

Item No: 2.1
Title: Gosford Community Based Heritage Review
Department: Environment and Planning



24 May 2017 Ordinary Council Meeting

D12576342

Report Purpose

The purpose of this report is for Council to consider a Planning Proposal which seeks to amend the *Gosford Local Environmental Plan 2014* (GLEP 2014) and *Interim Development Order No. 122 Gosford* (IDO 122) to include an additional 136 local heritage items as identified by the Gosford Community Based Heritage Study 2016.

This report recommends that Council prepare a Planning Proposal to amend Schedule 5 of the GLEP 2014 and Schedule 2 of the IDO 122 to include the additional heritage items.

Recommendation:

- 1 That Council prepare a planning proposal to amend the Gosford Local Environmental Plan 2014 and the Interim Development Order No. 122 Gosford to include the 136 items of local significance identified in the Community Based Heritage Study, pursuant to s.55 of the Environmental Planning and Assessment Act 1979;**
- 2 That Council forward for the purpose of s.56(1) of the Environmental Planning and Assessment Act 1979, the planning proposal to the NSW Minister for Planning requesting a gateway determination, as well as requesting delegation be given to Council to finalise and make an amended Local Environmental Plan, in accordance with that planning proposal;**
- 3 That Council undertake community and government agency consultation in accordance with the requirements of the gateway determination requirements;**
- 4 That Council consider a further report on the results of the agency and community consultation;**
- 5 That Council resolve that any delegation to the Council of the function to make the amending local environmental plan is, for the purposes of s.381 of the Local Government Act 1993, delegated to the Chief Executive Officer who will complete the "Authorisation" on behalf of Council and submit to the Department of Planning & Environment.**
- 6 That Council investigate potential Heritage Conservation Areas at Patonga, Pearl Beach, and Wondabyne.**

Background:

The Gosford City Community Based Heritage Study was undertaken to fulfil the former Gosford Council's statutory responsibility to manage the heritage of the former Gosford Local Government Area (LGA). The GLEP 2014 and IDO 122 include provisions that manage local heritage in the former LGA.

The Study was funded by the former Gosford Council and approved by that Council on 5 June 2012 (resolution 2012/300).

There are currently 221 items of local and state significance listed in the GLEP 2014. The Community Based Heritage Study proposes a further 136 new items for listing as items of local significance.

The Proposal:

This report recommends that Schedule 5 of the GLEP 2014 and Schedule 2 of the IDO 122 be amended to include 136 additional heritage items of local significance. A list of all the proposed additional items is included at Attachment 1.

The process for identifying and listing heritage properties through a Community Based Heritage Study involves three stages (as below). Council has completed the initial stages that involved the identification and exhibition of the potential heritage items in accordance with the NSW Office Environment and Heritage for community based heritage studies. The next step is the preparation of a planning proposal which involves an additional exhibition period post Gateway determination and prior to the amendment to the GLEP 2014.

Stage 1: Project Initiation

- This stage involves project identification, developing a scope, seeking community involvement, and inviting the community to nominate heritage items.
- This stage involved community notification as well as community forums being conducted by the former Gosford Council's Heritage Officer and the heritage consultant.
- A draft Thematic History for the study area is prepared.

Stage 2: Research and Draft Study

- A list of known potential heritage items is prepared. This list is based on existing registers and lists as well as the draft thematic history report.
- With the assistance of the heritage working group (community representatives) assessment is undertaken and a statements of significance are completed (this includes heritage data forms for individual heritage items).

- This stage provides an up to date and electronic database that can be used for all future heritage studies and public reference.
- A draft list of potential heritage items is developed. A total of 275 potential heritage items were identified.

Consultation with owners

- The former Gosford Council's Heritage Officer and the heritage consultant engaged with individual owners of proposed heritage items about the draft report and management recommendations prepared for their property.
- This consultation period was for 4 months (October 2015 – January 2016) and involved public forums and private one on one site visits.
- Officers and management of the former Gosford Council reviewed the draft heritage study, management recommendations and heritage items. A total of 50 properties were removed from the list at this stage as a result of information received from site visits and submissions.
- On 12 February 2016 the then Chief Executive Officer of the former Gosford Council approved, under delegation, a draft list of heritage items for public exhibition.

Stage 3: Public Consultation

- Public exhibition (including letters to owners of potential heritage items) occurred for an eight week period between March 2016 and April 2016.
- In response to submissions received during the public exhibition period a further 51 properties were removed from the list.
- There remain 37 objections from property owners. It is recommended that these properties not be heritage listed and that they be reviewed in light of constraints arising from potential flood affectation and the potential heritage conservation precincts being identified. This review will be the subject of a separate report to Council for the determination of the newly elected Councillors.
- The property known as Avoca Beach Picture Theatre has been removed from the list, as a result of information secured as part of the NSW Land and Environment Court decision relating to redevelopment of the site and its potential heritage significance.
- The property identified as 8 Palmers Lane Bensville has been removed from the list as the dwelling was relocated to the property from another location within the Central Coast.

- As a result, in total there are 136 proposed new heritage items that have not been objected to by the land owner. This has been reduced from an original 275 properties from public consultations.
- A summary of the objections are included at Attachment 2.

Planning Proposal (current stage)

- It is recommended that Council commence preparation of a planning proposal process to amend both Schedule 5 of the GLEP 2014 and Schedule 2 of the IDO 122.
- This stage provides a further exhibition period post Gateway Determination, in which Council can review additional submissions made by residents and community.

Assessment:

The proposed amendment to GLEP 2014 to include additional heritage items, informed by the Community Based Heritage Study has merit.

The community based approach to the Heritage Study is a recommendation of the Heritage Division, Office of Environment and Heritage NSW. This approach provides the opportunity for communities to make a valuable contribution to the heritage study, with the appropriate guidance from Council staff and the heritage consultant. Members of the community worked alongside the consultant for the duration of the project. They undertook research, nominated items and considered recommendations for managing and promoting their local heritage. It was however the heritage consultant and Council staff that made the final decision on what items were recommended to be retained on the list of potential heritage items.

Statutory Compliance and Strategic Justification:

In May 2016 the NSW Department of Planning and Environment (DP&E) issued guidance to merged Councils on planning functions. In accordance with these guidelines, merged Councils are to continue to progress planning proposals with strategic merit. This planning proposal is consistent with the guidelines and is appropriate to be progressed.

The proposal has been assessed having regard for all State Environmental Planning Policies, Ministerial s.117 Directions and the relevant guidelines set out within the regional plans including the *Central Coast Regional Plan 2036* (CCRP).

The CCRP "provides an overarching framework that will guide the preparation of detailed land use plans, the determination of development proposals and inform infrastructure funding decisions".

Where Actions under CCRP are directly relevant to the planning proposal, the reason why the proposal is either consistent or inconsistent with relevant actions must be considered. Table A identifies the Actions under the CCRP that are relevant to this proposal.

The proposal is considered to be consistent with these considerations and suitable for forwarding to the DP&E for a gateway determination.

External consultation:

Government agency and public consultation requirements for the planning proposal will be detailed in the gateway determination and conducted accordingly. It is anticipated that the following agencies will need to be consulted:

- NSW Department of Education
- NSW Department of Industry
- Transport NSW
- National Parks and Wildlife NSW
- NSW Office of Environment and Heritage
- NSW Department of Sport and Recreation

These agencies have also been consulted as part of the extensive engagement that has informed the Heritage Study and list of potential heritage items so far.

There have been several periods of public consultation as part of the Community Based Heritage Study.

- 1 Initial consultation was conducted at the commencement of the project. This involved advertising in the local newspaper requesting information on existing or potential items that are valued by the community. This was accompanied by a series of five public forums held at Kincumber, Mangrove Mountain, Ettalong, Patonga and Narara.
- 2 A second round of engagement was commenced with just the owners of the potential heritage items contacted to discuss the potential heritage listing of their property. The individual owners were contacted by letter and provided an information pack including the draft inventory sheets for their property, information on the former Gosford Council's heritage grant program, a brochure produced by the NSW Office of Environment and Heritage on owning a heritage listed property, and handouts on making a submission and participating in the engagement process. The consultation included a series of community forums at Pearl Beach, Erina, Wagstaffe and Woy Woy, as well as extensive opportunities for one on one site meetings with the heritage officer and consultant. This consultation period was held from October 2015 to January 2016.
- 3 The final consultation round was held for an 8 week period during March and April 2016. This consultation period included notification by letter to each of the owners that remained on the potential list, as well as repeated notification in the local newspaper. One on one meetings and site meetings were also conducted with individual property owners.

Budget Impact:

Staff resources of preparing the Planning Proposal.

Conclusion:

Initiation of a planning proposal to have the identified 136 items added to the relevant planning instruments (GLEP 2014 or IDO 122) is considered to have merit.

An assessment of the planning proposal request has not identified any issues that would prevent Council seeking a gateway determination for this proposal.

It is considered that a planning proposal should be prepared and forwarded to the Minister for Planning for a gateway determination.

