

Planning Proposal

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

PP Reference: PP-2024-2040

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

The Planning Proposal has been categorised as *Standard*

Version 3.1 for Public Exhibition

October 2025

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Attachments

1. Report to Local Planning Panel 29 June 2023 re *Community Heritage Study 2021-23 - endorsement for community consultation* (excludes attachments that are separately attached as nos. 19 and 20)
2. Minutes of Local Planning Panel 29 June 2023 re *Community Heritage Study 2021-23 - endorsement for community consultation*
3. Report to Council 19 July 2023 re *Community Heritage Study 2021-23 - endorsement for community consultation* (excludes attachments that are separately attached as nos. 19 and 20)
4. Minutes of Council 19 July 2023 re *Community Heritage Study 2021-23 - endorsement for community consultation*
5. Report and attachment to Council 13 December 2023 re *Draft Community Heritage Study - Options for Peer Review*
6. Minutes of Council 13 December 2023 re *Draft Community Heritage Study - Options for Peer Review*
7. Report to Council 21 February 2024 re *Draft Wingecarribee Community Heritage Study - Update on Independent Peer Review*
8. Minutes of Council 21 February 2024 re *Draft Wingecarribee Community Heritage Study – Update on Independent Peer Review*
9. Report to Council 20 March 2024 re *Draft Community Heritage Study - Revised Timeline for Independent Peer Review*
10. Minutes of Council 20 March 2024 re *Draft Community Heritage Study - Revised Timeline for Independent Peer Review*
11. Report to Local Planning Panel 29-30 May 2024 re *Results of Independent Peer Review of Draft Wingecarribee Community Heritage Study 2021-23* (excludes attachments that are separately attached as nos. 40 and 42)
12. Minutes of Local Planning Panel 29-30 May 2024 re *Results of Independent Peer Review of Draft Wingecarribee Community Heritage Study 2021-23* (excludes attachment that is separately attached as no. 41)
13. Report to Council 19 June 2024 re *Update of Draft Wingecarribee Community Heritage Study 2021-2023 and Independent Peer Review* (excludes attachments that are separately attached as nos. 40, 41 and 42)

Attachments (...cont'd)

14. Minutes of Council 19 June 2024 re *Update of Draft Wingecarribee Community Heritage Study 2021-2023 and Independent Peer Review*
15. Report and attachments to Local Planning Panel 15-16 July 2024 re *Results of Public Exhibition of Independent Peer Review of Draft Community Heritage Study 2021-23*
16. Minutes (includes attachments) to Local Planning Panel 15-16 July 2024 re *Results of Public Exhibition of Independent Peer Review of Draft Community Heritage Study 2021-23*
17. Report and attachments to Council 7 August 2024 re *Results of Public Exhibition of Independent Peer Review of Draft Community Heritage Study 2021-23*
18. Minutes of Council 7 August 2024 re *Results of Public Exhibition of Independent Peer Review of Draft Community Heritage Study 2021-23*
19. Draft Wingecarribee Community Heritage Study Volume 1—Preliminary Report (2023 exhibited version)
20. Wingecarribee Heritage Survey 2009 (Appendix to Draft Wingecarribee Community Heritage Study)
21. Draft Wingecarribee Community Heritage Study Volume 2—Spreadsheet of proposed items and areas (2023 exhibited version)
22. Draft Wingecarribee Community Heritage Study Volume 3.1—Preliminary Evidence Sheets for Balmoral (2023 exhibited version)
23. Draft Wingecarribee Community Heritage Study Volume 3.2—Preliminary Evidence Sheets for Berrima & New Berrima (2023 exhibited version)
24. Draft Wingecarribee Community Heritage Study Volume 3.3—Preliminary Evidence Sheets for Bowral (2023 exhibited version)
25. Draft Wingecarribee Community Heritage Study Volume 3.4—Preliminary Evidence Sheets for Braemar & Colo Vale (2023 exhibited version)
26. Draft Wingecarribee Community Heritage Study Volume 3.5—Preliminary Evidence Sheets for Bundanoon (2023 exhibited version)
27. Draft Wingecarribee Community Heritage Study Volume 3.6—Preliminary Evidence Sheets for Burradoo (2023 exhibited version)
28. Draft Wingecarribee Community Heritage Study Volume 3.7—Preliminary Evidence Sheets for Burrawang (2023 exhibited version)
29. Draft Wingecarribee Community Heritage Study Volume 3.8—Preliminary Evidence Sheets for Exeter (2023 exhibited version)
30. Draft Wingecarribee Community Heritage Study Volume 3.9—Preliminary Evidence Sheets for Fitzroy Falls, Manchester Square & Wildes Meadow (2023 exhibited version)
31. Draft Wingecarribee Community Heritage Study Volume 3.10—Preliminary Evidence Sheets for Kangaloon & East Kangaloon (2023 exhibited version)
32. Draft Wingecarribee Community Heritage Study Volume 3.11—Preliminary Evidence Sheets for Mittagong & Renwick (2023 exhibited version)
33. Draft Wingecarribee Community Heritage Study Volume 3.12—Preliminary Evidence Sheets for Moss Vale (2023 exhibited version)
34. Draft Wingecarribee Community Heritage Study Volume 3.13—Preliminary Evidence Sheets for Penrose & Wingello (2023 exhibited version)
35. Draft Wingecarribee Community Heritage Study Volume 3.14—Preliminary Evidence Sheets for Robertson (2023 exhibited version)
36. Draft Wingecarribee Community Heritage Study Volume 3.15—Preliminary Evidence Sheets for Sutton Forest (2023 exhibited version)

Attachments (...cont'd)

37. Draft Wingecarribee Community Heritage Study Volume 3.16—Preliminary Evidence Sheets for Welby (2023 exhibited version)
38. Draft Wingecarribee Community Heritage Study Volume 3.17—Preliminary Evidence Sheets for Western Shire (High Range, Joadja, Medway, Paddys River & Woodlands) (2023 exhibited version)
39. Draft Wingecarribee Community Heritage Study Volume 3.18—Preliminary Evidence Sheets for Heritage Conservation Areas (2023 exhibited version)
40. Independent Peer Review by Robert Staas—Volume 1 Report, May 2024
41. Independent Peer Review by Robert Staas—Volume 1 Addendum, May 2024
42. Independent Peer Review by Robert Staas—Volume 2 Spreadsheet, May 2024
43. Independent Peer Review by Robert Staas—Response to Submissions to Peer Review, July 2024
44. Referral responses (x3): Rural Fire Service (8 October 2024), Heritage NSW (10 October 2024), WaterNSW (15 October 2024)
45. Map sheets of proposed heritage items and heritage conservation areas (including index).

Introduction

Description

This Planning Proposal seeks to amend Schedule 5 and the Heritage Map of Wingecarribee Local Environmental Plan (WLEP) 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 covers 405 new proposed heritage items in the following localities:

- Balmoral Village (5)
- Berrima (4)
- Bowral (132)
- Braemar (3)
- Bundanoon (20)
- Burradoo (22)
- Burrawang (10)
- Colo Vale (2)
- East Kangaloon (4)
- Exeter (13)
- Fitzroy Falls (2)
- High Range (1)
- Joadja (1)
- Kangaloon (11)
- Manchester Square (1)
- Medway (1)
- Mittagong (62)
- Moss Vale (51)
- New Berrima (1)
- Renwick (3)
- Robertson (32)
- Sutton Forest (6)
- Welby (8)
- Wildes Meadow (7)
- Wingello (2)
- Woodlands (1).

The Planning Proposal also includes new heritage elements to four (4) existing heritage items listed in Schedule 5 of the WLEP 2010.

The Planning Proposal also includes seven (7) proposed heritage conservation areas and landscape conservation areas (including extensions to existing conservation areas) in the following localities:

- Bowral (2 new areas and 2 extensions)
- Bundanoon (1 extension)
- Kangaloon (1 new area)
- Wildes Meadow (1 new area).

Part 1 – Objectives & Intended Outcomes of the Planning Proposal

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

The intended outcomes of the Planning Proposal are to:

- Heritage list the 405 new properties recommended to be heritage listed in the Community Heritage Study 2021-23 by adding them to Part 1 of Schedule 5 of the WLEP 2010.
- Amend the existing listing of four (4) items in Part 1 of Schedule 5 of the WLEP 2010 to include new elements within the same site as recommended in the Community Heritage Study 2021-23, including address and property description changes as necessary.
- Amend the existing listing of one (1) item in Schedule 5 of the WLEP 2010 to amend the address and property description (*Former Bowral Court House, including fence* [item no. I088]).
- Add four (4) new heritage conservation areas in Part 2 of Schedule 5 of the WLEP 2010.
- Amend the item number of the existing Bowral Conservation Area in Part 2 of Schedule 5 of the WLEP 2010 (to rationalise multiple heritage numbers into one).
- Amend the Heritage Map of the WLEP 2010 to show:
 - 403 new general heritage items,
 - Two (2) new landscape heritage items,
 - three (3) new general conservation areas,
 - one (1) new landscape conservation area,
 - three (3) extensions to existing general conservation areas,
 - two (2) existing heritage items with reduced curtilages (*Former Bowral Court House, including fence* [item no. I088] and *“Eling Forest Winery” house, grounds and outbuildings including stone cottage (former school room)* [item No. I004])
 - new item number for the Bowral Conservation Area.
- Provide protection to properties using existing heritage provisions contained in the Wingecarribee Local Environmental Plan (WLEP) 2010 and applicable Development Control Plans.
- Provide for a savings provision to apply for any development application lodged but not yet determined prior to the making of the amendment to the WLEP 2010.

Part 2 - Explanation of the Provisions

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

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

Clause 1.8A Savings provisions relating to development applications

Insert after clause 1.8A(5)—

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

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

Suburb	Item name	Address	Property Description	Significance	Item No.
Bowral	Former Bowral Court House, including fence	14 Bendooley Street	Lot 2 DP 1153410	Local	I088
Berrima	Slab cottage and stone cottage	7-9 Oldbury Street	Lot 1 DP 806686	Local	I230
Mittagong	Frensham School Group (East Wing, North and West Wings, South Wing, West Wing garden and Clubbe Hall)	Range Road	Lots 4–6 and 8–10, Sec 19, DP 1289; Part Lot 1, DP 1133695; Part Lot 14, DP 866594	Local	I272
Moss Vale	St Paul’s International College (former Dominican Convent) including St Joseph’s School Room (adjacent to Waite Street)	463 Argyle Street	Lot 1, DP 775152	Local	I042
Sutton Forest	“Eling Forest Winery” house, grounds and outbuildings including stone cottage (former school room)	12587 Hume Highway	LOT 100, DP 1232078	Local	I004

- Add to Schedule 5, Part 1 (Heritage items) the 405 new heritage items, in alphabetical order as listed below:

Suburb	Item name	Address	Property Description	Significance	Item No.
Balmoral Village	Balmoral Cemetery	10 Bolans Road	Lot 7003, DP 1072638	Local	I2001
Balmoral Village	Late Victorian weatherboard cottage	27 Railway Parade	Lot 9, Sec 2, DP 2500	Local	I1380
Balmoral Village	Late Victorian weatherboard cottage	31 Railway Parade	Lot 111, DP 1088006	Local	I1379
Balmoral Village	Late Victorian weatherboard cottage	33 Railway Parade	Lot 13, Sec 2, DP 2500; Lot 1 DP 1024959	Local	I1378

Suburb	Item name	Address	Property Description	Significance	Item No.
Balmoral Village	Truro'—Brick Victorian homestead	37 Railway Parade	Lot 209, DP 1240094	Local	I1377
Berrima	'Cordeaux Cottage'—sandstone cottage	224 Greenhills Road	Part of Lot 6, DP 710577	Local	I1183
Berrima	Berrima Bridge Nursery—outbuildings, gardens and plants	38 Jellore Street	Lots 1-2, Sec 6, DP 758098; Lot 1, DP 1038911	Local	I2002
Berrima	'Bendooley'—sandstone Georgian style Victorian homestead and grounds (including trees)	3020 Old Hume Highway	Part of Lot 3, DP 584423	Local	I346
Berrima	Tom Mitchell's Slab Hut (partial ruin)	1 Raglan Street	Part of Lot 100, DP 1185105 and part of Raglan Street road reserve	Local	I1348
Bowral	'Aroha'—house	14 Aitken Road	Lot 61, DP 1192648	Local	I2003
Bowral	Victorian weatherboard cottage	28 Aitken Road	Lot 2, DP 316408	Local	I2004
Bowral	Weatherboard worker's cottage	5 Alcorn Street	Lot 71, DP 775295	Local	I2005
Bowral	Weatherboard worker's cottage	83 Ascot Road	Lot 441, DP 1202888	Local	I2006
Bowral	Victorian masonry cottage with slate roof	8 Banksia Street	Lot 1, DP 560143	Local	I1387
Bowral	Interwar Californian bungalow	10 Banksia Street	Lot 3, DP 12768	Local	I1246
Bowral	Interwar house	77 Bendooley Street	Lot 5, DP 1246673	Local	I1795
Bowral	'Beatrice Park'—house and grounds	90 Bendooley Street and 30 Kangaloon Road	Lots 1 and 2, DP 831681	Local	I2007
Bowral	Bowral War Memorial Park	Bong Bong Street	Lot 7300, DP 1125726 (Crown Reserve 56940)	Local	I2008
Bowral	'Springett's Arcade'—first floor façade	302-306 Bong Bong Street	Part of Lot 2, DP 706941	Local	I2009
Bowral	Bowral Hotel	408-412 Bong Bong Street	Lot 1, DP 826176	Local	I506
Bowral	Former Bowral Spare Parts	421-425 Bong Bong Street	Lot 1, DP 744028	Local	I2010
Bowral	Victorian weatherboard cottage with bullnose verandah	28 Boolwey Street	Lot 1, DP 995227	Local	I1248
Bowral	Interwar house	33 Boolwey Street	Lot 1, Sec B, DP 11838	Local	I2011
Bowral	Interwar weatherboard house with terracotta tile roof	87 Bowral Street	Lot 1, Sec A, DP 8185; Lot 1, DP 1057181	Local	I2012
Bowral	'Whitstable'—substantial Californian bungalow	98 Bowral Street	Lot 17, Sec C, DP 11838	Local	I2013
Bowral	'Elvador'—Interwar Mediterranean style house	102 Bowral Street	Lot 15, Sec C, DP 11838	Local	I2014
Bowral	Interwar architect designed house	106 Bowral Street	Lot 13, Sec C, DP 11838	Local	I2015
Bowral	Interwar house	116 Bowral Street	Lot 11, Sec E, DP 11838	Local	I2016
Bowral	Post-war house	118 Bowral Street	Lot 10, Sec E, DP 11838	Local	I2017

Suburb	Item name	Address	Property Description	Significance	Item No.
Bowral	Federation house	120 Bowral Street	Lot 9, Sec E, DP 11838	Local	I2018
Bowral	Victorian cottage	16 Bundaroo Street	Lot 30, Sec B, DP 975353	Local	I2019
Bowral	Victorian cottage with bullnosed verandah	22 Bundaroo Street	Lot 1, DP 709655	Local	I2020
Bowral	'St Chads'—Interwar Arts and Crafts bungalow	27 Bundaroo Street	Lots 20 and 21, DP 9661	Local	I2021
Bowral	'Winton'—Interwar house including trachyte fence	29 Bundaroo Street	Lot 19, DP 9661	Local	I2022
Bowral	'Mouquet'—1920 war widow house	37 Bundaroo Street	Lot 15, DP 9661	Local	I2081
Bowral	'Victory Cottage'—two storey trachyte-fronted terrace house	42 Bundaroo Street	Lot 21, DP 844779	Local	I2023
Bowral	Brick Georgian style house	44-46 Bundaroo Street	Lot 22, DP 844779	Local	I2024
Bowral	'Craigieburn'—homestead, golf course and garden including bunya pines	43-47 Centennial Road	Lot 56, DP 664260; Lot 1, DP 347273; Part Lot 2, DP 960916	Local	I2025
Bowral	'Cotswold Cottage' (formerly The Cottage Tea Room)	54 Centennial Road	Lot 9, DP 26372	Local	I2026
Bowral	'Redwood'—Interwar house (including interiors) and garden (including Californian Redwood Tree planted in 19th Century)	4 Church Street	Lot B, DP 333876	Local	I2027
Bowral	'Wirra Willa'—Federation house	9 Church Street	Lot 8, Sec C, DP 11838	Local	I2028
Bowral	'Highdown'—Victorian Gothic weatherboard house and grounds	5 Crago Lane	Lot 8, DP 667524	Local	I1707
Bowral	Berida Hotel (former Berida Manor)	6 David Street	Lot 17, SP 36297	Local	I2029
Bowral	'Bettws-y-coed'—single storey Interwar house	1 Edward Street	Lot 21, Sec C, DP 14661	Local	I2030
Bowral	Brick and tile house	5 Edward Street	Lot 23, Sec C, DP 14661	Local	I2031
Bowral	Brick and tile Californian bungalow	7 Edward Street	Lot 24, Sec C, DP 14661	Local	I2032
Bowral	'Teddington'—Victorian villa and former home of Alf Stephens Snr	5 Elm Street	Part of SP 20376; Part of Lots 1 and 2, SP 20376	Local	I1266
Bowral	'Duck Cottage'—Victorian weatherboard cottage	9 Elm Street	Lot 202, DP 595798	Local	I1269
Bowral	Victorian cottage	10 Elm Street	Lot 3, DP 152058	Local	I1270
Bowral	Victorian cottage	11 Elm Street	Lot 1, DP 719401	Local	I1271
Bowral	Late Victorian brick house and trachyte gate posts	1 Funston Street	Lot 12, DP 790730	Local	I2033
Bowral	'The Leightons'—Victorian house	16 Gladstone Road	Lot 6, DP 1189572	Local	I2034
Bowral	'The Ridge'—house and garden	23 Gladstone Road	Lot 1, DP 84446	Local	I2035
Bowral	'Byways'—weatherboard house and grounds	4 Hamilton Avenue	Lot 20, DP 1057908	Local	I2036
Bowral	Victorian cottage	8 Holly Street	Lot 11, DP 1110157	Local	I1287
Bowral	Victorian cottage	10 Holly Street	Lot 120, DP 1000618	Local	I1289

