



RFS



Wingecarribee Shire Council
PO Box 141
MOSS VALE NSW 2577

Your reference: PP-2024-2040
Our reference: SPI20240919000189

ATTENTION: Sarah Farnese

Date: Tuesday 8 October 2024

Dear Sir/Madam,

**Strategic Planning Instrument
LEP Amendment**

LEP Amendment - Recommendations of Wingecarribee Community Heritage Study 2021-23

- This Planning Proposal seeks to amend Schedule 5 and the Heritage Map of Wingecarribee Local Environmental Plan 2010 to effect the recommendations of the Wingecarribee Community Heritage Study 2021-23 and the Community Heritage Study Peer Review 2024 as endorsed by Council on 7 August 2024.
- The Planning Proposal comprises heritage recognition of 408 new heritage items, 13 new conservation areas (five (5) of which extend the boundaries of existing conservation areas) and amendment of four (4) existing heritage items to include new elements of significance. The affected sites and areas are located throughout the Wingecarribee Shire, some of which are bush fire prone land.

I refer to your correspondence dated 19/09/2024 inviting the NSW Rural Fire Service (NSW RFS) to comment on the above Strategic Planning document.

The NSW RFS has considered the information submitted and subsequently raise no concerns or issues in relation to bush fire.

For any queries regarding this correspondence, please contact Kathryn Murphy on 1300 NSW RFS.

Yours sincerely,

Anna Jones
**Supervisor Development Assessment & Plan
Built & Natural Environment**

Postal address

NSW Rural Fire Service
Locked Bag 17
GRANVILLE NSW 2142

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4 Murray Rose Ave
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Our ref: DOC24/770795

Sarah Farnese
Senior Strategic Planner
Wingecarribee Shire Council
sarah.farnese@wsc.nsw.gov.au

Planning Proposal – Wingecarribee Local Environmental Plan 2010 – Heritage Review

Dear Sarah

Thank you for the opportunity to provide advice on the planning proposal to make amendments to *Wingecarribee Local Environmental Plan 2010* (LEP) to implement the recommendations of Council's Community Heritage Study 2021-23.

We have reviewed the planning proposal and note that the Council is proposing the following heritage amendments to the LEP:

- 408 new local heritage items
- amendments to 4 existing heritage items
- 8 new heritage conservation areas
- extension to the boundaries of 5 existing conservation areas, and
- associated heritage map amendments.

As per our advice on the Bowral South New Living Area, dated 23 September 2024, with regards to the private airstrip built by industrialist Sir William Tyree on the property Tyraquay. We recommend that a Statement of Heritage Impact is undertaken. If the site is found to have heritage significance, consideration should be given to listing as a local heritage item on Council's LEP.

While Heritage NSW supports the identification and listing of new local heritage items, and heritage conservations areas, we note that the Heritage Council of NSW, and Heritage NSW as its Delegate, do not have a role in the approval of local heritage to Council LEPs.

As local heritage is protected under the *Environmental Planning and Assessment Act 1979* and under Council LEPs, Council is the consent authority, and the decision on whether to list the proposed items rests with Council.

If you have any questions on this matter, please contact me by phone on 02 9274 6354 or by email on james.rm.sellwood@environment.nsw.gov.au.

Yours sincerely



James Sellwood
A/Practice Lead, Planning Referrals and Advice
Heritage NSW
10 October 2024

15 October 2024

Contact: Stuart Little
Telephone: 0436 948 347
Our ref: D2024/119779

Sarah Farnese
Senior Strategic Planner
Wingecarribee Shire Council
PO Box 141
MOSS VALE NSW 2577

Planning Proposal to Amend the Wingecarribee Local Environmental Plan 2010 2 to Amend Schedule 5 Environmental Heritage (PP_2024_2040)

Dear Ms Farnese,

I refer to your email and letter of 19 September 2024 requesting comments on a Planning Proposal (Version 2.1, dated September 2024) to amend Schedule 5 (Environmental Heritage) and the Heritage Map of Wingecarribee Local Environmental Plan 2010 (LEP), to give effect to the recommendations of the Wingecarribee Heritage Study 2021-23. The Proposal covers 412 proposed heritage items and 13 proposed heritage conservation areas.

None of the proposed heritage items or conservation areas appear to implicate WaterNSW land or assets.

With regard to the Sydney Drinking Water Catchment (SDWC), the Proposal makes reference to the water catchments provisions of State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP) and provides a consideration of s 9.1 Ministerial Direction 3.3 Sydney Drinking Water Catchment. Part 6.5 of the SEPP includes the requirement for new development to have a neutral or beneficial effect (NorBE) on water quality.

Having regard to Direction 3.3, the Proposal notes that no adverse impacts on water quality are expected and that heritage listings are likely to reduce the developability of the sites which may in turn have a beneficial impact on water quality. We agree with these statements. We also note that the heritage listings are likely to reduce opportunities for exempt and complying development to occur on listed sites. For new development, a full development application (DA) is likely to be required thereby attracting the NorBE requirement. Strategic Land and Water Capability Assessments (SLWCAs) are not relevant in this instance given the nature of the Proposal.

If you have any questions regarding this letter, please contact Stuart Little at stuart.little@waternsw.com.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be "JC" or similar, written in a cursive style.

JUSTINE CLARKE
A/Environmental Planning Assessments & Approvals Manager