

8.1. MM01: Interim Heritage Order - 7-9 Selwyn Street Wollstonecraft

On Friday 18 August 2023, I attended a meeting with residents in Selwyn Street, Wollstonecraft who expressed their concerns in relation to Development Application 219/23 which seeks to demolish two existing Federation houses at 7 and 9 Selwyn Street, Wollstonecraft and construct 10 attached dwellings.

There are currently a number of heritage items listed under North Sydney Local Environmental Plan 2013 including 9, 13, 17, and 29 Milner Crescent, and 62 Shirley Road.

These heritage items are detached dwelling houses of a 'Federation bungalow', 'Arts and Craft', 'Queen Anne' or similar period. They have been listed as they have historical, social, and aesthetic significance.

Residents expressed shock that the houses at 7 and 9 Selwyn Street are not currently listed as items of local heritage.

A resident subsequently provided me with a copy of a submission prepared on their behalf by Emma Rogerson, town planner, which relevantly states:

The dwelling houses at both 7 and 9 Selwyn Street are considered to be individually worthy of a heritage listing for the same reasons as the other nearby items, given their distinct architectural features that are reminiscent of a traditional period home and their high level of intactness of original fabric.

Council are encouraged to investigate the significance of both sites and consider implementing an Interim Heritage Order to allow for reasonable research and any future Planning Proposal to heritage list the sites.

There are concerns that the demolition of two homes that have clear local heritage value, and the construction of a contemporary, obtrusive and bulky townhouse development in their place will negatively impact on the heritage value of the heritage items shown in figure 5. The large scale and uncharacteristic form of the proposal is expected to drastically alter the context of the nearby items and visually dominate the area when viewed from the public domain.

This impact does not satisfy the requirements of Clause 5.10 Heritage Conservation of the North Sydney Local Environmental Plan 2013 which clarifies that the environmental heritage of North Sydney should be conserved, including "heritage items and heritage conservation areas, including associated fabric, settings and views".

There is significant community concern and interest that without Council acting to protect these dwellings they will be lost.

I therefore recommend:

1. THAT Council obtain urgent advice in relation to whether an Interim Heritage Order(s) can be supported in respect of dwellings known as 7 and 9 Selwyn Street, Wollstonecraft.

2. THAT the advice consider whether the properties may be heritage or contributory items within the conservation area.

COUNCILLOR ZOË BAKER
MAYOR