Planning Statement* and *Local Housing Strategy* contain actions requiring Council to review heritage significance across the LGA and inform amendment to the Inner West LEP and Development Control Plans.

The heritage review commenced in 2021 and focussed on the southern area of the local government area (LGA) as large areas of the north of the LGA have heritage protection, for example, Balmain, Haberfield, Annandale.

The review included heritage assessments conducted by independent consultants, GML Heritage, on Council's behalf. Community feedback has provided further guidance to the scope. Collectively, the heritage program incorporates all GML Heritage recommendations and matters for consideration and will be progressed through future planning control amendments, including housekeeping matters as they arise.

Current Activity

Current work proposes to amend the Inner West LEP by mid-2024. The matters included in this work are those where the level of detailed heritage assessment has occurred to fully inform the proposals. Outlined below is a summary of each of three themes – Residential, Substations and Pubs. Attachment 1 provides maps depicting the proposed LEP amendments relating to these themes.

Theme 1 - Residential

Scope

The aim of the residential review was to identify areas and items of heritage importance and items in need of amendment. Analysis by GML Heritage identified several locations with heritage potential and undertook detailed assessment of these. Community feedback assisted

in refining the scope, including the addition of two further HCAs and the modification to the boundary of another.

The GML Study recommended the preparation of a Planning Proposal to amend Schedule 5 of the Inner West LEP to:

1. Introduce nine (9) new Heritage Conservation Areas (HCAs):
 - Petersham Hill, Dulwich Hill
 - Campbell's Dairy, Dulwich Hill
 - The Parade, Dulwich Hill
 - Woodlands Estate, Marrickville
 - Terrace Garden Estate, Marrickville
 - The Warren Estate, Marrickville
 - David Street, Marrickville: 'C66' reorganised, extended and renamed to form:
 - Marrickville Market Gardeners Estate, Marrickville
 - Shrublands Estate, Marrickville
 - Fredbert Street, Lilyfield.
2. Extend three (3) existing HCAs:
 - Inter war group – three locations Hollands Avenue, Jocelyn Avenue and Woodbury Street, Marrickville: 'C67'
 - Austenham Estate, Lilyfield: 'C62'
 - Campbell Estate, Lilyfield: 'C64' and rename to "Campbell's Broughton Estate" for clarity).
3. Reduce three (3) Local HCAs (removal of some properties from each):
 - Rathgael Estate, Croydon: 'C44' - removal 6 properties
 - Ivanhoe, Croydon: 'C42' – remove 1 property
 - Fleet Street, Summer Hill: 'C92' - remove 1 property.
4. Revise Local Heritage Item Listings for:
 - 56 Liverpool Road (28 Gower Street), Summer Hill (Hospital and outbuildings, including interiors): 'I1614' - due to redevelopment of part of the property.
 - 44-46 Smith Street, Rozelle (School, including interiors): 'I1487' - due to additions that have occurred over time and do not contribute to the heritage listing.
5. Delist the following Local Heritage Items that no longer meet the threshold of listing based on their original significance:
 - 40 William Street, Ashfield: 'I409'
 - 24A Railway Road, Sydenham: 'I1750'
 - 44 Wellesley Street, Summer Hill: 'I1728'.

Attachment 2 provides a copy of the final Inner West Heritage Study – Residential (GML, May 2023) being the evidence base for a draft Planning Proposal. This is a refined version of the study that was exhibited in August 2022 and only contains content relating to the above scope. The previous draft study included recommendations to amend the Inner West LEP and included several matters for Council's consideration. The latter require detailed investigation before potential heritage protection can be validated. These latter considerations form the body of work detailed below under the Future Steps of this report.

Engagement

The residential heritage matters outlined above formed a component of a consultation initiated in August 2022 which received some positive feedback from the community. It is proposed to restart early engagement for a further period of time in July 2023. If a favourable Gateway Determination is received from the Department of Planning for the planning proposal, a comprehensive statutory engagement program will be undertaken including letters to owners with maps, FAQs, summary statement of significance, talk to a planner pop-ups.

Theme 2 – Substations

Scope

In December 2021, Ausgrid contacted the Council to advise of the intent to delist several Section 170 heritage items. Section 170 of the *Heritage Act 1977* requires State Agencies to establish and maintain a 'Heritage and Conservation Register' This is a separate process to the listing items and areas in a local environmental plan, under the *Environmental Planning and Assessment Act 1979*.

An officer review identified that ten properties proposed for delisting were not listed in the Inner West LEP 2022 yet had potential important heritage values. Officers responded to Ausgrid in February 2022 and advised our intent to undertake a more detailed assessment with the aim of potentially listing relevant items in Inner West LEP 2022.

In addition to the list provided by Ausgrid, Officers undertook a review of all Ausgrid (legal owner Alpha Distribution Ministerial Holding Corporation) assets in the Inner West LGA to determine if other substations, which were neither listed under Section 170 nor in the Inner West LEP 2022, warranted detailed assessment. The review identified a further five substations of note which GML have confirmed have heritage significance and merit local listing as heritage items.

