



11.4 Heritage Assessment of Aitken Road Bowral Group— Interim Heritage Order No. 9

Reference:	5650/9, PN 2700, PN 2800, PN 2900, PN 3000, PN 3100, 19/0574
Report Author:	Strategic Land Use Planner - Heritage Projects
Authoriser:	Coordinator Strategic Land Use Planning
Link to Community Strategic Plan:	Identify, protect and promote places of significant cultural heritage

PURPOSE

The purpose of this report is for Council to consider a heritage assessment of the precinct at 25-41 Aitken Road, Bowral, which is the subject of a current Interim Heritage Order (IHO No. 9) issued under delegation by Council. Should Council support the assessment and the recommendation of this report, a Planning Proposal would be prepared to effect the heritage listing by an amendment to the Wingecarribee Local Environmental Plan 2010.

VOTING ON THE MOTION

Councillors are required to record their votes on this matter.



RECOMMENDATION

1. **THAT** Council supports the proposed heritage listing of the 'Aitken Road Interwar Housing Group' comprising Lots 24-25 DP 11348 (25-27 Aitken Road, known as 'Glenfarne'), Lots 19-21 DP 11348 (33-37 Aitken Road, known as 'Grantham') and Lot 11 DP 633966 (39-41 Aitken Road, known as 'Barkfold').
2. **THAT** Council supports the creation of the 'Aitken Road Conservation Area' comprising 12-30 and 25-43 Aitken Road, inclusive, and 56, 58 and 60 Kangaloon Road, Bowral.
3. **THAT** a Planning Proposal be prepared under section 3.33 of the Environmental Planning & Assessment Act 1979 to amend Schedule 5 of the Wingecarribee Local Environmental Plan 2010 and the Heritage Map to add 'Aitken Road Interwar Housing Group' as a new heritage item and 'Aitken Road Conservation Area' as a new heritage conservation area.
4. **THAT** the Planning Proposal be sent to the Department of Planning, Industry and Environment with a request for a Gateway Determination in accordance with section 3.34 of the Environmental Planning & Assessment Act 1979.
5. **THAT** Council staff consult with Government stakeholders and engage with the community on the Planning Proposal in the manner prescribed in the Gateway Determination.
6. **THAT** Council consider a report after the conclusion of consultation and community engagement on the Planning Proposal.
7. **THAT** Interim Heritage Order No. 9 is extended until 18 January 2020 to allow for the preparation and processing of the Planning Proposal.
8. **THAT** all affected property owners and objectors to the development application (DA 19/0574) be advised of Council's decision.

REPORT

BACKGROUND

In October 2018 a development application was lodged for a residential care facility (seniors housing) on the property at 39-41 Aitken Road (DA 19/0574). 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 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 in January 2019, on the advice of Council's Heritage Advisor. This precinct defined by the IHO was called the 'Aitken Road Bowral Group'.

Under clause 25 of the Heritage Act, Council may make an IHO where it considers that an item, on further inquiry or investigation, may be found to be of local heritage significance and that it is being or is likely to be harmed. The proposed development at 39-41 Aitken Road and the common ownership of several other properties in the street was considered to

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 10 July 2019

REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY AND DEVELOPMENT SERVICES



be of sufficient concern and an IHO was signed under delegation issued to Council that covered the following properties:

- 25-27 Aitken Road – Lots 24 and 25 DP 11348 – ‘Glenfarne’
- 29 Aitken Road – Lot 23 DP 11348
- 31 Aitken Road – Lot 22 DP 11348
- 33-37 Aitken Road – Lots 19-21 DP 11348 – ‘Grantham’
- 39-41 Aitken Road – Lot 11 DP 633966 – ‘Barkfold’.

Interim Heritage Order No. 9 was published in the NSW Government Gazette on 18 January 2019. An IHO issued under delegation is valid for six (6) months and IHO No. 9 will lapse on 18 July 2019 unless Council makes a resolution to add the item to its heritage schedule. Such a resolution extends protection of the proposed item for a further six months in accordance with the Ministerial Order for Authorisation to make Interim Heritage Orders.

Property owners were informed of the issuing of the IHO directly after it was published in the NSW Government Gazette and a public notice appeared in the local newspaper.

A copy of IHO No. 9 as it appeared in the NSW Government Gazette is included as **ATTACHMENT 1**. The IHO will lapse on 18 July 2019 unless Council supports the recommendations of this report to proceed with heritage listing of the nominated sites.

The applicant for DA 19/0574 has appealed both the issuing of the IHO and the deemed refusal of the development application. These matters will be considered separately by the Land and Environment Court.

ASSESSMENT OF AITKEN ROAD PROPERTIES AND SURROUNDS

The study area is centred on the five properties on the eastern side of Aitken Road which are the subject of the IHO but in undertaking an assessment of the potential heritage significance of these properties, the surrounding area and its history have been taken into consideration.

The sites subject to the IHO are shown within the area outlined on the aerial photograph at **Figure 1** which also shows the sites in the context of surrounding development on Aitken Road and beyond.

The original subdivision of the study area was called the ‘Golf Links View Estate’ as it overlooked the Bowral Golf Course (established in 1901) from the north. Glimpses of the golf course can still be seen through trees and buildings from the bend in Aitken Road and was highly visible when the subdivision was first created and was used as a selling feature. Aitken Road was named after one of its developers, Lindsay Shepherd Aitken. The subdivision was undertaken in 1921 and the lots were first offered for sale from December 1921. **Figure 2** shows one of the sale advertisements for the estate highlighting the location overlooking the golf course, the existing shade trees and existing structures.

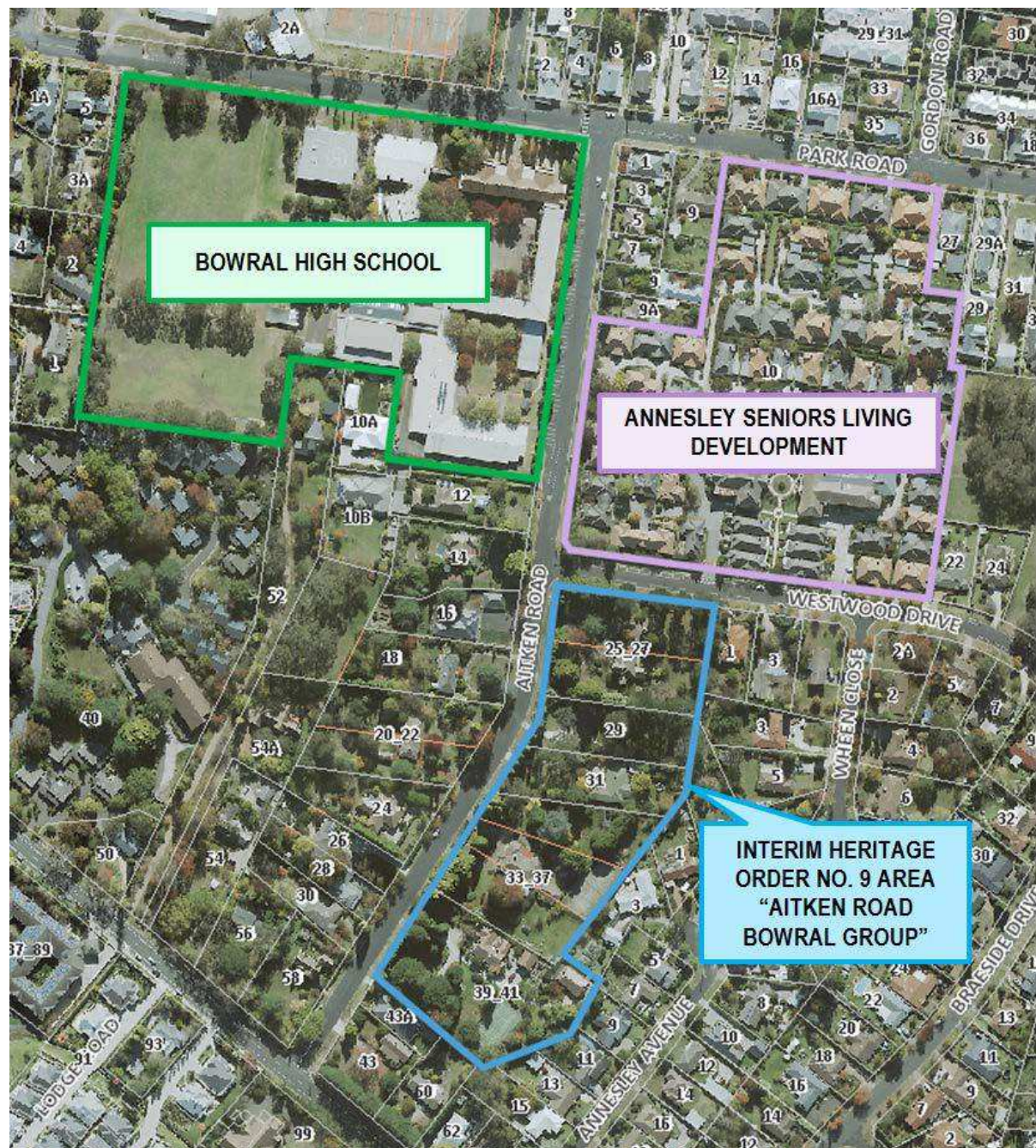


Figure 1—Aerial photo of Aitken Road, Bowral, showing the IHO precinct and the surrounding area

**Unlocked at Last !
“Golf Links View
Estate,”**

Situated immediately opposite THE GOLF LINKS, and adjoining the charming residence of Claude Terry, Esq., and bounded on the east by that park like site, chosen for proposed Methodist College.

THE GOLF LINKS VIEW ESTATE
has been subdivided into 30 Choice Bungalow Sites of liberal frontages and great depths. Almost every block has beautiful shade trees. A visiting expert has given a splendid report on the quality of the soil.

THE GOLF LINKS VIEW ESTATE
Is within 10 minutes of BOWRAL STATION.
Is close to Park and Show Ground.
Is in the most progressive part where values must rise.
And will be sold at prices that will ensure a safe investment.

New Water Mains run past the Estate.
On Lot 12 is a well built Double-fronted W.B. Cottage let at 25s per week.
On Lot 22 is a Large Brick Garage.

**TITLE TORRENS. TITLE TORRENS.
EASY TERMS.**
Modern Building Covenant.

**AUCTION SALE on Ground,
Saturday, January 14th, 1922,
AT 3 P.M.**
Lithos Now Available.

**RICHARDSON AND WRENCH, LTD., 92
Pitt-street, Sydney, DARWIN, TUR-
LEY & CO, Bowral, Auctioneers in Con-
junction.**

Figure 2—Sale Advertisement for the Golf Links view Estate from local paper
Robertson Advocate on 30 December 1921

The original subdivision is shown on **Figure 3** and it included sites that have since been subsumed into Bowral High School (1929) and Annesley School for Girls (1924).

One of the features of the subdivision (shown in the bottom left corner of DP 11348 in **Figure 3**) was the following covenant:

The Purchaser, Covenants with the Vendor, that any main building shall be of the value of at least Five Hundred Pounds and such building shall be completed within twelve months from the date of its commencement.

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 10 July 2019

REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY AND DEVELOPMENT SERVICES

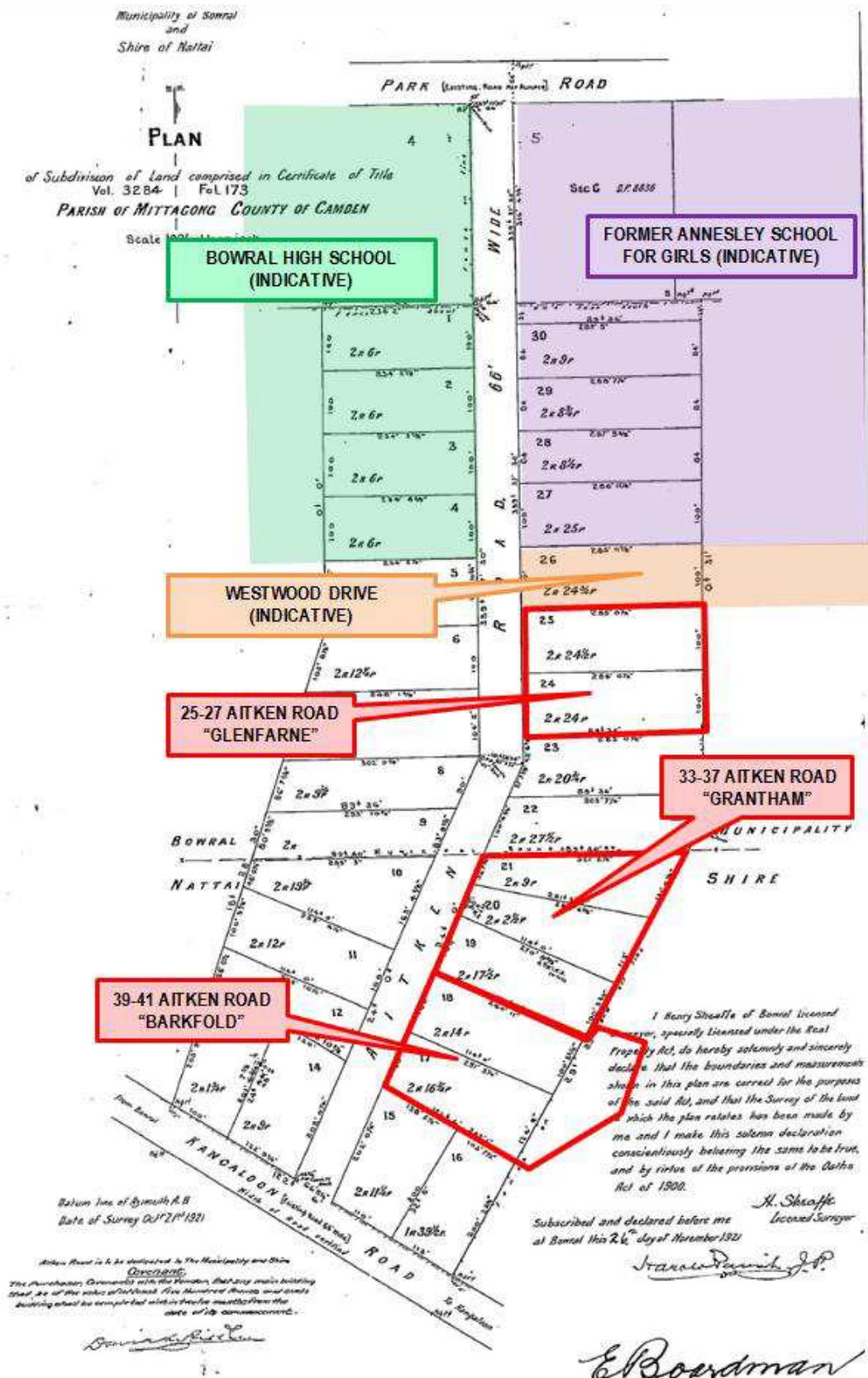


Figure 3—The original subdivision plan of Aitken Road (DP 11348)

It was clear that the developers desired a high quality of housing as £500 is estimated at around one million dollars today.

The Aitken Road study area sites are zoned R2 Low Density Residential with a minimum lot size of 2,000m². The zoning and minimum lot size are consistent with those in nearby Bendooley Street which is covered by a heritage conservation area. Apart from Bowral High School, there are no properties fronting Aitken Road that are identified as current heritage items, nor is the area a current heritage conservation area. None of the sites were identified as potential heritage items as part of the Wingecarribee Heritage Survey 2009 which is the most recent large scale heritage study undertaken for the Shire.

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 road reserve 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 ranging from the 1920s until present day, 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. The street has a similar feel to the southern end of Bendooley Street, which is within a heritage conservation area.

Figure 4 shows a view of Aitken Road from Westwood Drive looking south showing the heavily vegetated nature of the street, and **Figure 5** shows the view north towards The Gib with Bowral High School on the left (demarcated by the row of conifers) and Annesley seniors living development on the right (behind the picket fence). **Figure 6** shows the view up the street (to the north) from Kangaloon Road.



Figure 4—Aitken Road looking south from Westwood Drive. No. 25-27 is on the left behind the rolled hedge and 33-37 is on the left just beyond the bend in the road



**Figure 5—Aitken Road (at Westwood Drive) looking north towards Mt Gibraltar.
Bowral High School is on the left and Annesley is on the right**



Figure 6—Aitken Road from Kangaloon Road looking north

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 10 July 2019

**REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY
AND DEVELOPMENT SERVICES**



"Glenfame" 25-27 Aitken Road



29 Aitken Road



31 Aitken Road



"Grantham" 33-37 Aitken Road



"Barkfold" 39-41 Aitken Road

Figure 7—Photos from the street of the five properties included in the Interim Heritage Order precinct known as 'Aitken Road Bowral Group'

Nos. 25-27, 33-37 and 39-41 Aitken Road are located on the eastern side of the street and all contain substantial dwellings built in the 1930s with substantial mature gardens. All three buildings were built by renowned local builder, Alf Stephens Jnr of Alf Stephens and Son



builders based in Bowral and the property known as 'Grantham' at 33-37 Aitken Road was Alf Stephens' home. This property also contains a cricket pitch built by Alf Stephens that has a strong association with Sir Donald Bradman who practiced there as a child. Later, 'Grantham' became the long-term residence of Ted Springett, local businessman and philanthropist.

The houses at 29 and 31 Aitken Road were built in the early 1970s and are not of heritage significance in themselves, but the built form of these houses is consistent with the dominant built form of the street and the sites contain plantings that contribute to the vegetated character of the street.

Although the housing stock in Aitken Road is of a later time frame to the Victorian and Federation style of Bendooley Street, Aitken Road has a similar feel. Aitken Road is an excellent local example of an Interwar housing estate containing fine examples of local Interwar architecture and buildings. This report recommends that the remaining area of the 'Golf Links View Estate' on Aitken Road from Bowral High School and Westwood Drive to Kangaloon Road, including the houses on Kangaloon Road be incorporated as a heritage conservation area listed under Schedule 5 of the Wingecarribee Local Environmental Plan 2010 to be known as the 'Aitken Road Conservation Area'. **Figure 8** shows the area recommended to be formed as this heritage conservation area.

In addition to the heritage conservation area, this report recommends that the three interwar houses built by Alf Stephens (nos. 25-27, 33-37 and 39-41) be listed as a heritage item. The assessment of the heritage listing is contained within the following section.

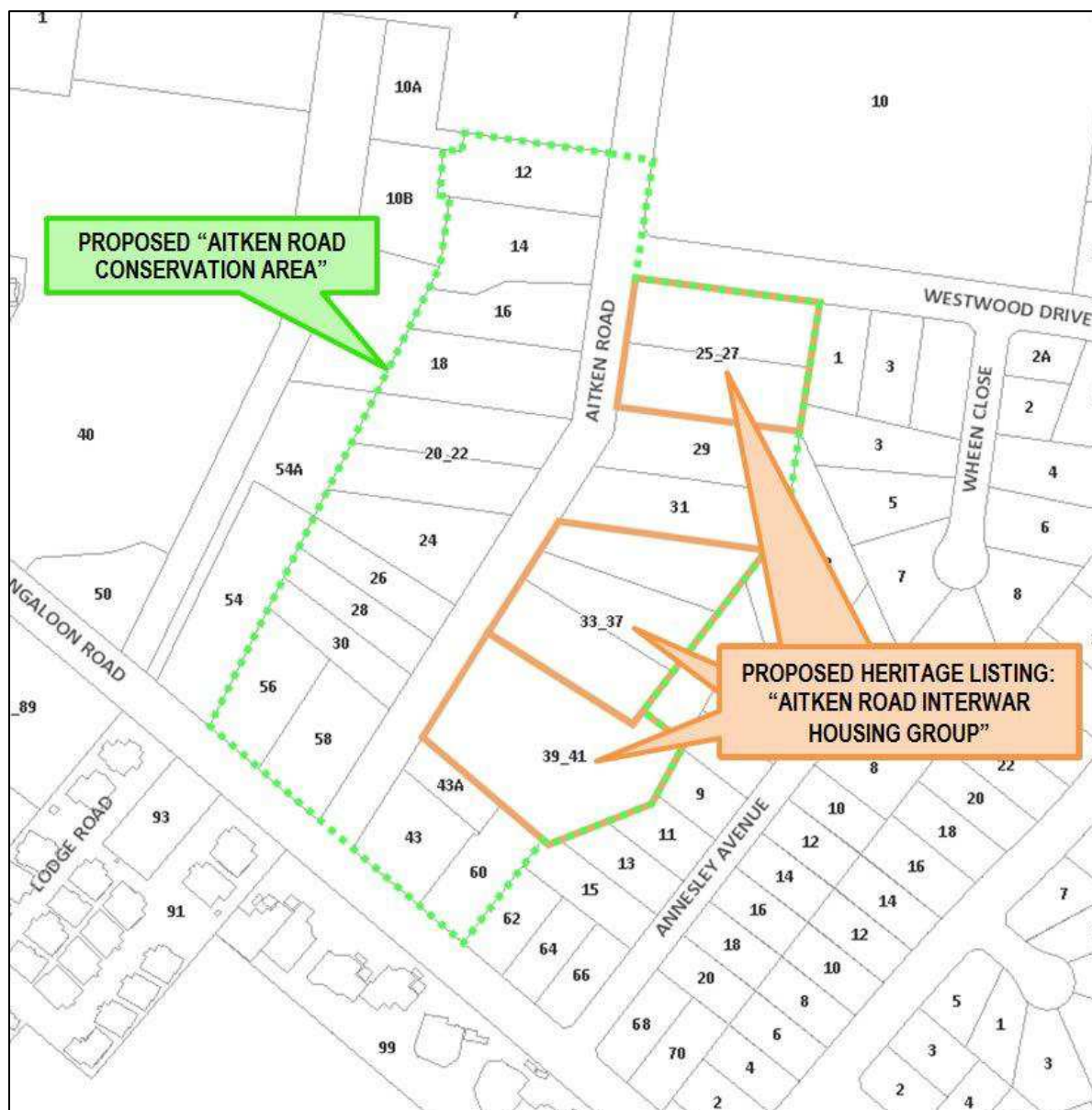


Figure 8—The area for the proposed ‘Aitken Road Conservation Area’ and the proposed heritage item

HERITAGE ASSESSMENT

In NSW, an assessment of the heritage significance of a place is to be undertaken with reference to seven (7) specific criteria developed by the NSW Heritage Office and contained within the NSW Heritage Manual. To be eligible for local heritage listing a place must meet one or more of these criteria at a local level. To be eligible for listing on the State Heritage Register an item must meet two or more of these criteria on a State level.

As indicated in the previous section, this report recommends that the three significant houses within the IHO area be listed as a heritage item called the ‘Aitken Road Interwar Housing Group’.

The Aitken Road Interwar Housing Group is considered to be of local heritage significance and the assessment criteria that justify this assessment are shown in the following table:

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 10 July 2019

REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY AND DEVELOPMENT SERVICES



Heritage Criterion	Assessment of 'Aitken Road Interwar Housing Group'
(a) HISTORICAL	
An item is important in the course, or pattern, of NSW's (or local) cultural or natural history.	<p>The 1921 subdivision of the Aitken Road area as a new housing estate for wealthy homeowners is significant in a time when Australia was experiencing high inflation and high government-sponsored British migration. Population in Bowral boomed during the 1920s and 30s and this subdivision demonstrates the growth of the town at that time. The lots were first advertised for sale in 1921.</p> <p>The three houses at no. 25-27 ('Glenfarne'), 33-37 ('Grantham') and 39-41 ('Barkfold') are fine examples of 1920s and 1930s home construction. 'Grantham' was built in 1922 by Alf Stephens Jnr and named after the home town in England of his wife, Lily Peel.</p> <p>Around 1934 he built 'Barkfold' on the neighbouring property to 'Grantham' for his sister, Ethel Grace Gurney (nee Stephens), and her husband, Richard Victor Gurney. The house was named 'Dulwich' by the Gurney's after Mr Gurney's birth place in South London.</p> <p>'Glenfarne' was built in 1937 by Alf Stephens & Son to plans drawn by Sydney architect John R. Brogan and is a fine example of a two storey Tudor Revival or Old English style house in brick.</p>

