

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

General Background

This Peer Review report to Wingecarribee Shire Council has been prepared by Robert Staas B.Arch., M.B. Env., Dip Cons (York), FRAIA, a retired Heritage Consultant familiar with the Shire and experienced in the assessment of heritage significance of identified individual Heritage Items and designated Heritage Conservation Areas.

The Review was commissioned by Wingecarribee Shire Council in January 2024 and has been carried out in line with the Peer Review Policy of NSW Environment & Heritage, Department of Planning and Environment 2002 used to provide guidance in the preparation of the final heritage listings for inclusion in a Gateway Submission to the NSW Department of Planning.

This Review has been prepared in relation to the properties and areas identified in the Wingecarribee Shire Council Heritage Study 2021 - 2023, A Community Based Heritage Study.

The Wingecarribee Shire Heritage Study (Community Based Heritage Study) 2021 - 2023 was carried out under the direction of Council's Strategic Outcomes Team and involved non council staff members of the Wingecarribee Heritage Advisory Committee and a number of other local community members co-ordinated by Mr Dennis McManus, with support from Council's Heritage Planner, Ms. Sarah Farnese.

A total of 609 Individual Items and 16 Heritage Conservation Areas are identified in the study which comprises a series of 20 bound volumes published by the Council. These volumes are arranged to cover the various administrative areas throughout the Shire.

Details of the study parameters, methodology, findings and recommendations are to be found in Volume 1 of the study.

A Spreadsheet containing a summary of all items examined with recommendations for inclusion or exclusion as heritage items forms Volume 2 of the study.

Volume 3 is divided into a number of bound volumes providing evidence and assessment of each item examined grouped by locality.

The Community Heritage Study does not address any matters related to pre-European occupation sites and does not include any detailed Archaeological assessments.

An earlier Heritage Study undertaken by Heritage Consultants, Architectural Projects, dated 2009 identified 700 potential heritage items with background information and assessments. The recommendations of that report were not fully implemented by the Council at that time. That study forms Appendix 1 to Volume 1 of the current Community Based Heritage Study. Information from that study is also included to support some of the proposed listings in the current study.

The current Wingecarribee Shire Local Environmental Plan, 2010 lists some 500 individual heritage items, 10 archaeological sites and 19 Heritage Conservation Areas in Schedule 5. A total of 41 places in the Shire are currently entered on the NSW State Heritage Register as being of State significance.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Wingecarribee Shire is one that is generally recognised by local residents and visitors from outside as having outstanding historic and visual characteristics related to the large number of historic environments and the presence of outstanding topographical and landscape features. Together these provide evidence of the historical evolution of the area from early colonial times to the present day. They also evidence associations with significant institutions, industries, individuals and families that are recognised by the wider community for their contribution to the development of the area and to the State of NSW.

A large number of these environments exhibit aesthetic values that are widely recognised as contributing to the overall post European occupation cultural values of the various communities within the shire.

It is these values that the current Community Based Heritage Study has sought to identify to enable appropriate management of future planning for the shire by Council to protect its' unique character and setting.

Heritage listing is used as a tool by government agencies to allow management of future development for sensitive sites and where necessary to ensure the retention of significant buildings and landscapes by identifying those aspects of a place that demonstrate significant heritage value. In evaluating future change, Council uses the available information and undertakes appropriate consultation with owners to achieve acceptable outcomes that balance property owners requirements and community expectations.

Heritage Study Structure & Authorship

The Community Based Heritage Study 2021-23 has been appropriately carried out and documented in a format that follows the framework established for identifying Local Heritage by the NSW Heritage Manual 1996 and the guidelines for 'Assessing Heritage Significance' dated 2001.

Authorship of the study is clearly identified in the documents and individual contributions to research and assessment are cited throughout the Preliminary Evidence Sheets.

Council has provided detail property land title identification and addresses for each potential individual heritage property and maps contained in the study define the proposed areas for inclusion as Heritage Conservation Areas. Minor errors in relation to some street numbers were identified and need to be appropriately changed or otherwise verified prior to completion of the final report.

Detailed mapping of each administrative area has not been provided in the current study and will need to be undertaken prior to completion of the final report and any submission for Gateway consideration.

Where practical, appropriate photographic evidence has been included in the Preliminary Evidence Sheets of the Community Heritage Study. Further photography would assist in future planning outcomes for the adopted heritage sites, particularly where public visibility is limited by location of a site or by the presence of dense vegetation.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)
Heritage Conservation Areas

The present Wingecarribee LEP 2010 contains listings for a number of Heritage Conservation Areas, the Community Based Heritage Study includes recommendations for the extension of a number of existing listed Heritage Conservation Areas and the creation of a several new Heritage Conservation Areas and Landscape Conservation Areas based on cohesive architectural or landscape character and historical significance.

Detailed mapping of individual component elements in the proposed Heritage Conservation Areas is not included in the study despite some information about individual properties being provided. This does not allow an appropriate assessment of 'contributory', 'non contributory', 'neutral' and 'detracting' elements to determine future management of the proposed areas. Future statutory mapping should include this information by the use of colour coded representations on planning maps.

Clear management policies for the treatment of elements in these areas needs to be prepared to guide future assessment of any proposed development that may affect their identified significance. These policies should include issues such as maintaining original materials, design guidelines for additions and alterations, location and scale of garaging, fencing styles, landscape character etc.

It is noted that in a number of areas identified as Heritage Conservation Areas that further individual heritage listings are proposed. In my opinion a number of these listings do not reach a threshold for individual heritage significance and are more appropriately considered to be 'contributory' to the identified significance of the overall area. It is clear that the Study authors thought that this was an appropriate approach with some properties that were identified but not recommended for eventual inclusion in the final list of heritage items. In such cases adequate protection relating to any future development can be achieved through appropriate planning controls for the Heritage Conservation Areas.

Research and Content

A substantial amount of historical and physical research has been undertaken by the members of the study team who have identified expertise in their fields of study. The Community Based Heritage Study is by its nature the result of contributions by local community members and organisations on a voluntary basis without payment. Council involvement involved an administrative component and advice from specialist planners, especially in the community consultation stage of the undertaking.

The owners of a number of identified properties have provided additional material relating to the history and evolution of their sites and this material should be added where possible to the existing research.

A number of submissions from property owners of some items identified in the study have questioned material used in assessing heritage values associated with their properties. Where there is clear conflict over significant facts it is recommended that items be deferred from inclusion in the final list to allow further

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

detailed research and consultation to take place in evaluating levels of heritage significance.

Documentary Evidence

Documentary evidence has been compiled in the study by the study team and is clearly identified in the text of the Preliminary Evidence Sheets. This material has been assembled using resources from the previous heritage study of 2009 and Local History archives as well as State and National archives and family records.

A criticism has been made in submissions from owners that the Study does not include a 'Thematic History' of the Shire and this has some validity. The previous study did contain 'Key Themes' for Mittagong, Moss Vale and Bowral and a 'History of the Berrima District'. These themes are not specifically identified in the present study, however the Preliminary Evidence Sheets do identify a number of themes that recur in the area such as railway development, tourism, recreation, education and dairying etc. and there are a number of existing historical assessments of the development of the Southern Highlands that provided a basic framework for identification and assessment of heritage values.

A criticism made in submissions by a number of affected property owners is in regard to the use of 'Real Estate' descriptions which are often either incorrect in terms of background information or not accurate in their highly florid descriptive language. I agree that this information has little value in assessing heritage values but believe they have not been given unreasonable weight in the final assessment process or in the formulation of Statements of Heritage Significance.

With the exception of extensions to existing Heritage Conservation Areas and a small number of existing Heritage Items where additional listings are proposed, the study has not conflicted with any current statutory heritage listings.

The issue of the identification of 'Interiors' has not been adequately addressed in the study because of the inability to access the private properties. In my assessment it would be more prudent to exclude the mention of interiors from any listings with the exception of those where accurate knowledge of surviving significant interiors exists. In my experience general planning management for Local Heritage Items rarely includes specific interior controls.

If significant interiors can be verified then it is legitimate to link them to the heritage identification of a particular property, if an interior is significant but associated with a property that otherwise lacks heritage values, it should be clearly identified separately.

The issue of 'gardens' is similar in this regard. Some listings in the study include particular references to gardens which either no longer exist or are so modified as to have little heritage value. Except where specific landscapes, gardens or significant plantings / trees can be identified, the setting and curtilage of Local Heritage Items is generally covered by the property listing without specific reference to the contemporary gardens.

Individual garden built elements such as fences, walls, wells, outbuildings etc which have particular heritage significance should be individually identified in the property listing.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

The Australian Garden History Society has made two submissions to Council supporting the current study and praising the inclusion of significant landscape elements and historic gardens. I agree that the urban and rural landscapes of the Southern Highlands are distinctive and provide positive settings for a large number of the identified heritage items, however the inclusion of relatively modern landscapes attached to heritage items as having heritage value needs to be carefully considered in any final listing.

Physical and documentary evidence for surviving significant gardens needs to be established before heritage listing is made for any particular property.

A number of trees are identified in the study as having individual heritage values however with few exceptions these should more appropriately identified in a 'Significant Tree Register' yet to be established by Council.

It may also be appropriate to establish a category of Cultural Landscapes that cover wider landscape areas and some rural areas of outstanding beauty.

Assessment of Significance

The assessment of significance of the proposed individual Local Heritage Items under the seven NSW Heritage Assessment Criteria is generally appropriate, however some of the identified associations with persons and events are not, in my opinion, sufficiently established as being significant for the place or the community.

There are also a number of generalisations made in regard to properties without clear evidence as to why they reach a threshold for inclusion. In general many properties identified are 'representative' rather than 'outstanding', 'unique' or 'rare'. This does not preclude their listing but may affect the final Statements of Heritage Significance adopted by Council.

A number of objections to this aspect of the identification of properties has been highlighted by various property owners in their submissions. While I do not consider that it is necessary to delete historical and family associations in the Assessment Section of the Preliminary Evidence Sheets it would be better if the final Statements of Heritage Significance were more precise in this regard rather than copying the whole of the text in the Assessment Section.

I have observed that there is some level of inconsistency across the study with regard to identifying properties in different areas that are generally of similar age, character and intactness. Given the scope of the study this is probably inevitable. I do not consider this discrepancy to invalidate the overall study.

Some descriptive wording in the proposed Statements of Significance such as 'beauty of its setting' are probably unnecessary to the establishment of heritage values.

Curtilage

The issue of curtilage has not been clearly addressed for individual Heritage Items but would generally be understood to be the property boundaries.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Identification of property by Lot descriptions ensures that the location is accurately established but does not necessarily imply that future planning controls cover all land associated with a particular item.

There are a number of larger properties where a defined 'reduced curtilage' needs to be identified to avoid unnecessary planning restrictions on the whole of a complex site. This is so for instance on a number of the institutional sites which contain remnant heritage items surrounded by other development or some large rural sites where the identified heritage item is a small component of the total land area. These matters will need to be considered and formalised prior to completion of the final report for the Gateway submission.

Community Notification and Consultation

Following a number of public forums and individual notifications to affected property owners of the draft Local Heritage Listings in the Wingecarribee Community Heritage Study, submissions were sought from owners regarding the affected properties and from other community members to allow a final assessment to be made through this independent peer review process external to the Council, and without reference to the Community Heritage Study authors.

In undertaking the Peer Review, no direct contact was made with the property owners or community groups that made submissions to the Council through the public comment stage of the process.

The vast majority of identified Local Heritage Items identified in the Community Heritage Study have not been contested by affected property owners following notification by the Council, suggesting a general acceptance of the study and the community desire to identify and protect the unique built and landscape heritage character of the Southern Highlands region.

A number of submissions in support of the Community Heritage Study as a whole and the listing of individual Heritage Items and Heritage Conservation Areas were also received and are generally acknowledged here. Some submissions seeking further information or clarification of the process and its implications were dealt with in the public forums and through individual appointments with Council staff and are not further reviewed here.

Each submission received from property owners was reviewed against the Preliminary Evidence Sheets in the Community Heritage Study and the Statement of Significance proposed for each identified site or Heritage Conservation Area. Where valid reasons for objection were made these were individually evaluated and each property was visited where possible and viewed from the public domain. Some properties were inaccessible or aspects of the site were not readily visible, in these cases the review was made from the material available in the study and other readily available material.

A final assessment of each contested item identified in the study was made to ensure that they were correctly identified and demonstrate the heritage values stated in the study.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

In preliminary discussions with Council staff it was recommended that final notifications be sent by registered mail to the legal owners of each property to avoid any future claim that appropriate notification and consultation was not carried out. It should be understood that occupiers of properties are not necessarily the legal owners and that regular mail delivery is often cited as an excuse for claiming non notification of Council's intention to list.

Conclusion

Heritage assessment is not an empirical process and some degree of subjective judgement will inevitably be involved and opinions will differ, however this Peer Review aims to provide a balanced assessment of the material provided by the authors of the Community Heritage Study based on the current author's knowledge and experience.

Consideration of age, degree of 'intactness', representative value, 'uniqueness', important 'associations' and quality of design have been taken into consideration.

A number of items identified in the Community Study are simply representative of a common type without any identifiable level of outstanding significance, and in general where these are located in an existing or proposed Heritage Conservation Area, they have been recommended for exclusion from the final heritage list.

A number of properties have undergone substantial internal and external modifications which reduce their heritage significance considerably. Where this was considered to be the case a recommendation for exclusion has been made.

It was not the purpose of the Peer Review to re-examine all of the historic research material included in the study and there will be inevitable inaccuracies in some of the Preliminary Evidence Sheets for some properties.

It was not the purpose of the Peer Review to identify further potential heritage items though there may be scope in the future for additional listings.

A number of submissions made by the public have corrected errors of fact or provided additional detailed information which will be included in the final report adopted for inclusion in the Gateway submission to the NSW Department of Planning.

Further information identified in the future will also inform the planning process when it is necessary for council in dealing with identified Heritage Items and Heritage Conservation Areas.

The recommendations of this Peer Review as to the continued 'inclusion', 'exclusion' or 'deferment' of the proposed heritage items are listed below village by village. The Item numbers are those identified in the study.

Most of the proposed Heritage Conservation Areas are recommended to be adopted subject to the comments made in the review where some modifications might be considered. The proposed Mittagong Heritage Conservation Area extension is recommended to be excluded. The Holly & Elm Street extension of the Bowral Heritage Conservation Area is recommended for deferment.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

A recommendation for the investigation of creating an additional Cultural Landscape Conservation Area for Kangaloon and East Kangaloon has been made as part of this review. This action would be outside the current program for the preparation of a Gateway submission resulting from the current Community Based Heritage Study.

A summary table indicating the initial recommendations of the Community Based Heritage Study and the recommendations of this Peer Review for continued **inclusion, exclusion or deferment** of all Individual Items is attached to this report for the consideration of Council.

ROBERT STAAS - HERITAGE CONSULTANT
April 2024

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

RESPONSE TO SUBMISSIONS TO COUNCIL BY PROPERTY OWNERS.

BERRIMA

Item No. 8

Property **38 Jellore Street Berrima**
Berrima Bridge Nursery, House, Outbuildings, Garden and plants
Lots 1-2 Sec 6 DP 758098 and Lot 1 DP 1038911
This property is located within an existing Heritage Conservation Area.

Submission objecting to proposed listing as a Local Heritage Item by owners Julian Brophy & David Prior.

The proposed listing is largely for associations with Claud and Isobel Crow and for the remaining evidence of nursery activity including early glass houses and the propagation of plant species which have been determined to be significant to the development of Horticulture in Australia in the second half of the 20th century. Listing of the site does not preclude development that does not detract from these identified heritage values for the Wingecarribee Shire or the Berrima township.

Recommended to be included as a Local Heritage Item with minor modifications to the Statement of Significance in the Preliminary Evidence Sheet to reflect changes made since the Conservation Management Plan was prepared. The word 'House' should be deleted from the listing identification.

BOWRAL

Item No.40

Property **421 - 425 Bong Bong Street Bowral**
Former Bowral Spare Parts
Lot 1 DP 744028
This property is located in an existing Heritage Conservation Area.

Submission objecting to proposed Local Heritage listing by Zlatko Todorcevski, director of Bowral Garage Development Pty Ltd claiming procedural unfairness in relation to the proposed heritage listing, conflicting advice from Council officers over a number of years and an inability to adequately respond in the time available for submissions. The owner claims potential financial loss from any heritage listing of the property that would affect the site's future redevelopment.

The owners submit that the building was erected in 1918 not in 1925 as identified in the study and question the length of time it operated as a car showroom. Research indicates the building was erected for Hampshire and Moore to the design of local architect H. Sheaffe in late 1925.

The prominent corner building at the southern entry to Bong Bong Street, Bowral is a landmark for its size and characteristic interwar design and represents a significant aspect of the evolving town centre in the interwar period to cater for increased number of motor vehicles in the area. The facade detailing returns at both ends of the street frontage providing a strong corner presentation, while a large skillion structure at the rear provided open covered space for display and later servicing of vehicles. The rear of the site is an open yard with no structures.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

The building is representative of an uncommon building type in the town rather than a rare example of inter war commercial design generally. It is however a very important and intact part of the historic character of Bowral town centre.

The building is complemented by another interwar design by the same architect to the north on Bong Bong Street, The Berrima District Ambulance.

The garage and later car sales on the site were operated by Hampshire and Moore from late 1925 till their partnership was dissolved in January 1928 after which G.A. Moore continued to operate from the site. Car sales by C.N Jackson in conjunction with the Sydney firm of Larke, Neave & Carter also operated from the same site from 1927 till the mid 1950s.

There is no doubt in my mind that this site is a significant heritage element in the main street of Bowral or that an appropriate adaptive re-use of the existing structure and a sympathetic rear site development could not be achieved through appropriate negotiation.

Recommended to be included as a Local Heritage Item in the Community Heritage Study for the reasons generally identified in the Preliminary Evidence Sheet. The Statement of Significance for the place could be modified as follows: "The former Bowral Spare Parts store is significant in illustrating the development of the southern end of the main street of Bowral in the 1920s. It is associated with the local partnership of Moore and Hampshire who commissioned the garage to be built to meet increasing demand for cars in the interwar period and for the continued use by George Moore and Charles Jackson after 1927 for car servicing and sales. It is also of some significance as one of the commercial buildings designed by prominent local Architect and Surveyor, Henry Sheaffe. The architectural form and detail of the building is typical of the period and creates a strong visual termination to the commercial streetscape in this key location."

Item No. 42

**Property 37 Boolwey Street Bowral
Interwar House
Lot 31 DP 1020279**

This property is located within an existing Heritage Conservation Area

Objection to proposed listing as Heritage Item by owner Alexandra Furlong.

The proposed listing is largely related to the wider subdivision history and development pattern created by the Glebe Subdivision of 1921. The site is already included in the Bowral Heritage Conservation Area and is a contributory building in that context for its character and setting. Insufficient evidence is provided in the Heritage Study to warrant individual listing of this property which already has some level of planning protection.

Recommended to be excluded from the Community Heritage Study as being of insufficient individual significance to the identified heritage values of the existing Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 58

Property **116 Bowral Street Bowral**
Lot 11 Sec E DP 11838

This property is located within a proposed Heritage Conservation Area

Listing supported by current owner Kirsty Lovell.

The house is representative of the type of early development of the Glebe Estate subdivision undertaken by builder Alf Stephens in the 1920s and 1930s. Its significance is representational of Inter War development carried out by a prominent local builder and for its contribution to an understanding of this significant subdivision of the Anglican Glebe lands under the provisions of the 1919 Local Government Act.

Recommended to be included as a Local Heritage Item as identified in the Preliminary Evidence Sheet in the Community Heritage Study.

Item No. 71

Property **12 Bradman Avenue Bowral**
Post War House
Lot a DP 354399

The property is located within an existing Heritage Conservation Area.

Objection to proposed listing as a Heritage Item by owners John & Jenni Vild.

The proposed listing is largely related to the representational character of Inter War housing constructed in the Glebe Estate. While the building is contributory in this respect, it does not demonstrate significant heritage values beyond common characteristics in this location. The property is already contained within the Bowral Heritage Conservation Area and has some planning protection in regards to maintaining streetscape character.

Recommended to be excluded from the Community Heritage Study as a Local Heritage Item being of insufficient individual significance beyond the representative values of the existing Heritage Conservation Area.

Item No.82

Property **43 - 47 Centennial Road Bowral**
‘Craigieburn’ - homestead, golf course and garden including Bunya Pines.
Lot 56 DP 664260, Lot 1 DP 347273 part Lot 2 DP 960916

This property is not located in an existing or proposed Heritage Conservation Area.

Submission from Craigieburn Resort Ltd, indicating acknowledgement of heritage value of Craigieburn and seeking future consultation following preparation of a Conservation Management Plan in 2024.

There is no argument that this site has local heritage significance and is demonstrative of major heritage themes in the Southern Highlands relating to ‘recreation’ and ‘tourism’ as well as historical and social associations with the development of Bowral. It is a major landscape item in the area. Further information arising from the preparation of a Conservation Plan of Management will assist in future planning controls for the site.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Recommended to be included as a Local Heritage Item for the values set out in the Preliminary Evidence Sheet in the Community Heritage Study.

Item No. 86

**Property 3 Church Street Bowral
House
Lot 5 Sec C, DP 11838**

This property is located in an existing Heritage Conservation Area.

Submission from owners Peter flee & Joanna Quilter to the Local Heritage listing of this property on the basis of substantial redevelopment of the original house in recent time obliterating its original form and presentation.

This building despite its historic and social associations does not provide any level of evidence in its physical form or presentation to Church Street that would warrant its listing as a Local Heritage Item.

Recommended to be excluded as a Local Heritage Item from the Community Heritage Study on the basis of its inability to provide evidence of its original form and character or to demonstrate the associated historic and social values identified in the Preliminary Evidence Sheet

Item 115

**Property 27 Gladstone Road Bowral
'Brightlands' 1888 house, garden & stables.
Lots 1 & 2 DP 130349**

This property is not located in an existing or proposed Heritage Conservation Area.

Submission from owners Peter & Lisa Snodgrass objecting to the proposed Local Heritage listing of the property because of changes made over time and the perceived future burden of planning controls.

It would appear that while the front portion of the house still reflects the 1930s character, the large rear extension and modification of the surrounding gardens and landscape have substantially removed a good deal of original fabric and character from the property. The historical associations with the place appear to be well documented in various collections and are not readily apparent on the site. For these reasons I consider that the property is not of any high level of significance.

Recommended to be excluded as a Local Heritage Item as a result of the loss of integrity of the early site development and subsequent degradation of the later Inter War character.

Item No. 119

**Property 16 Glebe Street Bowral
Interwar Bungalow
Lot 61 DP 1198883**

This property is located within an existing Heritage Conservation Area.

Objection to proposed listing as a Local Heritage Item by owners Toniann & Neil McPherson.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

The proposed listing relates to representative values associated with the history of the Glebe subdivision and the Inter War development of the buildings in this location. While it is clear that this and the adjoining house are contributory to the streetscape and the setting of adjoining heritage items the modifications of details and the unsympathetic painting of the face brickwork limit their value as individual heritage items. In the absence of any significant historical associations they should be considered as contributory items in the Bowral Heritage Conservation Area which provides basic planning protection of their contributory status.

Recommended to be excluded from the Community Heritage Study as a Local Heritage Item, being of insufficient individual significance beyond the representative values of the existing Heritage Conservation Area.

Item No. 120

**Property 18 Glebe Street Bowral
 'Federation' style house from Interwar period.
 Lot 11 DP567917**

This property is located within an existing Heritage Conservation Area.

Objection by John Butcher on behalf of the owner which is a Trust, with supporting critical report by Sue Rosen, Heritage Consultant relating to statements in the Preliminary Evidence Sheet and proposed Statement of Significance for the site in the Community Heritage Study.

The proposed listing relates to representative values associated with the history of subdivision and the Inter War development of residential buildings in this location. Additionally this site has prominence within the existing Heritage Conservation Area because of its corner location and the more distinctive design which reflects a transition from standard 'Federation' era houses to Inter War bungalows which are more common in the surrounding streetscapes.

Subdivision of the site behind the main street frontage has reduced its ability to demonstrate the original subdivision pattern however the wide frontage indicates the original intention for corner prominence on this site and this is further enhanced by the traditional garden setting.

The site has limited value as an individual heritage item in the absence of any significant historic associations and relatively standard aesthetic value despite its distinctive presentation in this location. It is clearly a highly 'contributory item' in the Heritage Conservation Area and this provides some level of planning protection against future unsympathetic development. The place is not significant for any association with Don Bradman nor is it particularly rare for its design character.

Any future development should retain the existing external materials and facade details and the open landscaped garden character of the site.

Recommended to be excluded from the Community Heritage Study as a Local Heritage Item, being of insufficient individual significance beyond the representative values of the existing Heritage Conservation Area. This site is however in the immediate vicinity of items identified as having high Local and State Heritage significance, being Bradman House and Bradman Oval. For this reason special consideration should be given when assessing any proposed development of the site to maintain an appropriate setting for these significant items.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 121

Property **22 Glebe Street Bowral**
Interwar Bungalow
Lot 15 SecE DP 11838

This property is located within an existing Heritage Conservation Area.

Objection to proposed listing as a Local Heritage item by owner Dianne Handley.

The proposed listing relates to representative values associated with the history of the subdivision and the Inter War development of the buildings in this location. While it is clear that this house is contributory to the streetscape and the setting of adjoining heritage items the building has limited representative value as an individual heritage item. In the absence of any significant historical associations it should be considered as a 'contributory item' in the Bowral Conservation Area which provides basic protection of its' contributory status. The building is not significant for any association with Don Bradman nor is it rare in the context as a single fronted Californian Bungalow.

Any future development should retain the existing face brickwork and original facade details and maintain an open landscape character to the street.

Recommended to be excluded from the Community Heritage Study as a Local Heritage Item, being of insufficient individual significance beyond the representative values of the existing heritage Conservation Area. This site is however in the immediate vicinity of items identified as having High Local and State Heritage significance, being Bradman House and Bradman Oval. For this reason special consideration should be given when assessing any proposed development of the site to maintain an appropriate setting for these significant items.

Item No. 122

Property **24 Glebe Street Bowral**
Interwar Californian Bungalow
Lot 14 Sec E DP 11838

This property is located in an existing Heritage Conservation Area

Objection to proposed listing as a Local Heritage Item by owner Malock Park Pty Ltd & Handley Developments Pty Ltd per Sandra Maloney.

The proposed listing relates to representative values associated with the history of the Glebe subdivision and the Inter War development of the buildings in this location and in particular an association with a local builder Norrie Stephens.

While it is clear that this house is contributory to the streetscape and the setting of nearby heritage items the building has limited representative value as an individual heritage item.

In the absence of any significant historical associations it should be considered as a 'contributory item' in the Bowral Conservation Area which provides basic protection of its' contributory status. The building is not rare in the context as a single fronted Californian Bungalow.

Any future development should retain the existing face brickwork and original facade details and maintain an open landscape character to the street.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Recommended to be excluded from the Community Heritage Study as a Local Heritage Item, being of insufficient individual significance beyond the representative values of the existing heritage Conservation Area. This site is however in the vicinity of items identified as having High Local and State Heritage significance, being Bradman House and Bradman Oval. For this reason special consideration should be given when assessing any proposed development of the site to maintain an appropriate setting for these significant items.

Item No. 137

Property **25-43 Kangaloon Road Bowral**
Bowral Golf Course
including Club House (including some interiors) and former Caretaker's
Cottage.

Various Lots and Sections

This property is located within a proposed Heritage Conservation Area

Objection to proposed listing as a Local Heritage Item by Bowral Golf Club supported by an assessment undertaken by Paul Davies Heritage Consultant.

The proposed heritage listing of the Golf Club identifies the site as being locally significant for a range of representative heritage values and includes potential significance associated with the clubhouse structures. The site is however principally significant as an important landscape feature of the area with strong associations with a range of prominent early residents . The site is also held in esteem by the wider community for its contribution to the distinctive development character of this section of Bowral. Its value to the area is not predominantly associated with the current form of the Clubhouse or other built structures, despite the early initial design and construction of some of these elements. Notwithstanding the lack of a detailed Thematic History of the Shire, the theme of 'recreation' is a strong one reflected in the wide range of sporting facilities dating from the late 19th and early 20th century throughout the villages of the Shire. Golf in particular is a dominant feature which has contributed to the development character of Mittagong, Bowral, Moss Vale and Sutton Forrest. The detailed assessment by the Club's consultant has accurately shown that the current listing proposal should be modified to limit those values for which the site has significance to the local community. The existing structures while included on the site have low levels of aesthetic significance.

Recommended to be included as a Local Heritage Item in the Community Heritage Study with a modified listing to be prepared that reflects the place as a Heritage Landscape associated with the development of the Southern Highlands as a resort destination and recreational activities of the local community.

Item No. 139

Property **36 Kangaloon Road Bowral**
'Ranelagh' - Spanish Mission style house.
Lot 6 DP 12732 Lot 4 DP 339390

This property is not located in an existing or proposed Heritage Conservation Area.

Objection to proposed listing as a Heritage Item by owners Vernon & Rosemary Vella

The listing has accurately identified this as being a good and substantially intact example of the Inter war "Spanish Mission" influenced design style that demonstrates the competence of an

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

informed designer reflecting fashionable trends in architecture of the period. It demonstrates both aesthetic values and a degree of rarity for the area. Both the house and its garden setting are of significance to the established heritage values of Bowral. The current owners identification of prominent architects associated with the property enhances its potential heritage significance.

Recommended to be included as a Local Heritage Item as identified in the Community Heritage Study.

Item No. 140

Property 40 Kangaloon Road Bowral

‘Kenilworth’ - Californian bungalow and surrounding garden.

Lot 125 DP 879002

This property is not located in an existing or proposed Heritage Conservation Area.

Objection to current wording of the Statement of Heritage Significance and definition of the appropriate curtilage of the property as a Local Heritage Item made on behalf of the owners Kenilworth Gardens Retirement Village by Heritage Solutions.

Additional historic information undertaken by a resident of the village was supplied that provided some confirmation of material in the study and suggests a building date of 1917.

Kenilworth is clearly a good example of the influence of the ‘Californian’ bungalow style introduced to Australia around 1914-15 through the work of Architect, James Pedal and quickly polarised through building publications thereafter. The building which was designed by E.R. Orchard Architect is clearly identified as a “Californian bungalow” built by Mr Claud Terry in articles from the early 1920s and would have been understood to have been such at the time.

Originally featuring dark stained timber detailing and a terra cotta shingle roof it is similar to other high level examples for the wealthy elite seen in Sydney suburbs at the time.

The study suggests that it would be possible to define a suitable reduced curtilage for the building within the larger site and this could be added to the proposed listing in consultation with the owners to avoid any concerns about future development on the remainder of the site.

I would suggest that the Preliminary Evidence Sheet and Draft Statement of Heritage Significance be modified to delete the assertion that it was one of the first of this style in Australia as this is demonstrably not true.

Additional historic information in the submission could be incorporated in any final Inventory Sheet.

Alf Stephens is significant in the local area as a very prominent developer and Master Builder while the Terry’s and the Snows were prominent both in local society and in Sydney. They all have strong associations with the original house on this site. The site remained substantially intact until 1959 when it was subsided after the death of Sir Sydney Snow.

Recommended for inclusion as a Local Heritage Item in the Community Heritage Study subject to minor modifications to the Statement of Significance and the clear definition of a curtilage within the larger property boundary. For the benefit of the owners a Conservation Management Plan bringing together a professional assessment and guidelines for future care and maintenance would be appropriate.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 153

Property **50 Merrigang Street Bowral**
 ‘Jubilee Villas’ two storey terrace houses
 Lot 2 Sec 16 DP 976576

This property is located in an existing Heritage Conservation Area.

Submission objecting to proposed listing as a Local Heritage Item by owner Kym Ingles without specific reason.

The pair of Victorian terrace houses is one of four pairs built by a single family in Bowral and represent a unique building type outside of the main cities of NSW. The building is prominent in the streetscape and in excellent condition demonstrating the early residential development patterns in the part of the town. In the absence of any reasoned argument to the contrary it is appropriately identified as a local heritage item in the Study.

Recommended for inclusion as a Local Heritage Item in the Community Heritage Study for the reasons outlined in the Preliminary Evidence Sheet.

Item No. 164

Property **116 Merrigang Street Bowral**
 Victorian brick house
 Lot 1 DP 780802

This property is located in an existing Heritage Conservation Area.

Objection to proposed listing as a Local Heritage Item by owners Kerrie Butson and Warren Fahey based on previous modifications and additions to the original building. A further submission was made providing information on the previous proposed listing and alterations made to the property.

This property is one of a number of single storey Victorian houses that demonstrate the early development of Merrigang Street in the 1870s and 1880s. The building has been substantially modified with the original simple form modified by the later additions. The building does however provide a Victorian style presentation to the street which compliments the historic character in this part of Bowral. The house was previously identified in the earlier Heritage Study of 2009 and is located within a Heritage Conservation Area.

Recommended to be excluded as a Local Heritage Item due to the scale of visible alterations to the original form and changes to original details. The building is however ‘contributory’ to the identified character of the existing conservation area.

Item 166

Property **120 Merrigang Street Bowral**
 ‘Goldsbrough Law’ - Victorian weatherboard house including interiors
 Lot 3 DP 733864

This property is located within an existing Heritage Conservation Area.

Submission in objection to proposed Local Heritage listing by owner Jennifer Partington on the grounds of future planning controls.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

This property is one of a number of substantially intact Late Victorian weatherboard houses in Merrigang Street that are representative of the early development of this part of Bowral. The objection to listing appears to be largely relating to possible future planning controls, however the issues raised are generally not the concern of Council in assessing proposed changes to a Local Heritage Item.

The identification of interiors in a Local Heritage listing is contentious and without detailed assessment is not able to be sustained for this property.

Recommended to be included as a Local Heritage Item in accord with the Statement of Significance and information in the Preliminary Evidence Sheet subject to deletion of any reference to the interiors.

Item 171

Property **142b Merrigang Street Bowral**
'Chifley' House including interiors and garden.
Lot 1 DP222568

This property is not in an existing or proposed Heritage Conservation Area.

Submission in support of the proposed Local Heritage listing by the owner, Rodney Cavalier who also endorsed the Community Heritage Study as a whole.

The Preliminary Evidence Sheet for the property contains a substantial amount of information that while associated with the place is largely irrelevant to its Local Heritage Significance. The modern sympathetic additions have limited heritage value but compliment the original character of the Inter War house and garden.

Recommended to be included as a Local Heritage Item, in accordance with the first portion of the Statement of Significance. The final statement should exclude all of the extracts from Rodney Cavalier's book which while interesting are not essential to the basic heritage identification of the property.

Item No. 195

Property **7 Oxleys Hill Road Bowral.**
Two storey weatherboard house.
Lot 1 DP 878094

This property is not located in an existing or proposed Heritage Conservation Area.

Submission in support of proposed Heritage listing of property by owners Tony Ameneiro and Maxine Green.

The owners have provided additional information regarding the history of the building originally built in 1887 by R.T. Booth, called 'Mount Rest', it was subsequently used as a Guest House named 'Greentrees' in the 1930's.

Recommended to be included as a Local Heritage Item as identified in the Community Heritage Study. Additional historic information to be added to the listing.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 196

Property **1 Oxley Hill Road Bowral.**

‘Bowral Brickworks’

Lot 1 DP 1033814, Lot 5 DP 1109992, Lot 1 DP 1053064,

Lots 11, 12, 13 & 14 DP 1022146, Lot 1 DP 151315.

This property is not located in an existing or proposed Heritage Conservation Area.

Submission made by Brickworks Land and Development acknowledging proposed listing and indicating that a Conservation Management Plan would need to be prepared when redevelopment of the site comes under consideration.

The Bowral Brickworks site is of obvious significance as set out in the Preliminary Evidence Sheet in the Community Heritage Study, future management will require negotiation with Council and an assessment of impacts on identified heritage elements of the site.

The Study currently identifies this site as 10 Oxleys Hill Road Bowral which is incorrect and should be modified to reflect the actual site of the Brickworks.

Recommended to be included as a Local Heritage Item as identified in the Community Heritage Study. Correct identification of the site to be included in the final listing. Future development of the site to be subject to the preparation of a Conservation Management Plan.

Item No. 225

Property **17 St Jude Street Bowral**

‘Anenbo’ - Brick bungalow on trachyte foundations.

Lot 10 Sec C DP 11838

This property is in an existing Heritage Conservation Area.

Submission in objection to the proposed Local Heritage listing of the property by the owner Annabelle Wentworth on the basis of incidental and insignificant values identified in the Preliminary Evidence Sheet and Statement of Significance contained in the Community Heritage Study.

This property is the only substantially intact example of a group of four speculative built houses, identified as ‘The Wilton Homes’ erected in the mid 1920s following the subdivision of the Glebe Estate. It is a good representative example of interwar bungalow design purported to be associated with the architect F. H. B. Wilton of Sydney and built by James T Turner. It is representative of the Interwar suburban expansion of the town of Bowral facilitated by the 1921 subdivision of the St. Jude’s Glebe Estate.

The Heritage Significance Assessment in the Community Heritage Study fails to justify the buildings historic significance, associations or rarity, nevertheless the property has a reasonable degree of aesthetic significance and strong representative heritage value as a good and substantially intact interwar bungalow design set on its original site

Recommended to be included as a Local Heritage Item subject to changes to the Preliminary Evidence Sheet and Statement of Significance to limit the significance to those values that can be clearly established and to avoid unsubstantiated or inconsequential associations etc.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No.233

Property **48-50 Station Street Bowral**
 Victorian Terraces
 Lot 1 DP 1064286

This property is located in a proposed Heritage Conservation Area.

Submission in objection to the proposed Local Heritage listing of the property made by owner George Lawrence indicating levels of change to the original building fabric and financial implications for any future sale or use of the buildings for commercial purposes.

The pair of Victorian terraces in Station Street is representative of a small number of buildings of this form built in Bowral in the 1880s by one family. Terrace houses provided an opportunity to increase the value of smaller lots by providing two dwellings. This process is most commonly seen in larger country towns and in the major cities. The buildings in Station Street have a strong visual presence in the streetscape and maintain their original built form and detailing despite some changes to the rear. They are clearly capable of residential or commercial uses as can be seen in the use of the other terraces in the town.

Recommended to be included as Local Heritage items with the adoption of the Statement of Significance in the Community Heritage study modified to delete the words “ beauty of its setting” and refer only to its distinctive form.

Item No. 239

Property **10 Westwood Drive Bowral**
 ‘Westwood’ and ‘Annesley’ - buildings and gardens at Annesley Retirement
 Village
 Lot 1 DP 1097251

This property is located within an existing Heritage Conservation Area.

Submission from the management of Annesley, Keyton Holdings Pty Ltd. concerned that the proposed Local Heritage listing may have adverse affects on the operation of the village and the potential safety of the residents. The submission requests clarification of exemptions for minor works and a consultation process for future issues with Council Planning staff.

The buildings are high quality, architect designed institutional structures for which appropriate research and assessment has been made identifying a number of local heritage values that support their listing in the Community Heritage Study.

An appropriate curtilage for the heritage structures could be provided in any future Conservation Management Plan for the site.

Recommended to be included as a Local Heritage Item as identified in the Community Heritage Study Statement of Significance. Appropriate reduced curtilage to be established.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

BUNDANOON

Item No. 256

Property **10 Anzac Parade, Bundanoon**
‘Midenhall’ weatherboard cottage including interiors.
Lot 11 DP 129077

This property is located in an existing Heritage Conservation Area.

Submission by owners Paul and Sylvia Sant objecting to the Local Heritage listing of the property as in their opinion it does not meet thresholds for inclusion and would result in unreasonable constraints of future development. In their opinion the construction date from the interwar period does not qualify for heritage identification, proposed additions and alterations have been submitted to Council for consideration, lack of appropriate repair and maintenance has resulted in damage to the interiors and additional costs would result from the proposed listing.

The building is substantially intact and capable of demonstrating the heritage values identified in the Community Heritage Study and the strong local theme of ‘tourism’ associated with boarding houses in Bundanoon. Maintenance of the building is required irrespective of the proposed heritage identification and this work would not result in additional costs over normal ongoing care of the building fabric.

Recommended to be included as a Local Heritage Item as identified in the Community Heritage Study Statement of Significance.

Item No. 260

Property **38 - 40 Church Street Bundanoon (38 Gullies Road Bundanoon)**
‘Eastdene’ - Late Victorian House and Garden
Lot 1 DP 838630

This property is not in an existing or proposed Heritage Conservation Area.

Submission in objection to the proposed Local Heritage listing of the property by The Directors of Bundanoon Capital Investments citing inaccuracy in the historical research information in the Preliminary Evidence Sheet and questioning the heritage value of the house and garden. They also raise financial implications of the future maintenance of the house and gardens which form part of a business operation related to cattle breeding.

The information in the Preliminary Evidence Sheet is sketchy and unsupported by detailed historical research. The owners question the identification of the original owner as A.E. Slatter and its’ identification as ‘Wonga Rua’, a house previously occupied by the Wood family till 1902 and used as boarding accommodation for tourists to the area.

The historic photo in the study is clearly the same house as that in the study, though a large room has been later added to the side facing the tennis courts. It is typical of Late 19th century design and is probably correctly dated to the late 1880s / early 1890s. While the house sits on an area of some 100 acres, the garden setting is located around the existing building and includes both formal areas and significant tree plantations. Large additions at the rear do not detract from the principal presentation of the house in its setting.

A submission by Mr Denis McManus has provided some further research regarding the property as follows:

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

"The house and property known today as Eastdene, off The Gullies Road, and first called Henderley, was built in 1894 as a private residence for Mr & Mrs Copeland Bennett. Mr Bennett, who was born in 1842, was previously the Station Master at Bowral.

The Bowral Free Press of 14 February 1894 reported on Mr Bennett moving to Bundanoon from Bowral: "We are in the way of again suffering a distinct loss by the removal from our midst of a worthy and useful citizen. Mr. Copeland Bennett has taken a house at Bundanoon from March 1st, and is setting brickmakers at work for the erection of a house on his own estate in that neighbourhood. Mr. Bennett has been among us seventeen years this month. In his position as a public servant he was a friend to many as well as faithful in his duties. He has also taken his share of public work and personal responsibility. He has filled from time to time such, positions as the following-Hon. Lay Reader and Churchwarden, President of the Church of England Temperance Society, Vice-President of the same ; Parochial Nominator of the Church of England ; Superintendent of the Sunday School ; and trustee of the cemetery. He was also associated with Dr. Newmarch in the conception and initiation of the Cottage Hospital, and has for a long time been hon. sec., which position he still holds. He has been President of the School of Arts, Secretary of the British and Foreign Bible Society. Was founder of the Bowral Brass Band, and holds a Commission of the Peace. Mr. Bennett has always been willing to identify himself with those things which promised benefit, to the town. and. seemed for the good of the people. No higher encomium upon his work is needed than the assurance that we shall miss him. He will not be so far away however as to be lost to sight altogether occasionally."

The house was designed by Sydney Moore Green 1846-1912, Architect, of Parramatta as confirmed by this Tender Notice from the Bowral Free Press of 30 May 1894:

"To Masons, Bricklayers, Carpenters, Joiners, Plumbers, and Plasterers are invited for the LABOUR portion in connection with above trades required in the erection of a COTTAGE RESIDENCE at BUNDANOON for Copeland Bennett, Esq. Plans and Specifications may be seen at the residence of COPELAND BENNETT, Bundanoon, or S. M. Green Architect, Parramatta."

Sydney Moore Green was the architect for the 1891 house that became known as Willow Vale in Parramatta demolished in 2021 by the NSW Government to build the new Parramatta Power House.

Copeland Bennett took a very active part in Bundanoon affairs, unusually in both the Primitive Methodist and Church of England congregations. He was also a member of the Progress Committee and the Cricket Club, and was the chief representative of Bundanoon village in trying to open a good road passing his property to the Gullies.

Copeland Bennett was also instrumental in having trains stop at Bundanoon to facilitate tourism.

Copeland Bennett decided to advertise the property for sale in September 1901. However, advertisements for Wonga Rua as a guest house had started in 1900. And a sale of the Household Goods of Mr O.H.Woods who was leaving the district was held there on 8th May 1902. In December of the same year Mrs C. Widdon advertised Wonga Rua as a "superior home for visitors, terms on application."

From 1903 Mr Archibald Edward Parke Skinner and his wife, Sarah, who had been graziers in Walgett, owned the house and it was then named 'Eastdene'. Managers for the Skinner family over the years included Ian McLaurin Smith (1942-56) and Herbert Taylor (1957-61).

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

'Eastdene' also advertised for a short time (1930-31) as 'Astley Hall Guest House' was operated by George Orenshaw Part. However, the main purpose of Eastdene was always as a productive farm, as is the case today under its current owners.

References for the above: Research from Caroline Cosgrove and Guest Houses in Bundanoon, Bundanoon History Group Inc., 3rd edition, 2012, pp. 59-60 and from Dennis McManus. Ryerson Index

Recommended to be included as a Local Heritage Item as a good representative example of a large, late 19th century residence and mature garden on a substantial rural estate which demonstrates significant local heritage value and evidence of the early development of Bundanoon, local tourism and livestock management. The Statement of Significance accurately represents these aspects of the site. It is recommended that further detailed research be undertaken to support the listing and to assist in defining an appropriate curtilage for the house and garden.

Item No. 264

**Property 13-33 Ellsmore Road Bundanoon
Quest for Life Centre including garden and 'Killarney House'
Lot 8 DP 833392**

This property is not located in an existing or proposed Heritage Conservation Area.

Submission in support of proposed Local Heritage listing of property by owner Petrea King.

Recommended to be included as a Local Heritage Item as identified in the Community Heritage Study. A detailed physical curtilage is to be determined to limit future planning control intervention on the site.

Item No. 273

**Property 30 Heritage Drive Bundanoon
Former Greason's Abattoir - slaughterhouse remains
Lot 217 DP 1262120**

This property is not located in an existing or proposed Heritage Conservation Area.

Submission in opposition to the proposed Local Heritage listing of the structure by Roberto Polistina concerned at the dilapidated and potentially dangerous state of the existing structure and the associations with 20th century meat production techniques. He recommends interpretation of the site rather than stabilisation and conservation of the existing structure.

The current approved multi lot subdivision and future construction of houses will significantly reduce the visibility of the slaughterhouse structure from the road and will separate not from any rural context that it once formed part of. The structure itself seems capable of repair and consolidation but its ability to demonstrate its original use and as part of a larger operation would require substantial interpretive measures.

Recommended to be excluded as a Local Heritage Item in the Community Study for reasons of its current semi ruinous physical condition and total loss of context following

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

subdivision of the site for residential development. It is however recommended that the structure be fully recorded by drawings and photographs and the material lodged with local collections and that additional interpretation material be installed to illustrate the earlier character and use of the site.

Item No. 274

**Property 12 - 16 Hill Street Bundanoon
St. Brigid's Catholic Church
Lots 13 - 15 Sec 4 DP1510**

This property is not located in an existing or proposed Heritage Conservation Area.

Submission in opposition to the proposed Local Heritage listing of the property was made by Father Marek Dutkiewicz on behalf of St Paul's Catholic Parish on the basis of the church's modest proportions and the number of alterations made to the building.

St Brigid's Catholic Church has significant historical associations with local Catholic families and is a good representative example of a small country church with simplified 'Gothic' details including a small rose window in the lower porch structure and pointed arched panels in the main gable. The church has a substantial setting of open lawn and mature trees.

Recommended to be included as a Local Heritage Item as identified in the Community Heritage Study for the reasons as set out in the Community Heritage Study for the reasons set out in the Statement of Significance.

Item No. 275

**Property 9 Panorama Avenue Bundanoon
'Emerson Grove' house, barn and garden. 1938
Lot 38 DP 1097706**

This property is not located in an existing or proposed Heritage Conservation Area.

Submission in opposition to the proposed Local Heritage listing of the property was made by the owners (name withheld) on the basis of lack of process and consultation and potential affectation of rights as property owners including additional regulation and associated costs.

This house and its remnant garden setting and the attached earlier timber barn demonstrate changes in architectural design in the interwar period adopted by a local builder. The building has retained its original character and to a degree the mature landscape setting for which it was once well known. The barn is typical of late 19th century structures which while once relatively common are now becoming rare. In my opinion this property is appropriately identified as having good representative qualities for Local heritage values identified in the study. Due to the reduction of the site it no longer is capable of representing the original owners interest in bulb plantations or the earlier orchard uses.

Recommended to be included as a Local Heritage Item as identified in the Community Heritage Study Statement of Significance subject to deletion of the words "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

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

daffodils and had a lilac plantation in one area”, for the reason that this is no longer apparent on the site and is of historical interest only.

Item No.278

Property **74 - 78 Penrose Road, Bundanoon**
Former ‘Bellevue Park’ Guest House
Lots 1 & 2 DP130118

This property is not located in an existing or proposed Heritage Conservation Area.

Submission objecting to the proposed Local Heritage listing of the property by owners Shane and Tahnia Fahey on the basis of some incorrect information in the Preliminary Evidence Sheet relating to the history of the site and because of the substantially modified state of the building following its conversion back to a single residence following earlier Boarding House use and Group Home accommodation.

Parts of the current building reflect its earlier form as referenced in the historic photos in the study, however changes to cladding and fenestration and demolition of parts of the rear have severely diminished the aesthetic value of the property as a representative early interwar home and boarding house complex. Unfortunately the property is not located in a Heritage Conservation Area and future planning controls to protect surviving character are limited.

Recommended to be excluded as a Local Heritage Item in the Community Heritage Study because it has very limited ability to demonstrate its past appearance and use or the associations with previous owners.

Item No. 284

Property **159 Railway Avenue, Bundanoon**
“Spring Hill” formerly ‘Lyndholme Farm” House & Garden
Lot 2 DP304969

This property is not located in an existing or proposed heritage Conservation Area.

Submission by Caroline Cosgrove on behalf of the Bundanoon History Group providing additional material on stone structures related to the site that are purported to have been constructed by Italian Prisoners of War.

This is an important example of the work of architect, James Peddle and the direct influence of American Californian Bungalow style architecture on an Australian country house for a prominent merchant. A substantial amount of information directly links this house to Peddle’s Pasadena experience and the works of Green & Green architects. It remains substantially intact on large rural estate.

