

**ITEM 7. POST EXHIBITION – PLANNING PROPOSAL – SYDNEY LOCAL ENVIRONMENTAL PLAN 2012 – INDUSTRIAL AND WAREHOUSE BUILDINGS HERITAGE STUDY – HERITAGE LISTING OF IDENTIFIED INDUSTRIAL HERITAGE ITEMS AND AREAS**

**FILE NO: S122740**

**SUMMARY**

This report informs the Central Sydney Planning Committee of the outcomes from the public exhibition of the planning proposal to heritage list 62 identified industrial heritage items and two conservation areas on Sydney Local Environmental Plan 2012. In response to submissions, the exhibited listings have been reviewed and some changes recommended. As a result of this review, 57 heritage items and two conservation areas are recommended for listing for their local heritage significance. The report seeks approval for the revised planning proposal at **Attachment A** and revised Development Control Plan at **Attachment B**.

The City's industrial and warehouse buildings provide a unique and important opportunity to enhance the character of the City's neighbourhoods for current and future generations.

The recommended listings seek to better protect the heritage significance of industry, an under-recognised form of heritage, and, in so doing, contribute to Sydney's sustainable growth, vibrant communities and cultural life. As the City and its former industrial centres rapidly develop, listing will promote the retention and re-use of the City's industrial and warehouse buildings. The recent redevelopment of listed industrial sites, including the Grounds at Alexandria, demonstrates the form of development and range of uses listing can promote. This will support urban renewal plans by retaining some of the industrial character, diversity of buildings and uses, and place-makers in our local areas.

From chewing gum manufacturers to World War II shadow factories, stationers, fabric mills, substations and fridge factories, the recommended list of buildings reflects the diversity of Sydney's industrial past. While a small proportion of the 470 industrial buildings surveyed, the recommended heritage items and conservation areas represent the places of greatest integrity and historical value from important periods of Sydney's industrialisation. Often modest architecturally, these buildings are nevertheless significant historically. They mark major changes for Sydney and Australia, particularly during the twentieth century.

The planning proposal was exhibited from 2 June 2015 to 17 July 2015, with submissions accepted after exhibition. The City finalised and published 64 inventories for the exhibition, as well as a plain English fact sheet and a consultation web page. Affected owners, occupants and neighbours were directly notified by letter, and advertisements were published in local newspapers in June 2015.

The exhibition attracted a number of positive media reports promoting the City's industrial heritage in newspapers, television and radio. The level of community and owner engagement is indicated by more than 5,600 visitors to the consultation web page, a large number of enquiries and submissions.

In response to more than 1,800 letters sent to owners, occupants and neighbours and other forms of notification, the City received 107 submissions. Submissions mostly reflected the interests and efforts of current owners, some organisations and community members.

More than half of these 107 submissions support, do not object or partially support the proposal. The remaining number object, generally to a specific listing. Twenty-eight (28) of the proposed listings received no submissions from owners. The submissions express a wide range of views about the value of industrial heritage, the buildings proposed for listing, the process for listing and development. These comments are outlined and responded to in this report and the submissions table at **Attachment C**.

In response to submissions, City staff met with owners or their consultants and inspected interiors when requested, in order to review contested listings. Changes to the planning proposal are recommended for 16 heritage items and one conservation area as a result, including corrections, reductions or removal of listings, where supported by substantive new information confirmed by City review.

The most common change is updates to the inventory information at **Attachment D**. Inventories are attached for noting, as they do not form part of the planning proposal requiring approval. Inventories provide a summary of information about places identified for listing, including guidance on their significance. Inventories can continue to be reviewed and updated after listing.

Listing the recommended items and areas as a result of a heritage study provides greater certainty and transparency for owners, the development industry and the community. The City will continue to encourage owners to have pre-development application meetings with the planning assessments team to gain greater certainty about future development or adaptive re-use of these buildings.

