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Member of the NSW Legislative Council

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Parliament House
Macquarie St
Sydney NSW 2000

Minister for the Environment and Heritage
The Hon. Robyn Parker MP
Level 32 Governor Macquarie Tower
1 Farrer Place
SYDNEY NSW 2000

18 March 2014


Dear Minister,

RE: 10 Cowell St, Gladesville

I write in response to representations received regarding the recent loss of heritage protection and imminent demolition of 10 Cowell St, Gladesville and to request that the site's heritage status be protected by an urgent state listing.

The cottage at 10 Cowell St was built in 1916 and is the only remaining example of a style of architecture that reflects an important aspect of Sydney's history. It is a significant heritage site that has special value within the local community and wider.

As Hunters Hill Council's own heritage inventory sheet (**enclosed**) states it is a:

"Rare surviving timber cottage in vernacular Edwardian style at the periphery of the Gladesville Village commercial centre"

It's physical description is as follows:

"Four square' timber cottage with corrugated steel 'broken pitch' roof set on corner black to Flagstaff Street. Simple vernacular cottage of Edwardian era. Art Nouveau influenced pressed metal ceilings and wall panelling, and chimney pieces."

The cottage was previously listed as a heritage item by Council. The Council has spent significant sums renovating the cottage and preserving its undoubted heritage values.

However, in the last 12 months the Council has removed the heritage listing for the cottage. The only rationale given for this was provided by the Mayor, namely the "impact it [heritage listing] would have on the development potential of Block 21".

Block 21 is a large retail commercial precinct that Council is seeking to redevelop with a well-known supermarket chain.



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As the attached heritage inventory evidences, the cottage satisfies at least two criteria for State heritage listing. If nothing is done it faces imminent destruction.

I would urge you to take prompt action to give interim, and in due course final, heritage protection for this priceless part of our State's history.

Regards,


David Shoebridge



HUNTERS HILL HERITAGE INVENTORY

10 Cowell Street Gladesville

Item: 10 Cowell Street Gladesville

Name of Item: -
Other Name/s: -
Type of Item: Built
Group/Collection: Residential buildings & grounds (Council)
Category: House

Property Description:

Lot/Deposited Plan	Folio	Other
-	1/952446	-

All Addresses

Street Address	Suburb	LGA	Parish	County	Type
10 Cowell St	Gladesville	Hunters Hill	Hunters Hill	Cumberland	Primary

Statement of Significance

Rare surviving timber cottage in vernacular *Edwardian* style at the periphery of the Gladesville Village commercial centre.

Date Significance Updated: ###/###/2012

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

Description

Builder/Maker: For George Degan.
Construction Years: 1916
Physical Description: "Four square" timber cottage with corrugated steel "broken pitch" roof set on corner block to Flagstaff Street. Simple vernacular cottage of Edwardian era. Art Nouveau influenced pressed metal ceilings and wall panelling, and chimney pieces.
Modifications and Dates: Rear alterations/ additions, 1960s, refurbished, 2001.
Current Use: Offices
Former Use: Residence

History

Historical Notes: Grants: John Doody, 30 acres (1795) "Doody's Farm"; Ann Benson, 30 acres (1796); PA 12394 (Richard Ray- Trustee of Hannah Cowell's Estate) 1902; CT 1518-204, Richard Ray, 1904; CT 2658-13 (George Joseph Degan), Mar 1916. Trans to Hunters Hill Council by Lilian Degan, Mar 1973.

Historic Themes

Australian Theme (abbrev)	New South Wales Theme	Local Theme
4. Settlement - Building settlements, towns and cities	Towns, suburbs and villages - Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns; suburbs and villages	Suburbanisation

Assessment of Significance

SHR Criteria a) Early 20th century development on land formerly part of one of the

[Historic Significance]
SHR Criteria c)
 [Aesthetic Significance]
Integrity/Intactness:
Assessment Criteria

Eastern Farms
 Rare local example of Edwardian vernacular timber cottage, with intact pressed metal interiors.
 Intact- alterations to rear.

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance.

