

ATTACHMENT D

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**LETTER DATED 8 JULY 2014
FROM THE NSW HERITAGE COUNCIL**

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Mr Andrew Thomas
Executive Manager,
Strategic Planning & Urban Design
City of Sydney
GPO Box 1591
SYDNEY NSW 2001

Dear Mr Thomas,

RE: REQUEST FOR A REVIEW OF THE SYDNEY CITY LOCAL ENVIRONMENT PLAN AND DEVELOPMENT CONTROL PLAN IN VIEW OF THE IMMINENT SALE OF GOVERNMENT OWNED PROPERTIES AT MILLERS POINT.

I refer to a presentation made by the Land and Housing Corporation to the Heritage Council on 7 May 2014 regarding the sale of Government owned properties located within the Millers Point area.

The proposed sale includes a number of properties that are individually listed on the State Heritage Register (SHR) as well as those that are not listed individually but are within the overall Millers Point Conservation Area. The Millers Point Conservation Area is listed as a separate heritage item on the State Heritage Register as well as the Sydney City Local Environmental Plan (LEP).

The critical issue in the sale of these assets is to ensure that future purchasers of individual properties on the SHR, as well as properties within the Millers Point Conservation area, are fully aware of the constraints and opportunities in terms of any future development potential and use of the properties, maintenance and management requirements and that this is reflected in the market value of the properties.

One of the issues in this regard relates to the development potential currently available to these properties as a result of the provisions of the Sydney City Local Environmental Plan (LEP) and Development Control Plan (DCP).

Until now these properties have been in Government ownership and managed by Department of Housing and there has been no effort to materialise such development potential. However, once these properties are sold as freehold dwellings, it is likely that new owners would seek to maximise this development potential. There is potential for this to have a significant adverse impact on the heritage significance of individual properties as well as the Millers Point Conservation Area as a whole.

In view of this situation, Heritage Council would like to request that an urgent review of Sydney City LEP and DCP be undertaken and necessary amendments made to match permissible development with the existing built up area for these properties and the Millers Point Area in general. In particular, controls related to building height, floor space ratio, setbacks, provision of parking, external additions & alterations etc. would require attention as part of this review.

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I am advised that the Land and Housing Corporation and Heritage Division (Office of Environment and Heritage) have had some preliminary discussions with the officers of Sydney City Council in this regard.

The Heritage Division (as staff of the NSW Heritage Council) would be happy to work further with Sydney City on this matter if required, and would welcome an opportunity to comment on any proposed amendments to the Sydney City LEP and DCP.

Please do not hesitate to contact Rajeev Maini on telephone 9873 8592 should you have any further enquiries regarding matters mentioned in this letter.

Yours sincerely



08/07/2014

Dr Siobhan Lavelle OAM
A/ Manager, Conservation
Heritage Division
Office of Environment and Heritage
As Delegate of the Heritage Council of NSW