## RECOMMENDATION

It is resolved that:

- (A) the Central Sydney Planning Committee note the submissions received to the public exhibition of the planning proposal, shown at **Attachment C** to the subject report;
- (B) the Central Sydney Planning Committee approve the revised planning proposal, shown at **Attachment A** to the subject report, for finalisation and making as a local environmental plan under section 59 of the Environmental Planning and Assessment Act 1979;
- (C) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 17 November 2015 that Council approve the amendment to Sydney Development Control Plan 2012 Heritage Contributions Map, shown at **Attachment B** to the subject report; and
- (D) the Central Sydney Planning Committee note the recommendation to Council's Planning and Development Committee on 17 November 2015 that Council delegate authority to the Chief Executive Officer to make any minor amendments to the planning proposal, to correct any minor drafting errors prior to finalisation and making of the Local Environmental Plan.

**ATTACHMENTS**

**Attachment A:** Planning Proposal: Heritage listing of industrial and warehouse buildings

**Attachment B:** Development Control Plan 2012 Amendment: Industrial Conservation Areas

**Attachment C:** Summary of submissions

**Attachment D:** Heritage inventories for noting.  
(Note - due to its size, Attachment D has not been circulated in hard copy. It is available for inspection on Council's website).

## BACKGROUND

1. City of Sydney's heritage study of industrial and warehouse buildings has been prepared in response to Council's resolution of 14 May 2012. The primary purpose of this study is to identify significant industrial and warehouse buildings for listing on the heritage schedule of Sydney Local Environmental Plan 2012.
2. This study responds to increasing development pressures on Sydney's industrial buildings, and seeks to provide greater certainty in the development process.
3. Over a 12-month period, a team with heritage, history, architecture, archaeology and town planning expertise completed this study. The study team reviewed industrial heritage buildings across two-thirds of the Council area through multiple methods of investigation.
4. Based on a survey of more than 470 buildings, a thematic history, research, consultation with specialist organisations, comparative analysis, review against consistent listing criteria and other methods set out in the study report, the study identifies 63 items and two conservation areas for listing. One of these 63 items for the former Ford Sherrington factory in Surry Hills was listed before completing the study.
5. Southern Sydney is a major focus, with the largest concentration of historic industrial buildings and major renewal plans. Identifying significant industrial sites is an opportunity to support plans for urban renewal as this former industrial heartland transitions to jobs for the twenty-first century in the southern employment lands and housing in Green Square.
6. In the broader context, this thematic study is believed to be the first council study of industrial heritage in New South Wales and the second study of its kind for Australia.
7. The study reveals the rich industrial heritage of the City of Sydney as one of Australia's former industrial heartlands. Further, the Council area retains the largest concentration of historic industrial and warehouse buildings in New South Wales, and one of Australia's largest known collections of its kind.
8. On 30 October 2014 and 3 November 2014, respectively, the Central Sydney Planning Committee and Council adopted the heritage study, approved the planning proposal to seek gateway determination, and exhibit the recommended listings for 62 heritage items and two conservation areas.

## Buildings and significance overview

9. From chewing gum manufacturers to World War II shadow factories, stationers, fabric mills, substations and fridge factories, the list of buildings and structures reflect the diversity of Sydney's rich industrial past.
10. The buildings recommended for listing represent a small proportion of the 470 surveyed and the larger number that once existed in the City of Sydney. They are identified in the study as the surviving buildings of greatest integrity and historical value from important periods of Sydney's industrialisation.
11. The location of the exhibited heritage items and conservation areas is shown in the map at **Figure 1**.