Recommended to be included as a Local Heritage Item in the Community Heritage Study for the reasons set out in the Preliminary Evidence Sheet and Statement of Significance. The listing to include the sandstone entry gates and tree lined avenue. Further information on this site may be available from the PTW archives in Sydney.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

BURRADOO

Item No.287

Property **1 - 3 Ridge Park Road Burradoo**
 ‘Harby Park’ House & Garden
 Lots 1 & 2 DP 79951 & Lot 1 DP 119043

This property is not located in an existing or proposed Heritage Conservation Area.

Submission seeking clarification of an appropriate curtilage for the ‘House & Garden’ made on behalf of the owners by Brian McDonald of DFP Planning consultants.

This is a large rural site where the principal area of interest for the proposed heritage listing is the house, gardens and views to and from the surrounding rural landscapes. Having reviewed the submission I agree that a reduced curtilage is appropriate for this site and that the one proposed in the submission should be adopted for the proposed description in the final submission.

Recommended to be included as a Local Heritage Item in the Community Heritage Study with the inclusion of the proposed defined reduced curtilage set out in the submission by DFP Planning.

Item No. 289

Property **7 Links Road Burradoo**
 ‘Yellba’ - Interwar House
 Lots 3 - 6 DP 12141 & Lot 1 DP 329111

This property is located in a proposed Heritage Conservation Area.

Submission objecting to the proposed Local Heritage Listing by Megan Jones, Architect on behalf of owners Richard and Ceinwen Lennox on the basis of inadequacy of the information provided and insufficient merit for individual listing.

The house is a good representative example of Inter war design being a restrained version of what is commonly termed a ‘Californian Bungalow’ Changes made in the 1930s are recessed and present as part of an integrated whole when viewed from the public domain. The presentation is enhanced by the substantial landscaped setback from the street frontage. Nothing in the proposed listing information suggests anything but that the house was developed in the interwar period. The differing subdivision pattern associated with this site does not detract from its obvious contribution to the character of this significant streetscape. When undertaking the study a number of interwar bungalows were identified for their representative values as well as associations with owners and designers, these have also been identified for local heritage listing. No 7 Links Road is a very good representative example of this form of development and is complementary to the identified significance of this street.

Recommended to be included as a Local Heritage Item as identified in the Community Heritage Study. Additional information provided by the owners should be added to the Preliminary Evidence Sheet.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 315

Property **11-29 Railway Parade, Burradoo**
‘Elvo’ (within Oxley College) including interiors, immediate garden setting and oak tree.
Lot 14 DP 976910
This property is not located in an existing or proposed Heritage Conservation Area.

Submission on behalf of Oxley College by DFP Planning Pty Ltd advising that some of the information in the Preliminary Evidence Sheets regarding substantial changes to the historic landscape setting of the former house and a desire to limit any listed curtilage for the place.

The Study has included information from earlier studies that has been superseded by later development following the establishment of Oxley College and construction of new structures and landscape elements adjoining the original house. The Assessment of Heritage Values and the Statement of Significance refer to garden designs by Ernest Burchell that have been substantially eliminated and are not therefore demonstrable.

The College acknowledges the historic, social and aesthetic values associated with this place and seeks to engage with Council on further definitions of planning controls. Because the College occupies a large site which includes the item it needs to be identified by its legal lot definition, however the definition of a curtilage within the larger site that protects the former house and an open area containing the remaining historic oak tree is appropriate.

It would be best for the College to commission a Conservation Plan of Management to establish such a curtilage and to provide guidelines for continued care and maintenance of the built fabric.

Recommended to be included as a Local Heritage Item as identified in the Community Heritage Study subject to alteration to the Heritage Assessment and Statement of Significance to remove the words “beauty of its setting, garden associated with the Late Victorian gardener Ernest Buchell”

Item No. 316

Property **1 Riversdale Avenue Burradoo**
‘Polo Cottage’ Prefabricated timber shingle house and garden (one of four)
Lot 45 DP 976910
This property is not located in an existing or proposed Heritage Conservation Area.

Submission objecting to proposed Heritage listing by owner Diana Bradhurst relating to degrees of intactness of the building fabric and affectation of property values. Further information including internal photographs were submitted by the owner indicating modern renovations.

The significance of this property is not only its association with the establishment of the Bowral and Moss Vale Recreation Club in the 1890s but also its aesthetic value and connection with a group of similar buildings designed and built at the same time. While further investigation may provide evidence of the design and construction of the cottages, this is not essential for the identified heritage values that they represent as local heritage items. Modifications undertaken to the house have not permanently degraded its historic or aesthetic characteristics or its potential to demonstrate a significant aspect of the communities development. The Southern Highlands was an important destination for prominent members of society in the late 19th and early 20th centuries and the establishment of a number of recreational facilities in the area including Polo fields demonstrates an important heritage theme in the development of the Shire.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Recommended to be included as a Local Heritage Item as identified in the Community Heritage Study and identified as part of a significant group of similar properties. The issue of the origin of the buildings and their design should be removed from the Statement of Heritage Significance.

BURRAWANG

Item No. 322

Property **45 Church Street Burrawang**
St Peter's Catholic Church & Cemetery
Lot 1 DP 903389

This property is not located in an existing or proposed Heritage Conservation Area.

Submission made objecting to the proposed Local Heritage listing of the property by Father Marek Dutkiewicz on behalf of the St Paul's Catholic Parish by reason of substantial changes made to the early building in the 1980s on the street frontage, the re-cladding of the building and alterations to the fenestration.

Notwithstanding changes made to the church it reflects the original and continuing connection with local Catholic families. The Cemetery in particular is a record of local families and their support of this church.

Any heritage recognition of the site should clearly indicate the level of alteration to the original modest timber framed weatherboard structure providing guidance for future adaptation and use.

Recommended to be included as a Local Heritage Item in the Community Heritage Study for its 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 it was established. The Integrity comment should be altered to read "Sympathetically modified from its original Form and detail. The Statement of Significance should delete the wording "The church demonstrates the principal characteristics of a very modest timber, Late Victorian era Gothic Church with later additions." This aspect of the site has been substantially eroded by later additions.

Item No.326

Property **4-6 Hoddle Street Burrawang**
Former Post Office and residence.
Lot 1 DP 986016

This property is located within an existing Heritage Conservation Area.

Submission objecting to proposed Heritage listing by owner David Platt relating to perceived levels of heritage significance and doubt relating to former use as a Post Office.

This property is a good representative example of early 20th century development in the main street of Burrawang and has previously been identified as having heritage values to the village. The veracity of the association of the place with postal communications in the mid 20th century needs to be further researched before any social significance is ascribed to it, however it does

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

demonstrate representative value for aesthetic qualities as a class of buildings contributing to the local area's distinctive main street character.

Although inclusion within the established Heritage Conservation Area provides some protection to these qualities, the building warrants individual heritage listing.

Recommended to be included as a Local Heritage Item as a representative example of a bungalow that contributes to this significant streetscape. Without further research the inclusion of material relating to its potential use as a Post Office should be deleted from the Preliminary Evidence Sheet in the Community Heritage Study.

Item No. 330

Property **25 - 27 Hoddle Street Burrawang**
 Former 'Scarlets' General store
 Lot 10 Sec 1 DP 1992 & Lot A DP388182
 This property is located in an existing Heritage Conservation Area.

Submission in objection to heritage listing by owner Impak Australia Pty Ltd per Sandra Maloney giving no reasons for the objection.

Recommended to be included as a Local Heritage Item in the Community Heritage Study for the reasons as set out in the Statement of Significance.

EAST KANGALOON

Item No. 334

Property **1970 Kangaloon Road, East Kangaloon**
 "Pheasant Hill" and outbuildings.
 Lot 12 DP 1002097
 This property is not located in an existing or proposed Heritage Conservation Area

Submission in objection to proposed heritage listing made on behalf of owners Heather & Julieanne Alcorn by Lovegrove & Cotton Lawyers supported by report prepared by Heritage Solutions. The submission raises a wide variety of reasons for objection including the position that the current assessment in the Community Heritage Study is an over assessment of the heritage value to the Wingecarribee community and would have detrimental impacts on the owners in terms of any financial obligations to maintain or conserve the property. The objection also questions the validity of the research in the study and the ability of the place to demonstrate heritage values as a result of changes over time and lack of visibility from the public domain.

The submission seeks to underplay any potential 'local' value that the place possesses for the community by adopting exclusion criteria that are easily applied to almost any property.

The submission also makes comment on the identification and listing of Heritage Conservation Areas. It should be noted that the site is not in an existing or proposed Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

It is recognised that the property while intact does not contain structures that are pristine from its original establishment. The submission provides copious evidence of the 'evolutionary' changes to the place that have occurred over time.

I consider however that this property is capable of demonstrating a moderate level of 'Historical Significance to the specific documented history of the local area because it clearly illustrates the initial development of East Kangaloon from its earliest settlement in 1862 following land releases in the area under the Robertson Land Act of 1861 and the early establishment of dairying there.

I also consider the property demonstrates a degree of local 'Associational Significance' with the original land holder Robert Alcorn and many subsequent members of the Alcorn family extending to the present day. This family was of some prominence in the relatively small local rural community and the earlier members of the family were well known in the Methodist Community of which they were part.

These aspects of the place's history and associations are adequately documented by the family's own detailed historical research and the document on the History of Dairying in the Southern Highlands provided with the current submission.

I do not consider that the place holds a high degree of significance for Criteria (c), (d), (e) or (f) but is rather a representative example of early dairy farming activity reflecting a common history with a group of similar properties in the local area which are clearly part of a larger 'Cultural Landscape' that is significant for an understanding and appreciation of the Kangaloon / East Kangaloon area and contributes to the established cultural values of the region.

Recommended that the item be deferred for further investigation and not be included at this time in the final list for submission to Gateway Approval by reason of the numerous points of disagreement between the Community Heritage study and the owners in relation to the level of significance ascribed to the place.

EXETER

Item No. 341

Property **2 Bundanoon Road, Exeter**
 'Village Pump Antiques'
 Lot 100 DP 529240

This property is located within a proposed Heritage Conservation Area.

Submission objecting to proposed Heritage listing by owner John Lane, relating to integrity of the current building fabric.

Despite subsequent repairs and maintenance, this building substantially retains its original form and character and is a prominent local landmark in the village of Exeter. It reflects the inter-war development of the village and the expansion of vehicle use during this period. The building is to be included in a proposed Heritage Conservation Area in the current study.

Recommended to be included as a Local Heritage Item in the Community Heritage Study for the values identified in the Preliminary Evidence Sheet.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 351

Property **Jensen's Lane, Exeter**
Former Jensen's Nursery, cottage and garden
Lot 2 DP 1139319

This property is located in a proposed Heritage Conservation Area

Submission objecting to proposed Heritage listing by owner Margaret Hibbert on the basis of inaccurate information regarding the site.

This property is not able to be viewed from the public domain due to dense boundary planting. The owner has indicated to Council that the original extent of the property was subdivided and that a new house was built on the smaller site. There is no available evidence that this incorporated the original cottage or that significant aspects of the former nursery remain on this lot. This property could be of some Representative significance as one of the substantial nursery developments in the region and for its association with the original owners if substantial aspects of this associations were present on the site. The property is located within the proposed Exeter Village Heritage Conservation Area and a substantial body of information regarding the original owners and their activities in horticulture surviving in public collections.

Recommended to be excluded from the Community Heritage Study as a local Heritage Item on the basis of insufficient evidence relating to the current physical extent and state of the property provided in the study or available from the public domain. Some planning protection provided by inclusion in the proposed Heritage Conservation Area.

MITTAGONG

Item No. 398

Property **25 Arthur Street, Mittagong**
St Jose including interiors
Lot 33 Sec C DP20

This property is located in an existing Heritage Conservation Area.

Submission by the owner Ms Foley generally supporting Heritage Conservation measures undertaken by Council but raising questions as to the accuracy of the Preliminary Evidence Sheet and Statement of Significance.

There are a large number of properties identified in the study where Real Estate information has been included to support the listing. This is not an acceptable form of research on which to base factual evidence and should generally be ignored except as evidence of earlier conditions of a place. Real Estate language in particular is unreliable for evaluating heritage values and should not be relied on for this purpose.

St Jose is a significant remnant of the early development of Mittagong and for its association with the Catholic Church through the Sisters of St Joseph. While there are changes to the place it retains much of its original form and character

The identification of interiors as part of the listings of Local Heritage Items is particularly contentious, especially if no formal inspection or research on these has been undertaken.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Recommended to be included as a Local Heritage Item with the following modifications to the Preliminary Evidence Sheet and Statement of Significance. 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 19th century." Modify the description to remove reference to including interiors.

Item No. 401

**Property 8 Camellia Place, Mittagong
 'Nattai Lodge'
 Lot 1 DP 1190475**

This property is located in an existing Heritage Conservation Area.

Submission objecting to proposed Heritage listing from owner Matthew Drake on the basis of the inability of the current built fabric to demonstrate original or significant features and questioning any significant historical associations with important persons or events.

This property has undergone substantial modifications from its original form and detail over many decades and apart from a general resemblance to the original building outline has no integrity as an exact example of a Late Victorian house. Its associations with a substantial number of owners and short term occupations by people of some note is insufficient to warrant heritage significance at Local level. The property is already included in a Heritage Conservation Area that provides a degree of planning control over future development.

Recommended to be excluded from Local Heritage listing in the Community Heritage Study as a result of its inability to accurately demonstrate the heritage values identified in the Preliminary Evidence Sheet and Statement of Significance.

Items 404 & 405

**Property 2 & 4 Edwards Lane Mittagong
 2 cottages part of a group of 4
 Lot 2 and Lot 3 in DP 405669**

These properties are located in an existing Heritage Conservation Area.

Submission on behalf of the owners of both properties was made by James Phillips of Weir Phillips Heritage Planners providing an opinion that neither house reaches thresholds for inclusion as a Local Heritage Item due to changes to the buildings and their setting as well as the loss of historic relationships with the former coach building activities on the adjoining site. The submissions identify some level of heritage value for the reasons identified in the Community Heritage Study and their ability to contribute to the existing Heritage Conservation Area.

Both cottages retain their simple form which reflects the evolving history of Mittagong in the late 19th century. Both are capable of enhancement through reinstatement of verandah details and improved landscaping. The pair are of more significance together than they are individually and compliment the other heritage structures located across the lane. Together these form a significant remnant of the evolving development and character of Mittagong in the 1880s. The buildings have relatively low aesthetic value but are representative of a class of development that supported the growth of the town in the late 19th century.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Recommended to be included as items of Local Heritage Significance for the reasons identified in the Community Heritage Study subject to removal of the reference to their being of significance for “demonstrating aesthetic achievement for the beauty of its simple architectural form.”

Item No. 413

Property **18 - 20 Hillside Close, Mittagong**
 ‘Hillside Park’
 Lot 12 DP 861 292

This property is located within an existing Heritage Conservation Area.

Submission by the owner providing a detailed title chain of ownership and subdivision etc. The house is an early building in the eastern part of Mittagong, erected for a partner of the Real Estate firm Richardson & Wrench, Mr Alexander Gregg and his brother James Gregg in 1895 and occupied by their widowed sister Christina Parkinson. The house is substantially intact though the original site has been subdivided. And additions have been made to it

Recommended to be included as an item of Local Heritage Significance for the reasons identified in the Statement of Significance in the Community Heritage Study. Additional information provided in the submission to be added to the Preliminary Evidence Sheet.

Item No. 442

Property **1 Queen Street, Mittagong**
 ‘Hamilton’
 Lot B DP 979880

This property is located within an Existing Heritage Conservation Area.

Submissions by owner Mr Hirst requesting that this property not be listed as a Heritage item.

This modest symmetrical Victorian weatherboard house is one of a group of three similar buildings identified as having been built by John White in about 1884 that form a highly significant heritage streetscape in Queen Street that is representative of the development of Mittagong and shows the principal characteristics of a class of the local area's heritage. Modifications made to the properties have not affected their ability to demonstrate these heritage values. The site is located within the existing Mittagong Conservation Area.

Recommended to be included as a Local Heritage Item in the Community Heritage Study for the reasons identified in the Preliminary Evidence Sheet.

Item No. 440

Property **10 Pioneer Street, Mittagong**
 Stone Cottage
 Lot 2 DP 501309

This property is located in an existing Heritage Conservation Area.

Submission by owners LC and SJ Vale objecting to the proposed Local Heritage listing of their property because of errors in the Preliminary Evidence Sheet and providing a detailed history and description of the house. Their objection does not suggest the place is not of Local Heritage value.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Notwithstanding elements of difference between the Preliminary Evidence Sheet and the owners information, the property is clearly a good representative example of the 1880s development of Mittagong in Pioneer Street and compliments other stone cottages located there. The owners should be congratulated for the current state and presentation of the cottage and for the historic information they have gathered.

I note that the Statement of Significance which is the statutory statement for future reference does not include reference to the later additions or the garden which are not relevant to the significance of the place. Any reference to 'decorative lace work' should be deleted.

The preliminary evidence Sheet should be modified accordingly with the new information provided by the owners incorporated for future reference.

Recommended to be included as a Local Heritage Item in the Community Heritage Study for the reasons identified in the Statement of Significance. Amendments to be made to the Preliminary Evidence Sheet in conformity to additional information from the owners.

Item No. 453

Property **5 - 7 Webb Street Mittagong**
 'Woodbridge' and garden
 Lot 6 DP 600529

This property is not located in an existing or proposed Heritage Conservation Area.

Submission in objection to the proposed Local Heritage listing of the property made by Gary Barnsley and Neridah Barnsley for the following reasons, housing shortage in NSW, authoritarian actions of Council, the wide scope of the Community Heritage Study, the financial impact of listing and a number of incorrect statements contained in the Preliminary Evidence Sheet and Statement of Significance for the property.

Insufficient information has been provided to allow an accurate assessment of the veracity of the Preliminary Inventory Sheet. Inspection of the property is not possible from the public domain.

Recommended to be deleted from the final heritage list on the basis of insufficient evidence to establish Heritage values associated with the site.

MOSS VALE

Item 455

Property **Argyle Street, Moss Vale**
 Cottage Distribution Electrical Substation
 Lots 1 & 2 DP1070183

This property is not located in an existing or proposed Heritage Conservation Area.

Submission by Simon Lawton of Endeavour Energy objecting to the proposed listing of the former Sub Station building because it has limited potential for future adaptive re-use and is unsafe due to its proximity to the road alignment. Endeavour Energy intend to dispose of the site.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

The building has significant heritage value and is a landmark in this part of the town. Consideration of future uses or adaptation has not been assessed and there is no reason to consider that a future use could not be achieved while retaining the distinctive architectural character of the pavilion. Unless significant road widening is proposed in this location, the proximity to the road reserve is not an impediment to a suitable future use. Redevelopment of the adding land should carefully consider retaining the visual prominence of this structure and enhance the entry to the town centre.

Recommended to be included as a Local Heritage Item for the reasons identified in the Preliminary Evidence Sheet of the Community Heritage Study and in accordance with the Statement of Heritage Significance.

Item No. 459

Property **181 Argyle Street, Moss Vale**
Interwar House and Garden
Lot 1 DP 509727, Lot 28 DP 1134240, Lot 29 DP 1134240, Lot 30 DP 1134240
This property is not located in an existing or proposed Heritage Conservation Area.

Submission providing additional evidence of the date of construction and occupation of this house provided by Narelle Bown granddaughters of the original owner. The house is a good and intact 'typical' example of interwar design constructed by prominent local builder Alf Stephens for one of the managers at the local cement works.

Recommended to be included as a Local Heritage Item for the reasons identified in the Preliminary Evidence Sheet of the Community Heritage study and in accordance with the Statement of Evidence. Additional historic information to be added to the listing.

Item No. 468

Property **480 - 486 Argyle Street, Moss Vale**
Two Storey Victorian terrace shops
Lot 2 DP712927
This property is located in an existing Heritage Conservation area.

Submission in objection to Local heritage listing made by owners Joan Vandal and Sam Calandra on the basis of the substantial changes made to the buildings and their presentation to Argyle Street that detract from the original form and presentation of the buildings to the street.

No.480 has no apparent heritage qualities and is a mundane infill development adjoining the original structure which was constructed as a stepped pair of late Victorian shops with residences over. As with many buildings on this major road, the deep posted verandahs have been removed exposing the facades which still show French doors on the first floor.

Even without the cast cement finials, the upper facade provides a degree of connection with the streets former Late Victorian Character and some form of protection of these elements would be positive for the Heritage Conservation Area. The listing of facades is not however recommended and in this situation their contribution can be adequately protected by the existing area controls. It is unlikely that reconstruction of the original form of the deep verandahs or ground level shopfronts would ever take place.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Recommended to be excluded from the Community Heritage Study for the reason that their representative value is now highly compromised and their limited visual contribution to the streetscape above awning level is already recognised in the designation of the Heritage Conservation Area. Future reinstatement of parapet level finials would enhance their contribution.

Item No. 470

**Property 538 Argyle Street Moss Vale
Single Storey Commercial Building
Lot 1 DP 1234038**

This property is located in an existing Heritage Conservation Area.

Submission by owners Green Jeza Pty Ltd, Rebeca Duffy of Doing Duffey Accountants refutes some information contained in the Preliminary Evidence Sheet for the property.

On close examination of the street facade it is clear that the two adjoining buildings were built at different times and I have no reason to refute the two dates provided by the historian who provided the information for the study.

The subject building and its later neighbour are fairly typical of 'Late Victorian' commercial development, which would be more apparent if the cast cement finials and original ground level shopfront details were intact. It is clear that the elements used in both buildings are similar and that the difference is in regard to scale. They are not 'high style' designs but are more typical of suburban and rural areas where design input was limited or carried out by artisans.

The 2009 description of the building as being '*substantial*' is an overstatement that is not repeated in the current inventory. In the same way the description of the builder as being '*outstanding*' is not necessarily warranted in the Statement of Significance unless further investigation indicated this.

These buildings do however represent a visually prominent surviving component of early commercial development on Argyle Street that is part of the Heritage of the area. The loss of other structures from this early period add to the necessity to provide some protection to surviving built fabric that illustrates the early development in this location.

Recommended to be included as a Local Heritage Item for the reasons identified in the Preliminary Evidence Sheet of the Community Heritage Study. Future consideration should be given to a more sympathetic awning treatment and replacement of lost parapet level details.

Item No. 473

**Property 568 Argyle Street Moss Vale
Moss Vale Uniting Church and Hall
Lot 4 DP 880538**

This property is located in an existing Heritage Conservation Area.

Submission objecting to the proposed listing as a Heritage Item from The Moss Vale Uniting Church Council. The Council object to the listing of any of their properties within the Shire but have given no reason for their objection.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

This group of buildings is typical of late 19th century and early 20th century, Non Conformist Church architecture on a prominent corner location. Churches are a focal point of community activity and are generally associated with a wide range of members who played significant parts in the evolving development of the local area. The current assessment accurately assesses the place to have local Heritage value for the town of Moss Vale in common with the other ecclesiastical complexes within the town. Built in several stages the complex nevertheless demonstrates a unified architectural character and is associated with prominent Methodist architect Alfred Newman.

Recommended for inclusion as a Local Heritage Item in the terms set out in the Preliminary Evidence Sheet contained in the Community Heritage Study.

Item No. 486

**Property 38 Chapman Avenue Moss Vale
Federation Cottage
Lot 4 DP 8915**

This property is not located in an existing or proposed Heritage Conservation Area.

Submission objecting to the proposed listing as a Heritage Item made by Ian & Margaret Pilgrim on the basis of substantial modifications and additions to the original house.

The current house fabric is modified from the image in the study and has only limited aesthetic value for representative aspects of early 20th century residential design. There is no identifiable significance associated with previous ownership patterns. While it might be considered to be contributory to the streetscape in a Heritage Conservation Area it is not considered to have individual heritage significance.

Recommended to be excluded as a Local Heritage Item in the Community Heritage Study by reason of the substantial modifications undertaken since it was originally identified in 2009.

Item No. 492

**Property 6607 Illawarra Highway Moss Vale
Misty Hill - weatherboard cottage
Lot 2 DP 513113**

This property is not located in an existing or proposed Heritage Conservation Area.

Submission from owner Jarred Danaher to proposed listing as a Local Heritage Item by reason of existing building defects and potential costs of future repairs and maintenance.

The property demonstrates obvious heritage value in its built form and in the landscape setting on a rural location at the edge of Moss Vale. The defects identified in the building fabric are typical for a building of this age and construction and are substantially due to continued neglect rather than intrinsic inferior construction. The necessary repairs are required irrespective of the proposed heritage listing.

Recommended for inclusion as a Local Heritage item in the Community Heritage Study based on the material contained in the Preliminary Evidence Sheet and Statement of Significance.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 493

Property **7009 Illawarra Highway Moss Vale**
 Bulls Hill / Hazleton
 Lot 5 DP 61903

This property is not located in a Heritage Conservation Area.

Submission objecting to the proposed listing as a Local Heritage Item made by the owner Caroline Fagan citing purported errors in the listing, insufficient merit and potential financial implications.

The history presented in the study is somewhat fragmented and could be confusing. The size of the various land portions associated with Bull Run and Hazelton varies as subdivision and amalgamation occurs under different ownerships.

Mayor Harris leased the property in the Summer Holidays at the beginning of the year 1889 and the Boarding School commenced thereafter.

The property ownership is not the same as the use by a number of women operating boarding schools and boarding houses on the site under leases, this is not uncommon. A full Land Title search would confirm the various owners over time. It appears that it was Mrs W.D. Campbell who bought the property in about 1906 and subsequently sold it to William Perry in 1914. Perry sold to Clara De Mestre in the 1920s after her husband's death and she and her daughter eventually occupied it until at least the 1940s. These complex ownership patterns are not essential to the heritage value of the property as a good representative example of a Late Victorian weatherboard house on a substantial estate at the southern edge of Moss Vale.

The use of the house as a country Boarding School and subsequently a rural Boarding House does however reflects a number of recurring heritage themes in the Southern Highlands for education and tourism that are still evident today.

The association with the De Metre family is not in my opinion directly related to identified associations with horse training for which Mr De Metre is noted and this significance should not form part of the Statement of Significance for the site.

Recommended to be included as a Local Heritage Item in the Community Heritage Study subject to modification of the Statement of Significance in the Preliminary Evidence Sheet.

Item No. 497

Property **2 Narellan Road Moss Vale**
 'Emira' House 7 Garden
 Lot 1 DP 1083876

This property is not located in an existing or proposed Heritage Conservation Area.

Submission objecting to the Local Heritage listing of the property made by owners Oliver and Beatrix Kirkland on a wide variety of issues relating to 'extreme dilapidation', substantial alteration to original garden setting, substantial modification of external appearance through later modifications, arbitrary associations and additional financial obligations and implications for future sale etc.

Without a detailed assessment the building it is not possible to confirm or deny the claims by the owners as to the extreme levels of dilapidation, change or viability of the property.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Having reviewed the Preliminary Evidence Sheet and Statement of Significance in the study, I am of the opinion that there is insufficient local heritage value despite the original character of the site as a rural house and garden built for and occupied by prominent members of the local society.

The building does not demonstrate its former associations with owners and occupiers.

Recommended to be excluded as a Local Heritage Item in the Community Heritage Study due to substantial modifications, building defects and insubstantial associations with previous owners.

RENWICK

Item No. 524

**Property 86 Bong Bong Road, Renwick
De Lauret Cottage (part of former Renwick Farm Homes)
Lot 4005 DP 1124863**

This property is not located in an existing or proposed Heritage Conservation Area.

Submission objecting to Local Heritage listing of the property made by The NSW Department of Education South Western Sydney Asset Management Unit. It is not obvious if the objections apply to the three buildings located at Renwick or only the older cottage home (Block G) and the former Scout hall.

There is a recognition in the submission that the place holds heritage value but that the associations with the operation and abuses at the former institution are painful to some members of society.

This concern is one which is commonly held when dealing with Government and Charity run institutions operating in the 19th and 20th century. Many of these sites are however of great cultural significance in demonstrating the history of society's changing attitudes to issues such as mental illness, medical infirmity, criminal punishment, delinquency, welfare, vocational training and education for orphans and so called 'problem' or 'wayward' children.

A large number of such institutions are represented in Local and State Heritage Inventories for Historic, Aesthetic and Social values. Many have been adapted for new uses that allow their earlier use to be interpreted.

While the State Children's Relief Board, under Dr. Renwick's instigated the operation of a cottage home at Mittagong for the convalescence of sickly children, in 1885 they eventually leased 100 acres of farmland for the establishment of a permanent location for the 'Mittagong Cottage Homes.'

Following changes in legislation 'The Mittagong Farm Home for Boys' was established here and the development of the site with the construction of training homes began in 1906. The use of the site continued till 1994 making it one of the longest running such institutions of its kind in Australia.

"De Lauret Cottage" built in 1974 to designs by the NSW Government Architect's Branch was the last of the cottages to be erected and replaced the early farmhouse previously located on the site.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

A Conservation Plan for the site was prepared by Tanner Architects in 2005 and assessed the “De Laurent” building complex as having moderate heritage values for historical and aesthetic significance and recommended the desirability of retention and adaptation for a new use.

I am of the opinion that the building complex is an excellent representative example of an institutional building type reflecting the use of ‘Sydney School’ design character carried out by the Government architects Branch and providing the last component of the former Boys Home complex allowing comparison with earlier cottage homes.

Recommended for inclusion as a Local Heritage Item in the Community Heritage Study with the following modification to the Statement of Significance. Delete “it is significant because of its association with its namesake, Mrs A.M.De Laurent, 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 Laurent Cottage from 1974 until its closure in 1982.” Many such residents have no desire to be associated with this place.

Item No. 525

**Property 88 - 90 Bong Bong Road, Renwick
 ‘Heydon Cottage’ (part of the former Renwick Farm Homes)
 Lot 1 DP 1131771**

This property is not located in an existing or proposed Heritage Conservation Area.

Submission objecting to proposed Local Heritage listing from NSW Department of Education, South Western Sydney Asset Management Unit and requesting that the building be demolished due to its dilapidated state and in an attempt to erase the historic associations which they site represents to people who had former associations with the place when it was a Boys Home.

There is a recognition in the submission that the place holds some heritage value but that the associations with the operation and abuses at the former institution are painful to some members of society.

This concern is one which is commonly held when dealing with Government and Charity run institutions operating in the 19th and 20th century. Many of these sites are however of great cultural significance in demonstrating the history of society’s changing attitudes to issues such as mental illness, medical infirmity, criminal punishment, delinquency, welfare, vocational training and education for orphans and so called ‘problem’ or ‘wayward’ children.

A large number of such institutions are represented in Local and State Heritage Inventories for Historic, Aesthetic and Social values. Many have been adapted for new uses that allow their earlier use to be interpreted.

While the State Children’s Relief Board, under Dr. Renwick’s instigated the operation of a cottage home at Mittagong for the convalescence of sickly children, in 1885 they eventually leased 100 acres of farmland for the establishment of a permanent location for the ‘Mittagong Cottage Homes.’

Following changes in legislation ‘The Mittagong Farm Home for Boys’ was established here and the development of the site with the construction of training homes began in 1906. The use of the site continued till 1994 making it one of the longest running such institutions of its kind in Australia.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

'Heydon Cottage' was erected in 1916 as one of the group of residential buildings erected to house the boys sent to Mittagong. It is designed in a 'Federation' style characterising of the period and is unusually constructed of concrete blockwork.

A Conservation Plan for the site was prepared by Tanner Architects in 2005 and assessed the "Heydon Cottage" building as having high heritage values for Historical and Aesthetic significance and for the unusual technique employed in its construction.

Landscape elements of the site formerly identified in previous assessments have been removed and no longer form part of the current listing.

I am of the opinion that this last surviving substantially intact example of the former 'cottage homes' dating from the early establishment of the Mittagong Cottage Homes site is significant for both historic and aesthetic values to provide an understanding of this aspect of local and state history relating to Child Welfare.

Recommended for inclusion as a Local Heritage item in the Community Heritage Study subject to the following amended Statement of Significance:

'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.

Item No. 527

**Property 88 Bong Bong Road, Renwick
 'Scout Hall' (part of the former Renwick Farm Homes)
 Lot 1 DP 1131771**

This property is not located in an existing or proposed Heritage Conservation Area.

Submission by NSW Department of Education, South Western Sydney Asset Management Unit objecting to the Local Heritage listing of the former Scout Hall located on Bong Bong Road adjacent to the private access road within the grounds of The Highlands School at Renwick. The principal reason for the objection is thought to be due to its dilapidated condition and potential danger to existing pupils. The submission is not clear in this regard. Other reasons given for not listing the building is related to concern in the community by some people as to maintaining evidence of the former uses and abuses associated with the Cottage Homes site.

The building is a simple weatherboard clad structure and was erected initially for administrative uses prior to its modification for scouting activities.

The original asbestos shingle roofing has been replaced with corrugated metal sheeting. Various light weight additions are attached to the original structure.

A Conservation plan prepared for the site by Tanner Architects in 2005 assessed this structure as having high local heritage significance for its historical associations with the operations of the Cottage Homes.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Recommended to be included as a Local Heritage Item in the Community Heritage Study for the reasons identified in the Statement of Significance subject to deletion of the words "in Radio Road" and the words "garden setting". In light of the lack of evidence consideration should be given to deleting the words "Of significance to former Renwick Homes children who resided in Heydon Cottage until its closure in 1976"

ROBERTSON

Item No. 537

Property **Hoddle Street Robertson
Late Victorian weatherboard cottage
Lot 2 DP 547 364**
This property is located in a proposed Heritage Conservation Area.

Submission by owners James & Janette Giblin supporting the proposed Heritage listing and providing additional information.

Recommended to be included as a Local Heritage Item for the values identified in the Preliminary Evidence Sheet in the Community Heritage Study.

Item No. 545

Property **27 Hoddle Street Robertson
'Tudor' style fibro cottage
Lot 11 DP 918489**
This property is located within a proposed Heritage Conservation Area.

Submission by owner Lawson Fredricks objecting to the proposed local heritage listing on the basis of the highly modified condition and substantial building defects associated with the structure.

Despite having the characteristic form and scale of buildings within the Hoddle Street Streetscape, the building has been substantially modified by extensive changes to the external fabric including cladding and fenestration and cannot be considered to have a high level of significance for the values identified in the study.

The site is located within the proposed Heritage Conservation Area and some level of control over the scale and character of any future development of the site to maintain the highly significant streetscape character and continuity can be achieved without individual listing as a heritage item.

Recommended to be excluded as a Local Heritage Item in the Community Heritage Study by reason of the substantial modifications undertaken to the original fabric and the complications of extensive building fabric failure.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

SUTTON FOREST

Item No. 580

Property **51 Kater Road Sutton Forest**
 'Cardrona' homestead
 Lots 1 - 2 DP 1081472

The subject property is already listed for its landscape and is not located in an existing or proposed Heritage Conservation Area.

Submission by owner Arthur Inglis objecting to the additional listing of buildings on the site due to insufficient investigation of the extent of original or significant fabric and the ability of the house to demonstrate associations with previous significant owners.

In my opinion the Community Heritage Study has failed to identify the Local Heritage value of the present house and does not provide information in the Preliminary Evidence Sheet to support the proposed Statement of Significance.

Recommended the property be excluded from Local Heritage listing in the Community Heritage Study in the absence of significant evidence of any substantial heritage values associated with the highly modified house.

WELBY

Item No. 584

Property **61 - 63 Berrima Street Welby**
 'Colombine' (formerly 'Sheldon')
 Lot 15 DP 573525

this property is not located in an existing or proposed Heritage Conservation Area.

Submission by Lindy Boylan (on Behalf of daughter Adriana Collingwood-Smith) objecting to the proposed heritage listing as they do not consider the property to meet thresholds for the values identified in the study.

The house and its garden setting provide a good example of modest 'Late Victorian' residential design with a strong symmetry which is reinforced by the prominent entry portico and tall chimneys. The original structure is substantially intact with sympathetic additions. In my opinion the place shows strong heritage values for those values identified in the study.

Recommended to be included as a Local Heritage Item in accordance with the significance defined in the Preliminary Evidence Statement of Heritage Significance in the Community Heritage Study.

Item No. 591

Property **28 Old Hume Highway Welby**
 'Welby Park Manor' House (Including some interiors) and garden (including trees) and stone fence and adjacent reserves containing stone fences and trees.
 Lot 10 DP 1009585

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

This property is not located in an existing or proposed Heritage Conservation Area.

Submission by Charlotte Blaxland objecting to the proposed heritage listing, critical of the previous heritage assessment of 2009, the making of an ICO over the property in 2018 and the current Preliminary Evidence Sheet and Statement of Heritage Significance in the Community Heritage Study.

The original setting of this building and garden has been substantially reduced by subdivision, leaving it on a reduced curtilage with a frontage to Old Hume Highway though it has no visibility from the public domain. A portion of the original stone fencing and entry gates are visible from the Highway and the presence of the estate is defined by numerous mature trees that surround the building.

The Study has identified a significant association with Byera Hadley the original owner and architect and the use of some Arts & Crafts elements which are relatively rare in this area. The Study has also established that the location of this estate was part of the impetus for intensified development in the village of 'Fitzroy', now Welby after the First world war.

Elements of earlier garden layout and plantings remain on the site and on some adjoining sites that once formed part of its original curtilage.

The issues raised by the current owner cannot be investigated without detailed inspections of the property and available research material.

On this basis the degree of integrity of the built form cannot be confirmed and it is recommended that the listing of this property be deferred from inclusion ion the final heritage list.

WOODLANDS

Item No 609

**Property 37 Kells Creek Road Woodlands
 'Leicecester Park' - stone house and slab house
 Lot 100 DP 1174711**

The property is not located in an existing or proposed Heritage Conservation Area.

Submission objecting to the current form of the proposed local heritage listing made by Gavin & Catherine Solomon acting for Leicester Park Stud Ltd which is the registered owner.

There is no real dispute as to the potential local heritage value of the original home but concern in relation to later additions to it and to the 'slab' hut which the owners believe is not original to the site or of any particular heritage value. The proposition that the slab building is a modern confabulation of various elements created to be picturesque in this setting may be true. Council records could indicate if an approval to build the structure was sought by previous owners. At this time, in the absence of evidence to the contrary, it would be best to delete the references to the slab house in the listing for this property. The Preliminary Evidence Sheet is clear that while the whole property has some significance for its early associations with an important pioneer, it is primarily the stone house that is identified on the site.

Recommended for inclusion as a Local Heritage Item subject to deletion of any specific references to the age / authenticity of the slab hut in the Statement of Significance in the Preliminary Evidence Sheets of the Community Heritage Study.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

HERITAGE CONSERVATION AREAS

GENERAL

There are currently 17 identified Heritage Conservation Areas in Schedule 5, Part 2 of the Wingecarribee LEP 2010.

The Community Heritage Study 2021-2023 has made recommendations for the establishment of 9 new Heritage Conservation Areas and the extension of 7 existing Heritage Conservation Areas. The location and evidence for these are provided in Volume 3.18 of the Heritage Study.

Support for the making of the proposed Heritage Conservation Areas identified in the Study was submitted by The Friends of Bowral Ltd., the Berrima Residents Association, The Exeter Village Association, The Australian Garden History Association, Ms. Dymphna Irwin, Rodney Cavalier, Nick Corbett, Brooke Matson, Brian Thornton, Richard Stafford, Ann Beaumont, Rose-Marie Wells, Jenny Simons, Dave Baxter, Peter & Margaret Chadwick, Peter Nelson, Clive West, Peter Kabaila and Mr Chris McGuigan.

Individual submissions objecting to the making of the Heritage Conservation Areas were received from individual property owners for a variety of reasons, principally that the area definitions were too broad and included non contributory and intrusive development with no identifiable heritage value.

Conflict between those residents in support of the proposed identification of Heritage Conservation Areas and those opposed to inclusion for one reason or another require a balanced assessment of what is proposed.

In my experience the defining of appropriate Heritage Conservation Areas requires careful mapping of 'contributory', 'neutral' and 'intrusive' sites combined with an assessment of appropriate buffer areas to protect areas of cohesive heritage character for protection through appropriate DCP controls.

It is possible that the definition of Heritage Conservation Areas ought to be separated from the proposed Local Heritage listing of identified items to allow for further assessment and mapping to take place and the evaluation of appropriate planning controls which should apply. This decision is beyond the current scope of the Peer Review process and in this report recommendations of the general acceptability of the proposed areas has been undertaken.

Each proposed Heritage Conservation Area was inspected from the street to gauge the cohesive character of both built elements and landscape settings.

This section of the Peer Review deals with submissions made in relation to properties located in the defined areas identified in the Community Heritage Study. No assessment was made of existing Heritage Conservation Areas.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

BERRIMA Northern and Southern Extensions to the existing Berrima Landscape Conservation Area.

No submissions were made in objection to the proposed extensions of the Berrima Heritage Landscape Conservation Area.

Submission in support from Berrima Residents Association (Eric Savage) supporting the Wingecaribee Community Heritage Study and fully supporting the proposed extension of the Berrima Heritage Landscape Conservation Area.

The area was examined by Coleen Morris Heritage Landscape Specialist and her findings are included in the study in support of the extension of the physical and visual catchment for the Village of Berrima to protect its outstanding heritage values to the State.

Assessment In assessing this proposal I see no reason to question any of the assumptions made or the conclusions reached by the Community Heritage Study based on the detailed assessment undertaken by Colleen Morris. An appropriate visual curtilage for the village is important in allowing it to be understood as a Colonial settlement in a rural setting, protecting views into and out of the village.

Recommendation ***The proposed area should be included in the Gateway submission for the reasons set out in the Preliminary Evidence Sheets to ensure the protection of the unique character of Berrima and to manage any future development that may detract from its State significance.***

Wording in the Statement of Significance should differentiate between comments related specifically to Berrima rather than to Sutton Forrest and Exeter villages.

BOWRAL Northern Entrance Landscape Conservation Area: Northern and Southern extensions.

Submission Submissions in relation to landscape conservation have been received from the Australian Garden History Society encouraging the identification of significant landscape area in the shire. Additionally significant community concern has recently been shown in relation to the Pin Oak trees and camellias adjoining the railway station.

Assessment Recent pruning of these trees and shrubs as part of the repair and maintenance of the railway entry and carpark interface has been undertaken to ensure that these landscape elements are appropriately managed and conserved. The proposed Landscape Conservation Area covers land in public ownership including the War Memorial Park and the Remembrance Grove at the northern edge of the proposed area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

These areas are managed by council in concert with the Railways Dept. While some of the railway verge between the two extremities is generally of lower landscape value there appears to be a defined green edge at this significant entry point into the town of Bowral that shows evidence of planned landscape elements with associations to defence force memorials.

I do not think that the Heritage Assessment in the study is sufficient to make the statements regarding all aspects of Heritage Criteria, especially in regard to research potential and rarity, however this landscape has obvious social significance for the memorial associations and general appreciation of the quality the landscape brings to the northern entry to the town.

Recommendation ***I consider it would be appropriate to include this Landscape Conservation Area in the Gateway submission on the basis of a revised Statement of Significance relating primarily to Historical, Associational and Social Heritage criteria. A Plan of Management for this landscape area needs to be prepared to ensure its continued conservation and ongoing management.***

BOWRAL Southern Entry Heritage Conservation Area

Submission Submission by Ashley Overhill objecting to the proposed listing on the basis of the extent of existing developments in this location

Assessment Due to later development the eastern side of Moss Vale Road as identified in the current proposed Heritage Conservation Area has no heritage significance apart from the now isolated individual house 'Blairgowrie' at No. 450 Moss Vale Road which is identified for potential individual heritage listing in the Community heritage Study.

The 'gateway' to Bowral Town Centre created at the roundabout at Bowral Street relies heavily on the two parks on either corner rather than the buildings to the south or north of the intersection.

The landscaping in the small Maynard Park is highly compromised following development of the adjacent site for a large residential complex, with a number of the trees appearing to be dead. This park area dates from the 1980s and has no identifiable heritage value

To the north on Bong Bong Street, the former 'Spare Parts' building is identified as a potential heritage item in the current study, while the service station opposite provides neither 'gateway' value or heritage character at this location.

The concept of a 'gateway' to the Town Centre is in my opinion more appropriately a strategic planning issue for the Bowral Town Plan currently under consideration.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

The row of older brick and timber cottages, No. 441 - 451 on the western side of Moss Vale Road combined with the larger established Lion's Park do however form a cohesive group that illustrates the earlier development at the southern entry to the town and have a degree of heritage value.

Recommendation ***The proposed Bowral Southern Entrance Heritage Conservation Area be included in the final gateway submission but that it be reduced to that group of contributory buildings on the western side of Moss Vale Road and the Lion's Park with a minor change to the Statement of Significance to delete reference to Maynard Park.***

BOWRAL Bowral Heritage Conservation Area Extension (Shepherd Street North)

Submissions 4 Shepherd Street

Submission made by Alicia Williams, the owner of 4 Shepherd Street Bowral supporting the proposed Conservation Area and protection of the streetscape and requesting attention to existing Cherry Trees by Council.

16 Elm Street

Submission made by Deborah Sutherland the owner of 16 Elm Street objecting to the inclusion of Elm Street in the proposed extension of the conservation area because of the mixed character of the development there. This objection is in line with those who do not consider that the inclusion of some 'non contributory' or 'neutral' elements may be necessary to allow for the retention of other heritage character values.

Assessment

In general this area appears to have been identified to link the two existing Conservation Areas to the north and south of Shepherd Street. The majority of buildings identified would be considered 'neutral' rather than contributory to the identified significance of the area. A few houses are more characteristic including No.4 & 6 Shepherd Street, 38 Shepherd Street and No. 18 Una Street but on the whole the area has relatively low heritage value. The car park area of the Bowling Club and the area surrounding the State Government buildings in Merrigang Street are visually intrusive.

While some properties are contributory to the established character of the area no buildings in the proposed extension in my opinion would warrant individual Heritage listing. Venables Park is however a significant physical and visual character element of the area and contains part of the Memorial Cherry Tree Walk. It is clearly a link between the two adjoining conservation areas.

Recommendation ***If this area were not associated with two currently listed adjoining Conservation Areas, I would not consider it to meet the threshold for listing as a stand alone conservation area. However as an infill between the two existing areas and given the presence of some contributory elements I recommend that the area be included for listing in the final gateway submission with a modification to delete***

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

reference to “many” early buildings etc. to be replaced with “some” early buildings.

The Community Heritage Study has incorrectly included reference to the ‘Southern Gateway’ parks in the Statement of Significance on page 30 of the report. This should be corrected.

BOWRAL

**Bowral Conservation Area Merrigang Street Extension
Merrigang Street Bowral.**

Submissions

3 Myrtle Street

Submission objecting to the inclusion of 3 Myrtle Street Bowral in an extension of the existing Heritage Conservation Area made by Bruce Daubin on behalf of the owner of the property. The objection is based on the relatively insignificant value of the buildings on the west side of Myrtle Street that were previously excluded from earlier Conservation Area boundaries.

Of the group of houses involved, only No.3 has a level of integrity as a substantial intact interwar house. It would not however warrant individual heritage listing. The alignment of the boundaries have been drawn to create a cohesive area where not contributory sites are included to allow for appropriate control of future development that could adversely affect the significant streetscapes.

While Mr Daubin does not agree with this approach, it seems to me to be a reasonable way of providing a buffer to areas that would otherwise fragment the areas of identified cohesion and character.

140a Merrigang Street

Submission made by owner of 140a Merrigang Street, I Wombawell and N Harrison objecting to inclusion in an extension of the Heritage Conservation Area because the property is located on a battle axe allotment and contains a new house that is not contributory to the heritage character of the area or the streetscape of Merrigang Street.

Definition of a Heritage Conservation Area will generally include properties that are either ‘neutral’, ‘non contributory’ or ‘intrusive / detracting’ to the identified significance and predominant heritage character.

No significant adverse impact on owners of buildings that do not contribute to the area generally arise from inclusion in the Conservation Area Listing. In the case of 140a Merrigang Street there would be no resulting planning controls beyond those applied generally throughout the Shire.

Assessment

This proposed extension of an existing Heritage Conservation Area continues the established development character and presentation of the existing listed areas of Merrigang Street to the west. It includes a number of properties identified as potential heritage items. It is well defined and does not include any significantly intrusive items.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Recommendation *The proposed extended area of the existing Bowral Conservation Area in the Community Heritage Study be included in the final areas adopted for inclusion in the gateway submission.*

BOWRAL **Holy & Elm Streets Extension, Holly, Elm & Shepherd Street, Bowral**

Submissions There are no submissions relating specifically to this proposed extension to the Bowral Heritage Conservation area.

Assessment This proposed Heritage Conservation area is not well supported by the Community Study beyond its general residential amenity values and subdivision pattern. The assessment of heritage qualities on page 41 of the report would suggest that it does not possess significant heritage values. Three properties have been individually identified for heritage listing but many of the other properties are indicated to be of no heritage interest.

Recommendation *The proposed extended area of the existing Bowral Conservation Area in the Community Heritage Study be deferred pending a more detailed assessment of its value as a conservation area.*

BOWRAL **Glebe Estate Extension Bradman Avenue & Bowral Street, Bowral**

Submissions There are no submissions relating specifically to this proposed extension of the existing Glebe Estate Heritage Conservation area., however the owner of No. 116 Bowral road is in support of the individual listing of that property.

Assessment Despite this area having limited heritage values in the manner of built items, it is clearly part of the identified Glebe Estate created in the 1920s and largely developed in the first half of the 20th century. Its separation from other existing portions of the estate does appear to be an anomaly that would be remedied by this listing.

Recommendation *The proposed extended area of the existing Glebe Estate Conservation Area be included in the final areas adopted for inclusion in the gateway submission.*

BOWRAL **Station Street Heritage Conservation Area 44 - 54 Station Street Bowral**

Submissions It is noted that the owners of the pair of Victorian Terraces at No. 48 - 50 Station Street have objected elsewhere to their inclusion in the Community Heritage Study as a Local Heritage Item.

Assessment The proposed new Heritage Conservation Area contains 5 commercial buildings that were formerly residential, one of which, No.54 Station Street is already a Local Heritage Item and three others, No.44,48-50 & 52 are proposed Local Heritage Items in the Community Heritage Study. No. 46

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Station Street would not meet thresholds for individual listing as a heritage item.

In its current form, I consider the group to be too small to list as a Heritage Conservation Area, however I note that there are two contributory buildings on Argyle Lane which if combined with the existing heritage listed Church and Church Hall fronting Banquette Street would form a relatively cohesive precinct. Providing evidence of development in this section of Bowral in the late 19th century.

Recommendation ***In its current form the buildings are adequately protected by individual heritage listing and are not large enough together to be considered as a Heritage Conservation Area. If combined with the rear properties and the adjoining heritage listed Church and Hall, I consider that the area could be included as a Heritage Conservation Area which demonstrates the early development pattern in this section of Bowral for residential and church use, demonstrating a high degree of aesthetic value in this location.***

BUNDANOON Church Street extension, Bundanoon

Submissions There are no submissions in relation to the proposed extension off the existing Church Street Heritage Conservation Area at Bundanoon.

Assessment The proposed extension incorporates the public school and a number of residential properties that are characteristic of the established character of the area and are visually cohesive. I consider the extension to be a reasonable proposal to maintain the heritage values of the area identified in the Community Heritage Study.

Recommendation ***The proposed extension of the Church Street Heritage Conservation Area at Bundanoon is recommended to be adopted for inclusion in the final gateway submission.***

BURRADOO Links Road & Golf Course Heritage Conservation Area Burradoo

Submissions There are no specific submissions dealing with the creation of the proposed Links Road Heritage Conservation area though there are 2 objections in relation to individual property heritage listings that are located within the boundaries of the proposed listing.

Assessment Bowral Golf Course and the associated development of Links Road in the early 20th century resulted in the creation of a number of significant buildings and landscapes which are recognised as being almost iconic in the area. Elsewhere in this review it is recommended that the Golf Club House not be individually listed but that the Golf Course be identified as a Cultural Landscape. A significant number of individual properties in Links Road are recommended for individual heritage listing, while others are

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

considered contributory to the overall character within the proposed Heritage Conservation area.

Recommendation ***The proposed Links Road & Golf Course Heritage Conservation area be included in the final areas adopted for inclusion in the gateway submission.***

EXETER Exeter Village Heritage Conservation Area

Submissions Submission by Exeter Village Association supporting the making of the Exeter Village Conservation Area and nominating potential heritage items for inclusion. The final extent of the proposed listing was the result of consultation with the Association having regard to the existing DCP controls. Rural landscape buffers were included to protect the existing extent of development.

Submission by Martin McGrane, Architect in support of the proposed Heritage Conservation Area and the proposed Local Heritage listings in the village and suggesting a wider rural landscape buffer for the village. In his opinion the significance of the village “*justifies a reasonable envelope or curtilage of protection from inappropriate and detrimental future development.*” He goes on to say “*This will not inhibit or restrict land owner rights or Council intentions re potential subdivision or residential urban consolidation in line with the LEP, but will serve to apply an additional level of control to ensure better building design to complement rather than detract from the Village and its traditional setting.*”

Submission from David and Karen Knott of ‘Buskers End’ 2 - 6 Buskers Avenue Exeter supporting the making of a Heritage Conservation Area and concerned that without further expansion of the area, inappropriate subdivision will take place in the vicinity of ‘Buskers End’.

Submission from Mark Singer supporting the implementation of a proposed Heritage Conservation Area for Exeter Village and suggesting it be extended to the boundaries of the current DCP. Mr Singer applauds the inclusion of landscape features in the proposed listing.

Submission from Stephen Blackman supporting the implementation of a proposed Heritage Conservation Area for Exeter Village and recommending expansion of the area to cover that defined by the existing DCP.

Submission from Lisa Bingley supporting the implementation of the proposed heritage Conservation Area for Exeter Village with the view that the area should be further extended to prevent unsympathetic development that would detract from the heritage character of the village.

Submission from Trevor and Julie- Ann New supporting the proposed Heritage Conservation Area for Exeter Village to preserve existing character.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Submission from Brian Gesser supporting the proposed Heritage Conservation Area for the Village of Exeter.

Submission from Anthony Baker in support of the making of a Heritage Conservation area for Exeter Village.

Submission from Ruth & Peter Stone in support of the proposed Heritage Conservation area for Exeter Village.

Submission from Angela Williamson of 71 Westgrove Road Exeter supporting the actions of Council in undertaking the Community Based Heritage Study and the proposed Heritage Conservation Area for Exeter Village.

Submission from Mark and Johanna Webeck giving unequivocal support to Council in regard to the proposed Heritage Conservation Area for Exeter Village.

Submission by Raymond Binns of 272 Ellsmore Road Exeter in support of the proposed Exeter Village Heritage Conservation Area.

Submission from Rick Beers of 15 Schools Lane Exeter in support of the proposed heritage listings and Exeter Village Heritage Conservation Area and suggesting further items and extent of the identified listing and the provision of additional Rural landscape protection.

Submission from Brian Wood of 568 Ellsmore Road Exeter, in support of the proposed Heritage Conservation Area for the Village of Exeter and seeking potential Landscape Conservation controls in the area.

Submission from David Williamson supporting the proposed Heritage Conservation Area for Exeter Village to protect existing heritage character.

Submission from Vito Arena and Ali Beck seeking to support the making of the proposed Heritage Conservation Area and its extension to include their property adjoining 'Invergowrie'. They also seek the establishment of a Significant Tree Register which is outside the scope of the current study.

5 Jensons Lane objection

Submission by Paul Davies, Heritage Consultant on behalf of Peter Engle and Louisa Parker objecting to the inclusion of 5 Jensens Lane in the proposed HCA.

No. 5 Jensens Lane is 'neutral' or 'non contributory' to the overall identified significance of the Exeter Village Conservation Area.

The objection is in relation to the form and extent of the proposed new Heritage Conservation Area and the lack of appropriate mapping of contributory and non contributory items as well as some potential conflicts with the existing DCP controls for the village. Mr Davies did not agree with the Statement of Significance identified in the Community Heritage Study document.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Mr Engles and Ms Parker were concerned that the bulk of buildings adjoining their property were of no heritage value and that inclusion would result in additional and unreasonable and planning controls.

Assessment The proposed Heritage Conservation Area has been appropriately studied and identified and has received wide community support from local residents who seek to maintain the unique historic character of Exeter.

Recommendation ***Recommended to be included as a Conservation area as set out in the Community Heritage Study. Possible further community consultation should be undertaken regarding expansion of the area and particular planning controls for Exeter Village to preserve the existing heritage character and limit future intrusive development.***

KANGALOON Kangaloon Village Heritage Conservation Area, Kangaloon

Submissions There are no specific submissions in regard to this proposed Heritage Conservation Area which includes several of the proposed individually heritage listings for the village.

Assessment The intent of making this very small Heritage Conservation area is to protect the surviving 'rural hamlet' character of the village which clusters around a cross roads location. Part of the significance of this location is the beautiful rural setting that surrounds the village and extends into the countryside demonstrating the effects of the Robertson Land Acts and the establishment of dairying industries here in the mid 19th century. As recommended elsewhere in this review, a larger Cultural Landscape Conservation Area needs to be established that incorporates both Kangaloon and East Kangaloon.

Recommendation ***Recommended to be included as a Conservation area as set out in the Community Heritage Study. Further analysis and study of a larger Cultural Landscape protection area is highly desirable.***

MITTAGONG Mittagong Heritage Conservation Area extension

Submissions Submission by Simon Pikkit on behalf of Willow Properties who own a number of buildings in this location, raising the significance of the majority of the buildings for any Heritage values.

Assessment The only building of significance in the proposed area is 'The Boston Ivy', two storey Late Victorian shop.

There is no heritage justification for the proposed joining of the two existing Heritage Conservation Areas by the inclusion of this strip of development, none of which has any heritage or streetscape value for the town and which is likely to have redevelopment pressures in the future.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Recommendation *Recommended to be excluded in the final gateway submission.*

ROBERTSON Robertson Heritage Conservation Area Hoddle Street, Robertson

Submissions There were no submissions relating to the proposed Heritage Conservation Area for Robertson however one submission in regard to the exclusion of No. 27 Hoddle Street is dealt with elsewhere in this report.

Assessment The main Street of Robertson demonstrates with exceptional clarity the historic linear development of the Village and retains a remarkable number of contributory items and potential heritage items that suggest the whole area along Hoddle Street from the railway crossing in the west to The Cheese Factory site in the east be designated a Heritage Conservation Area.

The elongated street alignment of the main street following 'Hoddle's Line' track and the establishment of a town site in 1862 under the Land Reform

Acts promoted by John Robertson are quite evident in the current village character and make it unique in the Southern Highlands.

Recommendation ***This proposed Heritage Conservation Area is recommended for inclusion in any final submission for Gateway approval associated with the next stage of the Community Heritage Study.***

SUTTON FOREST Sutton Forest & Exeter Landscape Conservation Area

Submissions There are no submissions in relation to the creation of a Landscape Conservation Area as proposed in the Community Heritage Study.

Assessment A detailed assessment of this area based on recommendations from the National Trust of Australia (NSW) and refined by Colleen Morris has identified the significance of this large cultural landscape incorporating a substantial number of identified heritage items reaching back to early Colonial times in the European settlement of the Southern Highlands.

Recommendation ***This proposed Cultural Landscape Conservation Area is recommended to be adopted for inclusion in the final gateway submission.***

WILDES MEADOW Wildes Meadow Village Heritage Conservation area

Submissions **48 Church Street Wildes Meadow**
Submission by Giovanni Ruperto of 48 Church Street Wildes Meadow objecting generally to any heritage listing affecting his property.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Assessment	The remaining development in the hamlet of Wildes Meadow clearly demonstrates the establishment of small farming communities following the Robertson Land Acts which opened up the area for agriculture. The fragile nature of the surviving structures requires development controls to ensure its heritage values are conserved.
Recommendation	<i>The proposed Wildes Meadow Village Heritage Conservation Area is recommended to be adopted for <u>inclusion</u> in the final gateway submission.</i>

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

RECOMMENDATIONS FOR INCLUSION / EXCLUSION IN FINAL HERITAGE LIST

GENERAL The final recommendations for inclusion / exclusion of identified properties in the Wingecarribee Community Heritage Study for each of the identified areas is summarised below and shown on the attached spreadsheet. The item numbers are those identified in the Community Heritage Study and are grouped by nominated village locations.

BALMORAL - ITEMS Nos. 1 - 6

Balmoral in the Southern Highlands first appeared in 1888 as the name of the local railway siding. It was then applied as the name of the first subdivision when the original Land Grants of Henry Harry and Samuel Levy Bensusan were developed into the Balmoral Estate in 1896. Balmoral Castle Estate in the Scottish Highlands was where Queen Victoria and Prince Albert established their private holiday home in the 1850s. The name became popular throughout the Empire.

There are currently no individual heritage items or Heritage Conservation Areas identified in the Wingecarribee LEP 2010 for the Balmoral settlement.

The Community Based Heritage Study proposes 6 individual heritage items in this location for consideration.

Items No. 1

Bolans Road Balmoral, 'Balmoral Cemetery' is recommended to be **included** in the final heritage list. The site is not located in an existing or proposed Heritage Conservation Area.

Item No. 2

No. 5 Railway Parade Balmoral, 'Former Public School' is recommended to be **excluded** from the final heritage list. While the former Public School has some ability to demonstrate its original design and former use it is substantially compromised by later additions and alterations and it is not unique as there is a similar substantially intact School at Glenquarry.

Items No. 3,4,5 & 6

Nos.27, 31, 35 & 37 Railway Parade Balmoral, are accurately identified and researched to be **included** in the final heritage list. The final Statements of significance should delete the term '*beauty of its setting*' and simply refer to '*setting*'. The properties are not located in an existing or proposed Heritage Conservation Area.

BERRIMA - ITEMS Nos. 7 - 12

Berrima is a unique historic village established in 1831 following a recommendation to Governor Bourke by Survey General, Thomas Mitchell in 1829. The village was set out by surveyor Robert Hoddle on an English model, with a village green at its centre with public buildings surrounding it and adjacent streets set aside for residential development. It was a centre for Government administration in the county and the plan allowed for the establishment of a gaol, courthouse and housing for government officials. It remains one of the best preserved Georgian Colonial towns in Australia.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

There are currently 64 individual heritage items, 2 Heritage Conservation Areas and an Archaeological listed at Berrima in the Wingecarribee LEP 2010. There are 16 items entered for Berrima on the NSW State Heritage Register.

The Community Based Heritage Study proposes an extension of the existing Heritage Conservation Area and a further 6 individual heritage items for consideration.

Item No. 7

No.224 Greenhills Road Berrima, is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No.8

No. 38 Jellore Street Berrima, 'Berrima Bridge Nursery' is recommended to be **included** in the final heritage list. The site is located in the existing Heritage Conservation Area.

The Statement of significance should delete the sentence "*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.

Item No.9

Old Oak tree, Market Place, Berrima given the current state of the oak, I would recommend that it be **excluded** from the final heritage list.

The Statement of Significance in the study should be modified to delete the sentence "*The tree serves as an important visual element on the corner of the Old Hume Highway and Jellore Street and has landmark quality. Prior to the failure of one of its limbs, the tree was a beautiful symmetrical example of an English Oak.*" While this was once true it no longer applies.

The tree is located in the Market Place Berrima which is a Heritage Item in the Wingecarribee LEP 2010.

The sentence "*It is a likely rare example of such a tree and one that is still standing more than 130 years after it was planted.*" There are a number of very old English Oaks in the district.

I am generally of the opinion that significant trees which are subject to growth, disease and eventual death are more appropriately identified on a Significant Tree Register rather than being identified as individual heritage items.

Item No.10

No.3020 Old Hume Highway Berrima. 'Bendooley Homestead' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

The Statement of Significance should be altered to describe the house as "*an early sandstone 'Georgian Style' Victorian era residence*" to avoid any confusion to the building being erected during the Georgian period.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No.11

No.7-9 Oldbury Street Berrima, 'Stone Cottage' is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No.12

No.1 Raglan Street Berrima, 'Tom Mitchell's Slab Hut' is recommended for **inclusion** in the final heritage list. The property is located in an existing Heritage Conservation Area.

The identification of this site should include the term '*partial ruin*' due to the state of the structure.

BOWRAL - Items Nos. 13 - 250

Bowral - The establishment of the town of Bowral on the former 1823 John Oxley land grant, 'Wingecarribee' was the result of the construction of the southern railway line and the speculative subdivisions that initially occurred adjacent to its alignment in 1858. Expansion of the town was ensured by the construction of a station in 1867. By the 1880s the area had become a popular summer resort for some of Sydney's social elite who erected houses on substantial estates, while the town flourished with many smaller residential developments and community institutions. Recreational facilities and parks were established and a number of public and private schools opened. Waves of development in the early 20th century and the interwar period expanded the town to the east of the railway.

There are currently 72 individual heritage items, 2 Heritage Conservation Areas and an Archaeological site identified for Bowral in the Wingecarribee LEP 2010. There are 4 items at Bowral entered on the NSW State Heritage Register.

The Community Based Heritage Study contains 237 proposed new individual heritage listings. A number of these items fall in subdivisions that were created in the inter war period and subsequently developed with individual houses on relatively large lots. A number are also located in the existing or proposed extended and new Heritage Conservation Areas.

Item No. 13

No.1 Aitken Street Bowral, 'Sunny Corner' is recommended to be **excluded** from the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No. 14

No.12, Aitken Street Bowral, is recommended to be **excluded** in the final heritage list. It provides contributory value as a 'representative' example of interwar housing in the existing Heritage Conservation Area.

Item No. 15

No. 14 Aitken Road Bowral, 'Aroha' is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Items Nos. 16 - 23

Nos. 16, 18, 20-22, 24, 26, 29, 30 & 31 Aitken Street Bowral, are recommended to be **excluded** from the final heritage list. The properties are located in an existing Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 24

No. 28 Aitken Street Bowral, Victorian weatherboard cottage is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation Area.

Items Nos. 25-26

Nos. 43 & 43a Aitken Street Bowral are recommended to be **excluded** in the final heritage list. The properties are located in an existing Heritage Conservation Area.

Item No. 27

No.5 Alcorn Street Bowral, is recommended to be **included** in the final heritage list. The house though isolated in an industrial zoning is an intact example of a weatherboard workers cottage which would once have been more common in this area. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 28

No. 2 Alfreda Street Bowral, 'Willyama'-Spanish Mission Style House is a good and relatively rare example of its type and is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation Area.

Item No. 29

No. 83 Ascot Road Bowral, Weatherboard worker's cottage is not located in an identified Heritage Conservation Area. It is recommended to be **included** in the final heritage list as a good surviving representative example of once common workers cottages in the area.

Item No. 30

No. 7 Banksia Street Bowral, Federation bungalow is located within an existing Heritage Conservation Area and is recommended to be **excluded** in the final heritage list.

Item No. 31

No 8 Banksia Street Bowral, Victorian masonry cottage with slate roof is not located within an existing Heritage Conservation Area. It is recommended to be **included** in the final heritage list.

Item No. 32

No.10 Banksia Street Bowral, Interwar Californian Bungalow is not located in an existing Heritage Conservation Area. It is recommended to be **included** in the final heritage list.

Item No. 33

No. 77 Bendooley Street Bowral, Interwar House including interiors is located within an existing Heritage Conservation Area. It is recommended to be **included** in the final heritage list.

Item No. 34

No. 90 Bendooley Street Bowral, 'Beatrice Park' house is a Post war house designed by a prominent architect. It is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

Item No. 35

No. 256 Bong Bong Street Bowral, National Australia Bank building is recommended to be **excluded** in the final heritage list.

Item No. 36

Bong Bong Street Bowral, Bowral War Memorial Park is recommended to be **included** in the final heritage list. The park is proposed to form part of a proposed Heritage Conservation area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 37

No. 302 - 306 Bong Bong Street Bowral, 'Springetts Arcade' upper facade is recommended to be **included** in the final heritage list.

Item No. 38

No. 329 - 339 Bong Bong Street Bowral, Shops are recommended to be **excluded** in the final heritage list.

Item No. 39

No. 408 - 412 Bong Bong Street Bowral, 'Bowral Hotel' is recommended to be **included** in the final heritage list.

Item No. 40

No. 421 - 425 Bong Bong Street Bowral, Former Bowral Spare Parts, is recommended to be **included** in the final heritage list. Refer to response to submission. This property is located in a proposed Heritage Conservation Area. (See comments on Bowral Southern Entrance HCA)

Item No. 41

No. 28 Boolwey Street Bowral, Victorian weatherboard house is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation Area.

Item No. 42

No.37 Boolwey Street Bowral, Interwar house is recommended to be **excluded** in the final heritage list. It is located within an existing Heritage Conservation Area. See Submission.

Items Nos. 43 - 45 & 47- 48

Nos. 39, 41, 43, 45 & 47 Boolwey Street Bowral are generally not outstanding examples of interwar houses and are recommended to be **excluded** from the final heritage list. They are located in an existing Heritage Conservation Area.

Item No. 46

No 33 Boolwey Street Bowral, (2 Edward Street) Interwar house is recommended to be **included** in the final heritage list as a substantially intact example. The property is located in an existing Heritage Conservation Area.

Item No. 49

No. 87 Bowral Street Bowral, Interwar weatherboard house is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Items Nos. 50 - 52

Nos. 92, 94 & 96 Bowral Street are recommended to be **excluded** from the final heritage list. These houses are located within an existing Heritage Conservation Area.

Item No. 53

No. 98 Bowral Street Bowral, 'Whitstable' substantial Californian Bungalow is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No. 54

No. 100 Bowral Street Bowral, Interwar two storey house is recommended to be **excluded** from the final heritage list because of its substantially modified fabric. The house is located in an existing Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 55

No. 102 Bowral Street Bowral, 'Elvador' Interwar Mediterranean style house is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No. 56

No. 104 Bowral Street Bowral, 1950s house is recommended to be **excluded** in the final heritage list. This property is located within an existing Heritage Conservation Area.

Items Nos. 57 - 60

Nos. 106, 116, 118 & 120 Bowral Street Bowral are recommended to be **included** in the final heritage list. These properties are located in a proposed Heritage Conservation Area.

Items Nos. 61 - 64

Nos. 122, 124, 126 & 128 Bowral Street are recommended to be **excluded** in the final heritage list. These properties are located in a proposed Heritage Conservation Area.

Items Nos. 65 - 72

Nos. 1, 2, 3, 5, 7, 9, 12 & 14 Bradman Street Bowral are recommended to be **excluded** from the final heritage list as not reaching thresholds for individual heritage listing and being located in existing and proposed Heritage Conservation Areas.

Items Nos. 73 - 78

Nos. 16, 22, 27, 29, 42, & 44-46 Bundaroo Street Bowral are recommended to be **included** in the final heritage list. These properties are all located in an existing Heritage Conservation Area.

Item No. 79

No. 9 Carlisle Street Bowral, Weatherboard cottage with iron lace is recommended to be **excluded** from the final heritage list due to the degree of modification to the original fabric and later additions. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 80

No. 2-18 Centennial Road Bowral, 'Waterbrook' is recommended to be **excluded** in the final heritage list.

Item No. 81

No.13 Centennial Road Bowral, 'Glen Park' house & garden is recommended to be **excluded** in the final heritage list.

Item No. 82

No. 43 - 47 Centennial Road Bowral, 'Cragieburn' homestead, golf course and gardens is recommended to be **included** in the final heritage list. A Conservation Plan of Management for the site is recommended.

Item No. 83

No. 54 Centennial Road Bowral, 'Cotswold Cottage' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Items Nos. 84 - 86

Nos. 1, 1a & 3 Church Street Bowral, are recommended to be **excluded** in the final heritage list due to the degree of modification of the original built form. These properties are located in an existing Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 87

No. 4 Church Street Bowral, 'Redwood' Interwar house and garden is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Items Nos. 88 - 91

Nos. 5, 6, 7, & 8 Church Street are recommended to be **excluded** in the final heritage list. These properties are located in an existing Heritage Conservation Area.

Item No. 92

No. 9 Church Street Bowral, 'Wirra Wirra' Federation house is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No. 93

No. 10 Church Street Bowral, is recommended to be **excluded** the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No. 94

No.5 Crago Lane Bowral, 'Highdown' Victorian 'Gothic' weatherboard house and garden is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Items Nos. 95 - 96

No 18 & No. 20 Daphne Street Bowral, 'The Little Foxes' Federation 'Gothic' weatherboard house and 'Disbury' Federation house are recommended to be **excluded** the final heritage list.

Item No. 97

No. 6 David Street Bowral, Berida Hotel is recommended to be **included** in the final heritage list.

Item No. 98

Nos 1 Edward Street Bowral, is recommended to be **included** in the final heritage list. The property is located within an existing Heritage Conservation Area.

Item No. 99

No.3 Edward Street Bowral, is recommended to be **excluded** from the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No. 100

No.5 Edward Street Bowral, is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No. 101

No.6 Edward Street Bowral, is recommended to be **excluded** in the final heritage list. The property is located in an existing Heritage conservation Area.

Item No. 102

No.7 Edward street Bowral, is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No. 103

No. 9 Edward Street Bowral is recommended to be **excluded** from the final heritage list due to its external treatment. The property is already located in an existing Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 104

No. 3 Elm Street Bowral is recommended to be **excluded** from the final heritage list. This property is already located in an existing Heritage Conservation Area.

Item No. 105

No. 5 Elm Street, Bowral, 'Teddington' Victorian villa is recommended to be **included** in the final heritage list for its association with Alf. Stephens Snr. And a relatively rare example of its type. The property is located in an existing Heritage Conservation Area.

Items Nos. 106 - 107

Nos. 6 & 7 Elm Street Bowral are recommended to be **excluded** from the final heritage list due to their modifications, however on further detailed investigation No. 7 Elm Street may be substantially intact behind the verandah infill. Both buildings are located in an existing Heritage Conservation Area.

Items Nos. 108 - 110

Nos. 9, 10, & 11 Elm Street Bowral are recommended to be **included** in the final heritage list as a group of three weatherboard Victorian cottages. The buildings are located in an existing Heritage Conservation Area.

Item No. 111

No. 26 Elm Street Bowral is recommended to be **excluded** in the final heritage list due to the degree of alterations and additions to the original fabric. The building is located in an existing Heritage Conservation Area.

Item No. 112

No. 1 Funston Street Bowral, Late Victorian house & Trachite fence posts is recommended to be **included** in the final heritage list, later additions clearly separated from original structure which retains original finish. The property is located in a proposed Heritage Conservation Area.

Items Nos. 113 - 114

Nos. 16 & 23 Gladstone Road Bowral, 'The Leightons' & 'The Ridge' are recommended to be **included** in the final heritage list. No 16 has lost its original verandahs which could be reinstated. These properties are not located in a Heritage Conservation Area.

Item No. 115

No. 27 Gladstone Road Bowral, 'Brightlands' is recommended to be **excluded** in the final heritage list for the reasons outlined in the response to the owners submissions.

Items Nos. 116 - 124

Nos. 5, 7, 12, 16, 18, 22, 24, 26 & 28 Glebe Street, Bowral do not in my opinion reach the thresholds for individual heritage listing and are already located within an existing Heritage Conservation Area. They are recommended to be **excluded** in the final heritage list. A number of submissions relating to these properties were received by Council and are addressed elsewhere in this report. Appropriate grading of contribution to the streetscape in the Conservation area needs to be made for each site and in this regard No.18 Glebe Street is considered to be of 'High' contributory value due to its corner location.

