

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

ADDITIONAL RESPONSE TO SUBMISSIONS TO COUNCIL

BOWRAL

Item No. 32

Property      **10 Banksia Street Bowral**  
**Interwar Californian bungalow**  
**Lot 3 DP 12768**

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

Submission by Garth Legge objecting to the proposed listing of his property listing minor errors in the description of the house and garden and lack of visual prominence to the street. He is also concerned by the restrictive and invasive nature of the listing and any resulting financial obligations resulting from planning controls. These are not matters that affect my assessment of the appropriateness of the proposed listing in the Community Heritage Study. It is recommended to be **included** in the final heritage list.

Item No. 41

Property      **28 Boolwey Street, Bowral**  
**Victorian weatherboard cottage with bullnose verandah**  
**Lot 1 DP 995227**

This property is located in an existing Heritage Conservation Area.

Submission by Michael Pisano objecting to the proposed listing of the property on the basis of later changes to original details. While changes are visible in the property it remains a contributory item demonstrating the early 20th century development of this section of Bowral and is capable of conservation action to enhance its heritage values. Therefore No. 28 Boolwey Street Bowral, Victorian weatherboard house is recommended to be **included** in the final heritage list.

Item No. 55

Property      **102 Bowral Street, Bowral**  
**'Elvador'—Interwar Mediterranean style house**  
**Lot 15 Sec C DP 11838**

This property is located in an existing Heritage Conservation Area

Submission by Alexander Lach-Newinsky objecting to the proposed listing claiming flaws and errors in the Community Heritage Study and providing a commentary on the Heritage Assessment by an un-named 'experienced heritage consultant'. While there may be the ability to undertake more detailed assessment of the properties identified in the Community Heritage Study, I consider that the site represents a good, architect designed representative example of inter war architecture adopting a style which is not common in the area. I concur with the inclusion of this site as an individual heritage item even if I have some reservations relating to inclusion of some of the criteria for assessing its significance. No. 102 Bowral Street Bowral, 'Elvador' Interwar Mediterranean style house is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area however this alone is insufficient to ensure that its identified values will be conserved.

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**Item No. 73**

**Property**      **16 Bundaroo Street Bowral**  
**Victorian cottage**  
**Lot 30 Sec B DP 975353**

This property is located in an existing Heritage Conservation Area

Submission by Justin Tan objecting to individual listing of his property because it is already located within a Heritage Conservation Area. Notwithstanding later changes to the place it represents a significant example of residential development in this part of Bowral and is appropriately identified for inclusion. Nos. 16, 22, 27, 29, 42, & 44-46 Bundaroo Street Bowral are recommended to be **included** in the final heritage list. These properties are all located in an existing Heritage Conservation Area.

**Item No. 86**

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

This property is located in an existing Heritage Conservation Area

Submission by Peter Lee objecting to the heritage listing of his property on the grounds of substantial changes to its original form and character with which I agree. Nos. 1, 1a & 3 Church Street Bowral, are recommended to be **excluded** in the final heritage list due to the degree of modification of the original built form. These properties are located in an existing Heritage Conservation Area.

**Item No. 87**

**Property**      **4 Church Street, Bowral**  
**'Redwood'—Interwar house (including interiors) and garden (including Californian Redwood Tree planted in 19th Century)**  
**Lot B DP 333876**

This property is located in an existing Heritage Conservation Area

Submission by Ronald Clyde Townsing agreeing to the proposed heritage listing of his property. No. 4 Church Street Bowral, 'Redwood' Interwar house and garden is recommended to be **included** in the final heritage list. The property is located in an existing Heritage Conservation Area.

**Item No. 114**

**Property**      **23 Gladstone Road Bowral**  
**'The Ridge'—house (including interiors) and garden**  
**Lot 1 DP 84446**

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

Submission by Cornelia McCulloch in regard to current and future internal modifications to the property but not objecting to the heritage listing per se. As noted elsewhere in this report interiors are generally not dealt with in the heritage listings except in cases where significant interiors are known to exist. Nos. 16 & 23 Gladstone Road Bowral, 'The Leightons' & 'The Ridge' are recommended to be **included** in the final heritage list. These properties are not located in a Heritage Conservation Area.

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**Item No. 118**

**Property**     **12 Glebe Street, Bowral**  
**Interwar bungalow**  
**Lot 4 Sec D DP 11838**

This property is located in an existing Heritage Conservation Area

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

**Item No. 123**

**Property**     **26 Glebe Street Bowral**  
**Interwar cottage**  
**Lot 13 Sec E DP 11838**

This property is located in an existing Heritage Conservation Area

Submission by Susan Davies indicating that inclusion in a Conservation area was sufficient to control future development options in the Glebe Estate. Nos. 5, 7, 12, 16, 18, 22, 24, 26 & 28 Glebe Street, Bowral do not in my opinion reach the thresholds for individual heritage listing and are already located within an existing Heritage Conservation Area. They are recommended to be **excluded** in the final heritage list. A number of submissions relating to these properties were received by Council and are addressed elsewhere in this report. Appropriate grading of contribution to the streetscape in the Conservation area needs to be made for each site.

**Item No. 129**

**Property**     **18 Holly Street, Bowral**  
**Federation cottage**  
**Lot 82 DP 998586**

This property is located in an existing Heritage Conservation Area

Submission by Andrew Learmont strongly objecting to the proposed heritage listing of the property at 18 Holly Street and indicating that in his opinion, does not represent 'Edwardian' architecture. The house is transitional in character and architectural character extends beyond dates identified for historical periods. Irrespective of its date of construction the house makes a positive contribution to an understanding of the development of this part of Bowral in the early 20th century and has representative heritage values. Nos. 10, 15, & 18 Holly Street Bowral are recommended to be **included** in the final heritage list. These properties are located in a Heritage Conservation Area.