12. Alexandria, Rosebery and Surry Hills contain the majority of buildings, which reflects the historic centre of industrial Sydney.
13. The majority of these buildings date from the twentieth century from the peak period of Sydney's industrialisation from the 1910s to the 1960s.
14. While Sydney's twentieth-century industrial buildings are often modest architecturally, these buildings are significant historically. They record major changes during this period for Sydney and Australia through industrialisation.
15. Engineering, building, textiles and clothing industries are prominent, closely followed by food, household goods, printing and retail industries. The power, water and sewer infrastructure, fire and other services, which supported these industries, are also represented.
16. A number of these industries represent the evolution of Australia's farming and mining of raw materials into secondary industry. City of Sydney's prominent industries also document the growth of Australian industry associated with World War II defences, new technology and materials, the impact of electricity, and the growth of Australia's domestic market during the twentieth century.
17. The social history of many of these buildings is also significant, associated with the early employment of women and migrants and sites of major strikes for better working conditions. The products made at these sites also affected Australian society more broadly, such as telephones, fridges, records, and humidicribs.
18. These buildings further represent the growth of Australian-made products and brands. Some of the products once made in these buildings, and the growth of brands they represent, include: David Jones and Hordern and Sons furniture and clothing, Westinghouse fridges, Otis lifts, Bonds clothing, Cyclone fences, Penfolds stationary, Wrigley's gum and Rosella soup.
19. While the architecture varies and is often restrained, the age and features of these buildings demonstrate the typically robust forms and fabric of twentieth-century industrial and warehouse buildings. The modular building forms, exposed structural elements, large spans, high internal clearances, large windows or sawtooth roof lanterns represent the space, clearance and lighting needs for manufacturing, or storing goods, along with typical construction and technology of the time. These historic industrial features are adaptable to a range of creative and other new uses, and when re-used as part of new development, can add to the character and success of new uses.

