

PLANNING PROPOSAL

Heritage Listing of "Bethel Cottage"

38 Old Hume Highway, Mittagong

Part 1—Objectives or Intended Outcomes

To include the property at 38 Old Hume Highway, Mittagong NSW 2575, known as "Bethel Cottage" and situated on Lot 4 Sec 3 DP 33 (see Figure 1, below) as a heritage item in the heritage schedule and on the heritage maps of the Wingecarribee Local Environmental Plan (WLEP) 2010.

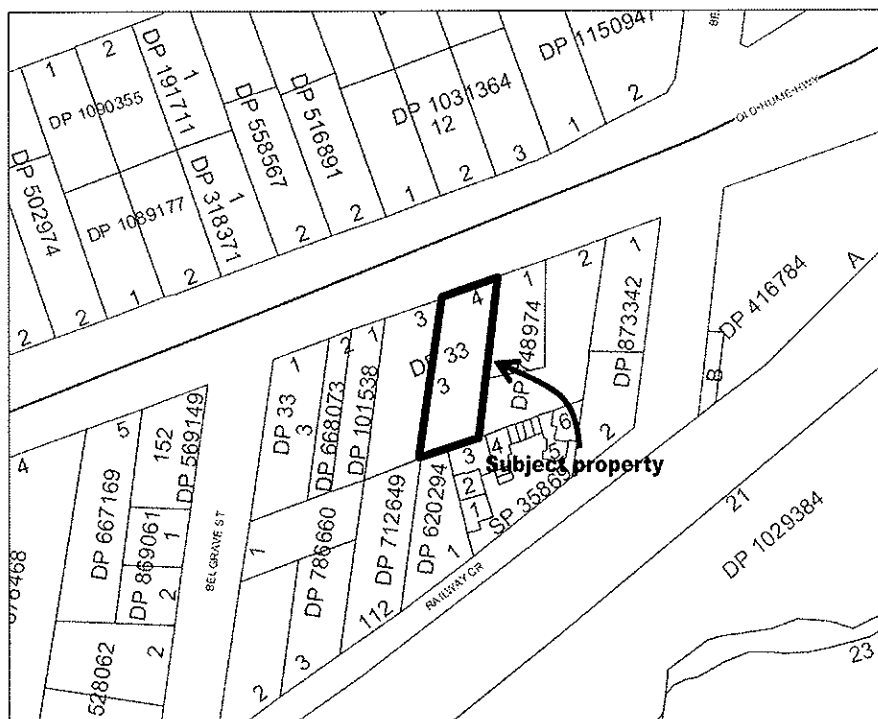


Figure 1: Location Map

Part 2—Explanation of Provisions

The provisions would comprise:

1. The addition of the following information to Schedule 5 of the WLEP 2010:

Suburb	Item Name	Address	Property description	Significance	Item No
Mittagong	Bethel Cottage	38 Old Hume Highway	Lot 4, Sec 3, DP 33	Local	11849

2. Amendment of the WLEP 2010 Heritage Map in accordance with the proposed heritage item map shown at attachment.

Part 3—Justification

SECTION A—NEED FOR THE PLANNING PROPOSAL

1. Is the planning proposal a result of any strategic study or report?

The planning proposal has been prepared in response to a Council resolution to include the subject property on the heritage schedule of the WLEP 2010. The Council's decision was prompted by an Interim Heritage Order placed on the property on 7 May 2010 following the receipt of a development application to demolish the cottage and erect a new dwelling and use it as a display home (LUA10/0298). Council's heritage adviser subsequently undertook a heritage assessment of the property and determined that the cottage was of local heritage significance. This assessment was presented to Council for consideration on 23 June 2010 where it was resolved to add the item to the heritage schedule of the WLEP 2010.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

The planning proposal is the only way to achieve the outcome of heritage listing the property as a local heritage item.

3. Is there a net community benefit?

It is acknowledged that there are likely cost implications to the property owner in heritage listing the building, but the net community benefit of heritage listing this site is the retention of a recognisable and relatively rare (in the context of its location) item of history and heritage for the appreciation of current and future generations. The building's location on the main road into Mittagong gives the cottage landmark value and is an important visual element in the township's northern approach.

SECTION B—RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The planning proposal deals with a matter of local heritage and has no material impact on the Sydney-Canberra Corridor Regional Strategy.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

Both Council's Community Strategic Plan and current Strategic Plan 2002 recognise the role of preserving the Shire's heritage. The preservation of the cottage through heritage listing is consistent with these objectives.

6. Is the planning proposal consistent with applicable state environmental planning policies?

There are no relevant SEPPs.

7. Is the planning proposal consistent with applicable Ministerial Directions (s117 directions)?

Section 117 Direction 2.3 (Heritage Conservation) is relevant to the planning proposal. The planning proposal is consistent with this direction as it aims to add an additional heritage item to Council's heritage schedule.