Attachments

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| 1 | Attachment 1 - List of Proposed Locally Significant Heritage Items | D12687167 |
| 2 | Attachment 2 - Objecting Properties and Heritage Listing Recommendations | D12707398 |
| 3 | Attachment 3 - Strategic Planning Framework Assessment | D12707367 |

Attachment 1: List of Proposed Locally Significant Heritage Items

Item ID	Item name	Street Address	Suburb
1620438	Avenue of Norfolk Island Pines	Along Foreshore	Avoca Beach
1620439	Avenue of Norfolk Island and Cooks Pines	Opp. Heazlett Park, Avoca Drive	Avoca Beach
1620457	Remains of Corduroy Road	Running parallel between lagoon and 228 Avoca Drive	Avoca Beach
1620456	House	10 Hillside Road	Avoca Beach
1620611	James Norton Road Reserve - Track and Stone Retaining Wall (R0155) - COSS	Doyle Street	Bensville
1620400	Boatshed	Permissive Occupancy No 167 Foreshore near Hastings Wharf	Bensville
1620020	House - The Cedars	11 The Cedars Close	Bensville
1620170	2 Norfolk Island Pine Trees Booker Bay Cemetery Site	44 and 44A Bogan Road	Booker Bay
1620608	Blackwall Mountain - Sandstone Block (R0170) - COSS	Governor Phillip Memorial Park Rip Bridge	Booker Bay
1620069	House - 'Mount Earl'	2B Fishermans Parade	Daleys Point
1620421	House	19 Davistown Road	Davistown
1620422	Scandrett's Boatshed, wharf & slipway	End of Mireen Avenue, Illoura Reserve	Davistown
1620418	Central Wharf, Plaque and Shelter	End of Davistown Road, Illoura Reserve	Davistown

Item ID	Item name	Street Address	Suburb
1620428	House - Emoh-ruo et al	8 Lenora Avenue	Davistown
1620429	House - Emoh-ruo et al	16A Lenora Avenue	Davistown
1620419	Davistown Progress Hall	5 McCauley Street	Davistown
1620415	House	10 Pine Avenue	Davistown
1620288	Remains of Corduroy Logging	Erina Creek, Punt Road, on The Entrance Road, Opp. Pumping Station	East Gosford
1620053	Punt Bridge (ruins)	Northern side of Punt Bridge The Entrance Road	East Gosford
1620326	Block of Units	4 York Street	East Gosford
1620325	House and Fence	8 York Street	East Gosford
1620440	House - Neringla	39 York Street	East Gosford
1620407	House	24 Sorrento Road	Empire Bay
1620614	First Public Wharf	On south bank of Erina Creek, at the end of Lingi St where it joins with Winani Rd	Erina
1620556	Salvation Army War Memorial	110 The Entrance Road	Erina
1620618	Blacktown Precinct	The Entrance Road, in the vicinity of Karwin Ave	Erina

Item ID	Item name	Street Address	Suburb
1620459	Remains of Boatshed	Foreshore, Ferry Road	Ettalong
1620469	House	1 Bent Street	Gosford
1620493	William Street Well	124-134 Donnison Street	Gosford
1620348	Original Gosford Sandstone Quarry	89 John Whiteway Drive	Gosford
1620430	Shop - Orion Café	98 Mann Street	Gosford
1620432	Streetscape, Scale and Detail	131-133 Mann Street	Gosford
1620433	Streetscape, Scale and Detail	152 Mann Street	Gosford
1620434	Steps of Former Private Hospital	297 Mann Street, cnr Beane Street	Gosford
1620347	The Packing House	332A Mann Street, cnr Etna Street	Gosford
1620447	Gosford State Forest Nursery	14 Racecourse Road	Gosford
1620448	Gosford High School	30 Racecourse Road	Gosford
1620590	Rumbalara Reserve Quarry (R0073) COSS	Cappers Gully, White Street Fire trail	Gosford
1620588	Wharf Reserve (R0001) - COSS	End of Lexington Parade	Green Point

Item ID	Item name	Street Address	Suburb
1620461	Old Cable	6566 Wisemans Ferry Road	Gunderman
1620220	Stone House and Shed	7118 Wisemans Ferry Road	Gunderman
1620343	Garden	30 Araluen Drive	Hardys Bay
1620581	Mangrove Walk	End of Araluen Drive	Hardys Bay
1620480	Old Cottage and Garden - Segenhoe	134 Araluen Drive	Hardys Bay
1620477	Boatshed	Opp. 182 Araluen Drive	Hardys Bay
1620568	Hardys Bay Wharf and Timber Toilet Blocks	Opposite Araluen Drive	Hardys Bay
1620584	2 Historic Boatsheds	Mangrove Walk	Hardys Bay
1620462	Boatshed/House - Melita	28 Horsfield Road	Horsfield Bay
1620373	House	46 Araluen Drive	Killcare
1620569	Killcare Wharf and Stone Seawalls	Opp 54 Araluen Drive	Killcare
1620337	Bouddi Farm	265 The Scenic Road, Maitland Road	Killcare Heights
1620594	Kincumba Mountain Reserve - Kanning Cave (R0105) - COSS	Kanning Walk	Kincumba Mountain

Item ID	Item name	Street Address	Suburb
1620409	War Memorials	Avoca Drive	Kincumber
1620132	Glenrock - Wharf	Right of way between 19 and 21 Couche Crescent	Koolewong
1620530	Morton Bay Fig Tree	Fig Tree Reserve Glenrock Parade	Koolewong
1620159	Original Steps and Fence to Mrs Pryor's House	24 Railway Crescent	Lisarow
1620488	HMAS Swan Shipwreck		Little Wobby
1620237	Lobster Beach - Governor Phillip's Landing Point	Beach	Lobster Bay
1620453	Oystershell Road	Oystershell Road	Mangrove Creek
1620452	Ten Mile Hollow Road	Ten Mile Hollow Road	Mangrove Creek
1620451	Simpson's Track	Continuation of Ten Mile Hollow Road	Mangrove Creek
1620531	Winch	110-112 Point Road	Mooney Mooney
1620557	Docking Point - Peats Ferry	Deerubbin Reserve, Peats Ferry Road	Mooney Mooney Point
1620009	Mount Elliot House	92 Toomeys Road	Mount Elliot
1620455	House	81 Showground Road	Narara

Item ID	Item name	Street Address	Suburb
1620233	House - Harry Mattock's House	55 Hills Street, cnr Lindsay Street	North Gosford
1620444	Three art deco shopfronts	342-344 Mann Street	North Gosford
1620104	Patonga Progress Hall	6 Brisk Street, cnr Bay Street	Patonga
1620566	Significant Trees	Foreshore Reserve adjacent to Bay St	Patonga
1620103	Shop	13 Bay Street	Patonga
1620106	Garage	17 Bay Street	Patonga
1620489	Juno Point military site	Croppy Point	Patonga
1620101	House - Klein's Cabin	Eastern side of Patonga Creek	Patonga
1620350	Bushfire Brigade Headquarters Fire Boatshed	Patonga Creek Foreshore, End of Jacaranda Avenue	Patonga
1620353	The Old School House	10 Jacaranda Avenue	Patonga
1620352	House - Jacaranda Lodge	24 Jacaranda Avenue	Patonga
1620628	House	102 Patonga Street	Patonga
1620293	House - Bimbimbie	30 Cornelian Avenue	Pearl Beach

Item ID	Item name	Street Address	Suburb
1620333	House - Noonameena	26 Crystal Avenue	Pearl Beach
1620334	Crommelin Biological Research Station	75 Crystal Avenue	Pearl Beach
1620218	Pearl Beach Rock Pool	Green Point Rd., South end Pearl Beach	Pearl Beach
1620114	House and Garage - 'Coolabah'	2 Pearl Beach Drive	Pearl Beach
1620277	House - Valedon	11 Tourmaline Avenue	Pearl Beach
1620324	House - Geebung	92 Phegan's Bay Road	Phegan's Bay
1620356	Boathouse and Wharf	at the intersection of Central Ave and Phegan's Bay Road	Phegan's Bay
1620445	Chapel Shelter (Church of England)	Coolarn Avenue	Point Clare
1620378	House	179 Albany Street	Point Frederick
1620564	Pretty Beach Wharf	End of Heath Road	Pretty Beach
1620384	House	106 Heath Road	Pretty Beach
1620386	House - Wanda	118 Heath Road	Pretty Beach
1620387	House	130 Heath Road	Pretty Beach

Item ID	Item name	Street Address	Suburb
1620382	House	136 Heath Road	Pretty Beach
1620381	House	138 Heath Road	Pretty Beach
1620383	House	140 Heath Road (to the rear of 138)	Pretty Beach
1620484	Pretty Beach Public School	3 Pretty Beach Road	Pretty Beach
1620309	Pretty Beach Baths and Change Rooms	Pretty Beach Road, Cnr Heath Road	Pretty Beach
1620391	House	52 Steyne Road	Saratoga
1620395	House	171 Steyne Road	Saratoga
1620558	Gosfordia (Fossil)	(Australian Museum)	Somersby
1620314	Sculpture Symposium II (1988)	Mt Penang Parklands, Carinya Road, at entrance to Baxter Juvenile Detention Centre	Somersby
1620315	Sculpture Symposium (1987)	Mt Penang Parklands, McCabe Road	Somersby
1620258	Lower Mooney Dam	255 Reservoir Road	Somersby
1620121	Stone House	282 Wisemans Ferry Road	Somersby
1620554	Somersby School of Arts	830 Wisemans Ferry Road	Somersby

Item ID	Item name	Street Address	Suburb
1620449	Basalt Quarries Ltd Railway	Brisbane Water National Park Near Woy Woy Tip	South Woy Woy
1620546	Spencer Public School	4684 Wisemans Ferry Road	Spencer
1620549	House and Shed	5301 Wisemans Ferry Road	Spencer
1620379	Norfolk Island Pine Trees	Cnr Terrigal Drive and Ocean View Drive	Terrigal
1620380	HG Stoyles House	1/438 Terrigal Drive, Opp. Serpentine Road	Terrigal
1620567	Significant Trees	Within foreshore reserve The Esplanade	Terrigal
1620306	Cottage and Garden	127 Mount Ettalong Road	Umina
1620305	Umina CWA	2 Sydney Avenue, cnr Ocean Beach Road	Umina
1620490	Ocean Beach Hotel	259 West Street	Umina
1620509	San Toy Estate - Fence, Gate and Plaque	3 Bulkara Street	Wagstaffe
1620498	House and Significant Cypress Tree	17 Mulhall Street	Wagstaffe
1620497	House	25 Mulhall Street	Wagstaffe
1620510	House	18 Wagstaffe Ave	Wagstaffe