Suburb	Item name	Address	Property Description	Significance	Item No.
Bowral	Californian Bungalow	15 Holly Street	Lot 1, DP 782242	Local	I1290
Bowral	Federation cottage	18 Holly Street	Lot 82, DP 998586	Local	I1292
Bowral	Victorian weatherboard cottage—former home of P.L. Travers, author of Mary Poppins	45 Holly Street	Lot 161, DP 1048529	Local	I1296
Bowral	Bowral Golf Course and Ladies' Drawing Room interiors in Club House	25-43 Kangaloon Road	Lots 45-48 and Lot 51, Sec G, DP 4380; Lot 1, DP 805565; Lot 39, DP 9084; Lot 1, DP 119005; Lot 1, DP 311009; Lot 2, DP 1015623; Lot 10, DP 1085127	Local	I515
Bowral	'Ranelagh'—Spanish Mission style house	36 Kangaloon Road	Part of Lot 6, DP 12732; Part of Lot 4, DP 339390	Local	I2037
Bowral	'Kenilworth'—Californian bungalow and curtilage	40 Kangaloon Road	Part of Lot 125, DP 879002	Local	I2038
Bowral	'Tudor Corner'—two storey Tudor style house	58 Kangaloon Road	Lot 14, DP 11348	Local	I2039
Bowral	'Wirreanda'—Sydney School of Architecture style house and grounds	15 Merilbah Road	Lot 23, DP 20804	Local	I2040
Bowral	Sydney School of Architecture style house	16 Merilbah Road	Lot 12, DP 536301	Local	I2041
Bowral	Bowral Fire Station	16 Merrigang Street	Part of Lot B, DP 332358	Local	I1500
Bowral	'Merrigang'—single storey Victorian rendered cottage	22 Merrigang Street	Lot 2, DP 790218	Local	I256
Bowral	'Bodlondeb'—house and early Camellia planting	23 Merrigang Street	Lot B, DP 69100	Local	I2042
Bowral	'Withycombe'—two storey Italianate house	25-27 Merrigang Street	Lot 23, DP 530121	Local	I1403
Bowral	'Annandale'—weatherboard Victorian house	29-31 Merrigang Street	Lot 1, DP 154869	Local	I1405
Bowral	'Apollonia'—Gothic style weatherboard house	37-39 Merrigang Street	Lot 1, DP 432372	Local	I2043
Bowral	'Jubilee Villas'—two storey terrace houses	50 Merrigang Street	Lot 2, Sec 16, DP 976576	Local	I1409
Bowral	'Benderry'—two storey late Victorian house	51-53 Merrigang Street	Lot 2, DP 500342	Local	I1407
Bowral	'Ellengowan'—single storey Victorian weatherboard house with bullnosed verandah	63 Merrigang Street	Lot 1, DP 1015853	Local	I1299
Bowral	'Wingham'—Victorian Italianate house	76 Merrigang Street	Lot 2, DP 795454	Local	I2044
Bowral	Victorian weatherboard cottage (one of a pair)	78 Merrigang Street	Lot 3, DP 997017	Local	I2045
Bowral	Victorian weatherboard cottage (one of a pair)	80 Merrigang Street	Lot 4, DP 770388	Local	I1868
Bowral	Arts and Crafts style house from the Interwar period	83 Merrigang Street	Lot 1, DP 782248	Local	I1302
Bowral	'Coniston'—Federation house (former shop)	109 Merrigang Street	Lot 2, DP 798364; Lot 2, DP 1181520	Local	I1306
Bowral	Victorian weatherboard house	120 Merrigang Street	Lot 3, DP 733864	Local	I1320

Suburb	Item name	Address	Property Description	Significance	Item No.
Bowral	Victorian weatherboard cottage	122 Merrigang Street	Lot 1, DP 1305672	Local	I1319
Bowral	'Bentham'—Victorian weatherboard house	124-126 Merrigang Street	Lot 1, DP 707330	Local	I1318
Bowral	'Chifley' (former 'Waihemo')—house (including library wing interiors) and garden including hot house remains, trachyte walling and early rhododendron planting	142 Merrigang Street	Lot 20, DP 712671	Local	I2046
Bowral	Victorian weatherboard cottage	148 Merrigang Street	Lot 3, DP 802468	Local	I1316
Bowral	'Rose Manor'—two storey Arts and Crafts style house in roughcast render and grounds	159 Merrigang Street	Lots 8-10, Sec A, DP 192732	Local	I1356
Bowral	Victorian cottage	164 Merrigang Street	Lot 15, DP 549042	Local	I2047
Bowral	'Canberra'—Victorian weatherboard cottage with decorative bargeboards	166 Merrigang Street	Lot 1, DP 567744	Local	I1313
Bowral	Queen Anne style weatherboard house	170 Merrigang Street	Lot 2, DP 779350	Local	I1312
Bowral	'Eastover'—Victorian house including front sandstone wall	173-179 Merrigang Street	Lots 15-17, DP 83525; Lot 18, DP 84776	Local	I1309
Bowral	'Tryon'—late Victorian timber shingle house and garden, including front trachyte fence	180 Merrigang Street	Lot 7 DP 29303	Local	I1310
Bowral	'Beulah'—Victorian Italianate house	186 Merrigang Street	Lot 10, DP 775567	Local	I2048
Bowral	'Cotswold'—Interwar rendered masonry house and garden	192 Merrigang Street	Lot 12, DP 775567	Local	I504
Bowral	1935 Wing of Bowral Public Hospital	Mona Road (part of Hospital, 97-103 Bowral Street)	Part of Lot 4, DP 858938	Local	I2049
Bowral	'Blairgowrie'—Federation house	450 Moss Vale Road	Lot 2, DP 513337	Local	I2050
Bowral	Victorian cottage	2 Mount Road	Lot 1, DP 795444	Local	I2051
Bowral	'Kowana'—early Victorian house with slate roof	21-23 Mount Road	Lot 1, DP 910353	Local	I1706
Bowral	'Fairbanks'—Gothic weatherboard house	26 Mount Road	Lot 1, DP 917490	Local	I1705
Bowral	'Nott House'—Gothic weatherboard cottage	20 Mount Road	Lot 100, DP 812765	Local	I1410
Bowral	Three flats built by Alf Stephens	45 Mount Road	Lot 11, DP 20797	Local	I2052
Bowral	'Toorale'—Interwar house and outbuildings, including garden	2-6 Myosotis Street	Lot 1, DP 634108	Local	I533
Bowral	'Carisbrooke'—house and garden	16 Myosotis Street	Lot 1, DP 834739	Local	I2053
Bowral	'Gibraltar Park'—former children's home	133 Old Bowral Road	Part of Lot 2345, DP 1110446	Local	I2054
Bowral	'Norwood'—late Victorian weatherboard house	33 Oxley Drive	Lot 21, DP 861779	Local	I2055

Suburb	Item name	Address	Property Description	Significance	Item No.
Bowral	Two storey weatherboard house	7 Oxleys Hill Road	Lot 1, DP 878094	Local	I2056
Bowral	Bowral Brickworks	Oxleys Hill Road	LOT 1, DP 1053064; LOT 1, DP 151315; , LOT 11, DP 1022146	Local	I455
Bowral	Victorian era house	12 Rose Street	Lot 1, DP 1073148	Local	I2057
Bowral	Semi-detached bungalow	19 Rose Street	Lot 13, DP 1046671	Local	I2058
Bowral	Semi-Detached Houses	28-30 Rose Street	Lots 1-2, DP 817948	Local	I293
Bowral	Two storey terrace houses	32-34 Rose Street	Lot 17, DP 1116340	Local	I2059
Bowral	Victorian terrace house	40 Rose Street	Lot 145, DP 1115768	Local	I2060
Bowral	Victorian brick cottage	42 Rose Street	Lot 13, DP 742073	Local	I2061
Bowral	Old Bowral Cottage Hospital	Sheffield Road (part of Hospital, 93-103 Bowral Street)	Part of Lot 4, DP 858938	Local	I225
Bowral	Late Victorian weatherboard house	1 Shepherd Street	Lot 10, DP 814549	Local	I2062
Bowral	'Clifton'—Victorian house	7 Shepherd Street	Lot 50, DP 1289645	Local	I1326
Bowral	Weatherboard house	60 Shepherd Street	Lot 1, DP 732770	Local	I1332
Bowral	Late Victorian homestead including bunya pines at driveway entry	67 Shepherd Street	Lot 1, DP 1293313	Local	I2063
Bowral	House and <i>Keteleeria</i> tree in front garden	91 Shepherd Street	Lot 4, DP 826510	Local	I2064
Bowral	'Alma Cottage'—weatherboard cottage	5 Sherwood Avenue	Lot 1, DP 197239	Local	I2065
Bowral	Scout Hall	2-8 Sherwood Avenue	Lot 1, DP 156182	Local	I2066
Bowral	Post-war brick and tile house	11 St Jude Street	Lot 9, Sec B, DP 11838	Local	I2067
Bowral	'Anembo'—Brick bungalow on trachyte foundations	17 St Jude Street	Lot 10, Sec C, DP 11838	Local	I2068
Bowral	Californian bungalow	19 St Jude Street	Lot 11, Sec C, DP 11838	Local	I2069
Bowral	Street tree planting of <i>Camellia japonica</i>	Station Street	Part of Lot 3, DP 808842; part of Station Street road reserve	Local	I2070
Bowral	Avenue of fifteen pin oaks	Station Street	Part of Station Street road reserve	Local	I2071
Bowral	Beavan's funeral parlour and chapel	34 Station Street	Lots 1-3, DP 7162	Local	I2072
Bowral	Weatherboard commercial cottage	44 Station Street	Lot 1, DP 779657	Local	I2073
Bowral	Victorian terraces	48-50 Station Street	Lot 1, DP 1064286	Local	I068
Bowral	Victorian workers' cottage now part of restaurant	52 Station Street	Lot 61, DP 997514	Local	I1367
Bowral	Victorian gothic semi-detached houses	7 Victoria Street	Lot 12, Sec B, DP 975353	Local	I2074
Bowral	'Lanarck'—Victorian trachyte and brick house	38 Victoria Street	Lot 10, DP 976522	Local	I2075
Bowral	'Westwood' and 'Annesley'—buildings and gardens at Annesley Retirement Village	10 Westwood Drive	Part of Lot 1, DP 1097251	Local	I2076
Bowral	Former Coach House and Stables to the Grand Hotel	5 Wingecarribee Street	Lot 1, DP 606498	Local	I1416

Suburb	Item name	Address	Property Description	Significance	Item No.
Bowral	Interwar Country Women's Association building	40 Wingecarribee Street	Lot 3, DP 150769	Local	I2077
Bowral	Bowral Police Station	53-55 Wingecarribee Street	Lot 3, DP 1153410	Local	I2078
Bowral	Police residence	57 Wingecarribee Street	Lot B, DP 332941	Local	I2079
Bowral	Former Strathmore Private Hospital	59 Wingecarribee Street	Lot A, DP 332941	Local	I2080
Bowral	Weatherboard cottage	50 Woodbine Street	Lot 1, DP 986183	Local	I2082
Bowral	Weatherboard cottage	52 Woodbine Street	Lot 3, DP 1106293	Local	I2083
Bowral	Pair of semi-detached cottages	58 and 60 Woodbine Street	Lots 61 and 62, DP 1142632	Local	I2084
Bowral	Pair of semi-detached cottages	62 and 64 Woodbine Street	Lot 1, DP 797496; Lot 1, DP 735287	Local	I2085
Bowral	Weatherboard cottage	66 Woodbine Street	Lot 8, DP 135321	Local	I2086
Braemar	'Gascoigne House'—1880s weatherboard cottage	30B Old Hume Highway	Lot 2, SP 106857	Local	I2087
Braemar	'Braemar Cottage'—Victorian masonry building	14-16 Railway Parade	Lots 24-25, Sec 2, DP 792	Local	I2088
Braemar	Grave of Sir Alfred William Tyree OBE 1921–2013	18 Tyree Place	Lot 86, DP 1272234	Local	I2089
Bundanoon	'Arden'—brick cottage and garden	5 Amos Lane	Lot 23, DP 869193	Local	I2090
Bundanoon	'Mildenhall'—weatherboard cottage	10 Anzac Parade	Lot 11, DP 129077	Local	I1203
Bundanoon	Constitution Hill—early road	Church Street	Part of Church Street road reserve	Local	I2091
Bundanoon	Uniting Church and Memorial Garden	2-4 Church Street	Lot C, DP 326656	Local	I1208
Bundanoon	Former police station, Jane Brown Inn and Anglican Rectory	13 Church Street	Lot 1, DP 169976	Local	I1210
Bundanoon	'Eastdene'—late Victorian house	38-40 Church Street	Part of Lot 1, DP 838630	Local	I1372
Bundanoon	Former butcher shop	7 Ebury Street	Lot 4, Sec 3, DP 1510	Local	I2092
Bundanoon	Stone cottage	14-16 Ebury Street	Lots 7 and 23, Sec 1, DP 1510	Local	I2093
Bundanoon	Quest for Life Centre including 'Killarney House' and grounds	13-33 Ellsmore Road	Lot 8, DP 833392	Local	I586
Bundanoon	Bundanoon Hotel, including interiors and garden	6-18 Erith Street	Lots 1-2, DP 1022374	Local	I168
Bundanoon	Former butcher shop and iceworks	26 Erith Street	Lot 3, Sec 1, DP 1307	Local	I2094
Bundanoon	'Fox Hollow'—weatherboard cottage	48 Erith Street	Lot D, DP 360526	Local	I2095
Bundanoon	Former Greenway Guest House	7 Garland Road	Lot 1, DP 1056290	Local	I1754
Bundanoon	The Gullies Road—early road alignment including Guy Gurney Memorial Gates at entrance to Morton National Park	The Gullies Road	Gullies Road road reserve	Local	I1760

Suburb	Item name	Address	Property Description	Significance	Item No.
Bundanoon	'Spring Vale'—former guest house	52 Gullies Road	Lot 1, DP 814681	Local	I2096
Bundanoon	St Brigid's Catholic Church	12-16 Hill Street	Lot 13, Sec 4, DP 1510	Local	I1751
Bundanoon	Bundanoon Soldiers' Memorial Hall and shop	1-3 Railway Avenue	Lot A, DP 330415	Local	I2097
Bundanoon	Former Post Office and residence (now café & nursery)	27 Railway Avenue	Part of Lot 1, DP 564618	Local	I1224
Bundanoon	Federation Bungalow (former Bundanoon Police Station)	31 Railway Avenue	Lot 2, DP 564618	Local	I1225
Bundanoon	'Highball House' and two mature eucalypt trees (<i>Eucalyptus cypellocarpa</i>)	115-129 Railway Avenue	Lot 28, DP 1065076	Local	I1758
Burradoo	'Mimosa'—Interwar Georgian Revival style house	55-57 Burradoo Road	Lot 3 DP, 1153343	Local	I1201
Burradoo	'Lowanbrae'—1925 Peddle Thorp and Walker designed house	91-95 Burradoo Road	Lot 4, DP 566067	Local	I2098
Burradoo	'Harby Park'—house, grounds and outbuildings	1-3 Eridge Park Road	Part of Lot 1, DP 119043	Local	I2099
Burradoo	'Yeulba'—Interwar house	7 Links Road	Lots 3-6, DP 12141	Local	I2100
Burradoo	Interwar gabled roof brick house and garden	11 Links Road	Lot 104, DP 1049376	Local	I1386
Burradoo	Modest Interwar house	13 Links Road	Lot 4, DP 1277456	Local	I2101
Burradoo	'Renaire'—Interwar house	15 Links Road	Lot 310, DP 1163823	Local	I2102
Burradoo	Interwar house	19 Links Road	Lot 11, DP 570902	Local	I2103
Burradoo	'Shadowood'—Leslie Wilkinson house	23 Links Road	Lot 1, DP 791768	Local	I2104
Burradoo	'Chamae'—Interwar house	27 Links Road	Lot 1, DP 1249328	Local	I2105
Burradoo	'Greenloaning'—Interwar Old English style Peddle Thorpe and Walker designed house	33 Links Road	Lot 1, DP 1108071	Local	I2106
Burradoo	'Ambleside'—Interwar Old English style house	39 Links Road	Lot E, DP 341429	Local	I2107
Burradoo	'Mt Eymard'—house including interiors, water tower and garden	502-508 Moss Vale Road	SP 33566; Part of SP 34324; Part of SP 35033; Lots 138 and 139, SP 41974; Part of SP 43317 and Part of SP 31130	Local	I2108
Burradoo	Small cottage	539 Moss Vale Road	Lot 1, DP 912667	Local	I1777
Burradoo	'Greenlaw'—early cottage	543 Moss Vale Road	Lot 1, DP 707907	Local	I1775
Burradoo	'Tregarthen' (formerly 'Thule')—house including interiors and garden	96-98 Osborne Road	Lot 1, DP 785250	Local	I2109
Burradoo	'Burradoo Park'—Victorian Georgian sandstone homestead	8 Railway Road	Part of Lot 3, DP 1012113	Local	I522
Burradoo	'Elvo' building and curtilage including Pin Oak (within Oxley College)	11-29 Railway Road	Part of Lot 14, DP 858747	Local	I368