Item No. 125

No. 4 Hamilton Avenue Bowral 'Byways' weatherboard house is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 126

No.8 Holly Street Bowral, Victorian cottage is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Items Nos. 127 - 129

Nos. 10, 15, &18 Holly Street Bowral are recommended to be **included** in the final heritage list. These properties are located in a Heritage Conservation Area.

Item No. 130

No.31 Holly Street Bowral, is recommended to be **excluded** in the final heritage list. The property is substantially modified and is already located in a Heritage Conservation Area.

Item No. 131

No. 45 Holly Street Bowral, Victorian weatherboard cottage is recommended to be **included** in the final heritage list. The property is not located in an existing Heritage Conservation Area

Item No. 132

No. 7 Ivy Street Bowral is recommended to be **excluded** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 133

No. 1 Jasmine Street Bowral is recommended to be **excluded** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No. 134

No. 7 Jasmine Street Bowral 'The Rosery' is recommended to be **excluded** in the final heritage list as a result of substantial internal modifications. The property is located within an existing Heritage Conservation Area.

Item No. 135

No. 10 Jasmine Street Bowral, 'Emmalay Cottage' is recommended to be **excluded** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No. 136

No. 9 Kangaloon Road Bowral, Pine Trees are recommended to be **excluded** in the final heritage list as recommended in the Community based Heritage Study Report.

Item No. 137

No. 25 - 43 Kangaloon Road Bowral, Golf Club and former Caretakers Cottage are recommended to be **included** in the final heritage list for the cultural landscape nature of the golf course rather than any specific value associated with the highly modified buildings on the site. See response to submission elsewhere in this report.

Item No. 138

No. 34b Kangaloon Road Bowral, 'Landshome' is recommended to be **excluded** in the final heritage list as noted in the Community based Heritage Study Report.

Items Nos. 139 - 140

Nos. 36 & 40 Kangaloon Road Bowral, 'Ranelagh' & 'Kenilworth' are recommended to be **included** in the final heritage list.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 141

No. 56 Kangaloon Road Bowral, Demolished house is recommended to be **excluded** in the final heritage list.

Item No. 142

No. 58 Kangaloon Road Bowral, 'Tudor Corner' is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation Area.

Item No. 143

No. 60 Kangaloon Road Bowral, is recommended to be **excluded** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Items Nos. 144 - 145

Nos. 15 & 16 Merilbah Road Bowral, Sydney School houses are recommended to be **included** in the final; heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Items Nos. 146 - 150

Nos. 16, 22, 23, 25-27 & 29-31 Merrigang Street Bowral, are recommended to be **included** in the final heritage list. These properties are located in an existing Heritage Conservation Area.

Item No. 151

Nos. 33-35 Merrigang Street are recommended to be **excluded** from the final heritage list as a result of substantial modification and development of the site. The property is located in an existing Heritage Conservation Area.

Items Nos. 152 - 155

Nos. 37-39, 50, 51-53 & 63 Merrigang Street are recommended to be **included** in the final heritage list. The properties are located in an existing Heritage Conservation Area.

Item No.156

No. 74 Merrigang Street Bowral is recommended to be **excluded** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Items Nos. 157 - 160

Nos. 76, 78, 80, & 83 Merrigang Street Bowral, are recommended to be **included** in the final heritage list. These properties are located in the existing Heritage Conservation Area.

Item No. 161

No. 101 Merrigang Street Bowral, is recommended to be **excluded** from the final heritage list as recommended in the Community Based Heritage Study. The property is located in the existing Heritage Conservation Area.

Item No. 162

No.109 Merrigang Street Bowral, is recommended to be **included** in the final heritage list. The property is located in the existing Heritage Conservation Area

Item No. 163

No.112 Merrigang Street Bowral, Californian bungalow is recommended to be **excluded** in the final heritage list as indicated in the Community based Heritage Study. The property is located in the existing Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 164

No. 116 Merrigang Street Bowral, Victorian brick house is recommended to be **excluded** from the final heritage list. See response to owners submission elsewhere in this report. The property is located in an existing Heritage Conservation Area.

Item No. 165

No.119 Merrigang Street Bowral, 'Rippowam', Interwar house is recommended to be **excluded** from the final heritage list due to the extreme degree of modification of the original form and fabric. The property is not located in the proposed Heritage Conservation Area.

Items Nos. 166 - 168

Nos.120, 122, & 124-126 Merrigang Street are recommended to be **included** in the final heritage list. The properties are located in an existing Heritage Conservation Area.

Item No. 169

No. 132 Merrigang Street Bowral, Single storey weatherboard house is recommended to be **excluded** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No. 170

No. 138 Merrigang Street Bowral, Gardeners cottage is recommended to be **excluded** from the final heritage list. The property is located in the proposed Heritage Conservation Area.

Item No. 171

No. 142b Merrigang Street Bowral, 'Chifley' house including interiors and garden etc (see response to owners submission) is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No. 172

No. 144 Merrigang Street Bowral, Weatherbaord cottage is recommended to be **excluded** from the final heritage list due to significant modifications to the original fabric. The property is located within the proposed Heritage Conservation Area.

Item No. 173

No. 148 Merrigang Street Bowral, Victorian weatherboard cottage is recommended to be **included** in the final heritage list. The property is located in an existing heritage conservation Area.

Item No. 174

No. 158 Merrigang Street Bowral, Cottage, is recommended to be **excluded** from the final heritage list. The house makes a strong positive contribution to the streetscape in the proposed Heritage Conservation Area but has been significantly modified internally.

Item No. 175

No. 159 Merrigang Street Bowral, 'Rose Manor' is recommended to be **included** in the final heritage list. The property is located in a proposed Heritage Conservation Area.

Items Nos. 176 - 179

Nos. 164, 166, 170 & 173-179 Merrigang Street, are recommended to be **included** in the final heritage list. The properties are in a proposed Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 180

No.174 Merrigang Street Bowral 'Green Gables' is recommended to be **excluded** in the final heritage list. The property is located in a proposed Heritage Conservation Area.

Item Nos. 181 - 183

Nos. 180, 186 & 192 Merrigang Street Bowral, are recommended to be **included** in the final heritage list. These properties are located in the proposed Heritage Conservation Area.

Item No. 184

Mona Road Bowral, 1935 wing of Bowral Public Hospital is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 185

No. 450 Moss Vale Road Bowral, 'Blairgowrie' Federation house is recommended to be **included** in the final heritage list. This property is located in a proposed heritage conservation Area that is recommended to be reduced in size excluding this site.

Item No.186

No. 2 Mount Road Bowral, Victorian cottage is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage conservation Area.

Items Nos.187 - 189

Nos. 21-23, 26 & 30a Mount Road, a group of Gothic style houses are recommended to be **included** in the final heritage list. These properties are not located in an existing or proposed heritage Conservation Area.

Item No.190

No.45 Mount Road Bowral Three Flats, This unusual development is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation Area.

Items Nos.191 -192

Nos. 2-6 & 16 Myosotis Street Bowral , 'Toorale' and 'Carrisbrook' are recommended to be **included** in the final heritage list. The properties are not located in an existing or proposed Heritage Conservation Area.

Item No.193

No. 133 Old Bowral Road Bowral, ' Gibraltar Park' original building, is recommended to be **included** in the final heritage list. An appropriate curtilage to be determined. The property is not located in an existing or proposed Heritage Conservation Area.

Item No.194

No. 33 Oxley Drive Bowral, 'Norwood' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No.195

No. 7 Oxley Hill Road Bowral, Two storey weatherboard house, is recommended to be **included** in the final heritage list as confirmed with the owner following a submission to Council. The property is not located in an existing or proposed heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No.196

No.1 Oxley's Hill Road Bowral, Bowral Brickworks is recommended to be **included** in the final heritage list. A Conservation Management Plan is required before any further development of the site. (See Submission response elsewhere in this report.)

Item No.197

No. 12 Rose Street Bowral, Federation house is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No.198

No. 17 Rose Street Bowral is recommended to be **excluded** in the final heritage list. The property is in an existing Heritage Conservation Area.

Items Nos. 199-200

Nos. 19 & 28 Rose Street Bowral, are recommended to be **included** in the final heritage list. These properties are located in an existing Heritage Conservation Area.

Item No. 201

No.29 Rose Street Bowral, is recommended to be **excluded** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Items Nos. 202 - 205

Nos. 30, 32-34, 40 & 42 Rose Street Bowral, are recommended to be **included** in the final heritage list. These properties are located in an existing Heritage Conservation Area.

Items Nos. 206 - 207

Nos. 44 & 46 Rose Street Bowral, are recommended to be **excluded** in the final heritage list. The properties are located in an existing Heritage Conservation area.

Item No. 208

Sheffield Road Bowral, Old Bowral Cottage Hospital is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation Area.

Items Nos. 209 - 210

Nos. 1 & 7 Shepherd Street Bowral, are recommended to be **included** in the final heritage list. These properties are located in a proposed Heritage Conservation Area.

Items Nos. 211 -214

Nos. 8, 11, 12 & 38 Shepherd Street Bowral, are recommended to be **excluded** in the final heritage list. These properties are located in an existing Heritage Conservation area.

Items Nos. 215 - 216

Nos. 60 & 67 Shepherd Street Bowral, are recommended to be **included** in the final heritage list. These properties are located in existing and proposed Heritage Conservation Areas.

Item No. 217

No.71 Shepherd Street Bowral, 'Cavan' is recommended to be **excluded** in the final heritage list as it has been substantially altered. The property is located in an existing Heritage Conservation area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 218

No. 91 Shepherd Street Bowral, is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation Area.

Items Nos. 219 - 220

Nos. 5 & 2-8 Sherwood Avenue, 'Alma Cottage' & Scout Hall are recommended to be **included** in the final heritage list. These properties are not located in an existing or proposed Heritage Conservation Area.

Item Nos. 221 - 222

Nos. 7 & 9 St Jude Street Bowral, are recommended to be **excluded** in the final heritage list. These properties are located in an existing Heritage Conservation area.

Item No. 223

No. 11 St Jude Street Bowral, is recommended to be **included** in the final heritage list as a good representative example of a modest Post war house. This property is located in an existing Heritage Conservation Area.

Item No. 224

No. 15 St Jude street Bowral, is recommended to be **excluded** in the final heritage list. The property is located in an existing Heritage Conservation area.

Items Nos. 225 - 226

Nos. 17 & 19 St Jude Street Bowral, 'Anembo' and Californian bungalow are recommended to be **included** in the final heritage list. These properties are located in an existing Heritage Conservation Area.

Item No. 227

No. 21 St Jude Street Bowral, 'Woorang' is recommended to be **excluded** in the final heritage list. The property is located in an existing Heritage Conservation area.

Items Nos. 228 - 229

Station Street Bowral, Camellia Japonica planting on road edge adjoining Bowral Station car park and Avenue of eighteen PinOak street trees. These trees have historical and potential scientific significance and should be identified as landscape features. The trees are located in a proposed Heritage Conservation area forming the northern entry to Bowral. And in my opinion should be clearly identified in that listing rather than being identified separately in the final heritage list. Most Councils maintain a 'Significant Tree Register' rather than listing trees as individual heritage items. I am of the opinion that these two items should be **excluded** in the final heritage list subject to their appropriate identification in the proposed Heritage Conservation area and eventual listing in a Significant Tree Register.

Item No. 230

No. 34 Station Street Bowral, Beavan's Funeral parlour is recommended to be **included** in the final heritage list. This property is located in a proposed Heritage Conservation Area.

Item No. 231

No.44 Station street Bowral, Weatherboard cottage is recommended to be **included** in the final heritage list. This property is located in a proposed Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 232

No.46 Station Street Bowral, Commercial cottage is recommended to be **excluded** in the final heritage list. This property is located in a proposed Heritage Conservation area.

Items Nos. 233-234

Nos. 48-50 & 52 Station Street Bowral, are recommended to be **included** in the final heritage list. These properties are located in a proposed Heritage Conservation Area.

Item No. 235

No. 18 Una Street Bowral, Victorian weatherboard cottage is recommended to be **excluded** in the final heritage list. The property is located within a proposed Heritage Conservation area.

Items Nos. 236 - 237

Nos. 5-7 & 38 Victoria Street Bowral, are recommended to be **included** in the final heritage list. These properties are located in an existing Heritage Conservation Area.

Item No. 238

No.49 Victoria Street Bowral is recommended to be **excluded** in the final heritage list. This property is located in an existing Heritage Conservation area.

Item No. 239

No. 10 Westwood Drive Bowral, 'Westwood' & 'Annesley' are recommended to be **included** in the final heritage list. (See response to submission elsewhere in this report.) They represent the theme of 'education' in the Highlands. These properties are not located in an existing or proposed Heritage Conservation Area.

Items Nos. 240 - 244

Nos. 5, 40, 53-55, 57 & 59 Wingecarribee Street Bowral, are recommended to be **included** in the final heritage list. These properties are not located in an existing or proposed Heritage Conservation Area.

Items Nos. 245 - 250

Nos. 37, 50, 52, 58-60, 62-24 & 66 Woodbine Street Bowral, are recommended to be **included** in the final heritage list.

BRAEMAR - Items No.251 - 253

Braemar had a passenger train station on the Picton Loop railway line, which opened as Rushs Platform on 1 March 1867. In 1892 it was renamed Braemar to coincide with the naming of the village there after the Scottish village polarised by Queen Victoria, where the Highland Games are held annually. On 5 August 1978, the station was closed to passenger services.

There are 3 existing individual heritage listings in Braemar included in the Wingecarribee LEP 2010. A further 3 potential items have been identified in the location of Braemar in the Community Based Heritage Study.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 251

No 30 Old Hume Highway Braemar, 'Gascoigne House' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 252

No.14-16 Railway Parade Braemar, 'Braemar Cottage' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 253

No.18 Tyree Place Braemar, 'Grave' is recommended to be **included** in the final heritage list.

BUNDANOON - Items No. 254 - 284

Bundanoon exists in an area of outstanding natural beauty that was made accessible by the extension of the southern railway in the 1860s. Initially the site of extractive industries, coal, timber and stone, by the 1880s with the expansion of tourism from Sydney it developed as a resort for middle class holiday makers and working class day trippers which continued up until the 1950s. demand resulted in the proliferation of accommodation in the form of farm stays and boarding houses which today form a substantial part of the areas built heritage.

There are 12 individual heritage items and a Heritage Conservation Area identified at Bundanoon in the Wingecarribee LEP 2010. The Bundanoon Railway Station is also entered on the NSW State Heritage Register.

The Community Based Heritage Study has identified a further 31 properties in Bundanoon which exemplify the period of expansion and growth of the village in the late 19th and early 20th centuries particularly as a tourist destination. An extension of an existing Heritage Conservation Area in Church Street Bundanoon is proposed and is recommended elsewhere in this report.

Item No. 254

No 5 Amos Lane, Bundanoon, 'Arden Cottage' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 255

No. 6 & 8 Amos Lane, Bundanoon, Amos Hill Private Cemetery is recommended to be **included** in the final heritage list with clear identification of the area of the site containing burials and excluding the modern residence.

Item No. 256

No. 10 Anzac Parade, Bundanoon, 'Midenhall' is recommended to be **included** in the final heritage list for its ability to demonstrate significant heritage values associated with the development of Bundanoon as a tourism destination. (see submission) The property is located in an existing Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Items Nos. 257 - 260

Church Street Bundanoon and the properties identified as Nos. 2-4, 13 & 38-40, Church Street are recommended to be **included** in the final heritage list. In respect of Item 260, 38-40 Church Street, 'Eastdene' (see submission) These properties are located in an existing Heritage Conservation Area..

Item No. 261

No.7 Ebury Street Bundanoon, is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 262

10 - 12 Ebury Street Bundanoon, is recommended to be **excluded** from the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 263

No.14 Ebury Street Bundanoon, is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed heritage Conservation Area.

Item No. 264

No. 13 - 33 Elsmore Street, 'Killarney House' and grounds at Quest for Life Foundation is recommended to be **included** in the final heritage list. Establish appropriate curtilage. (see submission) The property is not located in an existing or proposed heritage conservation Area.

Item No. 265

No. 4 Erith Street Bundanoon, is highly compromised by recent conversion to medical rooms and has lost its earlier setting. It is already given some status as being located within an existing Heritage Conservation Area. It is recommended to be **excluded** from the final heritage list.

Items Nos. 266 - 268

Properties at 6-18 (Bundanoon Hotel), 26 & 48 Erith Street Bundanoon, are recommended to be **included** in the final heritage list. These properties are located in an existing Heritage Conservation Area.

Item No. 269

No.1-3 Fidelis Street Bundanoon, is recommended to be **excluded** from the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 270

No. 7 Garland Road, Bundanoon, former Greenway Guest House and temporary location of Kincoppal School during the war, is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

Item No. 271

Gullies Road Bundanoon , Early Road Alignment and the Gurney Memorial gateway are recommended to be **included** in the final heritage list.

Item No. 272

No. 52 Gullies Road, Bundanoon, 'Spring Vale' former guest house is recommended to be **included** in the final heritage list. The building is not located in an existing or proposed Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 273

No. 30 Heritage Drive, Bundanoon, former Greason's Slaughterhouse ruins are recommended to be **excluded** from the final heritage list. (see submission) It is recommended this ruin be fully recorded by drawings and photographs.

Item No. 274

No. 12 - 16 Hill Street, Bundanoon, St Brigid's Roman Catholic Church is recommended to be **included** in the final heritage list. (see submission) The property is not located in an existing or proposed Heritage Conservation Area.

Items No. 275

No. 9 Panorama Avenue Bundanoon, is recommended to be **included** in the final heritage list. (refer to submission) This property are not located in an existing or proposed Heritage Conservation Area.

Item No. 257

No.17-19 Panorama Avenue Bundanoon, is recommended to be **excluded** in the final heritage list due to substantial recent changes to the building and the site.

Item No. 277

No. 71 Penrose Road Bundanoon 'Former Village Nursery' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation Area.

Item No. 278

No 74-78 Penrose Road, Bundanoon, former 'Bellevue Park' guest house is recommended to be **excluded** from the final heritage list (see submission). This property is not located in an existing or proposed Heritage Conservation Area.

Item No. 279

No. 1-3 Railway Avenue, Bundanoon, Soldiers Memorial Hall and shop are recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation Area.

Item No. 280

No. 27 Railway Avenue, Bundanoon, former Post Office is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation Area.

Item No. 281

No.31 Railway Avenue Bundanoon, 'Altona' is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation Area.

Item No. 282

No. 41 - 43 Railway Avenue Bundanoon, 'Lynwood' is recommended to be **excluded** from the final heritage list. This property is located in an existing Heritage Conservation Area.

Items Nos. 283 - 284

Nos. 115-129 & 159 Railway Avenue Bundanoon, are recommended to be **included** in the final heritage list. (See submission for No 159 Railway Avenue) These properties are not located in an existing or proposed Heritage Conservation Area. No. 159 may be considered to be of State heritage significance.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

BURRADOO - Items No. 285 - 319

Burradoo is the premier area of residential development in the Southern Highlands having a large number of substantial estates with prominent houses and extensive landscaped gardens established in the late 19th and early to mid 20th centuries. The small Station platform was established on the western edge of the suburb in 1870 to allow access to some of the earliest estates. The area has two distinct precincts which are divided by Moss Vale Road.

There are 27 existing Heritage Items and two Heritage Conservation Areas listed at Burradoo in the Wingecarribee LEP 2010 located in Burradoo. Yean Cottage / Anglwood Estate is also entered in the NSW State Heritage Register.

The Community Based Heritage Study identifies a further 35 potential individual heritage items for consideration.

A new Heritage Conservation Area is also proposed for Burradoo, *The Links Road and Golf Course Heritage Conservation Area*, which is recommended elsewhere in this report for inclusion in the Gateway Submission.

A number of the properties in Burradoo, covered by the new conservation area are also identified as potential Heritage Items in the Community Heritage Study. In my opinion some of these do not meet the threshold for individual listing though they have some significant associations and are generally 'contributory' to the established character of the area.

Item No. 285

No. 55-57 Burradoo Road Burradoo, is recommended to be **included** in the final heritage list. Additional research on the property will provide further information for the Statement of Significance. This property is not located in an existing or proposed Heritage Conservation Area.

Item No.286

No. 91-95 Burradoo Road Burradoo, 'Lowanbrae' The original house has been sympathetically but substantially modified from the original design by Peddle Thorpe & Walker. And sits in a large landscaped garden possibly originally laid out when the house was built. I therefore recommend that it be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation Area.

Additional information on the original design of this property would be available through the PTW archive but is not listed in the Preliminary Evidence Sheet.

Item No. 287

No. 1-3 Eridge Park Road Burradoo, 'Harby Park' The property has historic associations as identified in the Preliminary Evidence Sheets, and includes an earlier house now surrounded by later additions. I recommend that it be **included** from the final heritage list subject to a reduced curtilage identified in the owner's submission. This property is not located in an existing or proposed Heritage Conservation Area.

Item No. 288

No.3 Holly Road Burradoo, has been substantially altered from its original form and presentation and is no longer a good representative example of an Interwar house. Despite some significant associations, I recommend that it be **excluded** from the final heritage list. This property is not located in an existing or proposed Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Items Nos. 289 - 290

No.7 & 11 Links Road Burradoo, are good representative examples of interwar housing in Burradoo and I recommend they be **included** in the final heritage list. These buildings are also within the proposed Heritage Conservation Area.

Item No. 291

No.13 Links Road Burradoo, has been partially modified from its pre war appearance by modifications to the facade and by rear additions but retains an ability to demonstrate its earlier Mediterranean style evident in the 1938 photograph and has some associational significance with the Crouch family. I recommend it be **included** on the final heritage list. This property is located in a proposed Heritage Conservation Area.

Items Nos. 292 -293

No.15 & 19 Links Road Burradoo, interwar houses are recommended to be **included** in the final heritage list. These properties are located in a proposed Heritage Conservation Area.

Item No. 294

No. 21 Links Road Burradoo, interwar house is recommended to be **excluded** from the final heritage list. This property is located in a proposed Heritage Conservation Area.

Item No. 295

No 23 Links Road Burradoo, 'Shadowood' designed by prof. Leslie Wilkinson is possibly of State heritage significance and is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation Area.

Item No. 296

No. 25 Links Road Burradoo, 'Airley' is recommended to be **excluded** in the final heritage list. This property is located in a proposed Heritage Conservation area.

Item No. 297

No. 27 Links Road Burradoo, 'Chamae' is recommended to be **included** in the final heritage list. The property is located in the proposed Heritage Conservation Area.

Item Nos. 298 - 299

No 29 & 31 Links Road Burradoo, are recommended to be **excluded** from the final heritage list by reasons of the substantial alterations to the original structure. These properties are to be included in the proposed Heritage Conservation area.

Item No. 300

No. 33 Links Road, Burradoo 'Greenloaning' is recommended to be **included** in the final heritage list. This property is located in the proposed Heritage Conservation Area.

Items Nos. 301 - 303

No. 35, 37& 37a houses in Links Road Burradoo, are recommended to be **excluded** in the final heritage list. These properties are located in the proposed Heritage Conservation Area.

Item No. 304

No.39 Links Road Burradoo, 'Ambleside' is recommended to be **included** in the final heritage list. The property is located in the proposed Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Items Nos. 305 - 306

No. 41 & 43 Links Road Burradoo, are recommended to be **excluded** from the final heritage list. The properties are located in the proposed Heritage Conservation Area.

Item No. 307

No. 502-508 Moss Vale Road, Burradoo 'Mt. Eymard' is recommended to be **included** in the final heritage list. An appropriate curtilage needs to be established for the former house and gardens. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 308

No.539 Moss Vale Road Burradoo, cottage is recommended to be **included** in the final heritage list as one of a few surviving timber cottages in this location. This property is not located in an existing or proposed Heritage Conservation Area.

Item No. 309

No. 540 Moss Vale Road, Burradoo 'Blairgowrie' garden, I am of the opinion that this proposed listing is not adequately researched to allow listing. Gardens and trees form a specific class of items for which different assessment criteria are required, unlike built items, gardens are constantly changing, especially where mature trees are involved or where maintenance regimes are not followed. I therefore recommend that this garden be **excluded** from heritage listing in the final heritage list. Separate listing of significant landscapes, gardens and trees needs to be established for this class of item. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 310

No.543 Moss Vale Road, Burradoo 'Greenlaw' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 311

No. 546 Moss Vale Road, Burradoo 'Kiamala' is recommended to be **excluded** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 312

No.87 Osborne, Road Burradoo, 'Yokefleet' is recommended to be **excluded** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 313

No. 96-98 Osborne Road Burradoo, 'Tregarthen' is recommended to be **included** in the final heritage list for the significant associations, despite the extent of modification to the original design of the house. The site is one of the more substantial in this location demonstrating the early character of Burradoo. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 314

No. 8 Railway Road Burradoo, 'Burradoo Park' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 315

No.11-29 Railway Parade Burradoo, 'Elvo' in Oxley College is recommended to be **included** in the final heritage list. (see submission) It is recommended that an appropriate curtilage be established for the building and any remnant garden elements.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

A Conservation Plan of Management should be prepared to allow for appropriate ongoing management. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 316

No.1 Riversdale Avenue, Burradoo, 'Polo Cottage' is recommended to be **included** in the final heritage list (see submission) This property is not located in an existing or proposed Heritage Conservation Area.