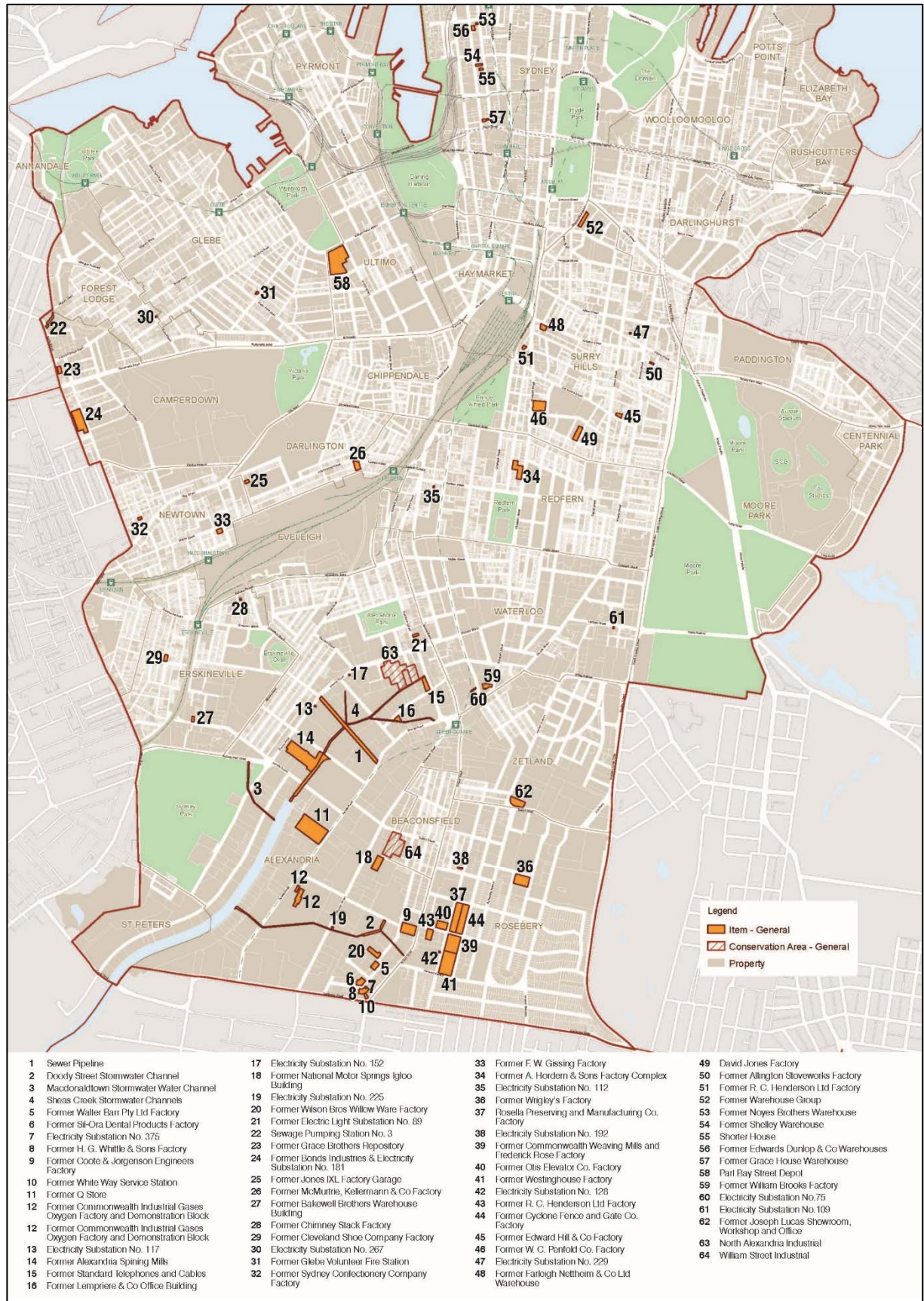


Figure 1: Location and boundaries of the exhibited listings



### Planning proposal

20. The planning proposal seeks to heritage list a number of industrial and warehouse items and two conservation areas to recognise their local heritage significance.
21. On 30 October 2014 and 3 November 2014, respectively, the Central Sydney Planning Committee and Council resolved to approve and exhibit a planning proposal to amend Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 to heritage list 62 heritage items and two conservation areas.
22. The planning proposal was submitted to the Department of Planning and Environment, with a request for a gateway determination in accordance with section 56(1) of the Environmental Planning and Assessment Act 1979.
23. The gateway determination was issued on 19 December 2014, enabling the City to proceed with the public exhibition of the planning proposal. Conditions of the determination require completion of the local plan amendment within 12 months.
24. The planning proposal at **Attachment A** is revised to include the recommended changes in response to submissions.
25. The heritage study report was published on the City website following its adoption in late 2014, in accordance with the Council and Central Sydney Planning Committee resolutions.

### Public exhibition

26. Council consulted owners, members of the public and government agencies through the exhibition of this planning proposal from 2 June 2015 to 17 July 2015. This exhibition satisfied and exceeded the consultation requirements outlined in the Department's gateway determination. All information for the proposal was made available on the City's consultation website, Sydney Your Say, and at four customer service centres in the city centre, Redfern, Glebe and Zetland. In addition to the standard planning proposal documentation exhibited, a plain English fact sheet was developed to assist owners understand the nature and effects of the proposal.
27. Heritage inventories for each of the 62 heritage items and two conservation areas were finalised and published for the exhibition. Inventories were numbered 1-64 for the exhibition, as shown in the attached submissions summary. A map, shown in **Figure 1**, and further website content were developed to assist in navigating this information.
28. The heritage inventories for the 64 listings encompass approximately 1,600 pages of researched site histories, brief descriptions, significance assessments and current and historic images.
29. More than 1,800 notification letters were sent to affected owners, occupants and immediate neighbours, inviting stakeholders to review and comment on the proposal and to contact City staff with queries. The fact sheet was provided with all letters. Three state agencies were also notified by letter, as required by the gateway determination.

30. The proposal was publicised more widely in print and social media. Council advertised the planning proposal in the Sydney Morning Herald, Southern Courier, Inner West Courier and Central Sydney on 2 or 3 June 2015. Further online notifications included City posts alerting the public to the proposal through Twitter, Facebook and LinkedIn and an email newsletter to 3,500 subscribers to the City consultation website, SydneyYourSay. Throughout June and July, the proposal was reported in a number of articles in newspapers, along with radio and television interviews.
31. For the exhibition period, Council provided owners and the public with a reasonable opportunity to comment in excess of the 28 days required by the gateway determination.
32. The timeframe for submissions was formally extended to 17 July 2015, due to delayed letters to some William Street property owners. Further extensions for owners and their consultants were provided on request.
33. As a result of this engagement, the Sydney Your Say website for this proposal was visited by 5,614 individuals, with 5,187 of these website visitors also viewing the exhibited documents.

