

Birling Planning Proposal - Summary of Agency Submission Matters – Initial Notification (2022)

Matter Raised in Submissions	Response
Transport for NSW	
TfNSW notes the objective of the amendment relates to the reconfiguration of internal local road network within the Lowes Creek Maryland Precinct requiring minor amendments to zoning, density and height of building maps.	Noted.
TfNSW raise no preliminary issues with the draft Planning Proposal but request to be notified if the amendment is altered to facilitate increased dwelling yield or impacts on classified roads.	Noted. No increase to dwelling yield or impact on classified roads are proposed.
Heritage NSW	
Recommends Council and proponents ensure that an Aboriginal Cultural Heritage Assessment is conducted early in project planning to preserve Aboriginal cultural heritage values. There are several recorded Aboriginal cultural heritage sites in this area and previous assessments have been conducted that should inform land use planning.	Noted. An Aboriginal Cultural Heritage Assessment was undertaken as part of the original rezoning of the Lowes Creek Maryland Precinct.
Noted the Planning Proposal does not impact upon items listed on the State Heritage Register.	Noted.
Noted future applicants of development will need to assess the likelihood of 'relics' and any subsequent management required under the <i>Heritage Act 1977</i> .	Noted.
Noted the Planning Proposal has the potential to impact on two Local Heritage Items.	Noted. An assessment of the impact on Birling 1812 and Birling 1937 has been undertaken and summarised within the Council Report. The potential impacts have also been reviewed by Council's heritage officer and an independent heritage advisor. It is considered that the proposed amendments are appropriate in facilitating the protection of both Local Heritage Items and views to both Maryland and Local Items.
Noted that the Planning Proposal is in part intended to improve the setting of these heritage items and view corridors, to allow for greater appreciation of their heritage values.	Noted.

Birling Planning Proposal - Summary of Agency Submission Matters – Initial Notification (2022)

Matter Raised in Submissions	Response
Noted that the Heritage Council of NSW, and Heritage NSW as its Delegate, do not have a role in the assessment of impacts to Local Heritage Items and do not provide advice on such matters.	Noted.