

8.4 Planning Proposal to list Lot 6 Section 1 DP 758183 – 7 Turallo Terrace Bungendore as an Item of Environmental Heritage under Schedule 5 of Palerang Local Environmental Plan 2014. (Ref: C17126575; Author: Thompson/Kurzyniec)

Summary

This report recommends that a planning proposal to amend Schedule 5 Environmental Heritage of the *Palerang Local Environmental Plan 2014 (PLEP 2014)* be forwarded to the NSW Minister for Planning for a Gateway Determination under section 56 of the *NSW Environmental Planning and Assessment Act 1979*. The planning proposal concerns the listing of a dwelling (Lot 6 Section 1 DP 758130) at 7 Turallo Terrace Bungendore as a heritage item.

Recommendation

That Council forward the planning proposal and Council report concerning the proposed listing of Lot 6 Section 1 DP 758183 as an item of environmental heritage under Schedule 5 of *Palerang Local Environmental Plan 2014*, to the Minister for Planning and Environment for a Gateway Determination under section 56 of the *NSW Environmental Planning and Assessment Act 1979*.

Background

A draft planning proposal has been prepared by Orbit Planning and has been lodged by the owner of Lot 6 Section 1 DP 758183 to include a dwelling on the lot as a heritage item under Schedule 5 Environmental Heritage of the *PLEP 2014*.

Prior to the amalgamation of the former Queanbeyan and Palerang Councils, Palerang Council had intended to prepare a planning proposal to update Schedule 5 of the *PLEP 2014* and the dwelling was intended to part of that planning proposal. This work was subsequently proposed to be included in the comprehensive Queanbeyan-Palerang Local Environmental Plan (LEP). Additionally, as part of the preparation of the Bungendore Heritage Study, items that have heritage merit will be recommended for inclusion in the new LEP.

The property owner of Lot 6 Section 1 DP 758183 has stated that they would prefer to pay the costs associated with the planning proposal rather than wait for the gazettal of the new LEP which is anticipated to be at the end of 2019.

A preliminary assessment undertaken by David Hobbes, Heritage Advisor in 2014 recommended that the dwelling should be listed as a heritage item. Mr Hobbes' preliminary assessment described the dwelling as follows:

"The original street facing building is a double fronted weatherboard cottage dating from c. the 1880s originally of three rooms with front and back verandahs it has been extended at the rear and links to a large but well designed two storey pavilion.

The original building has been carefully conserved and restored and retains original fabric including rusticated weatherboard cladding, cedar double hung windows, tongue and groove linings and fireplaces. It is a good example of its type.

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The addition is a good example of sympathetic additions which although large do not overwhelm the original building."

The planning proposal is accompanied by a Heritage Report prepared by Brendan O'Keefe, historian and heritage consultant. The report expands on the historical and social significance of the site to the local community.

It is evident from the comments by David Hobbes and Brendan O'Keefe that listing the site as a local heritage item has merit. It is recommended that the original external weatherboards, internal wall and ceiling tongue-and-groove timber lining boards, hardwood floorboards, chimneys, hearths, mantles, doors, two front cedar windows containing the original mouth blown cylinder glass and any other component of the building that forms part of cottage which is the subject of this proposal are identified as being included in the listing to ensure the exterior and interiors of the building are protected in the future.

The planning proposal is the only means to meet the recommendations of Council's Heritage Advisor, who identified that the building has merit and should be listed as a heritage item. Support for the planning proposal will enable Schedule 5 of *PLEP 2014* to be amended to include the building as an item of local heritage significance.

Implications

Legal

The planning proposal has been prepared in accordance with the requirements of Part 3 of the *Environmental Planning and Assessment Act 1979*.

Policy

The planning proposal is consistent with the following policies and plans:

- *Bungendore Heritage Conservation Planning Strategy* the strategy proposes that a conservation area covering the older part of Bungendore is established. The listing of the dwelling which is in this area would fit with this.
- *Palerang Heritage Strategy 2014/2015-2016/2017*, which includes as a strategy the identification and listing of heritage items

Environmental

There will be no impacts on the natural environment. The listing of the dwelling will assist in its retention which in turn will contribute to the amenity of Bungendore.

Social / Cultural

The planning proposal seeks to protect and conserve a dwelling that has heritage significance to the Bungendore community.

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Strategic

The listing of the item is consistent with the Palerang Community Strategic Plan 2014–2024 which states in Focus Area 3: Community and Culture and Focus Area 4: Rural and Urban Development that heritage is valued.

Engagement

Council anticipates that following the Gateway determination and any conditions imposed by the determination being satisfied prior to the public exhibition that the planning proposal will be placed on public exhibition for 14 days.

The exhibition of the planning proposal will include the following strategies:

- 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.

Financial

The costs associated with the planning proposal have been met through the application fee paid by the property owner. The owner will be invoiced for advertising costs. The time of Council's strategic planning staff to manage this proposal is included in Council's management plan.

Resources (including staff)

The planning proposal is being managed by Council's strategic planning staff within Council's management plan budget.

Conclusion

The planning proposal is consistent with the preliminary assessment and recommendation of the Council's Heritage Advisor's assessment report. The dwelling on Lot 6 Section 1 DP 758183, 7 Turallo Terrace Bungendore has heritage value and it is recommended that it is listed as a local heritage Item under Schedule 5 of *Palerang Local Environmental Plan 2014*.

Attachments

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| Attachment 1 | Planning Proposal - 7 Turallo Terrace Bungendore - Palerang Local Environmental Plan 2014 - Section 55 (<i>Under Separate Cover</i>) |
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8.4 Planning Proposal to list Lot 6 Section 1 DP 758183 – 7 Turallo Terrace Bungendore as an Item of Environmental Heritage under Schedule 5 of Palerang Local Environmental Plan 2014.

223/17

RESOLVED (Overall)

The Administrator resolved that Council forward the planning proposal and Council report concerning the proposed listing of Lot 6 Section 1 DP 758183 as an item of environmental heritage under Schedule 5 of Palerang Local Environmental Plan 2014, to the Minister for Planning and Environment for a Gateway Determination under section 56 of the NSW Environmental Planning and Assessment Act 1979.

8.5 Program for Release of Googong Subdivision Certificates

224/17

RESOLVED (Overall)

The Administrator resolved that Council agree to release the subdivision certificates for future stages of NH1B Googong subject to the following conditions:

1. At the time of release, Council being satisfied that Water Recycling Plant (WRP) stage C can be commissioned by January 2019 (noting that the current program is to commission by June 2018).
2. Development applications for the stage being conditioned to require the issue of a Water and Sewer Compliance Certificate.
3. GTPL advising the intended owners of the lots of the above mentioned condition at the time of lot settlement, and the consequences such a condition imposes.

8.6 Land Acquisition - Cooma Road Ballalaba (SF170463)

225/17

RESOLVED (Overall)

The Administrator resolved that Council:

1. Note the report.
2. Agree to the acquisition of a small area of land totalling 0.72 hectares for the purpose of road realignment and the construction of a bridge at Cooma Road, Ballalaba.
3. Progress the subdivision required to effect the acquisition.