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Works and Services Committee

Meeting Date: 21/07/2008

WSC 08/090

REPORT: Urban Heritage Review and Community-Based Heritage Study

FROM: Planning Services Supervisor
DATE: 14 July 2008
FILE: SL3.10 (4)

EXECUTIVE SUMMARY

Council at its meeting on 17 March 2008 considered a report from the Director Environmental Services which provided an update on actions undertaken as part of the Urban Areas Discussion Paper. The report provided an update on the completion of the Urban Heritage Review and Community-Based Heritage Study, which were completed by Council's Heritage Advisor in 2007 (refer to report number WSC 08/023 presented to Works and Services Committee on 17 March 2008). Council resolved to place the Urban Heritage Review and Community-Based Heritage Study on public exhibition and to undertake community consultation.

The Urban Heritage Review and Community-Based Heritage Study was placed on public exhibition for a period of four (4) weeks. A community consultation session was also undertaken by Council's Heritage Advisor.

This report outlines the results of the public exhibition and community consultation process and provides a recommendation for Council to further consider the results of the Heritage Review and Heritage Study with preparation of the Comprehensive Dubbo LEP.

FINANCIAL IMPLICATIONS

There are no financial implications arising from this report.

POLICY IMPLICATIONS

There are no policy implications arising from this report.

RECOMMENDATION

- 1. That Council notes the Urban Heritage Review and Community-Based Heritage Study;**
- 2. That the findings of the Urban Heritage Review and Community-Based Heritage Study be further considered by Council in preparation of the heritage and landuse provisions of the Comprehensive Dubbo LEP; and**
- 3. That submissions made in relation to the Urban Heritage Review and Community-Based Heritage Study be considered by Council in the process of preparation of the Comprehensive Dubbo LEP.**

Steven Jennings
Planning Services Supervisor

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BACKGROUND

The Strategic Landuse Working Party (SLUWP) was presented with a report at its meeting on 13 December 2007 providing an update on the progression of various items relating to the Urban Areas Discussion Paper and general strategic planning matters. Council officers provided a presentation regarding the Urban Heritage Review and Community-Based Heritage Study to the SLUWP for its information. The SLUWP recommended the following:

"That the progress of these strategic reports be noted."

A further report was provided to Council's meeting on 24 March 2008 to provide an update on projects relating to the Urban Areas Discussion Paper including the Urban Heritage Review and Community-Based Heritage Study. Council resolved the following:

- "1. That the Urban Heritage Review and Community-Based Heritage Study be adopted by Council for the purpose of public exhibition and community consultation;*
- 2. That the Urban Heritage Review and Community-Based Heritage Study be placed on public exhibition for four (4) weeks;*
- 3. That the findings of Council's investigations into medium density housing and housing choice be endorsed for the purpose of undertaking a workshop with the participants of the Newcastle tour to review;*
- 4. That upon completion, the draft Structure Plans for west and south-east Dubbo be presented to Council for endorsement prior to commencement of consultation with affected landowners; and*
- 5. That the work program included in this report as Appendix 3 for delivery of the new LEP be noted."*

A copy of the work program referred to in point 5 above is able to be accessed through Works and Services report number WSC 08/023.

REPORT

As previously outlined at the December 2007 meeting the SLUWP and Council's meeting of March 2008, the Dubbo Urban Heritage Review 2006-2007 and Community-Based Heritage Study were completed by Council's Heritage Advisor in December 2006. The recommendations of the review were presented to both the SLUWP in December 2007 and Council in March 2008.

The study provides 20 recommendations. A summary of the recommendations is included here as **Appendix 1**. It is considered appropriate for these recommendations to be given further consideration during the process of formulating the Comprehensive LEP. A key recommendation of the study is the creation of conservation areas. It has been stated that the individual heritage listing of extensive places is not possible or warranted, but inclusion within a conservation area would enable their contribution to the urban character and history of Dubbo.

