

Planning Services

Gateway Determination Report

LGA	Queanbeyan-Palerang Regional Council
RPA	Queanbeyan-Palerang Regional Council
NAME	Amend the Palerang Local Environmental Plan 2014 to include Lot 6 Section 1 DP 758183, 7 Turallo Terrace, Bungendore in Schedule 5 Environmental Heritage (0 homes, 0 jobs)
NUMBER	PP_2017_QPREG_005_00
LEP TO BE AMENDED	Palerang Local Environmental Plan 2014
ADDRESS	7 Turallo Terrace, Bungendore
DESCRIPTION	Lot 6 Section 1 DP 758183
RECEIVED	31/08/2017
FILE NO.	17/12420
QA NUMBER	qA418155
POLITICAL DONATIONS	There are no donations or gifts to disclose and a political donation disclosure is not required
LOBBYIST CODE OF CONDUCT	There have been no meetings or communications with registered lobbyists with respect to this proposal

INTRODUCTION

Description of Planning Proposal

The planning proposal will amend the Palerang Local Environmental Plan 2014, to include a weatherboard cottage on Lot 6 Section 1 DP 758183, 7 Turallo Terrace Bungendore in Schedule 5 Environmental Heritage.

Site Description

The legal description of the subject site is Lot 6 Section 1 DP 758183, 7 Turallo Terrace, Bungendore. The land is zoned R2 Low Density Residential. The site is rectangular in shape and has an area of 2046.99m². The site has a frontage to Turallo Terrace of 20.11 metres and a depth of 101.79 metres. The lot is flat and contains a double fronted weatherboard cottage circa 1880's which has been extended to include a linked pavilion at the rear.

The dwelling is sited forward on the lot facing Turallo Terrace, with the remainder of the grounds including a detached carport and large garden with established vegetation. Neighbouring the site to the east, west and south are low density detached dwellings and to the north is Bungendore Pound.

Summary of Recommendation

Proceed as per submitted. The Planning Proposal is a minor amendment to the Palerang Local Environmental Plan 2014.

PROPOSAL

Objectives or Intended Outcomes

To acknowledge the historical significance of the circa 1880s cottage on Lot 6 Section 1 DP 758183, 7 Turallo Terrace, Bungendore through an amendment to the *PLEP 2014* including the site as a local item of local heritage significance under Schedule 5 *PLEP 2014*.

The intended outcome of the planning proposal has been clearly explained.

Explanation of Provisions

The amended planning proposal will:

1. Include the weatherboard cottage on Lot 6 Section 1 DP 758183 as a heritage item of local significance Schedule 5 of *PLEP 2014*.
2. Identify Lot 6 Section 1 DP 758183 as item of environmental heritage on Heritage Map Sheet HER_004A of *PLEP 2014*.

The intended outcome of the planning proposal has been clearly explained.

Mapping

The mapping is adequate for public exhibition.

Final Maps consistent with the Department's Technical Guidelines will need to be prepared prior to finalising the LEP.

NEED FOR THE PLANNING PROPOSAL

The need for the planning proposal has resulted from a recommendation made by Council's Heritage Advisor. It is the only means of meeting the recommendation and identifying the property as a heritage item in the Palerang Local Environmental Plan 2014.

STRATEGIC ASSESSMENT

South East and Tablelands Regional Plan

The planning proposal is consistent with Direction 23 and Action 23.2 in the South East and Tablelands Regional Plan, as the listing of the property will be conserving a heritage asset through local strategic planning and development.

Local

Council have identified the following Local Strategies and the relevant sections:

Bungendore Land Strategy and Structure Plan – 2010

Section 2.1 Conserve and protection cultural heritage which include European settlement items. The planning proposal is consistent with this section and the Plan.

Bungendore Heritage Conservation Planning Strategy - 2010

Council have outlined that the listing of the dwelling in Schedule 5 of *PLEP 2014* would ensure that the dwelling is conserved and protected, which reflects the intent of the Heritage Strategy.

