

Item No: D1
Subject: **PLANNING PROPOSAL - HERITAGE LISTING OF GADEN HOUSE AT 2A COOPER STREET, DOUBLE BAY**
Author: Jorge Alvarez, Senior Strategic Planner
Approvers: Chris Bluett, Manager - Strategic Planning
Allan Coker, Director - Planning & Development
File No: 18/123457
Reason for Report: Council is required to refer all planning proposals to be prepared after 1 June 2018 to the local planning panel for advice. There are some exemptions to this requirement, however, this planning proposal does not meet the exemption criteria.

Note: The Panel attended a Site Inspection on this matter.

Note: Late correspondence was tabled by Bruce Stafford & Paul Rappoport.

Note: Ted Quinton & Phillip Arnold, Supporters & Paul Rappoport, on behalf of the owner, addressed the Panel.

Advice:

- A. THAT the Woollahra Local Planning Panel advises Council that it supports the Planning Proposal to list *Gaden House* at 2A Cooper Street, Double Bay as a heritage item in Schedule 5 of the *Woollahra Local Environmental Plan 2014* subject to the planning proposal being amended in the following ways:
- (i) In Part 3 – *Existing relevant planning controls*, include the land use zone, building height, floor space ratios as contained in Woollahra LEP 2014 and an overview of relevant controls in Woollahra DCP 2015.
 - (ii) In item 9 of section 6.3 – *Environmental, social and economic impact*, include the following statement:
Economic considerations relating to future changes to the building, including new uses, can be included as part of the preparation of heritage conservation management policies for the building which form part of a future heritage conservation management plan. This process will enable the needs of the landowner to be considered in conjunction with conservation of the building and the impact of changes on the building's heritage significance.
- B. Furthermore the Panel supports the nomination to list *Gaden House* at 2A Cooper Street, Double Bay as a heritage item on the State Heritage Register. The Panel acknowledges that the owner of *Gaden House* intends to prepare a Conservation Management Plan and considers that this should be lodged with any future Development Application.

Note: *In accordance with the Woollahra Local Planning Panel Operational Procedures the votes are recorded on this planning matter.*

For the Motion

Ross Bonthorne
Dr Mark Carleton
John McInerney
Annelise Tuor

Against the Motion

Nil

4/0