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**ITEM 13.240/14 HERITAGE ASSESSMENT OF NYMBOIDA POLICE STATION COMPLEX, 4216 ARMIDALE ROAD, NYMBOIDA, LOT 116 DP723024**


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| <b>Meeting</b>      | Environment, Planning & Community                           | 9 December 2014 |
| <b>Directorate</b>  | Environment, Planning & Community                           |                 |
| <b>Submitted by</b> | Director - Environment, Planning & Community (Des Schroder) |                 |

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**SUMMARY**

The Nymboida Police Station Complex is of local heritage significance and should be appropriately protected through the CVLEP 2011

**OFFICER RECOMMENDATION**

That Council prepare a Planning Proposal to include the Nymboida Police Station Complex, Lot 116, DP723024 on Schedule 5 of the Clarence Valley Local Environmental Plan 2011 as an item of environmental heritage in accordance with the findings of the report titled 'Nymboida Police Station Complex Heritage Assessment' by Ainsworth Heritage dated November 2014. (Attachment A)

**COUNCIL RESOLUTION - 13.240/14**

(Crs Hughes/Kingsley)

That

**Council prepare a Planning Proposal to include the Nymboida Police Station Complex, Lot 116, DP723024 on Schedule 5 of the Clarence Valley Local Environmental Plan 2011 as an item of environmental heritage in accordance with the findings of the report titled 'Nymboida Police Station Complex Heritage Assessment' by Ainsworth Heritage dated November 2014. (Attachment A)**

**Voting recorded as follows**

**For:** Councillors Williamson, Baker, Howe, Hughes, Kingsley, McKenna, Simmons and Toms

**Against:** Nil

**LINKAGE TO OUR COMMUNITY PLAN**

Theme 1 Our Society

Objective 1.1 We will have proud and Inviting communities

Strategy 1.1.3 Respect the heritage of the region and highlight and enhance our unique characteristics

**BACKGROUND**

Council, in August 2014, resolved to request that the Minister place an Interim Heritage Order over the Nymboida Police Station Complex to provide it legal protection whilst options were being considered for its future. The Minister declined to issue an IHO pending the outcome of a full heritage assessment. This has now been completed by an independent consultant for the NSW Police Force. The report concludes that the Nymboida Police Station Complex is historically and aesthetically significant at a local level and that it is also a rare example of its type. Long term protection is appropriate through the CVLEP 2011.

**KEY ISSUES**

The Nymboida Police Station Complex contains the residence and station, the lock up, former outhouse and the garage (former stables). A preliminary enquiry-proposal was received to demolish and provide a new residence under the provisions of State Environmental Planning Policy Infrastructure 2007 (which would apply in the absence of a heritage listing).

The potential heritage significance of the site was highlighted to the owner as the complex is currently not heritage listed; however no heritage study has ever been undertaken in this area. All historic police stations have been listed in areas where heritage studies have been undertaken.

A formal heritage assessment report has now been prepared by an independent heritage consultant for the owner. The findings are that this complex of buildings holds historical and aesthetic heritage significance and that it is a rare example locally. This is consistent with the advice to Council in the last report.

The protection of cultural and natural heritage is within the Aims of the Clarence Valley LEP 2011.

Heritage provides:

- |                                                          |                        |
|----------------------------------------------------------|------------------------|
| o a sense of place and a sense of community belonging,   | (social value)         |
| o linkage to the past                                    | (historical value)     |
| o physical evidence of former practices and technologies | (scientific/technical) |
| o architectural examples and natural items               | (aesthetic values).    |

A Community Based Heritage Study for the former Nymboida and Ulmarra Shires is identified in the Strategic Planning work programme for commencement in 2015-16 subject to budget. However these studies are lengthy, with up to two years for data collection, survey, and report completion, followed by public consultation and progression to formal LEP listings.

It is therefore considered appropriate to progress listing this site individually given its recent heritage assessment rarity and vulnerability under SEPP Infrastructure 2007. A minor alteration to the Heritage Schedule to add one item would be a relatively simple planning proposal backed up by the recently commissioned independent Heritage Assessment.

**COUNCIL IMPLICATIONS****Budget/Financial**

The matter will be handled in house as part of the Strategic Planning work programme.

**Policy or Regulation**

The Planning Proposal is to be in accordance with the provisions of the Environmental Planning and Assessment Act 1979 and Regulation 2000.

**Consultation**

The Planning Proposal would be placed on public exhibition subject to a Gateway Determination. Further consultation with the property owner will occur during that process.

**Legal and Risk Management**

The Planning Proposal would be prepared and exhibited in accordance with the EPA Act 1979 and Regulation 2000.

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|-------------------------------|--------------------------------------------------------------------------------------------|
| Prepared by staff member:     | Deborah Wray                                                                               |
| Approved/Reviewed by Manager: | David Morrison                                                                             |
| Section:                      | Strategic & Economic Planning                                                              |
| Attachment:                   | Heritage <b>Assessment Report</b> by Ainsworth Heritage on Nymboida Police Station Complex |