

7 ADMINISTRATOR MINUTES

8 ITEMS FOR CONSIDERATION BY EXCEPTION

9 GENERAL MANAGER

9.1 Results of Public Exhibition of Independent Peer Review of Draft Community Heritage Study 2021-23

Report of: Susan Stannard
Coordinator Strategic Policy

Authorised by: Deniz Kilic
Executive Manager Strategic Outcomes

PURPOSE

The purpose of this report is to provide details of the public exhibition of the Independent Peer Review of the Draft Community Heritage Study and to present the final report of the Peer Review following consideration of submissions. The report provides recommendations about the Community Heritage Study and heritage listings based on the advice of the Independent Peer Review and the final recommendations of the Local Planning Panel.

THIS MATTER WAS CONSIDERED BY THE WINGECARRIBEE LOCAL PLANNING PANEL ON 15 & 16 JULY 2024.

OFFICER'S RECOMMENDATION

THAT:

1. The properties and areas listed as "Yes" in the final column of the List of Recommendations at Attachment 1 be **SUPPORTED** for heritage listing.
2. The properties and areas listed as "No" in the final column of the List of Recommendations at Attachment 1 be **NOT SUPPORTED** for heritage listing.
3. The properties and areas listed as "Defer" in the final column of the List of Recommendations at Attachment 1 along with Item No. 277 (71 Penrose Road, Bundanoon) be **DEFERRED** for further investigation and consultation with a future report to be provided to the Local Planning Panel and Council by June 2025. This includes the proposed Berrima Landscape Conservation Area North and South Extensions and proposed Exeter/Sutton Forest Landscape Conservation Area.
4. The Community Heritage Study 2021-23, as amended by the changes recommended by submissions, the Independent Peer Review and the Local Planning Panel, as detailed in Attachment 2 to this report, be **ADOPTED**.
5. The draft Planning Proposal prepared under section 3.33 of the Environmental Planning & Assessment Act 1979 to give effect to the heritage listings and heritage conservation areas recommended and endorsed point 1 above be **SUPPORTED**. The Planning Proposal seeks to give statutory effect to the above supported heritage items and conservation areas by amending Schedule 5 of the Wingecarribee Local Environmental Plan 2010 to add new

heritage items and new heritage conservation areas and amend the Heritage Map of the Wingecarribee Local Environmental Plan 2010 to map new heritage items and areas and map extensions to existing heritage conservation areas.

6. The Planning Proposal be sent to the NSW Department of Planning, Housing and Infrastructure with a request for a Gateway Determination in accordance with section 3.34 of the Environmental Planning & Assessment Act 1979.
7. Interim Heritage Order No. 14 applying to 48-50 Old Hume Highway, Mittagong, comprising Lot 4 DP 876468, be allowed to lapse on 23 August 2024, in recognition that the house has been demolished.
8. The heritage assessment that recommends the heritage listing and inclusion in the Planning Proposal of 2 Pioneer Street, Mittagong, (Community Heritage Study Item No. 434), comprising Part Lot 222 Sec U DP 20, be SUPPORTED, as recommended by the Independent Peer Review and endorsed by the Local Planning Panel.
9. Interim Heritage Order No. 15 applying to Part Lot 222 Sec U DP 20, 2 Pioneer Street, Mittagong, be extended for a further six (6) months until 23 February 2025 to allow for the preparation and processing of the Planning Proposal.
10. The properties nominated as part of the community engagement phase of the Draft Community Heritage Study as detailed in Table 3 to this report be examined for potential heritage recognition as heritage items or conservation areas along with the items marked as deferred AND THAT those items are reported back to the Local Planning Panel by June 2025.
11. Contributory building mapping be undertaken for all heritage conservation areas with the results reflected in the next-generation comprehensive Development Control Plan.
12. The Local Planning Panel and Council consider a final summary report following public exhibition of the Planning Proposal as part of the Gateway process.

LOCAL PLANNING PANEL'S ADVICE

The Local Planning Panel considered a report on the results of the public exhibition of the Independent Peer Review of the Draft Community Heritage Study 2021-23 at an Extraordinary Meeting held on 15 and 16 July 2024. The Panel was provided with the Independent Peer Review Response to Submissions July 2024 that is included as **Attachment 3** to this report as well as access to the Community Heritage Study and Peer Review material, including copies of the submissions. The Panel's advice is as follows:

1. The properties and areas listed as "Yes" in the "Panel Final Recommendation" column of the *List of Recommendations—Community Heritage Study 2021-23 & Peer Review 2024 (Updated)* (Attachment 1 to the Minutes) are SUPPORTED for heritage listing and included in the draft Planning Proposal.
2. The properties and areas listed as "No" in the "Panel Final Recommendation" column of the *List of Recommendations—Community Heritage Study 2021-23 & Peer Review 2024 (Updated)* (Attachment 1 to the Minutes) are NOT SUPPORTED for heritage listing.
3. The properties and areas listed as "Defer" in the "Panel Final Recommendation" column of the *List of Recommendations—Community Heritage Study 2021-23 & Peer Review 2024 (Updated)* (Attachment 1 to the Minutes) are to be DEFERRED for further investigation and consultation with a future report to be provided to the Local Planning Panel and Council by June 2025. This includes the proposed Berrima Landscape Conservation Area North and South Extensions and proposed Exeter/Sutton Forest Landscape Conservation Area.
4. The Community Heritage Study 2021-23, as amended by recommendations made by the Independent Peer Review and the Panel as listed in Attachment 2 to the Minutes, be SUPPORTED.
5. A draft Planning Proposal be prepared under section 3.33 of the Environmental Planning & Assessment Act 1979 to give effect to the listing of items and areas identified in item 1 above, be

SUPPORTED. The Planning Proposal should seek to amend Schedule 5 of the Wingecarribee Local Environmental Plan 2010 to add new heritage items and new heritage conservation areas and amend the Heritage Map of the Wingecarribee Local Environmental Plan 2010 to give statutory effect to the above supported heritage listings and heritage conservation areas and extensions.

6. The Planning Proposal be sent to the Department of Planning, Housing and Infrastructure with a request for a Gateway Determination in accordance with section 3.34 of the Environmental Planning & Assessment Act 1979.
7. Interim Heritage Order No. 14 applying to 48-50 Old Hume Highway, Mittagong, comprising Lot 4 DP 876468, be allowed to lapse on 23 August 2024, in recognition that the house has been demolished.
8. The heritage assessment recommending the heritage listing of 2 Pioneer Street, Mittagong, (Community Heritage Study Item No. 434), comprising Part Lot 222 Sec U DP 20, as confirmed by the Independent Peer Review and which is the subject of Wingecarribee Interim Heritage Order No. 15, be **SUPPORTED**.
9. Interim Heritage Order No. 15 applying to Part Lot 222 Sec U DP 20, 2 Pioneer Street, Mittagong, be extended for a further six (6) months until 23 February 2025 to allow for the preparation and processing of the subject Planning Proposal.
10. The properties nominated as part of the community engagement phase of the Draft Community Heritage Study as detailed in Table 4 to the report be examined for potential heritage recognition as heritage items or conservation areas along with the items marked as deferred **AND THAT** those items are reported back to the Local Planning Panel by June 2025.
11. Contributory building mapping be undertaken for all heritage conservation areas with the results reflected in the next-generation comprehensive Development Control Plan.
12. The Local Planning Panel and Council consider a final summary report following public exhibition of the Planning Proposal as part of the Gateway process.

There were two attachments to the Minutes to the Local Planning Panel meeting. The List of Recommendations that included the Panel's recommendations has been included as **Attachment 1** to this report, and the List of Amendments to the Community Heritage Study 2021-23 is included as **Attachment 2** to this report.

REPORT

BACKGROUND

Table 1 provides a comprehensive timeline of the milestones of the Draft Community Heritage Study project, including the Independent Peer Review. The report to the Local Planning Panel of 29 June 2023 and the report to the Council Meeting of 19 July 2023 provide background to the impetus for the Study and heritage listings in the Shire more broadly.

**AGENDA OF THE ORDINARY MEETING OF COUNCIL
WEDNESDAY 7 AUGUST 2024**

Table 1—Milestones of the Draft Community Heritage Study project

Date	Milestone and Commentary
2021-2023	<p>Compilation of the Draft Community Heritage Study 2021-2023</p> <p>The Draft Community Heritage Study was compiled by a Study Team led by the former (non-Councillor) members of Council's former Heritage Advisory Committee and comprised members of the Committee and the community with heritage, history and architecture qualifications and experience. The Study was prompted by a Council resolution to re-examine some 250 items that were recommended for heritage listing in a 2009 heritage study but deferred by Council in 2012.</p>
29 June 2023	<p>Initial Consideration of Draft Community Heritage Study 2021-2023 by Local Planning Panel</p> <p>The Draft Community Heritage Study was first considered by the Local Planning Panel and the following advice was given by the Panel:</p> <ol style="list-style-type: none"> <i>1. The Panel acknowledges the enormous amount of detailed work put into the Wingecarribee Community Heritage Study 2021-2023 by the Study Team and Council planning staff.</i> <i>2. The Panel supports the commencement of owner and community consultation in accordance with this report of the Wingecarribee Community Heritage Study 2021-2023.</i> <i>3. The Panel recommends that consideration be given to initiating the Peer Review of the Study concurrently with the proposed community consultation with the final Peer Review to be carried out at the conclusion of the community consultation.</i>
19 July 2023	<p>Council resolution for consultation and public exhibition of Draft Community Heritage Study</p> <p>The Panel's advice was considered by Council as part of a report on the Draft Community Heritage Study where it was resolved:</p> <p><i>MN 2023/434</i></p> <p>THAT:</p> <ol style="list-style-type: none"> <i>1. The Wingecarribee Community Heritage Study 2021-2023 be supported to commence owner and community consultation in accordance with this report.</i> <i>2. The Study Team and other volunteer contributors be acknowledged and thanked for their significant contribution in research, photography and compilation of the information contained in the Wingecarribee Community Heritage Study 2021-2023.</i>
31 July 2023	<p>Commencement of owner consultations</p> <p>Consultation commences with owners of individual properties affected by the recommendations of the Draft Community Heritage Study. Access to the Draft Study documents was provided by a website link and affected owners of recommended heritage items were invited to attend 15-minute individual one-on-one sessions with Council staff that were conducted from 11 September until 30 October 2023. In total 326 meeting slots were made available to owners on 22 dates and at 6 different venues across the Shire.</p>

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Date	Milestone and Commentary
3 October 2023 to 6 November 2023	Public exhibition of Draft Community Heritage Study Public exhibition of the Draft Study commences. Letters were sent to owners of properties within proposed heritage conservation areas and emails were sent to local village associations and heritage groups. Thirteen four-hour community drop-in information kiosks were held between 9 October and 2 November 2023 at six locations across the Shire.
13 December 2023	Council consideration of Peer Review Options Council considers a report on the <i>Draft Community Heritage Study – Options for Peer Review</i> where it was resolved: <i>MN 2023/570</i> <i>THAT Council:</i> <ol style="list-style-type: none"> <i>Council receive and note the report and Council Officers play no further role in the matter.</i> <i>Council support the option for peer review of the Community Heritage Study and all submissions received in response to the public consultation process with the view to the final Heritage Study and Planning Proposal being submitted to the NSW Department Planning Department for Gateway Determination no later 30 June 2024.</i> <i>The cost for the independent peer review of the Community Heritage Study and exhibition of same by a suitably qualified heritage contractor reporting directly to the General Manager be considered as part of the December budget quarterly review.</i> <i>In relation to point 2, it will be necessary for the General Manager to prepare a timeline for public exhibition of the final draft study for consideration by both the Planning Panel and Council.</i> <i>The General Manager be delegated authority to place the draft Community Heritage Study, post peer review on public exhibition.</i>
31 January 2024	Appointment of Peer Review consultant The appointment of Mr Robert Staas as the heritage consultant to undertake the independent peer review of the Draft Community Heritage Study is announced.
21 February 2024	Council consideration of update report on Peer Review Council considers a report on the update of the independent peer review where it was resolved: <i>MN 2024/7</i> <i>THAT Council:</i> <ol style="list-style-type: none"> <i>Note the update on the appointment of the Consultant to undertake the independent Peer Review of the draft Wingecarribee Community Heritage Study 2021-2023.</i> <i>The proposed timeline for public exhibition of the peer-reviewed draft Study in accordance with Council's Resolution dated 13 December 2023 be the subject of a further report to the March 2024 meeting noting the delegation in place.</i> <i>Allocate \$22,000 at the next quarterly budget review to fund the heritage peer review.</i>

**AGENDA OF THE ORDINARY MEETING OF COUNCIL
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Date	Milestone and Commentary																		
20 March 2024	<p>Council consideration of further update report on Peer Review</p> <p>Council considered a further report on the revised timeline for the independent peer review where it was resolved:</p> <p><i>MN 2024/39</i></p> <p><i>THAT Council note the revised proposed timeline for public exhibition of the peer-reviewed draft Study in accordance with Council's Resolutions dated 13 December 2023 and 21 February 2024.</i></p> <p>The table below shows the revised timeline presented at the meeting:</p> <table> <tr> <th>Timeframe</th><th>Milestone</th></tr> <tr> <td>22 January 2024</td><td>Peer Review initiated with independent consultant</td></tr> <tr> <td>15 May 2024</td><td>Peer Review Finalised</td></tr> <tr> <td>15 May 2024</td><td>Consultant presents peer review outcomes to Local Planning Panel (LPP)</td></tr> <tr> <td>29 May 2024</td><td>Extraordinary LPP considers peer reviewed draft Heritage Study</td></tr> <tr> <td>30 May 2024</td><td>General Manager places peer-reviewed draft Study on public exhibition for 28 days</td></tr> <tr> <td>30 June 2024</td><td>Public exhibition concludes</td></tr> <tr> <td>15 and 16 July 2024</td><td>Extraordinary LPP considers outcomes of public exhibition and makes recommendations to proceed to Gateway Determination</td></tr> <tr> <td>7 August 2024</td><td>Council considers outcomes of peer review and LPP advice and considers proceeding to Gateway Determination</td></tr> </table>	Timeframe	Milestone	22 January 2024	Peer Review initiated with independent consultant	15 May 2024	Peer Review Finalised	15 May 2024	Consultant presents peer review outcomes to Local Planning Panel (LPP)	29 May 2024	Extraordinary LPP considers peer reviewed draft Heritage Study	30 May 2024	General Manager places peer-reviewed draft Study on public exhibition for 28 days	30 June 2024	Public exhibition concludes	15 and 16 July 2024	Extraordinary LPP considers outcomes of public exhibition and makes recommendations to proceed to Gateway Determination	7 August 2024	Council considers outcomes of peer review and LPP advice and considers proceeding to Gateway Determination
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29-30 May 2024	<p>Local Planning Panel consideration of Independent Peer Review 2024 of the Wingecarribee Community Heritage Study</p> <p>The Local Planning Panel considered the results of the Independent Peer Review over a two-day extraordinary meeting where the following advice was provided by the Panel:</p> <ol style="list-style-type: none"> <i>The Panel support that the Wingecarribee Community Heritage Study 2021-2023 Independent Peer Review 2024 as attached to these minutes be endorsed for public exhibition for a minimum of 28 days commencing on or before 1 June 2024 and concluding on 30 June 2024 via the Participate Wingecarribee platform.</i> <i>The Panel supports a report on the results of the public exhibition of the Wingecarribee Community Heritage Study 2021-2023 Independent Peer Review 2024 and a draft Planning Proposal to implement the final recommendations be considered by the Local Planning Panel at the conclusion of public exhibition.</i> <i>The Panel notes that the published Peer Review by Robert Staas (ATTACHMENT 1 to the Agenda paper) did not include commentary in relation to a number of submissions received on proposed heritage items. An Addendum Peer Review report by Robert Staas has now been published via the Participate Wingecarribee platform and is an ATTACHMENT to these minutes.</i> <i>The Panel notes that the Peer Review by Robert Staas followed the same process whether the review was dealt with in the main report or the addendum.</i> <i>The Panel notes a number of submissions were critical of the process followed in the preparation of the Wingecarribee Community Heritage Study. Robert Staas was satisfied that the process followed was sound and the Panel endorses this.</i> 																		

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Date	Milestone and Commentary
	<p>6. <i>The Panel notes the comments of Robert Staas that decisions regarding heritage listing inevitably involve an element of subjectivity and it is not an empirical process. The Peer Review aims to provide an expert assessment.</i></p> <p>7. <i>Robert Staas inspected all properties from the public domain and where it was not possible to obtain a full viewing from the public domain, familiarised himself by other means including the material in the Community Heritage Study, Google Street View, Nearmap and other readily available sources.</i></p> <p>8. <i>Individual Panel members carried out physical site inspections from the public domain in respect to some properties proposed for heritage listing. The Panel members also considered the material in the study, other material such as Google Street View and Nearmap. The Panel also considered all submissions lodged with Council during the exhibition of the Community Heritage Study and additional information provided by some speakers at the meeting on 29 May 2024.</i></p> <p>9. <i>The Panel notes that as part of the exhibition process following this meeting affected property owners (including those properties identified as not warranting heritage listing in the Wingecarribee Community Heritage Study but recommended for listing by Robert Staas in the peer review) will have an opportunity to make a written submission.</i></p> <p>10. <i>The Panel did not consider it appropriate at this stage to alter any of the recommendations in the Peer Review or Peer Review addendum. However, the Panel may when it considers the matter on 31 July 2024, make recommendations in that regard.</i></p> <p>11. <i>The Panel recommends that Robert Staas be engaged to;</i></p> <ul style="list-style-type: none"> <i>a. Review the submissions received and considered at the LPP meeting on 29 May 2024</i> <i>b. Review any further submissions received as a result of the exhibition of the Wingecarribee Community Heritage Study Peer Review and Peer Review Addendum</i> <i>c. Review the final statement of significance to be included in the report to be considered by the LPP on 31 July 2024.</i> <p>Note that attachments referred to in the above advice are NOT attached to this report but are available as part of the Minutes to the meeting available on the Local Planning Panel page of Council's website.</p> <p>Note that at the time of the Panel's advice, the proposed timing of the post-exhibition consideration of the Independent Peer Review by the Local Planning Panel was on 31 July 2024. Due to calendar scheduling the meeting was moved to 15 and 16 July 2024.</p>
31 May – 30 June 2024	<p>Public exhibition of the Independent Peer Review 2024</p> <p>See commentary in this report (below).</p>

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Date	Milestone and Commentary
19 June 2024	<p>Council consideration of update report on Community Heritage Study and Independent Peer Review</p> <p>Council considered an update report on the Community Heritage Study and Independent Peer Review where it was resolved on 19 June 2024:</p> <p><i>MN 2024/167</i></p> <p><u>THAT:</u></p> <ol style="list-style-type: none"><i>1. Council receive and note the Update and Draft Wingecarribee Community Heritage Study 2021-2023 and Independent Peer Review report.</i><i>2. A further report be submitted to Council following consideration by the Local Planning Panel.</i><i>3. It be noted that the staff advised that the recommendation to the panel in relation to the peer review will be that the proposed Berrima Landscape Conservation Area North and South Extensions and proposed Exeter/Sutton Forest Landscape Conservation Area be deferred for further investigations and separate consultations by June 2025.</i> <p>This resolution has been incorporated into the recommendations of this report.</p>
15 & 16 July 2024	<p>Local Planning Panel consideration of report on the public exhibition of the Independent Peer Review 2024 of the Draft Community Heritage Study 2021-23</p> <p>The Local Planning Panel's advice is provided at the beginning of this report.</p>

It is noted that the draft Community Heritage Study 21-23 has undergone rigorous review with all due process applied in full to ensure diverse opinions of landowners and community members are heard. Multiple referrals to the Local Planning Panel applied a layer of due diligence, independence and procedural fairness for all stakeholders. The independent peer review by a respected heritage practitioner applied another layer of rigour, resulting in the professional advice and recommendations summarised in this report. The 2 rounds of formal public exhibition, representations voiced at Panel and Council Public Forums and 2 rounds of formal submissions provided ample opportunities for all stakeholders to be heard. Further representations were made by owners and members of the community on 15 July 2024 at the Extraordinary Local Planning Panel meeting and more representations are expected at the Council Public Forum for the 7 August Council meeting. There will be a further and final public exhibition round for those properties recommended to be included within the Planning Proposal that will occur following the receipt of the Gateway Determination from the NSW Department of Planning, Housing and Infrastructure.

PUBLIC EXHIBITION OF PEER REVIEW 2024

Following consideration of the Independent Peer Review by the Local Planning Panel on 29 and 30 May 2024, the independent Peer Review 2024 of the Draft Community Heritage Study 2021-23 was placed on online public exhibition on Council's Participate Wingecarribee website from Friday 31 May 2024 until Sunday 30 June 2024. The Peer Review Report, Spreadsheet and Peer Review Addendum Report were all available for viewing and download along with the numerous volumes of the Draft Community Heritage Study 2021-23 that were previously on public exhibition from September to November 2023. Further submissions were invited from property owners and members of the community in relation to the Peer Review Report package.

SUBMISSIONS

A total of 77 submissions were received during the Peer Review public exhibition period which includes written submissions that were provided to the Local Planning Panel on 29 and 30 May 2024.

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- 43 submissions were in respect of 37 properties (3 sites had submissions from both owners and non-owners and 4 sites had 2 or more submissions by owners). All but 5 of the submissions by owners were in objection to the proposed recommendations of the Peer Review report.
- 35 submissions were general in nature or related to proposed heritage or landscape conservation areas and, of these, 30 were in support of the proposed recommendations of the Peer Review report and the Community Heritage Study more broadly.

The submissions were provided to Mr Robert Staas, the author of the Independent Peer Review report, for his response to each. Mr Staas's *Peer Review Response to Submissions* report is provided as **Attachment 3** to this report. The recommendations contained in this report have been included in the List of Recommendations at **Attachment 1** to this report and listed under the *Final Peer Review Recommendation* column.

Two late submissions were received. One comprised a Conservation Management Plan (CMP) for Craigieburn, 43-47 Centennial Road, Bowral, prepared in June 2024 by Weir Phillips Heritage and Planning, and the other was a general submission. Due to the lateness of these submissions and the reporting deadlines these submissions were not provided to Mr Staas for his consideration, but both were provided to the Local Planning Panel on 15 and 16 July 2024 for their consideration and to input into their final recommendations.

DEFERRED ITEMS

The Local Planning Panel has recommended and supported the deferral of 12 items and three (3) areas. **Table 2** below provides a list of the items recommended for deferral and provides a reason for deferral for each.

Table 2: Items recommended for deferral by Local Planning Panel

Item/area	Reason for deferral
Item No. 28 2 Alfreda Street, Bowral	Recommended by the <i>Peer Review Response to Submissions</i> report to be deferred to allow further investigation and consultation with the owner. The Panel supported this recommendation.
Item No. 275 9 Panorama Avenue, Bundanoon	Recommended by the <i>Peer Review Response to Submissions</i> report to be included in the final heritage list. The owner addressed the Panel and the Panel recommended deferring the listing of the site to allow for a site inspection and further consultation with the owner.
Item No. 284 159 Railway Avenue, Bundanoon	Recommended by the <i>Peer Review Response to Submissions</i> report to be deferred for a detailed inspection at an early date and assessment prior to finalisation of its inclusion in the final heritage list. The Panel supported this recommendation.
Item No. 334 1970 Kangaloon Road, East Kangaloon	Recommended by the <i>Peer Review 2024</i> report to be deferred pending further detailed investigation of issues raised by the owners in their submission regarding the preliminary evidence sheet information. The Panel supported this recommendation.
Item No. 339 2128 Kangaloon Road, East Kangaloon	Recommended by the <i>Peer Review 2024</i> report to be deferred pending further investigation of the site. The Panel supported this recommendation.
Item No. 343 34 & 42 Bundanoon Road & 47 Jensens Lane, Exeter	Recommended by the <i>Peer Review 2024</i> report to be deferred pending a separate study to establish significant remains of earlier developments and activities. The Panel supported this recommendation.

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Item/area	Reason for deferral
Item No. 354 72 Middle Road, Exeter	Recommended by the <i>Peer Review Response to Submissions</i> report to be deferred to allow further evaluation prior to recommended listing. The Panel supported this recommendation.
Item No. 365 1291 Kangaloon Road, Kangaloon	Recommended by the <i>Peer Review Response to Submissions</i> report to be deferred from listing pending a full evaluation including an on-site inspection and additional research. The Panel supported this recommendation.
Item No. 366 1320 Kangaloon Road, Kangaloon	Recommended by the <i>Peer Review Response to Submissions</i> report to be deferred from listing pending a full evaluation including an on-site inspection and additional research. The Panel supported this recommendation.
Item No. 375 1601 Kangaloon Road, Kangaloon	Recommended by the <i>Peer Review 2024</i> report to be deferred subject to further detailed investigation of the site. The Panel supported this recommendation.
Item No. 402 565 Diamond Fields Road, Mittagong	Recommended by the <i>Peer Review 2024</i> report to be deferred subject to further investigation and inspection. The Panel supported this recommendation.
Item No. 474 574-576 Argyle Street, Moss Vale	Recommended by the <i>Peer Review 2024</i> report to be deferred to allow for investigation and consideration of the heritage value of the group of timber buildings from 574 to 580 Argyle Street, including this site. The Panel supported this recommendation.
Northern and Southern Extensions to the Berrima Landscape Conservation Area	<p>A resolution was made at the Council meeting of 19 June 2024 in relation to this area which states (inter alia):</p> <p><i>It be noted that the staff advised that the recommendation to the Panel in relation to the Peer Review will be that the proposed Berrima Landscape Conservation Area North and South Extensions and proposed Exeter/Sutton Forest Landscape Conservation Area be deferred for further investigations and separate consultations by June 2025.</i></p> <p>The Panel supported the Council resolution.</p>
Bowral Conservation Area Extension (Holly and Elm Streets)	Recommended by the <i>Peer Review 2024</i> report to be deferred pending a more detailed assessment of its value as a conservation area. The Panel supported this recommendation.
Sutton Forest/Exeter Landscape Conservation Area	<p>A resolution was made at the Council meeting of 19 June 2024 in relation to this area which states (inter alia):</p> <p><i>It be noted that the staff advised that the recommendation to the Panel in relation to the Peer Review will be that the proposed Berrima Landscape Conservation Area North and South Extensions and proposed Exeter/Sutton Forest Landscape Conservation Area be deferred for further investigations and separate consultations by June 2025.</i></p> <p>The Panel supported the Council resolution.</p>

Following the Panel's consideration of the report on 15 and 16 July 2024, it was brought to Council professional staff's attention that one submission made to the Local Planning Panel public forum on 29 May 2024 in relation to 71 Penrose Road, Bundanoon (Item No. 277) had inadvertently not been considered by the peer reviewer. Given that this owner was not given the full benefit of the peer review response to their submission this report recommends that this additional item be deferred for further consideration and consultation with the owner.

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This report recommends that deferred items are examined and subject to any relevant additional consultation with a report to be brought back for the consideration of the Local Planning Panel by June 2025.

ADOPTION OF THE COMMUNITY HERITAGE STUDY

It is intended that the Community Heritage Study will be amended in accordance with the professional and independent advice provided by Mr Staas in the Peer Review 2024, relevant matters raised in submissions and any recommendations arising from deliberations by the Local Planning Panel on 15 and 16 July 2024.

The table contained at **Attachment 2** to this report provides a detailed list of proposed amendments to the Community Heritage Study 2021-23 arising from the aforementioned examinations and consideration. It is recommended that the Community Heritage Study 2021-23, subject to these amendments, be endorsed with the amendments subsequently effected resulting in the adopted version. The amended version of the Community Heritage Study 2021-23 will then be published on Council's website as the final adopted Study.

NOMINATED PROPERTIES

As part of the public exhibition of the Draft Community Heritage Study 2021-23 in 2023, members of the community were invited to submit nominations of additional heritage items. In addition, some submissions to the Peer Review also nominated additional sites and areas. **Table 3** lists each of the nominated sites and provides a comment and recommendation on each.

Table 3—List of properties/items/areas nominated as part of the Community Heritage Study community engagement phases

Item Name	Comment & Recommendation
Interwar house previously known as 'Sevenacres', 44 Centennial Road, Bowral	Nominated by a member of the Community Heritage Study Team. Research has been provided with the nomination. Recommendation: Investigate for potential heritage listing and include in a report back to the Local Planning Panel and Council along with the deferred items.
'Boorala'—Interwar brick and tile house, 88 Bendooley Street, Bowral	Nominated by a member of the Community Heritage Study Team. Research has been provided with the nomination. Recommendation: Investigate for potential heritage listing and include in a report back to the Local Planning Panel and Council along with the deferred items.
Mandemar Woolshed, 653 Joadja Road, Joadja	Some nominal historical research has been undertaken and staff have visited the site in the last 6 months. Recommendation: Investigate for potential heritage listing and include in a report back to the Local Planning Panel and Council along with the deferred items.
Railway overbridge on Chalker Parade, Hill Top	This item is listed on the National Trust Register and the person who nominated this item provided an article on the history of the Monier Arch construction. Recommendation: Investigate for potential heritage listing and include in a report back to the Local Planning Panel and Council along with the deferred items.
Former Nunnery, 27 Arthur Street, Moss Vale	The site is within the Throsby/Arthur Streets Conservation Area but should be investigated for potential heritage listing. Recommendation: Investigate for potential heritage listing and include in a report back to the Local Planning Panel and Council along with the deferred items.

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Item Name	Comment & Recommendation
Former home of Sir William Tyree, Sutherland Park Drive, Burradoo	<p>Architect designed modern home. Contained within the Bowral South New Living Area with retention not proposed in the Masterplan for the site.</p> <p>Recommendation: Investigate for potential heritage listing and/or archival recording and include in a report back to the Local Planning Panel and Council along with the deferred items.</p>
5 Queen Street, Mittagong	<p>This site is already heritage listed and is within the Mittagong Conservation Area, together with its neighbour at no. 3 Queen Street. No. 1 Queen Street has been recommended in this report to be heritage listed in recognition of it being the only one in a relatively intact group of three timber cottages on Queen Street not already heritage listed.</p> <p>Recommendation: No action required.</p>
'Osborn House', 96 Osborn Avenue Bundanoon (former Solar Springs and 'The Knoll')	<p>Some information about the history is provided with the nomination.</p> <p>Recommendation: Investigate for potential heritage listing and include in a report back to the Local Planning Panel and Council along with the deferred items.</p>
61 Merrigang Street, Bowral	<p>No information is provided on this property but the roof form appears to be an early building surrounded by mature plantings.</p> <p>Recommendation: Investigate for potential heritage listing and include in a report back to the Local Planning Panel and Council along with the deferred items.</p>
Medway Hall, 462 Medway Road, Medway	<p>10 nominations were received from members of the community for this item.</p> <p>Recommendation: Investigate for potential heritage listing and include in a report back to the Local Planning Panel and Council along with the deferred items.</p>
Mittagong Renwick Home for Boys, Bong Bong Road, Mittagong	<p>The following elements of the former Renwick Home for Boys are already heritage listed:</p> <ul style="list-style-type: none"> • Renwick subdivision (although this will be reduced to the Good Ja Gah Park containing the conserved silos within a future Planning Proposal) • Suttor Cottage, 66 Bong Bong Road, Renwick • Goodlet Cottage, 80 Bong Bong Road, Renwick • Challoner Cottage, 82 Bong Bong Road, Renwick (also listed on the State Heritage Register) • Rowe Cottage, 129-131 Bong Bong Road, Mittagong • Cutter's Inn (former Hassal and Jefferis Cottages), 762 Old South Road, Mittagong. <p>The remaining buildings not listed—comprising De Lauret Cottage (86 Bong Bong Road), Heydon Cottage (88-90 Bong Bong Road) and the Scout Hall (88-90 Bong Bong Road)—are included in the Community Heritage Study and recommended for heritage listing by the Study and the Peer Review.</p> <p>Recommendation: No action required.</p>

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Item Name	Comment & Recommendation
Baker's Subdivision comprising 1-11 Aitken Road; former Annesley School for Girls, 10 Westwood Drive and Loseby Park, 2A Park Road, Bowral	Annesley and Westwood buildings of former Annesley School for Girls (10 Westwood Drive) are recommended for heritage listing as part of the Draft Community Heritage Study 2021-23. Research has been provided with the nomination. Recommendation: Investigate for potential heritage listing and/or inclusion in an extension of the existing Aitken Road Conservation Area and include in a report back to the Local Planning Panel and Council along with the deferred items.
Upper Welby Reservoir 1930, 2400 Old Hume Highway, Woodlands	Item of potential engineering heritage. Recommendation: Investigate for potential heritage listing and include in a report back to the Local Planning Panel and Council along with the deferred items.
Lower Welby Reservoir 1908, Welby Recreation Reserve, Old Hume Highway, Welby	Item of potential engineering heritage. Recommendation: Investigate for potential heritage listing and include in a report back to the Local Planning Panel and Council along with the deferred items.
Boxvale Railway Tunnel (now a walking track), Welby Recreation Reserve, Old Hume Highway, Welby	Item of potential engineering heritage. Recommendation: Investigate for potential heritage listing and include in a report back to the Local Planning Panel and Council along with the deferred items.
Nattai Creek Dam, The Maltings, Nattai Creek and 2 Colo Street, Mittagong	The dam is covered by The Maltings Conservation Area and partially covered by The Maltings heritage item. However, the dam is not mentioned in the existing heritage item inventory sheet. Recommendation: Investigate significance for separate heritage listing associated with the existing Maltings heritage item and conservation area and include in a report back to the Local Planning Panel and Council along with the deferred items.
Nattai Creek Dam, Frensham School, 51 Range Road, Mittagong	Item of potential engineering heritage. Recommendation: Investigate for potential heritage listing and include in a report back to the Local Planning Panel and Council along with the deferred items.
Kangaloon Cultural Landscape	It was suggested by Robert Staas in the Peer Review Report that consideration should be given to a cultural landscape area covering the Kangaloon and East Kangaloon area. Recommendation: Investigate for potential cultural landscape listing and include in a report back to the Local Planning Panel and Council along with the deferred items.
Expansion of Exeter Village Heritage Conservation Area	It was suggested by some residents of Exeter Village and the Exeter Village Association that the proposed Exeter Village Heritage Conservation Area should be expanded. Recommendation: Investigate the expansion of the Exeter Village Heritage Conservation Area in conjunction with the Exeter/Sutton Forest Landscape Conservation Area and include in a report back to the Local Planning Panel and Council along with the deferred items.

PLANNING PROPOSAL

Introduction

A Planning Proposal has been prepared based on the final recommendations of the Local Planning Panel as denoted by a “Yes” in the final column of the List of Recommendations at **Attachment 1** to this report. A copy of the Planning Proposal is included as **Attachment 4** to this report.

Strategic Assessment

Strategic Merit

The Planning Proposal has been prepared to effect the recommendations of a Shire-wide community based heritage study. The Wingecarribee Community Heritage Study 2021-23 was prepared using local heritage and historical experts who provided their time, expertise and research on a voluntary and nil-fee basis. Following a round of community engagement that included consultation with affected owners and broader public exhibition, the Draft Community Heritage Study underwent an Independent Peer Review consistent with the Peer Review Guidelines published by Heritage NSW. A further round of public exhibition of the Peer Review and consideration of all submissions received during the public exhibition phases of the project along with consideration by the Wingecarribee Local Planning Panel has resulted in a recommended list of new heritage items and heritage and landscape conservation areas.

The Community Heritage Study was initially prompted by the deferral of several hundred potential heritage items in 2012 that were recommended for heritage listing by a previous heritage study, the Wingecarribee Heritage Survey 2009, and, in addition to re-examining the heritage significance of those deferred items, it broadened the scope and took a strategic view to include potential items identified since 2012. Consequently, the Study examined 609 new potential heritage items and 16 potential heritage and landscape conservation areas.

Site Specific Merit

Each item within the Draft Community Heritage Study has been individually examined, researched and assessed for heritage significance in accordance with the Heritage Council of NSW heritage significance assessment criteria and the NSW Heritage Office publication *Assessing Heritage Significance* (2001) which was in place at the time the heritage assessments were undertaken. It is acknowledged that this document has now been superseded by a 2023 version of *Assessing Heritage Significance*. However, the approach taken by the Study Team in assessing heritage significance against the heritage significance assessment criteria is consistent with the new guidelines.

The Draft Community Heritage Study was then subject to a Peer Review by an independent heritage consultant who examined each item and area and provided an independent recommendation for each, taking into account any submissions received from owners or the community on each item.

This detailed approach has meant that the evidence to justify heritage listing for each site is robust and site-specific.

COMMUNICATION AND CONSULTATION

Community Engagement

As detailed in **Table 1** to this report, the Draft Community Heritage Study 2021-23 and the Peer Review 2024 of the Study have undergone two rounds of community consultation in the latter half of 2023 and in June 2024. At each stage, submissions were invited from affected property owners and the community and considered by an independent peer reviewer and included in the reporting of community engagement to both the Local Planning Panel and Council.

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For those properties and areas recommended for inclusion in the Planning Proposal, there will be a further opportunity for community engagement following endorsement to undertake public exhibition by the NSW Department of Planning, Housing and Infrastructure via a Gateway Determination. Public exhibition of the Planning Proposal will be undertaken for a period of at least 28 days and will be notified to affected property owners and published on the NSW Planning Portal with links to Council's Participate Wingecarribee website and included in other Council community communications. Letter and/or email notifications will occur to each affected owner of land included in the Planning Proposal and to interested community members and groups.

Following public exhibition of the Planning Proposal, a report will be brought back to the Local Planning Panel and thereafter to the new Council for endorsement to proceed to finalisation of the proposed WLEP 2010 amendments.

Internal Communication and Consultation

No internal referrals have yet been undertaken on the Planning Proposal. However, as the Planning Proposal includes some Council owned or managed land, Council's Assets Branch and Property Branch will be notified about the inclusion of those sites in the Planning Proposal.

External Communication and Consultation

No Agency referrals have yet been undertaken. However, it is anticipated that, as a minimum, the NSW Department of Planning, Housing and Infrastructure will require Council to consult with the following State Government Departments and Agencies:

- Heritage NSW
- WaterNSW
- Rural Fire Service

It is anticipated that these referrals will be initiated following Council's resolution and concurrent with the request for a Gateway Determination.

SUSTAINABILITY ASSESSMENT

Environment

The listing of places of heritage significance results in the protection of the setting of those items which can include gardens and trees and helps to ensure that any development proposals do not have an adverse impact on heritage and streetscape values.

Social

There are no social issues in relation to this report.

Broader Economic Implications

Heritage listing can result in implications for the individual owners of those properties. However, the retention of historic buildings that make a major contribution to the character of the Southern Highlands region and help make it unique, also helps to maintain and grow our reputation as a tourist destination and an attractive place to live, which can lead to positive economic benefits to the region.

Culture

The protection of historical places of significance assists in enhancing our community's cultural identity.

Governance

The Planning Proposal has been prepared in accordance with relevant legislation and Departmental guidelines.

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COUNCIL BUDGET IMPLICATIONS

The Community Heritage Study 2021-23 and the Peer Review 2024 have been prepared largely by volunteers and through previously identified Council budgets. The examination of deferred items and additional nominated items can largely be done with existing Council resources and staff and with the assistance and input from local historical experts on a volunteer basis.

RELATED COUNCIL POLICY

The identification, protection and promotion of places of significant cultural heritage is goal 3.2.3 of the Wingecarribee Community Strategic Plan, Wingecarribee 2041 (April 2023). Council is committed to ensuring that places of heritage significance are identified, assessed and listed, as appropriate. This report and the Planning Proposal are consistent with this goal.

In addition to the Community Strategic Plan the Wingecarribee Local Environmental Plan 2010, which the Planning Proposal is seeking to amend, is relevant to this report.

CONCLUSION

The conclusion of the public exhibition of the Peer Review of the Draft Wingecarribee Community Heritage Study 2021-23 has led to the preparation of a Planning Proposal to effect the recommendations of the Peer Reviewed Community-Based Heritage Study and the Local Planning Panel's recommendations. This is the culmination of a significant body of work undertaken by community volunteers and Council staff dating back to 2012 when Council deferred for further consultation over 200 potential heritage items recommended by the Wingecarribee Heritage Survey 2009. This report recommends the adoption of the Community Heritage Study 2021-23 as amended by the Peer Review 2024 and as otherwise detailed in this report and by the deliberations of the Local Planning Panel. The report also seeks endorsement of the Planning Proposal to amend Schedule 5 (Environmental heritage) and the Heritage Map of Wingecarribee Local Environmental Plan 2010 to effect the recommendations of the Local Planning Panel based on the Wingecarribee Community Heritage Study 2021-23 and the Community Heritage Study Peer Review 2024 and to send the Planning Proposal to the NSW Department of Planning, Housing and Infrastructure for a Gateway Determination.

ATTACHMENTS UNDER SEPARATE COVER

1. List of Recommendations [9.1.1 - 24 pages]
2. Recommended Amendments for Adopted Version of the Community Heritage Study 2021-23 [9.1.2 - 12 pages]
3. Independent Peer Review Response to Submissions July 2024 [9.1.3 - 18 pages]
4. Planning Proposal - Heritage Study recommendations 2024 [9.1.4 - 57 pages]

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LIST OF RECOMMENDATIONS—COMMUNITY HERITAGE STUDY 2021-23 & PEER REVIEW 2024

The table below lists all the items and areas that comprise the Community Heritage Study together with the original Community Heritage Study recommendation, the initial Peer Review recommendation, the Final Peer Review recommendation (following public exhibition of the Peer Review 2024) and the Local Planning Panel's Recommendation from the Local Planning Panel Meeting of 15 and 16 July 2024.

Part A: Proposed items

No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
1	Balmoral	Bolans Road	Balmoral Cemetery	LOT 7003 DP 1072638	Yes	Yes	Yes	Yes
2	Balmoral	5 Railway Parade	Former Balmoral School	Lot 2 DP 2764	No	No	No	No
3	Balmoral	27 Railway Parade	Late Victorian weatherboard cottage	Lot 9 Sec 2 DP 2500	Yes	Yes	Yes	Yes
4	Balmoral	31 Railway Parade	Late Victorian weatherboard cottage	Lot 111 DP 1088006	Yes	Yes	Yes	Yes
5	Balmoral	33 Railway Parade	Late Victorian weatherboard cottage	Lot 13 Sec 2 DP 2500 & Lot 1 DP 1024959	Yes	Yes	Yes	Yes
6	Balmoral	37 Railway Parade	Truro'—Brick Victorian homestead	Lot 209 DP 1240094	Yes	Yes	Yes	Yes
7	Berrima	224 Greenhills Road	'Cordeaux Cottage'—sandstone cottage	Lot 6 DP 710577	Yes	Yes	Yes	Yes
8	Berrima	38 Jellore Street	Berrima Bridge Nursery—outbuildings, garden and plants	Lots 1-2 Sec 6 DP 758098 & Lot 1 DP 1038911	Yes	Yes	Yes	Yes
9	Berrima	Market Place	Oak Tree planted by Sir Henry Parkes	Lot 1 DP 1152987	Yes	No	No	No
10	Berrima	3020 Old Hume Highway	'Bendooley'—sandstone Georgian style Victorian homestead and grounds (including trees)	Lot 3 DP 584423	Yes	Yes	Yes	Yes
11	Berrima	7-9 Oldbury Street	Stone Cottage	Lot 1 DP 806686 & Lot 1 DP 47659	Yes	Yes	Yes	Yes
12	Berrima	1 Raglan Street	Tom Mitchell's Slab Hut (partial ruin)	Lot 100 DP 1185105	Yes	Yes	Yes	Yes
13	Bowral	1 Aitken Road	'Sunny Corner'—1940s house	Lot 1 DP 19117	No	No	No	No
14	Bowral	12 Aitken Road	'Glencoe'—Interwar house designed by Verton Bruce Smith	Lot 10 DP 1098108	Yes	No	No	No
15	Bowral	14 Aitken Road	'Aroha'—house	Lot 61 DP 1192648	Yes	Yes	Yes	Yes
16	Bowral	16 Aitken Road	New house	Lot 62 DP 1192648	No	No	No	No
17	Bowral	18 Aitken Road	House	Lot 7 DP 11348 & Lot 5 DP 798510	No	No	No	No
18	Bowral	20-22 Aitken Road	'Comer's House'—Interwar house	Lot 8 DP 11348 & Lot 9 DP 11348	Yes	No	No	No
19	Bowral	24 Aitken Road	Interwar house	Lot 10 DP 11348	Yes	No	No	No
20	Bowral	26 Aitken Road	House	Lot 1 DP 316408	No	No	No	No
21	Bowral	29 Aitken Road	1970s house	Lot 23 DP 11348	No	No	No	No
22	Bowral	30 Aitken Road	1980s house	Lot 3 DP 316408	No	No	No	No
23	Bowral	31 Aitken Road	1970s house	Lot 22 DP 11348	No	No	No	No
24	Bowral	28 Aitken Road	Victorian weatherboard cottage	Lot 2 DP 316408	Yes	Yes	Yes	Yes
25	Bowral	43 Aitken Road	House	Lot 1 DP 1151362	No	No	No	No
26	Bowral	43A Aitken Road	New house	Lot 1 DP 1151362	No	No	No	No

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
27	Bowral	5 Alcorn Street	Weatherboard worker's cottage	Lot 71 DP 775295	No	Yes	Yes	Yes
28	Bowral	2 Alfreda Street	'Willyama'—Spanish Mission style house	Lot 1 DP 1121110	Yes	Yes	Defer	Defer
29	Bowral	83 Ascot Road	Weatherboard worker's cottage	Lot 441 DP 1202888	Yes	Yes	Yes	Yes
30	Bowral	7 Banksia Street	Federation bungalow with integrated front fence	Lot B DP 157621	Yes	No	No	No
31	Bowral	8 Banksia Street	Victorian masonry cottage with slate roof	Lot 1 DP 560143	Yes	Yes	Yes	Yes
32	Bowral	10 Banksia Street	Interwar Californian bungalow	Lot 3 DP 12768	Yes	Yes	Yes	Yes
33	Bowral	77 Bendooley Street	Interwar house	Lot 5 DP 1246673	Yes	Yes	Yes	Yes
34	Bowral	90 Bendooley Street & 30 Kangaloon Road	'Beatrice Park'—house and grounds	Lots 1 & 2 DP 831681	Yes	Yes	Yes	Yes
35	Bowral	256 Bong Bong Street	National Australia Bank	Lot 12 DP 748075	No	No	No	No
36	Bowral	Bong Bong Street	Bowral War Memorial Park	Lot 7300 DP 1125726 (Crown Reserve 56940)	Yes	Yes	Yes	Yes
37	Bowral	302-306 Bong Bong Street	'Springett's Arcade'—first floor façade	Lot 2 DP 706941	Yes	Yes	Yes	Yes
38	Bowral	329-339 Bong Bong Street	Shops (former Whatman's Garage)	Lot 10 DP 773978	No	No	No	No
39	Bowral	408-412 Bong Bong Street	Bowral Hotel	Lot 1 DP 826176	Yes	Yes	Yes	Yes
40	Bowral	421-425 Bong Bong Street	Former Bowral Spare Parts	Lot 1 DP 744028	Yes	Yes	Yes	Yes
41	Bowral	28 Boolwey Street	Victorian weatherboard cottage with bullnose verandah	Lot 1 DP 995227	Yes	Yes	Yes	Yes
42	Bowral	37 Boolwey Street	Interwar house	Lot 31 DP 1020279	Yes	No	No	No
43	Bowral	39 Boolwey Street	New house	Lot 4 Sec B DP 11838	No	No	No	No
44	Bowral	41 Boolwey Street	House	Lot 5 Sec B DP 11838	No	No	No	No
45	Bowral	43 Boolwey Street	House	Lot 6 Sec B DP 11838	No	No	No	No
46	Bowral	33 Boolwey Street (aka 2 Edward Street)	Interwar house	Lot 1 Sec B DP 11838	Yes	Yes	Yes	Yes
47	Bowral	45 Boolwey Street	Brick house	Lot 2 Sec D DP 11838	Yes	No	No	No
48	Bowral	47 Boolwey Street	New house	Lot 1 Sec D DP 11838	No	No	No	No
49	Bowral	87 Bowral Street	Interwar weatherboard house with slate roof	Lot 1 Sec A DP 8185 & Lot 1 DP 1057181	Yes	Yes	Yes	Yes
50	Bowral	92 Bowral Street	Brick house	Lot 20 Sec C DP 11838	No	No	No	No
51	Bowral	94 Bowral Street	'Wiston Cottage'—Interwar brick and tile cottage	Lot 19 Sec C DP 11838	Yes	No	No	No
52	Bowral	96 Bowral Street	Modest post-war cottage	Lot 18 Sec C DP 11838	Yes	No	No	No
53	Bowral	98 Bowral Street	'Whitstable'—substantial Californian bungalow	Lot 17 Sec C DP 11838	Yes	Yes	Yes	Yes
54	Bowral	100 Bowral Street	Interwar two storey house	Lot 16 Sec C DP 11838	Yes	No	No	No
55	Bowral	102 Bowral Street	'Elvador'—Interwar Mediterranean style house	Lot 15 Sec C DP 11838	Yes	Yes	Yes	Yes
56	Bowral	104 Bowral Street	1950s house	Lot 1 DP 323163	No	No	No	No

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
57	Bowral	106 Bowral Street	Interwar architect designed house	Part Lot 13 Sec C DP 11838	Yes	Yes	Yes	Yes
58	Bowral	116 Bowral Street	Interwar house	Lot 11 Sec E DP 11838	Yes	Yes	Yes	Yes
59	Bowral	118 Bowral Street	Post-war house	Lot 10 Sec E DP 11838	Yes	Yes	Yes	Yes
60	Bowral	120 Bowral Street	Federation house	Lot 9 Sec E DP 11838	Yes	Yes	Yes	Yes
61	Bowral	122 Bowral Street	‘Picardy’—house	Lot 8 Sec E DP 11838	No	No	No	No
62	Bowral	124 Bowral Street	‘Ingelara’—post-war house	Lot A DP 356567	Yes	No	No	No
63	Bowral	126 Bowral Street	‘Spindleberries’—post-war house	Lot 11 DP 597780	Yes	No	No	No
64	Bowral	128 Bowral Street	House	Lot 12 DP 597780	No	No	No	No
65	Bowral	1 Bradman Avenue	House	Lot 12 DP 567917	No	No	No	No
66	Bowral	2 Bradman Avenue	House	Lot 62 DP 1198883	No	No	No	No
67	Bowral	3 Bradman Avenue	House	Lot 2 Sec E DP 11838	No	No	No	No
68	Bowral	5 Bradman Avenue	House	Lot 3 Sec E DP 11838	No	No	No	No
69	Bowral	7 Bradman Avenue	Interwar bungalow	Lot 4 Sec E DP 11838	Yes	No	No	No
70	Bowral	9 Bradman Avenue	Two storey house	Lot 5 Sec E DP 11838	No	No	No	No
71	Bowral	12 Bradman Avenue	Post-war house	Lot A DP 354399	Yes	No	No	No
72	Bowral	14 Bradman Avenue	Mid-20th Century house	Lot B DP 354399	No	No	No	No
73	Bowral	16 Bundaroo Street	Victorian cottage	Lot 30 Sec B DP 975353	Yes	Yes	Yes	Yes
74	Bowral	22 Bundaroo Street	Victorian cottage with bullnosed verandah	Lot 1 DP 709655	Yes	Yes	Yes	Yes
75	Bowral	27 Bundaroo Street	‘St Chads’—Interwar Arts & Crafts bungalow	Lot 20 DP 9661 & Lot 21 DP 9661	Yes	Yes	Yes	Yes
76	Bowral	29 Bundaroo Street	‘Winton’—Interwar house including trachyte fence	Lot 19 DP 9661	Yes	Yes	Yes	Yes
77	Bowral	42 Bundaroo Street	‘Victory Cottage’—two storey trachyte-fronted terrace house	Lot 21 DP 844779	Yes	Yes	Yes	Yes
78	Bowral	44-46 Bundaroo Street	Brick Georgian style house	Lot 22 DP 844779	No	Yes	Yes	Yes
79	Bowral	9 Carlisle Street	Weatherboard cottage with iron lace	Lot 70 DP 714736	Yes	No	No	No
80	Bowral	2-18 Centennial Road	Waterbrook and gardens (Former O.L.S.H. convent)	Lot 1 DP 1101892, Lot 2 DP 1101892, Lot 4 DP 1109214, Lot 5 DP 1109214, Lot 6 DP 1109214, Lot 7 DP 1109214, Lot 8 DP 1109214, Lot 9 DP 1109214, Lot 10 DP 1109214 & Lot 11 DP 1109214	No	No	No	No
81	Bowral	13 Centennial Road	‘Glen Parc’—house and garden	Lot 12 DP 860365	No	No	No	No
82	Bowral	43-47 Centennial Road	‘Craigieburn’—homestead, golf course and garden including bunya pines	Lot 56 DP 664260, Lot 1 DP 347273 & Part Lot 2 DP 960916	Yes	Yes	Yes	Yes
83	Bowral	54 Centennial Road	‘Cotswold Cottage’ (formerly The Cottage Tea Room)	Lot 9 DP 26372	Yes	Yes	Yes	Yes

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
84	Bowral	1 Church Street	1960's house	Lot 3 Sec C DP 11838	No	No	No	No
85	Bowral	1A Church Street	Californian bungalow	Lot 4 Sec C DP 11838	Yes	No	No	No
86	Bowral	3 Church Street	House	Lot 5 Sec C DP 11838	Yes	No	No	No
87	Bowral	4 Church Street	'Redwood'—Interwar house (including interiors) and garden (including Californian Redwood Tree planted in 19th Century)	Lot B DP 333876	Yes	Yes	Yes	Yes
88	Bowral	5 Church Street	Californian bungalow	Lot 6 Sec C DP 11838	No	No	No	No
89	Bowral	6 Church Street	Post-war house	Lot 34 DP 1155558	No	No	No	No
90	Bowral	7 Church Street	House	Lot 7 Sec C DP 11838 & Lot 14 DP 659020	No	No	No	No
91	Bowral	8 Church Street	House	Lot 11 Sec B DP 11838	No	No	No	No
92	Bowral	9 Church Street	'Wirra Willa'—Federation house	Lot 8 Sec C DP 11838	Yes	Yes	Yes	Yes
93	Bowral	10 Church Street	House	Lot 10 Sec B DP 11838	No	No	No	No
94	Bowral	5 Crago Lane	'Highdown'—Victorian Gothic weatherboard house and grounds	Lot 8 DP 667524	Yes	Yes	Yes	Yes
95	Bowral	18 Daphne Street	'The Little Foxes'—Federation Gothic weatherboard cottage	Lot 10 DP 541251	No	No	No	No
96	Bowral	20 Daphne Street	'Didsbury'—Federation house	Lot 6 Sec K DP 979526	No	No	No	No
97	Bowral	6 David Street	Berida Hotel (former Berida Manor)	Lot 17 SP 36297	Yes	Yes	Yes	Yes
98	Bowral	1 Edward Street	'Bettws-y-coed'—single storey Interwar house	Lot 21 Sec C DP 14661	Yes	Yes	Yes	Yes
99	Bowral	3 Edward Street	'Aveley'—Interwar Mediterranean style house	Lot 22 Sec C DP 14661	Yes	No	No	No
100	Bowral	5 Edward Street	Brick and tile house	Lot 23 Sec C DP 14661 (Vol 4091 Fol 00085)	Yes	Yes	Yes	Yes
101	Bowral	6 Edward Street	Interwar brick house	Lot 14 Sec B DP 11838	Yes	No	No	No
102	Bowral	7 Edward Street	Brick and tile Californian bungalow	Lot 24 Sec C DP 14661	Yes	Yes	Yes	Yes
103	Bowral	9 Edward Street	Californian bungalow	Lot 25 Sec C DP 14661	Yes	No	No	No
104	Bowral	3 Elm Street	'Banbury Cottage'—early 20th century weatherboard cottage	Lot 18 DP 716846	Yes	No	No	No
105	Bowral	5 Elm Street	'Teddington'—Victorian villa and former home of Alf Stephens Snr	SP 20376 & Lot 1 & Lot 2 SP 20376	Yes	Yes	Yes	Yes
106	Bowral	6 Elm Street	'Lorien'—Federation house	Lot 1 DP 739413	No	No	No	No
107	Bowral	7 Elm Street	Freestanding cottage from the Victorian period	Lot 1 DP 112377	No	No	No	No
108	Bowral	9 Elm Street	'Duck Cottage'—Victorian weatherboard cottage	Lot 202 DP 595798	Yes	Yes	Yes	Yes
109	Bowral	10 Elm Street	Victorian cottage	Lot 3 DP 152058	No	Yes	Yes	Yes
110	Bowral	11 Elm Street	Victorian cottage	Lot 1 DP 719401	Yes	Yes	Yes	Yes
111	Bowral	26 Elm Street	Federation house including interiors, particularly hallway	Lot 22 DP 880658	Yes	No	No	No
112	Bowral	1 Funston Street	Late Victorian brick house and trachyte gate posts	Lot 12 DP 790730	Yes	Yes	Yes	Yes

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
113	Bowral	16 Gladstone Road	'The Leightons'—Victorian house	Lot 6 DP 1189572	Yes	Yes	Yes	Yes
114	Bowral	23 Gladstone Road	'The Ridge'—house and garden	Lot 1 DP 84446	Yes	Yes	Yes	Yes
115	Bowral	27 Gladstone Road	'Brightlands'—1888 house, garden and stables	Lots 1 and 2 DP 130349	Yes	No	No	No
116	Bowral	5 Glebe Street	House	Lot 1 DP 1134760	No	No	No	No
117	Bowral	7 Glebe Street	House	Lot 2 DP 1134760	No	No	No	No
118	Bowral	12 Glebe Street	Interwar bungalow	Lot 4 Sec D DP 11838	Yes	No	No	No
119	Bowral	16 Glebe Street	Interwar bungalow	Lot 61 DP 1198883	Yes	No	No	No
120	Bowral	18 Glebe Street	Federation style house from Interwar period	Lot 11 DP 567917	Yes	No	No	No
121	Bowral	22 Glebe Street	Interwar bungalow	Lot 15 Sec E DP 11838	Yes	No	No	No
122	Bowral	24 Glebe Street	Interwar Californian bungalow	Lot 14 Sec E DP 11838	Yes	No	No	No
123	Bowral	26 Glebe Street	Interwar cottage	Lot 13 Sec E DP 11838	Yes	No	No	No
124	Bowral	28 Glebe Street	Cottage	Lot 12 Sec E DP 11838	Yes	No	No	No
125	Bowral	4 Hamilton Avenue	'Byways'—weatherboard house and grounds	Lot 20 DP 1057908	Yes	Yes	Yes	Yes
126	Bowral	8 Holly Street	Victorian cottage	Lot 11 DP 1110157	Yes	Yes	Yes	Yes
127	Bowral	10 Holly Street	Victorian cottage	Lot 120 DP 1000618	Yes	Yes	Yes	Yes
128	Bowral	15 Holly Street	Californian Bungalow	Lot 1 DP 782242	Yes	Yes	Yes	Yes
129	Bowral	18 Holly Street	Federation cottage	Lot 82 DP 998586	Yes	Yes	Yes	Yes
130	Bowral	31 Holly Street	'Old Meadows'—Victorian weatherboard house	Lot 912 DP 1244018	Yes	No	No	No
131	Bowral	45 Holly Street	Victorian weatherboard cottage—former home of P.L. Travers, author of Mary Poppins	Lot 161 DP 1048529	Yes	Yes	Yes	Yes
132	Bowral	7 Ivy Street	'Wilga'—house	Lot 1 DP 712833	No	No	No	No
133	Bowral	1 Jasmine Street	Victorian weatherboard cottage	Lot 1 DP 737616	Yes	No	No	No
134	Bowral	7 Jasmine Street	'The Rosery'—Victorian cottage and garden—Former Cope's Nursery cottage	Lot 1 DP 603694	Yes	No	No	No
135	Bowral	10 Jasmine Street	'Emmalay Cottage'—Californian bungalow	Lot 1 DP 744141	No	No	No	No
136	Bowral	9 Kangaloon Road	Pine trees associated with 'Iverbucks' Estate	Lot 1 DP 270566	No	No	No	No
137	Bowral	25-43 Kangaloon Road	Bowral Golf Course and Ladies' Drawing Room interiors in Club House	Lots 45-48 and Lot 51 Sec G DP 4380, Lot 1 DP 805565, Lot 39 DP 9084, Lot 1 DP 119005, Lot 1 DP 311009, Lot 2 DP 1015623 & Lot 10 DP 1085127	Yes	Yes	Yes	Yes
138	Bowral	34B Kangaloon Road	'Landshome'—house	Lot 36 DP 842826	No	No	No	No
139	Bowral	36 Kangaloon Road	'Ranelagh'—Spanish Mission style house	Lot 6 DP 12732 & Lot 4 DP 339390	Yes	Yes	Yes	Yes

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
140	Bowral	40 Kangaloon Road	'Kenilworth'—Californian bungalow and curtilage	Lot 125 DP 879002	Yes	Yes	Yes	Yes
141	Bowral	56 Kangaloon Road	House (now demolished)	Lot 100 DP 1280617	No	No	No	No
142	Bowral	58 Kangaloon Road (aka 32 Aitken Road)	'Tudor Corner'—two storey Tudor style house	LOT 14 DP 11348	Yes	Yes	Yes	Yes
143	Bowral	60 Kangaloon Road	House	Lot 2 DP 842038	No	No	No	No
144	Bowral	15 Merilbah Road	'Wirreanda'—Sydney School of Architecture style house and grounds	Lot 23 DP 20804	Yes	Yes	Yes	Yes
145	Bowral	16 Merilbah Road	Sydney School of Architecture style house	Lot 12 DP 536301	Yes	Yes	Yes	Yes
146	Bowral	16 Merrigang Street	Bowral Fire Station	Lot 8 DP 332358	Yes	Yes	Yes	Yes
147	Bowral	22 Merrigang Street	'Merrigang'—single storey Victorian rendered cottage	Lot 2 DP 790218	Yes	Yes	Yes	Yes
148	Bowral	23 Merrigang Street	'Bodlondeb'—house and early Camellia planting	Lot B DP 69100	Yes	Yes	Yes	Yes
149	Bowral	25-27 Merrigang Street	'Withycombe'—two storey Italianate house	Lot 23 DP 530121	Yes	Yes	Yes	Yes
150	Bowral	29-31 Merrigang Street	'Annandale'—weatherboard Victorian house	Lot 1 DP 154869	Yes	Yes	Yes	Yes
151	Bowral	33-35 Merrigang Street	Semi-detached Victorian cottages	SP 17350 & Lots 1 & 2 SP 17350	Yes	No	No	No
152	Bowral	37-39 Merrigang Street	'Apollonia'—Gothic style weatherboard house	Lot 1 DP 432372	Yes	Yes	Yes	Yes
153	Bowral	50 Merrigang Street	'Jubilee Villas'—two storey terrace houses	Lot 2 Sec 16 DP 976576	Yes	Yes	Yes	Yes
154	Bowral	51-53 Merrigang Street	'Benderry'—two storey late Victorian house	Lots 1-2 & 4-5 DP 500342	Yes	Yes	Yes	Yes
155	Bowral	63 Merrigang Street	'Ellengowan'—single storey Victorian weatherboard house with bullnosed verandah	Lot 1 DP 1015853	Yes	Yes	Yes	Yes
156	Bowral	74 Merrigang Street	Concrete block house	Lot 1 DP 795454	No	No	No	No
157	Bowral	76 Merrigang Street	'Wingham'—Victorian Italianate house	Lot 2 DP 795454	Yes	Yes	Yes	Yes
158	Bowral	78 Merrigang Street	Victorian weatherboard cottage (one of a pair)	Lot 3 DP 997017	Yes	Yes	Yes	Yes
159	Bowral	80 Merrigang Street	Victorian weatherboard cottage (one of a pair)	Lot 4 DP 770388	Yes	Yes	Yes	Yes
160	Bowral	83 Merrigang Street	Arts and Crafts style house from the Interwar period	Lot 1 DP 782248	Yes	Yes	Yes	Yes
161	Bowral	101 Merrigang Street	Single storey early 20th century cottage	Lot A DP 157120	No	No	No	No
162	Bowral	109 Merrigang Street	'Coniston'—Federation house (former shop)	Lot 2 DP 798364 & Lot 2 DP 1181520	Yes	Yes	Yes	Yes
163	Bowral	112 Merrigang Street	Californian bungalow	SP 70950 & Lot 1 SP 70950	No	No	No	No
164	Bowral	116 Merrigang Street	Victorian brick house	Lot 1 DP 780802	Yes	No	No	No

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
165	Bowral	119 Merrigang Street	‘Rippowam’—Interwar house and garden	Lot 3 DP 882137	Yes	No	No	No
166	Bowral	120 Merrigang Street	Victorian weatherboard house	Lot 3 DP 733864	Yes	Yes	Yes	Yes
167	Bowral	122 Merrigang Street	Victorian weatherboard cottage	Lot 8 DP 159865	Yes	Yes	Yes	Yes
168	Bowral	124-126 Merrigang Street	‘Bentham’—Victorian weatherboard house	Lot 1 DP 707330	Yes	Yes	Yes	Yes
169	Bowral	132 Merrigang Street	Single storey weatherboard house	Lot 35 DP 1108023	No	No	No	No
170	Bowral	138 Merrigang Street	Former ‘Waihemo’ gardener’s cottage, including garden	Lot 1 DP 587217	Yes	No	No	No
171	Bowral	142 Merrigang Street	‘Chifley’ (former ‘Waihemo’)—house (including library wing interiors) and garden including hot house remains, trachyte walling and early rhododendron planting	Lot 1 DP 222568	Yes	Yes	Yes	Yes
172	Bowral	144 Merrigang Street	Weatherboard cottage	Lot 1 DP 825430	Yes	No	No	No
173	Bowral	148 Merrigang Street	Victorian weatherboard cottage	Lot 3 DP 802468	Yes	Yes	Yes	Yes
174	Bowral	158 Merrigang Street	Cottage	Lot 158 DP 1099950	No	No	No	No
175	Bowral	159 Merrigang Street	‘Rose Manor’—two storey Arts and Crafts style house in roughcast render and grounds	Lots 8-10 Sec A DP 192732	Yes	Yes	Yes	Yes
176	Bowral	164 Merrigang Street	Victorian cottage	Lot 15 DP 549042	Yes	Yes	Yes	Yes
177	Bowral	166 Merrigang Street	‘Canberra’—Victorian weatherboard cottage with decorative bargeboards	Lot 1 DP 567744	Yes	Yes	Yes	Yes
178	Bowral	170 Merrigang Street	Queen Anne style weatherboard house	Lot 2 DP 779350	Yes	Yes	Yes	Yes
179	Bowral	173-179 Merrigang Street	‘Eastover’—Victorian house including front sandstone wall	Lots 15-18 DP 83525	Yes	Yes	Yes	Yes
180	Bowral	174 Merrigang Street	‘Green Gables’—single storey 20th century house	Lot 3 DP 808145	No	No	No	No
181	Bowral	180 Merrigang Street	‘Tryon’—late Victorian timber shingle house and garden, including front trachyte fence	Lot 7 DP 29303	Yes	Yes	Yes	Yes
182	Bowral	186 Merrigang Street	‘Beulah’—Victorian Italianate house	Lot 10 DP 775567	Yes	Yes	Yes	Yes
183	Bowral	192 Merrigang Street	‘Cotswold’—Interwar rendered masonry house and garden	Part Lot 12 DP 775567	Yes	Yes	Yes	Yes
184	Bowral	Mona Road	1935 Wing of Bowral Public Hospital	Lot 4 DP 858938	Yes	Yes	Yes	Yes
185	Bowral	450 Moss Vale Road	‘Blairgowrie’—Federation house	Lot 2 DP 513337	Yes	Yes	Yes	Yes
186	Bowral	2 Mount Road	Victorian cottage	Lot 1 DP 795444	Yes	Yes	Yes	Yes
187	Bowral	21-23 Mount Road	‘Kowana’—early Victorian house with slate roof	Lot 1 DP 910353	Yes	Yes	Yes	Yes
188	Bowral	26 Mount Road	‘Fairbanks’—Gothic weatherboard house	Lot 1 DP 917490	Yes	Yes	Yes	Yes
189	Bowral	20 Mount Road	‘Nott House’—Gothic weatherboard cottage	Lot 100 DP 812765	Yes	Yes	Yes	Yes
190	Bowral	45 Mount Road	Three flats built by Alf Stephens	Lot 11 DP 20797	Yes	Yes	Yes	Yes
191	Bowral	2-6 Myosotis Street	‘Toorale’—Interwar house and outbuildings, including garden	Lot 1 DP 634108	Yes	Yes	Yes	Yes

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
192	Bowral	16 Myosotis Street	‘Carisbrooke’—house and garden	Lot 1 DP 834739	Yes	Yes	Yes	Yes
193	Bowral	133 Old Bowral Road	‘Gibraltar Park’—former children’s home	Lot 2345 DP 1110446	Yes	Yes	Yes	Yes
194	Bowral	33 Oxley Drive	‘Norwood’—late Victorian weatherboard house	Lot 21 DP 861779	Yes	Yes	Yes	Yes
195	Bowral	7 Oxleys Hill Road	Two storey weatherboard house	Lot 1 DP 878094	Yes	Yes	Yes	Yes
196	Bowral	1 Oxleys Hill Road	Bowral Brickworks	LOT 1 DP 1053064 & LOT 11 DP 1022146	Yes	Yes	Yes	Yes
197	Bowral	12 Rose Street	Federation era house	Lot 1 DP 1073148	Yes	Yes	Yes	Yes
198	Bowral	17 Rose Street	Federation cottage	Lot 12 DP 1046671	No	No	No	No
199	Bowral	19 Rose Street	Semi-detached bungalow	Part Lot 13 DP 1046671	Yes	Yes	Yes	Yes
200	Bowral	28 Rose Street	Semi-Detached House (one of a pair)	Lot 2 DP 817948	Yes	Yes	Yes	Yes
201	Bowral	29 Rose Street	Moderne style house	Lot Y DP 365773	No	No	No	No
202	Bowral	30 Rose Street	Semi-Detached House (one of a pair)	Lot 1 DP 817948	Yes	Yes	Yes	Yes
203	Bowral	32-34 Rose Street	Two storey terrace houses	Lot 17 DP 1116340	Yes	Yes	Yes	Yes
204	Bowral	40 Rose Street	Victorian terrace house	Lot 145 DP 1115768	Yes	Yes	Yes	Yes
205	Bowral	42 Rose Street	Victorian brick cottage	Lot 13 DP 742073	No	Yes	Yes	Yes
206	Bowral	44 Rose Street	Rendered cottage	Lot 1 DP 600009	No	No	No	No
207	Bowral	46 Rose Street	Weatherboard house with Art Deco detailing	Lot 8 DP 156276	No	No	No	No
208	Bowral	Sheffield Road	Old Bowral Cottage Hospital	Lot 4 DP 858938	Yes	Yes	Yes	Yes
209	Bowral	1 Shepherd Street	Late Victorian weatherboard house	Lot 10 DP 814549	Yes	Yes	Yes	Yes
210	Bowral	7 Shepherd Street	‘Clifton’—Victorian house	Lot A DP 157056	Yes	Yes	Yes	Yes
211	Bowral	8 Shepherd Street	Interwar masonry and tile house	Lot 2 DP 802049	No	No	No	No
212	Bowral	11 Shepherd Street	20th Century cottage	Lot 4 DP 550528	No	No	No	No
213	Bowral	12 Shepherd Street	Interwar house	Lot 2 DP 855557	No	No	No	No
214	Bowral	38 Shepherd Street	Federation cottage	Lot 1 DP 194749	No	No	No	No
215	Bowral	60 Shepherd Street	Weatherboard house	Lot 1 DP 732770	Yes	Yes	Yes	Yes
216	Bowral	67 Shepherd Street	Late Victorian homestead including bunya pines at driveway entry	Lot 1 DP 1293313	Yes	Yes	Yes	Yes
217	Bowral	71 Shepherd Street	‘Cavan’—Federation house, including interiors	Lot 1 DP 1013838	Yes	No	No	No
218	Bowral	91 Shepherd Street	House and Keteleeria tree in front garden	Lot 4 DP 826510	Yes	Yes	Yes	Yes
219	Bowral	5 Sherwood Avenue	‘Alma Cottage’—weatherboard cottage	Lot 1 DP 252878 & Lot 1 DP 197239	Yes	Yes	Yes	Yes
220	Bowral	2-8 Sherwood Avenue	Scout Hall	Lot 1 DP 156182	Yes	Yes	Yes	Yes
221	Bowral	7 St Jude Street	Interwar rendered house	Lot 7 Sec B DP 11838	Yes	No	No	No
222	Bowral	9 St Jude Street	New house	Lot 8 Sec B DP 11838	No	No	No	No
223	Bowral	11 St Jude Street	Post-war brick and tile house	Lot 9 Sec B DP 11838	Yes	Yes	Yes	Yes
224	Bowral	15 St Jude Street	Interwar bungalow	Lot 9 Sec C DP 11838	Yes	No	No	No
225	Bowral	17 St Jude Street	‘Anembo’—Brick bungalow on trachyte foundations	Lot 10 Sec C DP 11838	Yes	Yes	Yes	Yes
226	Bowral	19 St Jude Street	Californian bungalow	Lot 11 Sec C DP 11838	Yes	Yes	Yes	Yes
227	Bowral	21 St Jude Street	‘Woorang’—Interwar house	Lot 12 Sec C DP 11838	Yes	No	No	No

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
228	Bowral	Station Street	Street tree planting of Camellia japonica	LOT 3 DP 808842 & Station Street road reserve	Yes	No	Yes	Yes
229	Bowral	Station Street	Avenue of eighteen pin oaks	Station Street road reserve	Yes	No	Yes	Yes
230	Bowral	34 Station Street	Beavan's funeral parlour and chapel	Lots 1-3 DP 7162	Yes	Yes	Yes	Yes
231	Bowral	44 Station Street	Weatherboard commercial cottage	Lot 1 DP 779657	Yes	Yes	Yes	Yes
232	Bowral	46 Station Street	Commercial cottage	Lot 2 DP 779657	No	No	No	No
233	Bowral	48-50 Station Street	Victorian terraces	Lot 1 DP 1064286	Yes	Yes	Yes	Yes
234	Bowral	52 Station Street	Victorian workers' cottage now part of restaurant	Lot 61 DP 997514	Yes	Yes	Yes	Yes
235	Bowral	18 Una Street	Victorian weatherboard cottage	Lot 1 DP 743824	No	No	No	No
236	Bowral	7 Victoria Street	Victorian gothic semi-detached houses	Part Lot 12 Sec B DP 975353	Yes	Yes	Yes	Yes
237	Bowral	38 Victoria Street	'Lanarck'—Victorian trachyte and brick house	Lot 10 DP 976522	Yes	Yes	Yes	Yes
238	Bowral	49 Victoria Street	Relocated cottage	Lot 4 DP 604285	No	No	No	No
239	Bowral	10 Westwood Drive	'Westwood' and 'Annesley'—buildings and gardens at Annesley Retirement Village	Lot 1 DP 1097251	Yes	Yes	Yes	Yes
240	Bowral	5 Wingecarribee Street	Former Coach House and Stables to the Grand Hotel	Lot 1 DP 606498	Yes	Yes	Yes	Yes
241	Bowral	40 Wingecarribee Street	Interwar Country Women's Association building	Lot 3 DP 150769	Yes	Yes	Yes	Yes
242	Bowral	53-55 Wingecarribee Street	Police Station and police residences	Lot 3 DP1153410 Crown Reserve 1032748	Yes	Yes	Yes	Yes
243	Bowral	57 Wingecarribee Street	Police Station and police residences	Lot B DP 332941	Yes	Yes	Yes	Yes
244	Bowral	59 Wingecarribee Street	Former Strathmore Private Hospital	Lot A DP 332941	Yes	Yes	Yes	Yes
245	Bowral	37 Woodbine Street	'Mouquet'—1920 war widow house	Lot 15 DP 9661	Yes	Yes	Yes	Yes
246	Bowral	50 Woodbine Street	Weatherboard cottage	Lot 1 DP 986183	Yes	Yes	Yes	Yes
247	Bowral	52 Woodbine Street	Weatherboard cottage	Lot 3 DP 1106293	Yes	Yes	Yes	Yes
248	Bowral	58 & 60 Woodbine Street	Pair of semi-detached cottages	Lots 61 and 62 DP 1142632	Yes	Yes	Yes	Yes
249	Bowral	62 & 64 Woodbine Street	Pair of semi-detached cottages	Lot 1 DP 797496 & Lot 1 DP 735287	Yes	Yes	Yes	Yes
250	Bowral	66 Woodbine Street	Weatherboard cottage	Lot 8 DP 135321	Yes	Yes	Yes	Yes
251	Braemar	30 Old Hume Highway	'Gascoigne House'—1880s weatherboard cottage	Part Lot 12 DP 615299	Yes	Yes	Yes	Yes
252	Braemar	14-16 Railway Parade	'Braemar Cottage'—Victorian masonry building	Lots 24-25 Sec 2 DP 792	Yes	Yes	Yes	Yes

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
253	Braemar	18 Tyree Place	Grave of Sir Alfred William Tyree OBE 1921–2013	Lot 86 DP 1272234	Yes	Yes	Yes	Yes
254	Bundanoon	5 Amos Lane	‘Arden’—brick cottage and garden	Lot 23 DP 869193	Yes	Yes	Yes	Yes
255	Bundanoon	6 Amos Lane	Amos Hill Private Cemetery	Lot 1 DP 1274640	No	Yes	No	No
256	Bundanoon	10 Anzac Parade	‘Mildenhall’—weatherboard cottage	Lot 11 DP 129077	Yes	Yes	Yes	Yes
257	Bundanoon	Church Street	Constitution Hill—early road	Church Street road reserve	Yes	Yes	Yes	Yes
258	Bundanoon	2-4 Church Street	Uniting Church and Memorial Garden	Lot C DP 326656	Yes	Yes	Yes	Yes
259	Bundanoon	13 Church Street	Former police station, Jane Brown Inn and Anglican Rectory	Lot 1 DP 169976	Yes	Yes	Yes	Yes
260	Bundanoon	38-40 Church Street	‘Eastdene’—late Victorian house	Lot 1 DP 838630	Yes	Yes	Yes	Yes
261	Bundanoon	7 Ebury Street	Former butcher shop	Lot 4 Sec 3 DP 1510	Yes	Yes	Yes	Yes
262	Bundanoon	10-12 Ebury Street	House (former butcher shop)	Lots 5 & 6 Sec 1 DP 1510	No	No	No	No
263	Bundanoon	14-16 Ebury Street	Stone cottage	Lots 7-8 & 23 Sec 1 DP 1510	Yes	Yes	Yes	Yes
264	Bundanoon	13-33 Ellsmore Road	Quest for Life Centre including ‘Killarney House’ and grounds	Lot 8 DP 833392	Yes	Yes	Yes	Yes
265	Bundanoon	4 Erith Street	Small sandstone cottage	Lot 1 DP 1105230	Yes	No	No	No
266	Bundanoon	6-18 Erith Street	Bundanoon Hotel, including interiors and garden	Lots 1-2 DP 1022374	Yes	Yes	Yes	Yes
267	Bundanoon	26 Erith Street	Former butcher shop and iceworks	Lot 3 Sec 1 DP 1307	Yes	Yes	Yes	Yes
268	Bundanoon	48 Erith Street	‘Fox Hollow’—weatherboard cottage	Lot D DP 360526	Yes	Yes	Yes	Yes
269	Bundanoon	1-3 Fidelis Street	‘Hamilton’—former Guest House	Lots 19 & 20 DP 8906	No	No	No	No
270	Bundanoon	7 Garland Road	Former Greenway Guest House	Lot 1 DP 1056290	Yes	Yes	Yes	Yes
271	Bundanoon	Gullies Road	Gullies Road—early road alignment including Guy Gurney Memorial Gates at entrance to Morton National Park	Gullies Road road reserve	Yes	Yes	Yes	Yes
272	Bundanoon	52 Gullies Road	‘Spring Vale’—former guest house	Lot 1 DP 814681	Yes	Yes	Yes	Yes
273	Bundanoon	30 Heritage Drive	Former Greason’s Abattoir—slaughterhouse remains	Lot 217 DP 1262120	Yes	No	No	No
274	Bundanoon	12-16 Hill Street	St Brigid’s Catholic Church	Lot 13 Sec 4 DP 1510	Yes	Yes	Yes	Yes
275	Bundanoon	9 Panorama Avenue	‘Emerson Grove’—house, barn and grounds	Lot 38 DP 1097706	Yes	Yes	Yes	Defer
276	Bundanoon	17-19 Panorama Avenue	‘Estoril’ (formerly ‘Marlow’)—stone cottage and garden	Lot 21 DP 234727	Yes	No	No	No
277	Bundanoon	71 Penrose Road	Former Bundanoon Village Nursery	Lot 10 DP 8906	Yes	Yes	Yes	Yes
278	Bundanoon	74-78 Penrose Road	Former ‘Bellevue Park’ Guest House	Lots 1-2 DP 130118	Yes	No	No	No
279	Bundanoon	1-3 Railway Avenue	Bundanoon Soldiers’ Memorial Hall and shop	Lot A DP 330415	Yes	Yes	Yes	Yes
280	Bundanoon	27 Railway Avenue	Former Post Office and residence (now café & nursery)	Lot 1 DP 564618	Yes	Yes	Yes	Yes
281	Bundanoon	31 Railway Avenue	Federation Bungalow (former Bundanoon Police Station)	Lot 2 DP 564618	Yes	Yes	Yes	Yes

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282	Bundanoon	41-43 Railway Avenue	'Lynwood'—1950s house	Lots 1-2 DP 11791	No	No	No	No
283	Bundanoon	115-129 Railway Avenue	'Highball House' and two large eucalypt trees (<i>Eucalyptus cypellocarpa</i>)	Lot 28 DP 1065076	Yes	Yes	Yes	Yes
284	Bundanoon	159 Railway Avenue	'Spring Hill' (formerly 'Lydholme Farm')—house, garden, tree-lined entry, current sandstone entry gates, former stone entry gate posts and stone bridge	Lot 2 DP 304969	Yes	Yes	Defer	Defer
285	Burradoo	55-57 Burradoo Road	'Mimosa'—Interwar Georgian Revival style house	Lots 2-3 DP 1153343	Yes	Yes	Yes	Yes
286	Burradoo	91-95 Burradoo Road	'Lowanbrae'—1925 Peddle Thorp and Walker designed house	Lot 4 DP 566067	Yes	Yes	Yes	Yes
287	Burradoo	1-3 Eridge Park Road	'Harby Park'—house, grounds and outbuildings	Part of Lot 1 DP 119043	Yes	Yes	Yes	Yes
288	Burradoo	3 Holly Road	'Talgai'—Interwar house	Lot 1 DP 1266895	Yes	No	No	No
289	Burradoo	7 Links Road	'Yeulba'—Interwar house	Lots 3-6 DP 12141 & Lot 1 DP 329111	Yes	Yes	Yes	Yes
290	Burradoo	11 Links Road	Interwar gabled roof brick house and garden	Lot 104 DP 1049376	Yes	Yes	Yes	Yes
291	Burradoo	13 Links Road	Modest Interwar house	Lot 4 DP 1277456	Yes	Yes	Yes	Yes
292	Burradoo	15 Links Road	'Renaire'—Interwar house	Lot 310 DP 1163823	Yes	Yes	Yes	Yes
293	Burradoo	19 Links Road	Interwar house	Lot 11 DP 570902	Yes	Yes	Yes	Yes
294	Burradoo	21 Links Road	House	Lot 12 DP 570902	No	No	No	No
295	Burradoo	23 Links Road	'Shadowood'—Leslie Wilkinson house	Lot 1 DP 791768	Yes	Yes	Yes	Yes
296	Burradoo	25 Links Road	'Airlie'	Lot 261 DP 1004482	No	No	No	No
297	Burradoo	27 Links Road	'Chamae'—Interwar house	Lot 1 DP 1249328	Yes	Yes	Yes	Yes
298	Burradoo	29 Links Road	Interwar house	Lot 241 DP 1235909	Yes	No	No	No
299	Burradoo	31 Links Road	2-storey brick veneer house	Lot 30 DP 1061441	No	No	No	No
300	Burradoo	33 Links Road	'Greenloaning'—Interwar Old English style Peddle Thorpe and Walker designed house	Lot 1 DP 1108071	Yes	Yes	Yes	Yes
301	Burradoo	35 Links Road	New house	Lot 2 DP 1108071	No	No	No	No
302	Burradoo	37 Links Road	House	Lot 1 DP 526203	No	No	No	No
303	Burradoo	37A Links Road	House	Lot 2 DP 526203	No	No	No	No
304	Burradoo	39 Links Road	'Ambleside'—Interwar Old English style house	Lot E DP 341429	Yes	Yes	Yes	Yes
305	Burradoo	41 Links Road	Split-level house	Lot D DP 341429	No	No	No	No
306	Burradoo	43 Links Road	House	Lot C DP 341429	No	No	No	No
307	Burradoo	502-508 Moss Vale Road	'Mt Eymard'—house including interiors, water tower and garden	SPs 31130, 32697, 33566, 34324, 34415, 34416, 34417, 35033, 35744, 35928, 40878, 41974, 43317, 4629	Yes	Yes	Yes	Yes
308	Burradoo	539 Moss Vale Road	Small cottage	Lot 1 DP 912667	No	Yes	Yes	Yes
309	Burradoo	540 Moss Vale Road	'Blairgowrie'—garden	Lot 20 DP 1011645	Yes	No	No	No

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
310	Burradoo	543 Moss Vale Road	'Greenlaw'—early cottage	Lot 1 DP 707907	Yes	Yes	Yes	Yes
311	Burradoo	546 Moss Vale Road	'Kiamala'—Interwar home	Lot 61 DP 843205	No	No	No	No
312	Burradoo	87 Osborne Road	Yokefleet (Originally stables for Laurel Park)	Lot 2 DP 1272821	No	No	No	No
313	Burradoo	96-98 Osborne Road	'Tregarthen' (formerly 'Thule')—house including interiors and garden	Lots 1-2 DP 785250	Yes	Yes	Yes	Yes
314	Burradoo	8 Railway Road	'Burradoo Park'—Victorian Georgian sandstone homestead	Lot 3 DP 1012113	Yes	Yes	Yes	Yes
315	Burradoo	11-29 Railway Parade	'Elvo' building and curtilage including Pin Oak (within Oxley College)	Part of Lot 14 DP 858747	Yes	Yes	Yes	Yes
316	Burradoo	1 Riversdale Avenue	'Polo Cottage'—Prefabricated timber shingle house (one of four Polo Club cottages) and garden	Lot 45 DP 976910	Yes	Yes	Yes	Yes
317	Burradoo	15 Sunninghill Avenue	'Kyeema'/'The Foldgarth'	Lot 16 DP 1102306	Yes	Yes	Yes	Yes
318	Burradoo	6 The Avenue	'Landers'—house	Lot 11 DP 1157405	Yes	Yes	Yes	Yes
319	Burradoo	1-5 Yean Street	'Rathane' including outbuildings and grounds	Lot 1 DP 527527	Yes	Yes	Yes	Yes
320	Burrawang	10 Church Street	'The Keep' and garden	Lot 1 DP 387359	Yes	Yes	Yes	Yes
321	Burrawang	44 Church Street	St David's Anglican Church	Lot 1 DP 1033348	Yes	Yes	Yes	Yes
322	Burrawang	45 Church Street	St Peter's Catholic Church and Cemetery	Lot 1 DP 903389	Yes	Yes	Yes	Yes
323	Burrawang	6-8 Crown Street	'Hawthorne Cottage'—Victorian weatherboard cottage	Lot 12 DP 1177257	Yes	Yes	Yes	Yes
324	Burrawang	4-6 Dale Street	'Vance Hall'—weatherboard cottage	Lot 1 DP 1138278	No	No	No	No
325	Burrawang	12-14 Dale Street	'Carrington'—weatherboard cottage	Lots 23-24 Sec 1 DP 1992	Yes	Yes	Yes	Yes
326	Burrawang	4-6 Hoddle Street	Former Post Office and residence	Lot 1 DP 986016	Yes	Yes	Yes	Yes
327	Burrawang	8-10 Hoddle Street	'Hambledon'—Victorian cottage with bullnosed verandah	Lot A DP 157028	Yes	Yes	Yes	Yes
328	Burrawang	9 Hoddle Street	'Anjele'—Victorian weatherboard cottage	Lots D-E DP 391886	Yes	Yes	YEs	YEs
329	Burrawang	23 Hoddle Street	Victorian cottage	Lot 2 DP 590264	Yes	Yes	Yes	Yes
330	Burrawang	25-27 Hoddle Street	Former Scarlett's General Store	Lot 10 Sec 1 DP 1992 & Lot A DP 388182	Yes	Yes	Yes	Yes
331	Colo Vale	50 Railway Avenue	Victorian cottage	Lot 8910 DP 1283340	Yes	Yes	Yes	Yes
332	Colo Vale	70 Railway Avenue	Victorian double fronted house	Lots 10-11 Sec 1 DP 2389	Yes	Yes	Yes	Yes
333	Colo Vale	105 Wattle Street	Mud brick buildings from the 1970s and 1980s	Lot 82 DP 813934	Yes	No	No	No
334	East Kangaloon	1970 Kangaloon Road	'Pheasant Hill' and outbuildings (one in a group of nine early dairy farm related properties in Kangaloon)	Lot 12 DP 1002097	Yes	Defer	Defer	Defer
335	East Kangaloon	1971 Kangaloon Road	Former 1902 St Matthew's Anglican Church	Lot 3 DP 773276	Yes	No	No	No

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
336	East Kangaloon	1973 Kangaloon Road	East Kangaloon Cemetery	Lot 4 DP 773276	Yes	Yes	Yes	Yes
337	East Kangaloon	1974 Kangaloon Road	Former East Kangaloon Post Office, store and residence	Lot 1 DP 348438	Yes	Yes	Yes	Yes
338	East Kangaloon	2044 Kangaloon Road	‘Clover Hill’ (one in a group of nine early dairy farm related properties in Kangaloon)	Lot 2 DP 1009715	Yes	Yes	Yes	Yes
339	East Kangaloon	2128 Kangaloon Road	‘Pepper Tree Creek Estate’—early stone cottage	Lot 1 DP 957959	No	Defer	Defer	Defer
340	East Kangaloon	Moresby Hill Road	Moresby Hill Road—early road	Moreseby Hill Road road reserve	Yes	Yes	Yes	Yes
341	Exeter	2 Bundanoon Road	Village Pump Antiques	Lot 100 DP 549240	Yes	Yes	Yes	Yes
342	Exeter	6 Bundanoon Road	‘Adorna’ (aka ‘Akrigg Cottage’)—1920s Californian bungalow	Lot 2 DP 629142	Yes	Yes	Yes	Yes
343	Exeter	34 & 42 Bundanoon Road & 47 Jensens Lane	Garden, trees and outbuildings of former Searl’s Nursery (formerly ‘Walhallow’)	Lots 5 & 28 Sec 10 DP 3373, Lots 6 & 9 DP 1017039 & Lot 2 DP 573422	Yes	Defer	Defer	Defer
344	Exeter	302 Bundanoon Road	Former Ringwood Coal Mine Siding	Lot 12 DP 1001769	No	No	No	No
345	Exeter	2-6 Buskers Avenue	‘Busker’s End’—Victorian brick and timber house	Lots 38-39 DP 590635 & Lot 21 DP 255091	Yes	Yes	Yes	Yes
346	Exeter	549 Ellsmore Road	Ivy Hall	Lot 680 DP 1015716 Lot 681 DP 1015716	No	No	No	No
347	Exeter	1 Exeter Road	General Store & Post Office	Lot 22 DP 1042572	Yes	Yes	Yes	Yes
348	Exeter	2 Exeter Road	‘Halcyon’—small weatherboard cottage	Lot 1 DP 658890 & Lot 1 DP 129189	Yes	Yes	Yes	Yes
349	Exeter	10 Exeter Road	Former CWA Building	Part Lot 2 DP 1221039	No	No	No	No
350	Exeter	23 Exeter Road	‘Whare Tau’—Federation house, outbuildings and grounds	Lot 1 DP 858547	Yes	Yes	Yes	Yes
351	Exeter	Jensens Lane	Former Jensen’s Nursery cottage and garden	Lot 2 DP 1139319	Yes	No	No	No
352	Exeter	5-7 Middle Road	Former Post Office	Lot 1 DP 629142	Yes	Yes	Yes	Yes
353	Exeter	30-44 Middle Road	‘Apolima’ and grounds	Lot 1 DP 1258418	Yes	Yes	Yes	Yes
354	Exeter	72 Middle Road	‘The Hill’—Federation Queen Anne style house	Lot 7 DP 1281353	Yes	Yes	Defer	Defer
355	Exeter	28 Ringwood Road	‘Elouera’—late Victorian house	Lot 1 DP 1270068	Yes	Yes	Yes	Yes
356	Exeter	15 Rockleigh Road (adjacent)	Two Maclura pomifera (Osage Orange) trees in the road reserve	Lot 4 DP 1180426	Yes	No	No	No
357	Exeter	1 School Lane	‘Blue House’—Victorian weatherboard cottage	Lot 1 DP 1161107	Yes	Yes	Yes	Yes
358	Exeter	12-14 School Lane	‘Hillview’—garden	Lot 54 DP 14140	Yes	Yes	Yes	Yes
359	Exeter	235 Werai Road	‘Lantern Hill’—Claude Crowe garden	Lot 1 DP 828401	Yes	Yes	Yes	Yes
360	Exeter	16-18 Wilsons Lane	‘Summerfield’—Federation period house	Lot 1 DP 719639	Yes	Yes	Yes	Yes

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
361	Fitzroy Falls	1059 Nowra Road	'Ulster Park'—two storey Victorian house built 1881	Lot 62 DP 733981	Yes	Yes	Yes	Yes
362	Fitzroy Falls	1131 Nowra Road	Former Emmanuel Church, now a residence	Lot 1 DP 934264	Yes	Yes	Yes	Yes
363	High Range	1321 Wombeyan Caves Road	St Thomas Anglican Church and Cemetery	Lot 27 DP 751276	Yes	Yes	Yes	Yes
364	Joadja	299 Richards Lane	'Mandemar'—sandstone and timber slab house	Lot 24 DP 751276	Yes	Yes	Yes	Yes
365	Kangaloon	1291 Kangaloon Road	'Fernleigh' and outbuildings (one in a group of nine early dairy farm related properties in Kangaloon)	Lot 1 DP 155407	Yes	Yes	Defer	Defer
366	Kangaloon	1320 Kangaloon Road	'Willow Vale'—house and outbuildings (one in a group of nine early dairy farm related properties in Kangaloon)	Lot 11 & Part Lot 10 DP 976803 & Lot 1 DP 1120126 & Lot 9 DP 1122451	Yes	Yes	Defer	Defer
367	Kangaloon	1461 Kangaloon Road	'Hillview' (one in a group of nine early dairy farm related properties in Kangaloon)	Lot 1 DP 744820	Yes	Yes	Yes	Yes
368	Kangaloon	1488 Kangaloon Road	Kangaloon Public School and school residence	Lot 1 DP 724863	Yes	Yes	Yes	Yes
369	Kangaloon	1531 Kangaloon Road	Mahoney residence	Lot 1 DP 396052	Yes	Yes	Yes	Yes
370	Kangaloon	1536 Kangaloon Road	Kangaloon Community Hall 1913	Lot A DP 326353	Yes	Yes	Yes	Yes
371	Kangaloon	1515 Kangaloon Road	'Glenburn'—19th century weatherboard cottage	Lot 1 DP 790608	Yes	Yes	Yes	Yes
372	Kangaloon	1540 Kangaloon Road	Former 1931 St Mark's Anglican Church	Lot B DP 326353	Yes	No	No	No
373	Kangaloon	1544 Kangaloon Road	Former Post Office and store	Lot A DP 381965	Yes	Yes	Yes	Yes
374	Kangaloon	1577 Kangaloon Road	'Sugarloaf Farm' drystone wall	Lot 27 DP 665396	Yes	Yes	Yes	Yes
375	Kangaloon	1601 Kangaloon Road	'The Cedars'—rubble cottage	Lot 2 DP 1115018	No	Defer	Defer	Defer
376	Kangaloon	1660 Kangaloon Road	'Springfield'—early stone cottage, later house and outbuildings (one in a group of nine early dairy farm related properties in Kangaloon)	Lot 1 DP 175384	Yes	Yes	Yes	Yes
377	Kangaloon	1685 Kangaloon Road	Raybright Farm—small weatherboard cottage (one in a group of nine early dairy farm related properties in Kangaloon)	Lot 281 DP 1094896	Yes	Yes	Yes	Yes
378	Kangaloon	1721 Kangaloon Road	'Forest Lodge'—small stone 1888 building near the current main house & early cottage on the corner of Widgee Waa Lane (one in a group of nine early dairy farm related properties in Kangaloon)	Lot 22 DP 1067852	Yes	Yes	Yes	Yes

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
379	Kangaloon	15 Kia-Ora Lane	'Kia-Ora Cottage' and outbuildings (one in a group of nine early dairy farm related properties in Kangaloon)	Lot 1 DP 708854	Yes	Yes	Yes	Yes
380	Manchester Square	Meryla Road	Remains of convict retaining wall and guttering	Meryla Road road reserve	Yes	Yes	Yes	Yes
381	Medway	526 Medway Road	Medway Coal Mine and Colliery	Part Lot 1 DP 707350, Part Lot 1 DP 598101 & Part Lot 57 DP 751251	Yes	Yes	Yes	Yes
382	Mittagong	17 Alfred Street	House	Lot 2 DP 382422	No	No	No	No
383	Mittagong	23 Alfred Street	One storey cottage dating from 1889	Lot 32 DP 544312	Yes	No	No	No
384	Mittagong	25 Alfred Street	'Kyogle'—1888-89 Victorian house	Lot 41 DP 630841	Yes	Yes	Yes	Yes
385	Mittagong	29 Alfred Street	House	Lot 119 Sec K DP 1289	Yes	Yes	Yes	Yes
386	Mittagong	36 Alfred Street	'Linwood'—late Victorian period house	Lot 10 DP 621435	Yes	Yes	Yes	Yes
387	Mittagong	39 Alfred Street	Arcadia—freestanding cottage from the Victorian period	Lot 108 Sec J DP 1289	Yes	Yes	Yes	Yes
388	Mittagong	41 Alfred Street	'Sunnybrae' (formerly 'Knockdolian')—late Victorian period cottage	Lot 107 Sec J DP 1289	Yes	Yes	Yes	Yes
389	Mittagong	47 Alfred Street	'Carinya'—late Victorian period cottage	Lot 4 DP 734911	Yes	Yes	Yes	Yes
390	Mittagong	49 Alfred Street	Intewar bungalow	Lot 3 DP 734911	Yes	Yes	Yes	Yes
391	Mittagong	52 Alfred Street	House	Lot 149 Sec O DP 1289	Yes	Yes	Yes	Yes
392	Mittagong	2 Alice Street	Connell House	Lot 4 DP 526771	Yes	Yes	Yes	Yes
393	Mittagong	3 Alice Street	Former Presbyterian Manse	Lot 151 DP 931665 & Lot 152 DP 931664	Yes	Yes	Yes	Yes
394	Mittagong	4 Alice Street	'Talgarno'—former private hospital	Lot 3 DP 526771	Yes	Yes	Yes	Yes
395	Mittagong	12 Apple Gate Close	'Applegate Farm'	Lot 100 DP 846195	Yes	Yes	Yes	Yes
396	Mittagong	7 Arthur Street	'Maple Lea'—weatherboard cottage	Lot 48 Sec D DP 1289	No	No	No	No
397	Mittagong	23 Arthur Street	Weatherboard cottage	Lot 34 Sec C DP 20	Yes	Yes	Yes	Yes
398	Mittagong	25 Arthur Street	'St Jose'—Victorian weatherboard cottage	Lot 33 Sec C DP 20	Yes	Yes	Yes	Yes
399	Mittagong	171 Aylmerton Road	'Aylmerton'—stone house	Lot 11 DP 604587	Yes	Yes	Yes	Yes
400	Mittagong	25 Brewster Street	Stone cottage	Lot 11 DP 9299	Yes	Yes	Yes	Yes
401	Mittagong	8 Camellia Place	Nattai Lodge	Lot 1 DP 1190475	Yes	No	No	No
402	Mittagong	565 Diamond Fields Road	'Greenville'	Lot 1 DP 801901	No	Defer	Defer	Defer
403	Mittagong	1 Edward Lane	Cottage (one in a group of 4)	Lot D DP 377284	Yes	Yes	Yes	Yes
404	Mittagong	2 Edward Lane	Cottage (one in a group of 4)	Lot 3 DP 405669	Yes	Yes	Yes	Yes
405	Mittagong	4 Edward Lane	Cottage (one in a group of 4)	Lot 2 DP 405669	Yes	Yes	Yes	Yes
406	Mittagong	1 Edward Street	'Honiton'—Victorian period brick house with decorative timber verandah frieze	Lot 101 DP 1163283	Yes	Yes	Yes	Yes
407	Mittagong	6 Edward Street	House	Lot 207 Sec T DP 1289	Yes	Yes	Yes	Yes
408	Mittagong	8 Edward Street	House	Lot 206 Sec T DP 1289	Yes	Yes	Yes	Yes
409	Mittagong	13 Edward Street	'Lakelands'—Victorian period cottage	Lot 129 Sec L DP 20	Yes	Yes	Yes	Yes
410	Mittagong	24 Edward Street	House	Lot 171 DP 650812	Yes	Yes	Yes	Yes
411	Mittagong	6 Helena Street	House	Lot 100 DP 1163283	Yes	Yes	Yes	Yes

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
412	Mittagong	8 Helena Street	‘Sunnyside’—late Victorian period brick cottage	Lot 2 DP 501211	Yes	Yes	Yes	Yes
413	Mittagong	18-20 Hillside Close	‘Hillside Park’	Lot 12 DP 861292	Yes	Yes	Yes	Yes
414	Mittagong	7 Louisa Street	Mittagong Scout Hall	Lot 1 DP 323351	Yes	Yes	Yes	Yes
415	Mittagong	15 Old Hume Highway	‘Pilgrim Cottage’	Lot 2 DP 558567	Yes	Yes	Yes	Yes
416	Mittagong	19 Old Hume Highway	‘Shangri-La’—Interwar bungalow	Lot 1 DP 1089177 & Lot 2 DP 1089177	Yes	Yes	Yes	Yes
417	Mittagong	42 Old Hume Highway	Yarrowonga Guest House (pre 1884)	Lot 1 Sec 3 DP 33 & Lot 2 DP 668073	Yes	Yes	Yes	Yes
418	Mittagong	48-50 Old Hume Highway	Murrabrine - Post war house including interiors and garden	Lot 4 DP 876468	Yes	Demolished	No	No
419	Mittagong	123 Old Hume Highway	WWI War Widow's House from 1917	Lot 4 Sec 8 DP 1289	Yes	Yes	Yes	Yes
420	Mittagong	236 Old Hume Highway	Minnikin Lodge (former Prince of Wales Hotel)	Lot 11 DP 1210667	Yes	Yes	Yes	Yes
421	Mittagong	245 Old Hume Highway	Stone cottage on Kennards Storage site	Lot 1 DP 1197761	Yes	Yes	Yes	Yes
422	Mittagong	290 Old Hume Highway	Sandstone cottage	Lot 100 DP 829534	No	No	No	No
423	Mittagong	630 Old South Road	‘Tarlington’—homestead and outbuildings	Lot 13 Sec 18 DP 841 & Lot 230 DP 1148543	Yes	Yes	Yes	Yes
424	Mittagong	750 Old South Road	‘Coobija’—Victorian period homestead	Lot 11 DP 860856	Yes	Yes	Yes	Yes
425	Mittagong	869 Old South Road	Rowe's Hill Cemetery	Lot 2 DP 925829	Yes	Yes	Yes	Yes
426	Mittagong	1220 Old South Road	‘Darjeeling’	Lot 1 DP 1006329	Yes	Yes	Yes	Yes
427	Mittagong	31 Oxley Drive	House	Lot 1 DP 955254	Yes	Yes	Yes	Yes
428	Mittagong	33 Oxley Drive	‘Windsor’ (formerly ‘Ottary’)—weatherboard house	Lot 501 DP 1049267	Yes	Yes	Yes	Yes
429	Mittagong	35 Oxley Drive	‘Clifton House’ (formerly)—Victorian Arts and Crafts style house	Lot 2 DP 619081	Yes	Yes	Yes	Yes
430	Mittagong	39 Oxley Drive	‘Argyle’ (formerly)	Lot 10 DP 1214567	Yes	Yes	Yes	Yes
431	Mittagong	155 Oxley Drive	‘Yammatree’—P&O style house	Lot 1 DP 1151426	Yes	Yes	Yes	Yes
432	Mittagong	174-178 Oxley Drive	‘Redlands’ including garden	Lot 703 DP 875691	Yes	Yes	Yes	Yes
433	Mittagong	194 Oxley Drive	‘Whinstone Park’	Lot 2 DP 712177	No	No	No	No
434	Mittagong	2 Pioneer Street	Weatherboard cottage - childhood home of Lorrae Desmond	Part Lot 222 Sec U DP 20	Yes	Yes	Yes	Yes
435	Mittagong	4 Pioneer Street	‘Apple Tree Cottage’—Victorian semi-detached cottage	Lot A DP 441657	Yes	Yes	Yes	Yes
436	Mittagong	5 Pioneer Street	‘May Cottage’—semi detached sandstone cottage	Lot 14 DP 597853	Yes	Yes	Yes	Yes
437	Mittagong	6 Pioneer Street	Victorian semi-detached cottage	Lot B DP 441657	Yes	Yes	Yes	Yes
438	Mittagong	7 Pioneer Street	Stone cottage	Lot 4 DP 658573	Yes	Yes	Yes	Yes
439	Mittagong	9 Pioneer Street	‘Carnarvon’—late Victorian period cottage	Lot 3 Sec 6 DP 1289	Yes	Yes	Yes	Yes
440	Mittagong	10 Pioneer Street	Stone Cottage	Lot 2 DP 501309	Yes	Yes	Yes	Yes
441	Mittagong	1-3 Prince Street	‘Greenhayes’—weatherboard house and grounds	Lots 25-27 DP 15496	Yes	Yes	Yes	Yes

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
442	Mittagong	1 Queen Street	‘Hamilton’—weatherboard cottage (one in a group of 3)	Lot B DP 979880	Yes	Yes	Yes	Yes
443	Mittagong	7 Queen Street	Former Anglican Rectory	Lot B DP 962285 & Lot B DP 962286	Yes	Yes	Yes	Yes
444	Mittagong	11 Queen Street	‘Cherrybrook Cottage’—single storey cottage dating from 1918/20	Lot B DP 353085	Yes	Yes	Yes	Yes
445	Mittagong	24 & 26 Railway Parade	Pair of semi-detached late Victorian brick cottages	Lots A & B DP 379939	Yes	Yes	Yes	Yes
446	Mittagong	86 Railway Parade	Interwar weatherboard house	Lot 82 DP 787000	Yes	Yes	Yes	Yes
447	Mittagong	90 Railway Parade	Interwar house on sandstone foundations	Lot 12 DP 1134780	Yes	Yes	Yes	Yes
448	Mittagong	Range Road	Clubbe Hall at Frensham School	Lot 6 Sec 19 DP 1289	Yes	Yes	Yes	Yes
449	Mittagong	71 Southey Street	Federation house	Lot 1 DP 1192204 & Lot 2 DP 1192204	Yes	Yes	Yes	Yes
450	Mittagong	50-52 Spring Street	‘Norbry’—Victorian cottage	Lots 5-6 Sec 17 DP 111201	Yes	Yes	Yes	Yes
451	Mittagong	2 Waverley Parade	Sturt Workshops, garden and Sturt Collection	Lots 1-3 DP 813792	Yes	Yes	Yes	Yes
452	Mittagong	38 Waverley Parade	‘Wychwood’—house	Lot 1 DP 507745	Yes	Yes	Yes	Yes
453	Mittagong	5-7 Webb Street	‘Woodbridge’ and garden	Lot 6 DP 600529	Yes	No	No	No
454	Moss Vale	31 Abattoir Road	Abattoir (former)	Lot 1 DP 215782	No	No	No	No
455	Moss Vale	Argyle Street	Cottage distribution electrical substation designed by Henry Sheaffe, architect	Lot 1 DP 1070183 & Lot 2 DP 1070183	Yes	Yes	Yes	Yes
456	Moss Vale	Argyle Street	Queen Victoria Diamond Jubilee Fountain	Argyle Street road reservation	Yes	Yes	Yes	Yes
457	Moss Vale	125-127 Argyle Street	‘Trelm’—Interwar house and grounds	Lot 2 DP 620618 & Lot 1 DP 1186415	Yes	Yes	Yes	Yes
458	Moss Vale	165 Argyle Street	‘Heronswood’—late Victorian period brick house	Lot L DP 163437	Yes	Yes	Yes	Yes
459	Moss Vale	181 Argyle Street	Interwar house and garden	Lot 1 DP 509727 & Lots 28-30 DP 1134240	Yes	Yes	Yes	Yes
460	Moss Vale	182 Argyle Street	Federation weatherboard cottage	Lot B DP 162073	No	No	No	No
461	Moss Vale	239A Argyle Street	Former Station Master's House and outhouse	Lot 5 DP 832397	Yes	Yes	Yes	Yes
462	Moss Vale	332 Argyle Street	Two storey commercial building (Southern Rise Bakery)	Lot 2 DP 156737	Yes	Yes	Yes	Yes
463	Moss Vale	340-346 Argyle Street	Moss Vale Hotel	Lot 3 DP 601901	Yes	Yes	Yes	Yes
464	Moss Vale	348-354 Argyle Street	Former Mack's Theatre Royal cinema	Lot 1 DP 742038	Yes	Yes	Yes	Yes
465	Moss Vale	396 Argyle Street	Two storey commercial building in transitional Arts and Crafts/Colonial Revival style (Suzie Anderson Interiors, formerly Commonwealth Bank)	Lot 1 DP 999467	Yes	Yes	Yes	Yes
466	Moss Vale	405 Argyle Street	Edwardian shops	Lot 1 DP 1102437	No	No	No	No

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
467	Moss Vale	406 Argyle Street	Maine House—two storey brick commercial building in Art Deco style	Lot 1 DP 111616	Yes	Yes	Yes	Yes
468	Moss Vale	480-486 Argyle Street	Two storey Victorian terraced shops	Lot 2 DP 712927	Yes	No	No	No
469	Moss Vale	490-494 Argyle Street	Former Tooses Store including painted sign	Lot 6 DP 773704	Yes	Yes	Yes	Yes
470	Moss Vale	538 Argyle Street	Single storey commercial building	Lot 1 DP 1234038	Yes	Yes	Yes	Yes
471	Moss Vale	542 Argyle Street	Two storey commercial building	Lot 2 DP 1234038	Yes	Yes	Yes	Yes
472	Moss Vale	567 Argyle Street	Californian bungalow (formerly 'Myee')	Lot 4 Sec 1 DP 38	Yes	Yes	Yes	Yes
473	Moss Vale	568 Argyle Street	Uniting Church and Hall	Lot 4 DP 880538	Yes	Yes	Yes	Yes
474	Moss Vale	574-576 Argyle Street	The Federal Butchery (original)—shop and residence	Lot 1 DP 780630	Yes	Defer	Defer	Defer
475	Moss Vale	17 Arthur Street	'The Nook'—Federation house	Lot 2 DP 596061	Yes	Yes	Yes	Yes
476	Moss Vale	5 Berrima Road	Weatherboard Victorian period cottage (formerly 'Allambie')	Lot 1 DP 1172834	Yes	Yes	Yes	Yes
477	Moss Vale	8 Berrima Road	Weatherboard cottage	Lot 1 DP 561469	No	No	No	No
478	Moss Vale	9 Berrima Road	'Ponderosa'—Victorian weatherboard cottage	Lot 2 DP 1223349	No	No	No	No
479	Moss Vale	10 Berrima Road	Asymmetrical Californian bungalow	Lot 11 DP 1178993	Yes	Yes	Yes	Yes
480	Moss Vale	79 Broughton Street	'Trentwood'—house and garden	Lot 22 DP 625790	Yes	Yes	Yes	Yes
481	Moss Vale	30 Browley Street	Weatherboard house	Lot 2 DP 14457	No	No	No	No
482	Moss Vale	1/41 Browley Street	Single storey co-joined residence (part of a pair comprising 41 Browley Street)	Lot 1 SP 83909	Yes	Yes	Yes	Yes
483	Moss Vale	2/41 Browley Street	Single storey co-joined residence (part of a pair comprising 41 Browley Street)	Lot 2 SP 83909	Yes	Yes	Yes	Yes
484	Moss Vale	9-13 Burcham Road	'Warrawong'—house, stable building and grounds	Lot 5 DP 1250217	Yes	Yes	Yes	Yes
485	Moss Vale	21 Burcham Road	'Warrawong Cottage' and grounds	Lot 1 DP 616479	Yes	Yes	Yes	Yes
486	Moss Vale	38 Chapman Street	Federation cottage	Lot 4 DP 8915	Yes	No	No	No
487	Moss Vale	8 Elizabeth Street	Single storey brick house	Part Lot 1 DP 198828	No	No	No	No
488	Moss Vale	3 Fitzroy Road	'The Gunyah'—Victorian period weatherboard cottage	Lot 1 DP 162132	Yes	Yes	Yes	Yes
489	Moss Vale	20-24 Hill Road	'Cheplakwet'—house and grounds	Lot 2 DP 877242	Yes	Yes	Yes	Yes
490	Moss Vale	6220 Illawarra Highway	'Southdowns'—Victorian period homestead with slate roof	Lot 310 DP 828722 & Lots 315-316 DP 1102958	Yes	Yes	Yes	Yes
491	Moss Vale	6530 Illawarra Highway	'Farnborough'—weatherboard Victorian period house	Lot 50 DP 1219573	Yes	Yes	Yes	Yes
492	Moss Vale	6607 Illawarra Highway	'Misty Hill'—weatherboard cottage	Lot 2 DP 513113	Yes	Yes	Yes	Yes
493	Moss Vale	7009 Illawarra Highway	'Bulls Hill'/'Hazleton'—Victorian period weatherboard cottage	Lot 5 DP 61903	Yes	Yes	Yes	Yes
494	Moss Vale	9 Lovelle Street	Californian bungalow from 1920s	Lot 13 DP 8915	No	Yes	Yes	Yes
495	Moss Vale	21 Lovelle Street	Rose Cottage	Lot 3 DP 523765	Yes	Yes	Yes	Yes
496	Moss Vale	85 Mt Ashby Road	'Mt. Ashby'—house and garden (historic Throsby property)	Lot 1 DP 150007	Yes	Yes	Yes	Yes

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497	Moss Vale	2 Narellan Road	'Emira'—house and garden	Lot 1 DP 1083876	Yes	No	Yes	No
498	Moss Vale	35 Parkes Road	'Azalea Cottage'—Victorian period house	Lot 30 Sec 5 DP 975386	Yes	Yes	Yes	Yes
499	Moss Vale	6/37 Railway Street	'Alloway'—Interwar Californian bungalow	Lot 6 SP 63170 & SP 63170	Yes	Yes	Yes	Yes
500	Moss Vale	39 Railway Street	Timber Californian bungalow (formerly 'Welwyn') including Arucaria bidwillii in rear yard	Lot 1 DP 199857	Yes	Yes	Yes	Yes
501	Moss Vale	31-33 Robertson Road	'Ellerslie'—Interwar architect-designed house	Lot 13 Sec 3 DP 977031	Yes	Yes	Yes	Yes
502	Moss Vale	47 Robertson Road	'Yomerry' (formerly 'Gleneric')—Federation house	Lot 1 DP 506387 & Lot 5 DP 240389	Yes	Yes	Yes	Yes
503	Moss Vale	6-8 Spring Street	Pair of semi-attached houses from late Victorian period	Lot 5 DP 880538	Yes	Yes	Yes	Yes
504	Moss Vale	15 Spring Street	'Ashdene' (formerly 'Harwood')—Interwar house	Lot 1 DP 199568	Yes	Yes	Yes	Yes
505	Moss Vale	21 Spring Street	'Glenroy' (former)—Victorian period weatherboard cottage	Lot 1 DP 735873	Yes	Yes	Yes	Yes
506	Moss Vale	15 Suttor Road	'Kooyong' (formerly 'Norman Villa')—two storey Victorian period villa	Lot 1 DP 1258604	Yes	Yes	Yes	Yes
507	Moss Vale	103 Suttor Road	'Wetherall'—Interwar brick house	Lot 1 DP 1239557	Yes	Yes	Yes	Yes
508	Moss Vale	10 Throsby Street	'Wroxton'—Federation style brick and terracotta tile house	Lot 41 DP 1098839	Yes	Yes	Yes	Yes
509	Moss Vale	46 Throsby Street	'Westella'—timber cottage	Lot 21 DP 554639	No	No	No	No
510	Moss Vale	7 Valetta Street	'Tarrangower'—house and trachyte retaining wall, fence and steps	Lot 1 DP 798790	Yes	Yes	Yes	Yes
511	Moss Vale	18 Valetta Street	Interwar house	Lot 1 DP 798183	Yes	Yes	Yes	Yes
512	Moss Vale	28 Valetta Street	'St Oswald's'—brick house	Lot 1 DP 193874 & Lot 1 DP 157205	Yes	Yes	Yes	Yes
513	Moss Vale	32-34 Valetta Street	Legacy House – two storey Arts & Crafts style house and grounds	Lot 90 DP 1070750	Yes	Yes	Yes	Yes
514	Moss Vale	51 Valetta Street	'Bibury'—timber shingle house in Arts and Crafts style and grounds	Lot 1 DP 862563	Yes	Yes	Yes	Yes
515	Moss Vale	Waite Street	St Joseph's School Room (add to listing for existing St Paul's International College heritage item)	Lot 1 DP 775152	Yes	Yes	Yes	Yes
516	Moss Vale	5 Woodville Road	'The Dell'—timber log house	Lot C DP 157882 & Lot 14 DP 1060470	Yes	Yes	Yes	Yes
517	Moss Vale	26 Wyatt Street	Former St John's Anglican Rectory garden	Lot 72 DP 628810, Lot 26 Sec 2 DP 940 & Lot 1 DP 825847	No	No	No	No
518	Moss Vale	23 Yarrawa Street	'Bramble Cottage'—weatherboard Victorian period cottage (formerly known as 'Bronte')	Lot 1 DP 813055	Yes	Yes	Yes	Yes
519	Moss Vale	43 Yarrawa Street	Victorian weatherboard house	Lot 43 DP 1058530	No	No	No	No

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
520	Moss Vale	51 Yarrawa Street	Victorian period house (formerly 'Heather Brae')	Lot 12 DP 813345	Yes	Yes	Yes	Yes
521	New Berrima	Taylor Avenue	Boral Cement Works, including Crowe and Sorensen tree planting	Numerous lots	Yes	Yes	Yes	Yes
522	Paddys River	Hume Highway	Paddy's River Crossing (near former town of Murrimba)	Hume Highway	No	No	No	No
523	Penrose	Penrose State Forest	Paddys River ford site No. 2	Paddys River, Penrose	Yes	No	No	No
524	Renwick	86 Bong Bong Road	De Lauret Cottage (part of former Renwick Farm Homes)	Lot 4005 DP 1124863	Yes	Yes	Yes	Yes
525	Renwick	88-90 Bong Bong Road	Heydon Cottage (part of former Renwick Farm Homes)	Lot 1 DP 1131771	Yes	Yes	Yes	Yes
526	Renwick	88-90 Bong Bong Road	Scout Hall (part of the former Renwick Farm Homes)	Lot 1 DP 1131771	Yes	Yes	Yes	Yes
527	Robertson	54-56 Burrawang Street	'Kookaburra Cottage' & 'Potters Cottage'—weatherboard houses	Lot 9 Sec 23 DP 758882	Yes	Yes	Yes	Yes
528	Robertson	63-65 Burrawang Street	Weatherboard and iron cottage	Lot 2 Sec 20 DP 758882	No	No	No	No
529	Robertson	71 Burrawang Street	Californian bungalow (one of a group of three)	Lot 1 DP 508828	Yes	No	No	No
530	Robertson	77-79 Burrawang Street	Californian bungalow (one of a group of three)	Lot 1 DP 1126925	Yes	Yes	Yes	Yes
531	Robertson	10 Caalong Street	'Camellia Cottage'—weatherboard cottage	Lot 2 DP 14974 & Lot 3 DP 14974	No	Yes	Yes	Yes
532	Robertson	12 Caalong Street	Weatherboard and iron cottage	Lot C DP 332974	No	Yes	Yes	Yes
533	Robertson	14 Caalong Street	Asymmetrical cottage	Lot B DP 186750	No	Yes	Yes	Yes
534	Robertson	16 Caalong Street	Interwar cottage	Lot A DP 332974	No	Yes	Yes	Yes
535	Robertson	188 Fountaindale Road	'The Moorings'—early land holding	Lot 8 DP 701442	No	No	No	No
536	Robertson	1 Hoddle Street	'Eureka'—Victorian weatherboard house	Lot 1 DP 828912	Yes	Yes	Yes	Yes
537	Robertson	2 Hoddle Street	Late Victorian weatherboard cottage	Lot 2 DP 547364	Yes	Yes	Yes	Yes
538	Robertson	5-7 Hoddle Street	Reconstructed Victorian weatherboard cottage	Lot 1 DP 1094691	No	No	No	No
539	Robertson	9-11 Hoddle Street	Double fronted weatherboard cottage	Lot 2 Sec 2 DP 758882	Yes	Yes	Yes	Yes
540	Robertson	12-14 Hoddle Street	'Woodside'—Victorian gabled weatherboard cottage	Lot 8 Sec 1 DP 758882	Yes	Yes	Yes	Yes
541	Robertson	19 Hoddle Street	Late Victorian gabled cottage	Lot B DP 360490	Yes	No	No	No
542	Robertson	24 Hoddle Street	Double fronted house	Lots 5-6 DP 312123	Yes	Yes	Yes	Yes
543	Robertson	25 Hoddle Street	Weatherboard cottage	Lot 1 DP 653013	Yes	Yes	Yes	Yes
544	Robertson	26 Hoddle Street	Shop—formerly Robertson's first garage (one of a group of 7 verandahed shops)	Lots 3-4 DP 312123	Yes	No	No	No
545	Robertson	27 Hoddle Street	Tudor style fibro cottage	Lot 11 DP 918489	Yes	No	No	No
546	Robertson	28 Hoddle Street	Robertson Doctor (one of a group of 7 verandahed shops)	Lot 12 DP 1220203	Yes	Yes	Yes	Yes
547	Robertson	30 Hoddle Street	Shop (one of a group of 7 verandahed shops)	Lot 1 DP 355992	Yes	Yes	Yes	Yes

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
548	Robertson	31 Hoddle Street	'Café 31'—single storey weatherboard shop	Lot A DP 101421	No	No	No	No
549	Robertson	34 Hoddle Street	Southern Rise Bakery (one of a group of 7 verandahed shops)	Lot 7 DP 667930	Yes	Yes	Yes	Yes
550	Robertson	36 Hoddle Street	Antiques shop (one of a group of 7 verandahed shops)	Lot 1 DP 570549	Yes	Yes	Yes	Yes
551	Robertson	37 Hoddle Street	Former Uniting Church	Part Lots 1-2 DP 1251978	Yes	No	No	No
552	Robertson	40 Hoddle Street	Studio 40 (one of a group of 7 verandahed shops)	Lot 5 DP 14974	Yes	No	No	No
553	Robertson	42 Hoddle Street	Pizzas in the Mist (one of a group of 7 verandahed shops)	Lots 1 & 4 DP 14974 & Lot 8 Sec 16 DP 14974	Yes	Yes	Yes	Yes
554	Robertson	43-45 Hoddle Street	Light Horse Gallery and adjoining house	Lot 1 DP 108172	Yes	Yes	Yes	Yes
555	Robertson	48 Hoddle Street	Hampden Park	Lots 4-5 DP244671 & Prt Lot 350 DP751302 & Lot 1 Sec17 DP758882 & Lot 15 Sec18 DP758882 & Lots 7014-7015 DP1024706 & Lot 7013 DP1024707 & Lot 701 DP1024708 & Crown Reserves 1002199 1002200 1002201 530065	Yes	Yes	Yes	Yes
556	Robertson	62-66 Hoddle Street (Illawarra Highway)	St John's Anglican Church and Rectory	Lot 5-7 Sec 18 DP 758882 & Lot 1 DP 1111006	Yes	Yes	Yes	Yes
557	Robertson	63 Hoddle Street (Illawarra Highway)	Former 1896 Post Office	Lot 52 DP 549290	Yes	Yes	Yes	Yes
558	Robertson	67-69 Hoddle Street	Former CBC Bank and some interiors	Lot 2 Sec 13 DP 758882	Yes	Yes	Yes	Yes
559	Robertson	72 Hoddle Street	Urban Food Tribe Café—single storey infill shop	Lot 4 DP 1246135	No	No	No	No
560	Robertson	84 Hoddle Street	Californian bungalow (one of a group of three)	Lot 10 DP 862477	Yes	Yes	Yes	Yes
561	Robertson	87-89 Hoddle Street	The Robertson Inn (formerly Criterion Hotel, The Tourist Hotel and County Inn)	Lot 2 Sec 12 DP 758882	Yes	Yes	Yes	Yes
562	Robertson	99 Hoddle Street	Shop and residence	Lot C DP 328110	No	Yes	Yes	Yes
563	Robertson	107 Hoddle Street	Former Cheese Factory	Lot 1 DP91725 & Lot 1 DP432417 & Railway Land Lease 143088	Yes	Yes	Yes	Yes
564	Robertson	4840 Illawarra Highway	Former Butter Factory and 'Redbank Cottage'	Lot 11 DP 738381	Yes	Yes	Yes	Yes
565	Robertson	1750 Jamberoo Mountain Road	Missingham's Sawmill (now demolished)	Lot 11 DP 880895	No	No	No	No

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
566	Robertson	3-5 Main Street	'Brae House'—weatherboard cottage	Lot 1 Sec 20 DP 758882	Yes	Yes	Yes	Yes
567	Robertson	140 Old Kangaloon Road	'Twin Creeks' house and grounds	Lot X DP 388590	Yes	Yes	Yes	Yes
568	Robertson	Shierlaw Road	Shierlaw Road—early road	Shierlaw Road road reserve	Yes	Yes	Yes	Yes
569	Robertson	South Street	Laurence Langley Memorial Redwood Grove	Lot 7302 DP 1142999 & Lots 4-10 Sec 7 DP 758882	Yes	Yes	Yes	Yes
570	Robertson	South Street	1884 Yarrowa Brush Reserve	Lots 149-154 DP 751302	Yes	Yes	Yes	Yes
571	Sutton Forest	488 Exeter Road	Old Rectory including interiors	Lot 22 DP 574059	Yes	Yes	Yes	Yes
572	Sutton Forest	Hume Highway	Sandstone quarry	Not located	No	No	No	No
573	Sutton Forest	12587 Hume Highway	'Eling Forest' stone cottage—former school room	Lots 100-101 DP 1232078	Yes	Yes	Yes	Yes
574	Sutton Forest	13230 Hume Highway	'Bridgewater Lodge'—house and garden	Lot 2 DP 253435	Yes	Yes	Yes	Yes
575	Sutton Forest	7310 Illawarra Highway	'Inverary'	Lots 18-22 DP 32	Yes	Yes	Yes	Yes
576	Sutton Forest	7360 Illawarra Highway	'Goondi'—former formerly John Hands Federal Stores	Lot 33 DP 1081026	Yes	Yes	Yes	Yes
577	Sutton Forest	7361 Illawarra Highway	Munro Park Farm	Lot 5 DP 857597	No	No	No	No
578	Sutton Forest	7480 Illawarra Highway	'Red Cow Farm'—cottage and garden	Lots 16-17 DP 2715	Yes	Yes	Yes	Yes
579	Sutton Forest	7733 Illawarra Highway	Wells Creek Bridge	Lot 2 DP 250746 & Lot 2 DP 1127380	No	No	No	No
580	Sutton Forest	51 Kater Road	'Cardrona'—homestead	Lots 1-2 DP 1081472	Yes	No	No	No
581	Sutton Forest	Old Argyle Road / Illawarra Highway	Wells Creek Ford		No	No	No	No
582	Sutton Forest	173 Oldbury Road	'Swanton'—formerly part of 'Oldbury' and Louisa Atkinson's last home	Lot 3 DP 867224 & Lot 1 DP 1255568	Yes	Yes	Yes	Yes
583	Welby	17 Bendooley Street	Early weatherboard cottage	Lot 1 DP 573396	No	Yes	Yes	Yes
584	Welby	61-63 Berrima Street	'Columbine'—house and garden (formerly 'Sheldon')	Lot 15 DP 573525	Yes	Yes	Yes	Yes
585	Welby	71 Berrima Street	Victorian brick cottage	Lot 3 Sec 3 DP 759070	Yes	Yes	Yes	Yes
586	Welby	97 Berrima Street	'Villa Anna'—Victorian brick cottage	Lot 1 Sec 2 DP 759070	Yes	Yes	Yes	Yes
587	Welby	9-11 Currockbilly Street	'Homeleigh'—stone cottage and fence	Lot 10 Sec 9 DP 759070	Yes	Yes	Yes	Yes
588	Welby	30 Currockbilly Street	'Arcadia'—stone cottage	Lot 62 DP 1242389	Yes	Yes	Yes	Yes
589	Welby	49-51 Mittagong Street	Sandstone cottage	Lot 3 Sec 9 DP 759070	No	No	No	No
590	Welby	59 Mittagong Street	Interwar stone house	Lot 11 DP 1083434	Yes	Yes	Yes	Yes
591	Welby	28 Old Hume Highway & adjacent Council public reserves	'Welby Park Manor'—house, grounds and stone fence and adjacent Council reserves containing stone fence and trees	Lot 10 DP 1009585; Lot 1 DP 249064 & Lot 60 DP 249064	Yes	Defer	Defer	Yes
592	Wildes Meadow	475 Myra Vale Road	'Old Fernbrook Farm'/'Milburn Creek'	Lot 10 DP 617495	Yes	Yes	Yes	Yes
593	Wildes Meadow	540 Myra Vale Road	'Rosemount Farm'—weatherboard cottage	Lot 11 DP 751262	Yes	Yes	Yes	Yes

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No.	Suburb	Address	Item name	Property Description	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
594	Wildes Meadow	564 Myra Vale Road	Former Methodist Church, now a residence	Lot 1 DP 903704	Yes	Yes	Yes	Yes
595	Wildes Meadow	375 Wildes Meadow Road	Blacksmith's cottage	Lot 2 DP 1076261	Yes	Yes	Yes	Yes
596	Wildes Meadow	381 Wildes Meadow Road	'Daisy Hill'—weatherboard house (possible former shop)	Lot 1 DP 152931	Yes	Yes	Yes	Yes
597	Wildes Meadow	383 Wildes Meadow Road	'Kirklands'—weatherboard cottage (former post office)	Lot 2 DP 749837	Yes	Yes	Yes	Yes
598	Wildes Meadow	391 Wildes Meadow Road	'Ferriby'	Lot 123 DP 1188895	Yes	Yes	Yes	Yes
599	Wildes Meadow	372 Wildes Meadow Road	House	Lot 11 DP 1164762	No	No	No	No
600	Wildes Meadow	377 Wildes Meadow Road	1950s cottage with new extensions	Lot 4 DP 1076262	No	No	No	No
601	Wildes Meadow	379 Wildes Meadow Road	House	Lot 5 DP 1076262	No	No	No	No
602	Wildes Meadow	387 Wildes Meadow Road	'Summerfield'—new weatherboard house	Lot 678 DP 1166260	No	No	No	No
603	Wildes Meadow	390 Wildes Meadow Road	Brick house	Lot 12 DP 1164762	No	No	No	No
604	Wildes Meadow	401 Wildes Meadow Road	Timber house	Lot 26 DP 719034	No	No	No	No
605	Wingello	9-13 Bumballa Road	'Wingello Place'—house	Lot 25 DP 751298	Yes	Yes	Yes	Yes
606	Wingello	1-3 Murrumba Road	Victorian house	Lot 2 Sec 4 DP 759097 & Part Lot 3 Sec 4 DP 759097	No	No	No	No
607	Wingello	77 Railway Parade	Victorian era cook ovens (demolished)	Lot 5 Sec 1 DP 759097	No	No	No	No
608	Wingello	13-15 Sydney Street	Rail cottage	Lot 1 DP 867647	Yes	Yes	Yes	Yes
609	Woodlands	37 Kells Creek Road	'Leicester Park'—stone house	Lot 100 DP 1174711	Yes	Yes	Yes	Yes

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Part B: Proposed conservation areas

Suburb	Heritage Conservation Area Name	Location	Community Heritage Study Recommendation	Peer Review Recommendation	Final Peer Review Recommendation	Panel Final Recommendation
Berrima	Northern and Southern Extensions to the Berrima Landscape Conservation Area	Berrima	Yes (for later implementation)	Yes	Defer	Defer
Bowral	Bowral Northern Entrance Landscape Conservation Area	Mittagong Road & Station Street from Evans Lane to Wingecaribee Street	Yes	Yes	Yes	Yes
Bowral	Bowral Southern Entrance Heritage Conservation Area	421-451 Moss Vale Road (inclusive)	Yes	Yes	Yes	Yes
Bowral	Bowral Conservation Area Extension (Shepherd Street North)	4, 6 and 8 Short Street, 4-50 Shepherd Street, 7, 16 and 18 Una Street, 71 Merrigang Street (Venables Park) and 86-90 Merrigang Street	Yes	Yes	Yes	Yes
Bowral	Bowral Conservation Area Extension (Merrigang Street)	138-192 & 119A-179 Merrigang Street (inclusive)	Yes	Yes	Yes	Yes
Bowral	Bowral Conservation Area Extension (Holly and Elm Streets)	62-64 Shepherd Street, 57A-75 Shepherd Street, 15-21 & 18-26 Elm Street, 5 Daphne Street, 33-49 Holly Street (inclusive)	Yes	Defer	Defer	Defer
Bowral	Bowral Conservation Area Extension (Glebe Estate)	116-128 Bowral Street (inclusive)	Yes	Yes	Yes	Yes
Bowral	Station Street Heritage Conservation Area	44-54 Station Street (inclusive) & 6-6A Banyette Street	Yes	Yes	Yes	Yes
Bundanoon	Bundanoon Conservation Area Extension (Church Street)	Church Street	Yes	Yes	Yes	Yes
Burradoo	Links Road & Bowral Golf Course Heritage Conservation Area	25-43 Kangaloon Road & Links Road	Yes	Yes	Yes	Yes
Exeter	Exeter Village Heritage Conservation Area	Exeter	Yes	Yes	Yes	Yes
Kangaloon	Kangaloon Village Heritage Conservation Area	Kangaloon Road	Yes	Yes	Yes	Yes
Mittagong	Mittagong Conservation Area Extension	Albert Lane, Old Hume Highway & Pioneer Street	Yes	No	Yes	Yes
Robertson	Robertson Heritage Conservation Area	Hoddle Street	Yes	Yes	Yes	Yes
Sutton Forest & Exeter	Sutton Forest/Exeter Landscape Conservation Area	Sutton Forest & Exeter areas	Yes (for later implementation)	Yes	Defer	Defer
Wildes Meadow	Wildes Meadow Village Heritage Conservation Area	375-401 and 372-390 Wildes Meadow Road	Yes	Yes	Yes	Yes

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RECOMMENDED AMENDMENTS TO THE COMMUNITY HERITAGE STUDY 2021-23 FOR ADOPTED VERSION

The following table details amendments to the Community Heritage Study as recommended by the Independent Peer Review, the Local Planning Panel and via submissions lodged by property owners and the community and endorsed by the Local Planning Panel at its meeting of 15 and 16 July 2024. These amendments will be completed following the Council endorsement of the report on the *Results of Public Exhibition of Independent Peer Review of Draft Community Heritage Study 2021-23* at the Council Meeting of 7 August 2024. The Community Heritage Study as amended by the endorsed changes will comprise the final adopted version of the Community Heritage Study 2021-23 which will then be published on Council's website.

Study Element	Recommended amendment	Recommended by
General	Correct various typographical errors.	Council
General	Include any missing statements of significance from Heritage Survey 2009 study in evidence sheets, move this information out of Recommendation section, providing appropriate context to the information.	Council
General	Change "Internet Review" heading to "Online Research"	Council
General	Provide an appropriate heading and disclaimer statement around use of real estate wording and images, including accurate captioning providing date and source.	Peer Review/ Council
General	Remove Google Street View images and replace with photographs where possible.	Council
General	Remove Alf Stephens history from individual evidence sheets and replace with a reference to this history as an Annexure to the Heritage Study.	Council
General	Rename "Preliminary Report" document to "Report"; include commentary about the Peer Review process and attach the Peer Review reports as a further Appendix to the Report.	Council
General	Rename "Preliminary Evidence Sheets" documents to "Evidence Sheets".	Council
General	Include commentary of Peer Review process within the Main Report.	Council
General	Include significance commentary and recommendations from Peer Review report.	Council
General	Remove reference to interiors in listings unless there is evidence of their existence. <i>Note: reference to relevant interiors have been removed from the "List of Recommendations" attachment.</i>	Peer Review/ Panel
General	Provide any additional historical and heritage assessment information for any properties where a heritage report or heritage assessment by a heritage consultant was provided via a submission to any of the public exhibition phases of the study.	Council
General	Include Lot and DP information to identify each property by property description.	Council

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Study Element	Recommended amendment	Recommended by
Item Nos. 3, 4, 5, 6 27-37 Railway Parade, Balmoral	Amend “beauty of its setting” to “setting”.	Peer Review
Item No. 8 38 Jellore Street, Berrima	Amend statement of significance consistent with Conservation Management Plan and delete from the statement of significance “The Conservation Management Plan identifies a further 4 trees as of high significance and 21 trees as having moderate significance due to their rarity in Australia.” Changes to the site over time and natural attrition may have altered the landscape significantly from when these statements were made. Additionally, the reference to the ‘swing’ should be deleted as it no longer exists. The place retains significance for its historic use and associations and its contribution to the village character generally. <i>Note: item name has been amended to “Berrima Bridge Nursery—outbuildings, garden and plants” as recommended in the Peer Review.</i>	Peer Review
Item No. 9 Henry Parkes Oak, Market Place, Berrima	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 10 3020 Old Hume Highway, Berrima	Amend evidence sheet to refer to ‘Georgian style’ rather than ‘Georgian’. Reference to interiors and grounds have also been removed. <i>Note: item name has been amended to “Bendooley”—sandstone Georgian style Victorian homestead and grounds (including trees)</i>	Peer Review
Item No. 12 Tom Mitchell’s Slab Hut	Site should be identified as a partial ruin. <i>Note: item name has been amended to “Tom Mitchell’s Slab Hut (partial ruin)”.</i>	Peer Review
Item No. 14 12 Aitken Road, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 18 20-22 Aitken Road, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 19 24 Aitken Road, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 27 5 Alcorn Street, Bowral	Change recommendation to RECOMMENDED, include comments from Peer Review and move to “Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 28 2 Alfreda Street, Bowral	Include information provided by the owner in their submission, including a list of changes made to the original structure.	Peer Review Submissions Report
Item No. 29 83 Ascot Road, Bowral	Change recommendation to RECOMMENDED, include comments from Peer Review and information submitted by owner and move to “Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review

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Study Element	Recommended amendment	Recommended by
Item No. 30 7 Banksia Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 40 421-425 Bong Street, Bowral	Modify statement of significance as recommended in Peer Review	Peer Review
Item No. 42 37 Boolwey Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 47 45 Boolwey Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 51 94 Bowral Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 52 96 Bowral Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 54 100 Bowral Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 62 124 Bowral Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 63 126 Bowral Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 69 7 Bradman Avenue, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 71 12 Bradman Avenue, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 78 44-46 Bundaroo Street, Bowral	Change recommendation to RECOMMENDED and move to “Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 79 9 Carlisle Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 82 ‘Craigieburn’, 43- 47 Centennial Road, Bowral	Amend evidence sheet as recommended by Conservation Management Plan prepared by Weir Phillips Heritage and Planning, June 2024.	Council
Item No. 83 54 Centennial Road, Bowral	Amend evidence sheet with detailed information as provided in submission to the Peer Review.	Peer Review Submissions Report

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Study Element	Recommended amendment	Recommended by
Item No. 85 1A Church Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 86 3 Church Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 99 3 Edward Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 101 6 Edward Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 103 9 Edward Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 104 3 Elm Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 109 10 Elm Street, Bowral	Change recommendation to RECOMMENDED and move to “Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 111 26 Elm Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 114 23 Gladstone Road, Bowral	Remove interiors from item name and include information provided in submission regarding current state of property in description.	Peer Review/ Council
Item No. 115 27 Gladstone Road, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 118 12 Glebe Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 119 16 Glebe Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 120 18 Glebe Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 121 22 Glebe Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 122 24 Glebe Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 123 26 Glebe Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review

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Study Element	Recommended amendment	Recommended by
Item No. 124 28 Glebe Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 130 31 Holly Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 133 1 Jasmine Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 134 7 Jasmine Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 137 Bowral Golf Course, 25-43 Kangaloon Road, Bowral	Modify evidence sheet reflecting the place as a heritage landscape and modify significance assessment consistent with the information provided by the report prepared by Paul Davies. Include reference to the design of the course after WWII by Carnegie Clark. There should also be a reference to his son, Hastings Clark who was a long-time member and golf pro of the club. <i>Note: item name has been amended to “Bowral Golf Course and Ladies' Drawing Room interiors in Club House”</i>	Peer Review/ Panel
Item No. 140 Kenilworth, 40 Kangaloon Road, Bowral	Amend evidence sheet consistent with information provided by a report by Heritage Solutions, including amendment of statement of significance; remove reference to first Californian Bungalow; provide description and map of proposed curtilage within evidence sheet. <i>Note: item name has been amended to “Kenilworth’—Californian bungalow and curtilage”</i>	Peer Review
Item No. 151 33-35 Merrigang Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 164 116 Merrigang Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 165 119 Merrigang Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 166 120 Merrigang Street, Bowral	Amend evidence sheets to delete reference to interiors. <i>Note: item name has been amended to “Victorian weatherboard house”</i>	Peer Review
Item No. 170 138 Merrigang Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 171 142b Merrigang Street, Bowral	Amend the evidence sheet, removing references to extracts from owner’s book.	Peer Review
Item No. 172 144 Merrigang Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 189 20 Mount Road, Bowral	Amend address to 20 Mount Road, Bowral.	Council

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Study Element	Recommended amendment	Recommended by
Item No. 193 133 Old Bowral Road, Bowral	Include a description and map of the proposed curtilage in the evidence sheet.	Peer Review
Item No. 195 7 Oxleys Hill Road, Bowral	Add historical information provided by owners to evidence sheet.	Peer Review
Item No. 196 Bowral Brickworks, 1 Oxleys Hill Road, Bowral	Amend incorrect address of property.	Peer Review
Item No. 205 42 Rose Street, Bowral	Change recommendation to RECOMMENDED and move to “Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 217 71 Shepherd Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 221 7 St Jude Street, Bowral	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 224 15 St Jude Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 225 17 St Jude Street, Bowral	Amend significance assessment and statement of significance to limit significance to aesthetic significance and representativeness.	Peer Review
Item No. 227 21 St Jude Street, Bowral	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 233 48-50 Station Street, Bowral	Remove reference to “beauty of its setting” from statement of significance and evidence sheet.	Peer Review
Item No. 239 ‘Annesley’ & ‘Westwood’, 10 Westwood Drive, Bowral	Provide description and map of proposed curtilage within evidence sheet.	Peer Review
Item No. 255 6 & 8 Amos Lane, Bundanoon	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review Submissions Report
Item No. 256 10 Anzac Parade, Bundanoon	Amend evidence sheet as recommended by the submission made by the owner. Remove reference to interiors. <i>Note: item name has been amended to “‘Mildenhall’—weatherboard cottage”</i>	Peer Review Submissions Report
Item No. 260 38-40 Church Street, Bundanoon	Include further historical research provided as a submission and provide description and map of proposed curtilage within evidence sheet. Remove reference to gardens in item name. <i>Note: item name has been amended to to “‘Eastdene’—late Victorian house”</i>	Peer Review & Peer Review Submissions Report

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Study Element	Recommended amendment	Recommended by
Item No. 264 13-33 Ellsmore Road, Bundanoon	Provide description and map of proposed curtilage within evidence sheet.	Peer Review
Item No. 265 4 Erith Street, Bundanoon	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 273 30 Heritage Drive, Bundanoon	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 274 12-16 Hill Street, Bundanoon	Provide and map of proposed curtilage to include only the lot on which the church building is located (Lot 13 Sec 4 DP 1510) within evidence sheet.	Peer Review Submissions Report
Item No. 275 9 Panorama Avenue, Bundanoon	Amend statement of significance to remove the following reference <i>“He designed and worked on the garden himself planting about 20,000 tulips and was possibly one of the first in the Highlands to do so. He imported bulbs from Holland and also grew hyacinths and daffodils and had a lilac plantation in one area”</i> and instead include this statement as part of the history section of the evidence sheet. Evidence sheet should include a description and map of the curtilage of the site taking into consideration any approved subdivision of the property.	Peer Review & Peer Review Submissions Report
Item No. 276 17-19 Panorama Avenue, Bundanoon	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 278 74-78 Penrose Road, Bundanoon	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 281 31 Railway Avenue, Bundanoon	Amend evidence sheet consistent with information provided by a report by heritage consultant, Louise Thom. <i>Note: item name has been amended to “Federation Bungalow (former Bundanoon Police Station)”</i>	Peer Review
Item No. 283 115-129 Railway Avenue, Bundanoon	Amend evidence sheet to include a description and map of the proposed curtilage that takes account of the approved subdivision.	Peer Review
Item No. 284 ‘Spring Hill’, 159 Railway Avenue, Bundanoon	Include sandstone entry gates, tree-lined driveway, former entry gates and stone bridge to description; provide a map of these elements. <i>Note: item name has been amended to ““Spring Hill” (formerly ‘Lydholme Farm’)—house, garden, tree-lined entry, current sandstone entry gates, former stone entry gate posts and stone bridge”.</i>	Peer Review/ Council
Item No. 287 1-3 Eridge Park Road, Burradoo	Amend evidence sheet consistent with information provided by a report by DFP Planning, including a description and map of the proposed curtilage. <i>Note: item name has been amended to ““Harby Park’—house, grounds and outbuildings”</i>	Peer Review/ Panel

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Study Element	Recommended amendment	Recommended by
Item No. 288 3 Holly Road, Burradoo	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 289 7 Links Road, Burradoo	Include additional information provided in submission by Megan Jones, Architect, on behalf of owners—including diagram of house alterations—and include commentary contained within the Peer Review report.	Peer Review/ Panel
Item No. 298 29 Links Road, Burradoo	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 307 502-508 Moss Vale Road, Burradoo	Include a description and map of the proposed curtilage.	Peer Review
Item No. 308 539 Moss Vale Road, Burradoo	Change recommendation to RECOMMENDED and move to “Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 309 540 Moss Vale Road, Burradoo	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 315 11-29 Railway Parade, Burradoo	Amend statement of significance and heritage significance assessment consistent with submission by DPF Planning on behalf of the College; include a description and map of the proposed curtilage. <i>Note: item name has been amended to “‘Elvo’ building and curtilage including Pin Oak (within Oxley College)”</i>	Peer Review & Peer Review Submissions Report
Item No. 316 1 Riversdale Avenue, Burradoo	Amend reference to the origin of the buildings from statement of significance and include commentary contained within the Peer Review report in the evidence sheet.	Peer Review
Item No. 322 St Peter’s Catholic Church & Cemetery, 45 Church Street, Burrawang	Include Church’s account of alterations within the evidence sheet; amend the statement of significance to focus on the historical and ongoing associations with the Catholic community and for the significance of the cemetery in providing historical evidence of the use of the site since its establishment and remove the wording “The church demonstrates the principal characteristics of a very modest timber, Late Victorian era Gothic Church with later additions”; alter the integrity comment to read “Sympathetically modified from its original form and detail”	Peer Review
Item No. 326 4-6 Hoddle Street, Burrawang	Undertake further research to confirm previous use as a post office or remove reference to this from listing; include comments about significance from Peer Review in evidence sheet.	Peer Review
Item No. 333 105 Wattle Street, Colo Vale	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 334 1970 Kangaloon Road, East Kangaloon	Include historical information provided as a submission on behalf of the owners of the property; include recommendation and commentary contained in Peer Review report. <i>Note: property is recommended for deferral subject to further investigation and future consideration.</i>	Peer Review

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Study Element	Recommended amendment	Recommended by
Item No. 335 1971 Kangaloon Road, Kangaloon	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 351 Former Jensen’s Nursery, Jensen’s Lane, Exeter	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and relevant information from the heritage report from Paul Davies and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 353 30-44 Middle Road, Exeter	Include comments from Peer Review regarding significance of item.	Peer Review
Item No. 354 72 Middle Road, Exeter	Amend aerial view of property to ensure it is correctly identified and shown.	Peer Review
Item No. 356 Osage Orange trees in Rockleigh Road, Exeter	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 361 1059 Nowra Road, Fitzroy Falls	Include information and drawing provided in submission by Heritage 21 regarding remaining original or early fabric to the evidence sheets.	Peer Review Submissions Report
Item No. 362 1131 Nowra Road, Fitzroy Falls	Include information provided in submission by Heritage 21 regarding remaining original or early fabric and identification of non-significant elements to the evidence sheets.	Peer Review Submissions Report
Item No. 372 1540 Kangaloon Road, Kangaloon	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 383 23 Alfred Street, Mittagong	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 398 25 Arthur Street, Mittagong	Delete rarity evaluation associated with the upper floor interior and reference to the ‘beauty’ of the setting; remove the sentence “The place also possesses a rare aspect of the local area’s heritage in this case an intact painted interior finish to the upper floor which was there from the 19 th century.”. Modify the description to remove reference to including interiors. <i>Note: item name has been amended to “‘St Jose’—Victorian weatherboard cottage”.</i>	Peer Review
Item No. 401 8 Camellia Place, Mittagong	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item Nos. 404 & 405 2 & 4 Edwards Lane, Mittagong	Amend reference to significance for “demonstrating aesthetic achievement for the beauty of its simple architectural form.”; include historical and other information in report prepared by Weir Phillips Heritage and Planning	Peer Review
Item No. 409 13 Edward Street, Mittagong	Add historical information and alteration history provided by owner to evidence sheet.	Peer Review Submissions Report

RECOMMENDED AMENDMENTS TO COMMUNITY HERITAGE STUDY 2021-23

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Study Element	Recommended amendment	Recommended by
Item No. 413 18-20 Hillside Close, Mittagong	Include additional historical information provided by owner in evidence sheet.	Peer Review
Item No. 418 48-50 Old Hume Highway, Mittagong	Amend evidence sheet to recognise the demolition of this property in February 2024, change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section.	Council
Item No. 432 174-178 Oxley Drive, Mittagong	Remove interiors from item name <i>Note: item name has been changed to “‘Redlands’ including garden”</i>	Panel
Item No. 440 10 Pioneer Street, Mittagong	Amend historical information in accordance with submission made by owners; amend statement of significance to remove reference to cast iron lace. (1980s photo shows lace removed and existing lace may be a reproduction.)	Peer Review/ Council
Item No. 452 38 Waverley Parade, Mittagong	Remove reference to interiors and garden in the item name. <i>Note: item name has been amended to “‘Wychwood’—house”</i>	Peer Review Submissions Report
Item No. 453 10 Webb Street, Mittagong	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 459 181 Argyle Street, Moss Vale	Include additional historical information supplied as a submission.	Peer Review
Item No. 468 480-486 Argyle Street, Moss Vale	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 486 38 Chapman Street, Moss Vale	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section. Correct references of property being located in Mittagong.	Peer Review
Item No. 493 7009 Illawarra Highway, Moss Vale	Include statement of significance and description from 2009 Study (reference is 205 Argyle Street in that study); edit history section; remove association between the ownership of De Mestre and horse training which does not form part of the history of this property.	Peer Review/ Council
Item No. 497 2 Narellan Road, Moss Vale	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 510 7 Valetta Street, Moss Vale	Amend item name to remove reference to interiors. <i>Note: the item name has been amended to “‘Tarrangower’—house and trachyte retaining wall, fence and steps”.</i>	Peer Review
Item No. 512 28 Valetta Street, Moss Vale	Include historical and other relevant information provided in submission.	Peer Review
Item No. 523 Paddy’s River Ford Site, Penrose	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review

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Study Element	Recommended amendment	Recommended by
Item No. 524 De Lauret Cottage, 86 Bong Bong Road, Renwick	Amend the statement of significance as follows: delete “it is significant because of its association with its namesake, Mrs A.M. De Lauret, who had the role of a Lady Visitor in the Goulburn District from 1883 - 1892.” There is no demonstrable associational significance. Delete “Of significance to former Renwick Homes children who resided in De Lauret Cottage from 1974 until its closure in 1982.” Many such residents have no desire to be associated with this place.	Peer Review
Item No. 525 Heydon Cottage, 88-90 Bong Bong Road, Renwick	Amend the statement of significance as follows: “‘Heydon Cottage’ within the grounds of the Highlands School, Bong Bong Road Renwick, is significant because it illustrates the development of the Renwick Farm Homes site at Mittagong, in this case a Cottage Home erected in 1916 during World War I to receive boys sent to Renwick by the Children’s Court. It is also significant for its association with The Honourable Louis F Heydon L.F., M.L.C. (1848-1918) who was a member of the State Children Relief Board (1892 - 1918) The place also demonstrates the principal characteristics of a class of the local area’s built heritage, in this case a large, well built, single storey Federation style residence. It also possesses a rare aspect of the local area’s heritage for its early use of concrete block construction.”	Peer Review
Item No. 526 Scout Hall, 88-90 Bong Bong Road, Renwick	Delete reference in statement of significance to “Radio Road” (now Maxted Street) “garden setting” and “Of significance to former Renwick Homes children who resided in Heydon Cottage until its closure in 1976”.	Peer Review
Item No. 529 71 Burrawang Street, Robertson	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 541 19 Hoddle Street Robertson	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 544 26 Hoddle Street Robertson	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 545 27 Hoddle Street Robertson	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 551 37 Hoddle Street Robertson	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 552 40 Hoddle Street Robertson	Change recommendation to NOT RECOMMENDED and move to “Not Recommended for Heritage Listing” section.	Peer Review
Item No. 562 99 Hoddle Street Robertson	Change recommendation to RECOMMENDED and move to “Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 580 51 Kater Road, Sutton Forest	Change recommendation to NOT RECOMMENDED, include comments from Peer Review report and move to “Not Recommended for Heritage Listing” section.	Peer Review

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Study Element	Recommended amendment	Recommended by
Item No. 583 17 Bendooley Street, Welby	Change recommendation to RECOMMENDED and move to “Recommended for Heritage Listing” section of the Evidence Sheets document.	Peer Review
Item No. 591 28 Old Hume Highway, Mittagong	Include corrections and other information about the alterations and history of the house provided in submission. Amend the item name to remove reference to garden and interiors. <i>Note: item name has been amended to “Welby Park Manor’—house, grounds and stone fence and adjacent Council reserves containing stone fence and trees”</i>	Panel
Item No. 609 37 Kells Creek Road, Woodlands	Remove references to the age or authenticity of the slab hut.	Peer Review
Bowral Northern Entrance Landscape Conservation Area	Amend the statement of significance relating primarily to historical, associational and social heritage criteria; include comments from Peer Review report; include mention of the Pin Oak planting on Station Street and the Station Street Camellia japonica plantings.	Peer Review
Bowral Southern Entrance Heritage Conservation Area	Amend description and map to include only properties on the western side of Moss Vale Road; amend statement of significance to delete reference to Maynard Park.	Peer Review
Bowral Conservation Area Extension (Shepherd Street North)	Amend reference to “many early buildings” to “some early buildings; amend formatting where reference to Venables Park is included under the statement of significance; correct the 2 versions of the heritage significance assessment.	Peer Review
Mittagong Conservation Area Extension	Amend description and map to include only include the block bounded by Albert Lane to the north, Queen Street to the east, Old Hume Highway to the south and Pioneer Street to the west	Peer Review Submissions Report

WINGECARRIBEE SHIRE COUNCIL COMMUNITY HERITAGE STUDY

**RESPONSE TO SUBMISSIONS TO PEER REVIEW - JULY 2024
BY ROBERT STAAS - HERITAGE CONSULTANT**

Following a public meetings of the Wingecarribee Shire Council Local Planning Panel on 29th and 30th May, and the publication of the Peer Review undertaken of the Community Based Heritage Study, further submissions were invited from affected property owners and interested residents for consideration prior to finalisation of recommendations for a final list of proposed heritage items and conservation areas to be incorporated in a Gateway Submission pending changes to the existing Local Environmental Plan Schedule 5.

The further submissions made to Council fall into three general categories:

- Support for the Heritage Study and its implementation and for individual listings.
- Objection to inclusion in the Heritage List of particular items for various reasons.
- Provision of further information to allow for more accurate identification of Heritage Values.

In making further recommendations to Council in regard to these submissions it should be noted that while the Peer Review included external visitation to properties identified in the Community Heritage Study, no internal inspections or further detailed research and analysis of the sites was made.

The Peer Review identified a number of issues that have been further mentioned in the current submissions including the following:

- The extensive use of Real Estate material in assessing recent modifications to or current state of some properties. The weight to be given to this material in any future assessment is minimal and does not nullify the assessment process.
- The inclusion of interior spaces in the identification of any listed item where these cannot be verified or shown to be of significance. It was recommended that such references be deleted from any final listing unless further evidence is forthcoming.
- The identification of gardens associated with properties where these may be quite recent constructions altering or replacing original garden settings. Careful wording of the final heritage identifications should be established.
- The loose use of some listing criteria when identifying properties, it only being necessary for one value to be established. In general I have established to my satisfaction that those properties recommended for inclusion meet at least one criterion for heritage listing.
- Perceived unfair procedural matters relating to notification, consultation and property rights. These are matters beyond the scope of the Peer Review which was carried out to a specific brief set by Council.
- Reduction of curtilages for some properties with large sites where an appropriate reduced curtilage is appropriate to protect identified heritage values.

Additionally some submissions object to the potential financial obligations associated with heritage listing or the complication of further planning controls associated with inclusion in Schedule 5 of the LEP.

**SUBMISSION BY COMMUNITY BASED HERITAGE STUDY TEAM IN RESPONSE TO
PEER REVIEW**

A comprehensive submission was received from the members of the original Community Based Heritage Study in relation to issues raised and recommendations made in the Peer Review of the Study. The areas of concern were in regard to:

1. Handling of gardens.
2. Handling of interiors.
3. Requested reinstatement of 15 Heritage items as heritage items in their own right.
4. Need for updated Development Control Plans for current and proposed Heritage Conservation Areas.
5. Support for the Peer Review recommendations relating to 6 items subject to challenge at the Public Meeting of the planning Panel of May 2024.
6. Requesting reinstatement of the Northern Street Block of the proposed Central Area Mittagong HCA.

Despite the undoubted joint expertise of the Study Team and the amount of work undertaken to carry out the Community Based Study, the Peer Review represents the professional opinion of the author and the requested changes in regard to items 1 - 4 are not recommended.

In regard to item 5, some further recommendations are made in this response to submissions.

In regard to item 6, I agree that for completeness the listing of the area on the northern side of the Hume Highway in Mittagong is appropriate to recognise the original development pattern and protect the remaining contributory elements. This modification is also in response to the detailed submission by Mr Tim McCartney.

In regard to the listing of the prominent Pin Oaks and Camellias in Station Street Bowral, I have subsequently recommended their inclusion as heritage items to acknowledge the public concern regarding their retention and upkeep. This recommendation includes the establishment of a Significant Tree Register in the near future which is a priority for Council and will include other trees identified in the Community Heritage Study but not recommended for individual heritage listing.

**MATTERS RELATING TO EXETER VILLAGE HERITAGE CONSERVATION AREA &
SUTTON FOREST/EXETER LANDSCAPE CONSERVATION AREA**

In response to submissions to Council and further investigation, the Exeter Village Conservation Area is NOT proposed to be deferred, however a recommendation to investigate a larger area than that proposed in the Community Heritage Study will be made.

In relation to the Peer Review it is recommended that the area as identified be included in the first Planning Proposal be adopted.

In regard to the wider Sutton Forest / Exeter Landscape Conservation Area and the proposed extension of the Northern and Southern boundaries of the Berrimah Landscape Conservation Area, while identified in the Community Heritage Study, these have been deferred and identified for further consultation in the future for possible implementation in a second Planning Proposal together with any deferred heritage items that are eventually identified for listing.

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GENERAL SUBMISSIONS

The following submissions are of a general nature rather than being related to a specific properties identified in the Community Heritage Study or the subsequent Peer Review documentation.

All of the following general submissions are in support of the process to date and of the results and urge adoption of the recommendations.

A number of general submissions deal with the potential expansion of Heritage Conservation Areas and Landscape Conservation Areas, particularly in relation to Berrima and Sutton Forest / Exeter. These matters have now been deferred and are currently under consideration by Council separately to the adoption of the Community Heritage Study and Peer Review recommendations. Further action in regard to these areas will be undertaken in 2025.

David Williamson (Exeter)

Submission in strong support of the process and the recommendations urging adoption of the study and its use in any future planning in the Shire.

Mark Singer (Exeter)

Submission in support of the study congratulating Council on the process and urging implementation of planning controls to ensure the retention of the established character of the Southern Highlands.

Brian John Wood (Exeter)

Submission strongly urging Council to adopt the recommendations for the Heritage Conservation Area for Exeter with the potential to extend the area in the future. This matter of an expanded area has been deferred for future consideration by Council in 2025.

Brian Thornton (Exeter)

Submission in full support of the Community Heritage Study in protecting the cultural and historic integrity of Exeter. The submission also seeks to have a larger Landscape Conservation Area adopted to protect the wider setting of the village. This action is outside the current consideration of the Heritage Study and the Peer Review. The issue of this Landscape Conservation Area has been deferred but will be taken into consideration by Council in further action to be undertaken in consideration of establishing buffer zones for a number of villages in the Shire.

Lance and Gina Pryke (Exeter)

Submission in support of recommendations in the Community Heritage Study and Peer Review in relation to the creation of a Landscape Conservation Area to better protect the established heritage character of Exeter. The submission goes further to make suggestions for additional listing of areas in the village and the surrounding countryside which lie outside the scope of the present review but are under consideration by Council for further study in 2025.

Mike and Dawn Jonas (Exeter)

Submission in support of adoption of the Heritage Conservation Area for Exeter Village and a request regarding the defining of a larger Landscape Conservation Area as a buffer to the village. This matter is currently deferred and is under consideration by Council for action in 2025.

Rick Beers (Exeter)

Submission in support of the adoption of heritage controllers for the village of Exeter and for recommendations of the Peer Review. The resident supports a new DCP and a Significant

AGENDA OF THE ORDINARY MEETING OF COUNCIL WEDNESDAY 7 AUGUST 2024

Tree Register as well as expansion of the protected area for the village. These matters will be under consideration by Council in 2025.

Stephen Edward Blackman (Exeter)

Submission in support of the recommendations of the Peer Review in relation to Exeter and requesting further consideration of an expansion of the area of protection to ensure the retention of the existing character. The Submission also requests consideration of additional traffic speed restrictions to enhance safety in the village. These matters are under consideration for further study by Council.

David Wilson (Moss Vale)

Submission confirming support for the Community Heritage Study and urging Council to implement the recommendations.

Narelle Ann Bower (Moss Vale)

Submission congratulating the team for undertaking the Community Heritage Study and the process of the Peer Review and urging Council to adopt the results.

David Baxter (Moss Vale)

Submission in support of the Community Heritage Study and its implementation to protect significant buildings in Moss Vale from demolition and unsympathetic development.

David Collingridge (Burradoo)

Submission on behalf of The National Trust Southern Highlands Branch in support of the Community Heritage Study.

Katie Locke (Moss Vale)

Submission in support of the Community Heritage Study and recommending the individual heritage listing of Sturt workshops, garden and collections.

Clive West (Berrima)

Submission commending Council on the Community Heritage Study and the listing of items to be protected by future legislation action.

Eric Savage (Berrima Residents Association)

Submission in support of the recommendation of the Peer Review and the Independent Planning Panel to list the extension of the Berrima Landscape Conservation Area and the Berrima Bridge Nursery.

Ruth Bailey (Bowral)

Submission on behalf of the Australian Garden History Society indicating broad agreement with the Peer Review and the recommendations that would protect the towns villages and landscapes of the Southern Highlands. The submission recommends the inclusion of the 'heritage' camellias and Pin Oaks at Bowral railway Station site for inclusion as originally recommended in the Community Heritage Study.

Despite my previous comments that these items are included in the proposed Heritage Conservation Area, I have no objection to their specific listing as heritage elements pending the creation of a future Significant Tree Register. It is therefore recommended that the original listing in the Community Heritage Study now be adopted.

Ruth Bailey (Bowral)

Submission in support of the extension of the Shepherd Street Heritage Conservation Area as recommended in the Peer Review to Council.

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Ian Bowie (Bowral)

Submission commending the results of the Peer Review of the Community Based Heritage Study and making comment on additional requirements for appropriate documentation of Heritage Conservation Area to ensure future positive planning outcomes to conserve heritage values.

Andrew Kennard (Robertson)

Submission in support of the Community Heritage Study and in particular the recommendations for the village of Robertson. Mr Kennard also supports the individual listing of his own property at 1 Hoddle Street Robertson.

Ivan Kototovic (Consultant Planner) Bowral

Submission supporting the Peer Review recommendations relating to the exclusion of No. 329-339 Bong Bong Street Bowral from the proposed final Heritage List.

Caroline Cosgrove (Bundanoon)

Submission in support of the Peer Review recommendations for Bundanoon with further comments regarding certain properties identified for deletion from the final list and recommendations for additional potential items. In general the matters raised by Ms Cosgrove require further detailed assessment that is beyond the scope of the Peer Review process as set out by Council. Information and recommendations made in the submission could be further investigated by Council as part of the finalisation of the submission to Government or form part of subsequent studies still to be finalised.

Peter Kabila (Heritage Consultant)

Submission in support of the Heritage Study process and the making of heritage listings for the identified properties to ensure the safeguarding the towns, villages and landscapes in the Shire.

Dawn Jonas and Stephen Blackman (Exeter Village Association Inc.)

Submission relating to the desirability of a larger Rural landscape listing for the Village of Exeter to provide a buffer to the village from any future development. While it is recognised that the rural landscapes surrounding a number of villages in the Shire have considerable value in establishing and maintaining heritage values, such listing are now considered to fall outside the scope of the current listing process and will be deferred for separate study. The current recommended Heritage Conservation Areas for the villages provide the initial protection required to allow adequate control over undesirable development patterns.

Angela Williamson (Exeter)

Submission in support of the Heritage Study and offering general comments on the desirability of maintaining heritage qualities through active policies aimed at protecting heritage values.

The submission provides support for the inclusion of the trees in Station Street in the Bowral Southern Entry Heritage Conservation Area which are now recommended for inclusion.

Amy Press (Bundanoon)

Submission in support of the Community Heritage Study on behalf of the Bundanoon History Group and requesting reconsideration for potential listing of 17-19 Panorama Avenue and requesting further investigation of some properties and gardens.

In regard to the cottage at 17-19 Panorama Avenue, it was my assessment that the amount of change being undertaken to the original house was such that it strongly negated heritage values that may have existed there, while the total removal of the original garden setting also militated against listing.

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As suggested elsewhere the detailed assessment of properties which have indicated substantial change to the building fabric or garden settings is beyond the scope of the Peer Review process but could be contemplated as a separate exercise by Council at a later date.

Shylie Brown (Mittagong)

Submission in support of the recommendations of the Community Heritage Study and subsequent Peer Review and recommending the establishment of a Heritage Fund by Council to assist affected owners.

Graham Ferguson

Submission in support of the Community Heritage Study and of recommendations made in the Peer Review and recommending legal protection for identified sites.

John Barrett - Friends of Bowral

Submission relating to the Pin Oak trees and Camellia bushes in Station Street at the northern entry to Bowral. As identified elsewhere in these responses, the individual listing of these items is not objected to despite the original recommendation for their deletion. This recommendation is made in the knowledge that Council will subsequently undertake to establish a Significant Tree Register for the Shire.

Stephen Utick - Camellia Specialist

Submission regarding retention of the Camellia bushes on Station street adjoining Bowral Station requesting the individual listing of these as items in the final Planning Proposal. As stated elsewhere in this review of submissions there is no objection to these being listed considering the number of specific submissions relating to this issue. That listing is recommended to council along with the recommendation that a Significant tree Register be established by Council covering the Shire.

ADDITIONAL LISTING PROPOSALS

The following submissions were made in regard to potential additional heritage items identified by members of the public but not included in the original Community Based Heritage Study and therefore not covered by the Peer Review process.

Barry Anstee (Woodlands)

Submission criticising the Community Heritage Study and the Peer Review for inaccuracies and lack of appropriate research in the process and suggesting that nominations by the community should be taken into consideration and a detailed reassessment be made by a "Qualified Heritage Consultant Practice" before any further action is taken by Council.

Submissions recommending the inclusion of Upper Wellby reservoir 1930, Lower Welby Reservoir 1908, Boxvale Walking Track Tunnel and the dams located within the Tooth's malting site and Frenchman School site. These items do not form part of the current study but may be considered in the future subject to careful study of their identified heritage values to the Shire.

Mr Anstee has made several submissions in regard to the Community Heritage Study including failure to notify affected owners in relation to the Berrima Heritage Conservation Areas and Landscape Conservation Areas which have now been recommended for deferral and will be dealt with by further action of the Council in 2025.

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Item No. 13 (1 Aitken Road Bowral)

11 Aitken Road Bowral

Mr Nick Corbett

The submission identifies a purported error in the study where 11 Aitken Road is located in the Aitken Road Conservation Area.

The submission seeks to have the study modified to list a group of houses, part of 'Baker's Subdivision' (1,3,5,7,11 Aitken Road Bowral) together with Annesley & Westwood Buildings, 10 Westwood Drive and Losely Park with Bowral High School into an extended Aitken Road Conservation Area.

This submission should have been made at an earlier stage of the study process if consideration were to be given to expanding the existing Heritage Conservation Area.

This submission is supported by a well documented history of the area and the individual sites that should be added to any future record of the individually listed items identified and the area generally.

The Peer Review was not tasked with identifying additional heritage items or conservation areas that did not form part of the Community Heritage Study. While there may be arguments for the identified mid 20th century houses in Aitken Street to be added to a larger area as part of a Conservation Area, it was my opinion that none of them justified individual heritage listing. The listing of the former School buildings at Annesley was supported by the review. And I understand the High School to be already listed in the LEP.

No further action is required in regard to these submissions in the current review process.

INDIVIDUAL PROPERTY SUBMISSIONS

The following responses are made in relation to submissions by individuals relating to particular properties in the Community Heritage Study identified by their Item No.

Item No.28

2 Alfreda Street Bowral - 'Willyama'

Mr Howell

The submission argues against the proposed heritage listing of the property and deals substantially with inaccuracies in descriptions and confusion between earlier studies and the current study. It is clear that the property was given a substantial addition with some modification of external characteristics and that the site was re-landscaped sometime after the original identification in 2009. Nevertheless it remains one of the substantial examples of Inter War Mediterranean architecture in the Bowral area and demonstrates evidence of the influences that this style had on Australian domestic architecture following its adoption by a number of prominent architects in the early 1920s.

The Community Heritage Study evidence sheet should be modified to identify the changes made to the original structure and further research should be undertaken to confirm it's comparative significance.

A second submission was made by the owner detailing matters related to the whole heritage process and associated legislation together with reasons as to why adoption of the Community Heritage Study will have an adverse impact on the operations and finances of

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Council. The submission also enumerates what are seen as onerous obligations on private property owners resulting from heritage listing, including financial burdens and emotional stress.

It is a well recognised obligation for Local Government Authorities to identify and protect local heritage by means of listing in Local Environmental Plans and to administer associated Planning Controls to regulate despoliation of heritage values within their areas of administration. The current process is in fact a delayed result of previous inaction by former Councils to identify and list local heritage which has resulted in the loss of some significant properties as well as inappropriate changes to others.

Much of the material raised in the submission goes beyond the scope of the Peer Review and should be dealt with by Council separately. Despite my opinion that this property should be included in the final heritage list, I recommend that Council defer consideration of this property to allow further investigation and consultation with the owner.

Item No. 82

43 - 47 Centennial Road, Bowral. Peppers 'Craigieburn' Resort
Mr Donald Cameron, Director

Submission of a formal Conservation Management Plan by Weir Phillips Heritage Consultants on behalf of the owners which includes a full Statement of Significance to be adopted as part of the listing of the property, to which currently there no objection.

Item No.83

54 Centennial Road Bowral 'Cotswold Cottage'
Benjamin Johnston on behalf of Mirsini , John and Theo Chaperones

Submission recognising the potential heritage values of the property but questioning accuracy of details in the Community Heritage Study Evidence Sheets and the level of investigation undertaken in recommending the proposed listing. The submission seeks to have the evidence sheets modified to reflect the more detailed information available to the owners consultants.

A list of proposed changes to the wording of the evidence sheets is provided in the submission and I am in general agreement with those changes based on the professional opinion of the author. I would therefore recommend that subject to modification of information provided in support of the proposed listing that it be included in the final heritage list.

Item No.109

10 Elm Street Bowral
Mr David Dredge

Submission in objection to the inclusion of the property as a heritage item due to potential financial implications and in consequence of alterations made to the original fabric.

Financial considerations of the type referred to are not a basis for not listing identified heritage items, in the absence of any specific reasons to exclude this property. I therefore recommend its inclusion in the final heritage list.

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Item No.151

2/33 Merrigang Street Bowral
Jeanette Simpson

Submission in regard to substantial changes to the original semi detached house identified in the Community Heritage Study for individual listing. Despite the historical values associated with the development of this property, it would seem that the building fabric has undergone more modification than would first appear. I am of the opinion that a detailed physical inspection of the property would need to be undertaken before any definitive opinion could be made as to its current heritage value. For this reason I would recommend that it be deferred from the current listing process or if access is provided and it can be demonstrated to have low value that it be deleted from any final heritage list.

Item No.166

120 Merrigang Street Bowral
Warren Fahey on behalf of the owner

This is a further submission in relation to the proposed listing of the Victorian weatherboard house owned by Jennifer Partington. The submission provides no further information as to why the proposed listing should not be included. Previous concerns centred on future Planning controls while the current submission cites substantial additions to the house as negating any heritage values.

An additional submission relating to this property was also made by Stephen Thomas Partington objecting to the proposed listing on similar grounds to other submissions and in particular the fact that extensive changes have been made to the original building.

The property presents in its original form and detail to Merrigang street and together with other similar cottages provides strong evidence of the original Victorian character of the street. As noted elsewhere in the Peer review, the mention of interiors should not be included except where evidence for surviving significant interiors exists. I continue to recommend listing of this property without reference to interiors.

Item No. 215

60 Shepherd Street, Bowral
Garry Yeats

Submission acknowledging its heritage qualities but objecting to proposed heritage listing on the grounds of changes made to the original building over time and due to the health condition of the owner. Based on the submission and the available evidence the recommendation for listing remains.

Item No.225

17 St Jude street, Bowral
Ms Annabelle Wentworth

Submission in objection to the listing of this property claiming it to not meet thresholds for inclusion under the listing criteria for 'Aesthetic value' and 'Representativeness'. As discussed in the Peer Review appreciation of the relative merits of properties to reach thresholds for inclusion as heritage items is not wholly empirical and relies on professional assessments that are of essence subjective in nature. In my opinion, this property, unlike some others nearby which were also identified for heritage listing, meets the thresholds for

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listing as a good representative example of a particular style and scale of development that has the added qualities of providing accurate evidence of the development in this section of Bowral in the inter war period. I continue to recommend it for inclusion in the final heritage list.

Item No. 255

6 & 8 Amos Lane Bundanoon (Private cemetery)
Anderson Family Representatives

A submission has been made on behalf of members of the Anderson family who object to the identification of their private cemetery at Bundanoon in the current Community Heritage Study Peer Review for inclusion as a heritage item in the future changes to the LEP. Private cemeteries are often included in Local Heritage Listings as a means of ensuring future conservation and to record any significant historical information.

This private cemetery is already identified, described, photographed and located on the Australian Cemeteries Index site and so is already accessible on line for any future public reference or research. There is no real issue of despoliation of the site due to its private ownership and location. I accept the arguments put forward by the Anderson family and concur that heritage listing of the site would have low community value. I therefore recommend it be deleted from the final heritage list

Item No. 256

10 Anzac Parade Bundanoon
Mr Paul Sant

Submission in respect of the information in the Community Heritage Study relating to the interiors of the former boarding house requesting that it be deleted from the final list of heritage items, that the listing be modified by changes to the evidence sheet or that the matter be deferred subject to further investigations.

In my opinion the place demonstrates heritage values associated with its former use and its remaining character and I would therefore recommend that the alterations to the information suggested by the owners be adopted in the final listing recommendation.

Item No. 260

38 - 40 Church Road , Bundanoon
Dharmit Goradia, Bundanoon Capital investments

Submission objecting to the recommendations of the Peer Review in relation to the property known as 'Eastdene' but indicating that heritage listing may be acceptable under certain conditions to be negotiated. In their opinion there is inadequate information to support the recommendations of the Community Heritage Study in relation to the property. However the arguments put forward by the owners for detailed studies to be undertaken, go well beyond the requirements for making an identification in a shire wide Heritage Study for Local heritage listing.

The submission discounts any significance relating to the garden setting and I agree that without detailed examination, inclusion of gardens in individual listings should not proceed without substantial evidence of their significance beyond simply a pleasant setting for a building.

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In the event that a fully documented Heritage Assessment by an independent Heritage professional showed there to be insufficient reason to make the Local significance identification for this site, Council should defer the matter, however based on the available evidence I continue to recommend that this clearly significant late 19th century property be included in the list to proceed to gateway approval for inclusion in Schedule 5 of the LEP without reference to the gardens.

Item No. 274

12 - 16 Hill Street Bundanoon
Fr. Marek Dutkiewicz

Submission in regard to the extent of the proposed listing of the Church property in Bundanoon giving historical information regarding the two vacant lots adjoining the Church building site. I agree with the reasoning given by the owners that the adjoining lots while owned by the Church are not part of the historic curtilage of the building as originally established. For this reason I recommend that Lots 13 & 14 in DP 1510, 12 & 14 Hill Street be deleted from the description in the final listing for this site.

Item No.275

9 Panorama Road Bundanoon
Mr Kevin and Ms Ann Packham

Submission in relation to public advertising of Peer Review of Community Heritage Study recommended listing of the above property together with a previous objection to listing made in November 2023 in response to notification from Council. They question the procedures adopted for the study and the identification of potential heritage items. These matters are adequately addressed in the preliminary volume of the original study and the approach to the Peer Review is also outlined in the currently advertised documentation.

The owners state that there was no option to address the public meeting of 29th May 2024 except by personal attendance.

The owners reiterate the point that the property is not readily visible from the public domain and that a site inspection was not made prior to the original identification or in subsequent review of the proposed listing information. Individual on site inspections did not form part of either study and given the scope of the study would not be practical. Should the owners seek to have the Council Heritage Officer inspect the site this could be arranged.

The owners raise concerns regarding future access to the property, but should be aware that Council officers can with appropriate reasons access properties whether they are heritage listed or not. Listing does not change the rights of property owners in this regard.

Listing does not impose arduous obligations in regard to garden maintenance beyond those that would normally apply.

A subsequent submission by the owner deals with the issue of curtilage as a result of an approved subdivision of the site. It would be my recommendation that any listing apply to the remnant site area after the subdivision if the title has been modified accordingly or subject to a site inspection that a defined cartilage be agreed for the house and garden.

I remain of the opinion that this property is a good representative example of Mid 20th century residential design and with its previous associations is a good candidate for inclusion in the final heritage list.

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Item No. 284

159 Railway Avenue Bundanoon
Mr Matthew Adamo and Mr Brent Morrison

Submission to formally object to the inclusion of this property as a heritage item in the Community Heritage Study and as recommended by the Peer Review.

The objection claims the study is not valid as a being representative of the community and was not carried out by authors having appropriate heritage expertise, resulting in inaccuracies within the study.

The authors of the submission claim that the location of the subject property would preclude accurate assessment of its identification and current condition, the size of the site would require a more defined 'reduced curtilage' and heritage listing would impose an unacceptable financial burden.

Photographs of the site dated February 2023 are available on line and indicate that externally the property reflects the characteristics of a James Peddle bungalow. Additionally the entry gates and avenue of trees are significant in the streetscape despite the inability to view the house from the public domain. They signify the presence of a substantial site at this location.

It is well established that this house was built for a member of the well known merchant family, Eric David Lloyd Jones to designs by the pioneering 20th century architect James Peddle in 1919. This makes the house one of a few from the early period of this important architect's practice when he was introducing the bungalow idiom to Australia following his time in California. A handful of designs by this architect are identified in the Southern Highlands, all for prominent owners.

This information together with plans and elevations of the house are included in the publication 'Images of the Pacific Rim' by Erika Esau, Chapter 4. The information in that book was confirmed by the well known Heritage Architect, Howard Tanner.

Despite some changes to the fabric, it demonstrates the adoption of this style by a wealthy member of Sydney society for a country retreat. A style which was seminal in the evolution of residential design in Australia. For this reason alone it demonstrates a high degree of Significance.

Given the strident statements of the owners in regard to the listing and despite my previous recommendation, I suggest that this property be deferred for a detailed inspection at an early date and assessment prior to finalisation of its inclusion in the final heritage list.

Item No. 284

195 Railway Ave, Bundanoon. "Spring Hill"
Mr Michael Belshaw

Submission identifying a separate sandstone entry and bridge related to the property which is not mentioned in the Community Heritage Study but forms part of the early development of the site. The submission notes that an application for a 40 lot subdivision of the site may have a significant detrimental effect on the identified heritage values.

A detailed inspection of the site is required prior to finalisation of any proposal to include the property in the Planning Proposal, however as indicated previously this property has significant potential for heritage values in the area for its historical and architectural qualities.

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Item No. 287

1 - 3 Eridge Park Road, Burradoo. "Harby House & Garden"
Mr Brian McDonald

Submission concurring with the Peer Review recommendations for this site and seeking consultation in regard to the proposed reduced curtilage adopted for final listing. It is recommended that the final description in the Planning Proposal be modified to be 'Part of lot1 in DP119043'.

Item No. 288

11 Holly Road Burradoo
Mr Nick Tang

Submission confirming agreement with the Peer Review recommendation to exclude this property from the proposed heritage list. The property has undergone substantial modification from its original design and is no longer of any particular significance for its original design character and detail.

Item No. 289

7 Links Road, Burradoo. 'Yeulba'
Mr Richard Lennox

Submission from owner objecting to the listing of this property or its inclusion in the proposed Heritage Conservation Area because of inadequate research, inability to meet thresholds for listing and infringement of private ownership rights. The submission was supported by a report from Architect Megan Jones.

The earlier submissions were reviewed in the Peer Review process and in my opinion the property reaches a threshold for inclusion as a Local heritage item in the current Planning Proposal. It is not part of my brief to provide a detailed rebuttal of material provided but to review the material available and make a professional opinion in regard to the recommendations of the Community Heritage Study.

Item No. 315

11 - 29 Railway Road, Burradoo
Kendal Mackay

Submission on behalf of Oxley College objecting to the inclusion of this property without further consultation and confirming the matters raised in the Peer Review response to a previous submission. The consultant seeks to limit the area of the proposed listing to the immediate context of the historic house 'Elvo' due to significant planning constraints on the larger school site. The submission provides a proposed curtilage for the heritage item which is generally in accordance with the Peer Review recommendations and could be adopted for purposes of listing in the Planning Proposal.

The recommendation would be as follows:

"Burradoo - "Elvo" building and curtilage including Pin Oak, 11-29 Railway Road, Burradoo. Part of Lot 14, DP 858747.

I consider this to be an acceptable modification to the Community Study listing of the whole site. I also maintain that a Conservation management Plan should be prepared to confirm aspects of the site's significance to the Southern Highlands Community.

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Item No. 354

Middle Road, Exeter. 'The Hill'
Mr Andrew Mylonas

The submission raises objections based on possible errors of history research in the evaluation of the property and the extent of more recent alterations to the original house and gardens. The property is one which is difficult to evaluate without an on site inspection and in that respect it is recommended that it be deferred to allow further evaluation prior to recommending listing.

Items No. 361 & 362

1059 Nowra Road, Fitzroy Falls. 'Ulster Park'
1131 Nowra road, Fitzroy Falls. 'Former Emmanuel Church'
Mr Paul Rappoport on behalf of the owner

Submission providing a detailed assessment of the changes to the original house and indicating that this material be incorporated into any final heritage inventory sheet and be reflected in the final heritage listing description. Also information regarding changes undertaken to the Chapel to repair damage to the fabric that should be noted in the inventory. The owners accept the recommendations of the Peer Review in relation to these items.

Item No. 365

1291 Kangaloon Road, Kangaloon. "Fernleigh"
Mr Brett James Williams

Submission objecting to the proposed heritage listing of the property known as 'Fernleigh' and seeking further consultation prior to further action being taken in regard to the property. The submission provides evidence of an historical nature and in regard to substantial changes to the original structure to support the objection.

In light of the submission and potential confusion in regard to the history and use of this site, I recommend the property be deferred from listing pending a full evaluation including on site inspection and additional research.

Item No. 366

1320 Kangaloon Road, Kangaloon. "Willowvale"

Submission objecting to the proposed heritage listing of the property known as 'Willowvale' as a result of potential errors in the Community Heritage Study relating to the history and use of the property and as a result of the substantial modifications to the early structure.

In light of the submission and potential confusion in regard to the history and use of this site, I recommend the property be deferred from listing pending a full evaluation including on site inspection and additional research.

Item No. 409

13 Edward Street Mittagong
Ms. Deborah Gillroy

This submission objects to listing of the house at 13 Edward Street Mittagong on the grounds of potential future restrictions on development.

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The submission provides additional information on the history of the house that should be added to the existing information provided in the Community Heritage Study.

The submission also recommends the listing of the St Josephs Convent in Alice Street Mittagong.

This matter falls outside the scope of the Peer Review.

Heritage Listing is an obligation placed on Council by State Government legislation and is not subject to constraints outlined in the objection relating to personal concerns on future actions under the Local Environmental Plan. In general Council provides for sympathetic development that maintains identified heritage values of properties. The subject site demonstrates obvious heritage value to the area and its inclusion is recommended.

Item No.413

18-20 Hillside Close Mittagong
Mr. Barry & Ms.Margaret McCann

This submission provides some additional information regarding the subject site and house and requests that any listing be restricted to the original portion of the house.

It is normal practice to identify a Heritage property by its lot number and to include the whole site as its curtilage, however in reality when considering future development the Council take the state of the building and site into their assessment of the acceptability and impact on any heritage values. When any future development is proposed the current information provided by the owners will be available in the files. There is no reason to change the current recommendations for this property.

Item No. 432

174 - 178 Oxley Drive, Mittagong. 'Redlands'
Mr Tim & Ms Chelsea Doyle

Submission identifying changes to the original site of Redlands and seeking to maintain the historical significance of the house and gardens for inclusion in the Heritage inventory and requesting assistance with the completion of the laneway providing access to the property. The matters contained in the submission fall outside the issues dealt with by the Peer Review and no further change to the current recommendations is required.

Item No.434

2 Pioneer Street Mittagong
Mr Avi Banes

A detailed submission made on behalf the owner by Colin Anlezark as part of a recent development application for demolition of the property to create a car park associated with the adjoining Service Station, objects to the proposed Heritage Listing of 2 Pioneer Street Mittagong.

As previously indicated regarding this property, it is a physical and visual anchor point in a group of significant heritage buildings in Pioneer Street and while in quite poor condition would be capable of conservation to create a new dwelling or commercial building. Its demolition for car parking would in my opinion degrade the heritage values of this section of Mittagong. I therefore continue to recommend its retention and sympathetic adaptation rather than demolition.

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Item No.442

1 Queen Street Mittagong - 'Hamilton'
Mr Raymond and Ms. Rayma Hirst

Submission of an objection against proposed heritage listing of their property and voicing concern regarding heritage planning actions in Mittagong in the past.

There is no obvious reason to alter the current recommendation for individual heritage listing of this property as has been made in both the Community Heritage Study and the Peer Review.

Item No.452

38 Waverley Parade, Mittagong. "Wychwood"
Mrs Maree Tynan

Submission supporting the proposed heritage listing of the property but objecting to the inclusion of the 'interiors' and 'garden' in the description of the property as there is no evidence to support their inclusion in the proposed listing of the site. I concur with the submission and recommend that without any specific evidence or documentation, that any specific mention of gardens or interiors be deleted in the final listing.

Item No.493

7009 Illawarra Highway Moss Vale
Ms. Caroline Fagan Danger

Submission confirming a presentation to the Local Planning Committee relating to the limited heritage values associated with her property at No.7009 Illawarra Highway Moss Vale. My previous assessment discounted the purported historical associations but recognised this property as a good representative example of its kind that warranted individual heritage listing for its contribution to the development of the area. I continue to recommend its inclusion in the final heritage list and consider that future investigation will enhance its identified significance to the community.

Item No. 497

2 Narellan Road, Moss Vale
Ms Beatrix Kirkland

Submission objecting to inclusion of this property in the Community Heritage Study or its listing as a heritage item. The owners enumerate 9 reasons why , in their opinion the house should not be included in the final seriate list.

- 1) Inadequacy of the initial assessment by 'unqualified' personal without reference to the DPE guidelines. I am satisfied that the authors of the Community Heritage Study included appropriately qualified members with the experience to make appropriate assessments based on the "Assessing Heritage significance Guidelines". Such assessments are always open to further clarification based on subsequent information. Part of the process is subjective.
- 2) Historical Significance, this is not given high weighting in the current example beyond its representative value as an example of historically positioned development at the time of expansion of the town.
- 3) Historical Associations, the study identifies previous owners indicating the pattern of ownership and the class of occupiers for this location in the town. Again the weighting to be

given to this aspect of assessment is not great and would not of itself indicate significance but does provide background to the evolution of the place.

4) Aesthetic Significance, while the garden may have been re-landscaped, the house itself despite some modification provides obvious visual clues of development of the period and includes distinctive characteristics which evidence its age and prominence in the street. I consider the aesthetic value to be highly representative of this period of development. The place is not identified as unique or outstanding but as representative of a class of development.

5) Intactness. The building form is intact and recognisable and the visible modifications do not detract from an understanding of the original character.

Items 6 - 9 are not reasons for excluding an item from heritage listing.

Council has undertaken the appropriate assessments and reviews to identify a final list of items for inclusion in the submission for inclusion in Schedule 5 of the Local Environmental Plan and I continue to recommend this property for inclusion.

Item No. 508

10 Throsby Street, Moss Vale. 'Wroxton'
Ms Danielle Le Guay

Submission objecting to inclusion of the property in the Community Heritage Study claiming that inclusion in the existing heritage Conservation area is sufficient to protect its heritage values.

The owner claims the study was inadequate and biased in its execution.

There is a claim that while it is a representative example of 'Federation' era housing it is not unique. Reference is made to a similar house in station street Bowral which is a heritage item.

In my opinion the property is highly 'representative' of the 'Federation' style applied to a single residential building and maintains all of the principal attributes of the style in terms of the assessment criterion it is important in demonstrating the principal characteristics of a class of cultural places. This is the reason that many similar house are listed by local governments throughout NSW including those identified in the submission as have appropriately researched and identified heritage inventories.

I consider the property to have been appropriately identified for inclusion in the final heritage list.

Item No. 576

7360 Illawarra Highway Sutton Forrest. 'Hands Federal Store'
Mr Ray Elbourne

Submission objecting to proposed heritage listing of his property or further bureaucratic interference on personal grounds.

A separate submission by Ms Ann Elbourne stating a preference for the property to be deleted from the proposed heritage list on the basis that the owners would eventually carry out appropriate work to the building that respected its significance and noting a lack of confidence in Council in regard to the planning process.

A separate submission by Max Elbourne makes the same objection to listing without any substantiated reasons.

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The objections provide no substantive reason as to why the listing is not accurate or appropriate and I continue to recommend inclusion in the Planning Proposal.

Item No.583

17 Bendooley Street Welby
Mr. Peter Ward

The submission questions why the property has been recommended for listing when it was originally discounted in the Community Heritage Study.

I was not aware of any reasons why this property was originally recommended to be excluded having originally been identified for consideration. It appeared to me to have considerable integrity as a good example of it's kind and contributed to an understanding of the evolution of Welby. The submission does not specifically object to the inclusion of the property in the final heritage list and I continue to recommend it to Council.



Planning Proposal

to amend Schedule 5 (Environmental heritage) and the
Heritage Map of Wingecarribee Local Environmental
Plan 2010 to effect the recommendations of the
Wingecarribee Community Heritage Study 2021-23

Prepared by Wingecarribee Shire Council in accordance with
the Local Environmental Plan Making Guideline (August 2023)

The Planning Proposal has been categorised as *Standard*

Version 1 for Council endorsement

July 2024

We're with you

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Gundungurra Country

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Introduction

Description

This Planning Proposal seeks to amend Schedule 5 and the Heritage Map of Wingecarribee Local Environmental Plan 2010 to effect the recommendations of the Wingecarribee Community Heritage Study 2021-23 and the Community Heritage Study Peer Review 2024 as endorsed by Council on <date of adoption>.

The Planning Proposal covers 412 proposed heritage items in the following localities:

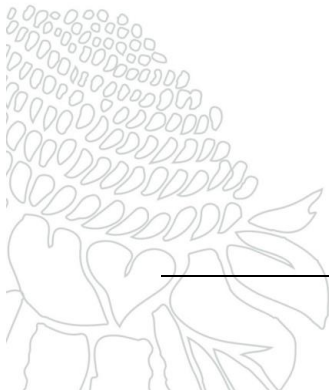
- Balmoral Village (5)
- Berrima (5)
- Bowral (133)
- Braemar (3)
- Bundanoon (21)
- Burradoo (22)
- Burrawang (10)
- Colo Vale (2)
- East Kangaloon (4)
- Exeter (13)
- Fitzroy Falls (2)
- High Range (1)
- Joadja (1)
- Kangaloon (11)
- Manchester Square (1)
- Medway (1)
- Mittagong (63)
- Moss Vale (53)
- New Berrima (1)
- Renwick (3)
- Robertson (32)
- Sutton Forest (7)
- Welby (8)
- Wildes Meadow (7)
- Wingello (2)
- Woodlands (1).

The Planning Proposal also includes 13 proposed heritage conservation areas and landscape conservation areas (including extensions to existing conservation areas) in the following localities:

- Bowral (3 new areas and 3 extensions)
- Bundanoon (1 extension)
- Burradoo (1 new area)

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- Exeter (1 new area)
- Kangaloon (1 new area)
- Mittagong (1 extension)
- Robertson (1 new area)
- Wildes Meadow (1 new area).

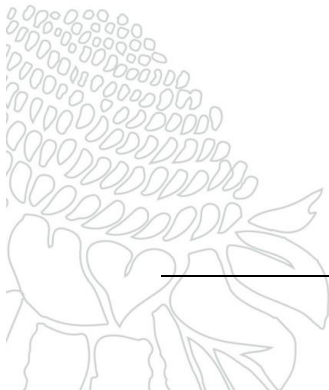


Part 1 – Objectives & Intended Outcomes of the Planning Proposal

The objective of the Planning Proposal is to amend Schedule 5 (Environmental heritage) and the Heritage Map of Wingecarribee Local Environmental Plan (WLEP) 2010 to effect the recommendations of Council following consideration of the Wingecarribee Community Heritage Study 2021-23, the Community Heritage Study Peer Review 2024 and the advice of the Wingecarribee Local Planning Panel.

The intended outcomes of the Planning Proposal are to:

- Heritage list the 408 new properties recommended to be heritage listed within the Community Heritage Study 2021-23 by adding them to Part 1 of Schedule 5 of the WLEP 2010.
- Amend the existing listing of 4 items in Schedule 5 of the WLEP 2010 to include new elements within the same site.
- Add eight (8) new heritage conservation areas within Part 2 of Schedule 5 of the WLEP 2010.
- Show the 408 new heritage items, seven (7) new general conservation areas, one (1) new landscape areas and (5) extensions to existing general conservation areas on the Heritage Map that forms part of the WLEP 2010.
- Provide protection to properties using existing heritage provisions contained in the Wingecarribee Local Environmental Plan (WLEP) 2010 and applicable Development Control Plans.
- Provide for a savings provision to apply for any development application lodged but not yet determined prior to the making of the amendment to the WLEP 2010.



Part 2 - Explanation of the Provisions

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

- Add to clause 1.8A Savings provision relating to development applications the following sub-clause (where “Amendment No xx” is replaced by the actual amendment number, once made):

Clause 1.8A Savings provisions relating to development applications

Insert after clause 1.8A(5)—

- (6) An amendment made to this Plan by *Wingecarribee Local Environmental Plan 2010* (Amendment No xx) does not apply to a development application made but not finally determined before the commencement of the amendment.

- Replace the existing heritage items for the following items in Schedule 5 of the Wingecarribee Local Environmental Plan 2010 with the amended listing in the table below:

Suburb	Item name	Address	Property Description	Significance	Item No.
Berrima	Slab cottage and stone cottage	7-9 Oldbury Street	Lot 1 DP 806686	Local	I230
Mittagong	Frensham School Group (East Wing, North and West Wings, South Wing, West Wing garden and Clubbe Hall)	Range Road	Lots 4–6 and 8–10, Sec 19, DP 1289; Part Lot 1, DP 1133695; Part Lot 14, DP 866594	Local	I272 I273 I171 I274
Moss Vale	St Paul’s International College (former Dominican Convent) including St Joseph’s School Room (adjacent to Waite Street)	463 Argyle Street	Lot 1 DP 775152	Local	I042
Sutton Forest	“Eling Forest Winery” house, grounds and outbuildings including stone cottage (former school room)	12587 Hume Highway	LOT 100 DP 1232078	Local	I004 I009 I010

- Add to Schedule 5, Part 1 (Heritage items) the 408 new heritage items, in alphabetical order as listed below:

Suburb	Item name	Address	Property Description	Significance	Item No.
Balmoral	Balmoral Cemetery	Bolans Road	Lot 7003 DP 1072638	Local	
Balmoral	Late Victorian weatherboard cottage	27 Railway Parade	Lot 9 Sec 2 DP 2500	Local	
Balmoral	Late Victorian weatherboard cottage	31 Railway Parade	Lot 111 DP 1088006	Local	
Balmoral	Late Victorian weatherboard cottage	33 Railway Parade	Lot 13 Sec 2 DP 2500 & Lot 1 DP 1024959	Local	
Balmoral	Truro’—Brick Victorian homestead	37 Railway Parade	Lot 209 DP 1240094	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Berrima	'Cordeaux Cottage'—sandstone cottage	224 Greenhills Road	Lot 6 DP 710577	Local	
Berrima	Berrima Bridge Nursery—outbuildings, garden and plants	38 Jellore Street	Lots 1-2 Sec 6 DP 758098 & Lot 1 DP 1038911	Local	
Berrima	'Bendooley'—sandstone Georgian style Victorian homestead and grounds (including trees)	3020 Old Hume Highway	Part of Lot 3 DP 584423	Local	
Berrima	Tom Mitchell's Slab Hut (partial ruin)	1 Raglan Street	Part of Lot 100 DP 1185105	Local	
Bowral	'Aroha'—house	14 Aitken Road	Lot 61 DP 1192648	Local	
Bowral	Victorian weatherboard cottage	28 Aitken Road	Lot 2 DP 316408	Local	
Bowral	Weatherboard worker's cottage	5 Alcorn Street	Lot 71 DP 775295	Local	
Bowral	Weatherboard worker's cottage	83 Ascot Road	Lot 441 DP 1202888	Local	
Bowral	Victorian masonry cottage with slate roof	8 Banksia Street	Lot 1 DP 560143	Local	
Bowral	Interwar Californian bungalow	10 Banksia Street	Lot 3 DP 12768	Local	
Bowral	Interwar house	77 Bendooley Street	Lot 5 DP 1246673	Local	
Bowral	'Beatrice Park'—house and grounds	90 Bendooley Street & 30 Kangaloon Road	Lots 1 & 2 DP 831681	Local	
Bowral	Bowral War Memorial Park	Bong Bong Street	Lot 7300 DP 1125726 (Crown Reserve 56940)	Local	
Bowral	'Springett's Arcade'—first floor façade	302-306 Bong Bong Street	Lot 2 DP 706941	Local	
Bowral	Bowral Hotel	408-412 Bong Bong Street	Lot 1 DP 826176	Local	
Bowral	Former Bowral Spare Parts	421-425 Bong Bong Street	Lot 1 DP 744028	Local	
Bowral	Victorian weatherboard cottage with bullnose verandah	28 Boolwey Street	Lot 1 DP 995227	Local	
Bowral	Interwar house	33 Boolwey Street	Lot 1 Sec B DP 11838	Local	
Bowral	Interwar weatherboard house with slate roof	87 Bowral Street	Lot 1 Sec A DP 8185 & Lot 1 DP 1057181	Local	
Bowral	'Whitstable'—substantial Californian bungalow	98 Bowral Street	Lot 17 Sec C DP 11838	Local	
Bowral	'Elvador'—Interwar Mediterranean style house	102 Bowral Street	Lot 15 Sec C DP 11838	Local	
Bowral	Interwar architect designed house	106 Bowral Street	Part Lot 13 Sec C DP 11838	Local	
Bowral	Interwar house	116 Bowral Street	Lot 11 Sec E DP 11838	Local	
Bowral	Post-war house	118 Bowral Street	Lot 10 Sec E DP 11838	Local	
Bowral	Federation house	120 Bowral Street	Lot 9 Sec E DP 11838	Local	
Bowral	Victorian cottage	16 Bundaroo Street	Lot 30 Sec B DP 975353	Local	
Bowral	Victorian cottage with bullnosed verandah	22 Bundaroo Street	Lot 1 DP 709655	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Bowral	'St Chads'—Interwar Arts & Crafts bungalow	27 Bundaroo Street	Lot 20 DP 9661 & Lot 21 DP 9661	Local	
Bowral	'Winton'—Interwar house including trachyte fence	29 Bundaroo Street	Lot 19 DP 9661	Local	
Bowral	'Mouquet'—1920 war widow house	37 Bundaroo Street	Lot 15 DP 9661	Local	
Bowral	'Victory Cottage'—two storey trachyte-fronted terrace house	42 Bundaroo Street	Lot 21 DP 844779	Local	
Bowral	Brick Georgian style house	44-46 Bundaroo Street	Lot 22 DP 844779	Local	
Bowral	'Craigieburn'—homestead, golf course and garden including bunya pines	43-47 Centennial Road	Lot 56 DP 664260, Lot 1 DP 347273 & Part Lot 2 DP 960916	Local	
Bowral	'Cotswold Cottage' (formerly The Cottage Tea Room)	54 Centennial Road	Lot 9 DP 26372	Local	
Bowral	'Redwood'—Interwar house (including interiors) and garden (including Californian Redwood Tree planted in 19th Century)	4 Church Street	Lot B DP 333876	Local	
Bowral	'Wirra Willa'—Federation house	9 Church Street	Lot 8 Sec C DP 11838	Local	
Bowral	'Highdown'—Victorian Gothic weatherboard house and grounds	5 Crago Lane	Lot 8 DP 667524	Local	
Bowral	Berida Hotel (former Berida Manor)	6 David Street	Lot 17 SP 36297	Local	
Bowral	'Bettws-y-coed'—single storey Interwar house	1 Edward Street	Lot 21 Sec C DP 14661	Local	
Bowral	Brick and tile house	5 Edward Street	Lot 23 Sec C DP 14661 (Vol 4091 Fol 00085)	Local	
Bowral	Brick and tile Californian bungalow	7 Edward Street	Lot 24 Sec C DP 14661	Local	
Bowral	'Teddington'—Victorian villa and former home of Alf Stephens Snr	5 Elm Street	SP 20376 & Lot 1 & Lot 2 SP 20376	Local	
Bowral	'Duck Cottage'—Victorian weatherboard cottage	9 Elm Street	Lot 202 DP 595798	Local	
Bowral	Victorian cottage	10 Elm Street	Lot 3 DP 152058	Local	
Bowral	Victorian cottage	11 Elm Street	Lot 1 DP 719401	Local	
Bowral	Late Victorian brick house and trachyte gate posts	1 Funston Street	Lot 12 DP 790730	Local	
Bowral	'The Leightons'—Victorian house	16 Gladstone Road	Lot 6 DP 1189572	Local	
Bowral	'The Ridge'—house and garden	23 Gladstone Road	Lot 1 DP 84446	Local	
Bowral	'Byways'—weatherboard house and grounds	4 Hamilton Avenue	Lot 20 DP 1057908	Local	
Bowral	Victorian cottage	8 Holly Street	Lot 11 DP 1110157	Local	
Bowral	Victorian cottage	10 Holly Street	Lot 120 DP 1000618	Local	
Bowral	Californian Bungalow	15 Holly Street	Lot 1 DP 782242	Local	
Bowral	Federation cottage	18 Holly Street	Lot 82 DP 998586	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Bowral	Victorian weatherboard cottage—former home of P.L. Travers, author of Mary Poppins	45 Holly Street	Lot 161 DP 1048529	Local	
Bowral	Bowral Golf Course and Ladies' Drawing Room interiors in Club House	25-43 Kangaloon Road	Lots 45-48 and Lot 51 Sec G DP 4380, Lot 1 DP 805565, Lot 39 DP 9084, Lot 1 DP 119005, Lot 1 DP 311009, Lot 2 DP 1015623 & Lot 10 DP 1085127	Local	
Bowral	'Ranelagh'—Spanish Mission style house	36 Kangaloon Road	Lot 6 DP 12732 & Lot 4 DP 339390	Local	
Bowral	'Kenilworth'—Californian bungalow and curtilage	40 Kangaloon Road	Lot 125 DP 879002	Local	
Bowral	'Tudor Corner'—two storey Tudor style house	58 Kangaloon Road	Lot 14 DP 11348	Local	
Bowral	'Wirreanda'—Sydney School of Architecture style house and grounds	15 Merilbah Road	Lot 23 DP 20804	Local	
Bowral	Sydney School of Architecture style house	16 Merilbah Road	Lot 12 DP 536301	Local	
Bowral	Bowral Fire Station	16 Merrigang Street	Lot B DP 332358	Local	
Bowral	'Merrigang'—single storey Victorian rendered cottage	22 Merrigang Street	Lot 2 DP 790218	Local	
Bowral	'Bodlondeb'—house and early Camellia planting	23 Merrigang Street	Lot B DP 69100	Local	
Bowral	'Withycombe'—two storey Italianate house	25-27 Merrigang Street	Lot 23 DP 530121	Local	
Bowral	'Annandale'—weatherboard Victorian house	29-31 Merrigang Street	Lot 1 DP 154869	Local	
Bowral	'Apollonia'—Gothic style weatherboard house	37-39 Merrigang Street	Lot 1 DP 432372	Local	
Bowral	'Jubilee Villas'—two storey terrace houses	50 Merrigang Street	Lot 2 Sec 16 DP 976576	Local	
Bowral	'Benderry'—two storey late Victorian house	51-53 Merrigang Street	Lots 1-2 & 4-5 DP 500342	Local	
Bowral	'Ellengowan'—single storey Victorian weatherboard house with bullnosed verandah	63 Merrigang Street	Lot 1 DP 1015853	Local	
Bowral	'Wingham'—Victorian Italianate house	76 Merrigang Street	Lot 2 DP 795454	Local	
Bowral	Victorian weatherboard cottage (one of a pair)	78 Merrigang Street	Lot 3 DP 997017	Local	
Bowral	Victorian weatherboard cottage (one of a pair)	80 Merrigang Street	Lot 4 DP 770388	Local	
Bowral	Arts and Crafts style house from the Interwar period	83 Merrigang Street	Lot 1 DP 782248	Local	
Bowral	'Coniston'—Federation house (former shop)	109 Merrigang Street	Lot 2 DP 798364 & Lot 2 DP 1181520	Local	
Bowral	Victorian weatherboard house	120 Merrigang Street	Lot 3 DP 733864	Local	
Bowral	Victorian weatherboard cottage	122 Merrigang Street	Lot B DP 159865	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Bowral	'Bentham'—Victorian weatherboard house	124-126 Merrigang Street	Lot 1 DP 707330	Local	
Bowral	'Chifley' (former 'Waihemo')—house (including library wing interiors) and garden including hot house remains, trachyte walling and early rhododendron planting	142 Merrigang Street	Lot 1 DP 222568	Local	
Bowral	Victorian weatherboard cottage	148 Merrigang Street	Lot 3 DP 802468	Local	
Bowral	'Rose Manor'—two storey Arts and Crafts style house in roughcast render and grounds	159 Merrigang Street	Lots 8-10 Sec A DP 192732	Local	
Bowral	Victorian cottage	164 Merrigang Street	Lot 15 DP 549042	Local	
Bowral	'Canberra'—Victorian weatherboard cottage with decorative bargeboards	166 Merrigang Street	Lot 1 DP 567744	Local	
Bowral	Queen Anne style weatherboard house	170 Merrigang Street	Lot 2 DP 779350	Local	
Bowral	'Eastover'—Victorian house including front sandstone wall	173-179 Merrigang Street	Lots 15-18 DP 83525	Local	
Bowral	'Tryon'—late Victorian timber shingle house and garden, including front trachyte fence	180 Merrigang Street	Lot 7 DP 29303	Local	
Bowral	'Beulah'—Victorian Italianate house	186 Merrigang Street	Lot 10 DP 775567	Local	
Bowral	'Cotswold'—Interwar rendered masonry house and garden	192 Merrigang Street	Part Lot 12 DP 775567	Local	
Bowral	1935 Wing of Bowral Public Hospital	Mona Road	Lot 4 DP 858938	Local	
Bowral	'Blairgowrie'—Federation house	450 Moss Vale Road	Lot 2 DP 513337	Local	
Bowral	Victorian cottage	2 Mount Road	Lot 1 DP 795444	Local	
Bowral	'Kowana'—early Victorian house with slate roof	21-23 Mount Road	Lot 1 DP 910353	Local	
Bowral	'Fairbanks'—Gothic weatherboard house	26 Mount Road	Lot 1 DP 917490	Local	
Bowral	'Nott House'—Gothic weatherboard cottage	20 Mount Road	Lot 100 DP 812765	Local	
Bowral	Three flats built by Alf Stephens	45 Mount Road	Lot 11 DP 20797	Local	
Bowral	'Toorale'—Interwar house and outbuildings, including garden	2-6 Myosotis Street	Lot 1 DP 634108	Local	
Bowral	'Carisbrooke'—house and garden	16 Myosotis Street	Lot 1 DP 834739	Local	
Bowral	'Gibraltar Park'—former children's home	133 Old Bowral Road	Lot 2345 DP 1110446	Local	
Bowral	'Norwood'—late Victorian weatherboard house	33 Oxley Drive	Lot 21 DP 861779	Local	
Bowral	Two storey weatherboard house	7 Oxleys Hill Road	Lot 1 DP 878094	Local	
Bowral	Bowral Brickworks	1 Oxleys Hill Road	LOT 1 DP 1053064 & LOT 11 DP 1022146	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Bowral	Federation era house	12 Rose Street	Lot 1 DP 1073148	Local	
Bowral	Semi-detached bungalow	19 Rose Street	Part Lot 13 DP 1046671	Local	
Bowral	Semi-Detached House (one of a pair)	28 Rose Street	Lot 2 DP 817948	Local	
Bowral	Semi-Detached House (one of a pair)	30 Rose Street	Lot 1 DP 817948	Local	
Bowral	Two storey terrace houses	32-34 Rose Street	Lot 17 DP 1116340	Local	
Bowral	Victorian terrace house	40 Rose Street	Lot 145 DP 1115768	Local	
Bowral	Victorian brick cottage	42 Rose Street	Lot 13 DP 742073	Local	
Bowral	Old Bowral Cottage Hospital	Sheffield Road	Lot 4 DP 858938	Local	
Bowral	Late Victorian weatherboard house	1 Shepherd Street	Lot 10 DP 814549	Local	
Bowral	'Clifton'—Victorian house	7 Shepherd Street	Lot A DP 157056	Local	
Bowral	Weatherboard house	60 Shepherd Street	Lot 1 DP 732770	Local	
Bowral	Late Victorian homestead including bunya pines at driveway entry	67 Shepherd Street	Lot 1 DP 1293313	Local	
Bowral	House and Keteleeria tree in front garden	91 Shepherd Street	Lot 4 DP 826510	Local	
Bowral	'Alma Cottage'—weatherboard cottage	5 Sherwood Avenue	Lot 1 DP 252878 & Lot 1 DP 197239	Local	
Bowral	Scout Hall	2-8 Sherwood Avenue	Lot 1 DP 156182	Local	
Bowral	Post-war brick and tile house	11 St Jude Street	Lot 9 Sec B DP 11838	Local	
Bowral	'Anembo'—Brick bungalow on trachyte foundations	17 St Jude Street	Lot 10 Sec C DP 11838	Local	
Bowral	Californian bungalow	19 St Jude Street	Lot 11 Sec C DP 11838	Local	
Bowral	Street tree planting of Camellia japonica	Station Street	LOT 3 DP 808842 & Station Street road reserve	Local	
Bowral	Avenue of eighteen pin oaks	Station Street	Station Street road reserve	Local	
Bowral	Beavan's funeral parlour and chapel	34 Station Street	Lots 1-3 DP 7162	Local	
Bowral	Weatherboard commercial cottage	44 Station Street	Lot 1 DP 779657	Local	
Bowral	Victorian terraces	48-50 Station Street	Lot 1 DP 1064286	Local	
Bowral	Victorian workers' cottage now part of restaurant	52 Station Street	Lot 61 DP 997514	Local	
Bowral	Victorian gothic semi-detached houses	7 Victoria Street	Part Lot 12 Sec B DP 975353	Local	
Bowral	'Lanarck'—Victorian trachyte and brick house	38 Victoria Street	Lot 10 DP 976522	Local	
Bowral	'Westwood' and 'Annesley'—buildings and gardens at Annesley Retirement Village	10 Westwood Drive	Lot 1 DP 1097251	Local	
Bowral	Former Coach House and Stables to the Grand Hotel	5 Wingecarribee Street	Lot 1 DP 606498	Local	
Bowral	Interwar Country Women's Association building	40 Wingecarribee Street	Lot 3 DP 150769	Local	
Bowral	Police Station and police residences	53-55 Wingecarribee Street	Lot 3 DP1153410 Crown Reserve 1032748	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Bowral	Police Station and police residences	57 Wingecarribee Street	Lot B DP 332941	Local	
Bowral	Former Strathmore Private Hospital	59 Wingecarribee Street	Lot A DP 332941	Local	
Bowral	Weatherboard cottage	50 Woodbine Street	Lot 1 DP 986183	Local	
Bowral	Weatherboard cottage	52 Woodbine Street	Lot 3 DP 1106293	Local	
Bowral	Pair of semi-detached cottages	58 & 60 Woodbine Street	Lots 61 and 62 DP 1142632	Local	
Bowral	Pair of semi-detached cottages	62 & 64 Woodbine Street	Lot 1 DP 797496 & Lot 1 DP 735287	Local	
Bowral	Weatherboard cottage	66 Woodbine Street	Lot 8 DP 135321	Local	
Braemar	'Gascoigne House'—1880s weatherboard cottage	30 Old Hume Highway	Part Lot 12 DP 615299	Local	
Braemar	'Braemar Cottage'—Victorian masonry building	14-16 Railway Parade	Lots 24-25 Sec 2 DP 792	Local	
Braemar	Grave of Sir Alfred William Tyree OBE 1921–2013	18 Tyree Place	Lot 86 DP 1272234	Local	
Bundanoon	'Arden'—brick cottage and garden	5 Amos Lane	Lot 23 DP 869193	Local	
Bundanoon	'Mildenhall'—weatherboard cottage	10 Anzac Parade	Lot 11 DP 129077	Local	
Bundanoon	Constitution Hill—early road	Church Street	Church Street road reserve	Local	
Bundanoon	Uniting Church and Memorial Garden	2-4 Church Street	Lot C DP 326656	Local	
Bundanoon	Former police station, Jane Brown Inn and Anglican Rectory	13 Church Street	Lot 1 DP 169976	Local	
Bundanoon	'Eastdene'—late Victorian house	38-40 Church Street	Lot 1 DP 838630	Local	
Bundanoon	Former butcher shop	7 Ebury Street	Lot 4 Sec 3 DP 1510	Local	
Bundanoon	Stone cottage	14-16 Ebury Street	Lots 7-8 & 23 Sec 1 DP 1510	Local	
Bundanoon	Quest for Life Centre including 'Killarney House' and grounds	13-33 Ellsmore Road	Lot 8 DP 833392	Local	
Bundanoon	Bundanoon Hotel, including interiors and garden	6-18 Erith Street	Lots 1-2 DP 1022374	Local	
Bundanoon	Former butcher shop and iceworks	26 Erith Street	Lot 3 Sec 1 DP 1307	Local	
Bundanoon	'Fox Hollow'—weatherboard cottage	48 Erith Street	Lot D DP 360526	Local	
Bundanoon	Former Greenway Guest House	7 Garland Road	Lot 1 DP 1056290	Local	
Bundanoon	Gullies Road—early road alignment including Guy Gurney Memorial Gates at entrance to Morton National Park	Gullies Road	Gullies Road road reserve	Local	
Bundanoon	'Spring Vale'—former guest house	52 Gullies Road	Lot 1 DP 814681	Local	
Bundanoon	St Brigid's Catholic Church	12-16 Hill Street	Lot 13 Sec 4 DP 1510	Local	
Bundanoon	Former Bundanoon Village Nursery	71 Penrose Road	Lot 10 DP 8906	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Bundanoon	Bundanoon Soldiers' Memorial Hall and shop	1-3 Railway Avenue	Lot A DP 330415	Local	
Bundanoon	Former Post Office and residence (now café & nursery)	27 Railway Avenue	Lot 1 DP 564618	Local	
Bundanoon	Federation Bungalow (former Bundanoon Police Station)	31 Railway Avenue	Lot 2 DP 564618	Local	
Bundanoon	'Highball House' and two large eucalypt trees (Eucalyptus cypellocarpa)	115-129 Railway Avenue	Lot 28 DP 1065076	Local	
Burradoo	'Mimosa'—Interwar Georgian Revival style house	55-57 Burradoo Road	Lots 2-3 DP 1153343	Local	
Burradoo	'Lowanbrae'—1925 Peddle Thorp and Walker designed house	91-95 Burradoo Road	Lot 4 DP 566067	Local	
Burradoo	'Harby Park'—house, grounds and outbuildings	1-3 Eridge Park Road	Part of Lot 1 DP 119043	Local	
Burradoo	'Yeulba'—Interwar house	7 Links Road	Lots 3-6 DP 12141 & Lot 1 DP 329111	Local	
Burradoo	Interwar gabled roof brick house and garden	11 Links Road	Lot 104 DP 1049376	Local	
Burradoo	Modest Interwar house	13 Links Road	Lot 4 DP 1277456	Local	
Burradoo	'Renaire'—Interwar house	15 Links Road	Lot 310 DP 1163823	Local	
Burradoo	Interwar house	19 Links Road	Lot 11 DP 570902	Local	
Burradoo	'Shadowood'—Leslie Wilkinson house	23 Links Road	Lot 1 DP 791768	Local	
Burradoo	'Chamae'—Interwar house	27 Links Road	Lot 1 DP 1249328	Local	
Burradoo	'Greenloaning'—Interwar Old English style Peddle Thorpe and Walker designed house	33 Links Road	Lot 1 DP 1108071	Local	
Burradoo	'Ambleside'—Interwar Old English style house	39 Links Road	Lot E DP 341429	Local	
Burradoo	'Mt Eymard'—house including interiors, water tower and garden	502-508 Moss Vale Road	SP 31130, 32697, 33566, 34324, 34415, 34416, 34417, 35033, 35744, 35928, 40878, 41974, 43317, 4629	Local	
Burradoo	Small cottage	539 Moss Vale Road	Lot 1 DP 912667	Local	
Burradoo	'Greenlaw'—early cottage	543 Moss Vale Road	Lot 1 DP 707907	Local	
Burradoo	'Tregarthen' (formerly 'Thule')—house including interiors and garden	96-98 Osborne Road	Lots 1-2 DP 785250	Local	
Burradoo	'Burradoo Park'—Victorian Georgian sandstone homestead	8 Railway Road	Lot 3 DP 1012113	Local	
Burradoo	'Elvo' building and curtilage including Pin Oak (within Oxley College)	11-29 Railway Parade	Part of Lot 14 DP 858747	Local	
Burradoo	'Polo Cottage'—Prefabricated timber shingle house (one of four Polo Club cottages) and garden	1 Riversdale Avenue	Lot 45 DP 976910	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Burradoo	'Kyeema'/'The Foldgarth'	15 Sunninghill Avenue	Lot 16 DP 1102306	Local	
Burradoo	'Landers'—house	6 The Avenue	Lot 11 DP 1157405	Local	
Burradoo	'Rathane' including outbuildings and grounds	1-5 Yean Street	Lot 1 DP 527527	Local	
Burrawang	'The Keep' and garden	10 Church Street	Lot 1 DP 387359	Local	
Burrawang	St David's Anglican Church	44 Church Street	Lot 1 DP 1033348	Local	
Burrawang	St Peter's Catholic Church and Cemetery	45 Church Street	Lot 1 DP 903389	Local	
Burrawang	'Hawthorne Cottage'—Victorian weatherboard cottage	6-8 Crown Street	Lot 12 DP 1177257	Local	
Burrawang	'Carrington'—weatherboard cottage	12-14 Dale Street	Lots 23-24 Sec 1 DP 1992	Local	
Burrawang	Former Post Office and residence	4-6 Hoddle Street	Lot 1 DP 986016	Local	
Burrawang	'Hambledon'—Victorian cottage with bullnosed verandah	8-10 Hoddle Street	Lot A DP 157028	Local	
Burrawang	'Anjele'—Victorian weatherboard cottage	9 Hoddle Street	Lots D-E DP 391886	Local	
Burrawang	Victorian cottage	23 Hoddle Street	Lot 2 DP 590264	Local	
Burrawang	Former Scarlett's General Store	25-27 Hoddle Street	Lot 10 Sec 1 DP 1992 & Lot A DP 388182	Local	
Colo Vale	Victorian cottage	50 Railway Avenue	Lot 8910 DP 1283340	Local	
Colo Vale	Victorian double fronted house	70 Railway Avenue	Lots 10-11 Sec 1 DP 2389	Local	
East Kangaloon	East Kangaloon Cemetery	1973 Kangaloon Road	Lot 4 DP 773276	Local	
East Kangaloon	Former East Kangaloon Post Office, store and residence	1974 Kangaloon Road	Lot 1 DP 348438	Local	
East Kangaloon	'Clover Hill' (one in a group of nine early dairy farm related properties in Kangaloon)	2044 Kangaloon Road	Lot 2 DP 1009715	Local	
East Kangaloon	Moresby Hill Road—early road	Moresby Hill Road	Moreseby Hill Road road reserve	Local	
Exeter	Village Pump Antiques	2 Bundanoon Road	Lot 100 DP 549240	Local	
Exeter	'Adorna' (aka 'Akriigg Cottage')—1920s Californian bungalow	6 Bundanoon Road	Lot 2 DP 629142	Local	
Exeter	'Busker's End'—Victorian brick and timber house	2-6 Buskers Avenue	Lots 38-39 DP 590635 & Lot 21 DP 255091	Local	
Exeter	General Store & Post Office	1 Exeter Road	Lot 22 DP 1042572	Local	
Exeter	'Halcyon'—small weatherboard cottage	2 Exeter Road	Lot 1 DP 658890 & Lot 1 DP 129189	Local	
Exeter	'Whare Tau'—Federation house, outbuildings and grounds	23 Exeter Road	Lot 1 DP 858547	Local	
Exeter	Former Post Office	5-7 Middle Road	Lot 1 DP 629142	Local	
Exeter	'Apolima' and grounds	30-44 Middle Road	Lot 1 DP 1258418	Local	
Exeter	'Elouera'—late Victorian house	28 Ringwood Road	Lot 1 DP 1270068	Local	
Exeter	'Blue House'—Victorian weatherboard cottage	1 School Lane	Lot 1 DP 1161107	Local	
Exeter	'Hillview'—garden	12-14 School Lane	Lot 54 DP 14140	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Exeter	'Lantern Hill'—Claude Crowe garden	235 Werai Road	Lot 1 DP 828401	Local	
Exeter	'Summerfield'—Federation period house	16-18 Wilsons Lane	Lot 1 DP 719639	Local	
Fitzroy Falls	'Ulster Park'—two storey Victorian house built 1881	1059 Nowra Road	Lot 62 DP 733981	Local	
Fitzroy Falls	Former Emmanuel Church, now a residence	1131 Nowra Road	Lot 1 DP 934264	Local	
High Range	St Thomas Anglican Church and Cemetery	1321 Wombeyan Caves Road	Lot 27 DP 751276	Local	
Joadja	'Mandemar'—sandstone and timber slab house	299 Richards Lane	Lot 24 DP 751276	Local	
Kangaloon	'Hillview' (one in a group of nine early dairy farm related properties in Kangaloon)	1461 Kangaloon Road	Lot 1 DP 744820	Local	
Kangaloon	Kangaloon Public School and school residence	1488 Kangaloon Road	Lot 1 DP 724863	Local	
Kangaloon	Mahoney residence	1531 Kangaloon Road	Lot 1 DP 396052	Local	
Kangaloon	Kangaloon Community Hall 1913	1536 Kangaloon Road	Lot A DP 326353	Local	
Kangaloon	'Glenburn'—19th century weatherboard cottage	1515 Kangaloon Road	Lot 1 DP 790608	Local	
Kangaloon	Former Post Office and store	1544 Kangaloon Road	Lot A DP 381965	Local	
Kangaloon	'Sugarloaf Farm' drystone wall	1577 Kangaloon Road	Lot 27 DP 665396	Local	
Kangaloon	'Springfield'—early stone cottage, later house and outbuildings (one in a group of nine early dairy farm related properties in Kangaloon)	1660 Kangaloon Road	Lot 1 DP 175384	Local	
Kangaloon	Raybright Farm—small weatherboard cottage (one in a group of nine early dairy farm related properties in Kangaloon)	1685 Kangaloon Road	Lot 281 DP 1094896	Local	
Kangaloon	'Forest Lodge'—small stone 1888 building near the current main house & early cottage on the corner of Widgee Waa Lane (one in a group of nine early dairy farm related properties in Kangaloon)	1721 Kangaloon Road	Lot 22 DP 1067852	Local	
Kangaloon	'Kia-Ora Cottage' and outbuildings (one in a group of nine early dairy farm related properties in Kangaloon)	15 Kia-Ora Lane	Lot 1 DP 708854	Local	
Manchester Square	Remains of convict retaining wall and guttering	Meryla Road	Meryla Road road reserve	Local	
Medway	Medway Coal Mine and Colliery	526 Medway Road	Part Lot 1 DP 707350, Part Lot 1 DP 598101 & Part Lot 57 DP 751251	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Mittagong	'Kyogle'—1888-89 Victorian house	25 Alfred Street	Lot 41 DP 630841	Local	
Mittagong	House	29 Alfred Street	Lot 119 Sec K DP 1289	Local	
Mittagong	'Linwood'—late Victorian period house	36 Alfred Street	Lot 10 DP 621435	Local	
Mittagong	Arcadia—freestanding cottage from the Victorian period	39 Alfred Street	Lot 108 Sec J DP 1289	Local	
Mittagong	'Sunnybrae' (formerly 'Knockdolian')—late Victorian period cottage	41 Alfred Street	Lot 107 Sec J DP 1289	Local	
Mittagong	'Carinya'—late Victorian period cottage	47 Alfred Street	Lot 4 DP 734911	Local	
Mittagong	Intewar bungalow	49 Alfred Street	Lot 3 DP 734911	Local	
Mittagong	House	52 Alfred Street	Lot 149 Sec O DP 1289	Local	
Mittagong	Connell House	2 Alice Street	Lot 4 DP 526771	Local	
Mittagong	Former Presbyterian Manse	3 Alice Street	Lot 151 DP 931665 & Lot 152 DP 931664	Local	
Mittagong	'Talgarno'—former private hospital	4 Alice Street	Lot 3 DP 526771	Local	
Mittagong	'Applegate Farm'	12 Apple Gate Close	Lot 100 DP 846195	Local	
Mittagong	Weatherboard cottage	23 Arthur Street	Lot 34 Sec C DP 20	Local	
Mittagong	'St Jose'—Victorian weatherboard cottage	25 Arthur Street	Lot 33 Sec C DP 20	Local	
Mittagong	'Aylmerton'—stone house	171 Aylmerton Road	Lot 11 DP 604587	Local	
Mittagong	Stone cottage	25 Brewster Street	Lot 11 DP 9299	Local	
Mittagong	Cottage (one in a group of 4)	1 Edward Lane	Lot D DP 377284	Local	
Mittagong	Cottage (one in a group of 4)	2 Edward Lane	Lot 3 DP 405669	Local	
Mittagong	Cottage (one in a group of 4)	4 Edward Lane	Lot 2 DP 405669	Local	
Mittagong	'Honiton'—Victorian period brick house with decorative timber verandah frieze	1 Edward Street	Lot 101 DP 1163283	Local	
Mittagong	House	6 Edward Street	Lot 207 Sec T DP 1289	Local	
Mittagong	House	8 Edward Street	Lot 206 Sec T DP 1289	Local	
Mittagong	'Lakelands'—Victorian period cottage	13 Edward Street	Lot 129 Sec L DP 20	Local	
Mittagong	House	24 Edward Street	Lot 171 DP 650812	Local	
Mittagong	House	6 Helena Street	Lot 100 DP 1163283	Local	
Mittagong	'Sunnyside'—late Victorian period brick cottage	8 Helena Street	Lot 2 DP 501211	Local	
Mittagong	'Hillside Park'	18-20 Hillside Close	Lot 12 DP 861292	Local	
Mittagong	Mittagong Scout Hall	7 Louisa Street	Lot 1 DP 323351	Local	
Mittagong	'Pilgrim Cottage'	15 Old Hume Highway	Lot 2 DP 558567	Local	
Mittagong	'Shangri-La'—Interwar bungalow	19 Old Hume Highway	Lot 1 DP 1089177 & Lot 2 DP 1089177	Local	
Mittagong	Yarrowonga Guest House (pre 1884)	42 Old Hume Highway	Lot 1 Sec 3 DP 33 & Lot 2 DP 668073	Local	
Mittagong	WWI War Widow's House from 1917	123 Old Hume Highway	Lot 4 Sec 8 DP 1289	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Mittagong	Minnikin Lodge (former Prince of Wales Hotel)	236 Old Hume Highway	Lot 11 DP 1210667	Local	
Mittagong	Stone cottage on Kennards Storage site	245 Old Hume Highway	Lot 1 DP 1197761	Local	
Mittagong	'Tarlington'—homestead and outbuildings	630 Old South Road	Lot 13 Sec 18 DP 841 & Lot 230 DP 1148543	Local	
Mittagong	'Coobija'—Victorian period homestead	750 Old South Road	Lot 11 DP 860856	Local	
Mittagong	Rowe's Hill Cemetery	869 Old South Road	Lot 2 DP 925829	Local	
Mittagong	'Darjeeling'	1220 Old South Road	Lot 1 DP 1006329	Local	
Mittagong	House	31 Oxley Drive	Lot 1 DP 955254	Local	
Mittagong	'Windsor' (formerly 'Ottary')—weatherboard house	33 Oxley Drive	Lot 501 DP 1049267	Local	
Mittagong	'Clifton House' (formerly)—Victorian Arts and Crafts style house	35 Oxley Drive	Lot 2 DP 619081	Local	
Mittagong	'Argyle' (formerly)	39 Oxley Drive	Lot 10 DP 1214567	Local	
Mittagong	'Yammatree'—P&O style house	155 Oxley Drive	Lot 1 DP 1151426	Local	
Mittagong	'Redlands' including garden	174-178 Oxley Drive	Lot 703 DP 875691	Local	
Mittagong	Weatherboard cottage - childhood home of Lorrae Desmond	2 Pioneer Street	Part Lot 222 Sec U DP 20	Local	
Mittagong	'Apple Tree Cottage'—Victorian semi-detached cottage	4 Pioneer Street	Lot A DP 441657	Local	
Mittagong	'May Cottage'—semi detached sandstone cottage	5 Pioneer Street	Lot 14 DP 597853	Local	
Mittagong	Victorian semi-detached cottage	6 Pioneer Street	Lot B DP 441657	Local	
Mittagong	Stone cottage	7 Pioneer Street	Lot 4 DP 658573	Local	
Mittagong	'Carnarvon'—late Victorian period cottage	9 Pioneer Street	Lot 3 Sec 6 DP 1289	Local	
Mittagong	Stone Cottage	10 Pioneer Street	Lot 2 DP 501309	Local	
Mittagong	'Greenhayes'—weatherboard house and grounds	1-3 Prince Street	Lots 25-27 DP 15496	Local	
Mittagong	'Hamilton'—weatherboard cottage (one in a group of 3)	1 Queen Street	Lot B DP 979880	Local	
Mittagong	Former Anglican Rectory	7 Queen Street	Lot B DP 962285 & Lot B DP 962286	Local	
Mittagong	'Cherrybrook Cottage'—single storey cottage dating from 1918/20	11 Queen Street	Lot B DP 353085	Local	
Mittagong	Pair of semi-detached late Victorian brick cottages	24 & 26 Railway Parade	Lots A & B DP 379939	Local	
Mittagong	Interwar weatherboard house	86 Railway Parade	Lot 82 DP 787000	Local	
Mittagong	Interwar house on sandstone foundations	90 Railway Parade	Lot 12 DP 1134780	Local	
Mittagong	Federation house	71 Southey Street	Lot 1 DP 1192204 & Lot 2 DP 1192204	Local	
Mittagong	'Norbry'—Victorian cottage	50-52 Spring Street	Lots 5-6 Sec 17 DP 111201	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Mittagong	Sturt Workshops, garden and Sturt Collection	2 Waverley Parade	Lots 1-3 DP 813792	Local	
Mittagong	'Wychwood' —house	38 Waverley Parade	Lot 1 DP 507745	Local	
Moss Vale	Cottage distribution electrical substation designed by Henry Sheaffe, architect	Argyle Street	Lot 1 DP 1070183 & Lot 2 DP 1070183	Local	
Moss Vale	Queen Victoria Diamond Jubilee Fountain	Argyle Street	Argyle Street road reservation	Local	
Moss Vale	'Trelm' —Interwar house and grounds	125-127 Argyle Street	Lot 2 DP 620618 & Lot 1 DP 1186415	Local	
Moss Vale	'Heronswood' —late Victorian period brick house	165 Argyle Street	Lot L DP 163437	Local	
Moss Vale	Interwar house and garden	181 Argyle Street	Lot 1 DP 509727 & Lots 28-30 DP 1134240	Local	
Moss Vale	Former Station Master's House and outhouse	239A Argyle Street	Lot 5 DP 832397	Local	
Moss Vale	Two storey commercial building (Southern Rise Bakery)	332 Argyle Street	Lot 2 DP 156737	Local	
Moss Vale	Moss Vale Hotel	340-346 Argyle Street	Lot 3 DP 601901	Local	
Moss Vale	Former Mack's Theatre Royal cinema	348-354 Argyle Street	Lot 1 DP 742038	Local	
Moss Vale	Two storey commercial building in transitional Arts and Crafts/Colonial Revival style (Suzie Anderson Interiors, formerly Commonwealth Bank)	396 Argyle Street	Lot 1 DP 999467	Local	
Moss Vale	Maine House—two storey brick commercial building in Art Deco style	406 Argyle Street	Lot 1 DP 111616	Local	
Moss Vale	Former Tooses Store including painted sign	490-494 Argyle Street	Lot 6 DP 773704	Local	
Moss Vale	Single storey commercial building	538 Argyle Street	Lot 1 DP 1234038	Local	
Moss Vale	Two storey commercial building	542 Argyle Street	Lot 2 DP 1234038	Local	
Moss Vale	Californian bungalow (formerly 'Myee')	567 Argyle Street	Lot 4 Sec 1 DP 38	Local	
Moss Vale	Uniting Church and Hall	568 Argyle Street	Lot 4 DP 880538	Local	
Moss Vale	'The Nook' —Federation house	17 Arthur Street	Lot 2 DP 596061	Local	
Moss Vale	Weatherboard Victorian period cottage (formerly 'Allambie')	5 Berrima Road	Lot 1 DP 1172834	Local	
Moss Vale	Asymmetrical Californian bungalow	10 Berrima Road	Lot 11 DP 1178993	Local	
Moss Vale	'Trentwood' —house and garden	79 Broughton Street	Lot 22 DP 625790	Local	
Moss Vale	Single storey co-joined residence (part of a pair comprising 41 Browley Street)	41 Browley Street	Lots 1-2 SP 83909	Local	
Moss Vale	'Warrawong' —house, stable building and grounds	9-13 Burcham Road	Lot 5 DP 1250217	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Moss Vale	'Warrawong Cottage' and grounds	21 Burcham Road	Lot 1 DP 616479	Local	
Moss Vale	'The Gunyah'—Victorian period weatherboard cottage	3 Fitzroy Road	Lot 1 DP 162132	Local	
Moss Vale	'Cheplakwet'—house and grounds	20-24 Hill Road	Lot 2 DP 877242	Local	
Moss Vale	'Southdowns'—Victorian period homestead with slate roof	6220 Illawarra Highway	Lot 310 DP 828722 & Lots 315-316 DP 1102958	Local	
Moss Vale	'Farnborough'—weatherboard Victorian period house	6530 Illawarra Highway	Lot 50 DP 1219573	Local	
Moss Vale	'Misty Hill'—weatherboard cottage	6607 Illawarra Highway	Lot 2 DP 513113	Local	
Moss Vale	'Bulls Hill'/'Hazleton'—Victorian period weatherboard cottage	7009 Illawarra Highway	Lot 5 DP 61903	Local	
Moss Vale	Californian bungalow from 1920s	9 Lovelle Street	Lot 13 DP 8915	Local	
Moss Vale	Rose Cottage	21 Lovelle Street	Lot 3 DP 523765	Local	
Moss Vale	'Mt. Ashby'—house and garden (historic Throsby property)	85 Mt Ashby Road	Lot 1 DP 150007	Local	
Moss Vale	'Azalea Cottage'—Victorian period house	35 Parkes Road	Lot 30 Sec 5 DP 975386	Local	
Moss Vale	'Alloway'—Interwar Californian bungalow	6/37 Railway Street	Lot 6 SP 63170 & SP 63170	Local	
Moss Vale	Timber Californian bungalow (formerly 'Welwyn') including Arucaria bidwillii in rear yard	39 Railway Street	Lot 1 DP 199857	Local	
Moss Vale	'Ellerslie'—Interwar architect-designed house	31-33 Robertson Road	Lot 13 Sec 3 DP 977031	Local	
Moss Vale	'Yomerry' (formerly 'Gleneric')—Federation house	47 Robertson Road	Lot 1 DP 506387 & Lot 5 DP 240389	Local	
Moss Vale	Pair of semi-attached houses from late Victorian period	6-8 Spring Street	Lot 5 DP 880538	Local	
Moss Vale	'Ashdene' (formerly 'Harwood')—Interwar house	15 Spring Street	Lot 1 DP 199568	Local	
Moss Vale	'Glenroy' (former)—Victorian period weatherboard cottage	21 Spring Street	Lot 1 DP 735873	Local	
Moss Vale	'Kooyong' (formerly 'Norman Villa')—two storey Victorian period villa	15 Suttor Road	Lot 1 DP 1258604	Local	
Moss Vale	'Wetherall'—Interwar brick house	103 Suttor Road	Lot 1 DP 1239557	Local	
Moss Vale	'Wroxton'—Federation style brick and terracotta tile house	10 Throsby Street	Lot 41 DP 1098839	Local	
Moss Vale	'Tarrangower'—house and trachyte retaining wall, fence and steps	7 Valetta Street	Lot 1 DP 798790	Local	
Moss Vale	Interwar house	18 Valetta Street	Lot 1 DP 798183	Local	
Moss Vale	'St Oswald's'—brick house	28 Valetta Street	Lot 1 DP 193874 & Lot 1 DP 157205	Local	
Moss Vale	Legacy House—two storey Arts & Crafts style house and grounds	32-34 Valetta Street	Lot 90 DP 1070750	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Moss Vale	'Bibury'—timber shingle house in Arts and Crafts style and grounds	51 Valetta Street	Lot 1 DP 862563	Local	
Moss Vale	'The Dell'—timber log house	5 Woodville Road	Lot C DP 157882 & Lot 14 DP 1060470	Local	
Moss Vale	'Bramble Cottage'—weatherboard Victorian period cottage (formerly known as 'Bronte')	23 Yarrowa Street	Lot 1 DP 813055	Local	
Moss Vale	Victorian period house (formerly 'Heather Brae')	51 Yarrowa Street	Lot 12 DP 813345	Local	
New Berrima	Boral Cement Works, including Crowe and Sorensen tree planting	Taylor Avenue	Numerous lots	Local	
Renwick	De Lauret Cottage (part of former Renwick Farm Homes)	86 Bong Bong Road	Lot 4005 DP 1124863	Local	
Renwick	Heydon Cottage (part of former Renwick Farm Homes)	88-90 Bong Bong Road	Part of Lot 1 DP 1131771	Local	
Renwick	Scout Hall (part of the former Renwick Farm Homes)	88-90 Bong Bong Road	Lot 1 DP 1131771	Local	
Robertson	'Kookaburra Cottage' & 'Potters Cottage'—weatherboard houses	54-56 Burrawang Street	Lot 9 Sec 23 DP 758882	Local	
Robertson	Californian bungalow (one of a group of three)	77-79 Burrawang Street	Lot 1 DP 1126925	Local	
Robertson	'Camellia Cottage'—weatherboard cottage	10 Caalong Street	Lot 2 DP 14974 & Lot 3 DP 14974	Local	
Robertson	Weatherboard and iron cottage	12 Caalong Street	Lot C DP 332974	Local	
Robertson	Asymmetrical cottage	14 Caalong Street	Lot B DP 186750	Local	
Robertson	Interwar cottage	16 Caalong Street	Lot A DP 332974	Local	
Robertson	'Eureka'—Victorian weatherboard house	1 Hoddle Street	Lot 1 DP 828912	Local	
Robertson	Late Victorian weatherboard cottage	2 Hoddle Street	Lot 2 DP 547364	Local	
Robertson	Double fronted weatherboard cottage	9-11 Hoddle Street	Lot 2 Sec 2 DP 758882	Local	
Robertson	'Woodside'—Victorian gabled weatherboard cottage	12-14 Hoddle Street	Lot 8 Sec 1 DP 758882	Local	
Robertson	Double fronted house	24 Hoddle Street	Lots 5-6 DP 312123	Local	
Robertson	Weatherboard cottage	25 Hoddle Street	Lot 1 DP 653013	Local	
Robertson	Robertson Doctor (one of a group of 7 verandahed shops)	28 Hoddle Street	Lot 12 DP 1220203	Local	
Robertson	Shop (one of a group of 7 verandahed shops)	30 Hoddle Street	Lot 1 DP 355992	Local	
Robertson	Southern Rise Bakery (one of a group of 7 verandahed shops)	34 Hoddle Street	Lot 7 DP 667930	Local	
Robertson	Antiques shop (one of a group of 7 verandahed shops)	36 Hoddle Street	Lot 1 DP 570549	Local	
Robertson	Pizzas in the Mist (one of a group of 7 verandahed shops)	42 Hoddle Street	Lots 1 & 4 DP 14974 & Lot 8 Sec 16 DP 14974	Local	
Robertson	Light Horse Gallery and adjoining house	43-45 Hoddle Street	Lot 1 DP 108172	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Robertson	Hampden Park	48 Hoddle Street	Lots 4-5 DP244671 & Prt Lot 350 DP751302 & Lot 1 Sec17 DP758882 & Lot 15 Sec18 DP758882 & Lots 7014-7015 DP1024706 & Lot 7013 DP1024707 & Lot 701 DP1024708 & Crown Reserves 1002199 1002200 1002201 530065	Local	
Robertson	St John's Anglican Church and Rectory	62-66 Hoddle Street (Illawarra Highway)	Lot 5-7 Sec 18 DP 758882 & Lot 1 DP 1111006	Local	
Robertson	Former 1896 Post Office	63 Hoddle Street (Illawarra Highway)	Lot 52 DP 549290	Local	
Robertson	Former CBC Bank and some interiors	67-69 Hoddle Street	Lot 2 Sec 13 DP 758882	Local	
Robertson	Californian bungalow (one of a group of three)	84 Hoddle Street	Lot 10 DP 862477	Local	
Robertson	The Robertson Inn (formerly Criterion Hotel, The Tourist Hotel and County Inn)	87-89 Hoddle Street	Lot 2 Sec 12 DP 758882	Local	
Robertson	Shop and residence	99 Hoddle Street	Lot C DP 328110	Local	
Robertson	Former Cheese Factory	107 Hoddle Street	Lot 1 DP91725 & Lot 1 DP432417 & Railway Land Lease 143088	Local	
Robertson	Former Butter Factory and 'Redbank Cottage'	4840 Illawarra Highway	Lot 11 DP 738381	Local	
Robertson	'Brae House' —weatherboard cottage	3-5 Main Street	Lot 1 Sec 20 DP 758882	Local	
Robertson	'Twin Creeks' house and grounds	140 Old Kangaloon Road	Lot X DP 388590	Local	
Robertson	Shierlaw Road—early road	Shierlaw Road	Shierlaw Road road reserve	Local	
Robertson	Laurence Langley Memorial Redwood Grove	South Street	Lot 7302 DP 1142999 & Lots 4-10 Sec 7 DP 758882	Local	
Robertson	1884 Yarrowa Brush Reserve	South Street	Lots 149-154 DP 751302	Local	
Sutton Forest	Old Rectory including interiors	488 Exeter Road	Lot 22 DP 574059	Local	
Sutton Forest	'Bridgewater Lodge' —house and garden	13230 Hume Highway	Lot 2 DP 253435	Local	
Sutton Forest	'Inverary'	7310 Illawarra Highway	Lots 18-22 DP 32	Local	
Sutton Forest	'Goondi' —former formerly John Hands Federal Stores	7360 Illawarra Highway	Lot 33 DP 1081026	Local	
Sutton Forest	'Red Cow Farm' —cottage and garden	7480 Illawarra Highway	Lots 16-17 DP 2715	Local	
Sutton Forest	'Swanton' —formerly part of 'Oldbury' and Louisa Atkinson's last home	173 Oldbury Road	Lot 3 DP 867224 & Lot 1 DP 1255568	Local	

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Suburb	Item name	Address	Property Description	Significance	Item No.
Welby	Early weatherboard cottage	17 Bendooley Street	Lot 1 DP 573396	Local	
Welby	'Columbine'—house and garden (formerly 'Sheldon')	61-63 Berrima Street	Lot 15 DP 573525	Local	
Welby	Victorian brick cottage	71 Berrima Street	Lot 3 Sec 3 DP 759070	Local	
Welby	'Villa Anna'—Victorian brick cottage	97 Berrima Street	Lot 1 Sec 2 DP 759070	Local	
Welby	'Homeleigh'—stone cottage and fence	9-11 Currockbilly Street	Lot 10 Sec 9 DP 759070	Local	
Welby	'Arcadia'—stone cottage	30 Currockbilly Street	Lot 62 DP 1242389	Local	
Welby	Interwar stone house	59 Mittagong Street	Lot 11 DP 1083434	Local	
Welby	'Welby Park Manor'—house, grounds and stone fence and adjacent Council reserves containing stone fence and trees	28 Old Hume Highway & adjacent Council public reserves	Lot 10 DP 1009585; Lot 1 DP 249064 & Lot 60 DP 249064	Local	
Wildes Meadow	'Old Fernbrook Farm'/'Milburn Creek'	475 Myra Vale Road	Lot 10 DP 617495	Local	
Wildes Meadow	'Rosemount Farm'—weatherboard cottage	540 Myra Vale Road	Lot 11 DP 751262	Local	
Wildes Meadow	Former Methodist Church, now a residence	564 Myra Vale Road	Lot 1 DP 903704	Local	
Wildes Meadow	Blacksmith's cottage	375 Wildes Meadow Road	Lot 2 DP 1076261	Local	
Wildes Meadow	'Daisy Hill'—weatherboard house (possible former shop)	381 Wildes Meadow Road	Lot 1 DP 152931	Local	
Wildes Meadow	'Kirklands'—weatherboard cottage (former post office)	383 Wildes Meadow Road	Lot 2 DP 749837	Local	
Wildes Meadow	'Ferriby'	391 Wildes Meadow Road	Lot 123 DP 1188895	Local	
Wingello	'Wingello Place'—house	9-13 Bumballa Road	Lot 25 DP 751298	Local	
Wingello	Rail cottage	13-15 Sydney Street	Lot 1 DP 867647	Local	
Woodlands	'Leicester Park'—stone house	37 Kells Creek Road	Lot 100 DP 1174711	Local	

- Add to Schedule 5, Part 2 (Heritage conservation areas) the following new conservation areas in alphabetic order by suburb:

Suburb	Item Name	Item No
Bowral	Bowral Northern Entrance Landscape Conservation Area	
Bowral	Bowral Southern Entrance Heritage Conservation Area	
Bowral	Station Street Heritage Conservation Area	
Burradoo	Links Road & Bowral Golf Course Heritage Conservation Area	
Exeter	Exeter Village Heritage Conservation Area	
Kangaloon	Kangaloon Village Heritage Conservation Area	
Robertson	Robertson Heritage Conservation Area	
Wildes Meadow	Wildes Meadow Village Heritage Conservation Area	

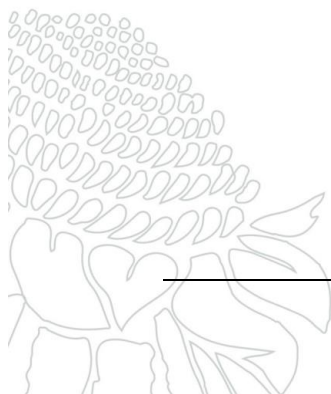
To achieve the intended outcomes of the Planning Proposal the following amendments to WLEP 2010 maps will be required:

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- All of the Heritage Map sheets are to be amended to include the new heritage items, new heritage conservation areas and extensions to existing heritage conservation areas, and to ensure that map sheets and cadastral boundaries are accurate and up to date.

The heritage items will mainly be mapped as lot boundary curtilage except for some larger properties where a reduced curtilage will be established and will be shown on the Heritage Map.

Mapping of the proposed heritage conservation areas is included in Part 4 of this Planning Proposal.



Part 3 - Justification of Strategic & Site-specific Merit

Strategic Merit

The Planning Proposal has been prepared to effect the recommendations of a Shire-wide community based heritage study. The Wingecarribee Community Heritage Study 2021-23 was prepared using local heritage and historical experts who provided their time, expertise and research on a voluntary and nil-fee basis. Following a round of community engagement that included consultation with affected owners, and broader public exhibition, the Draft Community Heritage Study underwent an Independent Peer Review consistent with the Peer Review Guidelines published by Heritage NSW. A further round of public exhibition of the Peer Review and consideration of all submissions received during the public exhibition phases of the project along with consideration by the Wingecarribee Local Planning Panel has resulted in a recommended list of new heritage items and heritage and landscape conservation areas.

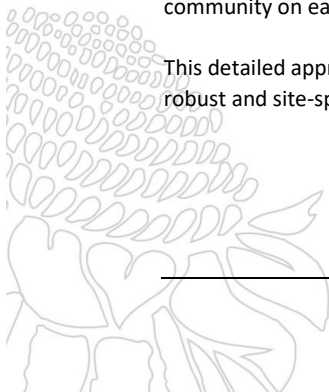
The Community Heritage Study was initially prompted by the deferral of several hundred potential heritage items in 2012 that were recommended for heritage listing by a previous heritage study, the Wingecarribee Heritage Survey 2009, and in addition to re-examining the heritage significance of those deferred items, the community-based study broadened its scope and took a strategic view to include potential items identified since 2012. Consequently, the Study examined 609 new potential heritage items and 16 potential heritage and landscape conservation areas.

Site-specific Merit

Each item within the Draft Community Heritage Study has been individually examined, researched and assessed for heritage significance in accordance with the Heritage Council of NSW's heritage significance assessment criteria and the NSW Heritage Office publication *Assessing Heritage Significance* (2001) which was in place at the time the heritage assessments were undertaken. It is acknowledged that this document has now been superseded by a 2023 version of *Assessing Heritage Significance*. However, the approach taken by the Study Team in assessing heritage significance against the heritage significance assessment criteria is consistent with the new guidelines.

The Draft Community Heritage Study was then subject to a Peer Review by an independent heritage consultant who examined each item and area and provided an independent recommendation for each, taking into account any submissions received from owners or the community on each item.

This detailed approach has meant that the evidence to justify heritage listing for each site is robust and site-specific.



Section A – Need for the Planning Proposal

1 - Is the Planning Proposal a result of an endorsed LSPS, strategic study or report?

The Planning Proposal is the result of a community-based heritage study prepared between 2021 and 2023 and that has been the subject of an independent peer review in 2024. Both the Community Heritage Study 2021-23 and the Peer Review 2024 have undergone separate owner and community consultation.

The Study examined 609 items and 16 heritage conservation areas and recommended that 478 items be heritage listed along with the 16 heritage conservation areas. Following an independent peer review process and consideration of the peer review and submissions, the Local Planning Panel recommended the listing of 412 items and 13 heritage conservation areas with a further 12 items and three (3) areas to be deferred for further research and consultation and potentially the subject of a future planning proposal.

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

A Planning Proposal is the only way of achieving the statutory local listing of local heritage items and heritage conservation areas.

Section B – Relationship to the Strategic Planning Framework

3 - Will the Planning Proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?

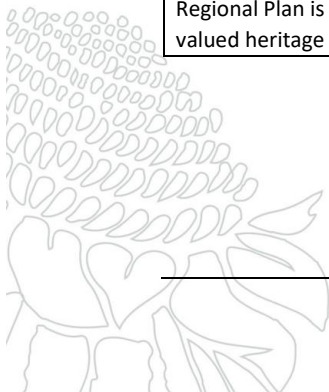
The Wingecarribee Shire is within the area subject to the South East and Tablelands Regional Plan 2036. This plan is currently under review and the Draft South East and Tablelands Regional Plan 2041 was exhibited from 8 August to 23 September 2022 and from 9 December 2022 to 31 January 2023.

The relevant sections of both the current plan (2036) and draft plan (2041) are addressed in the table below in relation to this Planning Proposal:

Element	Council comment
South East and Tablelands Regional Plan 2036	
<i>Vision</i> In its Vision, the Regional Plan recognises that there are areas of distinct character and heritage that are celebrated by their communities within the Region.	Identification and listing of areas and sites of cultural heritage both protects the character that existing residents value and new residents appreciate and provides greater certainty for property owners and developers.

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Element	Council comment
<p><i>Goal 1: A Connected and Prosperous Economy</i></p> <ul style="list-style-type: none"> Direction 9: Grow Tourism in the Region 	<p>Although there are no specific Actions under this Goal or Direction that directly relate to heritage, the Planning Proposal is broadly consistent with Goal 1. Heritage tourism is a strong tourism theme in the Wingecarribee Shire and one that continually attracts visitors to the area. The enhancement of heritage tourism through the protection of historic places and streetscapes assists in maintaining and growing tourism within the Shire.</p>
<p><i>Goal 2: A diverse environment interconnected by biodiversity corridors</i></p>	<p>There are no Directions or Actions relevant to heritage under this Goal. However, the Planning Proposal does not affect or undermine any of the Directions or Actions under Goal 2.</p>
<p><i>Goal 3: Healthy and Connected Communities</i></p> <ul style="list-style-type: none"> Direction 23: Protect the region's heritage 	<p>The identification of places of heritage significance, particularly through a strategic heritage study is consistent with this Direction.</p> <p>The Planning Proposal is consistent with Action 23.1 (Undertake and implement heritage studies, including regional Aboriginal cultural heritage studies, to inform local strategies) and Action 23.3 (Conserve heritage assets during local strategic planning and development).</p> <p>The Planning Proposal is consistent with the relevant Direction and Actions under Goal 3.</p>
<p><i>Goal 4: Environmentally sustainable housing choices</i></p> <ul style="list-style-type: none"> Direction 24: Deliver greater housing supply and choice – this direction focuses on delivery of greater housing supply and choice which should be achieved while protecting areas of high value, including high cultural heritage value. 	<p>The subject sites and areas have been assessed as being of heritage significance that warrant protection.</p> <p>It is recognised that heritage protection can modify the developability of identified sites but it does not inhibit development and placing appropriate limitations on development on heritage significant sites and within heritage areas is justified.</p> <p>Therefore, the Planning Proposal is consistent with Goal 4.</p>
<p><i>Local Government Narratives</i></p> <p>One of the stated priorities for the Wingecarribee Shire in the Local Government Narratives section of the Regional Plan is to “protect the Shire’s valued heritage assets”.</p>	<p>This Planning Proposal is consistent with the stated Wingecarribee local government narratives.</p>



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Element	Council comment
Draft South East and Tablelands Regional Plan 2041	
<i>Vision</i> Within its vision narrative, the draft regional plan recognises that “each town offers a unique identity, cultural and heritage attributes.” In addition, the region’s economy drivers, of which tourism is one, are recognised.	The Southern Highlands tourism region is renowned for its heritage and landscape character, and the protection of items and areas of heritage significance contributes to the retention of this sought-after character.
Part 1—The region as a place	
A number of priorities for the Moss Vale–Bowral–Mittagong Southern Highlands Strategic Cluster are identified in the draft regional plan, including “consider local character and heritage, environmental assets, natural hazards (including flooding and bushfire), and climate change, when planning for growth.”	The identification of nearly 300 new heritage items and seven (7) heritage conservation areas within the Southern Highlands Strategic Cluster provides certainty for owners and developers in maintaining local character and heritage. This Planning Proposal is consistent with the priorities of the Southern Highlands Strategic Cluster.
Part 2—Achieving the vision	
Theme 1—Recognising Country, people and place <ul style="list-style-type: none"> Objective 1: Build capacity for shared knowledge about Aboriginal culture in land use planning Objective 2: Strengthen Aboriginal self-determination Objective 3: Support diverse, vibrant and socially active communities Objective 4: Preserve the heritage and character of the region’s towns and villages 	<p>Objectives 1 and 2 of Theme 1 are focused on Country and Aboriginal culture and its relationship to land use planning. The Wingecarribee Community Heritage Study 2021-23, which forms the evidence for the recommended heritage listings and heritage areas that are the subject of this Planning Proposal, is primarily concerned with European heritage but is not contrary to Objectives 1 to 3 or their Strategies and Actions.</p> <p>The Planning Proposal does not seek to address any of Strategy 3.1 of Objective 3 which focuses on arts and culture. However, the heritage listing of new buildings can provide opportunities for a diversity of land uses on those sites which could help to expand land uses on underutilised buildings.</p> <p>Strategy 4.1 of Objective 4 includes the enhancement of Aboriginal and non-Aboriginal cultural heritage by undertaking heritage studies. This Planning Proposal is the end result of a community-based heritage study to identify sites of non-Aboriginal heritage significance and is therefore broadly consistent with this Strategy and Objective.</p>
Theme 2 Enhancing sustainable and resilient environments	This Planning Proposal does not specifically address any of the Objectives or Strategies within Theme 2 but is also not contrary to any of them.

Element	Council comment
<i>Theme 3 Leveraging diverse economic identities</i>	This Planning Proposal does not specifically address any of the Objectives or Strategies within Theme 3 but is also not contrary to any of them.
<i>Theme 4 Planning for fit for purpose housing and services</i>	This Planning Proposal does not specifically address any of the Objectives or Strategies within Theme 4, except that identifying sites of heritage value can provide development certainty and should development occur those values will be maintained or enhanced.
<i>Theme 5 Supporting a connected and active region</i>	This Planning Proposal does not specifically address any of the Objectives or Strategies within Theme 5 but is also not contrary to any of them.
Part 3—Implementation	
This part of the plan identifies how each Action is to be implemented.	This Planning Proposal is consistent with relevant Actions in that it aims to formally protect places of heritage value that have been identified in a strategic heritage study for the Wingecarribee Shire.

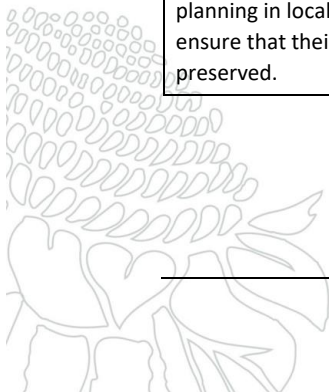
In summary, this Planning Proposal is consistent with the current South East and Tablelands Regional Plan 2036 and the Draft South East and Tablelands Regional Plan 2041 in that it seeks to implement the recommendation of a strategic heritage study undertaken for the Wingecarribee Shire which will lead to the protection of places of heritage value, the preservation of local character, and provide a framework and greater certainty for development of these places.

4 - Is the Planning Proposal consistent with Council's adopted and endorsed Local Strategic Planning Statement and Local Housing Strategy?

Local Strategic Planning Statement: Wingecarribee 2040

The Wingecarribee 2040: Local Strategic Planning Statement (LSPS) was adopted by Council on 24 June 2020. The following Planning Priorities and Actions under the umbrella of "Our Places" in the LSPS are relevant to this Planning Proposal. A comment on each is provided.

LSPS Priority & Action	Comment
Planning Priority 6.1: Maintain the unique character of our towns and villages, separated by rich natural areas and rural landscapes	
Action i. Adopt a place-based approach to planning in local towns and villages to ensure that their special character is preserved.	The identification of items and areas of value within towns and villages that require protection is consistent with this Action.



Planning Priority 6.2: Identify, protect and promote our cultural and built heritage	
Action i. Continue to implement best practice management and assessment of both Aboriginal Cultural Heritage and Non-Aboriginal Heritage sites in collaboration with the community.	Best practice management of heritage sites commences with identification and assessment in accordance with the heritage assessment criteria and subsequent listing, if warranted. This Planning Proposal is based on a strategic community-based heritage study which has identified sites and areas of significance to the community and therefore this Planning Proposal is consistent with this Action.
Action ii. Review and maintain heritage listings in Wingecarribee LEP to facilitate the conservation of the Shire's heritage.	The Planning Proposal is consistent with this action which seeks to add over 400 new heritage items and 13 new heritage conservation areas to the existing list of heritage items and areas in Schedule 5 of the WLEP 2010. This Planning Proposal is consistent with this Action.

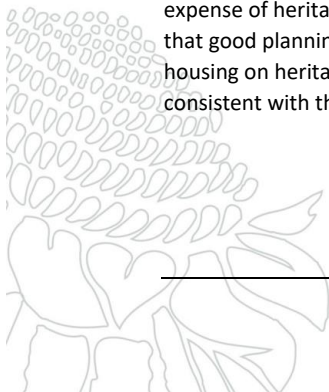
Heritage character is a strong thread that runs through the Local Strategic Planning Statement for both towns and villages of the Wingecarribee Shire. Identification and listing of heritage items and heritage areas is key to helping maintain character of these areas and therefore this Planning Proposal is consistent with the Local Strategic Planning Statement.

Wingecarribee Local Housing Strategy: Housing Our Community

The Wingecarribee Local Housing Strategy: *Housing Our Community* (LHS) was adopted by Council in June 2020. It identifies the needs, demands, constraints and opportunities for housing throughout the Wingecarribee Shire. It identifies potential new living areas to provide housing on a 50/50 balance of infill housing within existing towns and villages. Under Planning Priority 1 (Promote infill development and increased densities in appropriate locations, and facilitate a greater mix of housing types to ensure our housing stock is reflective of the needs of our community) the value of heritage is recognised in context:

Council is committed to increasing housing choice and diversity but is equally committed to protecting and enhancing the heritage and character of our towns and villages and ensuring that new housing is consistent with the values and expectations of our community.

Although the Planning Proposal may have the effect of somewhat dampening development potential on sites with existing residential development potential, it is in the context that preservation of heritage is important to the community and to provision of housing at the expense of heritage assets will not be tolerated by the community. However, it is recognised that good planning and design in a heritage context can provide opportunities for additional housing on heritage sites and within heritage areas. Therefore, this Planning Proposal is consistent with the Local Housing Strategy.



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Community Strategic Plan: Wingecarribee 2041

The identification, protection and promotion of places of significant cultural heritage is goal 3.2.3 of the Wingecarribee Community Strategic Plan, Wingecarribee 2041 (April 2023). Council is committed to ensuring that places of heritage significance are identified, assessed and listed, as appropriate. This Planning Proposal are consistent with this goal.

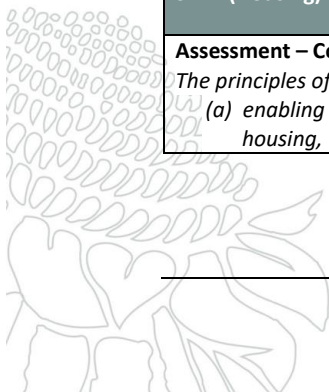
5 - Is the Planning Proposal consistent with any other applicable State and regional studies or strategies?

No other state or regional studies apply to the Planning Proposal.

6 - Is the Planning Proposal consistent with applicable SEPPs?

SEPP (Exempt and Complying Development Codes) 2008	<i>The intent of this SEPP is to provide simplified approval or exemption pathways for certain types of developments.</i>
Assessment – Consistent <i>This Policy aims to provide streamlined assessment processes for development that complies with specified development standards by—</i> <ul style="list-style-type: none"> <i>(a) providing exempt and complying development codes that have State-wide application, and</i> <i>(b) identifying, in the exempt development codes, types of development that are of minimal environmental impact that may be carried out without the need for development consent, and</i> <i>(c) identifying, in the complying development codes, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Act, and</i> <i>(d) enabling the progressive extension of the types of development in this Policy, and</i> <i>(e) providing transitional arrangements for the introduction of the State-wide codes, including the amendment of other environmental planning instruments.</i> <p>The Planning Proposal does not impact any of the provisions of the SEPP but approval pathways under this SEPP may change for individual sites that are the subject of this Planning Proposal.</p>	

SEPP (Housing) 2021	<i>The intent of this SEPP is to deliver a sufficient supply of safe, diverse and affordable housing</i>
Assessment – Consistent <i>The principles of this Policy are:</i> <ul style="list-style-type: none"> <i>(a) enabling the development of diverse housing types, including purpose-built rental housing,</i> 	



- (b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,*
- (c) ensuring new housing development provides residents with a reasonable level of amenity,*
- (d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,*
- (e) minimising adverse climate and environmental impacts of new housing development,*
- (f) reinforcing the importance of designing housing in a way that reflects and enhances its locality,*
- (g) supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,*
- (h) mitigating the loss of existing affordable rental housing.*

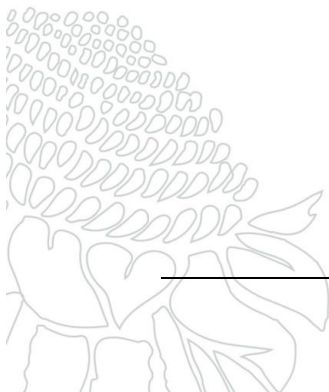
The Planning Proposal does not affect the operation of this SEPP except that the use of complying development may be inhibited on heritage sites and in heritage areas under the SEPP. However, development applications may be accepted for development proposals and those that properly address heritage matters would be capable of approval.

SEPP (Transport and Infrastructure) 2021	<i>The intent of this SEPP is to provide well-designed and located transport and infrastructure integrated with land use</i>
<p>Assessment – Consistent</p> <p><i>The key intentions of this SEPP include:</i></p> <ul style="list-style-type: none"> <i>(a) improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</i> <i>(b) providing greater flexibility in the location of infrastructure and service facilities, and</i> <i>(c) allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</i> <i>(d) identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and</i> <i>(e) identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and</i> <i>(f) providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</i> <i>(g) providing opportunities for infrastructure to demonstrate good design outcomes.</i> <p>Opportunities for exempt and complying development under Chapter 2 may be affected by the change in heritage status of the properties that are the subject of this Planning Proposal, including a number of public owned sites that would potentially be affected by the implementation of this Planning Proposal. However, there are alternative development pathways if exempt or complying development is unable to be used due to heritage listing, including the heritage minor works exemption process under clause 5.10(3) of the WLEP 2010 and a development application.</p>	

The Planning Proposal does apply to some existing educational establishments and additional consideration for development on these sites under Chapter 3 would be required following the implementation of this Planning Proposal.

The Planning Proposal identifies sites where additional considerations would need to be made for development proposals, but the SEPP provides for heritage considerations and therefore the Planning Proposal is consistent with the SEPP.

SEPP (Primary Production) 2021	<i>The intent of this SEPP is to support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.</i>
<p>The key aims of this SEPP are:</p> <ul style="list-style-type: none"> (a) to facilitate the orderly economic use and development of lands for primary production, (b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources, (c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations, (d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts, (e) to encourage sustainable agriculture, including sustainable aquaculture, (f) to require consideration of the effects of all proposed development in the State on oyster aquaculture, (g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors. <p>Although heritage listing of lands in rural and conservation zones in which rural and primary production uses are permissible form part of this Planning Proposal, the Planning Proposal is considered consistent with this SEPP because it does not seek to inhibit such uses on those sites.</p>	

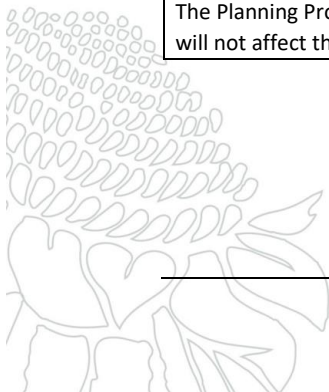


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SEPP (Biodiversity and Conservation) 2021	<i>The intent of this SEPP is to preserve, conserve and manage NSW's natural environment & heritage</i>
<p>Assessment – Consistent</p> <p><i>The aims of this SEPP are:</i></p> <ul style="list-style-type: none"> <i>(a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and</i> <i>(b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.</i> <p><i>It is noted that 2.3(1)(b) of the SEPP identifies land within the R3 Medium Density Residential zone as land to which the SEPP applies.</i></p> <p>The Planning Proposal is considered consistent with this SEPP because it does not seek to make changes in relation to clearing of vegetation in non-rural areas, koala habitats, water catchments or strategic conservation planning. However, it is recognised that the approval pathway for certain types of development under this SEPP may change following the listing of sites and areas that are the subject of this Planning Proposal.</p>	

SEPP (Resilience and Hazards) 2021	<i>The intent of this SEPP is to manage risks and building resilience in the face of hazards</i>
<p>Assessment – Consistent</p> <p><i>The key aims of that part of the SEPP applicable to the Shire include:</i></p> <ul style="list-style-type: none"> <i>(d) to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and</i> <i>(e) to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact</i> <p>The Planning Proposal is considered consistent with this SEPP because it does not impact any of these provisions.</p>	

SEPP (Industry and Employment) 2021 –	<i>The intent of this SEPP is to grow a competitive and resilient economy that is adaptive, innovative and delivers jobs</i>
<p>Assessment – Consistent</p> <p><i>The provisions of Chapter 3 (Advertising & Signage) are the only part of this SEPP applicable to land in Wingecarribee Shire.</i></p> <p>The Planning Proposal is considered consistent with this SEPP because the Planning Proposal will not affect these provisions.</p>	



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SEPP (Resources and Energy) 2021	<i>The intent of this SEPP is to promote the sustainable use of NSW's resources and transitioning to renewable energy</i>
Assessment – Consistent <i>The provisions of Chapter 2 (Mining, petroleum production & extractive industries) are the only part of this SEPP applicable to land in Wingecarribee Shire.</i> The Planning Proposal is considered consistent with this SEPP because it does not impact any of these provisions.	

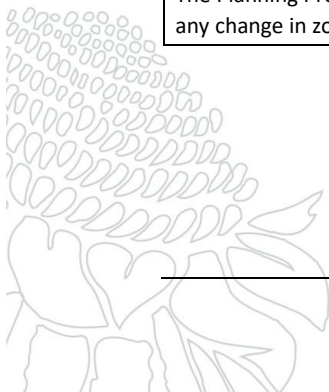
SEPP (Planning Systems) 2021	<i>The intent of this SEPP is to provide a strategic and inclusive planning system for the community & the environment</i>
Assessment – Consistent <i>The provisions of this SEPP address State significant development and land owned by an Aboriginal Land Council.</i> This SEPP is not relevant to this Planning Proposal.	

SEPP (Precincts—Regional) 2021	<i>The intent of this SEPP is to consider State significant precincts, Activation precincts and other specific precincts including the Southern Highlands Regional Shooting Complex</i>
Assessment – Consistent <i>The only provisions of this SEPP which apply to Wingecarribee Shire relate to the Southern Highlands Regional Shooting Complex.</i> The land on which the Southern Highlands Regional Shooting Complex is located is not subject to this Planning Proposal. Therefore, this SEPP is not relevant to the Planning Proposal.	

SEPP (Sustainable Buildings) 2022	<i>The intent of this SEPP is to provide standards under the Building Sustainability Index (BASIX) for both residential and non-residential development.</i>
Assessment – Consistent <i>The aims of this Policy are as follows—</i> <ul style="list-style-type: none"> <i>(a) to encourage the design and delivery of sustainable buildings,</i> <i>(b) to ensure consistent assessment of the sustainability of buildings,</i> <i>(c) to record accurate data about the sustainability of buildings, to enable improvements to be monitored,</i> <i>(d) to monitor the embodied emissions of materials used in construction of buildings,</i> <i>(e) to minimise the consumption of energy,</i> <i>(f) to reduce greenhouse gas emissions,</i> <i>(g) to minimise the consumption of mains-supplied potable water,</i> <i>(h) to ensure good thermal performance of buildings.</i> The Planning Proposal is considered consistent with this SEPP because the Planning Proposal will not affect these provisions.	

7 - Is the Planning Proposal consistent with applicable s9.1 Ministerial Directions?

Focus Area 1 Planning Systems	<i>The intent of this Focus Area is to support the broader NSW planning framework, including its processes and collaborative approaches to strategic and land use planning and decision making. They seek to achieve long-term, evidence-based, strategically led planning that is inclusive, democratic, responsive to the community and the environment, and ensures decisions are transparent and prompt.</i>
1.1 Implementation of Regional Plans	
<p>Assessment – Consistent <i>The objective of this Direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</i></p> <p>The Planning Proposal is considered consistent with this Direction because the Planning Proposal has been assessed against both the current South East and Tablelands Regional Plan 2036 and the Draft South East and Tablelands Regional Plan 2041 and it has been demonstrated to be consistent with both these plans.</p>	
1.2 Development of Aboriginal Land Council land	
<p>Assessment – Consistent <i>The objective of this direction is to provide for the consideration of development delivery plans prepared under Chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when planning proposals are prepared by a planning proposal authority.</i></p> <p>The Planning Proposal is considered consistent with this Direction because no Aboriginal Land Council land is involved.</p>	
1.3 Approval and Referral Requirements	
<p>Assessment – Consistent <i>The objective of this Direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.</i></p> <p>The Planning Proposal is considered consistent with this Direction because it does not include any provisions that require the concurrence, consultation or referral of development applications to a Minister or a public authority or classify any development as designated development.</p>	
1.4 Site Specific Provisions	
<p>Assessment – Consistent <i>The objective of this Direction is to discourage unnecessarily restrictive site-specific planning controls.</i></p> <p>The Planning Proposal is considered consistent with this Direction because it does not involve any change in zoning or any site specific provisions.</p>	



1.4A Exclusion of Development Standards from Variation	
Assessment – Consistent	
<i>The objective of this Direction is to maintain flexibility in the application of development standards by ensuring that exclusions from the application of clause 4.6 of a Standard Instrument Local Environmental Plan (Standard Instrument LEP) or an equivalent provision of any other environmental planning instrument, are only applied in limited circumstances.</i>	
The Planning Proposal is considered consistent with this Direction because it does not involve any specific provisions that would exclude or vary the provisions of clause 4.6.	
1.5 – 1.22 – Planning Systems Place Based	
Assessment – Consistent	
<i>None of these place-based Directions apply to Wingecarribee Shire.</i>	

Focus Area 2 Design & Place	<i>The intent of this Focus Area is to establish quality design approaches for new development, public spaces and the environment. They promote the design of places that are healthy, sustainable, prosperous, and supportive of people, the community and Country.</i>
NB: This Focus Area is not included in the current Ministerial Directions.	

Focus Area 3 Biodiversity & Conservation	<i>The intent of this Focus Area is to recognise the fundamental importance of protecting, conserving and managing NSW's natural environment and heritage. They help balance the needs of built and natural environments, respecting both the innate and economic value of the state's biodiversity and natural assets.</i>
3.1 Conservation Zones	
Assessment – Consistent	
<i>The objective of this Direction is to protect and conserve environmentally sensitive areas.</i>	
The Planning Proposal is considered consistent with this Direction because it seeks no changes to provisions that facilitate the protection and conservation of environmentally sensitive areas.	
3.2 Heritage Conservation	
Assessment – Consistent	
<i>The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.</i>	
The Planning Proposal is considered consistent with this Direction because it seeks to conserve environmental heritage places that have been assessed as part of a strategic community-based heritage study where items have been assessed in accordance with Heritage NSW guidelines including the heritage assessment criteria. In addition, the Study has been independently peer reviewed. The WLEP 2010 contains the compulsory clause 5.10 relating to heritage conservation. The new heritage places would be subject to these provisions once they are included as heritage items and/or within new or extended heritage conservation areas.	

3.3 Sydney Drinking Water Catchments

Assessment – Consistent

The objective of this Direction is to provide for healthy catchments and protect water quality in the Sydney Drinking Water Catchment. This Direction requires that a Planning Proposal must be prepared in accordance with the general principle that water quality within the Sydney drinking water catchment must be protected, and in accordance with the following specific principles:

- (a) new development within the Sydney drinking water catchment must have a neutral or beneficial effect on water quality (including groundwater), and*
- (b) future land use in the Sydney drinking water catchment should be matched to land and water capability, and*
- (c) the ecological values of land within a Special Area should be maintained.*

The Direction also requires that, when preparing a Planning Proposal, Council must:

- consult with WaterNSW, describing the means by which the planning proposal gives effect to the water quality protection principles of this direction, and*
- ensure that the proposal is consistent with Part 6.5 of Chapter 6 of the State Environmental Planning Policy (Biodiversity and Conservation) 2021, and*
- identify any existing water quality (including groundwater) risks to any waterway occurring on, or adjacent to the site, and*
- give consideration to the outcomes of the Strategic Land and Water Capability Assessment prepared by WaterNSW, being the series of land use capability maps and GIS data prepared by WaterNSW and provided to councils in June 2009, and*
- include a copy of any information received from WaterNSW as a result of the consultation process in its planning proposal prior to the issuing of a gateway determination under section 3.34 of the EP&A Act.*

It is anticipated that the Gateway Determination will require referral to WaterNSW. No adverse impacts on water quality are expected to result from this Planning Proposal. In fact, heritage listing of sites may have a reducing effect on developability of sites which could in turn have a beneficial impact on water quality and water and wastewater demand.

3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs

Assessment – Consistent

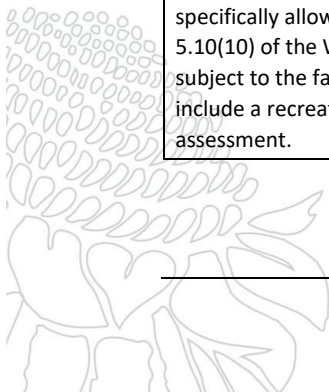
This Direction is not applicable to Wingecarribee Shire.

3.5 Recreation Vehicle Areas

Assessment – Consistent

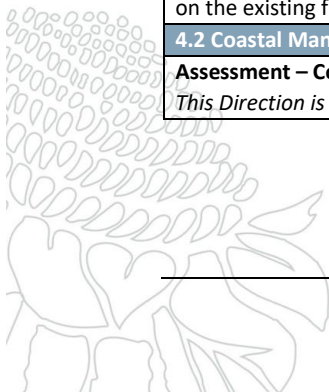
The objective of this Direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.

The Planning Proposal is considered consistent with this Direction because it does not specifically allow for land to be developed as a recreation vehicle area. However, clause 5.10(10) of the WLEP 2010 would allow for expansion of land uses for heritage listed items subject to the facilitation of conservation of the item. Expansion of land uses could potentially include a recreational vehicle area but such a proposal would be subject to separate assessment.

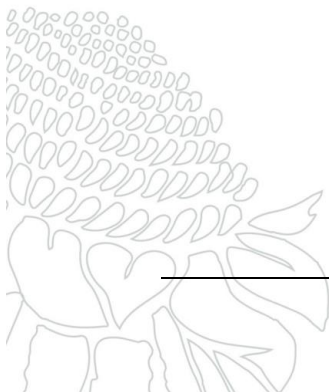


3.6 Strategic Conservation Planning
<p>Assessment – Consistent</p> <p><i>The objective of this Direction is to protect, conserve or enhance areas with high biodiversity value.</i></p> <p>The Planning Proposal is considered consistent with this Direction because it does not involve avoided land or a strategic conservation area land as identified under SEPP (Biodiversity and Conservation) 2021.</p>
3.7 Public Bushland
<p>Assessment – Consistent</p> <p><i>This Direction is not applicable to Wingecarribee Shire.</i></p>
3.8 Willandra Lakes Region
<p>Assessment – Consistent</p> <p><i>This Direction is not applicable to Wingecarribee Shire.</i></p>
3.9 Sydney Harbour Foreshores and Waterways Area
<p>Assessment – Consistent</p> <p><i>This Direction is not applicable to Wingecarribee Shire.</i></p>
3.10 Water Catchment Protection
<p>Assessment – Consistent</p> <p><i>This Direction does not apply to the Sydney Drinking Water Catchment.</i></p>

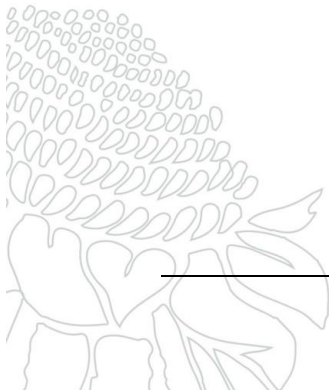
Focus Area 4 Resilience & Hazards	<p><i>The intent of this Focus Area is to improve responses to natural and development-related hazards, and climate change. They support methods to consider and reduce risk. The principles promote healthy, resilient and adaptive communities, urban areas and natural environments.</i></p>
4.1 Flooding	<p>Assessment – Consistent</p> <p><i>The objectives of this Direction are to:</i></p> <ul style="list-style-type: none"> <i>(a) ensure that development of flood prone land is consistent with the NSW Government’s Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</i> <i>(b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</i> <p>The Planning Proposal is considered consistent with this Direction because it does not impact on the existing flooding provisions.</p>
4.2 Coastal Management	<p>Assessment – Consistent</p> <p><i>This Direction is not applicable to Wingecarribee Shire.</i></p>



4.3 Planning for Bushfire Protection
<p>Assessment – Consistent</p> <p><i>The objectives of this Direction are to:</i></p> <ul style="list-style-type: none"> <i>(a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</i> <i>(b) encourage sound management of bush fire prone areas.</i> <p>The Planning Proposal is considered consistent with this Direction because it does not impact on existing bushfire provisions or proposed any specific changes in land uses.</p>
4.4 Remediation of Contaminated Land
<p>Assessment – Consistent</p> <p><i>The objective of this Direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</i></p> <p>The Planning Proposal is considered consistent with this Direction because it does apply to any land within an investigation area nor does it propose any changes in land use for subject sites.</p>
4.5 Acid Sulfate Soils
<p>Assessment – Consistent</p> <p><i>The objective of this Direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. There currently no mapped acid sulfate soils in Wingecarribee Shire.</i></p>
4.6 Mine Subsidence & Unstable Land
<p>Assessment – Consistent</p> <p><i>The objective of this Direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</i></p> <p>The Planning Proposal is considered consistent with this Direction because it does not specifically permit development on any land, including land within a mine subsidence district.</p>

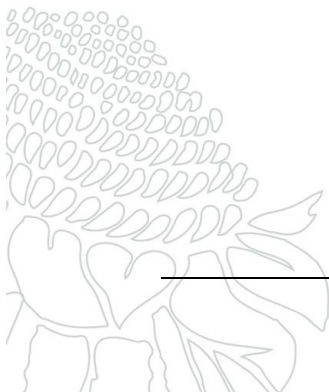


Focus Area 5 Transport & Infrastructure	<i>The intent of this Focus Area is to support innovative, integrated and coordinated transport and infrastructure, that is well-designed, accessible and enduring. They seek to optimise public benefit and value by planning for modern transport and infrastructure in the right location and at the right time.</i>
5.1 Integrating Land Use and Transport	
<p>Assessment – Consistent</p> <p><i>The objective of this Direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i></p> <ul style="list-style-type: none"> <i>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</i> <i>(b) increasing the choice of available transport and reducing dependence on cars, and</i> <i>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i> <i>(d) supporting the efficient and viable operation of public transport services, and</i> <i>(e) providing for the efficient movement of freight.</i> <p>The Planning Proposal is considered consistent with this Direction because it does not impact on any of the above objectives.</p>	
5.2 Reserving Land for Public Purposes	
<p>Assessment – Consistent</p> <p><i>The objectives of this Direction are to (a) facilitate the provision of public services and facilities by reserving land for public purposes, and (b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</i></p> <p>The Planning Proposal is considered consistent with this Direction because it does not propose the reservation of any land for a public purpose.</p>	
5.3 Development Near Regulated Airports and Defence Airfields	
<p>Assessment – Consistent</p> <p><i>The objectives of this Direction are to:</i></p> <ul style="list-style-type: none"> <i>(a) ensure the effective and safe operation of regulated airports and defence airfields;</i> <i>(b) ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and</i> <i>(c) ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</i> <p>The Planning Proposal is consistent with this Direction because it does not impact on any of the above objectives.</p>	



5.4 Shooting Ranges
<p>Assessment – Consistent</p> <p><i>The objectives of this Direction are to:</i></p> <ul style="list-style-type: none"> <i>(a) maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range,</i> <i>(b) reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land,</i> <i>(c) identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.</i> <p>The Planning Proposal is consistent with this Direction because it does not impact on any of the above objectives.</p>

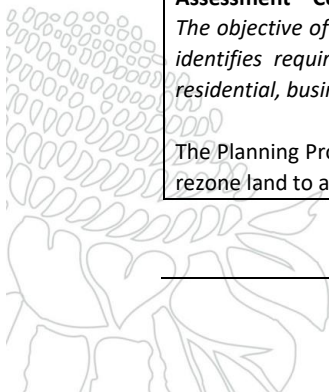
Focus Area 6 Housing	<i>The intent of this Focus Area is to foster long-term, strategic-led and evidence-based approaches to guide a strong supply of well-located homes. They support the delivery of safe, diverse, affordable and quality designed housing that meets the needs of Aboriginal and local communities.</i>
6.1 Residential Zones	<p>Assessment – Consistent</p> <p><i>The objectives of this Direction are to:</i></p> <ul style="list-style-type: none"> <i>(a) encourage a variety and choice of housing types to provide for existing and future housing needs,</i> <i>(b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and</i> <i>(c) minimise the impact of residential development on the environment and resource lands.</i> <p>The Planning Proposal is considered consistent with this Direction because subject to appropriate design, a range of housing types can occur on heritage listed sites and within heritage conservation areas. Therefore, this Planning Proposal has no material impact on the range of land uses or the ability to achieve a variety of housing types in residential zones.</p>
6.2 Caravan Parks and Manufactured Home Estates	<p>Assessment – Consistent</p> <p><i>The objectives of this Direction are to:</i></p> <ul style="list-style-type: none"> <i>(a) provide for a variety of housing types, and</i> <i>(b) provide opportunities for caravan parks and manufactured home estates.</i> <p>The Planning Proposal is considered consistent with this Direction because it does not identify land suitable for caravan parks nor alter existing opportunities for caravan park development.</p>



Focus Area 7 Resilient Economies	<i>The intent of this Focus Area is to support diverse, inclusive and productive employment opportunities across the state to make NSW more economically competitive. They promote the supply of strategic employment lands, innovative industries and centres as a focus for activity and accessibility.</i>
7.1 Business and Industrial Zones	
Assessment – Consistent <i>The objectives of this Direction are to:</i> <ul style="list-style-type: none"> (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified centres. <p>The Planning Proposal is considered consistent with this Direction because it does not specifically affect employment lands.</p>	
7.2 Reduction in non-hosted short-term rental accommodation period	
Assessment – Consistent <i>This Direction is not applicable to Wingecarribee Shire.</i>	
7.3 Commercial and Retail Development along the Pacific Highway, North Coast	
Assessment – Consistent <i>This Direction is not applicable to Wingecarribee Shire.</i>	

Focus Area 8 Resources & Energy	<i>The intent of this Focus Area is to promote the sustainable development of resources in strategic areas and a transition to low carbon industries and energy. They support positive environmental outcomes and work towards the net zero emissions target and continued energy security, while also promoting diversified activity in regional economies.</i>
8.1 Mining, Petroleum Production & Extractive Industries	
Assessment – Consistent <i>The objective of this Direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.</i> <p>The Planning Proposal is considered consistent with this Direction because it does not seek to alter any existing opportunities for mining, petroleum production or extractive industries.</p>	

Focus Area 9 Primary Production	<i>The intent of this Focus Area is to support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.</i>
9.1 Rural Zones	
Assessment – Consistent <i>The objective of this Direction is to protect the agricultural production value of rural land and identifies requirements for a Planning Proposal seeking to rezone Rural zoned land to a residential, business, industrial, village or tourist zone.</i> <p>The Planning Proposal is considered consistent with this Direction because it does not seek to rezone land to a rural zone.</p>	



9.2 Rural Lands

Assessment – Consistent

This Direction applies when a Planning Proposal will either affect land within an existing or proposed rural or conservation zone or changes the existing minimum lot size on land within a rural or conservation zone. The objectives of this Direction are to:

- (a) protect the agricultural production value of rural land,*
- (b) facilitate the orderly and economic use and development of rural lands for rural and related purposes,*
- (c) assist in the proper management, development and protection of rural lands to promote the social, economic and environmental welfare of the State,*
- (d) minimise the potential for land fragmentation and land use conflict in rural areas, particularly between residential and other rural land uses,*
- (e) encourage sustainable land use practices and ensure the ongoing viability of agriculture on rural land,*
- (f) support the delivery of the actions outlined in the NSW Right to Farm Policy.*

The Planning Proposal is considered consistent with this Direction because it does not impact on the above objectives for any rural land affected by this Planning Proposal. Furthermore, the Planning Proposal does not include any changes to minimum lot size for any sites.