#### **Submissions overview**

34. From more than 1,800 letters sent to owners, occupiers and immediate neighbours, and further forms of public notification noted above, a total of 107 submissions were received. All submissions are summarised and responded to in the table at **Attachment C**.
35. Submissions are counted and considered together where they are submitted by or on behalf of the same community member or company relating to the same property. Some of the 37 anonymous submissions may include repeat submissions.
36. Submissions mostly reflect the interests and efforts of current owners, some organisations and community members.
37. Of 107 submissions:
  - (a) 35 support, provide information or do not object to the proposed listings;
  - (b) 24 partially support and object either to different listings or different aspects of a single listing; and
  - (c) 48 object to 30 of the proposed listings.
38. Owner responses for the 64 listings include:
  - (a) 28 listings with no submissions;
  - (b) 6 listings with submissions that support or do not object;
  - (c) 30 listings with objections or partial objections.
39. Forty-four (44) of the 107 submissions, including a petition, relate to one listing for the William Street conservation area, containing 8 properties.



40. Key issues raised in submissions include heritage significance, expectations for further assessment, development and related issues, interiors and owner notification.
41. The overall response to these submissions and key issues is outlined below. Submissions are responded to individually in the table at **Attachment C**.

### Listings recommended

42. City staff reviewed all submissions, met with objectors or inspected sites as requested, in order to review contested listings and respond to submissions in the table at **Attachment C**.
43. As a result of this review, the recommended planning proposal is revised. The recommended items and conservation areas are shown on pages 5-9 of the revised planning proposal at **Attachment A**.
44. Listing is recommended for 57 heritage items, including buildings, structures or complexes identified for their individual local heritage significance. Two compact conservation areas are recommended for listing for their collective local heritage significance as precincts of industrial buildings from Sydney's peak period of industrialisation with a distinct character.
45. Individual listing as a heritage item seeks to conserve the local significance of sites as a whole, including building interiors and their setting. Therefore, the heritage item names and mapped listing boundaries typically encompass the full site. This does not prevent approval of internal and other alterations, change of use or new works, but ensures impacts on significance are considered when major works are proposed.
46. Substantial site components that do not contribute to the significance and setting of heritage items are excluded from the mapped listing boundaries or item name. Development of excluded site components may not require Council approval, heritage impact assessment or public consultation, because it can potentially be approved by private certifiers under the state policy for complying development.
47. The boundary for the conservation areas is defined to identify the core significant streetscapes and to take into account advanced plans for urban renewal, in particular for the southern employment lands. Sites excluded from the conservation areas are either not industrial, detracting, isolated from significant streetscapes, or in location of advanced or approved plans requiring demolition.

### Changes recommended

48. Changes recommended in the revised planning proposal as a result of exhibition and City review include removal of 6 of the proposed heritage items, reduction of the scope of listing for 7 of the proposed heritage items and one conservation area and corrections to 2 of the proposed heritage items.
49. Changes to the planning proposal are recommended where supported by substantive new information gained through the exhibition process, verified by City staff inspection or further investigation. These changes are recommended for greater clarity or where City staff agree that new information substantially alters the basis for the listing recommendation, as outlined in the response to submissions in the table at **Attachment C**.