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 10 July 2019

REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY AND DEVELOPMENT SERVICES



Heritage Criterion	Assessment of 'Aitken Road Interwar Housing Group'
(b) ASSOCIATIONAL	
<p>An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's (or the local area's) cultural or natural history.</p>	<p>All three houses are associated with Alf Stephens and Son builders, a renowned local building firm. Alf Stephens Snr established his firm in 1885 and retired in 1917 when his son, Alf Stephens Jnr, took over the firm. Alf Stephens Jnr built all of the subject houses from the Interwar period on Aitken Road including, 'Barkfold', 'Glenfarne', and 'Grantham', the latter of which was his home. The Alf Stephens & Son building firm is also responsible for significant buildings in the Shire including the Empire Cinema, the Bowral Courthouse, Robertson Hotel (formerly Ranelagh House, Robertson), Dormie House (Moss Vale), Bowral District Hospital and additions to both Frensham and Annesley Schools.</p> <p>Alf Stephens Snr was Mayor of Bowral Municipality from 1899 to 1900 and again in 1904. Alf Stephens Jnr was Mayor from 1928-29.</p> <p>'Grantham' is also associated with cricketer Don Bradman who was mentored as a young cricketer in the 1920s by Alf Stephens Jnr who was the captain of the Bowral Cricket Team. Alf built a cricket pitch for Don to practice on in the back yard of 'Grantham' (on the southern boundary). Ted Springett, local businessman and philanthropist lived in the house after he married Alf Stephens' daughter, Joan. The Stephens family (and later the Springetts) maintained a close friendship with Don Bradman and Ted Springett set a commemorative plaque on the site of the cricket pitch, which has reportedly been removed in early 2019 following the Interim Heritage Order being placed over the property.</p>
(c) AESTHETIC/TECHNICAL	
<p>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW or the local area.</p>	<p>The houses demonstrate a particular style of solidly built houses characteristic of Alf Stephens and Son builders. 'Glenfarne' is a fine example of an architect designed two-storey Tudor Revival house. The outbuildings and extensions are also of a similar period and sympathetic to the original design.</p>
(d) SOCIAL	
<p>An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.</p>	<p>The cricket wicket at 33-37 Aitken Road is significant to the cricketing community due to the association with Donald Bradman.</p>

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 10 July 2019

REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY AND DEVELOPMENT SERVICES



Heritage Criterion		Assessment of 'Aitken Road Interwar Housing Group'	
(e) RESEARCH			
An item has potential to yield information that will contribute to an understanding of NSW's or the local area's cultural or natural history.		The cricket wicket at 33-37 Aitken Road has the potential to yield further information about the life and time of Donald Bradman during the time he lived in Bowral.	
(f) RARITY			
An item possesses uncommon, rare or endangered aspects of NSW's or the local area's cultural or natural history.		The cricket wicket at 33-37 Aitken Road is a rare example of a home cricket wicket constructed to encourage a young Donald Bradman to hone his craft.	
(g) REPRESENTATIVENESS			
An item is important in demonstrating the principal characteristics of a class of NSW's (or a class of the local area's) cultural or natural places; or cultural or natural environments.		The houses, particularly those at 33-37 and 39-41, are representative of the style of houses designed and built in the Southern Highlands by Alf Stephens during the Interwar period.	

The overall statement of significance for the proposed heritage listing is as follows:

The Aitken Road Interwar Housing Group is significant as a group of houses on large blocks in landscaped settings built during the 1930s by renowned Bowral builder, Alf Stephens Jnr of Alf Stephens and Son, and former Mayor of Bowral Municipality. The houses are representative of Interwar housing styles built by Alf Stephens in Bowral and surrounding areas. 25-27 Aitken Road is a fine local example of an architect designed two-storey Tudor revival style house with outbuildings built to the same style. 33-37 Aitken Road also has a strong association with Don Bradman who Alf Stephens mentored as a boy and the site contains a cricket wicket built by Stephens for Bradman to practice on. 33-37 Aitken Road is also the long-time home of local businessman and philanthropist, Ted Springett.