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
<i>Local Environmental Plan [LEP]</i>	Draft Hunters Hill LEP 2012				

Study Details

Title	Year Number	Author	Inspected by	Guidelines Used
10 Cowell St- Conservation Policy	2000	Archnex Designs	Greg Patch	Yes
Hunters Hill Heritage Review	2005	Paul Davies Pty Ltd	?	No

References, Internet links & Images

Type	Author	Year	Title	Internet Links
Written				

Note: Internet links may be to web pages, documents or images.

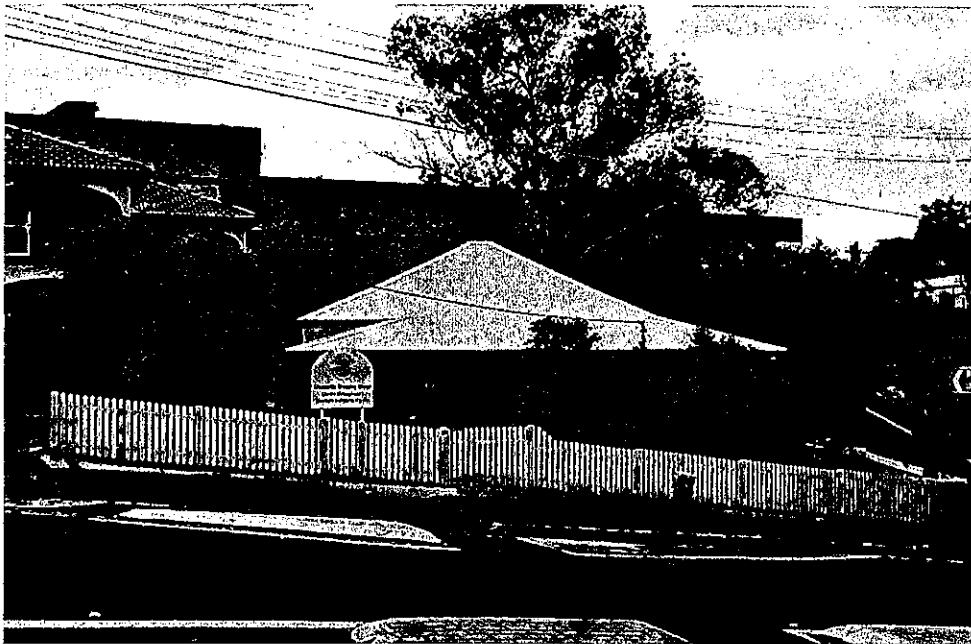


(Click on Thumbnail for Full Size Image and Image Details)

Data Source:

Name: Local Government
Database Number:

Item



Item

Image Type:
Image Year:
Image By:
Image Copyright Owner:

Photograph
30 Dec 2011
Sigrid Gangsøy
Hunters Hill Council

Item

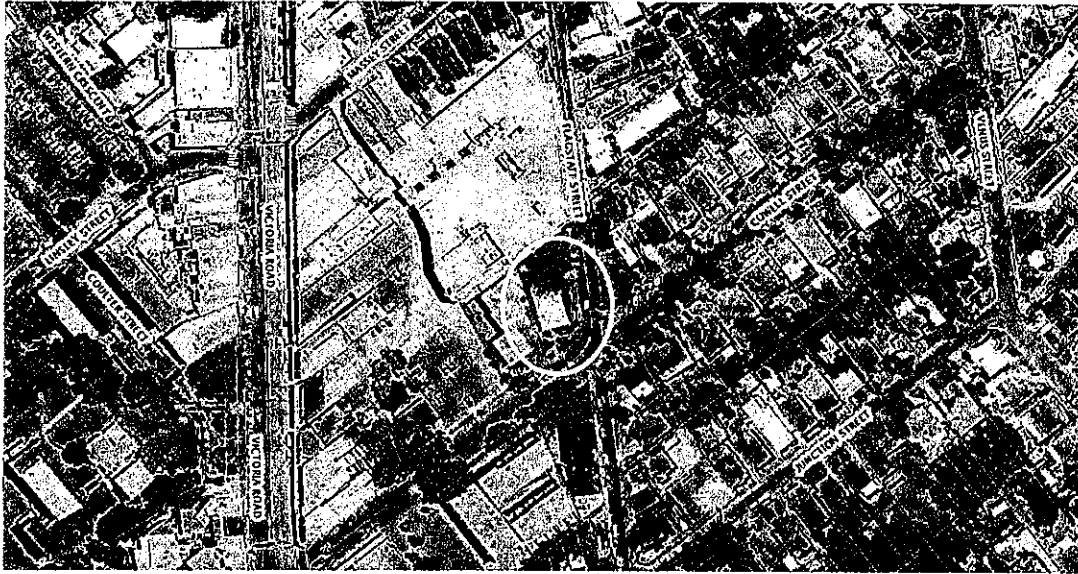


Item

Image Type:
Image Year:
Image By:
Image Copyright Owner:

Photograph
30 Dec 2011
Sigrid Gangsøy
Hunters Hill Council

Aerial Photograph



Item

Image Type:	Photograph
Image Year:	30 Dec 2011
Image By:	Spatial Information Exchange (SIX)
Image Copyright Owner:	© NSW Department of Lands

1943 Aerial Photograph



Item

Image Type:	Photograph
Image Year:	1943- NSW RTA "From The Skies" series
Image By:	Spatial Information Exchange (SIX)
Image Copyright Owner:	© NSW Department of Lands

No.	Author	Date	Question	Answer
45/13	Clr Bird	09.12.13	1. What was the cost of restoration works performed on 10 Cowell Street between 2000 and 2002?	An amount of \$65,000
			2. What further discussion/ meetings/site visits were required to make a decision on the listing of 10 Cowell Street as a heritage item prior to the finalisation of the 2012 LEP?	<p>The draft LEP project was funded by the State Government and a condition of the funding was that the project be complete by 30 June 2012. Council requested an extension to this timeframe and was granted an additional month.</p> <p>This left 10 working days for Council's strategic planner to collate public submissions, assess where changes were required, direct the consultant and submit a report by 16 July for the Councilor consideration at their meeting on 23 July 2014.</p> <p>The remaining 11 working days before 31 August were spent preparing the draft LEP and 40 accompanying maps for formal submission to DP&I. The draft LEP was proposed to be exhibited for the statutory period of 28 days from 23 April until 21 May 2012. However the Councilors at the time requested this be extended until 8 June 2012 to allow more time for residents to comment.</p> <p>Due to these timing restrictions a decision was made in mid-June to defer any matters requiring further discussion until the first amendment of the LEP.</p>

No.	Author	Date	Question	Answer
				<p>This included 16 potential heritage items where the residents had submitted objections or asked for more time to consider their options.</p> <p>It also included 10 Cowell Street as more time was required to discuss with Council's Heritage Planner (1 day/week position) whether the significance of 10 Cowell Street was such that it outweighed the impact it would have on the development potential of Block 21.</p>
			3. Beside time constraints, were there other specific reasons for the deferral of a decision on the heritage listing of 10 Cowell Street?	No other reason other than time constraints.
			4. Can a report be brought forward to the first meeting of Council in 2014, on a decision for heritage listing of 10 Cowell Street?	Listing 10 Cowell Street can only be done through the first amendment to the LEP 2012. Staff are awaiting direction on Council's strategic planning priorities and resourcing for 2014.
			5. Can a copy of the Conservation Policy document for this site be supplied as well as confirmation that any developments planned for the site will comply with its recommendations?	<p>The Conservation Policy document provided recommendations to repair and provide maintenance works to the existing building only. This document is not a Heritage report.</p> <p>The Conservation Policy document has been distributed to Councillors with business paper 4353, 06.02.14.</p>

SUSPENSION OF STANDING ORDERS

- 448/13** RESOLVED on the motion of Cllr Bird, seconded Cllr Sheil that at 9.10pm Standing Orders be suspended to allow Item Z1 to be considered in Committee of the Whole – Confidential – in accordance with the provisions of clause 14.3.10 of the Code of Meeting Practice: