

Planning Proposal

To amend Wingecarribee Local Environmental Plan 2010 to create a new heritage item and a new conservation area in Aitken Road, Bowral.

Prepared by
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Version 1.1 – For Gateway Determination

November 2019



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ATTACHMENTS WHICH FORM PART OF THIS PLANNING PROPOSAL

1	Interim Heritage Order No. 9 published 18 January 2019
2	Report to Council 10 July 2019
3	Resolution of Council 10 July 2019
4	Delegation Request Evaluation Form

RECORD OF PROGRESS

Version 1.1 for Gateway

Background

In October 2018 a development application (DA 19/0574) was lodged for a residential care facility (seniors housing) on the property at 39-41 Aitken Road, Bowral. This application proposed the demolition of all the buildings on the site and the removal of 37 trees. Following concern about this proposal raised by staff and the community, and information about the heritage significance of the site and neighbouring properties, an Interim Heritage Order (IHO) was placed over the property and four of its neighbours on 18 January 2019, on the advice of Council’s Heritage Advisor. This precinct defined by the IHO was called the ‘Aitken Road Bowral Group’ and comprised five (5) neighbouring properties on the eastern side of Aitken Road, namely nos. 25-27 (known as ‘Glenfarne’), 29, 31, 33-37 (known as ‘Grantham’) and 39-41 (known as ‘Barkfold’). A copy of the Interim Heritage Order, as it appeared in NSW Government Gazette No. 3 of 18 January 2019, is enclosed.

At its Ordinary Meeting of 10 July 2019, Council considered a report on the Heritage Assessment of the Aitken Road Bowral Group. This report recognised the local heritage significance of some of the Aitken Road houses that were subject of the interim heritage order and the unique character of the street. A heritage assessment of the houses and area was undertaken in accordance with guidelines prepared by the NSW Heritage Division and the NSW heritage assessment criteria and included in the Council report, a copy of which is enclosed. As a result, Council resolved to prepare a Planning Proposal to heritage list three out of five of the houses subject of the interim heritage order as a new heritage item group (called the ‘Aitken Road Interwar Housing Group’ comprising nos. 25-27, 33-37 and 39-41 Aitken Road), and create a new heritage conservation area that includes the Aitken Road area. A copy of the Report to Council and the resolution of 10 July 2019 are enclosed.

This document comprises the Planning Proposal prepared to satisfy the Council resolution of 10 July 2019 for submission to the Department of Planning, Industry and Environment for a Gateway Determination.

LOCAL GOVERNMENT AREA : WINGECARRIBEE SHIRE COUNCIL

ADDRESS OF LAND :

12-30 & 25-43 AITKEN ROAD AND 56, 58 AND 60 KANGALOON ROAD, BOWRAL

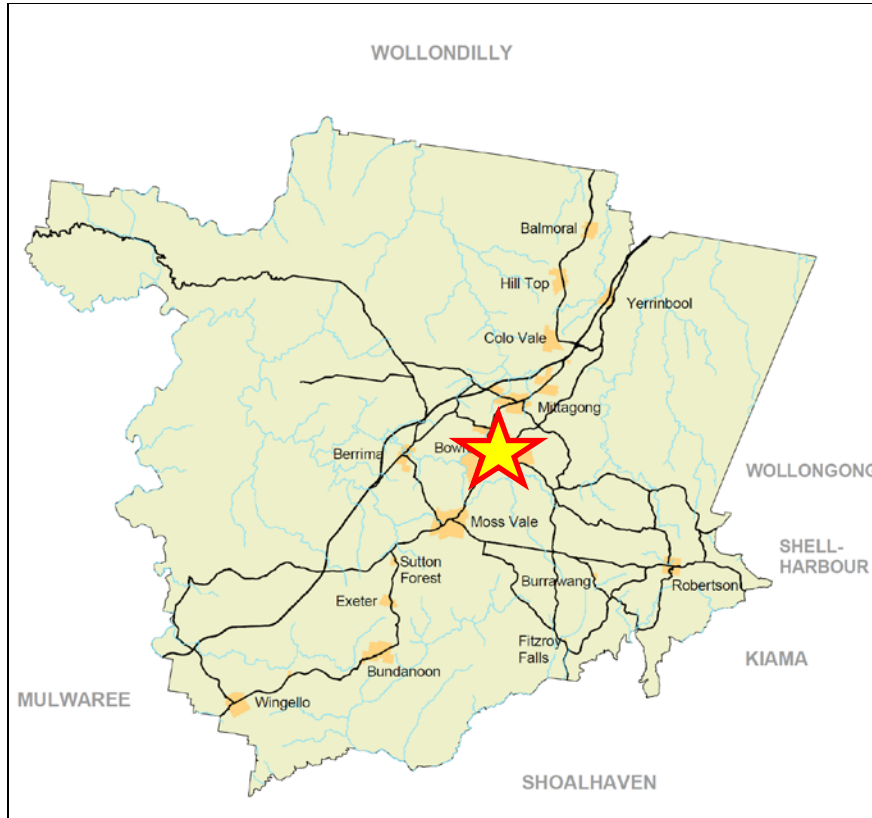


Figure 1: Location Map (Shire Wide)

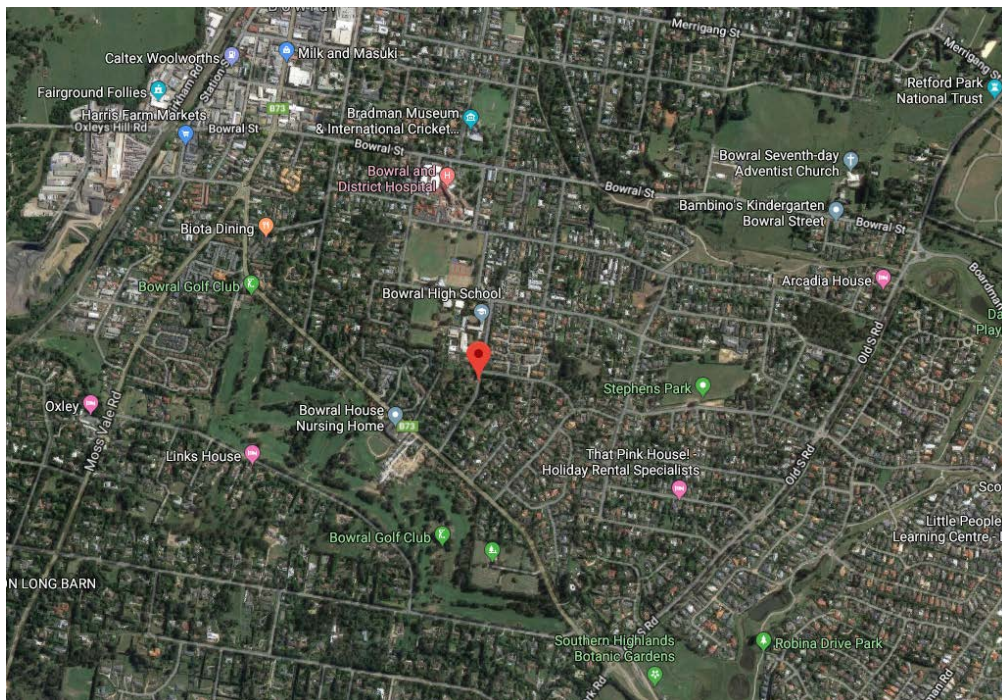


Figure 2: Locality Map – Aitken Road and surrounds, Bowral

SITE LOCATION & DESCRIPTION

The subject area is located close to the southern edge of Bowral where it adjoins Burradoo and is about half way between Moss Vale Road to the west and Old South Road to the east. The Aitken Road precinct is bounded by Bowral High School and Westwood Drive to the north and Kangaloon Road to the south and includes properties fronting Kangaloon Road on either side of Aitken Road which were part of the original ‘Golf Links View Estate’ subdivision.

Aitken Road is characterised as a low density residential neighbourhood with houses set on large allotments (four of which are double or larger allotments) surrounded by landscaped gardens with mature trees. The subject area is zoned R2 Low Density Residential and the Minimum Lot Size is 2000m². The road reserve (Aitken Road) is 20 metres providing a carriageway of 10 metres and provides an open feel to the street. The houses represent a mix of housing styles mostly ranging from the 1920s to the 1960s, but all the allotments contain modest to large houses on large blocks, set well back from the street with low to medium front fences or hedges and surrounded by mature trees and gardens. The street trees are a mix of species including cherries and English oak.

Figure 3 delineates the subject precinct and highlights the individual properties that comprise the proposed heritage item (‘Aitken Road Interwar Housing Group’) and **Figure 4** shows the same area overlaid on an aerial photograph.

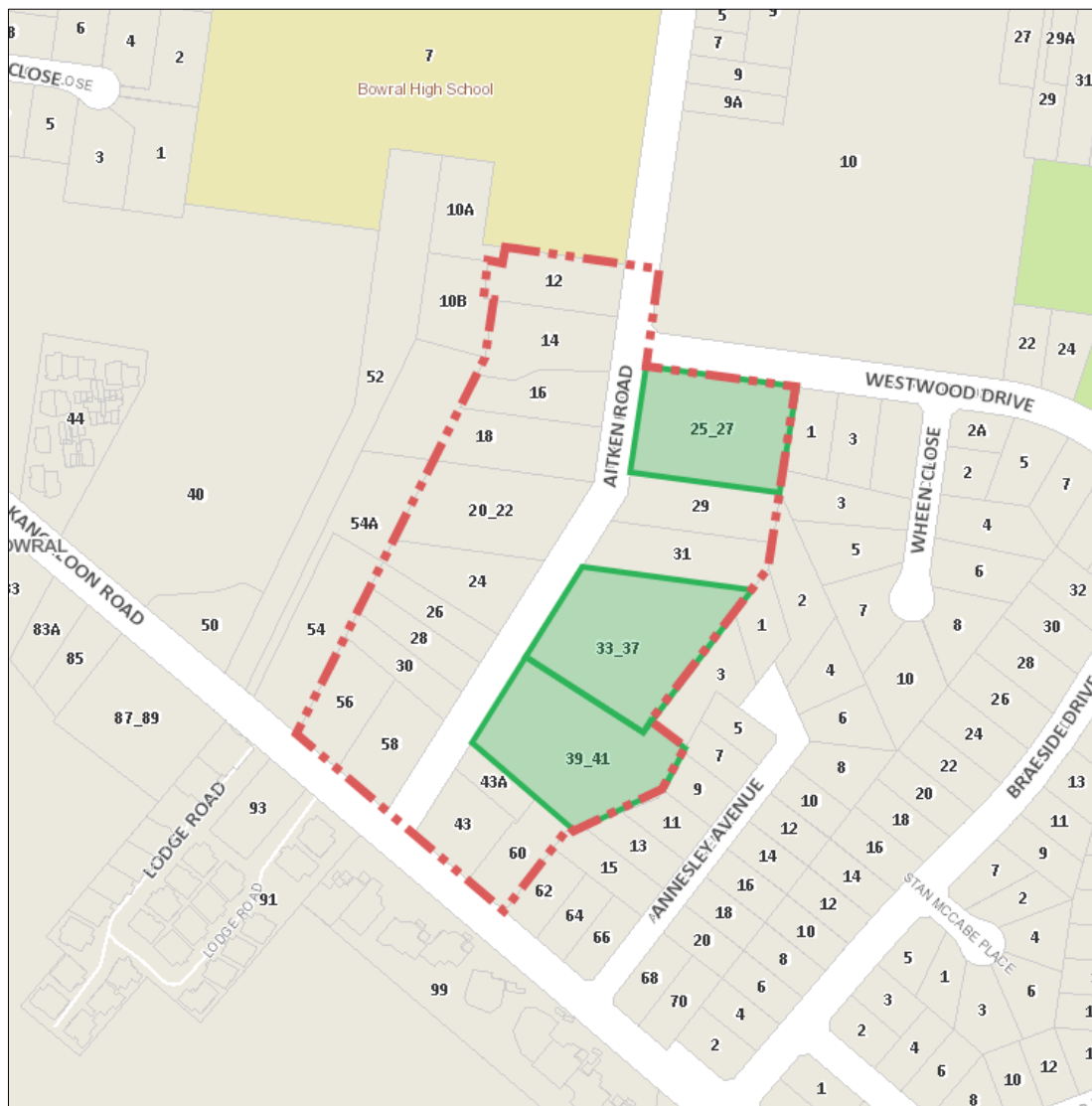


Figure 3: Aitken Road precinct showing properties proposed to be included in the heritage item group (green outline) and the area proposed to be included in the Aitken Road Conservation Area (red dashed outline)



Figure 4: Aerial photograph showing Aitken Road precinct and surrounds.

The table below details the property description of the properties affected by this Planning Proposal. All the properties listed form part of the proposed Aitken Road Conservation Area and those shaded in green are proposed to form the proposed ‘Aitken Road Interwar Housing Group’ heritage item.

Address	Property Description	How Affected
<i>Western side of Aitken Road</i>		
12 Aitken Road	Lot 10, DP 1098108	Included in proposed HCA (‘Aitken Road Conservation Area’)
14 Aitken Road	Lot 61, DP 1192648	Included in proposed HCA (‘Aitken Road Conservation Area’)
16 Aitken Road	Lot 62, DP 1192648	Included in proposed HCA (‘Aitken Road Conservation Area’)

Address	Property Description	How Affected
18 Aitken Road (part)	LOT 7, DP 11348	Included in proposed HCA ('Aitken Road Conservation Area')
20-22 Aitken Road	Lots 8 and 9, DP 11348	Included in proposed HCA ('Aitken Road Conservation Area')
24 Aitken Road	Lot 10, DP 11348	Included in proposed HCA ('Aitken Road Conservation Area')
26 Aitken Road	Lot 1, DP 316408	Included in proposed HCA ('Aitken Road Conservation Area')
28 Aitken Road	Lot 2, DP 316408	Included in proposed HCA ('Aitken Road Conservation Area')
30 Aitken Road	Lot 3, DP 316408	Included in proposed HCA ('Aitken Road Conservation Area')
56 Kangaloon Road	Lot 13, DP 11348	Included in proposed HCA ('Aitken Road Conservation Area')
58 Kangaloon Road	LOT 14, DP 11348	Included in proposed HCA ('Aitken Road Conservation Area')
<i>Eastern side of Aitken Road</i>		
25-27 Aitken Road ('Glenfarne')	Lots 24 and 25, DP 11348	Part of proposed heritage item ('Aitken Road Interwar Housing Group') and included in proposed HCA ('Aitken Road Conservation Area')
29 Aitken Road	Lot 23, DP 11348	Included in proposed HCA ('Aitken Road Conservation Area')
31 Aitken Road	Lot 22, DP 11348	Included in proposed HCA ('Aitken Road Conservation Area')
33-37 Aitken Road ('Grantham')	Lots 19-21, DP 11348	Part of proposed heritage item ('Aitken Road Interwar Housing Group') and included in proposed HCA ('Aitken Road Conservation Area')
39-41 Aitken Road ('Barkfold')	Lot 11, DP 633966	Part of proposed heritage item ('Aitken Road Interwar Housing Group') and included in proposed HCA ('Aitken Road Conservation Area')
43A Aitken Road	Lot 1, DP 1151362	Included in proposed HCA ('Aitken Road Conservation Area')
43 Aitken Road	Lot 2, DP 1151362	Included in proposed HCA ('Aitken Road Conservation Area')
60 Kangaloon Road	Lot 2, DP 842038	Included in proposed HCA ('Aitken Road Conservation Area')

PART 1 : OBJECTIVES OR INTENDED OUTCOMES

The intended outcome of this Planning Proposal is to include nos. 25-27 Aitken Road (Lots 24 and 25, DP 11348), 33-37 Aitken Road (Lots 19-21, DP 11348) and 39-41 Aitken Road (Lot 11, DP 633966) in Bowral as a new single heritage item to be known as the 'Aitken Road Interwar Housing Group'. In addition, a new heritage conservation area is proposed comprising nos. 12-30 Aitken Road, 25-43 Aitken Road and 56, 58 and 60 Kangaloon Road, Bowral. Both the new heritage item and conservation area would be added to Schedule 5 of the Wingecarribee Local Environmental Plan 2010 and the Heritage Map.

PART 2 : EXPLANATION OF THE PROVISIONS

- To achieve the intended outcomes of the Planning Proposal the following amendments to the WLEP 2010 instrument will be required:

a) Include in Schedule 5, Part 1 (Heritage Items) the following new item:

Suburb	Item Name	Address	Property description	Significance	Item No.
Bowral	Aitken Road Interwar Housing Group	25-27, 33-37 and 39-41 Aitken Road	Lots 19-21 and 24-25, DP 11348; Lot 11, DP 633966	Local	I7001

b) Include in Schedule 5, Part 2 (Heritage conservation areas) the following new item:

Suburb	Item Name	Item No
Bowral	Aitken Road Conservation Area	C7065

- To achieve the intended outcomes of the Planning Proposal the following WLEP 2010 map will require amendment:

Map(s) to be Revoked	Map(s) to be Adopted
Heritage Map - Sheet HER_007D 8350_COM_HER_007D_020_20170123	Heritage Map – Sheet HER_007D (as amended)

PART 3 : JUSTIFICATION OF OBJECTIVES, OUTCOMES & PROCESS

Section A – Need for the Planning Proposal

1. Is the Planning Proposal a result of any strategic study or report?

The Planning Proposal is the result of an in-house assessment of the heritage significance of the Aitken Road study area which comprised the five (5) properties that were the subject of an Interim Heritage Order (IHO) (Wingecarribee Interim Heritage Order No. 9) published in January 2019.

The assessment determined that three out of the five houses the subject of the IHO were built around the same time, shared a common builder (one of which was the home of said builder), two are fine examples of a local interwar style and the other is a fine Interwar Old English style designed by a prominent Sydney architect. Furthermore, in assessing the houses in their context, the special character of Aitken Road was documented which led to Council's resolution to include Aitken Road as a heritage conservation area.

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 of achieving the statutory local listing of an item of heritage and a heritage conservation area.

Section B – Relationship to strategic planning framework

3. Is the Planning Proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including draft strategies)?

The Wingecarribee Shire is within the Sydney South East and Tablelands region. In its vision, the Regional Plan recognises that there are areas of distinct character and heritage that are celebrated by their communities. Identification of areas and sites of cultural heritage provides greater certainty for property owners and developers. Direction 24 of the Regional Plan focuses on delivery of greater housing supply and choice which should be achieved while protecting areas of high value, including high cultural heritage value. Aitken Road is identified as one of these areas of high cultural value which should be protected. Therefore, the Planning Proposal is consistent with this Regional Plan.

4. Is the Planning Proposal consistent with a council’s local strategy or other local strategic plan?

The Wingecarribee Local Planning Strategy 2015-2031 was adopted by Council on 23 March 2015 and conditionally endorsed by the Department of Planning and Environment on 15 May 2017.