PLANNING PROPOSAL TO AMEND WLEP 2010 INSTRUMENT AND MAPS

Should Council support the recommendation of this report to heritage list the 'Aitken Road Interwar Housing Group' and create the 'Aitken Road Conservation Area', then a Planning Proposal will be prepared by Strategic Planning Branch staff. The Planning Proposal will seek to amend the WLEP 2010 to add the sites to the list of heritage items and the area to the list of heritage conservation areas in Schedule 5 of the Plan, and to add the sites and area to the Heritage Map.

Planning Proposal would contain the following:

1. Addition of a new heritage item 'Aitken Road Interwar Housing Group' comprising Lots 24-25 DP 11348 (25-27 Aitken Road, known as "Glenfarne"), Lots 19-21 DP

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 10 July 2019

REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY AND DEVELOPMENT SERVICES



11348 (33-37 Aitken Road, known as "Grantham") and Lot 11 DP 633966 (39-41 Aitken Road, known as "Barkfold") in Part 1 of Schedule 5 of the WLEP 2010.

2. Addition of a new heritage conservation area, 'Aitken Road Conservation Area', comprising 12-30 and 25-43 Aitken Road, inclusive, and 56, 58 and 60 Kangaloon Road, in Part 2 of Schedule 5 of the WLEP 2010.
3. Addition of 'Aitken Road Interwar Housing Group' as a new heritage item on the Heritage Map.
4. Addition of 'Aitken Road Conservation Area' as a new heritage conservation area on the Heritage Map.

IMPACT ON COUNCIL'S FIT FOR THE FUTURE IMPROVEMENT PLAN

There are no implications for Council's Fit for the Future Improvement Plan resulting from this report.

COMMUNICATION AND CONSULTATION

Community Engagement

Due to its nature, there is no requirement for Council to consult with property owners before the publishing of an Interim Heritage Order. However, property owners were notified in accordance with the NSW Heritage Act 1977 and the Local Government Heritage Guidelines prepared by the NSW Heritage Office.

Should Council support the initiation of the Planning Proposal process as recommended in this report, community consultation is a necessary and integral part in that process going forward. Any proposed amendment to WLEP 2010 supported by Council is lodged with the Department of Planning, Industry & Environment for a Gateway Determination to proceed. Community consultation then occurs in accordance with the Gateway requirements but public exhibition for a period of 28 days is normally recommended. This community engagement period allows for property owners and the community to comment on the proposal and any submissions received will be reported to Council for a final decision on whether or not to proceed with the Planning Proposal.

Internal Communication and Consultation

Any proposed amendment to WLEP 2010 supported by Council would be internally referred to relevant staff for comment.

External Communication and Consultation

Any proposed amendment to WLEP 2010 supported by Council would be externally referred to relevant agencies for comment as required by the Gateway Determination.

SUSTAINABILITY ASSESSMENT

- **Environment**

The listing of this area as a heritage conservation area and the nominated sites as a heritage item would serve to protect the mature trees and gardens in the street.

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 10 July 2019

REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY AND DEVELOPMENT SERVICES



- **Social**

There are no social issues in relation to this report.

- **Broader Economic Implications**

There are no broader economic implications in relation to this report.

- **Culture**

The listing of new heritage items is one of the strategies identified in the Wingecarribee Community Strategic Plan, Wingecarribee 2031 (amended 2017) under goal 3.2 (Wingecarribee has maintained a distinct character and separation of towns and villages). Council is committed to ensuring that places of heritage significance are identified, assessed and listed, as appropriate. This report in part satisfies this goal and strategy.

- **Governance**

This report has been prepared in consideration of guidelines provided by the Department of Planning, Industry & Environment and any Planning Proposal prepared by Council would also be processed in accordance with Departmental guidelines.

COUNCIL BUDGET IMPLICATIONS

As the Interim Heritage Order was initiated by Council, no Planning Proposal fees are applicable.

RELATED COUNCIL POLICY

There are no related Council policies.

OPTIONS

The options available to Council are:

Option 1

That Council **support** the proposed heritage listing of the 'Aitken Road Interwar Housing Group' and the creation of the 'Aitken Road Conservation Area'. This option forms the recommendation contained in this report, as follows:

1. THAT Council supports the proposed heritage listing of the 'Aitken Road Interwar Housing Group' comprising Lots 24-25 DP 11348 (25-27 Aitken Road, known as 'Glenfarne'), Lots 19-21 DP 11348 (33-37 Aitken Road, known as 'Grantham') and Lot 11 DP 633966 (39-41 Aitken Road, known as 'Barkfold').
2. THAT Council supports the creation of the 'Aitken Road Conservation Area' comprising 12-30 and 25-43 Aitken Road, inclusive, and 56, 58 and 60 Kangaloon Road, Bowral.
3. THAT a Planning Proposal be prepared under section 3.33 of the Environmental Planning & Assessment Act 1979 to amend Schedule 5 of the Wingecarribee Local Environmental Plan 2010 and the Heritage Map to add 'Aitken Road Interwar Housing Group' as a new heritage item and 'Aitken Road Conservation Area' as a new heritage conservation area.