Suburb	Item name	Address	Property Description	Significance	Item No.
Burradoo	'Polo Cottage' — Prefabricated timber shingle house (one of four Polo Club cottages) and garden	1 Riversdale Avenue	Lot 45, DP 976910	Local	I513
Burradoo	'Kyeema'/'The Foldgarth' — late Victorian house	15 Sunninghill Avenue	Lot 16, DP 1102306	Local	I1414
Burradoo	'Landers' — house	6 The Avenue	Lot 11, DP 1157405	Local	I509
Burradoo	'Rathane' including outbuildings and grounds	1-5 Yean Street	Lot 1, DP 527527	Local	I2110
Burrawang	'The Keep' and garden	10 Church Street	Lot 1, DP 387359	Local	I1362
Burrawang	St David's Anglican Church	44 Church Street	Lot 1, DP 1033348	Local	I502
Burrawang	St Peter's Catholic Church and Cemetery	45 Church Street	Lot 1, DP 903389	Local	I051
Burrawang	'Hawthorne Cottage' — Victorian weatherboard cottage	6-8 Crown Street	Lot 12, DP 1177257	Local	I1429
Burrawang	'Carrington' — weatherboard cottage	12-14 Dale Street	Lots 23-24, Sec 1, DP 1992	Local	I2111
Burrawang	Former Post Office and residence	4-6 Hoddle Street	Lot 1, DP 986016	Local	I1427
Burrawang	'Hambledon' — Victorian cottage with bullnosed verandah	8-10 Hoddle Street	Lot A, DP 157028	Local	I1422
Burrawang	'Anjele' — Victorian weatherboard cottage	9 Hoddle Street	Lots D-E, DP 391886	Local	I1421
Burrawang	Victorian cottage	23 Hoddle Street	Lot 2, DP 590264	Local	I1423
Burrawang	Former Scarlett's General Store	25-27 Hoddle Street	Lot 10, Sec 1, DP 1992; Lot A, DP 388182	Local	I2112
Colo Vale	Victorian cottage	50-54 Railway Avenue	Lot 8910, DP 1283340	Local	I1437
Colo Vale	Victorian double fronted house	70 Railway Avenue	Lots 10-11, Sec 1, DP 2389	Local	I1438
East Kangaloon	East Kangaloon Cemetery	1973 Kangaloon Road	Lot 4, DP 773276	Local	I2113
East Kangaloon	Former East Kangaloon Post Office, store and residence	1974 Kangaloon Road	Lot 1, DP 348438	Local	I2114
East Kangaloon	'Clover Hill' (one in a group of nine early dairy farm related properties in Kangaloon)	2044 Kangaloon Road	Lot 2, DP 1009715	Local	I2115
East Kangaloon	Moresby Hill Road — early road	Moresby Hill Road	Moresby Hill Road road reserve	Local	I2116
Exeter	Village Pump Antiques	2 Bundanoon Road	Lot 100, DP 549240	Local	I1243
Exeter	'Adorna' (aka 'Akrigg Cottage') — 1920s Californian bungalow	6 Bundanoon Road	Lot 2, DP 629142	Local	I1244
Exeter	'Busker's End' — Victorian brick and timber house	2-6 Buskers Avenue	Lots 38-39, DP 590635; Lot 21, DP 255091	Local	I1231
Exeter	General Store & Post Office	1 Exeter Road	Lot 22, DP 1042572	Local	I1242
Exeter	'Halcyon' — small weatherboard cottage	2 Exeter Road	Lot 1, DP 658890; Lot 1, DP 129189	Local	I1234
Exeter	'Whare Tau' — Federation house, outbuildings and grounds	23 Exeter Road	Lot 1, DP 858547	Local	I119
Exeter	Former Post Office	5-7 Middle Road	Lot 1, DP 629142	Local	I1241
Exeter	'Apolima' and grounds	30-44 Middle Road	Lot 1, DP 1258418	Local	I1240

Suburb	Item name	Address	Property Description	Significance	Item No.
Exeter	'Elouera'—late Victorian house	28 Ringwood Road	Lot 1, DP 1270068	Local	I1232
Exeter	'Blue House'—Victorian weatherboard cottage	1 School Lane	Lot 1, DP 1161107	Local	I1230
Exeter	'Hillview'—garden	12-14 School Lane	Lot 54, DP 14140	Local	I369
Exeter	'Lantern Hill'—Claude Crowe garden	235 Weraí Road	Part of Lot 1, DP 828401	Local	I2117
Exeter	'Summerfield'—Federation period house	16-18 Wilsons Lane	Lot 1, DP 719639	Local	I1236
Fitzroy Falls	'Ulster Park'—two storey Victorian house built 1881	1059 Nowra Road	Lot 62, DP 733981	Local	I2118
Fitzroy Falls	Former Emmanuel Church, now a residence	1131 Nowra Road	Lot 1, DP 934264	Local	I2119
High Range	St Thomas Anglican Church and Cemetery	1321 Wombeyan Caves Road	Lot 27, DP 751276	Local	I1228
Joadja	'Mandemar'—sandstone and timber slab house	299 Richards Lane	Part of Lot 24, DP 751276	Local	I1713
Kangaloon	'Hillview' (one in a group of nine early dairy farm related properties in Kangaloon)	1461 Kangaloon Road	Lot 1, DP 744820	Local	I2120
Kangaloon	Kangaloon Public School and school residence	1488 Kangaloon Road	Lot 1, DP 724863	Local	I2121
Kangaloon	19th Century timber weatherboard house	1531 Kangaloon Road	Lot 1, DP 396052	Local	I2122
Kangaloon	Kangaloon Community Hall 1913	1536 Kangaloon Road	Lot A, DP 326353	Local	I2123
Kangaloon	'Glenburn'—19th century weatherboard cottage	1515 Kangaloon Road	Part of Lot 1, DP 790608	Local	I2124
Kangaloon	Former Post Office and store	1544 Kangaloon Road	Lot A, DP 381965	Local	I2125
Kangaloon	'Sugarloaf Farm' drystone wall	1577 Kangaloon Road	Part of Lot 27, DP 665396	Local	I2126
Kangaloon	'Springfield'—early stone cottage, later house and outbuildings (one in a group of nine early dairy farm related properties in Kangaloon)	1660 Kangaloon Road	Lot 1, DP 175384	Local	I2127
Kangaloon	Raybright Farm—small weatherboard cottage (one in a group of nine early dairy farm related properties in Kangaloon)	1685 Kangaloon Road	Lot 281, DP 1094896	Local	I446
Kangaloon	'Forest Lodge'—small stone 1888 building near the current main house & early cottage on the corner of Widgee Waa Lane (one in a group of nine early dairy farm related properties in Kangaloon)	1721 Kangaloon Road	Lot 22, DP 1067852	Local	I2128
Kangaloon	'Kia-Ora Cottage' and outbuildings (one in a group of nine early dairy farm related properties in Kangaloon)	15 Kia-Ora Lane	Lot 1, DP 708854	Local	I2129
Manchester Square	Remains of convict retaining wall and guttering	Meryla Road	Part of Meryla Road road reserve	Local	I2130

Suburb	Item name	Address	Property Description	Significance	Item No.
Medway	Medway Coal Mine and Colliery	526 Medway Road	Part of Lot 1, DP 598101	Local	I479
Mittagong	'Kyogle'—1888-89 Victorian house	25 Alfred Street	Lot 41, DP 630841	Local	I2131
Mittagong	'Dimora' (former)—late Victorian masonry house	29 Alfred Street	Lot 119, Sec K, DP 1289	Local	I1445
Mittagong	'Linwood'—late Victorian period house	36 Alfred Street	Lot 10, DP 621435	Local	I1448
Mittagong	'Arcadia'—freestanding cottage from the Victorian period	39 Alfred Street	Lot 108, Sec J, DP 1289	Local	I1450
Mittagong	'Sunnybrae' (formerly 'Knockdolian')—late Victorian period cottage	41 Alfred Street	Lot 107, Sec J, DP 1289	Local	I1451
Mittagong	'Carinya'—late Victorian period cottage	47 Alfred Street	Lot 4, DP 734911	Local	I1453
Mittagong	Interwar bungalow	49 Alfred Street	Lot 3, DP 734911	Local	I1454
Mittagong	House	52 Alfred Street	Lot 149, Sec O, DP 1289	Local	I1455
Mittagong	Connell House	2 Alice Street	Lot 4, DP 526771	Local	I2132
Mittagong	Former Presbyterian Manse	3 Alice Street	Lot 151, DP 931665; Lot 152, DP 931664	Local	I1458
Mittagong	'Talgarno'—former private hospital	4 Alice Street	Lot 3, DP 526771	Local	I1459
Mittagong	'Applegate Farm'—Victorian rubble stone cottage	12 Apple Gate Close	Lot 100, DP 846195	Local	I2133
Mittagong	Weatherboard cottage	23 Arthur Street	Lot 34, Sec C, DP 20	Local	I2134
Mittagong	'St Jose'—Victorian weatherboard cottage	25 Arthur Street	Lot 33, Sec C, DP 20	Local	I2135
Mittagong	'Aylmerton'—stone house	171 Aylmerton Road	Lot 11, DP 604587	Local	I1376
Mittagong	Stone cottage	25 Brewster Street	Lot 11, DP 9299	Local	I2136
Mittagong	Cottage (one in a group of 4)	1 Edward Lane	Lot D, DP 377284	Local	I2137
Mittagong	Cottage (one in a group of 4)	2 Edward Lane	Lot 3, DP 405669	Local	I2138
Mittagong	Cottage (one in a group of 4)	4 Edward Lane	Lot 2, DP 405669	Local	I1470
Mittagong	'Honiton'—Victorian period brick house with decorative timber verandah frieze	1 Edward Street	Lot 101, DP 1163283	Local	I2139
Mittagong	House	6 Edward Street	Lot 207, Sec T, DP 1289	Local	I1472
Mittagong	House	8 Edward Street	Lot 206, Sec T, DP 1289	Local	I1473
Mittagong	'Lakelands'—Victorian period cottage	13 Edward Street	Lot 129, Sec L, DP 20	Local	I1476
Mittagong	House	24 Edward Street	Lot 171, DP 650812	Local	I1469
Mittagong	House	6 Helena Street	Lot 100, DP 1163283	Local	I1479
Mittagong	'Sunnyside'—late Victorian period brick cottage	8 Helena Street	Lot 2, DP 501211	Local	I1480
Mittagong	'Hillside Park'—19 th century house	18-20 Hillside Close	Lot 12, DP 861292	Local	I1482
Mittagong	Mittagong Scout Hall	7 Louisa Street	Lot 1, DP 323351	Local	I1486
Mittagong	'Pilgrim Cottage'—weatherboard cottage	15 Old Hume Highway	Lot 2, DP 558567	Local	I1490
Mittagong	'Shangri-La'—Interwar bungalow	19 Old Hume Highway	Lots 1 and 2, DP 1089177	Local	I1493
Mittagong	Yarrowonga Guest House (c.1884)	42 Old Hume Highway	Lot 1, Sec 3, DP 33; Lot 2, DP 668073	Local	I2140

Suburb	Item name	Address	Property Description	Significance	Item No.
Mittagong	WWI War Widow's House from 1917	123 Old Hume Highway	Lot 4, Sec 8, DP 1289	Local	I2141
Mittagong	Minnikin Lodge (former Prince of Wales Hotel)	236 Old Hume Highway	Lot 11, DP 1210667	Local	I098
Mittagong	'Chessington Cottage' — stone cottage on Kennards Storage site	245 Old Hume Highway	Part of Lot 1, DP 1197761	Local	I1714
Mittagong	'Tarlington' — homestead and outbuildings	630 Old South Road	Lot 230, DP 1148543	Local	I2142
Mittagong	'Coobija' — Victorian period homestead	750 Old South Road	Lot 11, DP 860856	Local	I1435
Mittagong	Rowe's Hill Cemetery	869 Old South Road	Lot 2, DP 925829	Local	I2143
Mittagong	'Darjeeling' — 1880s stone homestead	1220 Old South Road	Lot 1, DP 1006329	Local	I2144
Mittagong	House	31 Oxley Drive	Lot 1, DP 955254	Local	I2145
Mittagong	'Windsor' (formerly 'Ottary') — weatherboard house	33 Oxley Drive	Lot 501, DP 1049267	Local	I2146
Mittagong	'Clifton House' (formerly) — Victorian Arts and Crafts style house	35-37 Oxley Drive	Lot 2, DP 619081	Local	I2147
Mittagong	'Argyle' (formerly) — late Victorian weatherboard cottage	39 Oxley Drive	Lot 10, DP 1214567	Local	I2148
Mittagong	'Yammatree' — P&O style house	155 Oxley Drive	Lot 1, DP 1151426	Local	I1456
Mittagong	'Redlands' — Tudor Revival house including Sorensen garden	174-178 Oxley Drive	Lot 703, DP 875691	Local	I573
Mittagong	Weatherboard cottage - childhood home of Lorrae Desmond	2 Pioneer Street	Part Lot 222, Sec U, DP 20	Local	I2149
Mittagong	'Apple Tree Cottage' — Victorian semi-detached sandstone cottage	4 Pioneer Street	Lot A, DP 441657	Local	I095
Mittagong	Victorian semi-detached sandstone cottage	6 Pioneer Street	Lot B, DP 441657	Local	I2210
Mittagong	'May Cottage' — semi detached sandstone cottage	5 Pioneer Street	Lot 14, DP 597853	Local	I092
Mittagong	Stone cottage — original home and business premises of John Bunter	7 Pioneer Street	Lot 4, DP 658573	Local	I093
Mittagong	'Carnarvon' — late Victorian period cottage	9 Pioneer Street	Lot 3, Sec 6, DP 1289	Local	I094
Mittagong	Stone Cottage	10 Pioneer Street	Lot 2, DP 501309	Local	I096
Mittagong	'Greenhayes' — weatherboard house and grounds	1-3 Prince Street	Lot 26, DP 15496	Local	I2150
Mittagong	'Hamilton' — weatherboard cottage (one in a group of 3)	1 Queen Street	Lot B, DP 979880	Local	I551
Mittagong	Former Anglican Rectory	7 Queen Street	Lot B, DP 962285; Lot B, DP 962286	Local	I1498
Mittagong	'Cherrybrook Cottage' — single storey cottage dating from 1918/20	11 Queen Street	Lot B, DP 353085	Local	I1499
Mittagong	Pair of semi-detached late Victorian brick cottages	24 and 26 Railway Parade	Lots A and B, DP 379939	Local	I2151