The 15 substations proposed to be included in the Inner West LEP are:

- 12 Collins Street, Annandale (Electricity Substation No. 122) – currently S170 listed
- 83 Norton Street, Ashfield (Electricity Substation No. 1497) – currently S170 listed
- 46 Fitzroy Avenue, Balmain (Electricity Substation No. 1464) – currently S170 listed
- 2 Mort Street, Balmain (Electricity Substation No. 1486)
- 4 Rawson Street, Haberfield (Electricity Substation No. 1505)
- 62 Mackenzie Street, Leichhardt (Electricity Substation No. 1489)
- 6A William Street, Leichhardt (Electricity Substation No. 1477) – currently S170 listed
- 26 Percival Street, Lilyfield (Electricity Substation No. 1500) – currently S170 listed
- 25A Cadogan Street, Marrickville (Electricity Substation No. 793)
- 200 Victoria Road, Marrickville (Electricity Substation No. 284)
- 26 Burt Street, Rozelle (Electricity Substation No. 1435) – currently S170 listed
- 7 Moore Lane, Rozelle (Electricity Substation No. 1449) – currently S170 listed
- 15 Reynolds Avenue, Rozelle (Electricity Substation No. 1506) – currently S170 listed
- 131 Victoria Road, Rozelle (Electricity Substation No. 1521) – currently S170 listed
- 2 Carrington Street, Summer Hill (Electricity Substation No. 1439) – currently S170 listed

Attachment 3 provides a copy of the two associated studies related to the substations proposals.

Engagement

Findings will be communicated to Ausgrid and Alpha Distribution Ministerial Holding Corporation and advise of the aim to proceed with a draft Planning Proposal to heritage list fifteen substations. Further engagement with the owners/operators and neighbours will take place during the statutory consultation phase.

Theme 3 - Pubs

Scope

The Heritage Pubs Study was prepared by GML Heritage in 2022 and identified 27 Inner West pubs for potential heritage listing. At the Council meeting of 25 October 2022, a Notice of Motion noted the Heritage Pubs Report and resolved to undertake early engagement with property owners and pub patrons and to prepare a draft Planning Proposal.

The list of pubs proposed to be included in the Inner West LEP are:

-
- Annandale Hotel, Annandale*
- North Annandale Hotel, Annandale*
- The Balmain Hotel, Balmain*
- Cat & Fiddle Hotel, Balmain*
- Cricketers Arms Hotel, Balmain*
- Dick's Hotel, Balmain*
- Town Hall Hotel, Balmain*
- Unity Hall Hotel, Balmain*
- East Village Hotel, Balmain East*
- Duke of Enmore Hotel, Enmore*
- Queens Hotel, Enmore*
- Warren View Hotel, Enmore*
- The Milestone Hotel, Leichhardt
- The Royal Exchange Hotel, Marrickville
- Vic on the Park Hotel, Marrickville
- Carlisle Castle Hotel, Newtown*
- Kelly's on King, Newtown*
- Sandringham Hotel (former), Newtown*
- Websters Bar, Newtown*
- Livingstone Hotel, Petersham*
- 3 Weeds Hotel, Rozelle*
- Bridge Hotel, Rozelle*
- Garry Owen Hotel, Rozelle
- Native Rose Hotel, Rozelle
- Sackville Hotel, Rozelle*
- The Welcome Hotel, Rozelle*

*(*Denotes pubs that are in a Heritage Conservation Area)*

The Pubs Heritage Study has been reviewed to:

- bring it up to date given the passage of time
- undertake minor editorial changes
- to note that Lewisham Hotel is progressing as a draft heritage item within the Parramatta Road Corridor Stage 1 Planning Proposal that has already received Gateway Determination from the Department of Planning and Environment (DPE) and is therefore ahead in process.

Engagement

In collaboration with the Engagement Team and Corporate and Strategic Communications, a patrons focussed consultation entitled 'Love your Pub' is under way. The consultation includes:

- A Your Say Inner West page where the community can upload stories of interest and images or videos

- All pubs in the Inner West have received coasters with a QR code redirecting to the Your Say page
- Press and social media campaigns are further encouraging participation.

In addition, Council have communicated with all proposed heritage pub owners and operators (licensees) offering to meet and discuss the proposed listing. The letter includes copy of the pub's Heritage Inventory Sheet and Frequently Asked Questions.

Timeline progressing Residential, Pubs and Substations

Draft Planning Proposals are being prepared and tentatively scheduled to go to the Inner West Local Planning Panel in August and Council in late 2023. These are:

- Planning Proposal 1 – Residential and Substations Heritage
- Planning Proposal 2 – Heritage Pubs.

Following endorsement by Council, the two draft Planning Proposals will proceed to DPE for Gateway assessment. Following assessment, DPE will issue a Gateway Determination stipulating whether the proposals can proceed and may include a list of conditions for Council to meet before statutory consultation begins.

Once on statutory consultation, the draft amendments are a material consideration in the development assessment process. The statutory consultation period provides an opportunity for property owners and others interested parties to lodge formal submissions, which will be reviewed against the evidence base.

Future Steps

The Heritage Program will continue to focus on residential and commercial properties and will respond to the GML's proposal that Council consider detailed heritage assessment of several items and areas. This work will initiate the detailed heritage assessment necessary to prepare an evidence base to inform amendments to Inner West LEP 2022 for the following:

1. Potential Heritage Conservation Areas (HCAs), Heritage Individual Items or Group Items:
 - Additional locations in southern Dulwich Hill and Marrickville to determine if they have a sufficient level of retained integrity and significance to be potential new Heritage Conservation Areas (HCAs)
 - Consider several properties in Dulwich Hill, Marrickville, Petersham and Lilyfield to determine if they have a sufficient level of retained integrity and significance to be locally listed items or group items.
2. Period buildings: GML Heritage recommended a review of several commercial precincts to investigate if:
 - existing period buildings, now or following identified HCA investigations, would fall within an HCA and in this instance revise their descriptor to Contributory buildings within the DCP, or
 - subject to further detailed assessment consider if they should be identified as an HCA, or individual or group heritage item.
3. Other studies: Consider undertaking additional studies that may inform future detailed investigations. This may include:
 - municipal Depression-era public works throughout the local government area
 - post war residential heritage
 - preparing a thematic history of the local government area.

FINANCIAL IMPLICATIONS

The heritage program is a multi-year approach to review heritage in the Inner West with some initial funding allocated in next year's budget to commence this work.