

Sale Contract 10 Cowell Street

- In the section 149 certificate for 10 Cowell Street under section 1, it lists **Hunters Hill Draft LEP 2012** as being the relevant planning instrument that will apply to the carrying out of development on the land.
- The certificate is dated 22nd June 2012 and signed by Steve Kourepis.
- Council didn't resolve to remove 10 Cowell Street from the Draft LEP 2012 until the council meeting 3 days later on the 25th June 2012
- How did Steve know that 10 Cowell St was not going to be included as part of the list of Schedule 5 Heritage Items on the final LEP when council didn't even vote on the matter until three days after the certificate was issued?

Property Valuation report from Colliers

- On page 16, when describing the state of 10 Cowell St the following comment is included..."***We have been requested to assume nil constraints that would affect the ability to clear the site for redevelopment***"
- This document is dated 13 May 2012
- The **Hunters Hill Draft LEP 2012** which still included 10 Cowell Street as a Schedule 5 Heritage Item didn't even close for public submissions until 21 May 2012.
- The Draft Heritage Inventory sheets as prepared by Council's Heritage Officer Greg Patch in January 2012 for the draft LEP clearly identifies 10 Cowell Street as an important heritage item and recommends Heritage protection under Schedule 5
- There is no mention of the proposed heritage protection of the building anywhere in the report.
- Who instructed the valuer to assume nil constraints, and why?