50. Recommended changes to the extent of proposed listings include:
- (a) Removed:
    - (i) Sydney Water sewer pipeline, Alexandria;
    - (ii) Doody Street stormwater channel, Alexandria;
    - (iii) Macdonaldtown stormwater channel, Alexandria;
    - (iv) Shea's Creek stormwater channel, Alexandria;
    - (v) 30 Mandible Street, Alexandria; and
    - (vi) 23 Lachlan Street, Waterloo.
  - (b) Reduced through revision to the item name or boundary:
    - (i) 40A-42 Maddox Street, Alexandria;
    - (ii) 85-113 Dunning Avenue, Rosebery;
    - (iii) 61-71 Mentmore Avenue, Rosebery;
    - (iv) 47-97 Marlborough Street, Surry Hills;
    - (v) 10-16 Bay Street, Ultimo;
    - (vi) 723 Elizabeth Street, Waterloo;
    - (vii) 146-158 Joynton Avenue, Zetland; and
    - (viii) 43-45 William Street, Alexandria, removed from William Street industrial heritage conservation area.
  - (c) Details corrected:
    - (i) 52-54 O'Riordan Street, Surry Hills; and
    - (ii) 11-13 Randle Street, Surry Hills.
51. Minor updates to item names are also included in the revised planning proposal, consistent with the names exhibited in an addendum to the planning proposal and used in the inventories. Another minor update is to note the Sewage Pumping Station No. 3 as state significant in the heritage schedule because it is currently listed on the State Heritage Register. These changes do not alter the affected land.
52. The most common change in response to submissions includes updates to the inventory information at **Attachment D**. Inventories are attached for noting only, as they do not form part of the planning proposal requiring approval. It is the planning proposal that defines the extent of the listing. Inventories provide a summary of information about places, including guidance on their significance. Inventories can continue to be reviewed and updated after listing.

### Significance issues

53. A number of submissions disagree with the heritage significance of proposed items or areas.
54. Only one of seven NSW Heritage Council criteria of local heritage significance needs to be satisfied to meet the threshold for local listing. The seven criteria include historic, associations, aesthetic or technical, social, research, rarity or representative significance.
55. Over 470 industrial and warehouse buildings were surveyed across the Council area, amongst multiple other forms of investigation, to identify the buildings recommended for listing.
56. Council maximised the rigour and independence of this assessment through preparation of the heritage study and supporting inventories by a team of appropriately qualified professionals. City staff have further reviewed these recommendations in response to community submissions.
57. Objections to the heritage value of identified buildings, particularly those in the William Street conservation area, are most commonly because of the appearance, modest architecture or utilitarian construction of these industrial buildings.
58. Further reasons in submissions disputing heritage value include an aversion to recent or current uses, amenity issues or because of a preference for other development or uses. These issues do not affect the assessed significance of buildings and are addressed at the separate development stage, outlined below.
59. These reflect the varied community views about industrial heritage and aesthetics. These listings seek to recognise the heritage value of industry to the history of the City of Sydney. As part of this proposal, few of the buildings recommended for listing have been assessed as having social heritage value to community groups.
60. Existing alterations are raised in a number of submissions. Most buildings recommended for listing have some level of alteration, often for conversion to new uses, which is acknowledged in the inventories. City staff inspected buildings as requested to understand the level of alterations. In most cases, the inspection revealed that the alterations did not diminish the assessed significance of these buildings because the significance or historic building form is still recognisable.

### Further assessment expectations

61. A number of submissions express expectations for substantial further work to justify listing, most commonly additional detail or assessment in the inventories. Further studies are also sought in submissions, including economic or social studies and comparative analysis.
62. Additional information gained through the exhibition process is incorporated into updated inventories at **Attachment D** for noting.
63. The heritage study and inventories, as reviewed by City staff, provide a thorough and appropriate basis for the recommended listings. The heritage study included comparisons with over 470 industrial buildings, as well as multiple other forms of investigation noted above, in order to select the buildings recommended for listing.