Suburb	Item name	Address	Property Description	Significance	Item No.
Mittagong	Interwar weatherboard house	86 Railway Parade	Lot 82, DP 787000	Local	I2152
Mittagong	Interwar house on sandstone foundations	90 Railway Parade	Lot 12, DP 1134780	Local	I2153
Mittagong	Federation house	71-73 Southey Street	Lot 1, DP 1192204	Local	I2154
Mittagong	'Norbry'—Victorian cottage	50-52 Spring Street	Lots 5-6, Sec 17, DP 111201	Local	I1433
Mittagong	Sturt Workshops, garden and Sturt Collection	2 Waverley Parade	Lots 1-3, DP 813792	Local	I528
Mittagong	'Wychwood'—house	38 Waverley Parade	Part of Lot 1, DP 507745	Local	I2155
Moss Vale	Cottage distribution electrical substation designed by Henry Sheaffe, architect	231A Argyle Street	Lot 2, DP 1070183	Local	I1369
Moss Vale	Queen Victoria Diamond Jubilee Fountain	Argyle Street	Part of Argyle Street road reserve	Local	I2156
Moss Vale	'Trelm'—Interwar house and grounds	125-127 Argyle Street	Lot 2, DP 620618; Lot 1, DP 1186415	Local	I1531
Moss Vale	'Heronswood'—late Victorian period brick house	165 Argyle Street	Lot L, DP 163437	Local	I2157
Moss Vale	Interwar house and garden	181 Argyle Street	Lot 1, DP 509727; Lots 28-30, DP 1134240	Local	I1543
Moss Vale	Former Station Master's House and outhouse	239A Argyle Street	Lot 5, DP 832397	Local	I1725
Moss Vale	Two storey commercial building (Southern Rise Bakery)	332 Argyle Street	Lot 2, DP 156737	Local	I1734
Moss Vale	Moss Vale Hotel	340-346 Argyle Street	Lot 3, DP 601901	Local	I614
Moss Vale	Former Mack's Theatre Royal cinema	348-354 Argyle Street	Lot 1, DP 742038	Local	I1736
Moss Vale	Two storey commercial building in transitional Arts and Crafts/Colonial Revival style (Suzie Anderson Interiors, formerly Commonwealth Bank)	396 Argyle Street	Lot 1, DP 999467	Local	I1732
Moss Vale	Maine House—two storey brick commercial building in Art Deco style	406 Argyle Street	Lot 1, DP 111616	Local	I1726
Moss Vale	Former Tooses Store including painted sign	490-494 Argyle Street	Lot 6, DP 773704	Local	I1742
Moss Vale	Single storey commercial building	538 Argyle Street	Lot 1, DP 1234038	Local	I1743
Moss Vale	Two storey commercial building	542 Argyle Street	Lot 2, DP 1234038	Local	I1744
Moss Vale	Californian bungalow (formerly 'Myee')	567 Argyle Street	Lot 4, Sec 1, DP 38	Local	I1533
Moss Vale	Uniting Church and Hall	568 Argyle Street	Lot 4, DP 880538	Local	I409
Moss Vale	'The Nook'—Federation house	17 Arthur Street	Lot 2, DP 596061	Local	I1551
Moss Vale	Weatherboard Victorian period cottage (formerly 'Allambie')	5 Berrima Road	Lot 1, DP 1172834	Local	I1708
Moss Vale	Asymmetrical Californian bungalow	10 Berrima Road	Lot 11, DP 1178993	Local	I1710

Suburb	Item name	Address	Property Description	Significance	Item No.
Moss Vale	'Trentwood'—house and garden	79 Broughton Street	Lot 22, DP 625790	Local	I2158
Moss Vale	Single storey co-joined residences (part of a pair comprising 41 Browley Street, formerly 39-41 Browley Street)	41 Browley Street	Lots 1-2, SP 83909 and SP 83909	Local	I1568
Moss Vale	'Warrawong'—house, stable building and grounds	9-13 Burcham Road	Lot 5, DP 1250217	Local	I399
Moss Vale	'Warrawong Cottage' and grounds	21 Burcham Road	Lot 1, DP 616479	Local	I2159
Moss Vale	'The Gunyah'—Victorian period weatherboard cottage	3 Fitzroy Road	Lot 1, DP 162132	Local	I1530
Moss Vale	'Cheplakwet'—house and grounds	20-24 Hill Road	Lot 2, DP 877242	Local	I1526
Moss Vale	'Southdowns'—Victorian period homestead with slate roof	6220 Illawarra Highway	Lot 315, DP 1102958	Local	I2160
Moss Vale	'Farnborough'—weatherboard Victorian period house	6530 Illawarra Highway	Lot 50, DP 1219573	Local	I1198
Moss Vale	'Misty Hill'—weatherboard cottage	6607 Illawarra Highway	Lot 2, DP 513113	Local	I2161
Moss Vale	'Bull's Hill'/'Hazelton'—Victorian period weatherboard cottage	7009 Illawarra Highway	Lot 5, DP 61903	Local	I1527
Moss Vale	Californian bungalow from 1920s	9 Lovelle Street	Lot 13, DP 8915	Local	I1517
Moss Vale	'Rose Cottage'—timber weatherboard cottage c.1885	21 Lovelle Street	Lot 3, DP 523765	Local	I1518
Moss Vale	'Mt. Ashby'—house and garden (historic Throsby property)	85 Mt Ashby Road	Lot 1, DP 150007	Local	I2162
Moss Vale	'Azalea Cottage'—Victorian period house	35 Parkes Road	Lot 30, Sec 5, DP 975386	Local	I1523
Moss Vale	'Alloway'—Interwar Californian bungalow	6/37 Railway Street	Part of Lot 6, SP 63170; Part of SP 63170	Local	I1577
Moss Vale	Timber Californian bungalow (formerly 'Welwyn') including <i>Araucaria bidwillii</i> in rear yard	39 Railway Street	Lot 1, DP 199857	Local	I1578
Moss Vale	'Ellerslie'—Interwar architect-designed house	31-33 Robertson Road	Lot 13, Sec 3, DP 977031	Local	I2163
Moss Vale	'Yomerry' (formerly 'Gleneric')—Federation house	47 Robertson Road	Lot 1, DP 506387; Lot 5, DP 240389	Local	I2164
Moss Vale	Pair of semi-attached houses from late Victorian period	6-8 Spring Street	Lot 5, DP 880538	Local	I410
Moss Vale	'Ashdene' (formerly 'Harwood')—Interwar house	15 Spring Street	Lot 1, DP 199568	Local	I1590
Moss Vale	'Glenroy' (former)—Victorian period weatherboard cottage	21 Spring Street	Lot 1, DP 735873	Local	I1592
Moss Vale	'Kooyong' (formerly 'Norman Villa')—two storey Victorian period villa	15 Suttor Road	Lot 1, DP 1258604	Local	I1746

Suburb	Item name	Address	Property Description	Significance	Item No.
Moss Vale	'Wetherall'—Interwar brick house	103 Suttor Road	Lot 1, DP 1239557	Local	I2165
Moss Vale	'Wroxton'—Federation style brick and terracotta tile house	10 Throsby Street	Lot 41, DP 1098839	Local	I1605
Moss Vale	'Tarrangower'—house and trachyte retaining wall, fence and steps	7 Valetta Street	Lot 1, DP 798790	Local	I1638
Moss Vale	Interwar house	18 Valetta Street	Lot 1, DP 798183	Local	I1645
Moss Vale	'St Oswald's'—brick house	28 Valetta Street	Lot 1, DP 193874; Lot 1, DP 157205	Local	I1654
Moss Vale	Legacy House—two storey Arts & Crafts style house and grounds	32-34 Valetta Street	Lot 90, DP 1070750	Local	I1656
Moss Vale	'Bibury'—timber shingle house in Arts and Crafts style and grounds	51 Valetta Street	Lot 1, DP 862563	Local	I2166
Moss Vale	'The Dell'—timber log house	5 Woodville Road	Lot C, DP 157882; Lot 14, DP 1060470	Local	I1434
Moss Vale	'Bramble Cottage'—weatherboard Victorian period cottage (formerly known as 'Bronte')	23 Yarrawa Street	Lot 1, DP 813055	Local	I1676
Moss Vale	Victorian period house (formerly 'Heather Brae')	51 Yarrawa Street	Lot 12, DP 813345	Local	I1682
New Berrima	Boral Cement Works, including Crowe and Sorensen tree planting	Taylor Avenue	Lots 466-587, DP 15995; Lots 1013-1041, DP 15995; Lot 1, DP 582277; Lot 2, DP 774598; Lot 1, DP 1017008; Lot 1, DP 1022632; Lot 2, DP 1136734	Local	I453
Renwick	De Lauret Cottage (part of former Renwick Farm Homes)	86 Bong Bong Road	Lot 4005, DP 1124863	Local	I2167
Renwick	Heydon Cottage (part of former Renwick Farm Homes)	88-90 Bong Bong Road	Part of Lot 1, DP 1131771	Local	I2168
Renwick	Scout Hall (part of the former Renwick Farm Homes)	88-90 Bong Bong Road	Part of Lot 1, DP 1131771	Local	I2169
Robertson	'Kookaburra Cottage' & 'Potters Cottage'—weatherboard houses	54-56 Burrawang Street	Lot 9, Sec 23, DP 758882	Local	I2170
Robertson	Californian bungalow	77-79 Burrawang Street	Lot 1, DP 1126925	Local	I2171
Robertson	'Camellia Cottage'—weatherboard cottage	10 Caalong Street	Lots 2 and 3, DP 14974	Local	I2172
Robertson	Weatherboard and iron cottage	12 Caalong Street	Lot C, DP 332974	Local	I2173
Robertson	Asymmetrical cottage	14 Caalong Street	Lot B, DP 186750	Local	I2174
Robertson	Interwar cottage	16 Caalong Street	Lot A, DP 332974	Local	I2175
Robertson	'Eureka'—Victorian weatherboard house	1 Hoddle Street	Lot 1, DP 828912	Local	I1686
Robertson	Late Victorian weatherboard cottage	2 Hoddle Street	Lot 2, DP 547364	Local	I2176
Robertson	Double fronted weatherboard cottage	9-11 Hoddle Street	Lot 2, Sec 2, DP 758882	Local	I2177

Suburb	Item name	Address	Property Description	Significance	Item No.
Robertson	'Woodside'—Victorian gabled weatherboard cottage	12-14 Hoddle Street	Lot 8, Sec 1, DP 758882	Local	I2178
Robertson	Double fronted house	24 Hoddle Street	Lots 5-6, DP 312123	Local	I2179
Robertson	'Magnolia Cottage'—weatherboard cottage	25 Hoddle Street	Lot 1, DP 653013	Local	I2180
Robertson	Robertson Doctor (one of a group of 7 verandahed shops)	28 Hoddle Street	Lot 12, DP 1220203	Local	I2181
Robertson	Shop (one of a group of 7 verandahed shops)	30 Hoddle Street	Lot 1, DP 355992	Local	I2182
Robertson	Southern Rise Bakery (one of a group of 7 verandahed shops)	34 Hoddle Street	Lot 7, DP 667930	Local	I2183
Robertson	Antiques shop (one of a group of 7 verandahed shops)	36 Hoddle Street	Lot 1, DP 570549	Local	I2184
Robertson	Pizzas in the Mist (one of a group of 7 verandahed shops)	42 Hoddle Street	Lots 1 and 4, DP 14974; Lot 8, Sec 16, DP 14974	Local	I2185
Robertson	Light Horse Gallery and adjoining house	43-45 Hoddle Street	Lot 1, DP 108172	Local	I2186
Robertson	Hampden Park	48 Hoddle Street	Lots 4-5, DP 244671; Part Lot 350, DP 751302; Lot 1, Sec 17, DP 758882; Lot 15, Sec 18, DP 758882; Lots 7014-7015, DP 1024706; Part of Lot 7013, DP 1024707; Lot 701, DP 1024708; Lot 2, DP 552919; Part of Lot 350, DP 751302	Local	I2187
Robertson	St John's Anglican Church and Rectory	62-66 Hoddle Street	Lot 5-7, Sec 18, DP 758882; Lot 1, DP 1111006	Local	I1687
Robertson	Former Post Office 1896	63 Hoddle Street	Lot 52, DP 549290	Local	I2188
Robertson	Former CBC Bank and some interiors	67-69 Hoddle Street	Lot 2, Sec 13, DP 758882	Local	I2189
Robertson	Californian bungalow	84 Hoddle Street	Lot 10, DP 862477	Local	I2190
Robertson	The Robertson Inn (formerly Criterion Hotel, The Tourist Hotel and County Inn)	87-89 Illawarra Highway	Lot 2, Sec 12, DP 758882; Lot 11, DP 546726	Local	I2191
Robertson	Shop and residence	99 Hoddle Street	Lot C, DP 328110	Local	I2192
Robertson	Former Cheese Factory	107 Hoddle Street	Lot 1, DP 91725; Lot 1, DP 432417; Lot 1, DP 665580; Lot 2, DP 1176465; Part of Lots 3-5, DP 1176465; Part of Lot 2, DP 1176442; Part of Lot 1, DP 1176441	Local	I2193
Robertson	Former Butter Factory and 'Redbank Cottage'	4840 Illawarra Highway	Part of Lot 11, DP 738381	Local	I444
Robertson	'Brae House'—weatherboard cottage	3-5 Main Street	Lot 1, Sec 20, DP 758882	Local	I2194

Suburb	Item name	Address	Property Description	Significance	Item No.
Robertson	'Twin Creeks' house and grounds	140 Old Kangaloon Road	Lot X, DP 388590	Local	I1683
Robertson	Shierlaw Road—early road	Shierlaw Road	Shierlaw Road road reserve	Local	I2195
Robertson	Laurence Langley Memorial Redwood Grove	South Street	Lot 7302, DP 1142999; Lots 4-10, Sec 7, DP 758882	Local	I2196
Robertson	1884 Yarrawa Brush Reserve	South Street	Lots 149-154, DP 751302; Lots 1-2, DP 1195614	Local	I2197
Sutton Forest	Old Rectory	488 Exeter Road	Lot 22, DP 574059	Local	I1689
Sutton Forest	'Bridgewater Lodge'—house and garden	13230 Hume Highway	Lot 2, DP 253435	Local	I1692
Sutton Forest	'Inverary'—homestead cluster	7310 Illawarra Highway	Lots 18-22, DP 32	Local	I1688
Sutton Forest	'Goondi'—former formerly John Hands Federal Stores	7360 Illawarra Highway	Lot 33, DP 1081026	Local	I1373
Sutton Forest	'Red Cow Farm'—cottage and garden	7480 Illawarra Highway	Lots 16-17, DP 2715	Local	I1690
Sutton Forest	'Swanton'—formerly part of 'Oldbury' and Louisa Atkinson's last home	173 Oldbury Road	Part of Lot 3, DP 867224	Local	I2198
Welby	Early weatherboard cottage	17 Bendooley Street	Lot 1, DP 573396	Local	I2199
Welby	'Columbine'—house and garden (formerly 'Sheldon')	61-63 Berrima Street	Lot 15, DP 573525	Local	I2200
Welby	Victorian brick cottage	69-71 Berrima Street	Lot 3, Sec 3, DP 759070	Local	I2201
Welby	'Villa Anna'—Victorian brick cottage	97 Berrima Street	Lot 1, Sec 2, DP 759070	Local	I2202
Welby	'Homeleigh'—stone cottage and fence	9-11 Currockbilly Street	Lot 10, Sec 9, DP 759070	Local	I2203
Welby	'Arcadia'—stone cottage	30 Currockbilly Street	Lot 62, DP 1242389	Local	I2204
Welby	Interwar stone house	59 Mittagong Street	Lot 11, DP 1083434	Local	I2205
Welby	'Welby Park Manor'—house, grounds and stone fence and adjacent Council reserves containing stone fence and trees	28 Old Hume Highway, public reserve 2A Bendooley Street and public reserve Meranie Street	Lot 10, DP 1009585; Lot 1, DP 249064; Lot 60, DP 249064	Local	I608
Wildes Meadow	'Old Fernbrook Farm'/'Milburn Creek'	475 Myra Vale Road	Lot 10, DP 617495	Local	I2206
Wildes Meadow	'Rosemount Farm'—weatherboard cottage	540 Myra Vale Road	Lot 11, DP 751262	Local	I2207
Wildes Meadow	Former Methodist Church (now a residence)	564 Myra Vale Road	Lot 1, DP 903704	Local	I2209
Wildes Meadow	'Meadow View'—blacksmith's cottage	375 Wildes Meadow Road	Lot 2, DP 1076261	Local	I2213
Wildes Meadow	'Daisy Hill'—weatherboard house (possible former shop)	381 Wildes Meadow Road	Lot 1, DP 152931	Local	I2214
Wildes Meadow	'Kirklands'—weatherboard cottage (former post office)	383 Wildes Meadow Road	Lot 2, DP 749837	Local	I2215
Wildes Meadow	'Ferriby'—Victorian period cottage	391 Wildes Meadow Road	Lot 123, DP 1188895	Local	I2216
Wingello	'Wingello Place'—house	9-13 Bumballa Road	Lot 25, DP 751298	Local	I1698

Suburb	Item name	Address	Property Description	Significance	Item No.
Wingello	Rail cottage	13-15 Sydney Street	Lot 1, DP 867647	Local	I1699
Woodlands	'Leicester Park'—stone house	37 Kells Creek Road	Part of Lot 100, DP 1174711	Local	I2208

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

Suburb	Item Name	Item No
Bowral	Bowral Northern Entrance Landscape Conservation Area	C2501
Bowral	Station Street Heritage Conservation Area	C2502
Kangaloon	Kangaloon Village Heritage Conservation Area	C2503
Wildes Meadow	Wildes Meadow Village Heritage Conservation Area	C440

- Amend in Schedule 5, Part 2 (Heritage conservation areas) the following conservation areas:

Suburb	Item Name	Item No
Bowral	Bowral Conservation Area	C089

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

- All of the Heritage Map sheets are to be amended to include the new heritage items, new heritage conservation areas and extensions to existing heritage conservation areas, and to ensure that map sheets and cadastral boundaries are accurate and up to date.
- Amend the existing mapped area for item I088 (*Former Bowral Court House, including fence, 14 Bendooley Street, Bowral*) and item I004 (*"Eling Forest Winery" house, grounds and outbuildings including stone cottage (former school room), 12587 Hume Highway Sutton Forest*).

The map sheets prepared for public exhibition show the proposed items and areas that are the subject of this Planning Proposal. Mapping of the proposed heritage conservation areas is also included in Part 4 of this Planning Proposal.

Replacement map sheets for the WLEP 2010 *Heritage Map* prepared in accordance with the Department of Planning, Housing and Infrastructure's mapping requirements will be finalised following public exhibition and submitted to the Department for approval before the Planning Proposal is finalised.

Part 3 - Justification of Strategic & Site-specific Merit

Strategic Merit

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

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

The table below plots the milestones of the Community Heritage Study process. This table was extracted from the report to Council on 7 August 2024 and amended to correct context references and add a reference to the 7 August Council meeting and resolution.

Date	Milestone and Commentary
2021-2023	Compilation of the Draft Community Heritage Study 2021-2023 The Draft Community Heritage Study was compiled by a Study Team led by the former (non-Councillor) members of Council's former Heritage Advisory Committee and comprised of members of the Committee and the community with heritage, history and architecture qualifications and experience. The Study was prompted by a Council resolution to re-examine some 250 items that were recommended for heritage listing in a 2009 heritage study but deferred by Council in 2012.
29 June 2023	Initial Consideration of Draft Community Heritage Study 2021-2023 by Local Planning Panel The Draft Community Heritage Study was first considered by the Local Planning Panel and the following advice was given by the Panel: <i>1. The Panel acknowledges the enormous amount of detailed work put into the Wingecarribee Community Heritage Study 2021-2023 by the Study Team and Council planning staff.</i>

Date	Milestone and Commentary
	<i>The Panel supports the commencement of owner and community consultation in accordance with this report of the Wingecarribee Community Heritage Study 2021-2023.</i> <i>The Panel recommends that consideration be given to initiating the Peer Review of the Study concurrently with the proposed community consultation with the final Peer Review to be carried out at the conclusion of the community consultation.</i>
19 July 2023	Council resolution for consultation and public exhibition of Draft Community Heritage Study The Panel's advice was considered by Council as part of a report on the Draft Community Heritage Study where it was resolved: <i>MN 2023/434</i> <i>THAT:</i> <i>The Wingecarribee Community Heritage Study 2021-2023 be supported to commence owner and community consultation in accordance with this report.</i> <i>The Study Team and other volunteer contributors be acknowledged and thanked for their significant contribution in research, photography and compilation of the information contained in the Wingecarribee Community Heritage Study 2021-2023.</i>
31 July 2023	Commencement of owner consultations Consultation commences with owners of individual properties affected by the recommendations of the Draft Community Heritage Study. Access to the Draft Study documents was provided by a website link and affected owners of recommended heritage items were invited to attend 15-minute individual one-on-one sessions with Council staff that were conducted from 11 September until 30 October 2023. In total 326 meeting slots were made available to owners on 22 dates and 6 different venues across the Shire.
3 October 2023 to 6 November 2023	Public exhibition of Draft Community Heritage Study Public exhibition of the Draft Study commences. Letters were sent to owners of properties within proposed heritage conservation areas and emails were sent to local village associations and heritage groups. Thirteen four-hour community drop-in information kiosks were held between 9 October and 2 November 2023 at six locations across the Shire.
13 December 2023	Council consideration of Peer Review Options Council considers a report on the <i>Draft Community Heritage Study – Options for Peer Review</i> where it was resolved: <i>MN 2023/570</i> <i>THAT Council:</i> <i>Council receive and note the report and Council Officers play no further role in the matter.</i> <i>Council support the option for peer review of the Community Heritage Study and all submissions received in response to the public consultation process with the view to the final Heritage Study and Planning Proposal being submitted to the NSW Department Planning Department for Gateway Determination no later 30 June 2024.</i>

Date	Milestone and Commentary																		
	<i>The cost for the independent peer review of the Community Heritage Study and exhibition of same by a suitably qualified heritage contractor reporting directly to the General Manager be considered as part of the December budget quarterly review.</i> <i>In relation to point 2, it will be necessary for the General Manager to prepare a timeline for public exhibition of the final draft study for consideration by both the Planning Panel and Council.</i> <i>The General Manager be delegated authority to place the draft Community Heritage Study, post peer review on public exhibition.</i>																		
31 January 2024	Appointment of Peer Review consultant The appointment of Mr Robert Staas as the heritage consultant to undertake the independent peer review of the Draft Community Heritage Study is announced.																		
21 February 2024	Council consideration of update report on Peer Review Council considers a report on the update of the independent peer review where it was resolved: <i>MN 2024/7</i> <u>THAT</u> Council: <i>Note the update on the appointment of the Consultant to undertake the independent Peer Review of the draft Wingecarribee Community Heritage Study 2021-2023.</i> <i>The proposed timeline for public exhibition of the peer-reviewed draft Study in accordance with Council's Resolution dated 13 December 2023 be the subject of a further report to the March 2024 meeting noting the delegation in place.</i> <i>Allocate \$22,000 at the next quarterly budget review to fund the heritage peer review.</i>																		
20 March 2024	Council consideration of further update report on Peer Review Council considered a further report on the revised timeline for the independent peer review where it was resolved: <i>MN 2024/39</i> <u>THAT</u> Council note the revised proposed timeline for public exhibition of the peer-reviewed draft Study in accordance with Council's Resolutions dated 13 December 2023 and 21 February 2024. The table below shows the revised timeline presented at the meeting: <table border="1"> <thead> <tr> <th>Timeframe</th><th>Milestone</th></tr> </thead> <tbody> <tr> <td>22 January 2024</td><td>Peer Review initiated with independent consultant</td></tr> <tr> <td>15 May 2024</td><td>Peer Review Finalised</td></tr> <tr> <td>15 May 2024</td><td>Consultant presents peer review outcomes to Local Planning Panel (LPP)</td></tr> <tr> <td>29 May 2024</td><td>Extraordinary LPP considers peer reviewed draft Heritage Study</td></tr> <tr> <td>30 May 2024</td><td>General Manager places peer-reviewed draft Study on public exhibition for 28 days</td></tr> <tr> <td>30 June 2024</td><td>Public exhibition concludes</td></tr> <tr> <td>15 and 16 July 2024</td><td>Extraordinary LPP considers outcomes of public exhibition and makes recommendations to proceed to Gateway Determination</td></tr> <tr> <td>7 August 2024</td><td>Council considers outcomes of peer review and LPP advice and considers proceeding to Gateway Determination</td></tr> </tbody> </table>	Timeframe	Milestone	22 January 2024	Peer Review initiated with independent consultant	15 May 2024	Peer Review Finalised	15 May 2024	Consultant presents peer review outcomes to Local Planning Panel (LPP)	29 May 2024	Extraordinary LPP considers peer reviewed draft Heritage Study	30 May 2024	General Manager places peer-reviewed draft Study on public exhibition for 28 days	30 June 2024	Public exhibition concludes	15 and 16 July 2024	Extraordinary LPP considers outcomes of public exhibition and makes recommendations to proceed to Gateway Determination	7 August 2024	Council considers outcomes of peer review and LPP advice and considers proceeding to Gateway Determination
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Date	Milestone and Commentary
29-30 May 2024	Local Planning Panel consideration of Independent Peer Review 2024 of the Wingecarribee Community Heritage Study The Local Planning Panel considered the results of the Independent Peer Review over a two-day extraordinary meeting where the following advice was provided by the Panel: 1. <i>The Panel support that the Wingecarribee Community Heritage Study 2021-2023 Independent Peer Review 2024 as attached to these minutes be endorsed for public exhibition for a minimum of 28 days commencing on or before 1 June 2024 and concluding on 30 June 2024 via the Participate Wingecarribee platform.</i> 2. <i>The Panel supports a report on the results of the public exhibition of the Wingecarribee Community Heritage Study 2021-2023 Independent Peer Review 2024 and a draft Planning Proposal to implement the final recommendations be considered by the Local Planning Panel at the conclusion of public exhibition.</i> 3. <i>The Panel notes that the published Peer Review by Robert Staas (ATTACHMENT 1 to the [29-30 May 2024 Local Planning Panel] Agenda paper) did not include commentary in relation to a number of submissions received on proposed heritage items. An Addendum Peer Review report by Robert Staas has now been published via the Participate Wingecarribee platform and is an ATTACHMENT to these minutes [of 29-30 May 2024 Local Planning Panel Meeting].</i> 4. <i>The Panel notes that the Peer Review by Robert Staas followed the same process whether the review was dealt with in the main report or the addendum.</i> 5. <i>The Panel notes a number of submissions were critical of the process followed in the preparation of the Wingecarribee Community Heritage Study. Robert Staas was satisfied that the process followed was sound and the Panel endorses this.</i> 6. <i>The Panel notes the comments of Robert Staas that decisions regarding heritage listing inevitably involve an element of subjectivity and it is not an empirical process. The Peer Review aims to provide an expert assessment.</i> 7. <i>Robert Staas inspected all properties from the public domain and where it was not possible to obtain a full viewing from the public domain, familiarised himself by other means including the material in the Community Heritage Study, Google Street View, Nearmap and other readily available sources.</i> 8. <i>Individual Panel members carried out physical site inspections from the public domain in respect to some properties proposed for heritage listing. The Panel members also considered the material in the study, other material such as Google Street View and Nearmap. The Panel also considered all submissions lodged with Council during the exhibition of the Community Heritage Study and additional information provided by some speakers at the meeting on 29 May 2024.</i> 9. <i>The Panel notes that as part of the exhibition process following this meeting affected property owners (including those properties identified as not warranting heritage listing in the Wingecarribee Community</i>

Date	Milestone and Commentary
	<i>Heritage Study but recommended for listing by Robert Staas in the peer review) will have an opportunity to make a written submission.</i> 10. <i>The Panel did not consider it appropriate at this stage to alter any of the recommendations in the Peer Review or Peer Review addendum. However, the Panel may when it considers the matter on 31 July 2024, make recommendations in that regard.</i> 11. <i>The Panel recommends that Robert Staas be engaged to;</i> <i>Review the submissions received and considered at the LPP meeting on 29 May 2024</i> <i>Review any further submissions received as a result of the exhibition of the Wingecarribee Community Heritage Study Peer Review and Peer Review Addendum</i> <i>Review the final statement of significance to be included in the report to be considered by the LPP on 31 July 2024.</i> Note that at the time of the Panel's advice, the proposed timing of the post-exhibition consideration of the Independent Peer Review by the Local Planning Panel was on 31 July 2024. Due to calendar scheduling the meeting was moved to 15 and 16 July 2024.
31 May – 30 June 2024	Public exhibition of the Independent Peer Review 2024 A summary of the public exhibition of the independent peer review of the Community Heritage Study 2021-23 is provided as part of the report to the 7 August 2024 Council Meeting.
19 June 2024	Council consideration of update report on Community Heritage Study and Independent Peer Review Council considered an update report on the Community Heritage Study and Independent Peer Review where it was resolved: <i>MN 2024/167</i> <u>THAT:</u> <i>Council receive and note the Update and Draft Wingecarribee Community Heritage Study 2021-2023 and Independent Peer Review report.</i> <i>A further report be submitted to Council following consideration by the Local Planning Panel.</i> <i>It be noted that the staff advised that the recommendation to the panel in relation to the peer review will be that the proposed Berrima Landscape Conservation Area North and South Extensions and proposed Exeter/Sutton Forest Landscape Conservation Area be deferred for further investigations and separate consultations by June 2025.</i> This resolution was incorporated into the recommendations of the report to the 7 August 2024 Council Meeting.
15 & 16 July 2024	Local Planning Panel consideration of report on the public exhibition of the Independent Peer Review 2024 of the Draft Community Heritage Study 2021-23 The Local Planning Panel's advice was included in the report to the 7 August 2024 Council Meeting and formed the basis for the officer's recommendation and the subsequent Council resolution of 7 August 2024, provided below.

Date	Milestone and Commentary
7 August 2024	Council consideration of a report on the public exhibition of the Independent Peer Review 2024 of the Draft Community Heritage Study 2021-23 Council resolved as follows: MN 2024/254 MOTION <u>moved by the Administrator</u> <u>THAT:</u> <i>1. The properties and areas listed as “Yes” in the final column of the List of Recommendations at Attachment 1 be SUPPORTED for heritage listing.</i> <i>2. The properties and areas listed as “No” in the final column of the List of Recommendations at Attachment 1 be NOT SUPPORTED for heritage listing.</i> <i>3. The properties and areas listed as “Defer” in the final column of the List of Recommendations at Attachment 1 along with Item No. 277 (71 Penrose Road, Bundanoon) be DEFERRED for further investigation and consultation with a future report to be provided to the Local Planning Panel and Council by June 2025. This includes the proposed Berrima Landscape Conservation Area North and South Extensions and proposed Exeter/Sutton Forest Landscape Conservation Area.</i> <i>4. The Community Heritage Study 2021-23, as amended by the changes recommended by submissions, the Independent Peer Review and the Local Planning Panel, as detailed in Attachment 2 to this report, be ADOPTED.</i> <i>5. The draft Planning Proposal prepared under section 3.33 of the Environmental Planning & Assessment Act 1979 to give effect to the heritage listings and heritage conservation areas recommended and endorsed point 1 above be SUPPORTED. The Planning Proposal seeks to give statutory effect to the above supported heritage items and conservation areas by amending Schedule 5 of the Wingecarribee Local Environmental Plan 2010 to add new heritage items and new heritage conservation areas and amend the Heritage Map of the Wingecarribee Local Environmental Plan 2010 to map new heritage items and areas and map extensions to existing heritage conservation areas.</i> <i>6. The Planning Proposal be sent to the NSW Department of Planning, Housing and Infrastructure with a request for a Gateway Determination in accordance with section 3.34 of the Environmental Planning & Assessment Act 1979.</i> <i>7. Interim Heritage Order No. 14 applying to 48-50 Old Hume Highway, Mittagong, comprising Lot 4 DP 876468, be allowed to lapse on 23 August 2024, in recognition that the house has been demolished.</i> <i>8. The heritage assessment that recommends the heritage listing and inclusion in the Planning Proposal of 2 Pioneer Street, Mittagong, (Community Heritage Study Item No. 434), comprising Part Lot 222 Sec U DP 20, be SUPPORTED, as recommended by the Independent Peer Review and endorsed by the Local Planning Panel.</i> <i>9. Interim Heritage Order No. 15 applying to Part Lot 222 Sec U DP 20, 2 Pioneer Street, Mittagong, be extended for a further six (6) months until 23 February 2025 to allow for the preparation and processing of the Planning Proposal.</i>

Date	Milestone and Commentary
	10. <i>The properties nominated as part of the community engagement phase of the Draft Community Heritage Study as detailed in Table 3 to this report be examined for potential heritage recognition as heritage items or conservation areas along with the items marked as deferred AND THAT those items are reported back to the Local Planning Panel by June 2025.</i> 11. <i>Contributory building mapping be undertaken for all heritage conservation areas with the results reflected in the next-generation comprehensive Development Control Plan.</i> 12. <i>The Local Planning Panel and Council consider a final summary report following public exhibition of the Planning Proposal as part of the Gateway process.</i>

All Council Meeting Agendas, Attachments and Minutes can be accessed from Council's website at www.wsc.nsw.gov.au/Council/Council-Meetings. All Local Planning Panel Agendas and Minutes can be accessed from Council's website at www.wsc.nsw.gov.au/Plan-and-Build/Wingecarribee-Local-Planning-Panel. In addition, relevant extracts of the 7 August 2024 Council Meeting Business Paper and Minutes are provided on the Community Heritage Study page on the Participate Wingecarribee website, along with the Community Heritage Study documents (as exhibited in 2023) and the Independent Peer Review report (exhibited in 2024) and submissions responses (July 2024). These documents can be accessed from participatewingecarribee.wsc.nsw.gov.au/community-heritage-study.

Site-specific Merit

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

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

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

Section A – Need for the Planning Proposal

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

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

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

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

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

Section B – Relationship to the Strategic Planning Framework

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

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

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

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

Element	Council comment
<i>Goal 1: A Connected and Prosperous Economy</i> Direction 9: Grow Tourism in the Region	Although there are no specific Actions under this Goal or Direction that directly relate to heritage, the Planning Proposal is broadly consistent with Goal 1. Heritage tourism is a strong tourism theme in the Wingecarribee Shire and one that continually attracts visitors to the area. The enhancement of heritage tourism through the protection of historic places and streetscapes assists in maintaining and growing tourism within the Shire.
<i>Goal 2: A diverse environment interconnected by biodiversity corridors</i>	There are no Directions or Actions relevant to heritage under this Goal. However, the Planning Proposal does not affect or undermine any of the Directions or Actions under Goal 2.
<i>Goal 3: Healthy and Connected Communities</i> Direction 23: Protect the region's heritage	The identification of places of heritage significance, particularly through a strategic heritage study is consistent with this Direction. The Planning Proposal is consistent with Action 23.1 (Undertake and implement heritage studies, including regional Aboriginal cultural heritage studies, to inform local strategies) and Action 23.3 (Conserve heritage assets during local strategic planning and development). The Planning Proposal is consistent with the relevant Direction and Actions under Goal 3.
<i>Goal 4: Environmentally sustainable housing choices</i> Direction 24: Deliver greater housing supply and choice – this direction focuses on delivery of greater housing supply and choice which should be achieved while protecting areas of high value, including high cultural heritage value.	The subject sites and areas have been assessed as being of heritage significance that warrant protection. It is recognised that heritage protection can modify the developability of identified sites but it does not inhibit development and placing appropriate limitations on development on heritage significant sites and within heritage areas is justified. Therefore, the Planning Proposal is consistent with Goal 4.
<i>Local Government Narratives</i> One of the stated priorities for the Wingecarribee Shire in the Local Government Narratives section of the Regional Plan is to “protect the Shire’s valued heritage assets”.	This Planning Proposal is consistent with the stated Wingecarribee local government narratives.

Element	Council comment
Draft South East and Tablelands Regional Plan 2041	
<i>Vision</i> Within its vision narrative, the draft regional plan recognises that “each town offers a unique identity, cultural and heritage attributes.” In addition, the region’s economy drivers, of which tourism is one, are recognised.	The Southern Highlands tourism region is renowned for its heritage and landscape character, and the protection of items and areas of heritage significance contributes to the retention of this sought-after character.
Part 1—The region as a place	
A number of priorities for the Moss Vale–Bowral–Mittagong Southern Highlands Strategic Cluster are identified in the draft regional plan, including “consider local character and heritage, environmental assets, natural hazards (including flooding and bushfire), and climate change, when planning for growth.”	The identification of nearly 300 new heritage items and seven (7) heritage conservation areas within the Southern Highlands Strategic Cluster provides certainty for owners and developers in maintaining local character and heritage. This Planning Proposal is consistent with the priorities of the Southern Highlands Strategic Cluster.
Part 2—Achieving the vision	
<i>Theme 1—Recognising Country, people and place</i> • Objective 1: Build capacity for shared knowledge about Aboriginal culture in land use planning • Objective 2: Strengthen Aboriginal self-determination • Objective 3: Support diverse, vibrant and socially active communities • Objective 4: Preserve the heritage and character of the region’s towns and villages	Objectives 1 and 2 of Theme 1 are focused on Country and Aboriginal culture and its relationship to land use planning. The Wingecarribee Community Heritage Study 2021-23, which forms the evidence for the recommended heritage listings and heritage areas that are the subject of this Planning Proposal, is primarily concerned with European heritage but is not contrary to Objectives 1 to 3 or their Strategies and Actions. The Planning Proposal does not seek to address any of Strategy 3.1 of Objective 3 which focuses on arts and culture. However, the heritage listing of new buildings can provide opportunities for a diversity of land uses on those sites which could help to expand land uses on underutilised buildings. Strategy 4.1 of Objective 4 includes the enhancement of Aboriginal and non-Aboriginal cultural heritage by undertaking heritage studies. This Planning Proposal is the end result of a community-based heritage study to identify sites of non-Aboriginal heritage significance and is therefore broadly consistent with this Strategy and Objective.
<i>Theme 2 Enhancing sustainable and resilient environments</i>	This Planning Proposal does not specifically address any of the Objectives or Strategies within Theme 2 but is also not contrary to any of them.
<i>Theme 3 Leveraging diverse economic identities</i>	This Planning Proposal does not specifically address any of the Objectives or Strategies within Theme 3 but is also not contrary to any of them.

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

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

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

Local Strategic Planning Statement: Wingecarribee 2040

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

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

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

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

Wingecarribee Local Housing Strategy: Housing Our Community

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

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

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

Community Strategic Plan: Wingecarribee 2041

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

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

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

6 - Is the Planning Proposal consistent with applicable SEPPs?

SEPP (Exempt and Complying Development Codes) 2008	<i>The intent of this SEPP is to provide simplified approval or exemption pathways for certain types of developments.</i>
Assessment – Consistent <i>This Policy aims to provide streamlined assessment processes for development that complies with specified development standards by—</i> <i>(a) providing exempt and complying development codes that have State-wide application, and</i> <i>(b) identifying, in the exempt development codes, types of development that are of minimal environmental impact that may be carried out without the need for development consent, and</i> <i>(c) identifying, in the complying development codes, types of complying development that may be carried out in accordance with a complying development certificate as defined in the Act, and</i> <i>(d) enabling the progressive extension of the types of development in this Policy, and</i> <i>(e) providing transitional arrangements for the introduction of the State-wide codes, including the amendment of other environmental planning instruments.</i> The Planning Proposal does not impact any of the provisions of the SEPP but approval pathways under this SEPP may change for individual sites that are the subject of this Planning Proposal.	

SEPP (Housing) 2021	<i>The intent of this SEPP is to deliver a sufficient supply of safe, diverse and affordable housing</i>
Assessment – Consistent <i>The principles of this Policy are:</i> <i>(a) enabling the development of diverse housing types, including purpose-built rental housing,</i> <i>(b) encouraging the development of housing that will meet the needs of more vulnerable members of the community, including very low to moderate income households, seniors and people with a disability,</i> <i>(c) ensuring new housing development provides residents with a reasonable level of amenity,</i> <i>(d) promoting the planning and delivery of housing in locations where it will make good use of existing and planned infrastructure and services,</i>	

- (e) *minimising adverse climate and environmental impacts of new housing development,*
- (f) *reinforcing the importance of designing housing in a way that reflects and enhances its locality,*
- (g) *supporting short-term rental accommodation as a home-sharing activity and contributor to local economies, while managing the social and environmental impacts from this use,*
- (h) *mitigating the loss of existing affordable rental housing.*

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

SEPP (Transport and Infrastructure) 2021	<i>The intent of this SEPP is to provide well-designed and located transport and infrastructure integrated with land use</i>
Assessment – Consistent <i>The key intentions of this SEPP include:</i> (a) <i>improving regulatory certainty and efficiency through a consistent planning regime for infrastructure and the provision of services, and</i> (b) <i>providing greater flexibility in the location of infrastructure and service facilities, and</i> (c) <i>allowing for the efficient development, redevelopment or disposal of surplus government owned land, and</i> (d) <i>identifying the environmental assessment category into which different types of infrastructure and services development fall (including identifying certain development of minimal environmental impact as exempt development), and</i> (e) <i>identifying matters to be considered in the assessment of development adjacent to particular types of infrastructure development, and</i> (f) <i>providing for consultation with relevant public authorities about certain development during the assessment process or prior to development commencing, and</i> (g) <i>providing opportunities for infrastructure to demonstrate good design outcomes.</i> Opportunities for exempt and complying development under Chapter 2 may be affected by the change in heritage status of the properties that are the subject of this Planning Proposal, including a number of public owned sites that would potentially be affected by the implementation of this Planning Proposal. However, there are alternative development pathways if exempt or complying development is unable to be used due to heritage listing, including the heritage minor works exemption process under clause 5.10(3) of the WLEP 2010 and a development application. The Planning Proposal does apply to some existing educational establishments and additional consideration for development on these sites under Chapter 3 would be required following the implementation of this Planning Proposal. The Planning Proposal identifies sites where additional considerations would need to be made for development proposals, but the SEPP provides for heritage considerations and therefore the Planning Proposal is consistent with the SEPP.	
SEPP (Primary Production) 2021	<i>The intent of this SEPP is to support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.</i>
Assessment – Consistent	

The key aims of this SEPP are:

- (a) to facilitate the orderly economic use and development of lands for primary production,*
- (b) to reduce land use conflict and sterilisation of rural land by balancing primary production, residential development and the protection of native vegetation, biodiversity and water resources,*
- (c) to identify State significant agricultural land for the purpose of ensuring the ongoing viability of agriculture on that land, having regard to social, economic and environmental considerations,*
- (d) to simplify the regulatory process for smaller-scale low risk artificial waterbodies, and routine maintenance of artificial water supply or drainage, in irrigation areas and districts, and for routine and emergency work in irrigation areas and districts,*
- (e) to encourage sustainable agriculture, including sustainable aquaculture,*
- (f) to require consideration of the effects of all proposed development in the State on oyster aquaculture,*
- (g) to identify aquaculture that is to be treated as designated development using a well-defined and concise development assessment regime based on environment risks associated with site and operational factors.*

Although heritage listing of lands in rural and conservation zones in which rural and primary production uses are permissible form part of this Planning Proposal, the Planning Proposal is considered consistent with this SEPP because it does not seek to inhibit such uses on those sites.

SEPP (Biodiversity and Conservation) 2021

The intent of this SEPP is to preserve, conserve and manage NSW's natural environment & heritage

Assessment – Consistent

The aims of this SEPP are:

- (a) to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and*
- (b) to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.*

It is noted that 2.3(1)(b) of the SEPP identifies land within the R3 Medium Density Residential zone as land to which the SEPP applies.

The Planning Proposal is considered consistent with this SEPP because it does not seek to make changes in relation to clearing of vegetation in non-rural areas, koala habitats, water catchments or strategic conservation planning. However, it is recognised that the approval pathway for certain types of development under this SEPP may change following the listing of sites and areas that are the subject of this Planning Proposal.

SEPP (Resilience and Hazards) 2021	<i>The intent of this SEPP is to manage risks and building resilience in the face of hazards</i>
Assessment – Consistent <i>The key aims of that part of the SEPP applicable to the Shire include:</i> <i>(d) to ensure that in determining whether a development is a hazardous or offensive industry, any measures proposed to be employed to reduce the impact of the development are taken into account, and</i> <i>(e) to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact</i> The Planning Proposal is considered consistent with this SEPP because it does not impact any of these provisions.	

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

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

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

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

SEPP (Sustainable Buildings) 2022	<i>The intent of this SEPP is to provide standards under the Building Sustainability Index (BASIX) for both residential and non-residential development.</i>
Assessment – Consistent <i>The aims of this Policy are as follows—</i> <i>(a) to encourage the design and delivery of sustainable buildings,</i> <i>(b) to ensure consistent assessment of the sustainability of buildings,</i> <i>(c) to record accurate data about the sustainability of buildings, to enable improvements to be monitored,</i> <i>(d) to monitor the embodied emissions of materials used in construction of buildings,</i> <i>(e) to minimise the consumption of energy,</i> <i>(f) to reduce greenhouse gas emissions,</i> <i>(g) to minimise the consumption of mains-supplied potable water,</i> <i>(h) to ensure good thermal performance of buildings.</i> The Planning Proposal is considered consistent with this SEPP because the Planning Proposal will not affect these provisions.	

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

Focus Area 1 Planning Systems	<i>The intent of this Focus Area is to support the broader NSW planning framework, including its processes and collaborative approaches to strategic and land use planning and decision making. They seek to achieve long-term, evidence-based, strategically led planning that is inclusive, democratic, responsive to the community and the environment, and ensures decisions are transparent and prompt.</i>
1.1 Implementation of Regional Plans	
Assessment – Consistent <i>The objective of this Direction is to give legal effect to the vision, land use strategy, goals, directions and actions contained in Regional Plans.</i> The Planning Proposal is considered consistent with this Direction because the Planning Proposal has been assessed against both the current South East and Tablelands Regional Plan 2036 and the Draft South East and Tablelands Regional Plan 2041 and it has been demonstrated to be consistent with both these plans.	

1.2 Development of Aboriginal Land Council land

Assessment – Consistent

The objective of this direction is to provide for the consideration of development delivery plans prepared under Chapter 3 of the State Environmental Planning Policy (Planning Systems) 2021 when planning proposals are prepared by a planning proposal authority.

The Planning Proposal is considered consistent with this Direction because no Aboriginal Land Council land is involved.

1.3 Approval and Referral Requirements

Assessment – Consistent

The objective of this Direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.

The Planning Proposal is considered consistent with this Direction because it does not include any provisions that require the concurrence, consultation or referral of development applications to a Minister or a public authority or classify any development as designated development.

1.4 Site Specific Provisions

Assessment – Consistent

The objective of this Direction is to discourage unnecessarily restrictive site-specific planning controls.

The Planning Proposal is considered consistent with this Direction because it does not involve any change in zoning or any site specific provisions.

1.4A Exclusion of Development Standards from Variation

Assessment – Consistent

The objective of this Direction is to maintain flexibility in the application of development standards by ensuring that exclusions from the application of clause 4.6 of a Standard Instrument Local Environmental Plan (Standard Instrument LEP) or an equivalent provision of any other environmental planning instrument, are only applied in limited circumstances.

The Planning Proposal is considered consistent with this Direction because it does not involve any specific provisions that would exclude or vary the provisions of clause 4.6.

1.5 – 1.22 – Planning Systems Place Based

Assessment – Consistent

None of these place-based Directions apply to Wingecarribee Shire.

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

Focus Area 3 Biodiversity & Conservation	<i>The intent of this Focus Area is to recognise the fundamental importance of protecting, conserving and managing NSW's natural environment and heritage. They help balance the needs of built and natural environments, respecting both the innate and economic value of the state's biodiversity and natural assets.</i>
3.1 Conservation Zones	

Assessment – Consistent

The objective of this Direction is to protect and conserve environmentally sensitive areas.

The Planning Proposal is considered consistent with this Direction because it seeks no changes to provisions that facilitate the protection and conservation of environmentally sensitive areas.

3.2 Heritage Conservation**Assessment – Consistent**

The objective of this Direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

The Planning Proposal is considered consistent with this Direction because it seeks to conserve environmental heritage places that have been assessed as part of a strategic community-based heritage study where items have been assessed in accordance with Heritage NSW guidelines including the heritage assessment criteria. In addition, the Study has been independently peer reviewed. The WLEP 2010 contains the compulsory clause 5.10 relating to heritage conservation. The new heritage places would be subject to these provisions once they are included as heritage items and/or within new or extended heritage conservation areas.

3.3 Sydney Drinking Water Catchments**Assessment – Consistent**

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

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

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

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

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

3.4 Application of C2 and C3 Zones and Environmental Overlays in Far North Coast LEPs
Assessment – Consistent <i>This Direction is not applicable to Wingecarribee Shire.</i>
3.5 Recreation Vehicle Areas
Assessment – Consistent <i>The objective of this Direction is to protect sensitive land or land with significant conservation values from adverse impacts from recreation vehicles.</i> The Planning Proposal is considered consistent with this Direction because it does not specifically allow for land to be developed as a recreation vehicle area. However, clause 5.10(10) of the WLEP 2010 would allow for expansion of land uses for heritage listed items subject to the facilitation of conservation of the item. Expansion of land uses could potentially include a recreational vehicle area but such a proposal would be subject to separate assessment.
3.6 Strategic Conservation Planning
Assessment – Consistent <i>The objective of this Direction is to protect, conserve or enhance areas with high biodiversity value.</i> The Planning Proposal is considered consistent with this Direction because it does not involve avoided land or a strategic conservation area land as identified under SEPP (Biodiversity and Conservation) 2021.
3.7 Public Bushland
Assessment – Consistent <i>This Direction is not applicable to Wingecarribee Shire.</i>
3.8 Willandra Lakes Region
Assessment – Consistent <i>This Direction is not applicable to Wingecarribee Shire.</i>
3.9 Sydney Harbour Foreshores and Waterways Area
Assessment – Consistent <i>This Direction is not applicable to Wingecarribee Shire.</i>
3.10 Water Catchment Protection
Assessment – Consistent <i>This Direction does not apply to the Sydney Drinking Water Catchment.</i>

Focus Area 4 Resilience & Hazards	<i>The intent of this Focus Area is to improve responses to natural and development-related hazards, and climate change. They support methods to consider and reduce risk. The principles promote healthy, resilient and adaptive communities, urban areas and natural environments.</i>
4.1 Flooding	
Assessment – Consistent	
<i>The objectives of this Direction are to:</i>	
<i>(a) ensure that development of flood prone land is consistent with the NSW Government’s Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and</i> <i>(b) ensure that the provisions of an LEP that apply to flood prone land are commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.</i>	
The Planning Proposal is considered consistent with this Direction because it does not impact on the existing flooding provisions.	
4.2 Coastal Management	
Assessment – Consistent	
<i>This Direction is not applicable to Wingecarribee Shire.</i>	
4.3 Planning for Bushfire Protection	
Assessment – Consistent	
<i>The objectives of this Direction are to:</i>	
<i>(a) protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and</i> <i>(b) encourage sound management of bush fire prone areas.</i>	
The Planning Proposal is considered consistent with this Direction because it does not impact on existing bushfire provisions or proposed any specific changes in land uses.	
4.4 Remediation of Contaminated Land	
Assessment – Consistent	
<i>The objective of this Direction is to reduce the risk of harm to human health and the environment by ensuring that contamination and remediation are considered by planning proposal authorities.</i>	
The Planning Proposal is considered consistent with this Direction because it does apply to any land within an investigation area nor does it propose any changes in land use for subject sites.	
4.5 Acid Sulfate Soils	
Assessment – Consistent	
<i>The objective of this Direction is to avoid significant adverse environmental impacts from the use of land that has a probability of containing acid sulfate soils. There currently no mapped acid sulfate soils in Wingecarribee Shire.</i>	
4.6 Mine Subsidence & Unstable Land	
Assessment – Consistent	
<i>The objective of this Direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.</i>	
The Planning Proposal is considered consistent with this Direction because it does not specifically permit development on any land, including land within a mine subsidence district.	

