

8.11. 1 Shirley Road Wollstonecraft - Proposed Heritage listing

AUTHOR: Stephen Beattie, Manager Development Services

ENDORSED BY: Joseph Hill, Director City Strategy

ATTACHMENTS: Nil

PURPOSE:

At its meeting of 22 March 2021 Council considered a report of Council's Heritage Planner regarding a potential Interim Heritage Order (IHO) to be placed on 1 Shirley Road, Wollstonecraft. This report provides an update on this matter.

EXECUTIVE SUMMARY:

On 13 January 2021, Council received development application (DA 2/21) for 1 Shirley Road, Wollstonecraft involving alterations to the internal layout of the existing dwelling, a dormer addition, changes to the existing garage and pool.

The property is currently listed as a contributory item within the Wollstonecraft Heritage Conservation Area under North Sydney Local Environmental Plan 2013 (NSLEP 2013). Following preliminary research, which included an external and internal inspection of the building, Council's Heritage Conservation Planner concluded: "That the dwelling at 1 Shirley Road is worthy of listing as an Item of Environmental Heritage in Council's Local Environmental Plan. As such, its protection by way of an Interim Heritage Order is warranted and the extent of demolition proposed as part of DA 2/21 should not be consented to at this time."

The Council considered the imposition of the proposed Order at its meeting of 2 March 2021 and resolved;

1. **THAT** the matter be deferred for the owners to be informed and invited to make a submission before the matter returns to Council.

Since the Council meeting, the development application was amended to achieve an outcome not dissimilar to that which would be acceptable had the property had the benefit of a full heritage listing. The applicant's response to Council's request for amendments and intent to achieve an acceptable heritage-based solution is to be commended. DA 2/21 was subsequently approved under the delegated authority, with there being no reason to further delay a determination.

An IHO at this time is deemed unnecessary and the intent should be withdrawn. The heritage status of the property should however be reviewed in the event of a comprehensive heritage review being undertaken.

FINANCIAL IMPLICATIONS:

Nil

RECOMMENDATION:

- 1. THAT** Council not proceed with an Interim Heritage Order.
- 2. THAT** further consideration of the heritage status of 1 Shirley Road Wollstonecraft be undertaken as part of any future comprehensive Heritage review.

LINK TO COMMUNITY STRATEGIC PLAN

The relationship with the Community Strategic Plan is as follows:

3. Our Future Planning

3.4 North Sydney is distinctive with a sense of place and quality design

4. Our Social Vitality

4.4 North Sydney's history is preserved and recognised

BACKGROUND

On 13 January 2021, Council received development application (DA 2/21) for 1 Shirley Road, Wollstonecraft involving alterations to the internal layout of the existing dwelling, a dormer addition and changes to the existing garage and pool.

The property is currently listed as a contributory item within the Wollstonecraft Heritage Conservation Area under North Sydney Local Environmental Plan 2013 (NSLEP 2013). Following preliminary research which included an external and internal inspection of the building, Council's Heritage Conservation Planner concluded: *"That the dwelling at 1 Shirley Road is worthy of listing as an Item of Environmental Heritage in Council's Local Environmental Plan. As such, its protection by way of an Interim Heritage Order is warranted and the extent of demolition proposed as part of DA 2/21 should not be consented to at this time."*

The IHO effectively would have elevated the status of the property to that equivalent of a Heritage listing for a period of twelve (12) months while the possibility of formally listing the property as a heritage item was further explored.

The Council considered the imposition of the proposed Order and resolved: *THAT the matter be deferred for the owners to be informed and invited to make a submission before the matter returns to Council.*

The required consultation has since been undertaken and appropriate recommendations are now made for the consideration of Council.

CONSULTATION REQUIREMENTS

Community engagement is not required.

DETAIL

Council's resolution of 22 March 2021 was acted upon, and the owners of 1 Shirley Road Wollstonecraft notified of the possible imposition of an IHO on the property.

Various representations have been made by the property owner and this has ultimately resulted in the development application achieving an acceptable outcome. In these representations the owner has expressed the view that in the circumstances the IHO is now unnecessary.

The proposal was amended resulting in an outcome which was acceptable having regard to its current contributory status and not dissimilar to that which would be acceptable had the property had the benefit of a full heritage listing. DA 2/21 was subsequently approved under the delegated authority, with there being no reason to further delay a determination. The applicant's response to Council's request for amendments is to be commended.

If the works are completed as planned, they will have little material impact on a possible heritage listing in the future. Having regard to this fact, an IHO at this time is deemed unnecessary and the intent should be withdrawn.

However, the heritage status of the property should be reviewed in the event of a comprehensive heritage review being undertaken.