Item No. 317

No.15 Sunninghill Avenue Burradoo, 'Kyeema' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation Area.

Item No. 318

No. 6 The Avenue Burradoo, 'Landers' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation Area.

Item No. 319

No. 1-5 Yean Street Burradoo, 'Rathane' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation Area.

BURRAWANG - Items No. 320 -330

Burrawang, named after the native palm once plentiful in the area, was a private village, established in 1865 when a Post Office was opened followed by the first licensed hotel and an Anglican school which was replaced by a Public School in 1876. The first community buildings were in Church Street where three churches were erected, Catholic 1875, Anglican 1886 and Presbyterian in 1888. Major industries at the time included dairying, potatoes, vegies plus flour and timber milling. Burrawang also had its own newspaper; the Burrawang Herald.

There are 14 existing individual heritage items and a Heritage Conservation Area listed at Burrawang in the Wingecarribee LEP 2010.

The Community Heritage Study has identified a further 11 properties for potential individual heritage listing which exemplify the period of expansion and growth of the village.

Item No. 320

No.10 Church Street Burrawang, 'The Keep' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation Area.

Items Nos. 321 & 322

Nos. 44 & 45 Church Street Burrawang, The two churches are recommended to be **included** in the final heritage list. The Catholic Church is located in an existing Heritage Conservation Area while the Anglican Church is not in an existing or proposed Heritage Conservation Area.

Item No. 323

No. 6-8 Crown Street Burrawang, 'Hawthorne Cottage' is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 324

No.4 -6 Dale Street Burrawang, is recommended to be **excluded** from the final heritage list. This property is located in an existing Heritage Conservation Area.

Item No. 325

No.12 - 14 Dale Street Burrawang, is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation Area.

Items Nos. 326 - 330

Nos. 4-6, 8-10, 9, 23 & 25-27 Hoddle Street Burrawang, are all recommended to be **included** in the final heritage list. These properties are located in the existing Heritage Conservation Area.

COLO VALE - Items No. 331 - 333

In 1837 when John Kiernan purchased some land where modern Colo Vale is, he called it Colo. During the early 1860s, increased settlement occurred due to the rich soil which derived from decomposing volcanic rock. The village of Colo Vale was formerly a station on the Main Southern Railway. The railway line was deviated in 1919 to a less steep alignment with easier grades and the original line became the Picton Loop line. Cool Vale railway station though disused, has been restored and is in good condition. St. Pauls Anglican Church which still stands today was built in 1884. The first school was built in 1911. In 1923, Colo Vale was settled by a number of migrant poultry farmers.

There is 1 existing individual heritage listing at Colo Vale in the Wingecarribee LEP 2010. The 3 potential new heritage items identified in the location of Colo Vale have been accurately identified and researched in the Community Heritage Study.

Items Nos. 331 - 332

Nos. 50 & 70 Railway Avenue Colo Vale, are recommended to be **included** in the final heritage list. These properties are not located in an existing or proposed Heritage Conservation Area.

Item No. 333

No. 105 Wattle Street Colo Vale, Mud Brick buildings from the 1970s and 1980s should be noted as 'Ruins' future conservation of the structures which are derelict may be problematic. Another group of such structures which form part of an 'artists community' are located at Penrose. The mud brick buildings there are still occupied but are not identified for heritage listing. It is recommended that these buildings be **excluded** from the final heritage list.

EAST KANGALOOON- Items No. 334 - 340

East Kangaloon is a small rural settlement with surrounding farms established following the opening up of land through the Robertson Land Act in 1861. Following forest clearing the area was predominantly dairy country and butter and cheese became the principal production. This was initially transported to the coast and subsequently to the southern train service for transport to Sydney.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

There are no existing Heritage items listed for East Kangaloon in the Wingecarribee LEP 2010. The 6 listings proposed for the area in the Community Based Heritage Study relate primarily to the surviving dairy farm properties and associated support facilities.

It is recommended that Council consider the establishment of a Cultural Heritage Landscape listing for Kangaloon and East Kangaloon which reflect the changes to the area resulting from The Robertson Land Acts and the establishment of dairy industries in the second half of the 19th century. Any listing should incorporate the group of identified dairy farms identified in the Community Heritage Study and the surrounding rural visual catchments.

Item No. 334

No. 1970 Kangaloon Road, East Kangaloon, 'Pheasant Hill' and outbuildings is recommended to be **deferred** pending further detailed investigation of issues raised by the owners in the submission made to Council regarding the Preliminary Evidence Sheet information. The property is not located in an existing or proposed Heritage Conservation area.

Item No. 335

No. 1971 Kangaloon Road, East Kangaloon, Former St Matthew's Anglican Church is recommended to be **excluded** in the final heritage list due to the degree of modification of the original fabric. The property is not located in an existing or proposed Heritage Conservation area.

Item No. 336

No. 1973 Kangaloon Road, East Kangaloon, Cemetery is recommended to be **included** in the final heritage list for its historical values. The cemetery is not located in an existing or proposed Heritage Conservation area.

Item No. 337

No. 1974 Kangaloon Road, East Kangaloon, former Post Office and Store is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

Item No. 338

No. 2044 Kangaloon Road, East Kangaloon, 'Clover Hill' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

Item No. 339

No. 2128 Kangaloon Road, East Kangaloon, 'Pepper Tree Creek Estate' is recommended to be **deferred** subject to further investigation of the site. This property is not located in an existing or proposed Heritage Conservation area.

Item No. 340

Moresby Hill Road, East Kangaloon, is recommended to be **included** in the final heritage list.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

EXETER - Items No. 341 - 360

Exeter is named after the English Cathedral city. Like other settlements in the Southern Highlands the area around Exeter was opened up by the construction of the Southern Railway in the 1860s which allowed farming produce to be easily transported to Sydney. Original land grants owned by the Badgery family were broken up into smaller farms and in the late 1880s the village of Exeter began to take shape. By 1895 it had most of the services required by a small community - a railway station, school, church, post office, general store and bakery. Many of these buildings remain today but some have been repurposed

In 1902 The School of Arts hall was built and in 1911 land for a park (now Exeter Park) was purchased. Half the money was raised by the local residents and half provided by the government.

The fertility of the soil and the cool climate of Exeter inspired Arthur Yates to establish his seed and bulb farm on 88 acres in the 1890s. He later established a nursery for flower and vegetable trials. The Yates land would later become the Invergowrie Estate. The Searl and Jensen families also established specialist plant and flower nurseries close by.

There are 12 individual heritage items identified in the Wingecarribee LEP 2010 for the village of Exeter. The Railway Station Group is also entered on the NSW State Heritage Register.

Proposed listing in the Community Based Heritage Study of 20 additional potential heritage items in Exeter support earlier studies for the heritage protection of the village and its rural setting. These include some sites that were originally established as plant and seed nurseries.

A large Heritage Conservation Area is also proposed to cover the village core and some surrounding rural landscape areas. This proposal is strongly supported by local residents and recommended for inclusion elsewhere in this report.

Item No. 341

No. 2 Bundanoon Road Exeter, 'Village Pump Antiques' is recommended to be **included** in the final heritage list. See response to submission elsewhere in this report. The property is located in the proposed Exeter Heritage Conservation area.

Item No. 342

No 6 Bundanoon Road, Exeter, 'Adorna' 1920's bungalow is recommended to be **included** in the final heritage list. The property is located in the proposed Exeter Heritage Conservation area.

Item No. 343

Nos. 34 & 42 Bundanoon Road and 47 Jensens Road Exeter, 'Searl's Nursery site is recommended to be **deferred** as a heritage item in the final heritage list. While there is some obvious significance associated with this site, it is recommended that a separate study be undertaken to establish significant remains of earlier developments and activities. This property is located in the proposed Exeter Heritage Conservation area.

Item No. 344

No.302 Bundanoon Road, Exeter, Former Ringwood Coal Mining siding is recommended to be **excluded** from the final heritage list.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 345

No. 2-6 Buskers Avenue, Exeter, 'Busker's End' is recommended to be **included** in the final heritage list. The property is located in the proposed Exeter Heritage Conservation area.

Item No. 346

No. 549 Ellsmore Road, Exeter, 'Ivy Hall' is recommended to be **excluded** in the final heritage list. For the reasons identified in the Community Heritage Study. The property is not located in an existing or proposed Heritage Conservation area.

Item Nos. 347 - 348

Nos. 1 & 2 Exeter Road, Exeter, 'General Store' and 'Halcyon' are recommended to be **included** in the final heritage list. These properties are located at the main intersection of the village and are in the proposed Exeter Heritage Conservation area.

Item No. 349

No. 10 Exeter Road, Exeter, 'Former CWA' is recommended to be **excluded** in the final heritage list for the reasons identified in the Community Heritage Study. The site is located in the proposed Exeter Heritage Conservation area.

Item No. 350

No. 23 Exeter Road, Exeter, 'Whare Tau' federation house including interiors, outbuildings and garden is recommended to be **included** in the final heritage list. This property is located in the proposed Exeter Heritage Conservation area.

Item No. 351

Jensen's Lane Exeter, Former Jensen's Nursery is recommended to be **excluded** in the final heritage list. See response to submission elsewhere in this report. This property is located in the proposed Exeter Heritage Conservation area.

Items Nos. 352 - 353

Nos. 5-7 Middle Road & 30 - 44 Middle Road Exeter are recommended to be **included** in the final heritage list. These properties are located in the proposed Exeter Heritage Conservation area.

Item No. 354

No. 72 Middle Road, Exeter, 'The Hill' is recommended to be **included** in the final heritage list. The aerial view in the Community Heritage Study appears to be an adjoining property and not 'The Hill'. The property is not located in an existing or proposed Heritage Conservation area.

Item No. 355

No. 28 Ringwood Road Exeter, 'Elouera' late Victorian house is recommended to be **included** in the final heritage list. The property is located in the proposed Exeter Heritage Conservation area.

Item No. 356

No. 15 Rockleigh Road Exeter, Two trees in road reserve are recommended to be **excluded** in the final heritage list for the reasons expressed elsewhere regarding individual landscape elements. They are more appropriately identified in a Significant Tree Register. They are not located in an existing or proposed Heritage Conservation area.

Items Nos. 357 - 360

Nos, 1, 12-14 School Lane, 235 Wera Road & 16-18 Wilsons Lane, Exeter are recommended to be **included** in the final heritage list. These properties are located in the proposed Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

FITZROY FALLS - Items No. 361 - 362

In 1850 the Governor of New South Wales, Sir Charles Fitzroy, visited the falls and they were subsequently named after him. In 1862 the area was surveyed and a town was planned however little development occurred. In 1882 some 4000 acres around the falls were set aside as a reserve, by which time it was already popular as a local sightseeing attraction.

Fitzroy Falls has always remained a small village, with only several dozen houses, a small church and surrounding farmland.

There are no existing heritage items identified for Fitzroy Falls in the Wingecarribee LEP 2010.

Item No. 361

No. 1059 Nowra Road Fitzroy Falls, 'Ulster Park' is recommended to be **included** in the final heritage list.

Item No. 362

No. 1131 Nowra Road Fitzroy Falls, former 'Emanuel Church' which despite its conversion to a residence and the loss of its interiors provides evidence of its former use and is associated with the nearby Ulster Park. It is recommended to be **included** in the final heritage list.

HIGH RANGE - Item No. 363

High Range village is centred just off the Wombeyan Caves Road 55 kilometres east of the Wombeyan Caves. High Range has a church (St Thomas), a rural fire station, a bus stop and a cricket pitch.

There are 3 existing individual heritage listings for High Range in the Wingecarribee LEP 2010. The Community Based Heritage Study proposes a further item in this location.

Item No. 363

The proposed listing of the sandstone Church at 1321 Wombeyan Caves Road High Range, is appropriately researched and documented and despite the latter addition is recommended to be **included** in the final Heritage list.

JOADJA - Item No. 364

The historic village/ghost town, Joadja was established by the Australian Kerosene Oil and Mineral Company in the late 1870s to mine the vast kerosene shale deposits in the valley walls. Today Joadja is nothing more than a few remnants of buildings and a reminder of the transient nature of mining towns.

There are 4 existing heritage items and a Heritage Conservation Area identified for Joadja in the Wingecarribee LEP 2010 together with 2 identified Archaeological sites. The Shale Oil mining site is also entered on the NSW State Heritage Register.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

The Community Based Heritage Study identified a further site for inclusion as a heritage item.

Item No. 364

The proposed listing of the sandstone and slab house, 'Mandemar' at No. 299 Richards Lane Joadja, is appropriately documented as supported in the Preliminary Evidence Sheet and Statement of Significance, and is recommended to be **included** in the final heritage list.

KANGALOON - Items No. 365 - 379

Kangaloon is a scattered rural settlement with surrounding farms established following the opening up of land through the Robertson Land Act in 1861. Following forest clearing the area was predominantly dairy country and butter and cheese became the principal production. This was initially transported to the coast and subsequently to the southern train service for transport to Sydney. Dairy and cattle farming continue there today.

There are 4 existing listed heritage items at Kangaloon in the Wingecarribee LEP 2010. The Community Based Heritage Study identifies a further 15 individual heritage items and the Kangaloon Village Heritage Conservation Area which is recommended for adoption elsewhere in this report.

Proposed heritage listings in this area relate to remnant evidence of a number of the early dairy farms established and associated community structures.

It is further recommended that Council consider the establishment of a Cultural Heritage Landscape listing for Kangaloon and East Kangaloon which reflect the changes to the area resulting from The Robertson Land Acts and the establishment of dairy industries in the second half of the 19th century. Any listing should incorporate the group of identified dairy farms identified in the Community Heritage Study and the surrounding rural visual catchments which are of outstanding beauty.

Item No. 365

No.1291 Kangaloon Road, Kangaloon 'Fernleigh' (early dairy farm) is recommended to be **included** in the final heritage list.

Item No. 366

No. 1320 Kangaloon Road, Kangaloon 'Willow Vale' (early dairy farm) is recommended to be **included** in the final heritage list.

Item No. 367

No.1461 Kangaloon Road, Kangaloon 'Hillview' (early dairy farm) is recommended to be **included** in the final heritage list.

Item No. 368

No. 1488 Kangaloon Road, Kangaloon Public School & Residence is recommended to be **included** in the final heritage list.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 369

No. 1531 Kangaloon Road, Kangaloon “Mahony” residence is recommended to be **included** in the final heritage list. The property is located in a proposed Heritage Conservation area.

Item No. 370

No. 1536 Kangaloon Road Kangaloon ‘Community Hall 1913’ is recommended to be **included** in the final heritage list. The property is located in a proposed Heritage Conservation area.

Item No. 371

No. 1515 Kangaloon Road, Kangaloon ‘Glenburn’ weatherboard cottage is recommended to be **included** in the final heritage list. The property is located in a proposed Heritage Conservation area.

Item No. 372

No. 1540 Kangaloon Road, Kangaloon Former St Mark’s Anglican Church is recommended to be **excluded** from the final heritage list because of the substantial alterations to its original fabric. The property is located in a proposed Heritage Conservation area.

Item No. 373

No. 1544 Kangaloon Road, Kangaloon Former Post Office and Store is recommended to be **included** in the final heritage list. The property is located in a proposed Heritage Conservation area.

Item No. 374

No. 1577 Kangaloon Road, Kangaloon ‘Sugarloaf Farm’ drystone walling is recommended to be **included** in the final heritage list for its contribution to the landscape and quality of its workmanship.

Item No. 375

No. 1601 Kangaloon Road, Kangaloon ‘The Cedars’ rubble cottage is recommended to be **deferred** subject to further detailed investigation of the site.

Item No. 376

No. 1660 Kangaloon Road, Kangaloon ‘Springfield’ (early dairy farm) is recommended to be **included** in the final heritage list.

Item No. 377

No. 1685 Kangaloon Road, Kangaloon ‘Raybright Farm’ (early dairy farm) is recommended to be **included** in the final heritage list.

Item No. 378

No. 1721 Kangaloon Road, Kangaloon ‘Forest Lodge’ stone buildings (early dairy farm) is recommended to be **included** in the final heritage list.

Item No. 379

No 15 Kia-Ora Lane ,Kangaloon ‘Kia-Ora Cottage’ (early dairy farm) is recommended to be **included** in the final heritage list.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

MANCHESTER SQUARE - Item No. 380

Manchester Square is a small rural settlement, south of Moss Vale comprising a number of farm properties on the escarpment adjoining the early Meryla Road which dates to the Colonial period, having been explored by Charles Throsby in 1818 as a route to the Kangaroo Valley. The area was principally dairying country.

There are no existing listed heritage items in this location.

Item No. 380

Meryla Road extends through the district of Manchester Square serving a number of large rural holdings. Archaeological features along the road alignment provide evidence of colonial road building including some retaining walls and remnant kerb and guttering. It is recommended that these items be **included** as archaeological items in the final heritage list and that more accurate mapping of the elements be undertaken to ensure their future protection.

MEDWAY - Item No. 381

Coal mining at Medway can be traced back to the 1880s. Boral's former mine, sited above the Wingecarribee River, was operated between 1926 and 2013.

There are no existing listed heritage items in this location.

Item No. 381

The proposed listing of the Coal Mine and Colliery at 526 Medway Road Medway, is appropriately supported by the research and documentation in the Preliminary Evidence Sheet and Statement of Significance and is recommended to be **included** in the final heritage list. Its listing supports other heritage items associated with the industrial heritage of the Southern Highlands in the vicinity.

MITTAGONG

Items No. 382 - 453

Mittagong was established on land reserved for a village with the coming of the railway (1867). Before that time there were a number of small and private villages scattered throughout the area (Nattai, New Sheffield, Fitzroy, Lower Mittagong). Only New Sheffield, owned by Fitzroy Iron Works grew to any appreciable size before 1860.

Apart from farming and grazing, Mittagong was primarily an early mining settlement. Coal, iron ore, and shale oil formed the basis of the area's prosperity up to the C20th. There was also a strong hospitality industry (inns, hotels, and guest houses), catering for travellers.

Demand for residential land increased after land subdivisions in the 1880s, with trainloads of speculators from Sydney arriving by train to bid at auctions.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Many of the public buildings in the town were erected at the end of the C19th including churches, school, shops and hotels.

Mittagong contains a significant number of Late Victorian and Early 20th century residential and institutional buildings that establish the historic character of parts of the early town.

Several important educational institutions are also significant for their social value in the development of the town.

There are 75 individual heritage items in Mittagong that are listed in the Wingecarribee LEP 2010. There are 3 heritage items entered in the NSW State Heritage Register including the Railway Station group.

The Community Heritage Study has identified an additional 72 individual potential heritage items including surviving buildings dating from the expansion of the town in the late 19th and early 20th century.

Item No. 382

No. 17 Alfred Street Mittagong is recommended to be **excluded** in the final heritage list. The property is located in an existing Heritage Conservation area.

Items No. 383

No. 23 Alfred Street Mittagong, is recommended to be **excluded** in the final heritage list due to the recent modifications. The property is located in an existing Heritage Conservation area.

Items Nos. 384- 391

No.s 25, 29, 36, 39, 41, 47, 49 & 52 Alfred Street Mittagong, are recommended to be **included** in the final heritage list. The properties are located in an existing Heritage Conservation area.

Items Nos. 392 - 394

No.s 2, 3 & 4 Alice Street Mittagong, are recommended to be **included** in the final heritage list. The properties are located in an existing Heritage Conservation area.

Item No. 395

No. 12 Apple Gate Close Mittagong, is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

Item No. 396

No. 7 Arthur Street Mittagong, is recommended to be **excluded** in the final heritage list. The property is located in an existing Heritage Conservation area.

Items Nos. 397 - 398

No.s 23 & 25 Arthur Street Mittagong, are recommended to be **included** in the final heritage list. The properties are located in an existing Heritage Conservation area.

Item No. 399

No. 171 Aylmerton Road Mittagong, is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 400

No. 25 Brewster Street Mittagong, is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

Item No. 401

No 8 Camellia Place Mittagong, is recommended to be **excluded** from the final heritage list. (See submission) The property is located in an existing Heritage Conservation area.

Item No. 402

No. 565 Diamond Fields Road Mittagong, is recommended to be **deferred** from listing in the final heritage list subject to further investigation and inspection..

Items Nos. 403 - 410

No.s 1, 2 ,& 4 Edward Lane & No.s 1, 6, 8, 13 & 24 Edward Street Mittagong, are recommended to be **included** in the final heritage list. These properties are located in the existing Heritage Conservation area.

Items Nos. 411 - 412

No.s 6 & 8 Helena Street Mittagong, are recommended to be **included** in the final heritage list. The properties are located in an existing Heritage Conservation area.

Item No. 413

No.18-20 Hillside Close Mittagong, 'Hillside Park', is recommended to be **included** in the final heritage list. (See submission) The property is located in an existing Heritage Conservation area.

Item No. 414

No. 7 Louisa Street Mittagong, Scout Hall, is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation area.

Items Nos. 415 - 417

No.s 15, 19, & 42 Old Hume Highway Mittagong, are recommended to be **included** in the final heritage list.

Item No. 418

No 48 - 50 Old Hulme Highway Mittagong, 'Murrabrine' Post war house including interiors and garden. **Demolished** prior to review. This property would otherwise have been recommended for listing as a heritage item in the final heritage list.

Items Nos. 419 - 421

Nos. 123, 236 & 245 Old Hulme Highway Mittagong, are recommended to be **included** in the final heritage list.

Item No. 422

Sandstone cottage, No. 290 Old Hume Highway Mittagong, is recommended to be **excluded** from the final heritage list.

Item Nos. 423 - 326

No.s 630, 750, 869, &1220 Old South Road Mittagong, are recommended to be **included** in the final heritage list.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Items Nos. 427 - 432

No.s 31, 33, 35, 39, 155, & 174-178 Oxley Drive Mittagong, are recommended to be **included** in the final heritage list.

Item No. 433

No. 194 Oxley Drive Mittagong, is recommended to be **excluded** from the final heritage list.

Item No. 434

No. 2 Pioneer Street Mittagong, is presently unoccupied and may be under threat of demolition. While the structure is dilapidated, it appears capable of conservation and adaptation with further rear additions. The building is visually prominent as the end of the early development in Pioneer Street before the commercial area and complements other proposed heritage items in an existing Heritage Conservation Area. It is recommended to be **included** in the final heritage list.

Items Nos. 435 - 440

No.s 4,5,6,7,9 & 10 Pioneer Street Mittagong, are recommended to be **included** in the final heritage list.

Item No. 441

No. 1 - 3 Prince Street Mittagong, 'Greenhayes' is recommended to be **included** in the final heritage list.

Items Nos. 442 - 444

No.s 1, 7 & 11 Queen Street Mittagong, are recommended to be **included** in the final heritage list. The properties are located in an existing Heritage Conservation area.

Items Nos. 445 - 447

No.s 24/26, 86, & 90 Railway Parade Mittagong, are recommended to be **included** in the final heritage list. The properties are not located in an existing or proposed Heritage Conservation area.

Item No. 448

'Clubbe Hall', Frensham, Range Road Mittagong, is recommended to be **included** in the final heritage list. This building is potentially of State heritage significance and is listed by other listing authorities.

Item No. 449

No. 71 Southey Street Mittagong, is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

Item No. 450

No. 50 - 52 Spring Street Mittagong, is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

Item No. 451

No. 2 Waverley Parade Mittagong, Sturt Workshops site is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

Item No. 452

No 38 Waverly Parade Mittagong, 'Wychwood' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 453

No. 5-7 Webb Street Mittagong, is recommended to be **excluded** from the final heritage list. (See submission)

MOSS VALE - Items No. 454 - 520

The area known as Moss Vale was originally considered to be part of Sutton Forest and remained rural until the coming of the Southern Railway. Subdivision of part of the Throsby Park Estate for the town of Moss Vale, named after Jemmy Moss, a herdsman at Throsby Park, commenced in 1864, in anticipation of the opening of Sutton Forest railway station in 1867 at the intersection with Old Argyle Road. The railway and the Robertson Land Acts encouraged denser settlement by selectors in the Southern Highlands and led to the growth of Moss Vale as a town. In 1877 Sutton Forest railway station was renamed Moss Vale.

A significant number of late 19th and early 20th century buildings in the Moss Vale township provide tangible evidence of its original establishment as a town and early growth.

There are 59 existing heritage items listed at Moss Vale in the Wingecarribee LEP 2010. There are 4 heritage items entered on the NSW State Heritage Register, 'Throsby Park', Bong Bong Church, Moss Vale Railway Station group and the Railway bridge over Argyle Street.

The Community Heritage Study has identified a further 67 potential heritage items to be considered for listing.

Item 454

31 Abattoir Road Moss Vale, is recommended to be **excluded** from the final heritage list.

Item 545

Former Sub Station Argyle Street Moss Vale, is recommended to be **included** in the final heritage list (see submission) This property is located in an existing Heritage Conservation area.

Item 456

Queen Victoria Diamond Jubilee Fountain Argyle Street Moss Vale, is recommended to be **included** in the final heritage list. This item is located in an existing Heritage Conservation area.