Item ID	Item name	Street Address	Suburb
1620482	House - Arrowville	1 Wagstaffe Avenue	Wagstaffe
1620507	House and Boatshed - Harlaxton	89 Wagstaffe Avenue	Wagstaffe
1620508	House	93 Wagstaffe Avenue	Wagstaffe
1620486	Boatshed	Waterfront, 7 Wagstaffe Avenue	Wagstaffe
1620629	Wamberal Memorial Hall	182 Ocean View Drive	Wamberal
1620460	Old Government Wharf	The end of Glenworth Valley Road at the entrance to Mangrove Creek Glenworth Valley Road	Wendoree Park
1620317	Former Rural Bank	32 Blackwall Road	Woy Woy
1620328	House - Wyworrie	157 Blackwall Road	Woy Woy
1620539	Woy Woy Public School	136 Blackwall Road, cnr Park Road	Woy Woy
1620363	House	77 Brickwharf Road	Woy Woy
1620362	House	85 Brickwharf Road	Woy Woy
1620442	House - 'Fenton' - Fence and Steps	369 Orange Grove Road	Woy Woy
1620535	Waterfall Bay Rock Carving	Waterfall Bay, off Woy Woy Bay	Woy Woy

Item ID	Item name	Street Address	Suburb
1620301	Woy Woy Railway Tunnel	Woy Woy Road	Woy Woy
1620472	Woy Woy Demolition Tunnel and Chamber	Above the northern portal of Woy Woy Tunnel	Woy Woy
1620374	House	9 Maidens Brush Road	Wyoming
1620318	Maidens Brush Road House	83 Maidens Brush Road	Wyoming
1620397	Cottage	23 Mundoora Avenue	Yattalunga
1620398	House	22 Mundoora Avenue	Yattalunga

Attachment 2: Overview of Objecting Properties and Heritage Listing Recommendations

Below is an overview of the properties for which an objection to heritage listing was received. These properties have been temporarily removed from the list as it has been decided that they need to be reviewed by the Council following the September 2017 election, especially whether the Council may then require provision of development controls that can address environmental hazard issues such as flooding.

1. Avoca Beach Picture Theatre**Statement of Significance:**

Significant to the historical development of Avoca Beach, the building and function are highly valued by the local community and surrounding areas. Its significance lies partially as an early place of entertainment. The theatre is prominently located on a major street junction, complementing the streetscape with the traditional but rudimentary façade, functional awning and decorative elevation. Construction has technical research value due to the simple and rudimentary nature of the structure, materials and finishes. It is rare as a surviving vernacular cinema building on a beachfront location.

Summary of Submissions in Support of Listing:**Avoca Theatre Preservation Inc**

The preservation group have submitted letters of support for the proposed heritage listing as well as two petitions, one with 625 signatures and one with 242 signatures.

Clive Lucas Stapleton and Partners

The Avoca Theatre Preservation Inc engaged heritage consultants Clive Lucas Stapleton and Partners to prepare a heritage assessment of the Theatre. Their finding was that the "Avoca Beach Cinema warrants listing as a Local Heritage item under the Gosford City Council Local Environmental Plan (LEP 2014)". Their finding was that the theatre had Historic, rare, historical associations, technical and a strong social significance.

National Trust of Australia (NSW)

The Avoca Beach Theatre was listed on the National Trust Register in 2001. The National Trust NSW in its submission to the former Gosford Council (23 March 2016) stated that in their assessment "the theatre meets the threshold of significance for State Heritage Register Listing on several heritage Criteria". Furthermore it is stated that it is a "rare surviving cinema in a small regional NSW town.....the only extant historic NSW cinema constructed in the years 1950 – 1953 inclusive, and using locally constructed concrete blocks due to post war building material shortages".

Community Submissions:

The former Gosford Council has received 72 letters and emails in support of the proposed listing. The reasons given for support are:

- Significance of the character, history and social values of the Theatre to the people of Avoca and the Central Coast.
- The building is important to the identity and sense of community.
- One of the few remaining buildings that express the history of the area.
- The Theatre is the only surviving beachside single screen theatre in NSW.
- Heritage listing will protect the site from potential overdevelopment.

Summary of Submissions Objecting listing:

The Property Owners

The owners object to the heritage listing including both properties being No. 69 and 71 Avoca Drive. The Theatre is located on lot 69 and therefore only this allotment should be affected by the proposed heritage listing.

The owners object to the proposed listing of the Theatre as it is affected by the decision of the former Gosford Council from 2002 to not consider listing for a 25 year period. The listing would also tie the property to "unknown legislative changes into the future" which may affect their business and consequently the building. Concern is also raised about the bureaucratic side of listing and how this may affect their "dynamic" business. The Theatre is also already protected by its listing in Schedule 1 of the GLEP 2014 which recognises its heritage values and the need for these to be conserved in any future development. As a result the theatre is already protected by law.

Community Objections

The former Gosford Council has received 2029 objections to the proposed listing. 82 of these are individual emails or letters. The remaining are approximately half and half objections to the proposed listing or to the Interim Heritage Order. These objections have come from individuals however they have been produced from what appears the same computer or email address (not supplied), all have the same date, are formatted the same and have no means of contacting the writer.

The main areas for objection are:

- Heritage listing will stop future development of the Theatre
- More increased bureaucracy and red tape for the owners.
- The former Gosford Council should only list their own buildings, not those of private individuals.

- It is not acceptable to turn the theatre into a museum piece which would seriously damage the potential for the longevity of the Theatre.
- The best way to protect the longevity of the Theatre is to give approval to the development application for alterations and additions to the Theatre.

Comments and Recommendations:

The recent determination of the NSW Land and Environment Court with regard to the Avoca Beach Theatre redevelopment clearly stated that the historic theatre was not considered by the Commissioner to be of Heritage Value. That view supports the recommendation that the theatre should be removed from the potential list.

2. 8 Palmers Lane Bensville

Statement of Significance:

Dorisville is the oldest house in Bensville (1910), although it was moved there from Saratoga in 1993, and retains the original character and features from the Federation period and style.

Summary of Objection:

- The building was relocated to the site from Saratoga in 1993.
- Elements of the fabric have been replaced such as verandas structural timbers and railings, the roof, architraves around the windows and doors.
- The original fireplace has been removed.
- The bathroom has been gutted.
- There are two extensions one in weatherboard and the other in fibro.

Comments and Recommendations:

Given the dwelling was relocated to this property from another part of the Central Coast it should not be considered for heritage listing.

3. Booker Bay Cemetery – 42-50 Bogan Road Booker Bay

Statement of Significance:

The Booker Bay Cemetery at 42-50 Bogan Road, Booker Bay has historic and social significance as the resting place of victims of the historic shipwreck of the S. S. Maitland in Maitland Bay. The cemetery site has local historic significance as an early burial ground and resting place of early pioneers of the area. The site has scientific significance for its potential for research. Although the curtilage of the cemetery has been greatly reduced and the site is affected by residential development, this does not diminish its significance. The pine trees are a distinctive and landmark feature of Booker Bay.

Summary of Support:

- One letter of support
- Fully support the proposed heritage listing
- Especially supports the listing of the distinguishing pine trees

Summary of Objections:

- 4 letters of objection
- Many of the owners have notified of their objection to the heritage listing.
- No one is sure where the burials are exactly within the identified cemetery site.

Comments and Recommendations:

The original proposal was to heritage list of the properties that were once part of the original Booker Bay Cemetery. We received many letters objecting to this proposal. Since that time it has been decided to only list the two Norfolk Island Pine Trees located on 44 and 44A Bogan Road. All of the affected property owners have been notified and no objection to the new listing parameters has been received.

4. 8 Branga Avenue Copacabana

Statement of Significance:

Branga at Copacabana has local historic and social significance as one of the early homes in the MacMasters Beach and Copacabana area, associated with early tourism and settlement of the area. The property and building is associated with the lineage of the area from George Frost to McMasters and the Chapman Brothers.

Summary of Objections:

- The dwelling is not appreciable from the street
- The dwelling is different in character from its neighbours which are not heritage significant. Adjoining dwellings overwhelm the cottage.
- Alterations to the property include a pool, aluminium windows, garage and car port. These have altered the appearance and setting of the item.
- Inappropriate subdivision resulting in a minimal curtilage to the dwelling.
- The building has been extensively modified over a period of time and does not meet the criteria for heritage listing.

Comments and Recommendations:

The building retains sufficient scale and form of the original dwelling to be interpreted. While the car port does obscure partial views from the street towards the building, this can be rectified with a better arrangement of car parking. The alterations and additions to the dwelling are not sufficient to diminish the heritage significance of the property. The dwelling is located

high on the ridge and is not dominated by the buildings that are located on either side. The curtilage provides more land to the streetscape than it does to the front of the property facing towards the ocean. This provides more opportunity for providing extensions or re-planning this part of the site for a better amenity and outcome for the owners. The building has been modified over time including alterations such as the loss of some of the original windows etc. Any property of this age will have some replacement of original fabric due to general wear and tear, however these features can be replaced if the opportunity arises and it does not affect the overall interpretation or significance of the property.

It was decided that there is merit to the heritage listing of the property. However, with regard to transparent governance it is recommended that consideration of listing this property be referred to Council after the September 2017 elections.

5. 103A Illoura Reserve Davistown

Statement of Significance:

The residence has cultural heritage value for its association with the Setttee family of shipbuilders, and as an extant example of early residential development in the area. It presents a rare example of the building type and complements the streetscape.

Summary of Objections:

- This is the 6th time the owner has been contacted with regard to potential heritage listing of his dwelling.
- In 2008 the property was taken off the list and the owner was informed that he would not be contacted by the then Gosford Council with regard to listing for another 25 years.
- Limited association with the Setttee Shipbuilding family.
- The home is not unique but found throughout NSW and Victoria.
- The context of the property has changed.
- Should not list private property but rather community facilities like schools or community halls etc.
- Has impacted on his and his wife's health through stress.

Comments and Recommendations:

This property is one of a handful that were affected by a recommendation of the former Gosford Council in 2002 to remove items from the potential heritage list and to then not contact the owners with regard to potential heritage listing for a 25 year period. The wording of this recommendation however referred to the "life of this Council". Advice was obtained from former Gosford Council's then Governance section to the effect that this recommendation would then only apply to the 4 year term that the Councillors were in Council.

The Settree family are one of the earliest shipbuilder families within the area. There are numerous items heritage listed around Brisbane Water relating to this important pioneering family. The association of this dwelling being built by one of the Settree's in a location known to be associated with shipbuilding is significant.

The 1910 dwelling is not common throughout the Central Coast Local Government area, although it may have been in the early to mid 1900s. This increases its value as a rare example of a once common house style. It is inevitable that the context of the dwelling has changed with more contemporary houses being constructed in its immediate vicinity. The property however retains its connections to the water and the reserve in front which are very important to the interpretation and heritage significance.

One of the aims of the heritage schedule of the Local Environmental Plan is to conserve items and places across the area that illustrate the development and history of the area. Private dwellings and items that are located on private property are a large component of the list and in most cases is done with the support of the owners. If former Gosford Council only listed public buildings then there would not be a balanced, informative list of items.

The dwelling is located on flood liable land and it is recommended that consideration by Council of this property be postponed until appropriate controls are developed that address the potential flooding issues.

6. 10 Sorrento Road Empire Bay

Statement of Significance:

This house remains an important early residence in a precinct of traditional early buildings associated with the early development of holiday tourism and residential development of the Empire Bay district. It has aesthetic significance as one of a group of buildings adjoining the public foreshore area and overlooking Empire Bay, which form a prominent feature in the landscape.

Summary of Objections:

- This is the fourth time that the property has been identified for heritage listing.
- The property has minimal heritage significance.
- There are other properties in the area that are similar in character that do not appear on the list.
- Concern about development within the immediate vicinity of the site and its impact on the heritage significance and aesthetic qualities of the foreshore.

Comments and Recommendations:

The property has been identified in two heritage studies as being of local heritage significance. The 1922 property has historic and aesthetic significance as one of a group of dwellings on the waterfront that relate to the development of Empire Bay as a tourism and holiday location. The study proposes an additional 3 properties for heritage listing in this area adding to those that are already in the GLEP 2014. Heritage listing of a property does not automatically prohibit future development of a site or additions and alterations. It does however legislate that the heritage significance of the place needs to be considered when planning and assessing the appropriateness of future development. Alterations and additions to a property are not reasons to refuse listing of a property.

The dwelling is located on flood liable land and it is recommended that consideration by Council of this property be postponed until appropriate controls are developed that address the potential flooding issues.

7. 16 Shelley Beach Road Empire Bay

Statement of Significance:

Fairhurst is a rare timber house in a prime waterfront location which marks this highly valued area of Empire Bay. It remains an important early residence in a precinct of traditional early buildings associated with the early development of holiday tourism and residential development of the Empire Bay district. It has aesthetic significance as one of a group of buildings adjoining the public foreshore area and overlooking Empire Bay, which form a prominent feature in the landscape. It retains a variety of materials and features including the form, cladding, verandah and fenestration and remains an excellent representative example of the style and period.

Summary of Objection:

- Have conducted alterations, additions and renovations over a long period of time.
- The owners have no plans for future changes to the property and indicate they will retain the property, thus the heritage listing is not required.
- Object to the financial implications of being heritage listed such as market value, selling the property or refinancing.

Comments and Recommendations:

The house was completed c1920 and as such some alterations and additions would be expected. The dwelling however retains its scale and form and its heritage significance can be easily identified and interpreted. The current owners have looked after the property well and their care and attendance to the maintenance of the property has contributed to its longevity. However circumstances can change suddenly and ownership can change. Without the heritage

listing there is no protection for the property. The heritage listing is the only mechanism that can ensure that both the owners and Council are consulted on the significance of the place and the best ways to conserve it.

While often speculated, there is no evidence that the value of the property would be reduced as a result of the listing. On the contrary there is evidence that these properties generally retain their value or have their value increased as a result of the heritage listing.

The dwelling is located on flood liable land and it is recommended that consideration by Council of this property be postponed until appropriate controls are developed that address the potential flooding issues.

8. 23 Watt Street Gosford

Statement of Significance

The substantial timber villa retains the original design and external character, marks the development of the upper area of the central Gosford area for housing and this representative house presents well to the streetscape.

Summary of Objection

The property is currently used as a medical surgery. The owner is concerned that future renovations required to run the practice and provide care for his patients would be compromised by the heritage listing.

Comments and Recommendations:

It is important the building remains in use and has a purpose. In this regard the potential heritage listing is not aimed at preventing future additions and amendments but rather requires that the heritage significance of the property is considered as part of the planning and assessment process. In particular issues such as access and inclusion are important and can be addressed by heritage buildings accessed by the public.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

9. 450 Avoca Drive Green Point

Statement of Significance

The small traditional sandstone and terra cotta tiled roof pavilion is highly visible landmark on Avoca Drive and having retained the historic features it complements the streetscape and provides a landmark within Green Point.

Summary of Objection

There have been modifications to the exterior and interior of the building. The amendments make it difficult to ascertain the heritage significance of the building. The building at the front of the property (the proposed heritage item) is only a small portion of the large allotment overall and it is stated that the listing would hinder potential future development within the site. It is stated that the owner believes that the listing would be "disadvantageous and restrictive on him and his use and benefit of his property as a whole".

Comments and Recommendations:

The proposed heritage listing clearly relates to the structure adjacent to the roadside and does not refer to other buildings or structures within the allotment as a whole. While there have been some modifications to the property, they are not of an extent so that the overall form and character of the 1914 building cannot be interpreted.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

10. 24 Nukara Avenue Hardys Bay

Statement of Significance

The early rare timber, tin and fibro weekender marks the development of the Killcare area for holiday accommodation during the Inter war period. It retains the early character, reflects the history of the area and the compliments the streetscape.

Summary of Objection

The owners have considered the proposed heritage listing and have written a submission to Council stating their opposition to it.

Comments and Recommendations:

No reasons are provided by the owner for the property not to be listed as an item of local heritage significance.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

11. 247 Avoca Drive Kincumber**Statement of Significance**

The large site includes a mature garden with a wide range of substantial trees and a traditional timber picket fence, dressing the surrounds to a traditional cottage which altogether marks the early development of Avoca Drive for residential development and is a complement to the streetscape.

Summary of Objection

The owners have objected to the proposed heritage listing as in their opinion it does not meet the criteria for listing.

Comments and Recommendations:

The property meets several of the assessment criteria including historical, historical association, aesthetic and social.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

12. 52 Railway Crescent Lisarow**Statement of Significance**

Socially and spiritually significant to the local religious community, and for aesthetic qualities as the place complements the history of the area and contributes to the streetscape.

Summary of Objection

Members of the Church have objected to the proposed heritage listing as they state the building has no significance to them as a structure. Some of the features mentioned in the previous listing have been removed and unsympathetic additions have been added. The Church

is also concerned about the potential decrease in the value of the property if the heritage listing was to continue.

Comments and Recommendations:

The property meets several of the assessment criteria including historical, aesthetic, social and representative values. The proposed listing does not depend upon the social or religious values alone. The changes to the property have been noted and recorded in the amended in the State Heritage Inventory database. The changes do not affect the proposed listing.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

13. 24A Hills Street North Gosford

Statement of Significance

This residence is a good example of an Inter-War California Bungalow style cottage, typical of development in the 1920s and 1930s. The residence is the only cottage of its style in the immediate area and complements the streetscape.

Summary of Objection

The property is not worthy of heritage listing as there have been a series of alterations and additions over the years, and as such it is not in its original form. Additions include access ramp, modification of front stairs, new front door, car parking to the rear of the property, new addition to the rear of the property, some windows replaced with aluminium, and the interior of the building extensively altered. The history of the building is not striking or unusual.

Comments and Recommendations:

It would be expected that a building of this age would have some alterations and additions. Some of these would be encouraged to ensure that the building remains habitable by contemporary standards and meet the needs of the owners. Other amendments such as the new aluminium windows or the unsympathetic addition to the rear of the property can be amended or original features replaced. With regards to the history of the building it should be noted that the historical criteria is not one of the reasons given for the potential listing.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

14. 55 Hills Street North Gosford

Statement of Significance

The distinctive Californian bungalow has unusual features, is a rare example of the style in Gosford, a very good example of the type and complements the streetscape in the prominent corner location.

Summary of Objection

While there is no short term plans for the redevelopment of the site, the owners object with regard to the potential for high density development of the site in the future. In turn the owners object to the listing as it will diminish the net values "via the real or perceived impact on redevelopment potential".