Focus Area 5 Transport & Infrastructure	<i>The intent of this Focus Area is to support innovative, integrated and coordinated transport and infrastructure, that is well-designed, accessible and enduring. They seek to optimise public benefit and value by planning for modern transport and infrastructure in the right location and at the right time.</i>
5.1 Integrating Land Use and Transport	
Assessment – Consistent <i>The objective of this Direction is to ensure that urban structures, building forms, land use locations, development designs, subdivision and street layouts achieve the following planning objectives:</i> <i>(a) improving access to housing, jobs and services by walking, cycling and public transport, and</i> <i>(b) increasing the choice of available transport and reducing dependence on cars, and</i> <i>(c) reducing travel demand including the number of trips generated by development and the distances travelled, especially by car, and</i> <i>(d) supporting the efficient and viable operation of public transport services, and</i> <i>(e) providing for the efficient movement of freight.</i> The Planning Proposal is considered consistent with this Direction because it does not impact on any of the above objectives.	
5.2 Reserving Land for Public Purposes	
Assessment – Consistent <i>The objectives of this Direction are to (a) facilitate the provision of public services and facilities by reserving land for public purposes, and (b) facilitate the removal of reservations of land for public purposes where the land is no longer required for acquisition.</i> The Planning Proposal is considered consistent with this Direction because it does not propose the reservation of any land for a public purpose.	
5.3 Development Near Regulated Airports and Defence Airfields	
Assessment – Consistent <i>The objectives of this Direction are to:</i> <i>(a) ensure the effective and safe operation of regulated airports and defence airfields;</i> <i>(b) ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity; and</i> <i>(c) ensure development, if situated on noise sensitive land, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.</i> The Planning Proposal is consistent with this Direction because it does not impact on any of the above objectives.	

5.4 Shooting Ranges

Assessment – Consistent

The objectives of this Direction are to:

- (a) maintain appropriate levels of public safety and amenity when rezoning land adjacent to an existing shooting range,*
- (b) reduce land use conflict arising between existing shooting ranges and rezoning of adjacent land,*
- (c) identify issues that must be addressed when giving consideration to rezoning land adjacent to an existing shooting range.*

The Planning Proposal is consistent with this Direction because it does not impact on any of the above objectives.

Focus Area 6 Housing

The intent of this Focus Area is to foster long-term, strategic-led and evidence-based approaches to guide a strong supply of well-located homes. They support the delivery of safe, diverse, affordable and quality designed housing that meets the needs of Aboriginal and local communities.

6.1 Residential Zones

Assessment – Consistent

The objectives of this Direction are to:

- (a) encourage a variety and choice of housing types to provide for existing and future housing needs,*
- (b) make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and*
- (c) minimise the impact of residential development on the environment and resource lands.*

The Planning Proposal is considered consistent with this Direction because subject to appropriate design, a range of housing types can occur on heritage listed sites and within heritage conservation areas. Therefore, this Planning Proposal has no material impact on the range of land uses or the ability to achieve a variety of housing types in residential zones.

6.2 Caravan Parks and Manufactured Home Estates

Assessment – Consistent

The objectives of this Direction are to:

- (a) provide for a variety of housing types, and*
- (b) provide opportunities for caravan parks and manufactured home estates.*

The Planning Proposal is considered consistent with this Direction because it does not identify land suitable for caravan parks nor alter existing opportunities for caravan park development.

Focus Area 7 Resilient Economies	<i>The intent of this Focus Area is to support diverse, inclusive and productive employment opportunities across the state to make NSW more economically competitive. They promote the supply of strategic employment lands, innovative industries and centres as a focus for activity and accessibility.</i>
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7.1 Business and Industrial Zones

Assessment – Consistent

The objectives of this Direction are to:

- (a) encourage employment growth in suitable locations,*
- (b) protect employment land in business and industrial zones, and*
- (c) support the viability of identified centres.*

The Planning Proposal is considered consistent with this Direction because it does not specifically affect employment lands.

7.2 Reduction in non-hosted short-term rental accommodation period

Assessment – Consistent

This Direction is not applicable to Wingecarribee Shire.

7.3 Commercial and Retail Development along the Pacific Highway, North Coast

Assessment – Consistent

This Direction is not applicable to Wingecarribee Shire.

Focus Area 8 Resources & Energy	<i>The intent of this Focus Area is to promote the sustainable development of resources in strategic areas and a transition to low carbon industries and energy. They support positive environmental outcomes and work towards the net zero emissions target and continued energy security, while also promoting diversified activity in regional economies.</i>
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8.1 Mining, Petroleum Production & Extractive Industries

Assessment – Consistent

The objective of this Direction is to ensure that the future extraction of State or regionally significant reserves of coal, other minerals, petroleum and extractive materials are not compromised by inappropriate development.

The Planning Proposal is considered consistent with this Direction because it does not seek to alter any existing opportunities for mining, petroleum production or extractive industries.

Focus Area 9 Primary Production	<i>The intent of this Focus Area is to support and protect the productivity of important agricultural lands. They enhance rural and regional economies through a sustainable, diverse and dynamic primary production sector that can meet the changing needs of a growing NSW.</i>
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9.1 Rural Zones

Assessment – Consistent

The objective of this Direction is to protect the agricultural production value of rural land and identifies requirements for a Planning Proposal seeking to rezone Rural zoned land to a residential, business, industrial, village or tourist zone.

The Planning Proposal is considered consistent with this Direction because it does not seek to rezone land to a rural zone.

9.2 Rural Lands

Assessment – Consistent

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

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

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

9.3 Oyster Aquaculture

Assessment – Consistent

The objectives of this direction are to:

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

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

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

Assessment – Consistent

This Direction is not applicable to Wingecarribee Shire.

Section C – Environmental, Social & Economic Impacts

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

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

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

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

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

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

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

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

Section D – Infrastructure (Local, State & Commonwealth)

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

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

Section E – State and Commonwealth Interests

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

Consultation with the following Agencies was initiated in September 2024:

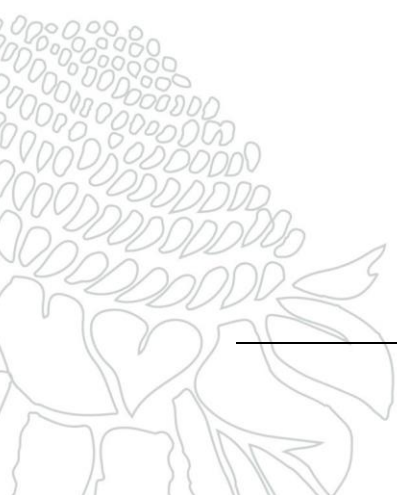
- Heritage NSW
- WaterNSW
- Rural Fire Service.

Heritage NSW responded that they note the extent of the Planning Proposal and state 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’s LEPs”.

Furthermore, they recommend the investigation of the private airstrip build on the former property of the late industrialist Sir William Tyree in Burradoo. This site is part of the proposed Bowral South New Living Area and Sir Tyree’s house has been nominated for potential heritage listing. Both the house and the airstrip will be the subject of separate heritage investigations.

WaterNSW notes that none of the proposed item or areas appear to implicate WaterNSW land or assets. Furthermore, WaterNSW concurs with Council's consideration of *State Environmental Planning Policy (Biodiversity and Conservation) 2021* and response to Ministerial Direction 3.3 relating to the Sydney Drinking Water Catchment as contained in Part 3, Questions 6 and 7 of this Planning Proposal.

The **Rural Fire Service** acknowledged the intent of the Planning Proposal and raised no concerns or issues in relation to bush fire.



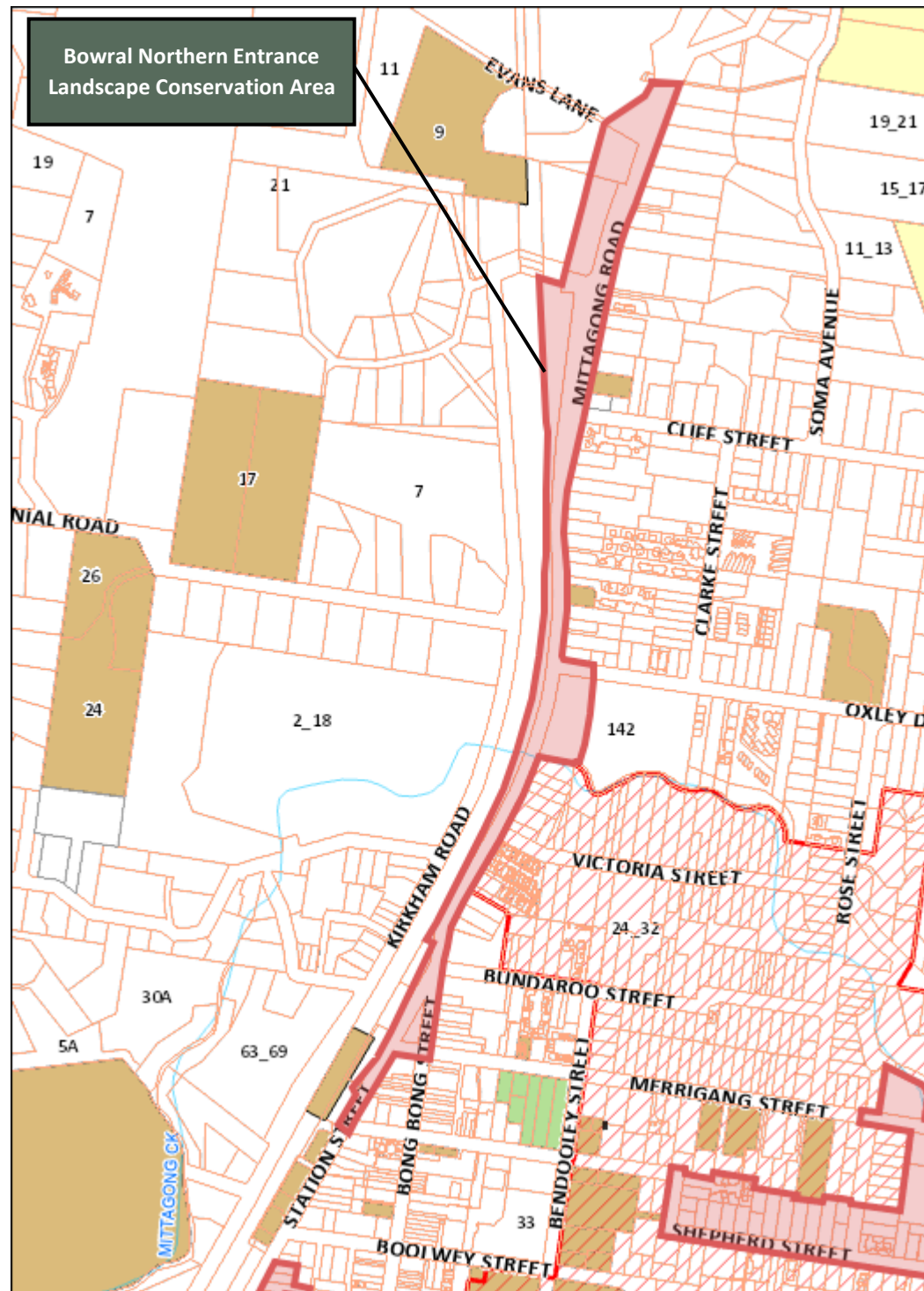
Part 4 - Maps

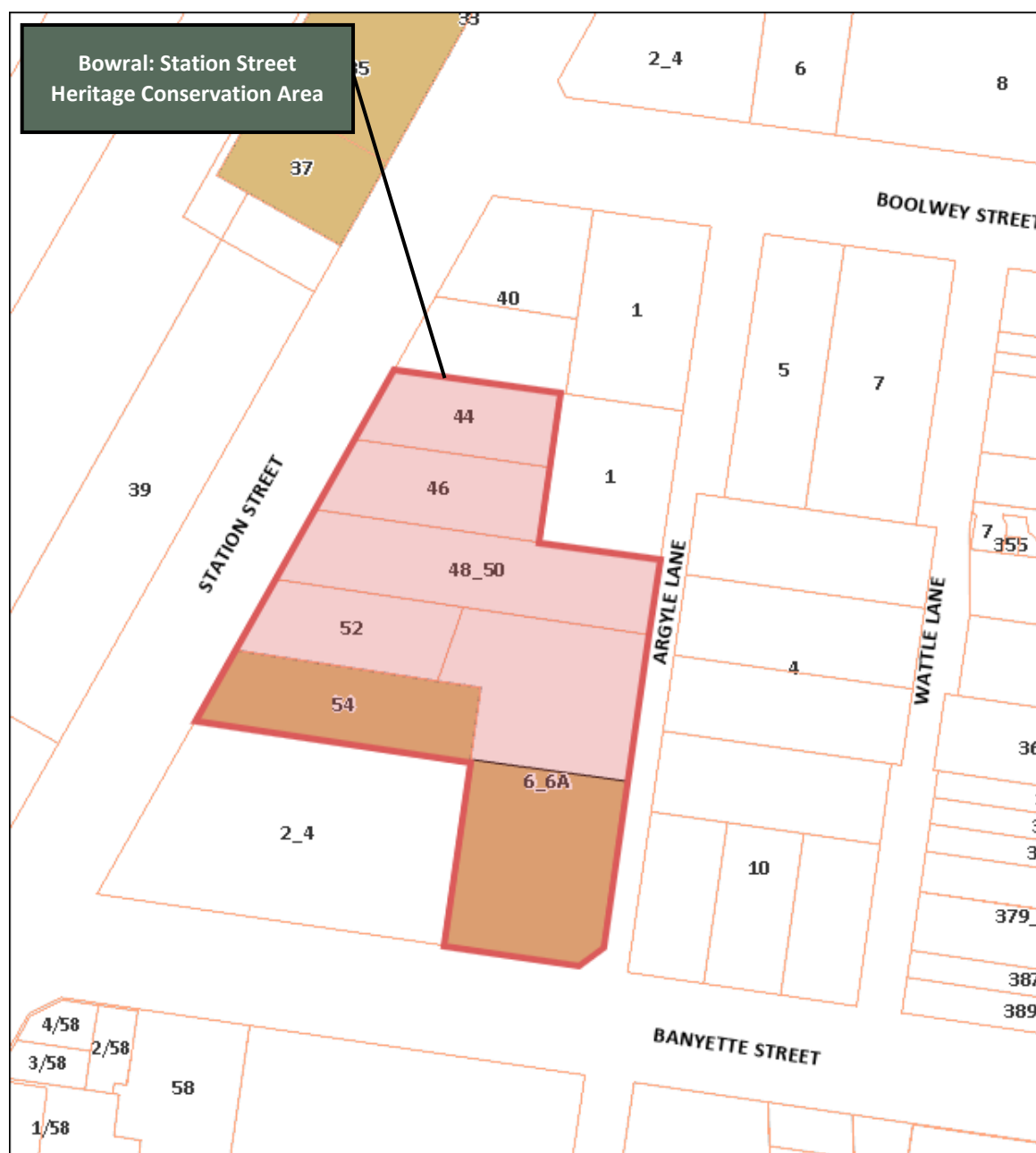
Mapping of heritage items has been completed and the suite of maps showing the proposed heritage items and heritage conservation areas forms Attachment 47 to this Planning Proposal.

