

Additional Local Heritage Item - Sketchley Cottage

Proposal Title : **Additional Local Heritage Item - Sketchley Cottage**

Proposal Summary : **The proposal intends to include 'Sketchley Cottage' as an item of local heritage significance in the Port Stephens LEP 2000.**

PP Number : **PP_2013_PORTS_002_00** Dop File No : **13/08036**

Proposal Details

Date Planning Proposal Received :	08-May-2013	LGA covered :	Port Stephens
Region :	Hunter	RPA :	Port Stephens Council
State Electorate :	PORT STEPHENS	Section of the Act :	55 - Planning Proposal
LEP Type :	Policy		

Location Details

Street :	1 Sketchley Street		
Suburb :	City :	Raymond Terrace	Postcode :
Land Parcel :	Lot 1 DP 1093118		

DoP Planning Officer Contact Details

Contact Name : **Dylan Meade**
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RPA Contact Details

Contact Name : **Sarah Connell**
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DoP Project Manager Contact Details

Contact Name :
 Contact Number :
 Contact Email :

Land Release Data

Growth Centre :		Release Area Name :	
Regional / Sub Regional Strategy :	Lower Hunter Regional Strategy	Consistent with Strategy :	Yes

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Is the Director General's agreement required? **No**

c) Consistent with Standard Instrument (LEPs) Order 2006 : **Yes**

d) Which SEPPs have the RPA identified?

e) List any other matters that need to be considered :

Have inconsistencies with items a), b) and d) being adequately justified? **N/A**

If No, explain :

Mapping Provided - s55(2)(d)

Is mapping provided? **Yes**

Comment :

Community consultation - s55(2)(e)

Has community consultation been proposed? **Yes**

Comment : **Council intends to exhibit the proposal for a period of 14 days. As the proposal is considered of low impact, this exhibition period is supported.**

Additional Director General's requirements

Are there any additional Director General's requirements? **No**

If Yes, reasons :

Overall adequacy of the proposal

Does the proposal meet the adequacy criteria? **Yes**

If No, comment :

Proposal Assessment

Principal LEP:

Due Date : **December 2013**

Comments in relation to Principal LEP : **The draft Port Stephens LEP 2013 was submitted to the Department for finalisation on 8 April 2013. The LEP is expected to be gazetted by December 2013.**

Assessment Criteria

Need for planning proposal :

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

The proposal is the result of the historical research undertaken by the Port Stephens Historical Society. A Statement of Cultural Heritage Significance is provided in the proposal. The assessment of the item's significance is supported.

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

As the Port Stephens LEP 2013 has already been exhibited, this planning proposal is considered the best way to achieve the intended outcomes.

3. Is there a community benefit?

The proposal will result in the protection of a heritage item with local significance to the Port Stephens area.

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Consistency with strategic planning framework :

LOWER HUNTER REGIONAL STRATEGY (LHRS)

The proposal is consistent with the LHRS, particularly the action to 'ensure that all places of significance are included in heritage schedules of local environmental plans'.

STATE ENVIRONMENTAL PLANNING POLICIES (SEPPs)

The proposal is considered consistent with all applicable SEPPs.

SECTION 117 DIRECTIONS

In relation to S.117 Direction 2.3 Heritage Conservation, the proposal is consistent as it contains provisions that facilitate the conservation of an item identified in a study of the environmental heritage of the area.

The proposal is considered consistent with all applicable Section 117 Directions.

Environmental social economic impacts :

The proposal will have positive social impacts as it facilitates the protection of an item of local cultural heritage. Economic and environmental impacts are considered to be negligible. The owner, Port Stephens Council, has agreed to the listing.

Assessment Process

Proposal type : **Minor** Community Consultation Period : **14 Days**

Timeframe to make LEP : **9 Month** Delegation : **RPA**

Public Authority Consultation - 56(2)(d) : **Office of Environment and Heritage**

Is Public Hearing by the PAC required? **No**

(2)(a) Should the matter proceed ? **Yes**

If no, provide reasons :

Resubmission - s56(2)(b) : **No**

If Yes, reasons :

Identify any additional studies, if required. :

If Other, provide reasons :

Identify any internal consultations, if required :

No internal consultation required

Is the provision and funding of state infrastructure relevant to this plan? **No**

If Yes, reasons :

Documents

Document File Name	DocumentType Name	Is Public
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Planning Team Recommendation

Preparation of the planning proposal supported at this stage : **Recommended with Conditions**

S.117 directions: **2.3 Heritage Conservation**

Additional Information : **The planning proposal should proceed subject to the following conditions:**

1. **Community consultation is required under sections 56(2)(c) and 57 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") as follows:**
 - (a) **the planning proposal must be made publicly available for a minimum of 14 days; and**
 - (b) **the relevant planning authority must comply with the notice requirements for public exhibition of planning proposals and the specifications for material that must be made publicly available along with planning proposals as identified in section 5.5.2 of A Guide to Preparing LEPs (Department of Planning & Infrastructure 2013).**
2. **Consultation is required with the following public authorities under section 56(2)(d) of the EP&A Act and/or to comply with the requirements of relevant S117 Directions:**
 - **Heritage Branch of the NSW Office of Environment and Heritage**

The public authority is to be provided with a copy of the planning proposal and any relevant supporting material, and given at least 21 days to comment on the proposal.

3. **A public hearing is not required to be held into the matter by any person or body under section 56(2)(e) of the EP&A Act. This does not discharge Council from any obligation it may otherwise have to conduct a public hearing (for example, in response to a submission or if reclassifying land).**
4. **The timeframe for completing the LEP is to be 9 months from the week following the date of the Gateway determination.**

As requested by Council, it is also recommended that the Minister's delegate issue a Written Authorisation to Exercise Delegation.

Supporting Reasons : **The proposal is supported as it seeks to protect an item of local heritage significance.**

Signature:



Printed Name:

KOFLAHERTY

Date:

16-5-13