AGENDA FOR THE ORDINARY MEETING OF COUNCIL

Wednesday 10 July 2019

REPORT DEPUTY GENERAL MANAGER CORPORATE, STRATEGY AND DEVELOPMENT SERVICES



4. THAT the Planning Proposal be sent to the Department of Planning, Industry and Environment with a request for a Gateway Determination in accordance with section 3.34 of the Environmental Planning & Assessment Act 1979.
5. THAT Council staff consult with Government stakeholders and engage with the community on the Planning Proposal in the manner prescribed in the Gateway Determination.
6. THAT Council consider a report after the conclusion of consultation and community engagement on the Planning Proposal.
7. THAT Interim Heritage Order No. 9 is extended until 18 January 2020 to allow for the preparation and processing of the Planning Proposal.
8. THAT all affected property owners and objectors to the development application be advised of Council's decision.

Option 2

That Council ***not support*** the proposed heritage listing and conservation area. This option is not recommended as it ignores the heritage assessment of the nominated sites that has demonstrated that it is eligible for heritage listing and the assessment of the area as a potential heritage conservation area. However, should this option be supported, an appropriate resolution would be as follows:

1. THAT Council not support the proposed heritage listing of the 'Aitken Road Interwar Housing Group' comprising Lots 24-25 DP 11348 (25-27 Aitken Road, known as 'Glenfarne'), Lots 19-21 DP 11348 (33-37 Aitken Road, known as 'Grantham') and Lot 11 DP 633966 (39-41 Aitken Road, known as 'Barkfold') or the formation of the 'Aitken Road Conservation Area' comprising 12-30 and 25-43 Aitken Road, inclusive, and 56, 58 and 60 Kangaloon Road.
2. THAT Interim Heritage Order No. 9 be permitted to lapse on 18 July 2019.

Option 1 is the recommended option to this report.

CONCLUSION

In January 2019, Council issued an Interim Heritage Order under delegation to protect the properties referred to as the 'Aitken Road Bowral Group' from an unsympathetic seniors housing development proposal (DA 19/0574). This has led to a heritage assessment which concludes that of the five sites included in the Interim Heritage Order, three are worthy of listing as a group of Interwar houses of local heritage significance constructed by Alf Stephens and Son builders. In addition, the landscape quality, the standard of housing stock and the large lots on Aitken Road have been assessed as being eligible for listing as a heritage conservation area. This report recommends that Council supports the proposed heritage listing of the 'Aitken Road Interwar Housing Group' and the creation of the 'Aitken Road Conservation Area' in accordance with the goals of the revised Wingecarribee 2031 Community Strategic Plan 2017 to identify, protect and promote places of significant cultural heritage (Strategy 3.2.3).

ATTACHMENTS

1. Interim Heritage Order No. 9 as published in NSW Government Gazette on 18 January 2019

11.4 Heritage Assessment of Aitken Road Bowral Group—Interim Heritage Order
No. 9

ATTACHMENT 1 Interim Heritage Order No. 9 as published in NSW
Government Gazette on 18 January 2019



Council Notices

WINGECARRIBEE SHIRE COUNCIL

HERITAGE ACT 1977

INTERIM HERITAGE ORDER NO. 9

Under Section 25 of the *Heritage Act 1977* Wingecarribee Shire Council does by this order:

- (i) make an interim heritage order to cover the item of the environmental heritage specified or described in Schedule 'A'; and
- (ii) declare that the Interim Heritage Order shall apply to the curtilage or site of such item, being the land described in Schedule 'B'.

This Interim Heritage Order will lapse six months from the date that it is made unless the local council has passed a resolution before that date either:

- (1) in the case of an item which, in the council's opinion, is of local significance, to place the item on the heritage schedule of a local environmental plan with appropriate provisions for protecting and managing the item; and
- (2) in the case of an item which in the council's opinion, is of State heritage significance, nominate the item for inclusion on the State Heritage Register.

Mark Pepping
Deputy General Manager
Corporate Strategy and Development Services
Wingecarribee Shire Council
PO Box 141, Moss Vale NSW 2577

11.4 Heritage Assessment of Aitken Road Bowral Group—Interim Heritage Order No. 9

ATTACHMENT 1 Interim Heritage Order No. 9 as published in NSW Government Gazette on 18 January 2019



Council Notices

15 January 2019

Schedule 'A'

The properties known collectively as "Aitken Road Bowral Group" situated at No. 25-27, No. 29, No. 31, No. 33-37 and No. 39-41 Aitken Road, Bowral, on the land described in Schedule 'B'.

Schedule 'B'

All those pieces or parcels of land known as Lot 19, Lot 20, Lot 21, Lot 22, Lot 23, Lot 24 and Lot 25 DP 11348 and Lot 11 DP 633966, shown edged heavy black on the plan catalogued WSC IHO 09/19.