64. Further economic or social studies, inventory detail or comparative analysis is not necessary to establish that the buildings fulfil at least one of the NSW Heritage Council criteria for local listing.
65. The Heritage Council's submission raised no objection to this proposal and notes the heritage study as comprehensive and the planning proposal material as extensive.
66. The inventories provide a summary of the significance and history of places identified for listing, consistent with NSW standards outlined below. Inventories will not provide a comprehensive assessment of listed places to the level of a conservation management plan.
67. The inventories average 25 pages of specialist assessment, research and images. These satisfy and potentially surpass the standard required for local listing indicated in the Heritage Council guide quoted below and the two-page examples given in the Office of Environment and Heritage guide.
68. Further assessment or a higher listing threshold is only necessary for higher levels of listing, such as for state or national heritage listing, which do not form part of this proposal. The NSW Heritage Council guide on levels of significance describes how the degree of assessment reflects the level of listing as:

*The wider the level of significance of an item, the more detailed the assessment. This ranges from a basic assessment of the significance of the item within the local government area context for assessing local heritage, to an exhaustive assessment of the significance of the item in a worldwide context for assessing world heritage.*

69. More detailed site or significance assessment occurs at the development application stage when a statement of heritage impact or conservation management plan is prepared. This assessment can be more specific when the detail of proposed development is known.

### **Development issues**

70. Development, economic or property management issues are raised in a number of submissions. These concerns relate to restrictions on development for existing uses or aspirations for major new development or uses.
71. Some submissions object to the need for Council approval or a statement of heritage impact through preparation of a development application. Other submissions seek Council's support for future redevelopment or additional development potential.
72. Economic and property management issues generally relate to property value, investment returns or attracting tenants because of the above concerns with development restrictions.
73. This planning proposal makes no changes to the permissible uses, development standards or controls contained in the local environmental plan and development control plan. It is most appropriate to identify and resolve development issues when a detailed development proposal is prepared.

74. Local listing, and the supporting inventory, will not direct the appropriate form of future development. Listing only requires that heritage impacts are considered through the normal development application process. The merit-based development application process provides the opportunity for owners, their consultants and Council to consider and resolve development issues on a case-by-case basis.
75. Statements of heritage impact can already be requested for development applications for unlisted buildings over 50 years old under the existing provisions of Sydney Development Control Plan 2012.
76. Council encourages the adaptive re-use of listed buildings through this process, and has approved many conversions and redevelopments of listed buildings across the council area.
77. Local listing activates conservation incentives in the local plan, which provide greater flexibility in permissible uses for heritage items. Listing may also reduce land tax for investment properties based on the NSW Valuer General's 'heritage valuations' under the Valuation of Land Act 1916.
78. Minor alterations to listed buildings do not generally need Council's approval, as these can be exempt through the state code or the local heritage provisions. When specific changes are proposed, Council can agree to exempt minor works or, where approval is required, to remove or reduce the documentation requirements for applications with little impact, on request.
79. The City will continue to encourage owners to have pre-development application meetings with the planning assessments team to gain greater certainty about future development.

#### **Interior issues**

80. Other submissions raise issues with listing the interiors of proposed heritage items, or object because building interiors were not inspected. In response, City staff sought permission from owners or agreed to owner requests to inspect interiors. The proposed listings have been reviewed by the City on the basis of these inspections.
81. Listing the interiors of heritage items is consistent with the approach in the heritage schedule of the Sydney Local Environmental Plan 2015. Listing interiors or other features of a heritage item does not prevent internal alterations or change of use, but ensures impacts on significant internal features are assessed and new works integrated with significant features when major changes are proposed.
82. The significance of the interiors or other components of the recommended heritage item are assessed in more detail at the development assessment stage when a statement of heritage impact or conservation management plan is prepared.

#### **Notification issues**

83. Some submissions express concern that owners were not consulted earlier for the proposed listings. Others object because of delayed letters to some William Street owners.

84. Owners were notified at the same stage through the public exhibition of the planning proposal from June 2015. Council began consultation as soon as the necessary information was finalised, including a plain English fact sheet, the consultation web page and 64 inventories for each of the recommended listings.
85. The heritage study was shared with owners and the public as soon as it was approved through publication on the Council's website in late 2014. Notes were added to the property certificates for the identified properties at this time. This gave owners access to the available information ahead of exhibition.
86. For the public exhibition, affected owners were notified by letter and given more than the required 28 days to comment.
87. Letters to some William Street properties were unfortunately delayed. When owners alerted City staff that they had not received a letter, the City investigated this matter, reissued letters with an extended submission period, and extended the submission period on the Council website.
88. Further extensions were provided to the William Street, other owners and their consultants, to ensure all owners had reasonable opportunity to comment. Late submissions were accepted for up to 3 months after exhibition began.
89. This exhibition provided owners with a reasonable opportunity to contact Council with queries, review the proposal, and express their views. Through this process, owners with objections have taken the opportunity to make submissions, engage consultant reports, collect a petition and make other representations to Council. All submissions are considered in this report.