Heritage is strongly valued by the Wingecarribee community and this is articulated through the community’s vision, goals and actions in the Wingecarribee 2031 Community Strategic Plan. Chapter 6 of the Local Planning Strategy (Managing Our Built Environment) reinforces this strong heritage focus and reiterates the controls for heritage conservation under clause 5.10 of the Wingecarribee Local Environmental Plan (WLEP) 2010. It also recognises that heritage listing and heritage conservation areas may have a limiting or sterilising effect on certain types of development. This is true of this Planning Proposal which seeks to retain properties that are likely to be lost through future development due to the large allotment size and proximity to services. While housing demand is high (Chapter 4 – Managing Our Housing Needs) it is acknowledged that opportunities for infill development may be constrained by impact on existing character.

Therefore, it is concluded that in considering all aspects of the current Proposal, the proposed amendments are consistent with the Wingecarribee Local Planning Strategy 2015-2031.

5. Is the Planning Proposal consistent with applicable State Environmental Planning Policies?

The Proposal has been assessed against relevant SEPPs as indicated below.

SEPP	Relevance to Planning Proposal
No.1 Development Standards	NOT RELEVANT – The SEPP was replaced by Clause 4.6 of WLEP2010 as the mechanism for any variation to development standards.
No.19 Bushland in Urban Areas	NOT RELEVANT – The SEPP does not apply to Wingecarribee Shire.

SEPP	Relevance to Planning Proposal
No.21 Caravan Parks	<u>CONSISTENT</u> – the Planning Proposal applies to land which is within the R2 Low Density Residential zone in which caravan parks are prohibited.
No.33 Hazardous and Offensive Development	<u>CONSISTENT</u> – The Planning Proposal applies to land within the R2 Low Density Residential zone in which hazardous and offensive industries are prohibited.
No.36 Manufactured Home Estates	<u>NOT RELEVANT</u> – The SEPP does not apply to land within a water catchment (as prescribed by Schedule 2). The Planning Proposal applies to land within the Sydney Drinking Water Catchment area and, therefore, the SEPP does not apply.
No.44 Koala Habitat Protection	<u>CONSISTENT</u> – While the subject land is not core koala habitat, the Planning Proposal seeks to protect the landscape of this area which may or may not be potential koala habitat.
No. 47 Moore Park Showground	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
No.50 Canal Estate Development	<u>CONSISTENT</u> – The Planning Proposal does not apply to an existing canal estate development.
No.55 Remediation of Land	<u>CONSISTENT</u> – The Planning Proposal does not apply to land that is or likely to be contaminated, therefore the SEPP is not applicable.
No.64 Advertising and Signage	<u>CONSISTENT</u> – The Planning Proposal does not specifically apply to signage. However, it is acknowledged that the opportunities for signage will be restricted on the subject land resulting from this Planning Proposal due to the change in heritage status.
No.65 Design Quality of Residential Apartment Development	<u>CONSISTENT</u> – The Planning Proposal applies to land within the R2 Low Density Residential zone in which residential flat building, shop top housing and mixed use development are prohibited. Therefore, the SEPP is not applicable to this Planning Proposal.
No.70 Affordable Housing (Revised Schemes)	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Aboriginal Land 2019	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Affordable Rental Housing 2009	<u>CONSISTENT</u> – The SEPP is not applicable to this Planning Proposal because the subject land is more than a 400 metre walking distance from a B2 Business Centre or B4 Mixed Use zone (clause 10). In addition, the subject land does not contain any existing boarding houses or other affordable rental housing.
Building Sustainability Index: BASIX 2004	<u>CONSISTENT</u> – The Planning Proposal does not affect the application of this SEPP.
Coastal Management 2018	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Concurrences 2018	<u>CONSISTENT</u> – The Planning Proposal does not affect the application of this SEPP.

SEPP	Relevance to Planning Proposal
Educational Establishments and Child Care Facilities 2017	<u>CONSISTENT</u> – The Planning Proposal does not apply to any existing educational establishments or child care facilities. Educational establishments are prohibited in the R2 Low Density Residential zone but there are opportunities for home-based and centre-based child care facilities as either exempt development or permissible with consent on the subject land, in which case the SEPP would continue to apply.
Exempt and Complying Development Codes 2008	<u>CONSISTENT</u> – The Planning Proposal does not specifically apply to any development applicable under this SEPP. However, it is acknowledged that the opportunities for exempt and complying development will be restricted on the subject land resulting from this Planning Proposal due to the change in heritage status.
Gosford City Centre 2018	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Housing for Seniors or People with a Disability 2004	<u>NOT RELEVANT</u> – The SEPP does not apply to environmentally sensitive land of which a water catchment is included (Schedule 1). The subject land is within the Sydney Drinking Water Catchment area and, therefore, the SEPP does not apply.
Infrastructure 2007	<u>CONSISTENT</u> – The Planning Proposal does not specifically apply to any development applicable under this SEPP. However, it is acknowledged that should any provisions of the SEPP be of future relevance to the subject land, the applicability of the provisions may change as a result of the Planning Proposal (e.g. heritage restrictions and considerations).
Kosciuszko National Park—Alpine Resorts 2007	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Kurnell Peninsula 1989	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Mining, Petroleum Production and Extractive Industries 2007	<u>CONSISTENT</u> – The Planning Proposal does not affect the application of this SEPP. However, certain types of exempt development under this SEPP will be restricted by the change in heritage status anticipated by this Planning Proposal.
Miscellaneous Consent Provisions 2007	<u>CONSISTENT</u> – The Planning Proposal does not affect the application of this SEPP.
Penrith Lakes Scheme 1989	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Primary Production and Rural Development 2019	<u>CONSISTENT</u> – The Planning Proposal applies to existing residential zoned and developed land and, therefore, the SEPP is not applicable to this Planning Proposal.
State and Regional Development 2011	<u>CONSISTENT</u> – The Planning Proposal does not affect the application of this SEPP.
State Significant Precincts 2005	<u>CONSISTENT</u> – The Planning Proposal is not within one of the State significant precincts covered by this SEPP.