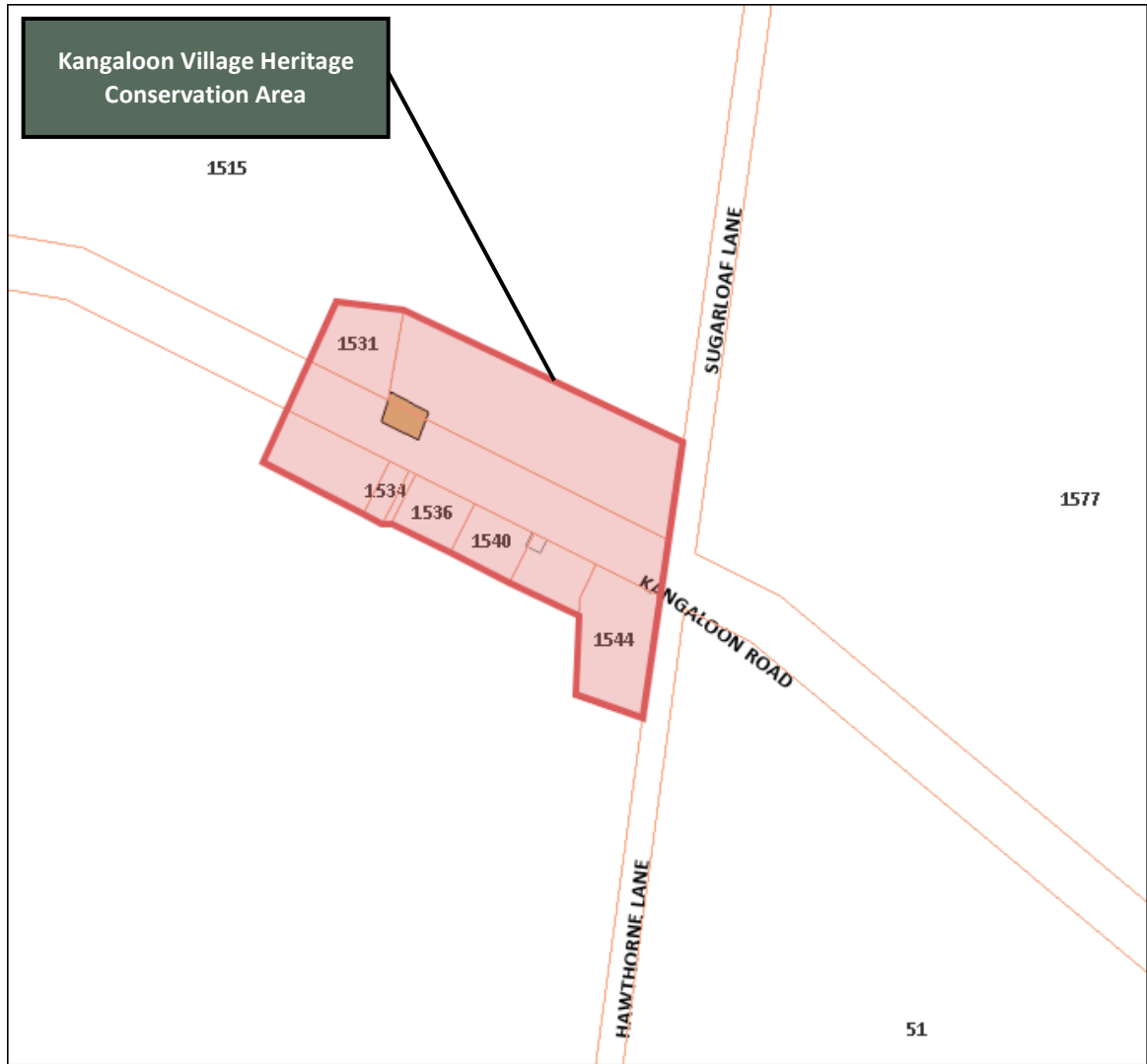
The following images show the extent of the proposed heritage conservation areas.

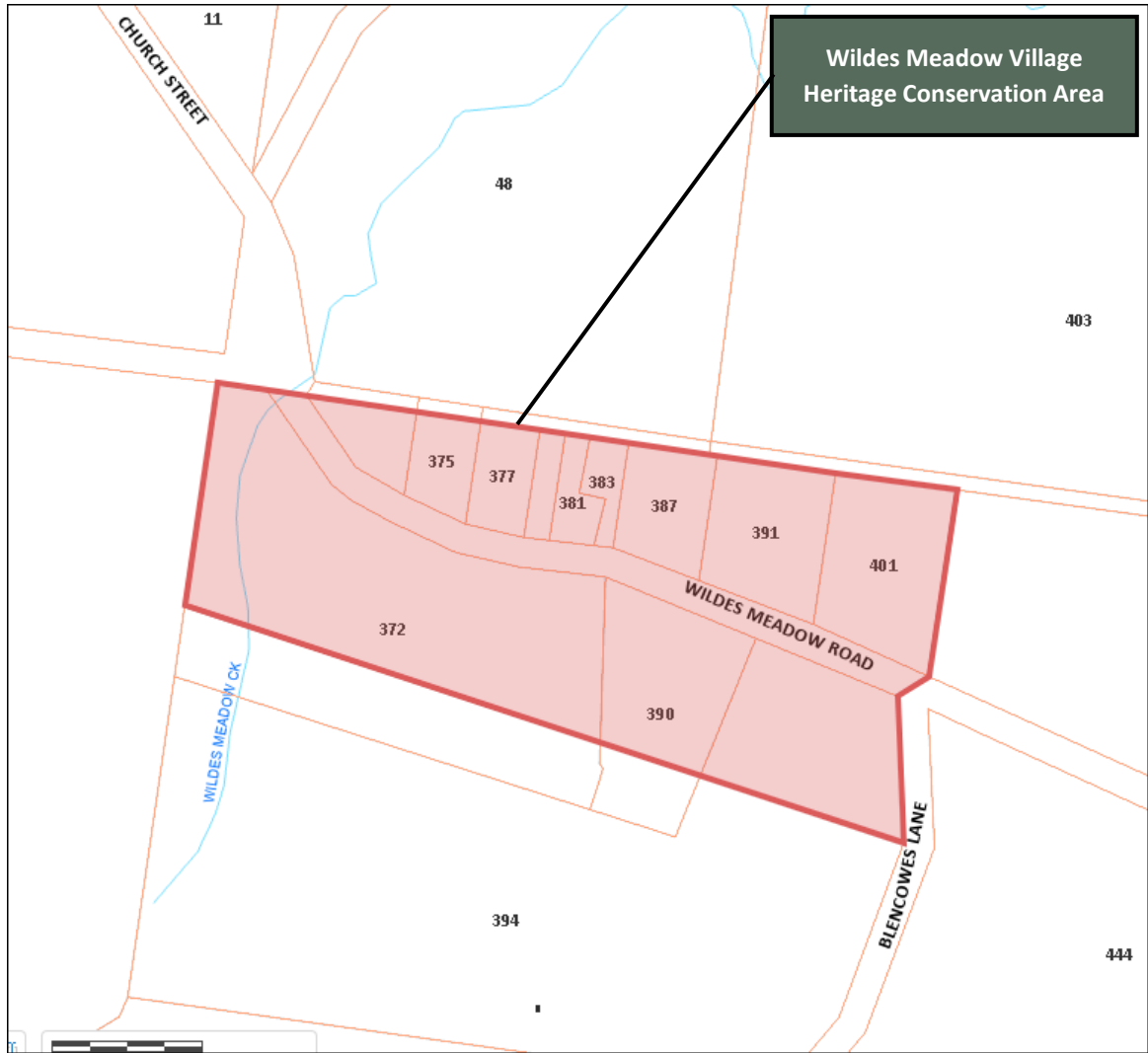
Map Legend	
 Existing heritage item (general)	 Existing HCA (general)
 Existing heritage item (landscape)	 Existing HCA (landscape)
 Existing archaeological site	 Proposed HCA

New conservation areas

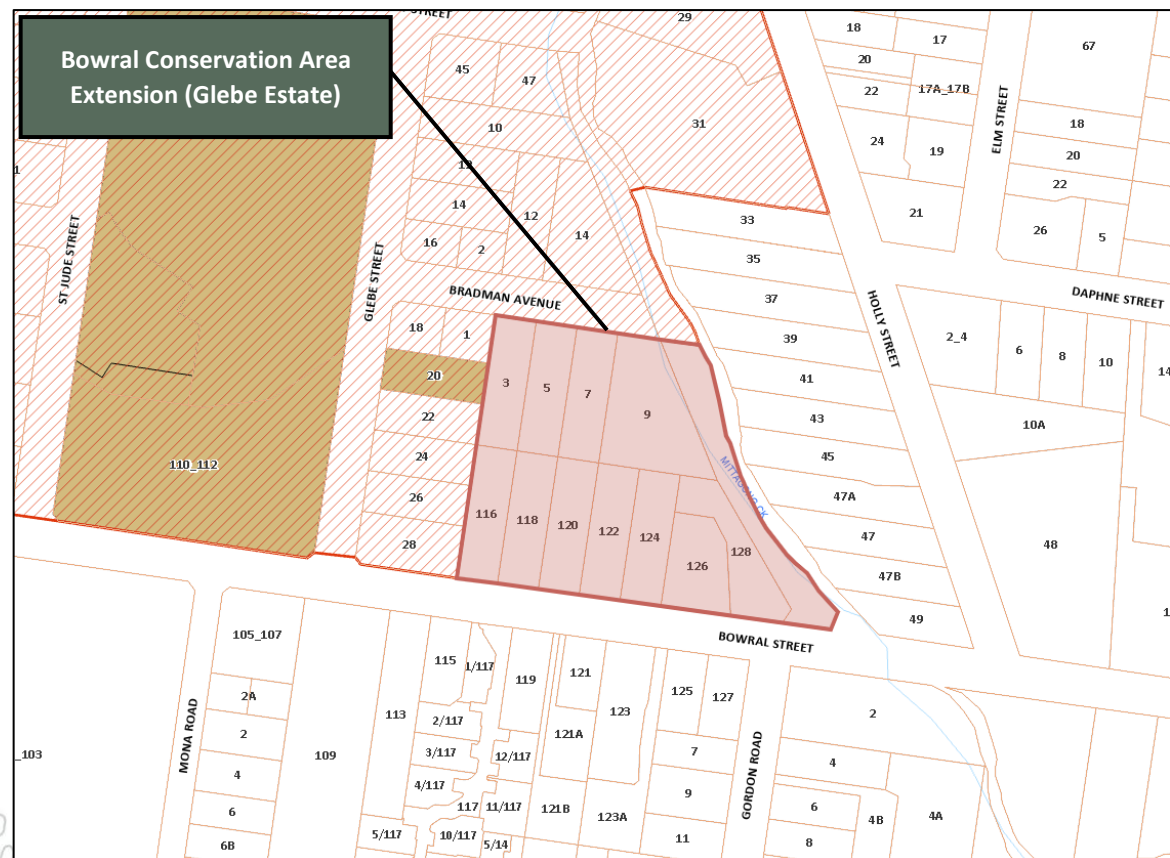
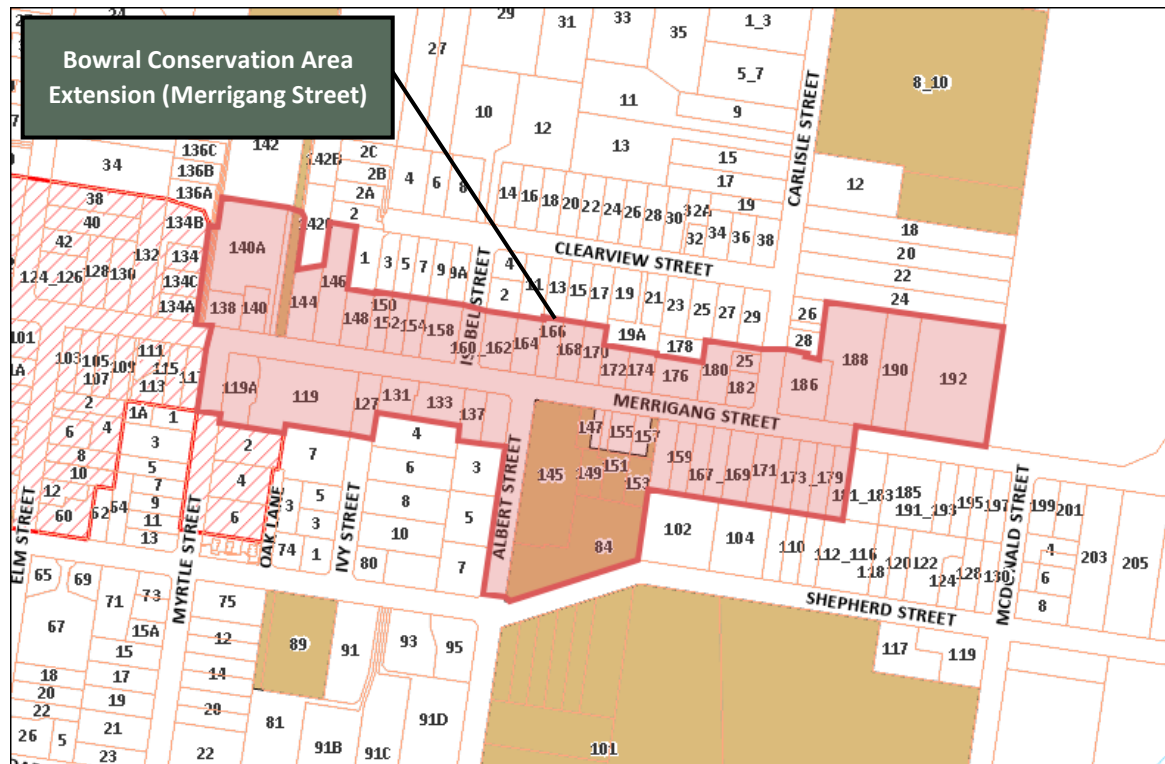


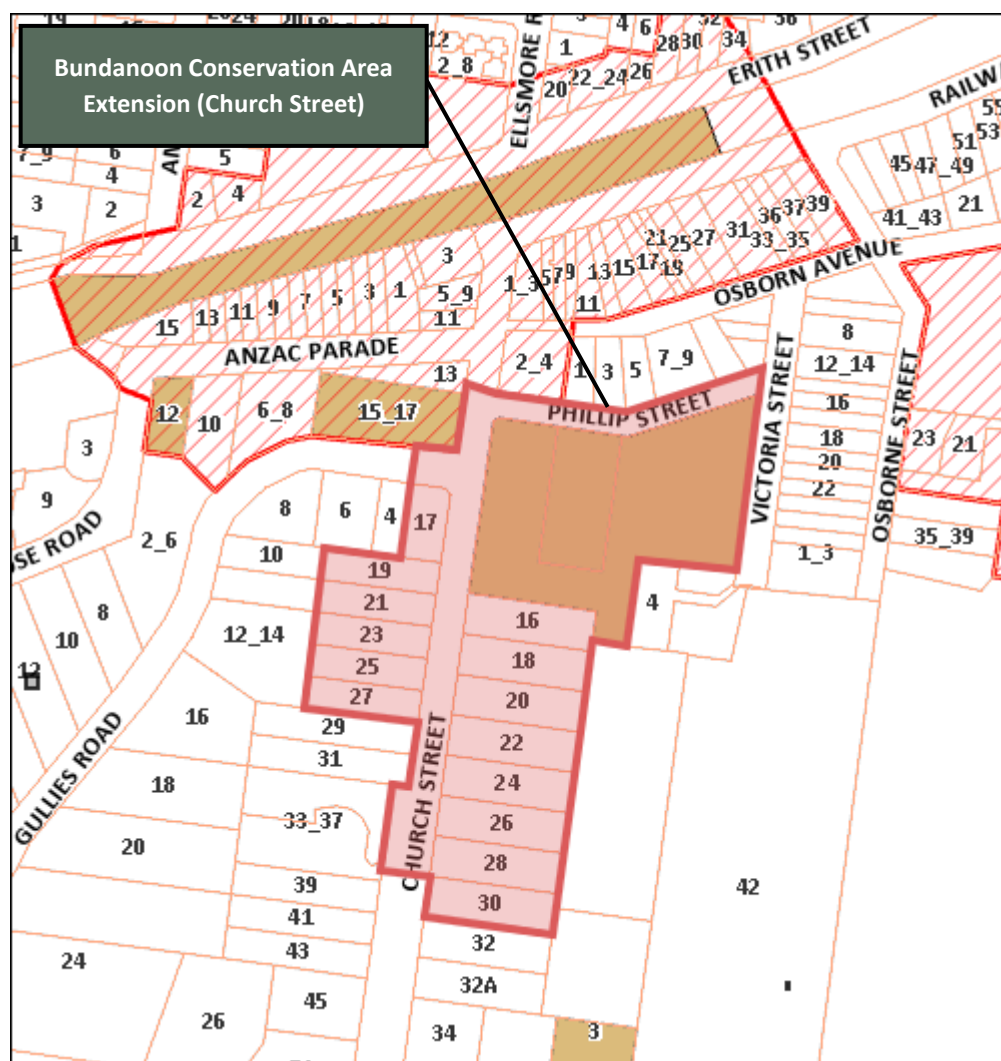






Extensions to existing conservation areas





Part 5 - Community Consultation

Public exhibition will be held from Wednesday 22 October until Sunday 30 November, inclusive, a period of 28 working days. This exceeds the minimum recommended public exhibition of 20 working days required by the Gateway Determination. The extended public exhibition is to ensure that all affected owners are given sufficient time to engage with Council staff and prepare a submission.

Public exhibition will primarily be held via the [NSW Planning Portal](https://participatewingecarribee.wsc.nsw.gov.au/community-heritage-study) with supporting information about the Wingecarribee Community Heritage Study 2021-23 held on Council's community engagement platform, *Participate Wingecarribee* at <https://participatewingecarribee.wsc.nsw.gov.au/community-heritage-study>.

Part 6 - Project Timeline

Stage	Timeframe and/or date (Indicative/Actual)
Consideration by Council	7 August 2024
Council decision	7 August 2024
Gateway determination	26 June 2025
Pre-exhibition	27 June – 30 September 2025
Public Exhibition	22 October – 30 November 2025
Consideration of submissions	<i>November 2025 – January 2026</i>
Reporting of Planning Proposal back to Council	<i>February/March 2026</i>
Drafting Request / submission to DPE	<i>March/April 2026</i>
Gazettal of LEP amendment	<i>May 2026</i>

Delegation

The Planning Proposal has been determined NOT to be delegated to Council and the Department of Planning, Housing and Infrastructure will retain the plan making function under section 3.36 of the *Environmental Planning & Assessment Act 1979* to independently finalise the Planning Proposal.

END OF PLANNING PROPOSAL