#### **Development Control Plan amendment**

90. An amendment to the Heritage Contributions Map is recommended to grade the contribution of buildings in the two conservation areas, as shown at **Attachment B**.
91. The Heritage Contribution Maps indicate the relative contribution of properties to the significance of the conservation areas as either contributory, neutral or detracting.
92. The map has been revised to exclude one property from the William Street conservation area, No. 43-45, as a result of the public exhibition. Submissions indicate and City inspection verified that the building form and fabric is substantially modified, as outlined in the submissions table at **Attachment C**.

#### **Next Steps**

93. As the Minister has authorised Council to exercise its delegation to make the local environmental plan, it is recommended that the revised planning proposal at **Attachment A** be approved by the Central Sydney Planning Committee to be made as a local environmental plan.
94. It is further recommended that the development control plan amendment to the heritage contributions map for the two conservation areas is noted by the Central Sydney Planning Committee.

## KEY IMPLICATIONS

### Strategic Alignment - Sustainable Sydney 2030 Vision

95. *Sustainable Sydney 2030* is a vision for the sustainable development of the City to 2030 and beyond. It includes 10 strategic directions to guide the future of the City, as well as 10 targets against which to measure progress. The planning proposal is aligned with the following SS2030 strategic directions and objectives:
- (a) **Direction 1 – A Globally Competitive and Innovative City** – The planning proposal to list Sydney’s industrial heritage will encourage the re-use of this collection and its contribution to the identity, diversity and liveability of the City districts and villages. Listing will ensure that Sydney’s industrial identity is retained and enhanced.
  - (b) **Direction 6 – Vibrant Local Communities and Economies** – The flexible land-use incentives in the local controls for listed buildings, the age of the building stock, and the capacity for historic industrial buildings to accommodate a range of uses, all mean that protecting Sydney’s significant industrial buildings supports the ongoing provision of a mix of services for local communities, including lower cost creative uses. The diversity, character and sense of place created by historic industrial buildings attract community activity as places to meet, volunteer, shop, eat, learn and obtain other services. Adaptation and conservation of historic buildings also supports jobs in construction, heritage, tourism and related hospitality industries.
  - (c) **Direction 7 – A Cultural and Creative City** – By listing the industrial building stock, this planning proposal will retain these buildings as a physical connection to the industrial history and culture of local areas. These local landmarks will help current and future generations to understand the history and importance of Sydney’s past industrial uses. As well as aiding education, retaining these historic industrial buildings contributes to the fine grain cultural experience of the City’s urban environment in the public and private domains. These buildings also provide distinctive venues for cultural uses and events.
  - (d) **Direction 9 – Sustainable Development, Renewal and Design** – Listing increases the retention and recycling of existing buildings and, in this way, reduces the environmental impact of construction by re-using the embodied energy in existing buildings and reducing construction waste sent to landfill. Listing will promote a high quality of contextual design for the adaptive re-use of these buildings, and new infill development in a manner which responds to the historic character and built form of the area.

## RELEVANT LEGISLATION

96. The Environmental Planning and Assessment Act 1979, the Environmental Planning and Assessment Regulation 2000, and the Heritage Act 1977.



**CRITICAL DATES / TIME FRAMES**

97. The Department of Planning and Environment requires the amendment to the plan to be completed within 12 months of the gateway determination, being 20 December 2015.

**GRAHAM JAHN, AM**

Director City Planning, Development and Transport

(Claudine Loffi, Senior Specialist Planner (Heritage))