SEPP	Relevance to Planning Proposal
Sydney Drinking Water Catchment 2011	<u>CONSISTENT</u> – The Planning Proposal does not affect the application of this SEPP.
Sydney Region Growth Centres 2006	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Three Ports 2013	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Urban Renewal 2010	<u>CONSISTENT</u> – The subject land is not within a potential urban renewal precinct identified by the SEPP, therefore the SEPP does not apply to the subject land.
Vegetation in Non-Rural Areas 2017	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Western Sydney Employment Area 2009	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.
Western Sydney Parklands	<u>NOT RELEVANT</u> – The SEPP does not apply to Wingecarribee Shire.

6. Is the Planning Proposal consistent with applicable Section 9.1 Directions?

The Planning Proposal has been assessed against applicable Directions issued by the Minister for Planning under section 9.1 of the Environmental Planning & Assessment Act 1979. These assessments are reproduced below. Directions not applicable to Wingecarribee Shire have been excluded.

1. Employment & Resources	Assessment
1.1 Business & Industrial Zones	<u>CONSISTENT</u> The Planning Proposal applies to existing Residential zoned land and, therefore, does not affect employment lands.
1.2 Rural Zones	<u>CONSISTENT</u> The Planning Proposal applies to existing Residential zoned land and, therefore, does not affect agricultural production on rural lands.
1.3 Mining, Petroleum Production & Extractive Industries	<u>CONSISTENT</u> The Planning Proposal does not seek to alter any existing opportunities for mining, petroleum production or extractive industries.
1.4 Oyster Aquaculture	<u>CONSISTENT</u> The Planning Proposal does not apply to a Priority Oyster Aquaculture Area.
1.5 Rural Lands	<u>CONSISTENT</u> The Planning Proposal does not affect any rural lands as it applies to existing R2 Low Density Residential zoned land and does not propose a change of zoning.

2. Environment & Heritage	Assessment
2.1 Environment Protection Zones	<u>CONSISTENT</u> The Planning Proposal does not affect any environmental protection zones as it applies to existing R2 Low Density Residential zoned land and does not propose a change of zoning.
2.2 Coastal Management	<u>CONSISTENT</u> The Planning Proposal does not apply to a coastal area, being within the town of Bowral, NSW. There are no coastal areas within the Wingecarribee Shire Council.
2.3 Heritage Conservation	<u>CONSISTENT</u> The Planning Proposal seeks to add a new heritage items to the existing schedule of heritage items contained in Part 1 of Schedule 5 of the WLEP 2010 and a new heritage conservation area within Part 2 of Schedule 5. WLEP 2010 is a standard instrument LEP which adopts compulsory clause 5.10 for heritage conservation and the new item and area will be subject to existing heritage provisions.
2.4 Recreation Vehicle Areas	<u>CONSISTENT</u> The Planning Proposal does not seek to enable land to be developed for a recreation vehicle area.

3. Housing, Infrastructure & Urban Development	Assessment
3.1 Residential Zones	<u>CONSISTENT</u> This Direction applies as the Planning Proposal affects existing residential zoned land. However, the Planning Proposal does not seek to alter the boundaries of the existing zone or curtail permissible development within the existing zone.
3.2 Caravan Parks & Manufactured Home Estates	<u>CONSISTENT</u> The Planning Proposal does not identify land suitable for caravan parks nor alter existing opportunities for caravan park development.
3.3 Home Occupations	<u>CONSISTENT</u> The Planning Proposal does not alter the existing opportunities for home occupations on the subject land, which may be carried out without development consent in the R2 Low Density Residential zone.
3.4 Integrating Land Use & Transport	<u>CONSISTENT</u> The Planning Proposal seeks to provide heritage protection for a discrete area in the town of Bowral and does not alter or remove zones or any provisions relating to the existing R2 Low Density Residential zoned land.
3.5 Development near Regulated Airports and Defence Airfields	<u>CONSISTENT</u> The land subject to the Planning Proposal is not near a regulated airport or a defence airfield.