Comments and Recommendations:

As discussed with the owners of the property, the heritage listing does not aim to stop development of the site in the future but rather ensures that the heritage values of the site are taken into consideration when a development application is designed. In this regard, Section 5.10 of the GLEP 2014 provides incentive clauses encouraging and enabling development of heritage listed sites if the heritage significance of the site is retained as well. These incentives can provide additional flexibility to the controls that apply to the site as long as the heritage values of the site are protected. It is these heritage incentives and the flexibility in legislative controls such as permissible land uses, heights and setbacks that can increase the value of the site rather than result in a reduction in value. In this regard all sites must be reviewed individually as no two sites have the same site conditions, heritage values or constraints.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

15. 350 Mann Street North Gosford

Statement of Significance

The brick villa has several rare features and has generally retained the external original Inter war character. It marks the development of Mann Street for substantial houses during the Inter war period and complements the streetscape.

Summary of Objection

The objection to the proposed listing refers to the retention of "its original and distinctive external later inter-war character" however it is said it does not compliment the streetscape. It is also stated that the property is used for commercial purposes only and that there is longer term plans for redevelopment.

Comments and Recommendations:

The property retains its original and distinctive external appearance, is rare within the area, and is in good repair. Heritage listing of the property would not prevent development of the site however the heritage significance of the site would need to be addressed. The heritage incentives in the GLEP 2014 would benefit the owner in future development of the site.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

16. 19 Bay Street Patonga

Statement of Significance

A pair of traditional shops which retain their original character. In particular their character anchors the commercial centre of the village and complement the streetscape.

Summary of Objection

The property has had extensive renovation retaining only some of the heritage elements. These have been done with approval of the former Gosford Council including the conversion from baker/butcher to private art gallery.

Comments and Recommendations:

Renovation and additions have been done sympathetically with the character of the shops. The level of significance of this store and its contribution to the streetscape and prominent intersection is worthy of listing at the local level.

The heritage Inventory Sheets have been amended to include the information provided by the owner of this property.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

17. 24 Bay Street Patonga

Statement of Significance

The unusually large retail premises appears to be the largest of the remaining shop and retail type premises in the village and although subject to a range of alterations and additions, the essential character has been retained and is capable of interpretation. It has local historic and aesthetic significance.

Summary of Objection

The property has had extensive renovation retaining only some of the heritage elements. These have been done with approval of the former Gosford Council.

Comments and Recommendations:

Renovation and additions have been done sympathetically with the character of the shops. The level of significance of this store and its contribution to the streetscape and prominent intersection is worthy of listing at the local level.

The heritage Inventory Sheets have been amended to include the information provided by the owner of this property.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

18. 100 Patonga Street Patonga

Statement of Significance

This house has historic and social significance as a good example of a typical cottage built in Patonga in the 1930s, and for its association with early tourism to the district. With its neighbour, No 102, it has some aesthetic significance as a relatively uniform pair in both style and character, and form an important feature in the landscape of the area. The detailing and use of material on the cottages is somewhat unique.

Summary of Objection

The owner has stated concern with the potential design limitation and additional costs that may be incurred if heritage listed. It is stated that the adjacent property at No. 102 Patonga Street has undergone significant alterations and additions and that her property should be given the same opportunities.

Comments and Recommendations:

As discussed with the owner, the proposed heritage listing is not aimed at preventing future development of the site. It is important that a property can meet the modern needs of the owner such as contemporary kitchens, indoor bathrooms, additional living spaces and greater indoor and outdoor connectivity for example. These can all be accommodated by the proposed heritage listing. The listing just ensures that there is a mechanism to trigger consideration of the heritage listing when planning for future development of the site.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

19. 47 Crystal Avenue Pearl Beach**Statement of Significance**

Tree Haven is a 1928 residence of local significance as one of the earliest houses built in Pearl Beach. The retirement home, erected in the vernacular style of timber, iron and fibro has remained largely intact while being sensitively adapted by successive generations. It contributes to the streetscape.

Summary of Objection

The owners see "no material benefit" to them in listing the property. They will continue to embrace the retention of the building's heritage attributes as indicated by the sympathetic design of recent additions to the rear of the property.

Comments and Recommendations:

There are several material benefits from heritage listing. Firstly there is benefit to the owners as a result of the potential flexibility offered by the heritage incentive clauses within the LEP (Clause 5.10). Well maintained properties in sought after areas such as Pearl Beach often retain or increase in value as a result of heritage listing. Owners of heritage items also benefit from the support of Council with the opportunity for grants and free planning, heritage and architectural advice.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

20. 12 Phegan's Bay Road Phegan's Bay

Statement of Significance

The Phegans Bay Houses being numbers 12-16 Phegans Bay Road, Phegans Bay have historic significance as an early group of weekender cottages in the Woy Woy district associated with the Phegan family. James Phegan was a real estate agent who promoted the district as a holiday destination, was involved in the Woy Woy subdivision and the sale of Bayview and Eastways Estates and built the houses at what is now known as Phegans Bay. Richard Phegan was a local shipbuilder and grandson, William promoted the district through photographs and publishing. The houses have aesthetic significance as a relatively intact uniform grouping in both style and form and although they have been modified, as a group they form an important feature in the landscape.

Summary of Objection

The owner raised issues such as the removal and replacement of original fabric and the recent construction of a secondary dwelling to the rear of the property. In particular the owner is concerned by the potential reduction in the value in his property which he is relying on as an investment for his future and retirement.

Comments and Recommendations:

The property is one of a group of three that are representative of the simple weekender that was once common around the foreshores of Brisbane Water but are now becoming increasingly rarer. The alterations and additions raised by the owner do not detract from the interpretation, scale or form of the buildings and would be expected for a property of this age and proximity to the water. Well maintained properties in sought after areas such as Phegan's Bay can retain or increase in value as a result of heritage listing.

The dwelling is located on flood liable land and it is recommended that consideration by Council of this property be postponed until appropriate controls are developed that address the potential flooding issues.

21. 14 Phegan's Bay Road Phegan's Bay

Statement of Significance

The Phegans Bay Houses being numbers 12-16 Phegans Bay Road, Phegans Bay have historic significance as an early group of weekender cottages in the Woy Woy district associated with the Phegan family. James Phegan was a real estate agent who promoted the district as a holiday destination, was involved in the Woy Woy subdivision and the sale of Bayview and Eastways Estates and built the houses at what is now known as Phegans Bay. Richard Phegan was a local shipbuilder and grandson, William promoted the district through photographs and publishing. The

houses have aesthetic significance as a relatively intact uniform grouping in both style and form and although they have been modified, as a group they form an important feature in the landscape.

Summary of Objection

The owner believes that the question of heritage listing has been addressed in previous studies and has not been listed at these times. The property does not comply with the heritage listing criteria.

Comments and Recommendations:

The property is one of a group of three that are representative of the simple weekender that was once common around the foreshores of Brisbane Water but are now becoming increasingly rarer. The property is proposed listing for the heritage criteria of Historic, Historic Association, Aesthetic, Rarity and Representativeness. The property therefore meets the criteria for listing both as an individual dwelling and also as part of the group of three.

The dwelling is located on flood liable land and it is recommended that consideration by Council of this property be postponed until appropriate controls are developed that address the potential flooding issues.

22. 16 Phegan's Bay Road Phegan's Bay

Statement of Significance

The Phegans Bay Houses being numbers 12-16 Phegans Bay Road, Phegans Bay have historic significance as an early group of weekender cottages in the Woy Woy district associated with the Phegan family. James Phegan was a real estate agent who promoted the district as a holiday destination, was involved in the Woy Woy subdivision and the sale of Bayview and Eastways Estates and built the houses at what is now known as Phegans Bay. Richard Phegan was a local shipbuilder and grandson, William promoted the district through photographs and publishing. The houses have aesthetic significance as a relatively intact uniform grouping in both style and form and although they have been modified, as a group they form an important feature in the landscape.

Summary of Objection

The dwelling has had numerous modifications such as enclosed verandah, original doors replaced by aluminium sliding doors, original deck and posts have been removed and internal layout altered. The building does not have distinctive features and is similar to other on the Central Coast. The heritage listing could affect the value of the property and make it difficult to attract buyers. It contains asbestos and could pose a health risk.

Comments and Recommendations:

The property is one of a group of three that are representative of the simple weekender that was once common around the foreshores of Brisbane Water but are now becoming increasingly rare. The proposed listing is based on the heritage criteria of Historic, Historic Association, Aesthetic, Rarity and Representativeness. The property therefore meets the criteria for listing both as an individual dwelling and also as part of the group of three. The alterations and additions do not detract from the form and scale of the building, and to its contribution to the group. The replacement of inappropriate alterations and additions with new sympathetic works would be supported and could be conducted by the owner if they choose to do so.

The dwelling is located on flood liable land and it is recommended that consideration by Council of this property be postponed until appropriate controls are developed that address the potential flooding issues.

23. 58/60 Phegan's Bay Road Phegan's Bay

Statement of Significance

Minerva at Phegans Bay has historic and social significance as a relatively good example of an early home in Phegans Bay. It has aesthetic significance as a largely intact residence of its type, and located on an elevated hillside overlooking Phegans Bay, it forms an important feature in the landscape.

Summary of Objection

The owners oppose the heritage listing and believe that a property should not be listed without the owner's agreement. Are committed to preservation of their home and propose a covenant or listing of the property only prior to their selling it.

Comments and Recommendations:

The property is assessed as significant due to its Historic, Historic Associations, Aesthetic and Social values. While it is acknowledged that the house has been kept largely intact by the present owners, it is from experience that without a heritage listing new owners can very quickly demolish or alter a building without even requiring the approval of Council. Without a listing there is no mechanism to alert Council of the intent to modify the property in anyway.

The heritage study and assessment of potential heritage items is a legislative requirement of Council under the Environmental Planning and Assessment Act 1979 (EP&A Act) and the GLEP 2014.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

24. 84/86 Phegan's Bay Road Phegan's Bay

Statement of Significance

A substantial cottage style residence in the villa form from the Inter war period. The building retains the original distinctive features and character and complements the history and streetscape of Phegans Bay.

Summary of Objection

The owners oppose the heritage listing and believe that a property should not be listed without the owner's agreement. They are committed to preservation of their home and propose a covenant or listing of the property only prior to their selling it.

Comments and Recommendations:

The property is assessed as significant due to its Historic, Aesthetic and Representative values. While it is acknowledged that the house has been kept largely intact by the present owners, it is from experience that without a heritage listing new owners can very quickly demolish or alter a building without even requiring the approval of Council. Without a listing there is no mechanism to alert Council of the intent to modify the property in anyway.

The heritage study and assessment of potential heritage items is a legislative requirement of Council under the EP&A Act 1979 and under the GLEP 2014.

The dwelling is located on flood liable land and it is recommended that consideration by Council of this property be postponed until appropriate controls are developed that address the potential flooding issues.

25. 113 Brisbane Water Drive Point Clare

Statement of Significance

Telopea on Brisbane Water Drive at Point Clare has great historic and social significance for its association with the early pioneer White family, and as one of the early homes in the Point Clare district. It has historic and social significance for its association with the early settlement and subdivision of the district. It has aesthetic significance as an intact example of a Federation residence in the region.

Summary of Objection

The property was not listed as a heritage item on the S149 Certificate when the owner purchased the property.

Comments and Recommendations:

Council is obligated under the EP&A Act 1979 and the GLEP 2014 to identify and conserve items of heritage significance. As such Council conducts regular reviews of existing and potential heritage items approximately every 10 years.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

26. 10 Welwyn Grove Point Clare

Statement of Significance

Fairlight on Welwyn Grove at Point Clare has high historic and social significance as one of the early homes of the Point Clare district, associated with the early settlement and subdivision of the district. It has historic and social significance for its association with John and Elizabeth Parr (Elizabeth owned the property). It has aesthetic significance as an intact example of a timber framed cottage of the period in the Point Clare district.

Summary of Objection

The property was proposed for listing in 2002 but it was decided to remove it from further involvement in the Heritage Review Stage II process. The owners do not agree that the property has any significant historical associations that indicate that it should be heritage listed. The owners have made alterations to the house, especially to the garden and fencing. Finally the owners are also concerned about the potential reduction in value of the property if heritage listed.

Comments and Recommendations:

This is the fourth heritage study that has recognised the heritage significance of this property and has recommended heritage listing at the local level. The reason for not listing does not reflect the heritage significance of the property but rather the decision of the Council at the time not to pursue a property for which the owners have objected. The property has been identified as meeting three of the criteria for heritage listing being Historical, Historical Associations and Aesthetic values. The integrity and intactness of the property is rated as good and the alterations made by the owners have not adversely affected its heritage significance. Finally

there is research that indicates that a well maintained heritage listed property does not generally reduce in value but rather it remains the same or even increases.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

27. 17 High View Road Pretty Beach

Statement of Significance

The High View residence marks a substantial achievement for award winning local Architect David Boyle, through developing a striking house as a contemporary addition to an existing cottage and taking advantage of the natural site, dramatic views and leaving a light footprint on the landscape and a complement to the streetscape.

Summary of Objection

The owners are concerned about the prospect of their house being heritage listed. The owners have questioned whether the heritage listing applies to the old cottage at the front of the property or the new architecturally designed addition as well.

Comments and Recommendations:

The heritage listing applies to both the original cottage and the contemporary addition. The original cottage is representative of the inter war period of development within the area and the new additions feature architectural elements that are contemporary and sustainable.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

28. 21 High View Road Pretty Beach

Statement of Significance

A classic timber villa with galvanised iron gabled roof and external weatherboard cladding and corner verandah, retains the traditional character, marking the early development of substantial houses during the Inter war period and complements the streetscape.

Summary of Objection

The building does not have any substantial or cultural significance except for the fact that it is from the Inter War Period. The building has been altered over the years with a succession of alterations and additions. The owners do not agree that the building has any social values but

rather this is a representation of the Heritage Consultants personal view. The owners are concerned about the "future costs and development constraints" that may occur as a result of the proposed heritage listing. Finally they state that buildings of Colonial, Victorian or Federation styles are of substance and merit, not any buildings that are found in Pretty Beach.

Comments and Recommendations:

The building does have heritage significance and has been assessed as meeting the heritage criteria of Historical, Aesthetic, Social and Rarity. This assessment has been completed by the Heritage Consultant using standardised criteria used across NSW. Most dwellings of this age have been subjected to a series of alterations and additions, this however does not reduce the ability to understand and interpret the heritage significance of this property. Heritage listing does not prevent any future development to occur within the property. Instead heritage listing means that prior to any future development within the site is approved, the impacts to the heritage significance of the property is assessed or taken into consideration in the design.

The owners have provided a comparison between their property and buildings from periods that they favour or understand to be of heritage significance. There is however no minimum age for a heritage item and heritage properties do not need to be of a grand architectural style or even thought of as attractive to meet the listing criteria. This dwelling is an example of the Inter War buildings of the area.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

29. 22 Pretty Beach Road Pretty Beach

Statement of Significance

One of group of 4, timber cottages, and one of three adjoining buildings with matching forms, the two bedroom house retains the original design and character, marks the development of the waterfront during the Inter war period for holiday accommodation and today complements the streetscape.

Summary of Objection

The dwelling is reaching the end of its design life, is affected by flooding and the interior is largely asbestos. The dwelling has also experienced many alterations such as the enclosure of the verandahs, the entrance altered and the front steps introduced. A modern bathroom has been added to the rear of the property. Other alterations include a new fence, new roof, a change of name and the introduction of some architectural detailing to the exterior. The flooding of the property and its neighbours will eventually require a design solution that could

be at odds with the heritage significance of the property. The building is constructed on acid sulphate soils.

Comments and Recommendations:

The dwelling retains its scale, form and is able to be understood and interpreted from the streetscape. The alterations and additions to the property do not detract from its heritage significance. The flooding and asbestos sheeting within the building are two issues that will need to be rectified at some stage. The potential flooding is a constraint that is potentially affecting many of our heritage items, not just across the Central Coast LGA but across NSW and further afield. Development of guidelines and controls for the conservation of these items are on the agenda for Council, as they are for many Councils across the state. This is not however a reason for not listing the property.

If the flooding issues cannot be resolved it is recommended that an archival record of the property is conducted and made available to the community through the Library.

The dwelling is located on flood liable land and it is recommended that consideration by Council of this property be postponed until appropriate controls are developed that address the potential flooding issues.

30. 59 View Parade Saratoga

Statement of Significance

The timber framed and weatherboard clad cottage with galvanised iron roof known as Mulberry Cottage has generally retained the original traditional external character, is a good local example of its type and complements the streetscape.

Summary of Objection

The owner objects to the proposed listing as they do not want to have increased restrictions or to let Council have more control over the property. It is felt that the listing would be a disadvantage to them and to prospective buyers in the future.

Comments and Recommendations:

It is not the intention of heritage listing to restrict the property owner or to exert "control" over their needs and desires for the future of the property. Rather the heritage listing provides the mechanism for Council to be alerted to proposed changes to the property when this could have potential impacts on the heritage significance of the property. The GLEP outlines when heritage consent is required by Council (Clause 5.10(3)). In most cases a heritage assessment document and development application is only required when major works are proposed for the property.

In addition, Council offers an advisory service to owners of heritage properties which involves advice on conservation and development. This is supported by Council's heritage grants program.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

31. 126 Steyne Road Saratoga

Statement of Significance

The large timber villa form house is a rare type of dwelling in Saratoga and retains the external character from the original design. It includes a substantial striking mature garden setting and complements the waterfront and streetscape.

Summary of Objection

The objection is based on the potential impacts of the heritage listing on the value of the property. It is suggested that listing should only apply to those "who consciously volunteer".

Comments and Recommendations:

The heritage study has been conducted in response to Council's legal responsibilities to identify and conserve local heritage. Heritage listing therefore cannot only be a voluntary choice of the property owner. It has been experienced however that the consultation process has resulted in an increased understanding by most people of the objectives and the impacts of heritage listing and most home owners have been comfortable with this.

In most circumstances well maintained and attractive homes in sought after areas that are heritage listed have either maintained their value or increased in value. This is as a result of their history and unique character which appeals to a sector of property buyers. In addition such properties are rare within the Central Coast area and are therefore a desired and valued commodity to property buyers.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

32. 4684 Wisemans Ferry Road Spencer

Statement of Significance

Spencer Public School began operation in 1900 as a provisional school and became a public school in 1902. Due to decreasing enrolments the school closed in 2014.

The Spencer Public School celebrated the centenary in 2000 and the current site retains the character and traditional qualities of one of the earliest schools in regional NSW, having a high level of significance for the local community and buildings which complement the streetscape of the village of Spencer.

The significant buildings are B00A, B00B, B00C and B00D.

Summary of Objection

The Department of Education objects to the potential heritage listing of the school as they consider that the buildings are not as significant as a number of other examples of the same styles of buildings which can be found in schools throughout NSW.