The study provides a review of the previous study undertaken in 1996, a thematic history and contractual analysis comprehensively details the approach and methodology for the Community-Based Heritage Study. A copy of the report is able to be accessed through Works

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and Services report number WSC 08/023.

The study proposes a number of Conservation Areas; Dubbo Heritage Conservation Area (Historic CBD), Residential South and North. The most significant area identified is the "Dubbo Heritage Conservation Area (Historic CBD)" which is defined by the historic square mile that comprised the first town survey and street grid. The suitability of increasing conservation areas throughout the City over and above the current level requires further investigation and consideration by Council. This will be undertaken by Council staff as part of the process of the preparation of the Comprehensive LEP for the City.

The study also proposes a number of additional heritage items to be included in the Comprehensive LEP. However, the provision of additional items will be further considered by staff in the Comprehensive LEP process in consultation with individual landowners.

Public Exhibition

In accordance with Council's resolution of 17 March 2008 the Urban Heritage Review and Community-Based Heritage Study were placed on public exhibition from 17 April 2008 to 16 May 2008. Letters regarding public exhibition of the review and study were also sent to owners of properties which the study recommends for heritage listing in the future.

A total of three (3) submissions were received during the public exhibition process. Discussion of the issues raised in the submissions is provided below:

Submission 1

The submission specifically relates to the potential heritage listing of No. 174-176 Macquarie Street. Objections were raised to heritage listing of the property on the basis that it sits amongst a blend of architectural styles and would limit the scope for re-development in the future.

Comment:

The study lists the property as being recommended for listing. However, as stated here earlier in this report Council will be undertaking further analysis and consultation as part of the Comprehensive LEP process prior to **any** additional properties being recommended for heritage listing.

Submission 2

The submission specifically relates to No. 118 Bultje Street. Issues were raised in relation to the potential of the property for future development including demolition of the dwelling on the land to be severely restricted if the property is heritage listed.

Comment:

The study lists the property as having potential heritage significance, which may be recommended for listing in the future, subject to further research. As previously discussed, Council will undertake further analysis of potential heritage items as part of the Comprehensive LEP process. However, it should also be noted that a heritage listing does not necessarily mean that a property cannot be further developed.

Submission 3

The submission raised a number of matters relating to heritage, further development within

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the CBD and the future development of Dubbo as provided below:

1. A number of heritage listed properties throughout the City are presently being left to further deteriorate with a minimal level of maintenance;
2. The provision of medium density housing within the Dubbo CBD will allow further activity within the area and may provide further avenues for the development of heritage items;
3. The quality of design of buildings within Dubbo is questionable. This needs to be greatly improved in the future; and
4. The CBD does not make enough use of the Macquarie River frontage along Bligh Street.

Comment:

All the points raised in the submission are valid and will be further considered by Council staff within the Comprehensive LEP process and re-development of the Commercial Areas Development Strategy, which is about to commence.

Public Consultation

A public workshop was held on 5 May 2008 to explain the process of undertaking the Urban Heritage Review and Community-Based Heritage Study and for Council's Heritage Advisor to discuss the recommendations of the study. A total of thirteen (13) members of the public attended the workshop.

Council's Heritage Advisor provided a presentation of the review and study and explained the implications of the study recommendations. A major theme of the workshop from members of the public was the understanding that heritage listing means that future development of properties is severely hampered. However, it was explained to workshop participants that this was not the case and that the goal of heritage conservation was to always improve the quality of the development and streetscape character. It was reiterated that heritage listing is not the 'blacklisting' of a property from future development opportunities.

SUMMARY

Council has publicly exhibited the Urban Heritage Review and Community-Based Heritage Study. A total of three (3) submissions were received during the public exhibition process. It is recommended that the results of the public exhibition process and the recommendations of the review and study be further considered by Council's staff as part of the Comprehensive LEP process.

It is recommended that Council notes the completion of the Urban Heritage Review, Community-Based Heritage Study and the results of the public exhibition process.



Appendix 1 - Heritage Review Recommendations.pdf