3. Housing, Infrastructure & Urban Development	Assessment
3.6 Shooting Ranges	<u>CONSISTENT</u> The land subject to the Planning Proposal is not in the vicinity of an existing shooting range.
3.7 Reduction in non-hosted short term rental accommodation period	<u>CONSISTENT</u> The Planning Proposal does not seek to add, subtract or alter any provisions relating to short-term rental accommodation.
4. Hazard & Risk	Assessment
4.1 Acid Sulphate Soils	<u>CONSISTENT</u> The Wingecarribee Shire is not within an identified Acid Sulphate Soils area.
4.2 Mine Subsidence & Unstable Land	<u>CONSISTENT</u> The land subject to the Planning Proposal is not within a mine subsidence district.
4.3 Flood Prone Land	<u>CONSISTENT</u> The land subject to the Planning Proposal is not within a flood prone area, as identified in any flood study or within a flood planning area on the Flood Planning Area Map that forms part of the WLEP 2010.
4.4 Planning for Bushfire Protection	<u>CONSISTENT</u> The land subject to the Planning Proposal is not identified as bushfire prone land.
5. Regional Planning	Assessment
5.1 Implementation of Regional Strategies	<u>CONSISTENT</u> This Direction applies as the Wingecarribee Shire is within the area to which the (former) Sydney–Canberra Corridor Regional Strategy applies. However, this Strategy was replaced by the South East and Tablelands Regional Plan 2036 in 2017. See statement of consistency under Direction 5.10.
5.2 Sydney Drinking Water Catchments	<u>CONSISTENT</u> The Planning Proposal applies to land within the Sydney Drinking Water Catchment. The Planning Proposal seeks to maintain the existing zoning and land use of the subject land, thereby helping to protect water quality.
5.10 Implementation of Regional Plans	<u>CONSISTENT</u> The Planning Proposal is consistent with the current Regional Strategy—being the South East and Tablelands Regional Plan 2036—which recognises the distinctive character and heritage values in the region. Direction 23 of this plan articulates how the region’s heritage should be protected and prioritises conservation of heritage assets (action 23.3), which is consistent with the aims of this Planning Proposal.

5. Regional Planning	Assessment
5.11 Development of Aboriginal Land Council land	<u>CONSISTENT</u> The land subject to the Planning Proposal does not lie within an area identified in the Land Application Map of State Environmental Planning Policy (Aboriginal Land) 2019.
6. Local Plan Making	Assessment
6.1 Approval & Referral Requirements	<u>CONSISTENT</u> The Planning Proposal does not include any new provisions nor identifies any development as designated development.
3.2 Reserving Land for Public Purposes	<u>CONSISTENT</u> The Planning Proposal does not apply to any land or zonings identified for public purpose.
6.3 Site Specific Provisions	<u>CONSISTENT</u> The Planning Proposal does not include any site specific provisions.

Section C – Environmental, Social & Economic Impacts

7. 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 Planning Proposal?

The Planning Proposal applies to existing low density residential zoned land which has previously been developed for residential purposes. No critical habitat or endangered vegetation has been identified on the subject land.

8. Are there any other likely environmental effects as a result of the Planning Proposal and how are they proposed to be managed?

There are not likely to be any environmental effects as a result of the Planning Proposal. In fact, the heritage listing of the area will likely reduce development potential of the area, thereby reducing negative environmental impacts.

9. Has the Planning Proposal adequately addressed any social and economic effects?

There are possible social and economic effects on individual property owners resulting from heritage listing and the creation of a new conservation area. However, research suggests that properties that are protected by heritage listing can attain a level of prestige, particularly when surrounded by a heritage conservation area, and can be in demand. Some economic loss can be balanced with opportunities for external funding through heritage grants.

In addition, it is acknowledged as well that heritage controls can restrict the perceived freedom of property owners to do what they like with their property. However, it provides certainty to neighbours that any development will be sympathetic and will not erode the character of the area.

Some individual economic and social impact is considered to be reasonable in the context of protecting an area of heritage significance.

