

WENTWORTH LOCAL ENVIRONMENTAL PLAN 2011

PLANNING PROPOSAL REPORT

ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 – S56 GATEWAY DETERMINATION

Schedule 5 Environmental Heritage List – Rectify List and Mapping Errors

February 2016

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1. List of Schedule 5 Environmental heritage errors.
2. Heritage Advisor Notes
3. Proposed amended Schedule 5 Environmental heritage list.
4. Current applicable Heritage maps.
5. Amended Heritage maps.
6. Item No: 10 in the Wentworth Shire Heritage Study 1989.
7. Item No: 17 in the Wentworth Shire Heritage Study 1989.
8. Item No: 22 in the Wentworth Shire Heritage Study 1989.
9. SEPP Checklist.
10. Section 117 Direction Checklist.

1. INTRODUCTION

1.1 The Planning Proposal

Wentworth Shire Council has recently conducted a review of the Wentworth LEP 2011 Schedule 5 Environmental heritage list and associated mapping. This review identified errors in the Environmental heritage list and in associated heritage mapping. The errors include incorrect locality, item name, property address, property description and some mapping anomalies.

The planning proposal aims to rectify these errors by amending the Wentworth LEP 2011 Schedule 5 Environmental heritage list and associated heritage mapping.

Refer to **Attachment 1** – List of Schedule 5 Environmental heritage errors.

1.2 Site and Locality

The planning proposal involves the following lots:

ITEMS TO BE RECTIFIED AS LISTED IN WLEP 2011 SCHEDULE 5 ENVIRONMENTAL HERITAGE LIST			
Pomona	Hazeldell Homestead	Low Darling Road	Lot 1, DP 756928
Pomona	Para Homestead	Low Darling Road	Lot 4421, DP 767316
Pomona	Para Woolshed & Shearer's Quarters	Low Darling Road	Lot 15, DP 756970
Pomona	Sturts Billabong	Low Darling Road	Lot 2, DP 1143367
Pooncarie	Darling Bridge	Menindee Road	Darling River between Part Lot 4735, DP 767963 on the western approach and Lot 7, DP 820421 on the eastern approach
Wentworth	Lockmaster's Residence	Cadell Street	Lot 7, DP 756994
Wentworth	Dwelling	35 Cadell Street	Lot 4, Section 9, DP 759074
Wentworth	Royal Hotel	41 Darling Street	Lot 1, DP 129815
Wentworth	"Elders"	47 Darling Street	Lot 3, DP 667984
Wentworth	Former Stock and Station Agency	49 Darling Street	Lot 4, DP 660139
Wentworth	Church (St John's Anglican Church and Rectory)	81-89 Darling Street	Lot 2, DP 859499
Wentworth	Noola Homestead	Noola Station	Lot 5278, DP 768193
Wentworth	Moorna Cemetery	Old Renmark Road	Lot 6, DP 756168
Wentworth	Moorna Station Homestead	Old Renmark Road	Lot 6, DP 756168
Wentworth	Moorna Township	Old Renmark Road	Lot 6, DP 756168
Wentworth	Tapio Homestead	Pooncarie Road	Lot 13, DP 756986
Wentworth	Nulla Nulla Homestead	Renmark Road	Lot 4070, DP 766545
Wentworth	Nulla Nulla Woolshed	Renmark Road	Lot 4069, DP 766544
Wentworth	Wangamma Homestead	Rufus River Road	Lot 1, DP 814369
Wentworth	"Kilmarnock"	Wharf Street	Lot 1A, DP 387344
ITEM TO BE ADDED TO SCHEDULE 5 ENVIRONMENTAL HERITAGE LIST			
Wentworth	Shop/Office	29 Darling Street	Lot 11, DP 387344
ITEMS TO BE REMOVED FROM SCHEDULE 5 ENVIRONMENTAL HERITAGE LIST			
Wentworth	Dwelling	135B Darling Street	Lot 1, DP 1064417

Wentworth	Dwelling	34 Sandwych Street	Lot 1, DP 304749
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2. OBJECTIVES OR INTENDED OUTCOMES:

The proposal aims to rectify twenty errors currently contained in the Wentworth Local Environmental Plan 2011 Schedule 5 Environmental heritage list and associated heritage mapping.