SECTION C—ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

- 8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?**

No. There is no critical habitat or threatened species on the site.

- 9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?**

The most significant environmental effect is the retention of a cottage of landmark value valued by the community.

- 10. How has the planning proposal adequately addressed any social and economic effects?**

There are not likely to be any significant social or economic effects resulting from the planning proposal.

SECTION D—STATE AND COMMONWEALTH INTERESTS

- 11. Is there adequate public infrastructure for the planning proposal?**

Yes. The proposal does not require additional infrastructure.

- 12. What are the views of State and Commonwealth public authorities consulted in accordance with the gateway determination?**

To be addressed following consultation with any State and Commonwealth Public Authorities identified in the gateway determination.

Part 4—Community Consultation

The planning proposal is considered to be of “low impact” and, therefore, it is anticipated that an exhibition period of 14 days will be required. In accordance with the Department of Planning’s “A guide to preparing local environmental plans”, community consultation would, as a minimum, comprise:

- Public notice in a local newspaper; and
- Notice on Council’s web site; and
- Letters to adjoining land owners. It (see Figure 2 showing proposed letter notification area); and
- Notification to relevant community groups and associations, namely the Berrima District Historical and Family History Society and the Mittagong Chamber of Commerce.

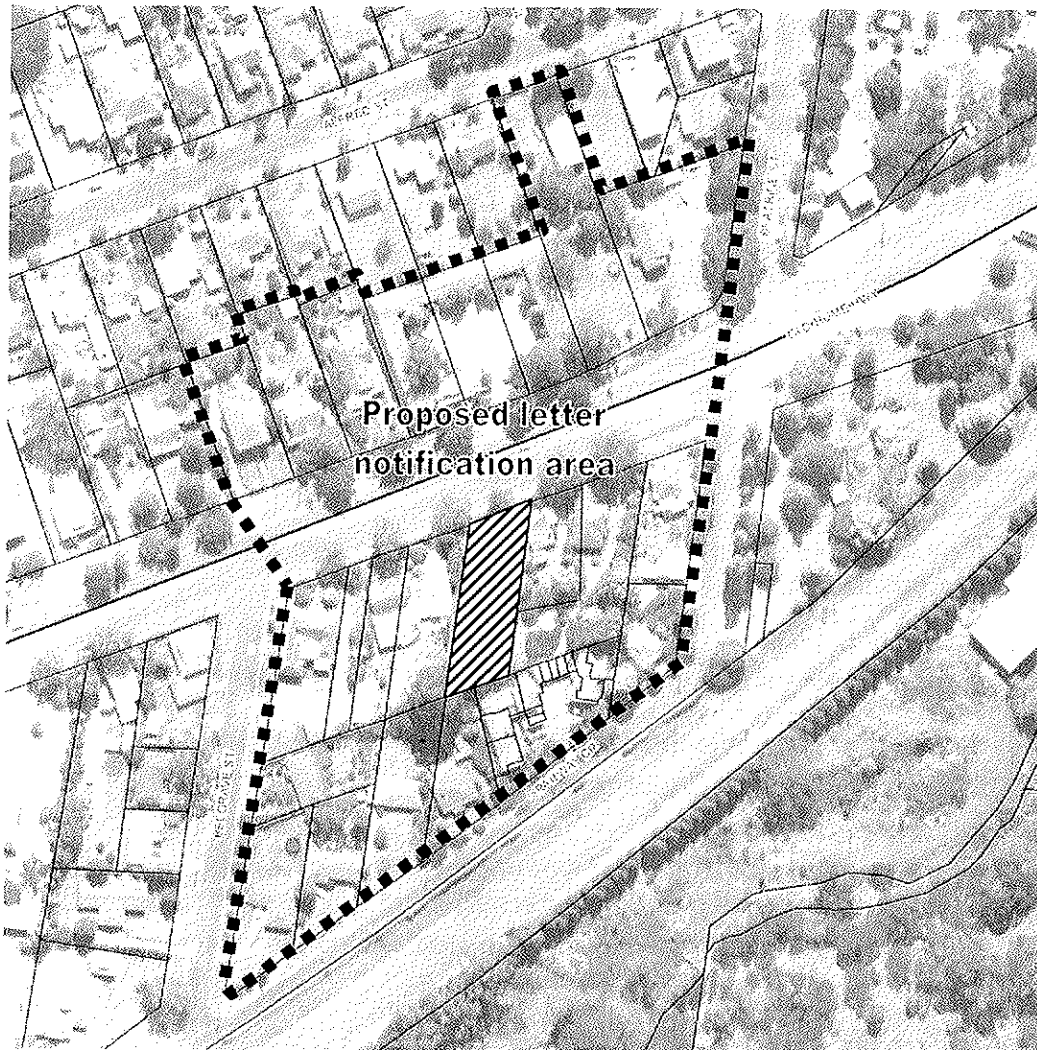


Figure 2: Proposed Letter Notification Area