Items 457 & 458

No. 125 -127 & 165 Argyle Street Moss Vale, houses are recommended to be **included** in the final heritage list. These properties are not located in an existing or proposed Heritage Conservation area.

Item 459

No. 181 Argyle Street Moss Vale, Interwar House is recommended to be **included** in the final heritage list (see submission) This property is not located in an existing or proposed Heritage Conservation area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item 460

No.182 Argyle Street Moss Vale, weatherboard cottage. The Community Heritage Study does not recommend the listing of this property and did not consider the other small cottages in this part of Argyle Street worthy of identification in heritage terms, however in my opinion the group demonstrate the early 20th century character of the town and are prominent in this entry corridor and should possibly be considered as a group or small conservation area subject to further study. In this review it is recommended that the property should be **excluded** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

Item 461

No. 239a Argyle Street Moss Vale, former Station Master's House is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation area.

Items 462- 465

No. 332,340-346, 348-354 & 396 Argyle Street Moss Vale, are recommended to be **included** in the final heritage list. These properties are located in an existing Heritage Conservation area.

Item 466

No. 405 Argyle Street Moss Vale, Edwardian Shops are recommended to be **excluded** from the final heritage list. This property is located in an existing Heritage Conservation area.

Item 467

No.406 Argyle Street Moss Vale, 'Maine House' is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation area.

Item 468

No. 480 - 486 Argyle Street Moss Vale, is recommended to be **excluded** from the final heritage list (see submission) The property is located in an existing Heritage Conservation area.

Item 469

No. 490 - 494 Argyle Street Moss Vale, 'Tooses Store' is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation area.

Item 470

No. 538 Argyle Street Moss Vale, single storey commercial building is recommended to be **included** in the final heritage list. (see submission) The property is located in an existing Heritage Conservation area.

Item 471

No. 542 Argyle Street, Moss Vale Two storey commercial building is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation area.

Item 472

No. 567 Argyle Street Moss Vale, 'Myee' and some interiors, recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation area.

Item 473

No.568 Argyle Street Moss Vale, Uniting Church and Hall are recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item 474

No. 574 - 576 Argyle Street Moss Vale, 'The Federal Butchery'. It does not seem appropriate to list one of this group of three early weatherboard buildings that all reflect the same level of historic and aesthetic values for development at this section of the town. The group is already identified as part of the existing Heritage Conservation area and I would consider it more appropriate to give them 'contributory' status rather than an isolated individual heritage listing. I therefore recommend that the item be **excluded** from the final heritage list. (Alternatively list the whole group up to the former 'Coach House Antiques' building on the corner of Yarrow Street.)

Item 475

No. 17 Arthur Street Moss Vale, 'The Nook' is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation area.

Item 476

No. 5 Berrima Road, Moss Vale, is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 477

No. 8 Berrima Road Moss Vale, is recommended to be **excluded** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 478

No. 9 Berrima Road Moss Vale, is recommended to be **excluded** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 479

No. 10 Berrima Road Moss Vale, bungalow is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 480

No. 79 Broughton Street Moss Vale, 'Trentwood' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 481

No. 30 Browley Street Moss Vale, weatherboard house is recommended to be **excluded** from the final heritage list. This property is located in an existing Heritage Conservation area.

Items 483 - 483

No.1 & 2 / 41 Browley Street Moss Vale, conjoined houses are recommended to be **included** in the final heritage list. These properties are located in an existing Heritage Conservation area.

Item 484 - 485

No 9-13 & 21 Burcham Road Moss Vale, are recommended to be **included** in the final heritage list. These properties are not located in an existing or proposed Heritage Conservation area.

Item 486

No. 38 Chapman Street Moss Vale, weatherboard house is recommended to be **excluded** from the final heritage list. (see submission) This property is not located in an existing or proposed Heritage Conservation area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item 487

No. 8 Elizabeth Street Moss Vale, is recommended to be **excluded** from the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 488

No. 3 Fitzroy Street Moss Vale, 'The Gunyah' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 489

No. 20 - 24 Hill Road, Moss Vale 'Cheplakwet' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 490 - 491

No. 6220 Illawarra Highway Moss Vale, 'Southdowns' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 491

No.6530 Illawarra Highway Moss Vale, 'Farnborough' is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation area.

Item 492

No.6607 Illawarra Highway Moss Vale, 'Misty Hill' is recommended to be **included** in the final heritage list. (see submission) This property is not located in an existing or proposed Heritage Conservation area.

Item 493

No. 7009 Illawarra Highway Moss Vale, 'Bulls Hill' is recommended to be **included** in the final heritage list. (see submission) This property is not located in an existing or proposed Heritage Conservation area.

Item 494

No. 9 Lovell Street Moss Vale, is recommended to be **Included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 495

No.21 Lovell street Moss Vale, 'Rose Cottage' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 496

No. 85 Mount Ashby Road, Moss Vale, 'Mount Ashby' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 497

No. 2 Narellan Road Moss Vale, 'Emira' is recommended to be **excluded** in the final heritage list. (see submission) This property is not located in an existing or proposed Heritage Conservation area.

Item 498

No 35 Parkes Road Moss Vale, 'Azalea Cottage' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item 499

No. 6/37 Railway Street Moss Vale, 'Alloway' is recommended to be **included** in the final heritage list with definition of a curtilage. This property is not located in an existing or proposed Heritage Conservation area.

Item 500

No. 39 Railway Street, Moss Vale, 'Welwyn' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 501 - 502

No. 31 - 33 & 47 Robertson Road Moss Vale, 'Ellerslie' & 'Yomerry' houses are recommended to be **included** in the final heritage list. These properties are not located in an existing or proposed Heritage Conservation area.

Items 503 - 505

No.6-8, 15 & 21 Spring Street Moss Vale, houses are recommended to be **included** in the final heritage list. These properties are located in an existing Heritage Conservation area.

Item 506

No. 15 Suttor Road, Moss Vale, houses is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation area.

Item 507

No. 103 Suttor Road Moss Vale, 'Wetheral' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

Item 508

No. 10 Throsby Street Moss Vale, 'Wroxton' is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation area.

Item 509

No. 46 Throsby Street Moss Vale, 'Westrella' is recommended to be **excluded** in the final heritage list. The building has been modified to create multiple living units and while its external appearance makes some contribution to the existing Heritage Conservation area it does not meet a threshold for individual listing.

Item 510 - 514

No. 7, 18, 28, 32-34 & 51 Valetta Street Moss Vale, are all recommended to be **included** in the final heritage list. The properties are located in an existing Heritage Conservation area.

Item 515

Waite Street, Moss Vale, St Paul's International College, St Josephs School Room is to be added to the existing listing of the larger school site as a separately identified item and is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

Item 516

No.5 Woodville Road Moss Vale, 'The Dell' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item 517

No. 26 Wyatt Street Moss Vale, former rectory garden is recommended to be **excluded** from the final heritage list. This property is located in an existing Heritage Conservation area.

Item 518

No. 23 Yarrawa Street, Moss Vale, 'Bramble Cottage' is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation area.

Item 519

No. 43 Yarrawa Street Moss Vale, is recommended to be **excluded** from the final heritage list. While it retains much of its original fabric and design elements internally and externally and makes a positive contribution to the existing Heritage Conservation area it is not of sufficient value to warrant individual listing.

Item 520

No.51 Yarrawa Street Moss Vale, is recommended to be **included** in the final heritage list

NEW BERRIMA Item 521

New Berrima is centred on the Boral Cement Works which is a major historic industrial site in the Shire and which contains structures of some contemporary architectural value.

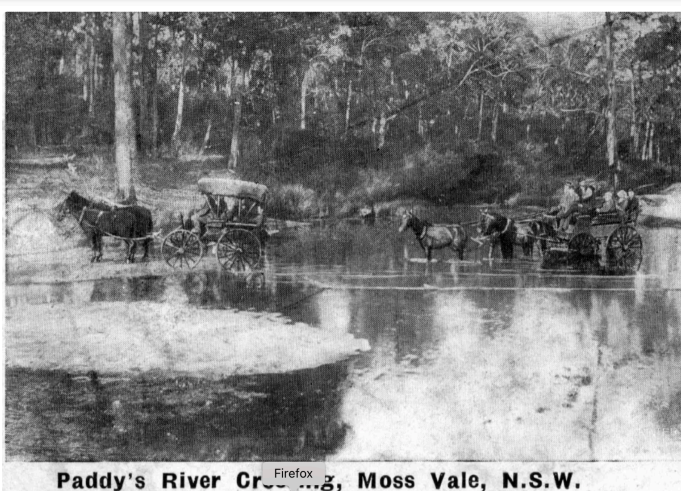
The Community Heritage Study recommends individually listing the cement works as a heritage item.

Item No. 521

Taylor Avenue, New Berrima, Boral Cement Works is recommended to be **included** in the final heritage list.

PENROSE (PADDYS RIVER) Items 522 - 523

The Paddy's River road fords and road alignment are part of the early Old Argyle Road built largely by convict labour between 1818 - 1833. The South Road forded a number of creeks and rivers in its original alignment.



REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

The Wingecarribee LEP 2010 lists 4 heritage items at Penrose including Paddy's River Ford (site 1) giving the State Forest as its location. The site is not identified as an archaeological item.

Items 522 and 523 are recommended to be **excluded** from the final heritage list. The proposed listing of the Paddy's River Ford Site 2 as a Local Heritage Item cannot be supported in the absence of any specific location of this feature. Part of the Paddy's river Ford is already identified as a Local Heritage item in the Wingecarribee LEP and the whole of the Old Argyle Road is already identified in the Inventory of NSW Heritage. The track may contain various Colonial era archaeological features, however these have not been adequately identified or investigated in the present Community Heritage Study to allow their listing. The additional identification of this feature under Paddy's River is not supported by any evidence.

RENWICK - Items 524 - 526

Renwick is a suburb located on the outskirts of Mittagong. Originally comprising farm land known as the Southward Estate it was originally leased in 1896 and purchased in 1906 by the State Children's Relief Board of the NSW Government for the establishment of a number of Children's Homes in 1906. This institution was a consolidation of the earlier Mittagong Cottage Homes scheme established in 1885 utilising houses scattered through Mittagong. In recent years large portions of the site were opened up for residential development.

The current Renwick school site provides evidence of the development of a major State run child welfare institution in NSW. Portions of the former establishment are identified in the Wingecarribee LEP 2010 and 'Challoner Cottage' is entered on the NSW State Heritage Register.

The Community Heritage Study identifies 3 further sites which form part of the former Children's Home site for potential listing as heritage items.

Items 524 - 526

No. 86,88-90 & 54-56 Bong Bong Street, Renwick, 'De Laurent Cottage', 'Heydon Cottage' & 'Scout Hall'. The proposed listing of the three buildings located at the former Mittagong Cottage Homes site are appropriately identified and present significant remnant evidence for the growth and operations of an important Institution in Mittagong throughout the 20th century and should be **included** in the final heritage List.

ROBERTSON - Items No. 527 - 570

Robertson is a town located on the eastern edge of the Wingecarribee Shire named after former Premier of New South Wales Sir John Robertson, whose 1861 Land Act cleared the way for the establishment of the town. Before then it was called Yarrawa Bush and consisted of dense rainforest vegetation. Laid out along the track surveyed by Robert Hoddle in the 1830s. The new town street layout was approved in July 1865, and the first blocks of land were sold that September. However, it was almost two decades before development of the town really took hold. From these humble beginnings, over the ensuing century and a half, Robertson has seen periods of both growth and stagnation. Today it is a popular tourist destination.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)



There are 9 existing individual heritage listings at Robertson in the Wingecarribee LEP 2010.

The surviving early buildings in the town clearly demonstrate its historic development along Hoddle Street. A number of these have however been substantially modified and have lost heritage integrity.

The Community Heritage Study identifies a further 44 individual potential heritage items for consideration. A new Heritage Conservation Area is also proposed for this town and recommended for inclusion elsewhere in this report.

Item 527

No. 54-56 Burrawang Street Robertson, 'Kookaburra Cottage' & 'Potters Cottage' are recommended to be **included** in the final heritage list. (See Submission)

Item 528

No. 63 - 65 Burrawang Street Robertson, is recommended to be **excluded** in the final heritage list.

Item 529

No. 71 Burrawang Street Robertson, Californian Bungalow is recommended to be **excluded** in the final heritage list.

Item 530

No. 77 - 79 Burrawang Street Robertson, Californian Bungalow is recommended to be **included** in the final heritage list.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Items 531 - 534

Nos. 10, 12, 14 & 16 Caalong Street Robertson, are recommended to be **included** in the final heritage list. These buildings are located within the proposed Robertson Heritage Conservation area and are highly 'contributory' in the streetscape.

Item 535

No. 188 Fountaindale Road, Robertson, 'The Moorings' early land holding, in the absence of detailed evidence it is recommended that this property be **excluded** from the final heritage list.

Item 536

No. 1 Hoddle Street Robertson, 'Eureka' is recommended to be **included** in the final heritage list. The property is also located on the proposed Robertson Heritage Conservation Area.

Item 537

No. 2 Hoddle Street Robertson, is recommended to be **included** in the final heritage list. This property is also within the proposed Robertson Heritage Conservation Area. (See Submission)

Item 538

No. 5 - 7 Hoddle Street Robertson, Reconstructed weatherboard House is recommended to be **excluded** from the final heritage list. This property is 'neutral' in the proposed Robertson Heritage Conservation Area.

Items 539 - 540

Nos. 9 - 11 & 12 - 14, Hoddle Street Robertson, are recommended to be **included** in the final heritage list. They are 'contributory' to the proposed Robertson Heritage Conservation Area.

Item 541

No. 19 Hoddle Street Robertson, is recommended to be **excluded** from the final heritage list due to substantial modification of its external fabric. The property is located in a proposed Heritage Conservation Area.

Item 542 - 543

Nos. 24 & 25 Hoddle Street Robertson, are recommended to be **included** in the final heritage list. The properties are located in a proposed Heritage Conservation Area.

Items 544 - 545

Nos. 26 & 27 Hoddle Street Robertson, are recommended to be **excluded** from the final heritage list. The properties are 'neutral' in the proposed Robertson Heritage Conservation area.

Items 546 - 547

Nos. 28 & 30 Hoddle Street Robertson, are recommended to be **included** in the final heritage list. The properties are 'contributory' in the proposed Robertson Heritage Conservation Area.

Item 548

No. 31 Hoddle Street Robertson, is recommended to be **excluded** from the final heritage list. The property is located within the proposed Robertson Heritage Conservation Area.

Items 549 - 550

Nos. 34, & 36 Hoddle Street Robertson, are recommended to be **included** in the final heritage list. These properties are 'contributory' in the proposed Robertson Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item 551

No 39 -41 Hoddle Street Robertson, 'Former Uniting Church' is recommended to be **excluded** from the final heritage list due to the degree of modification to the original building fabric. The building is contributory to the proposed Heritage Conservation Area.

Items 552

No. 40 Hoddle Street Robertson, is recommended to be **excluded** from the final heritage list. This property is located within the proposed Robertson Heritage Conservation Area.

Item 553

No.42 Hoddle Street Robertson, is recommended to be **included** in the final heritage list. The property is located in a proposed Heritage Conservation Area.

Item 554

No. 43-45 Hoddle Street Robertson, 'White Horse Gallery' is recommended to be **included** in the final heritage list. The property is located in a proposed Heritage Conservation Area.

Item 555

No. 48 Hoddle Street Robertson, 'Hampden Park' is recommended to be **included** in the final heritage list as a landscape heritage item.

Items - 556 - 558

Nos. 62-66, 63, 67-69, Hoddle Street Robertson, are recommended to be **included** in the final heritage list. All of properties are **included** in the proposed Robertson Heritage Conservation Area where they are 'contributory' to the streetscape.

Item 559

No. 72 Hoddle Street Robertson, Infill Shop is recommended to be **excluded** in the final heritage list. The property is located within the proposed Robertson Heritage Conservation Area.

Items 560 - 563

Nos. 84, 87-89, 99 & 107 Hoddle Street Robertson, are recommended to be **included** in the final heritage list. These properties are located in the proposed Robertson Heritage Conservation area.

Item 564

No .4840 Illawarra Highway Robertson, Former Butter Factory and 'Redbank Cottage' are recommended to be **included** in the final heritage list.

Item 565

No. 1750 Jamberoo Mountain Road Robertson, former Missingham's Sawmill (demolished) while this site could be considered an archaeological site it is recommended to be **excluded** from the final heritage list.

Item 566

No. 3 - 5 Main Street Robertson, 'Brae House' is recommended to be **included** in the final heritage list. This property is 'contributory' within the proposed Robertson Heritage Conservation Area.

Item 567

No. 140 Old Kangaloon Road Robertson, 'Twin Creeks & garden' is recommended to be **included** in the final heritage list.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item 568

Shierlaw Road Robertson, early road is recommended to be **included** in the final heritage list.

Items 569 - 570

South Street Robertson, Landscape reserves are recommended to be **included** in the final heritage list as cultural landscape items.

SUTTON FOREST - Items No. 571 - 582

Originally settled by rural landholders in the 1820s, Sutton Forest has had several village developments including a proposed Government town set out in 1854 and a private village on the banks of Medway Rivulet in the 1830s. The present small village evolved around the Anglican Church. A number of mid 19th century community buildings and Colonial homesteads are already listed as heritage items.

There are 28 individual heritage items identified at Sutton Forest in the Wingecarribee LEP 2010 while 4 significant homestead estates are entered in the NSW State Heritage Register.

A Further 12 sites have been identified in the Community Heritage Study for potential individual heritage listing that reflect the significant historic character and development of Sutton Forest.

A Landscape Conservation Area is also proposed for Sutton Forest and has been recommended for adoption elsewhere in this report.

Item No. 571

No. 488 Exeter Road Sutton Forest, 'Old Rectory' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 572

Hume Highway Sutton Forest, Old Sandstone Quarry has not been located and is therefore recommended to be **excluded** from the final heritage list.

Item No. 573

No. 12587 Hume Highway Sutton Forest, 'Eling Forest Stone Cottage' is recommended to be **included** in the final heritage list. The property is located adjoining an existing Heritage Item.

Item No. 574

No. 13230 Hume Highway Sutton Forest, 'Bridgewater Lodge' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 575

No. 7310 Illawarra Highway Sutton Forest, 'Inverary' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item No. 576

No. 7360 Illawarra Highway Sutton Forest, 'Federal Stores' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 577

No. 7361 Illawarra Highway Sutton Forest, 'Munro Park Farm' in the absence of detailed evidence does not reach thresholds for inclusion as a Local Heritage item and should be **excluded** from the final heritage List. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 578

No. 7480 Illawarra Highway Sutton Forest, 'Red Cow Farm' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 579

No. 7733 Illawarra Highway, Sutton Forest, Wells Creek Bridge is now an archaeological feature and does not reach the thresholds for inclusion as a Local Heritage item and should be **excluded** from the final heritage list.

Item No. 580

No.51 Kater Road Sutton Forest, 'Cardrona' has been substantially altered from its original form and details and is recommended to be **excluded** from the final Heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

Item No. 581

Old Argyle Road Sutton Forest, 'Wells Creek Ford' is recommended to be **excluded** from the final heritage list. This is potentially an archaeological feature subject to further investigation.

Item No. 582

No. 173 Oldbury Road Sutton Forest, 'Swanton' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

WELBY

Items No. 583 - 591

The town of Welby situated to the west of Mittagong was originally established in the 1860s and was known as Fitzroy, but because of the number of towns in the Commonwealth bearing the name Fitzroy it had to be changed. The name Welby was derived from Welby's farm, which was one of the first farm houses in the district, situated on the east half way up the hill. From Mittagong.

No heritage items are currently identified for Welby in the Wingecarribee LEP 2010 or in the New State Heritage Register.

The Community Heritage Study has identified 9 sites for potential individual heritage listing in the vicinity of Welby.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item 583

No. 17 Bendooley Street Welby, is recommended to be **included** in the final heritage list.

Items 584 - 586

No. 61-63, 71 & 97 Berrima Street Welby, are recommended to be **included** in the final heritage list.

Items 587 - 588

No. 9-11 & No. 30 Currockbilly Street Welby, are recommended to be **included** in the final heritage list.

Item 589

No. 49 - 51 Mittagong Street Welby, is recommended to be **excluded** from the final heritage list.

Item 590

No. 59 Mittagong Street Welby, is recommended to be **included** in the final heritage list.

Item 591

No. 28 Old Hume Highway Welby, is recommended to be **deferred** from inclusion in the final heritage list pending further investigation (see submission)

WILDES MEADOW

Items 592 - 604

Wildes Meadow was first settled by Daniel Bresnahan, an Irish immigrant, in 1859. It was named after Charles Throsby's servant Joseph Wild, who lived in the area and contributed greatly to the European exploration of the Southern Highlands. The area was principally dairying country with butter making and vegetable cultivation combined with some orcharding. The area had a strong Methodist congregation linked to the Bowral Circuit.

There are 2 existing heritage listings for properties located at Wild's Meadow in the Wingecarribee LEP 2010.

The Community Heritage Study proposes a further 13 individual heritage items for the village and a new Heritage Conservation Area incorporating the historic settlement which is recommended to be adopted elsewhere in this report.

Item 592

No. 475 Myra Vale Road Wildes Meadow, 'Milburn Creek' is recommended to be **included** in the final heritage list. While access is not possible it appears that online evidence supports the identification of the original home while the surrounding buildings are sympathetic.

The modern garden is well set out but does not appear to have any historic significance. The principal heritage values relate to the early development of the area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

Item 593

No. 540 Myra Vale Road Wildes Meadow, 'Rosemount Farm' is recommended to be **included** in the final heritage list for its contribution to the history of the early development of this area in the latter part of the 19th century.

Item 594

No. 564 Myra Vale Road Wildes Meadow, Former Methodist Church is recommended to be **included** in the final heritage list as evidence of the strong Methodist presence in this area in the late 19th and early 20th century. The later additions are sympathetically separated from the original building form, while the adjoining cemetery provides evidence of early settlers in the area.

Item 595

No. 375 Wildes Meadow Road Wildes Meadow, Blacksmith's cottage is recommended to be **included** in the final heritage list. This property is located in a proposed Heritage Conservation area.

Item 596

No. 381 Wildes Meadow Road Wildes Meadow, 'Daisy Hill' is recommended to be **included** in the final heritage list. This property is located in a proposed Heritage Conservation area.

Item 597

No. 383 Wildes Meadow Road Wildes Meadow, 'Kirklands' is recommended to be **included** in the final heritage list. The property is located in a proposed Heritage Conservation area.

Item 598

No. 391 Wildes Meadow Road Wildes Meadow, 'Ferriby' is recommended to be **included** in the final heritage list. The property is located in a proposed Heritage Conservation area.

Item 599

No. 372 Wildes Meadow Road Wildes Meadow, House is recommended to be **excluded** from the final heritage list as it does not reach a threshold based on integrity of original fabric. The property is located in a proposed Heritage Conservation area.

Items 600 - 604

Nos. 377, 379, 387, 390 & 401 Wildes Meadow Road Wildes Meadow, are recommended to be **excluded** in the final heritage list. These properties are located in the proposed Heritage Conservation area.

REVIEW OF HERITAGE LISTINGS by ROBERT STAAS, B. Arch., M.B. Env., Dip Cons (York)

WINGELLO. Items No. 605 -6

The first site known as Wingello was on the old Main South Road, several kilometres to the west of the present village. A William Mannix wrote to the Surveyor General in December 1824 regarding land he wished to purchase at a location called 'Wanglow', this appears to be the earliest reference to the name. Construction of the Main South Road began in 1834 using convict gangs in irons, one of their construction bases was at Wingello in wooden buildings built as a stockade. In 1844 a Thomas Brown of Bargo purchased the site where the stockade stood and built the 'White Horse Inn', Brown died in 1852. The building was a coaching station for travellers on the Main South Road. The present settlement began to develop on a new site adjacent to the railway where a station was opened in 1871.

There are 5 individual heritage items at Wingello listed in the Wingecarribee LEP 2010 and the Railway Station is entered in the NSW State Heritage Register.

The Community Heritage Study had identified 4 additional potential heritage items for consideration.

Items No. 605 - 608

The houses at Nos. 9-13 Bumballa Road, Wingello are appropriately identified and are recommended to be **included** in the final Heritage list. The properties are not located in an existing or proposed Heritage Conservation Area.

Item No. 606

No. 11 Marimba Road Wingello, a late Victorian single storey timber cottage has lost a chimney and its early verandah roof, It is in fair condition and capable of future conservation but in the absence of detailed assessment is recommended to be **excluded** in the final Heritage list. It is incorrectly identified and is No.11 Marimba Road.

Item No. 607

No. 77 Railway Parade Wingello, Victorian era cook ovens have been demolished and are therefore recommended to be **excluded** from the final Heritage list.

Item No. 608

No.13-15 Sydney Street Wingello, 'Rail Cottage' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

WOODLANDS. Item No.609

Woodlands is a small village situated at the T-intersection of Wombeyan Caves Road and Spring Hill Road in The Southern Highlands.

There are no existing heritage listings for Woodlands.

Item No. 609

No. 37 Kells Road Woodlands, 'Leicester Park' is recommended to be **included** in the final heritage list subject to deletion to any specific identification of the reconstructed slab building on the site.