Section D – State and Commonwealth Interests

10. Is there adequate public infrastructure for the Planning Proposal?

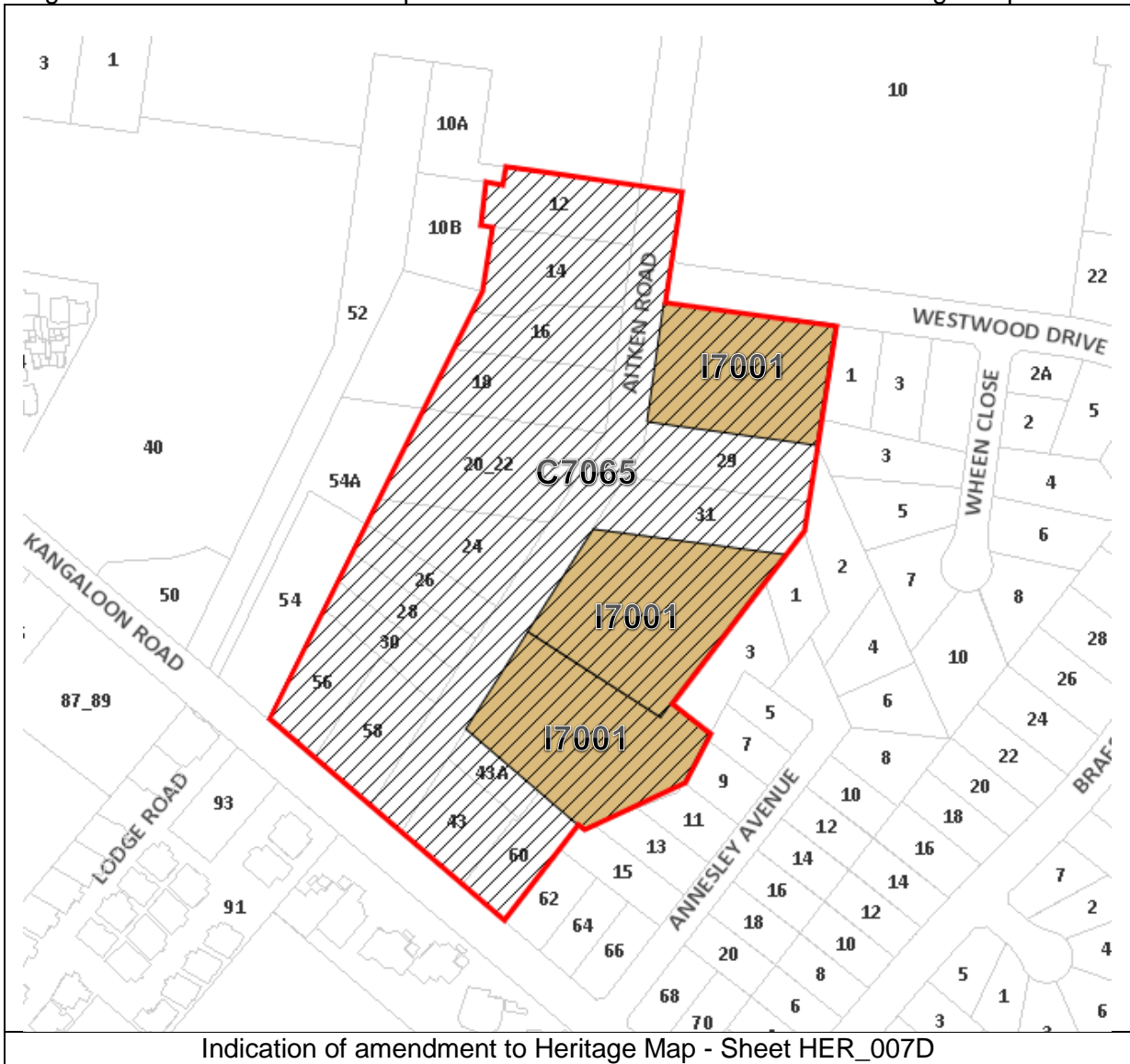
Yes. The Planning Proposal will not result in any additional burden on existing public infrastructure.

PART 4 – MAPPING

The following map will require amendment:

Heritage Map - Sheet HER_007D (8350_COM_HER_007D_020_20170123)

This map is to be amended by the addition of three properties as a new heritage item and a new heritage conservation area. The map below indicates the additions to that Heritage Map sheet.



PART 5A – AGENCY REFERRALS

Version 1 for Gateway

Agency referrals will occur as directed in the Gateway Determination. However, given the likelihood that Council will be required to undertake a referral to the Department of Premier and Cabinet (Heritage), this Planning Proposal has been referred to them.

PART 5B – COMMUNITY CONSULTATION

Version 1 for Gateway

Community consultation will occur as directed in the Gateway Determination. Council normally provides 30-31 days of public exhibition which includes, as relevant, notification by letter/email to affected and adjoining property owners and weekly advertising in the Southern Highland News for the duration of the exhibition period. The Planning Proposal will also be listed on Council's What's On Exhibition page and notification of the exhibition will be included in Council E-Newsletters sent to over 3,500 recipients.

The principal place of public exhibition is the Customer Service Counter at the Civic Centre, 68 Elizabeth Street, Moss Vale, NSW 2577 and the Planning Proposal is also available for view on Council's website and at all relevant libraries including Council's Rural Outreach & Delivery Service (ROADS) Mobile Library.

PART 6 – TIMELINE

Version 1 for Gateway

The following table indicates a likely timeline showing key milestones.

MILESTONE	INDICATIVE DATE
Gateway Determination	November 2019
Agency Consultation	December 2019
Public Exhibition	15 January to 2 March 2020
Report to Council on exhibition of Planning Proposal.	April/May 2020
S.59 Documents to DP&E & PCO.	May 2020
Approximate completion date	June 2020

DELEGATIONS

Version 1 for Gateway

It is noted that Council seeks delegation for the processing of this Planning Proposal. A copy of the Delegation Request Form is attached.