Palerang Heritage Strategy 2014/2015-2016/2017

Section 2.1 Maintain and update Council's heritage database and Geographic Information Systems heritage layer. The planning proposal is consistent with this section and the heritage strategy.

Palerang Community Strategic Plan 2014 – 2024 (2013)

Council have identified two focus areas within the Palerang Community Strategic Plan:

- Focus Area 3: Community & Culture:

We have a strong awareness of local heritage and history and a thriving arts and crafts community.

- Focus Area 4: Rural and Urban Development

We value our built heritage and its contribution to our local identity.

The planning proposal aligns with the two identified focus areas and the strategic plan.

Section 117(2) Ministerial Directions

2.3 HERITAGE CONSERVATION: This Direction does apply to the planning proposal as it affects items, places, buildings, works, relics moveable objects or precincts of environmental heritage significance.

The proposal is considered to be CONSISTENT with this Direction.

3.1 RESIDENTIAL ZONES: This Direction does apply to the planning proposal as it will affect land within an existing residential zone.

The proposal is considered to be CONSISTENT with this Direction.

State Environmental Planning Policies

The Planning Proposal outcomes are considered to be minor. Council have indicated no inconsistencies with any SEPP's.

SITE SPECIFIC ASSESSMENT

Environmental, Social and Economic impacts:

There are no significant environmental, social or economic impacts as a result of this proposal.

The planning proposal seeks to protect and conserve a dwelling that has heritage significance to the Bungendore community. The planning proposal will ensure that the dwelling is retained and preserved for future generations. Support for the planning proposal to list the dwelling as an item of local heritage significance is consistent with the *PLEP 2014* objectives and local strategies. It is considered that there are no adverse social and economic effects associated with the listing of the dwelling.

CONSULTATION

Community

Council has advised that the planning proposal is to be publicly exhibited for 14 days. Notification of the planning proposal will be undertaken by the following means:

- a notice in the local newspaper(s).
- placement of the planning proposal in Council's customer service areas (Braidwood, Bungendore and Queanbeyan).
- Posting on Council's website.

- Written notification to landowners adjacent to Lot 6 Section 1 DP 758183.

This is considered appropriate.

Agencies

Council has not proposed any consultation with any agencies.

TIMEFRAME

Council has prepared a six month project timeframe to complete the rezoning process. Given the minor nature of the planning proposal a six month timeframe is considered to be appropriate.

DELEGATION

Council has requested Council Officer Delegation to prepare the draft LEP under Section 59 of the Act. Appendix 4 – Evaluation Criteria for the Delegation of Plan making Functions was submitted.

Due to the minor nature of the planning proposal, it is considered appropriate that delegations are given to Council.

CONCLUSION

- Preparation of the planning proposal is supported to proceed with conditions.
- The planning proposal addresses the Department's 'A guide to preparing planning proposals'.

RECOMMENDATION

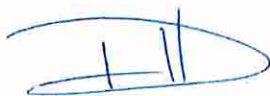
It is recommended that the delegate of the Secretary:

1. Agree that the planning proposal is consistent with Section 117 Directions 2.3 Heritage Conservation and 3.1 Residential Zones

It is recommended that the delegate of the Minister for Planning / Greater Sydney Commission, determine that the planning proposal should proceed subject to the following conditions:

1. The planning proposal should be made available for community consultation for a minimum of 14 days.
2. The timeframe for completing the LEP is to be six months from the date of the Gateway determination.
3. No consultation is required with public authorities/organisations under section 56(2)(d) of the Act.

4. Given the nature of the planning proposal, Council should be authorised to exercise delegation to make this plan.



5/9/17

Deanne Frankel
Team Leader, Southern Region



Fatima Abbas 5.9.17
Director Regions, Southern Region
Planning Services

Contact Officer: Haydon Murdoch
Planning Officer, Southern Region
Phone: 02 6229 7914