Comments and Recommendations:

The significance of the identified school buildings is only for a local listing and they are important to the Spencer community, as well as to the area generally. Whether there are buildings of a similar style in an area outside of the Central Coast or the Hawkesbury River area, is not relevant to the local listing. The heritage listing is recommended to protect the local heritage values of these particular school buildings and their significance to this particular community.

This property was until recently the property of the NSW Education Department. The Department had objected to the proposed listing. The new owner has been contacted to discuss their position on the proposed listing. No objection has been received from the owner.

33. 40 Wagstaffe Ave Wagstaffe

Statement of Significance

The double fronted Inter war timber and fibro Bungalow retains the original and distinctive character. It marks the development of this prominent area for holiday accommodation and complements the streetscape.

Summary of Objection

The property has been substantially renovated including a rear extension, the enclosure of parts of the verandah and a front verandah extension. This alters the appearance of the property and does not retain its original and distinctive character.

Comments and Recommendations:

Some alterations and additions to a property of this age are expected and are not reason to not list the dwelling. The dwelling retains the overall style and form of inter war bungalows of this period and can still be understood and interpreted from the street. The listing is based on 4 criteria being Historical, Aesthetic, Social and Rarity.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

34. 52 Wagstaffe Ave Wagstaffe

Statement of Significance

The house marks the development of cottage scale houses during the inter war period in the Wagstaffe area. The building retains its architectural design and external cladding and complements the streetscape. The traditional local houses are highly valued by the local community with listings by various studies and agencies recommended. The early Inter war weekenders of the region are increasingly rare.

Summary of Objection

The proposed listing will undermine the potential for renovations. The property doesn't have any real heritage value and it is in disrepair. In addition the listing is unnecessary as the owners propose to retain the current design and character of the property as part of their plans to consolidate the lot with the one adjacent and extend and renovate the dwelling at No. 52. The owners do not want to be told by someone "what we can and can't do based on subjective opinions" or to be hindered by Council in building their family home.

Comments and Recommendations:

Heritage listing this property would not prevent the owners from developing the site or upgrading facilities. Alterations and additions are supported and encouraged so that the property remains a habitable home. Heritage listing would actually provide the owners more flexibility in future development of the site in terms of the heritage incentive clauses at section 5.10 of GLEP 2014. The heritage grant program will also help with the ongoing maintenance of the property.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

35. 1A Mulhall Street Wagstaffe

Statement of Significance

The double fronted Inter war timber and fibro Bungalow retains the original and distinctive character. It marks the development of this prominent area for holiday accommodation and complements the streetscape.

Summary of Objection

The property has been substantially renovated and modernised. This alters the appearance of the property and does not retain its original and distinctive character.

Comments and Recommendations:

Some alterations and additions to a property of this age are expected and are not reason to not list the dwelling. The dwelling retains the overall style and form of dwellings typical of this period and can still be understood and interpreted from the street and waterway. The listing is based on 4 criteria being Historical, Aesthetic, Social and Rarity.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

36. 279 Blackwall Road Woy Woy

Statement of Significance

The rare symmetrical Inter war bungalow marks the development of substantial houses on the main road into Woy Woy in the vicinity of the Public School. The intact materials, design and character complement the streetscape.

The building has had a series of alterations such as tiling steps, introduced lacework, sensor lights etc. The roof and decking have been replaced. As such the building is not "original". The owners object to anyone coming onto the property or taking photographs of the dwelling. The owners are concerned that the property will be reduced in value if the heritage listing goes ahead. This is a concern for them as they require the funds for their aged care. The owners feel "discriminated against and paying the price for Council allowing developers to pull down all the similar homes in the area".

Comments and Recommendations:

The alterations described do not alter the assessed heritage significance of the property. Heritage listing does not mean that anyone is allowed to enter the property without the owner's permission. Similarly there is no requirement by heritage owners to provide open days or similar for the public to view the property. Heritage listing does not generally reduce the value of the property, especially when the property is in good condition and in a sought after area.

There is no discrimination in the proposed listing. Items have been selected and assessed using the criteria guidelines provided by the NSW Office of Environment and Heritage. The loss of other representative examples of the building style within the area just makes this property rarer and as such increases its heritage significance.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

37. 133 Brickwharf Road Woy Woy

Statement of Significance

The rare late Victorian style timber, tin and weatherboard house, retains the key original distinctive features and complements the streetscape of Woy Woy. The building has a high degree of integrity and heritage significance at the local level.

Summary of Objection

The building is in a bad state of repair and the owner plans in the longer term to demolish it and rebuild. It is likely that the new building would be two storeys in height to take in the water views. The owner refutes that there is anything significant about the 1930s building.

Comments and Recommendations:

The condition of a building does not affect the heritage significance and values of that property. It is possible that sympathetic additions to the property could increase the liveable space and better utilize access to the views. The building is very intact which is rare in the Woy Woy area.

For reasons of transparency and governance it is recommended that this property should be presented to the Council after the September 2017 election to make a decision on the potential heritage listing.

Attachment 3: Strategic Planning Framework Assessment



Central Coast Council
Strategic Planning Framework Assessment
Community Based Heritage Study Proposed Heritage Listings
Southern Central Coast

December 16

Justification for Objectives and Outcomes

Section 55(2)(c) The justification for those objectives, outcomes and provisions and the process for their implementation (including whether the proposed instrument will comply with relevant directions under section 117).

Section A Need for the planning proposal**1 Is the Planning Proposal a result of any strategic study or report?**

Yes. The Planning Proposal originated from the Community Based Heritage Study which identified the 174 additional heritage items of local significance to be included in the GLEP 2014 or IDO 122.

2 Is the Planning Proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

Yes. The Planning Proposal is the only means of achieving the objective of listing the proposed heritage sites in Schedule 5 of GLEP 2014 or Schedule 2 of IDO 122. The identified heritage sites have no statutory protection without the amendments to these planning documents.

Section B Relationship to strategic planning framework**3 Is the Planning Proposal consistent with the objectives and actions of the applicable regional, sub-regional or district plan or strategy (including any exhibited draft plans or strategies)?**

Yes. The Central Coast Regional Plan (CCRP) and Central Coast Regional Strategy 2008 (CCRS) applies to the properties potentially affected by the planning proposal.

The Planning Proposal consists of adding additional heritage items to the GLEP 2014 and IDO 122 which is consistent with the following action of the regional strategy:

Action 6.8 Ensure LEPs facilitate conservation of Aboriginal and non-Aboriginal heritage

The planning proposal will be consistent with the CCRS.

Where Actions under the CCRP are directly relevant to the planning proposal, the reason why the proposal is either consistent or inconsistent with relevant actions must be considered. The table below identifies the Actions under the CCRP that are relevant to this proposal.

Table A: Actions Under the Central Coast Regional Plan (CCRP)

1	Direction 1: Grow Gosford City Centre as the region's capital	
	Action	Assessment
1.4	Promote Gosford City Centre as a more attractive place to live, work and play through local planning controls that support vibrant and safe cultural, entertainment and visitor activities.	The Heritage Study proposes the retention and additional heritage items within the Gosford City Centre. The protection, management and adaptive reuse of heritage items and places within the City provide opportunities for a diverse and place based approach to planning for the growth and revitalization of the City Centre.
8	Direction 8: Recognise the cultural landscape of the Central Coast	
	Action	Assessment
8.2	Identify and protect heritage values to minimise the impact of urban growth and development, and to recognise its contribution to the character and landscape of the region.	The Heritage Study and adoption of identified new heritage items is the first part of protecting our local heritage. Heritage listing provides the mechanism for appropriate planning controls to be applied to identified items and properties in their vicinity. It is not the aim of heritage listing to prevent future development but rather to identify what is significant about a particular place and how we can promote appropriate development that respects this significance.
8.3	Complete cultural landscape mapping and implement the findings through appropriate local planning controls.	The Heritage Study and proposed listing of additional heritage items is a key step in providing the base information in which cultural mapping and the formation of appropriate planning controls will be based.
11	Direction 11: Sustain and balance productive landscapes west of the M1	
10.4	Action	Assessment
11.2	Encourage niche commercial, tourist and recreation activities that complement and promote a stronger agricultural sector, as well as build capacity to adapt to changing circumstances.	The identification and protection of heritage items provides opportunities for niche commercial and tourism ventures. This applies to urban, rural and agricultural landscapes. There is evidence that the protection of our identified heritage items generally engenders a greater acceptance of change in our built environment.

18	Direction 18: Create places that are inclusive, well-designed and offer attractive lifestyles	
	Action	Assessment
18.1	Facilitate Council-led revitalisation of centres to integrate land use and transport planning, improve the quality of the public domain and encourage ecologically sustainable development.	The identification of heritage items within our centres provides the opportunity to respond with a place based approach to revitalization and public domain creation.
18.2	Undertake planning and place-making for main streets and centres.	The identification of heritage items supports a place based planning approach to revitalization of the Gosford City Centre. The inclusion of heritage buildings and places within our main streets and centres generally provides unique opportunities for place making and community capacity building.

The proposal is considered to be consistent with these considerations and suitable for forwarding to the Department of Planning and Environment (DP&E) for a gateway determination.

3a Does the proposal have strategic merit? Is it:

- **consistent with the relevant regional plan outside of the Greater Sydney Region, the relevant district plan within the Greater Sydney Region, or corridor/precinct plans applying to the site, including any draft regional, district or corridor/precinct plans released for public comment; or**
- **consistent with a relevant local council strategy that has been endorsed by the Department; or**
- **Responding to a change in circumstances such as the investment in new infrastructure or changing demographic trends that have not been recognised by existing planning controls.**

Yes. The CCRP and CCRS has been addressed in Question 3 and Section 117 Directions are addressed in Question 6.