The planning proposal introduces an additional property to the list that was erroneously omitted from the environmental heritage list at the time of the conversion of the new standard instrument. The proposal also deletes a property that has recently been substantially modified and a second property that was destroyed by fire, as advised by Council's Heritage Advisor.

Refer to **Attachment 2** – Heritage Advisor Notes.

3. EXPLANATION OF PROVISIONS:

The proposed outcome will be achieved by:

Implementing changes to Schedule 5 Environmental heritage list and rectifying the known mapping errors and anomalies in the associated heritage mapping as outlined in the column titled Errors/Corrections in **Attachment 1** - List of Schedule 5 Environmental heritage list errors.

Refer to **Attachment 3** – Proposed amended Schedule 5 Environmental heritage list.

Refer to **Attachment 4** – Current Heritage maps.

Refer to **Attachment 5** – Proposed Heritage maps.

4. JUSTIFICATION:

4.1 Need for Planning Proposal

The Planning Proposal ensures that the Environmental heritage list is as accurate as possible. This alleviates the risk of omitting or providing incorrect, relevant development and property information to land owners and developers.

5. Strategic Planning Framework:

The planning proposal is not generated, but certainly supported, by the Wentworth Shire Heritage Study 1989. It aims to rectify errors that have been identified in the Wentworth LEP 2011 Schedule 5 Environmental heritage list and associated heritage mapping following a review of the current instrument and the existing Heritage study.

The planning proposal aims to include an additional item, being 29 Darling Street, Wentworth. This property is part of an overall structure that is currently on the list and has heritage mapping applied to the building, except this one small, adjoining shop front. The overall structure is identified as Item No: 10 in the Wentworth Shire Heritage Study 1989.

Refer to **Attachment 6** – Item No: 10 in the Wentworth Shire Heritage Study 1989.



Photo 1 – 29 Darling Street, Wentworth: To be included in the Schedule 5 Environmental heritage list and associated mapping

The planning proposal also aims to remove an item from Schedule 5 Environmental heritage list and associate mapping subsequent to the advice received from Council's Heritage Advisor. The dwelling located at 135B Darling Street, Wentworth has recently been substantially modified, with major changes to the original external façade identified as Item No: 17 in Wentworth Shire Heritage Study 1989.

Refer to **Attachment 7** - Item No: 17 in Wentworth Shire Heritage Study 1989.



Photo 2 – 135B Darling Street, Wentworth: To be removed from Schedule 5 Environmental heritage list and associated mapping.

The planning proposal also aims to remove an item from Schedule 5 Environmental heritage list and associate mapping subsequent to severe fire damage that left the dwelling completely gutted including damage to the structural integrity of the internal brick walls as a result of the heat of the fire. Development Approval was issued for the demolition of the dwelling on the basis of the advice provided by the heritage advisor. The item is identified as Item No: 22 in Wentworth Shire Heritage Study 1989.

Refer to **Attachment 8** - Item No: 22 in Wentworth Shire Heritage Study 1989.



Photo 3 – 34 Sandwyck Street, Wentworth: To be removed from Schedule 5 Environmental heritage list and associated mapping.

Refer to **Attachment 8** – Consistency with SEPPs & S117 Directions.

6. Environmental, Social & Economic Impact:

The proposal is considered minor and will not create an adverse social or economic impact upon the surrounding community or the environment. Nor will the proposal adversely impact any areas of cultural significance.

To the contrary, the planning proposal aims to protect more accurately and effectively, the items that currently have errors on the list and an additional item that was erroneously omitted from the list and heritage mapping.

7. Community Consultation:

Individual consultation with the property owners that have had heritage mapping removed or applied will be undertaken.

It is considered that the remaining properties will not require individual consultation due to the minor nature of the planning proposal to correct the identified errors in the list.

Community consultation will be undertaken over a 2 week period which will include an advertisement in the local newspaper.

8. Project Timeline:

The project timeline will provide a mechanism to monitor the progress of this planning proposal:

Submit for Gateway Determination	April 2016
Gateway Determination	May 2016
Community Consultation, incl State Agencies	May 2016
Consideration of submissions	June 2016
Consideration of a proposal post exhibition	July 2016
RPA Adoption to make Plan	August 2016
Submission date to DP&E and PCO to finalise LEP	September 2016
Forward to Department for notification	October 2016