9.3 Oyster Aquaculture

Assessment – Consistent

The objectives of this direction are to:

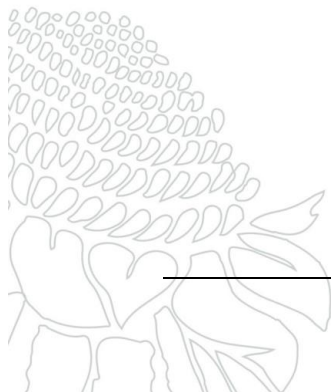
- (a) ensure that ‘Priority Oyster Aquaculture Areas’ and oyster aquaculture outside such an area are adequately considered when preparing a planning proposal, and*
- (b) protect ‘Priority Oyster Aquaculture Areas’ and oyster aquaculture outside such an area from land uses that may result in adverse impacts on water quality and consequently, on the health of oysters and oyster consumers.*

The Planning Proposal is considered consistent with this Direction because there are no ‘Priority Oyster Aquaculture Areas’ in Wingecarribee Shire.

9.4 Farmland of State & Regional Significance on the NSW Far North Coast

Assessment – Consistent

This Direction is not applicable to Wingecarribee Shire.



Section C – Environmental, Social & Economic Impacts

8 - Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the Proposal?

It is not likely that any threatened species, populations or ecological communities or their habitats will be adversely affected by this proposal because it involves the heritage listing of sites and does not specifically facilitate development or changes to existing provisions.

There are no identified areas of critical habitat within the Wingecarribee Shire.

9 - Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?

It is not anticipated that there would be any likely adverse environmental effects resulting from the Planning Proposal. In fact, future development on sites that are the subject of this Planning Proposal is likely to be less intense due to the heritage controls that will be in place and therefore may have a lesser impact on the environment.

10 - Has the planning proposal adequately addressed any social and economic effects?

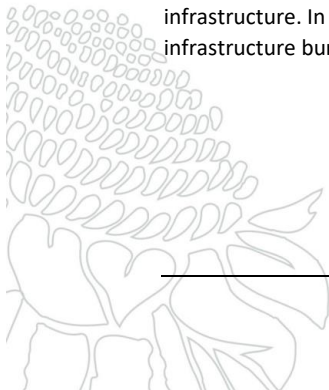
There are possible social and economic effects on the existing property owners as any future development of the sites may be constrained by the heritage listing of the site or a property's inclusion in a heritage conservation area. However, there are social benefits and potential economic benefits for the surrounding property owners resulting from the protection of these sites and areas.

Some individual economic and social impact is considered to be reasonable in the context of protecting sites of local heritage significance from potential inappropriate development.

Section D – Infrastructure (Local, State & Commonwealth)

11- Is there adequate public infrastructure for the Planning Proposal?

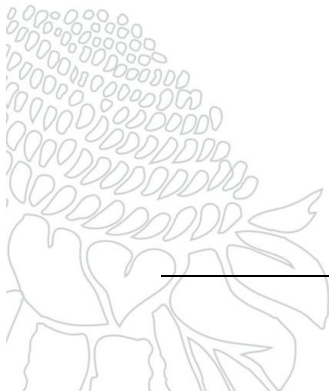
Yes. The Planning Proposal will not result in any additional burden on existing public infrastructure. In fact, the reduction in development potential could help to alleviate future infrastructure burden.



Section E – State and Commonwealth Interests

12 - What are the views of state and federal authorities and government agencies consulted in order to inform the Gateway determination?







No other agencies have been consulted at this time. Agency referrals would be undertaken in accordance with the Gateway Determination.

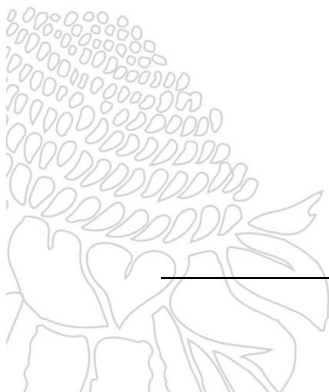


Part 4 - Maps

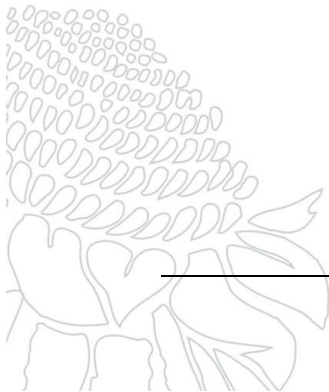
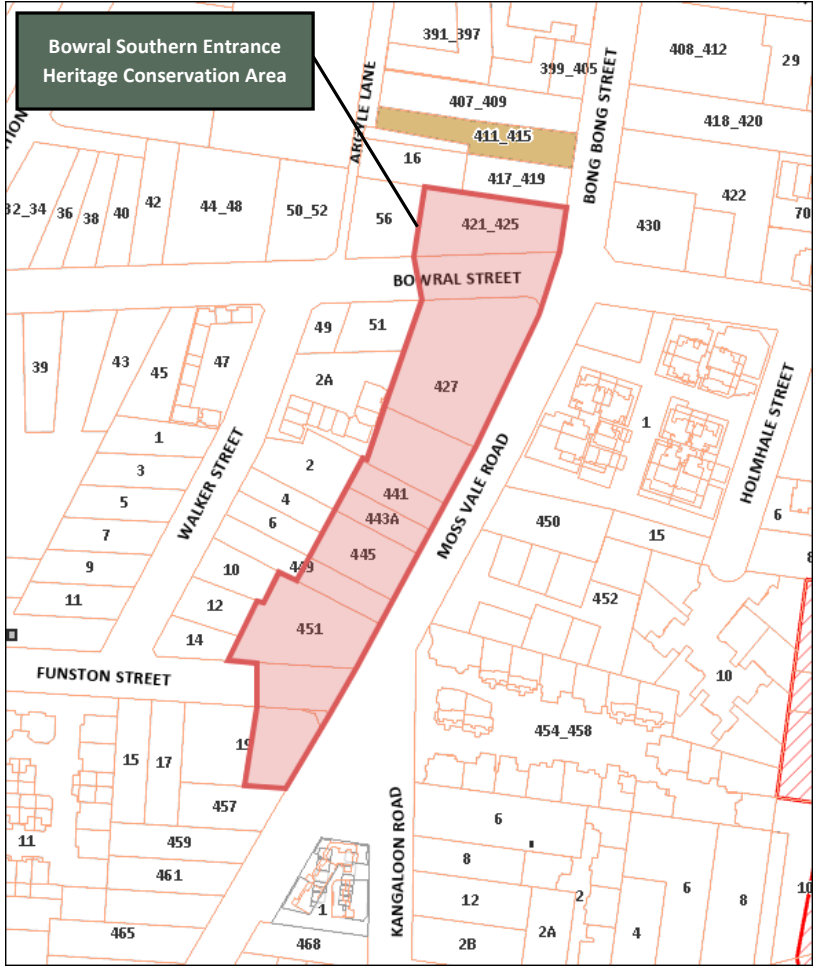
Mapping of heritage items is currently underway. Most items will be mapped as lot boundary curtilage. However, a relatively small number (around 5%) will have a reduced curtilage mapped on the Heritage Map.

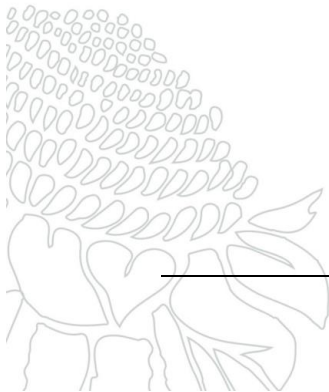
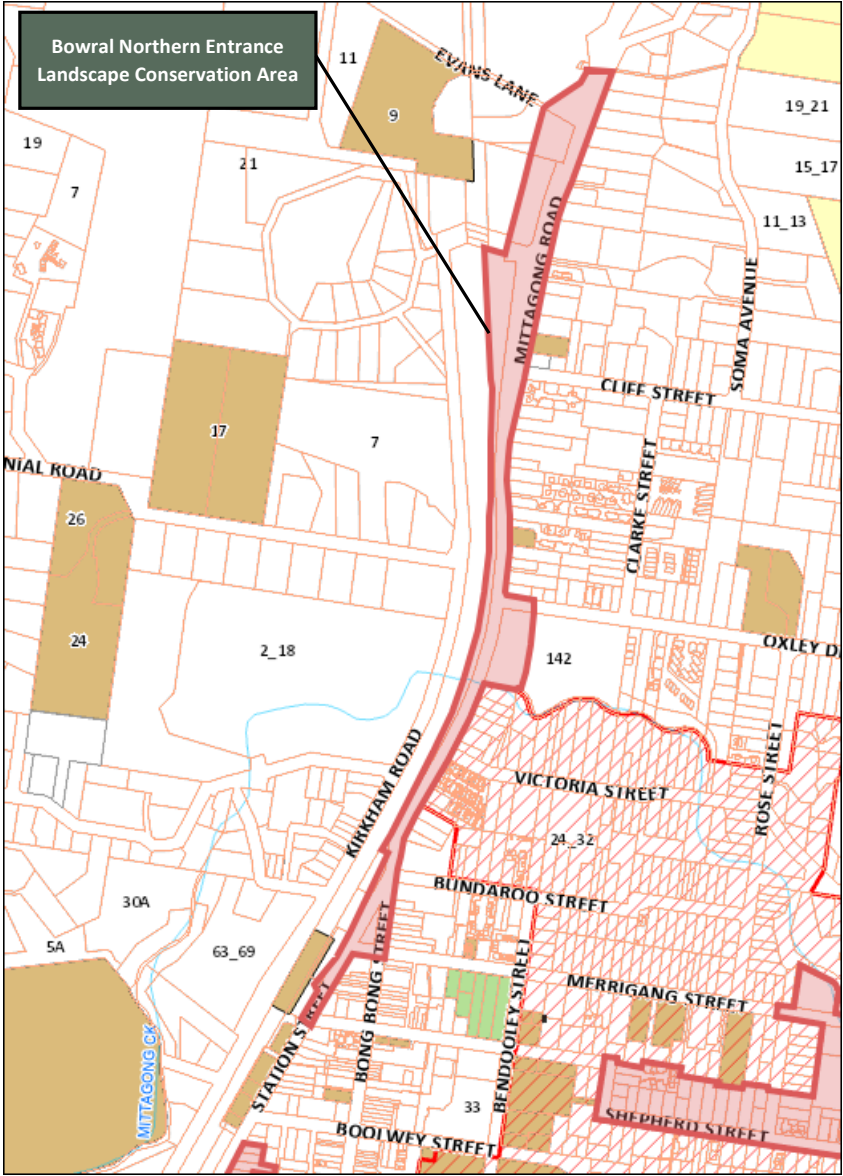
The maps on the following pages show the extent of the proposed heritage conservation areas.

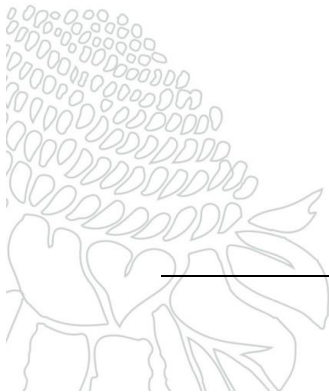
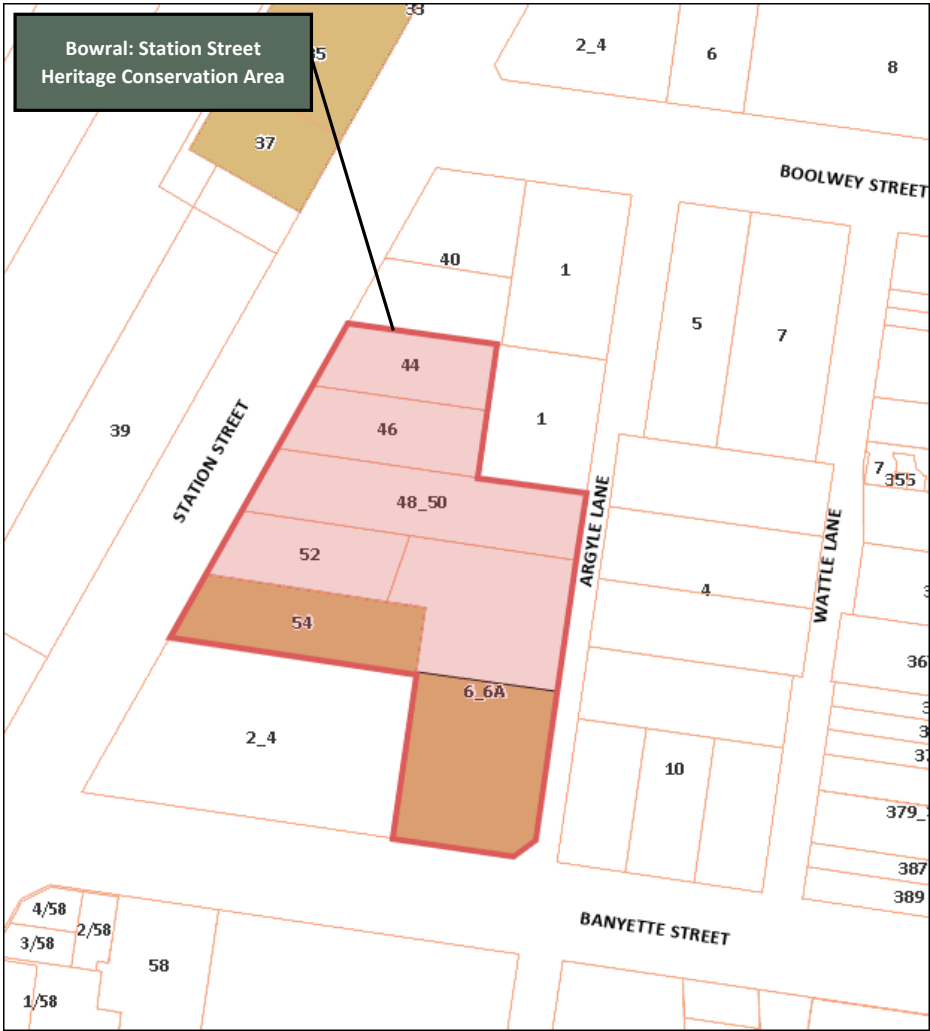
Map Legend			
	Existing heritage item (general)		Existing HCA (general)
	Existing heritage item (landscape)		Existing HCA (landscape)
	Existing archaeological site		Proposed HCA

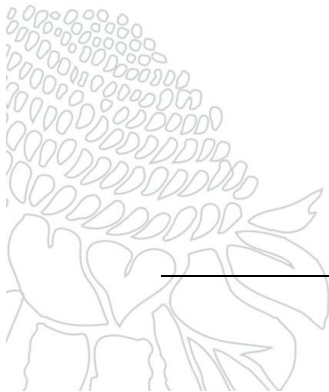
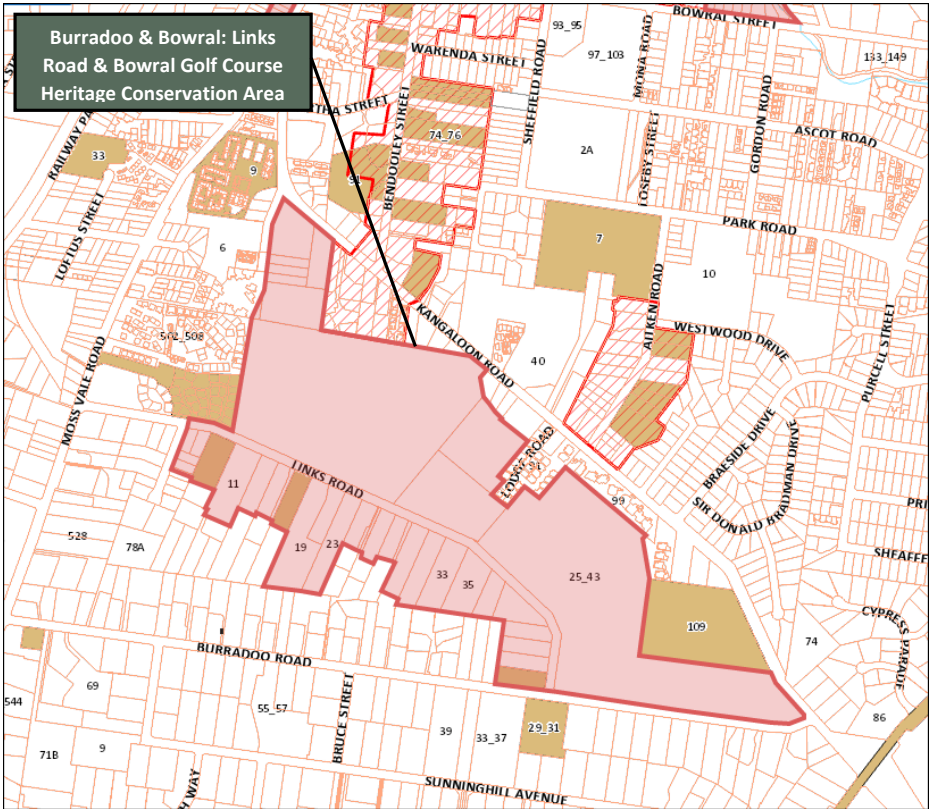


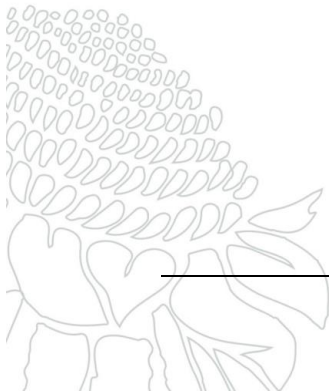
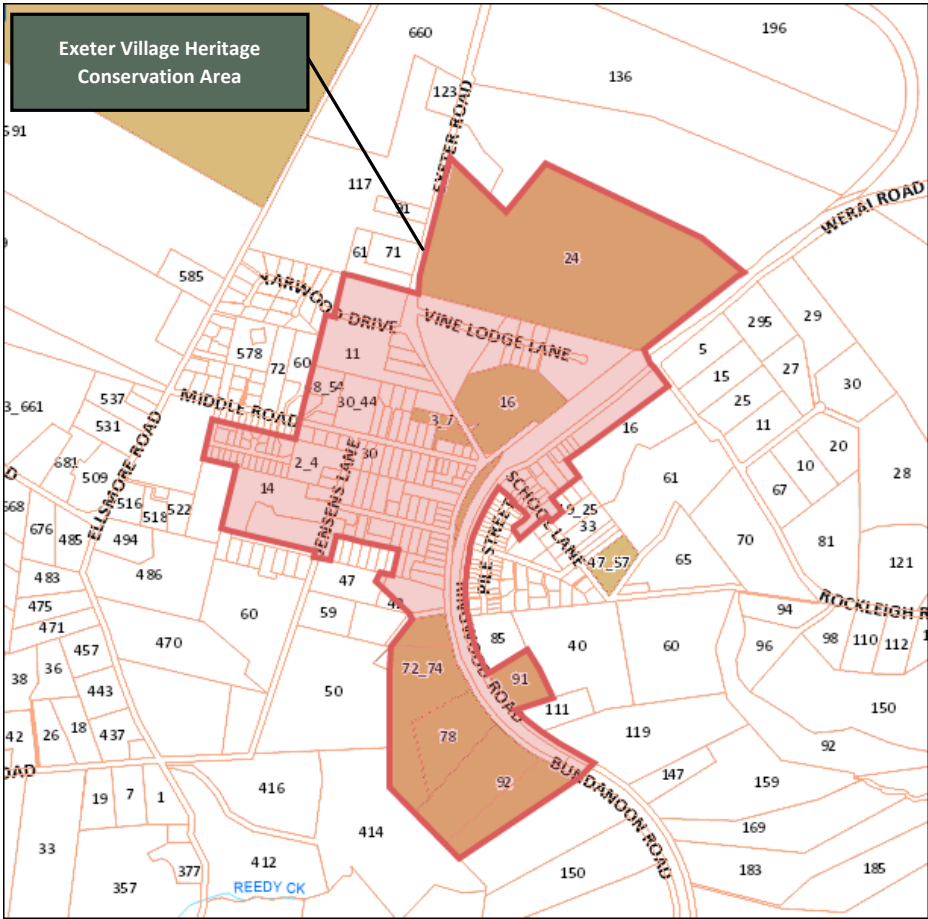
New conservation areas

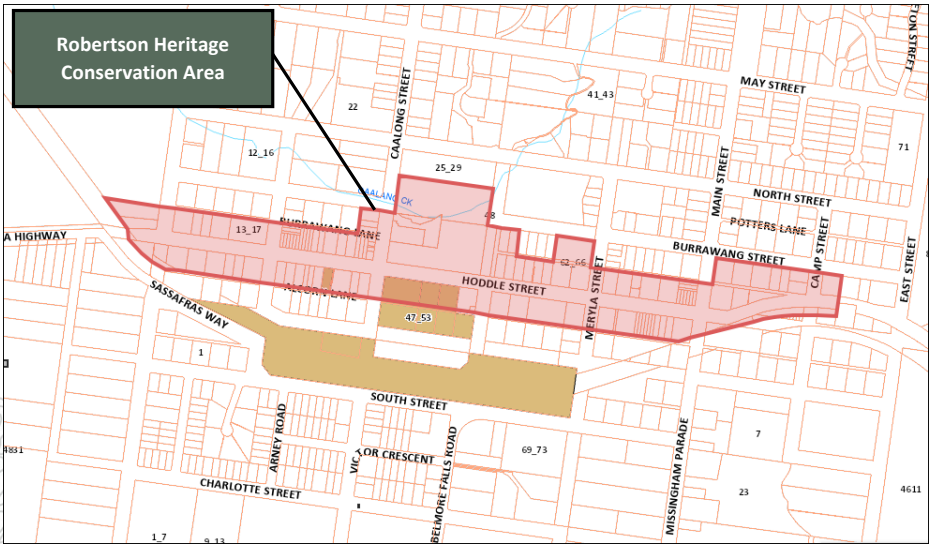
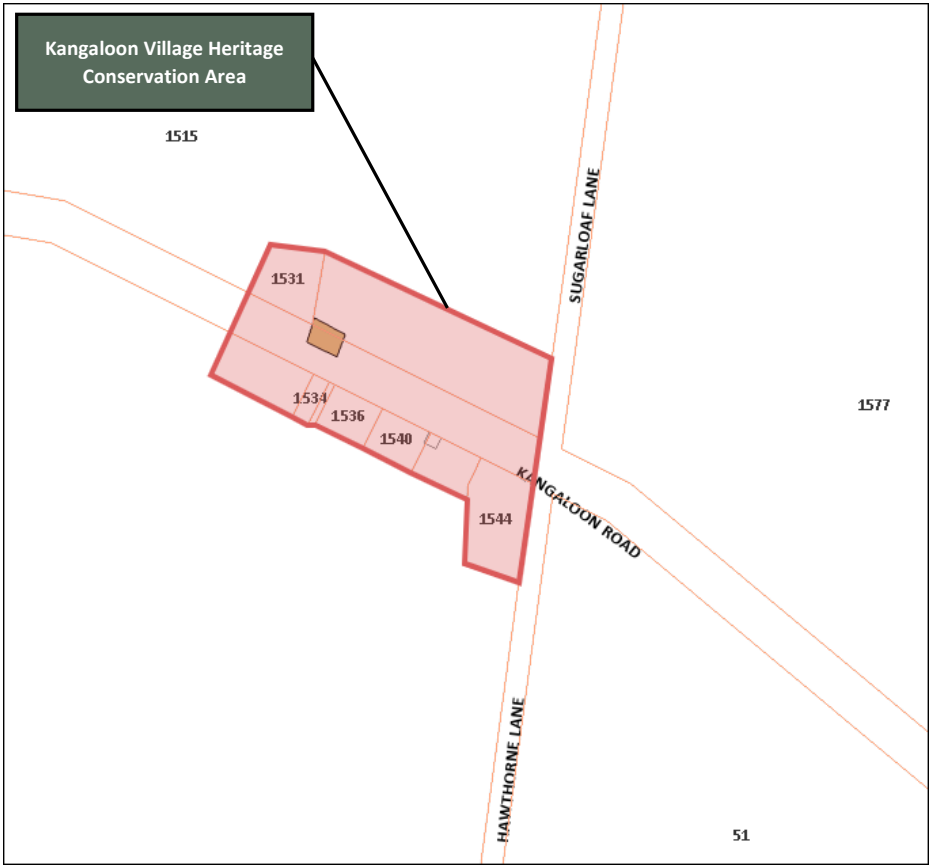


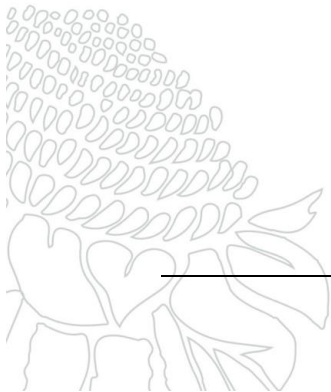
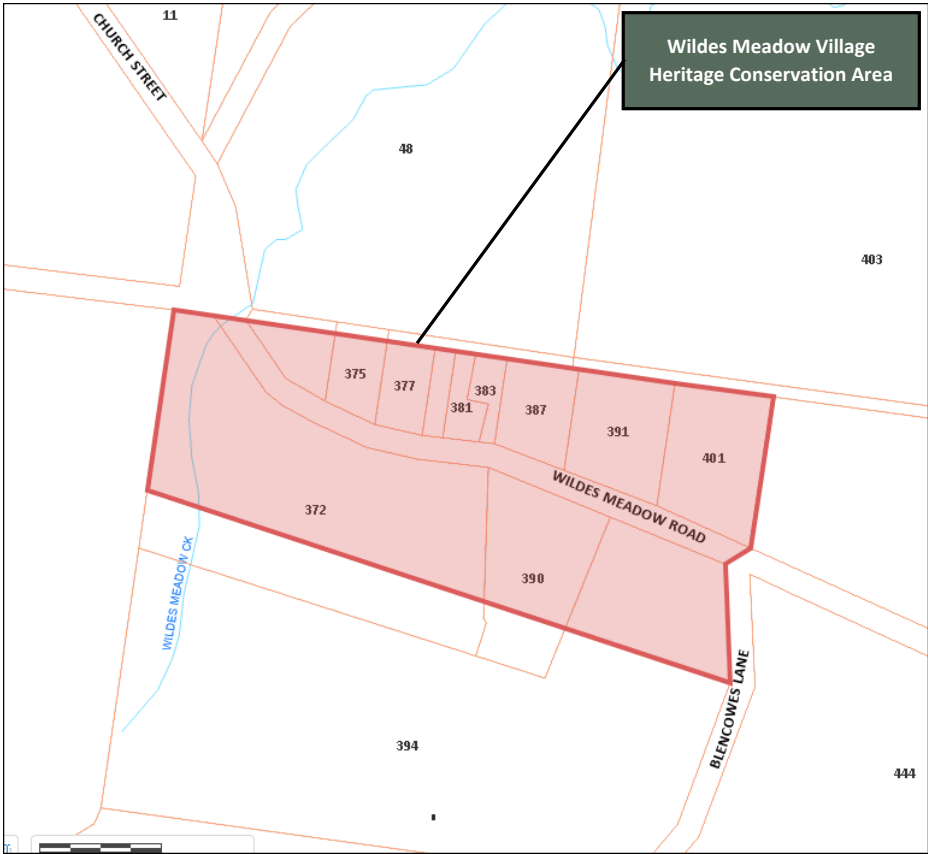






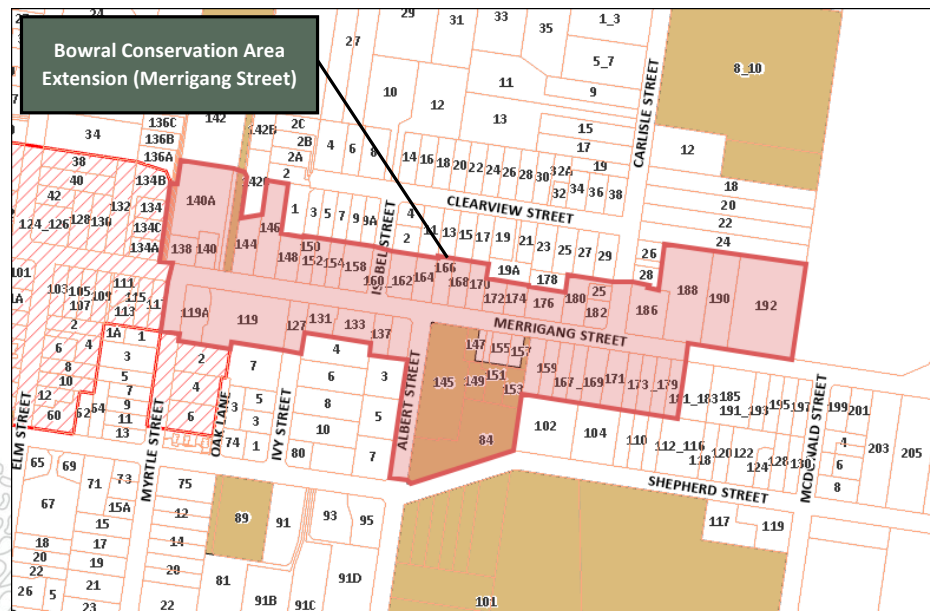
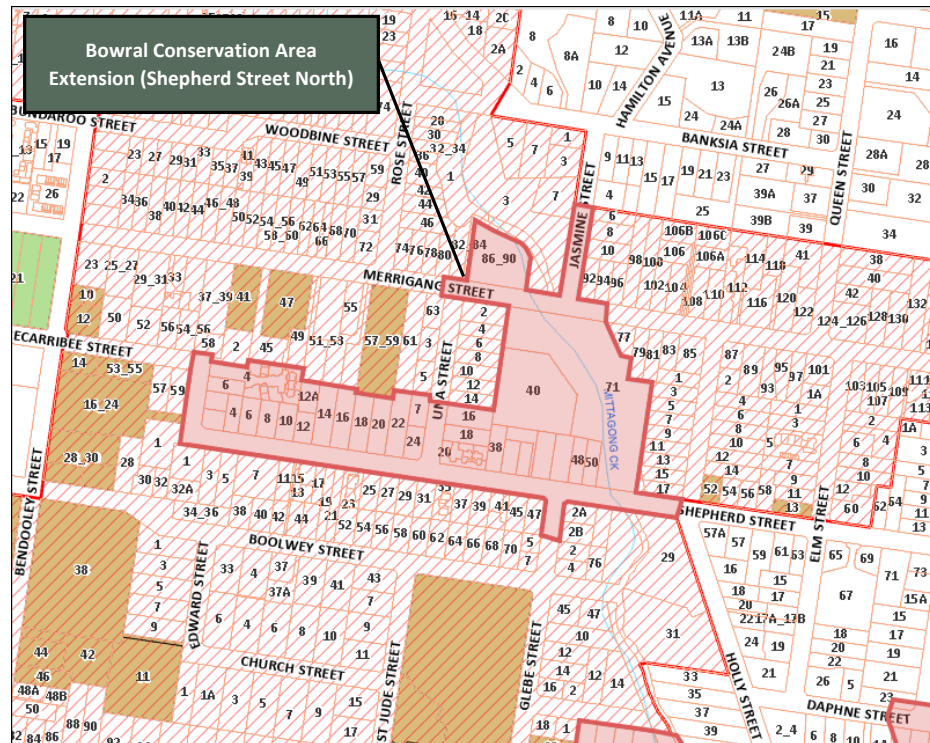


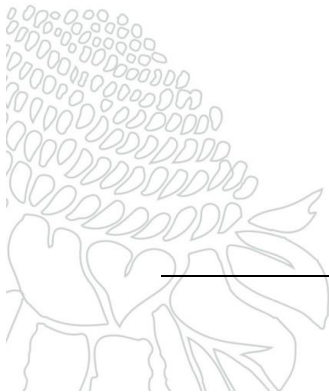
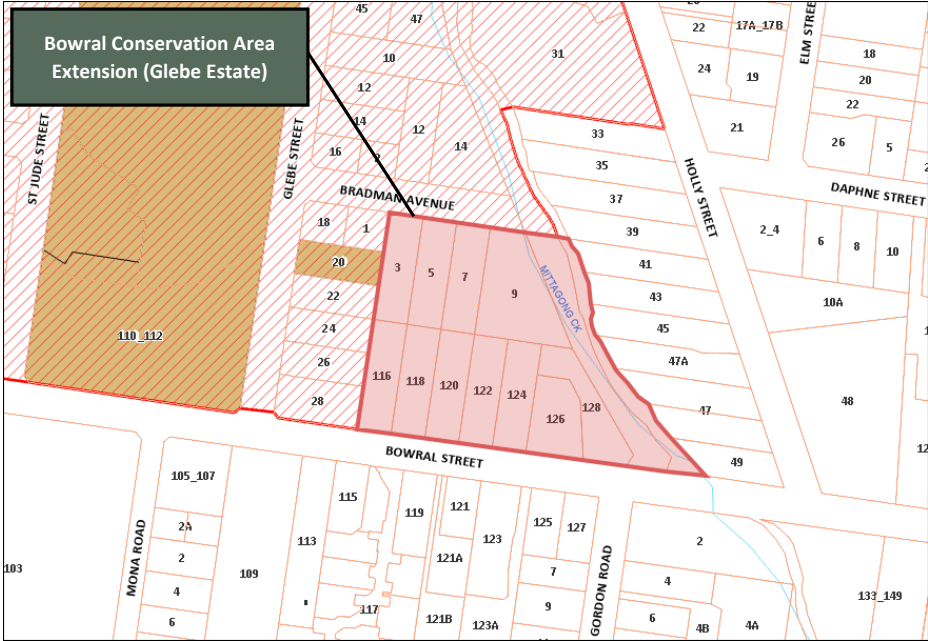


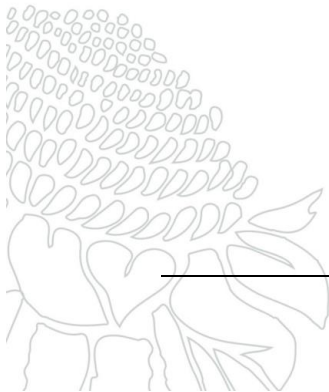
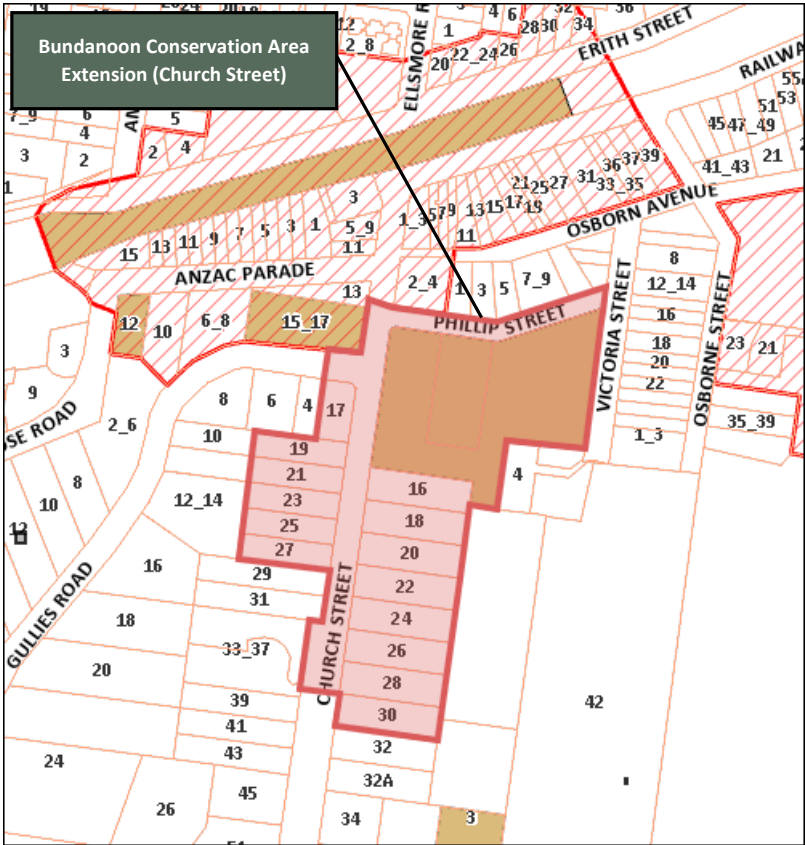


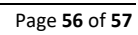
AGENDA OF THE ORDINARY MEETING OF COUNCIL WEDNESDAY 7 AUGUST 2024

Extensions to existing conservation areas









Part 5 - Community Consultation

Community consultation will occur as required by the Department’s Guidelines and the Gateway Determination.

Part 6 - Project Timeline

Stage	Timeframe and/or date <i>(Indicative/Actual)</i>
Consideration by Council	7 August 2024
Council decision	7 August 2024
Gateway determination	16 September 2024
Pre-exhibition	16 September – 13 October 2024
Public Exhibition	14 October – 30 November 2024
Consideration of submissions	December 2024/January 2025
Post-exhibition review & additional studies	December 2024/January 2025
Reporting of Planning Proposal back to Council	February/March 2025
Drafting Request / submission to DPE	February/March 2025
Gazettal of LEP amendment	April 2025

END OF PLANNING PROPOSAL