The planning proposal will be consistent with the CCRS and Section 117 Directions.

3b Does the proposal have site-specific merit, having regard to the following:

- **the natural environment (including known significant environmental values, resources or hazards) and**
- **the existing uses, approved uses, and likely future uses of land in the vicinity of the proposal and**
- **the services and infrastructure that are or will be available to meet the demands arising from the proposal and any proposed financial arrangements for infrastructure provision.**

Yes. The inclusion of the additional heritage items of local significance in the Gosford LEP 2014 and IDO No. 122 will assist in their conservation by providing statutory protection.

4 Is the Planning Proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

Yes. The *Community Strategic Plan – Gosford 2025* applies to the land potential affected by the planning proposal. The Planning Proposal is consistent with the following strategy:

A2.2 Honour and celebrate Gosford's history and its people.

The identification of the items for heritage listing is the first step in identifying, protecting and celebrating our local heritage.

The planning proposal will be consistent with the Community Strategic Plan.

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

Yes. The proposed addition of heritage items to GLEP 2014 or IDO 122 is consistent with any SEPP.

6 Is the Planning Proposal consistent with applicable Ministerial Directions (Section 117 directions)?

Yes. The proposed addition of heritage items to GLEP 2014 or IDO 122 complies with all Section 117 Directions, see below overview.

Direction 2.3 Heritage Conservation

This direction applies when a relevant planning authority prepares a planning proposal and requires planning proposals to facilitate the conservation of items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area.

The Community Based Heritage Study has identified 136 new heritage items as having local heritage significance. The planning proposal seeks to include these items in Schedule 5 of GLEP 2014 and Schedule 2 IDO 122 which is consistent with this direction. The planning proposal also proposes amended mapping in GLEP 2014 to include the 136 new heritage items.

Direction 4.1 Acid Sulfate Soils

A Planning Proposal shall not be prepared that proposes an intensification of land uses identified as having a probability of containing acid sulfate soils unless the council has considered an acid sulfate soils study.

The Planning Proposal seeks to include heritage items in the GLEP 2014 or IDO 122 and is not for the intensification of a particular land use. As such the Planning Proposal is considered consistent with this Direction.

Any future development application on land within the planning proposal area and the subsequent assessment of the development application would be required via SEPP 55 and section 79C of the EP&A Act to consider potential land contamination, the suitability of the site for the proposed use and any need for site remediation.

Direction 4.4 - Planning for Bushfire Protection

This direction applies when a relevant planning authority prepares a planning proposal that will affect, or is in proximity to land mapped as bushfire prone land. In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination.

The planning proposal seeks to include heritage items in the GLEP 2014 or IDO 122 and is not for the redevelopment of a particular site or land use. As such the Planning Proposal is considered consistent with this Direction.

Direction 5.1 Implementation of Regional Strategies

This Direction requires planning proposals to be consistent with a Regional Strategy released by the Minister for Planning and Infrastructure.

The planning proposal is considered to be consistent with the objectives and actions contained in the Central Coast Regional Plan and the Central Coast Regional Strategy 2006 – 2031 as indicated in the response to Question 3 above.

Direction 6.1 – Approval and Referral Requirements

This Direction requires a planning proposal to minimise the inclusion of concurrence/consultation provisions and not identify development as designated development.

This planning proposal is consistent with this direction as no such inclusions, or designation is proposed.

Direction 6.2 - Reserving Land for Public Purposes

A planning proposal must not create, alter or reduce existing zonings or reservations of land for public purposes without the approval of the relevant public authority and the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General).

The planning proposal does not propose to alter the zoning of any of the allotments proposed for local heritage listing.

Direction 6.3 – Site Specific Provisions

The planning proposal is consistent with this Direction as no site specific provisions are included.

Section C Environmental, social and economic impact

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 proposal?

No. The planning proposal seeks to include heritage items in the GLEP 2014 or Gosford IDO 122 and is not for the redevelopment of a particular site or land use. As such the planning proposal is considered consistent with this Direction.

Any future development application on land within the planning proposal area and the subsequent assessment of the development application would be required via section 79C of the EP&A Act to consider potential environmental impacts, and the suitability of the site for the proposed use.

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

No. There are no environmental effects likely to result from this planning proposal.

9 How has the Planning Proposal adequately addressed any social and economic effects?

The planning proposal seeks to protect a significant part of the Southern part of Central Coast Council's history and heritage. This has social and economic benefit to the community. Identifying the sites for heritage listing does not prevent the potential future development of the sites as long as it is proven that proposed development will not adversely affect the heritage significance of the items.

It is expected that the added benefits of the proposed heritage listings will include greater community sense of place, increases in heritage and cultural tourism, and increased opportunities for interpretation and urban revitalisation.

Section D State and Commonwealth interests**10 Is there adequate public infrastructure for the Planning Proposal?**

Yes. The planning proposal will have no effect on public infrastructure.

11 What are the views of State and Commonwealth Public Authorities consulted in accordance with the gateway determination?

State agencies have been consulted as part of the Community Based Heritage Study. This took place during two periods of public engagement, firstly in October 2015 for a three month period, and then in February 2016 for two months.

The State agencies that have been contacted, a summary of their submission, and a comment are outlined below:

1. NSW Department of Education

The Department was contacted about listing six properties managed by them. These included:

- Gosford High School
- Gosford State Forest Nursery
- Kincumber Public School (war memorials)
- Pretty Beach Public School
- Spencer Public School
- Woy Woy Public School

The department were largely supportive of the proposed heritage listings but requested that the Inventory Listings for each of these properties was amended to record exactly which buildings were significant. These amendments have been completed.

One area of concern remains for the Department being the listing of the former Spencer Public School site. The inventory listing for this site has been amended to make it clear those four buildings that have been identified as significant by the Community Based Heritage Study.

This site has been retained however as a potential item because of the site history and the high social value of the school site to the local community.

2. Government Property NSW

Government Property NSW has been contacted with regard to the potential heritage listing of Peat Island, Mooney Mooney. Their response outlines their objection to the proposed listing. Urbis Consulting prepared a response on behalf of the Department.

The objection stated that it is acknowledged "the important role the site has played in psychiatric care in New South Wales from 1904 and recognises that elements of the site could be formally recognised in a statutory heritage listing." However it is suggested by Urbis that the site is complex and that it is considered more appropriate to prepare a draft Conservation Management Plan (CMP) which provides for the future management of the site.

A Planning Proposal for the surplus land owned by the NSW Government at Mooney Mooney (includes Peat Island) was lodged with Council by Urbis consultants on 11 August 2014. Council at its meeting held on 9 December 2014 resolved to initiate the Local Environmental Plan 'Gateway' process by endorsing the preparation of a Planning Proposal.

The Planning Proposal seeks to rezone the land to permit for a mix of residential, community, recreation and employment land uses. The Department of Environmental and Planning did not issue a Gateway and requested the applicant to address strategic matters for further consideration. The applicant has not yet submitted the required information to Council.

It is acknowledged by Central Coast Council that a CMP is a logical way forward for the site and that this will further inform the long term management of the significant fabric of the site. Central Coast Council concurs with the Urbis submission when it states the importance of ongoing consultation on the heritage significance of the site between NSW Government Property, the Council and the Heritage Council of NSW.

It is likely that the CMP will identify parts of the site that should be considered for local or state heritage listing.

3. Sydney Trains

Sydney Trains have been contacted by Central Coast Council with regard to heritage listing the Woy Woy Demolition Tunnel and Chamber. The response from Sydney trains (13 November 2015) stated they were supportive of the listing and recognise the heritage significance of the tunnel. These are currently included in the State Heritage Listing of the existing Woy Woy tunnel.

4. NSW Department of Sport and Recreation

Two letters have been sent to the Broken Bay National Fitness Camp at Juno Point (5/11/2015 and 15/3/2016). The letters outlined that the Sport and Recreational Facility had been identified as being of local significance as the land is the location of a former military site with connections to the first and second wars as well as a weir for the collection of fresh water to serve the site and operations.

No response from the Department has been received.

5. NSW National Parks & Wildlife Service

The Service was contacted with regard to the potential heritage listing of three sites within National Parks. These sites are:

- Governor Phillip's Landing Point, Bouddi National Park
- Basalt Quarries Ltd Railway, Brisbane Water National Park
- Waterfall Bay Rock Carving, Brisbane Water National Park

The Service supports all three local heritage nominations however expressed some concern relating to obligations for ongoing maintenance. It was expressed however that NPWS will protect the sites by "implementing due diligence protocols during standard operations".

6. Department of Primary Industries – Lands

The Department was contacted with regard to 27 sites that have been identified in the Community Based Heritage Study. The sites are largely a combination of boatsheds, wharves, road reserves, some archaeological remains and one shipwreck. The Department provided written support for the heritage listing of most of these items. Most of the items are under Central Coast Council management and as such require little input from Crown Lands.

The exceptions are the boatsheds which are licensed to individual community members. As advised by Crown Lands these licensees have been individually contacted about the potential listing. The licensees have either written in support of the potential listing or have made no contact with Central Coast Council.

The Department also questioned the location of an item described as the remains of boatshed, archaeological deposits. The location of this item has been clarified and mapped. The archaeological items have been covered with sand to preserve them and it is not anticipated that long term maintenance issues will be necessary.

If a Gateway is issued, these government agencies will be formally consulted once again as part of the planning proposal public exhibition period.