**Item No. 133**

**Property**     **1 Jasmine Street, Bowral**  
**Victorian weatherboard cottage**  
**Lot 1 DP 737616**

This property is located in an existing Heritage Conservation Area

Submission by Bridget Fea objecting to the inclusion of her property as an individual heritage item in the Community Heritage Study, I agree with her assessment and No. 1 Jasmine Street Bowral is recommended to be **excluded** in the final heritage list. The property is located in an existing

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Heritage Conservation Area.

**Item No. 134**

**Property**      **7 Jasmine Street Bowral**  
**‘The Rosery’—Victorian cottage and garden—Former Cope’s Nursery cottage**  
**Lot 1 DP 603694**  
This property is located in an existing Heritage Conservation Area

Submission by Lynette Gullifa objecting to the potential heritage listing of her property because of the potential impact on property values and because of substantial changes to the original fabric. No. 7 Jasmine Street Bowral ‘The Rosery’ is recommended to be **excluded** in the final heritage list as a result of substantial internal modifications. The property is located within an existing Heritage Conservation Area.

**Item No. 151**

**Property**      **33-35 Merrigang Street, Bowral**  
**Semi-detached Victorian cottages**  
**SP 17350 & Lots 1 & 2 SP 17350**  
These properties are located in an existing Heritage Conservation Area

Submission by Jon Harris objecting to additional costs involved in future planning applications for listed heritage items. Nos. 33-35 Merrigang Street is recommended to be **excluded** from the final heritage list as a result of substantial modification and development of the site. The property is located in an existing Heritage Conservation Area.

**Item No. 158**

**Property**      **78 Merrigang Street Bowral**  
**Victorian weatherboard cottage (one of a pair)**  
**Lot 3 DP 997017**  
This property is located in an existing Heritage Conservation Area

Submission by Ken Baillie objecting to the individual listing of his property at No. 80 Merrigang Street due to changes over time undertaken with regard to the interiors of the buildings and suggesting that inclusion in a Heritage Conservation Area provides sufficient protection for planning controls to ensure the maintaining of the established character of the streetscape. The principal concern in this regard is any additional financial and bureaucratic impacts on owners of listed properties. I am of the opinion that the buildings make a substantial contribution to an understanding of the development of this part of Bowral and confirm that Nos. 76, 78, 80, & 83 Merrigang Street Bowral, are recommended to be **included** in the final heritage list. These properties are located in the existing Heritage Conservation Area.

**Item No. 159**

**Property**      **80 Merrigang Street Bowral**  
**Victorian weatherboard cottage (one of a pair)**  
**Lot 4 DP 770388**  
This property is located in an existing Heritage Conservation Area

Submission by Pia Riley pointing out potential errors in the proposed listing and objecting to its inclusion as an individual heritage item noting substantial internal changes. I do not consider that these changes nullify the potential listing as provided in the Community Heritage Study. Nos. 76, 78, 80, & 83 Merrigang Street Bowral, are recommended to be **included** in the final heritage list.

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These properties are located in the existing Heritage Conservation Area.

**Item No. 183**

**Property 192 Merrigang St Bowral**  
**‘Cotswold’—Interwar rendered masonry house and garden**  
**Part Lot 12 DP 775567**

This property is located in a proposed Heritage Conservation Area

Submission by Ian Christie McKenzie indicating that the property is not suitable for listing because of later alterations and requesting further consultation with Council staff. At this stage the property is recommended for inclusion based on the Preliminary evidence sheets in the Community Heritage Study. Further investigation may need to be undertaken in future stages of the proposal to list. Nos. 180, 186 & 192 Merrigang Street Bowral, are recommended to be **included** in the final heritage list. These properties are located in the proposed Heritage Conservation Area.

**Item No. 189**

**Property 20 Mount Road Bowral (listed as 30a Mount Road)**  
**‘Nott House’—Gothic weatherboard cottage**  
**Lot 3 DP 1033664**

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

Submission by Stephen Vey-Cox indicating that he was not aware of the proposed listing and had concerns as to what implications may result on any future development of the property. I am of the opinion that this property should be listed and that future consultation with the owner will result in allaying fears about restrictive controls. My opinion is that this property should be listed as an item. Nos. 21-23, 26 & 30a Mount Road, a group of Gothic style houses are recommended to be **included** in the final heritage list. These properties are not located in an existing or proposed heritage Conservation Area.

**Item No. 217**

**Property 71 Shepherd Street, Bowral**  
**‘Cavan’—Federation house, including interiors**  
**Lot 1 DP 1013838**

This property is located in an existing Heritage Conservation Area

Submission by Catherine and Hugh Seaton objecting to proposed inclusion as a heritage item as the result of substantial modifications and additions. I agree with this assessment and No.71 Shepherd Street Bowral, ‘Cavan’ is recommended to be **excluded** in the final heritage list as it has been substantially altered. The property is located in an existing Heritage Conservation area.

**Proposed Bowral Conservation Area Shepherd Street North Extension**

Submission by Ruth Bailey in support of the HCA to protect the existing character of the area. If this area were not associated with two currently listed adjoining Conservation Areas, I would not consider it to meet the threshold for listing as a stand alone conservation area. However as an infill between the two existing areas and given the presence of some contributory elements I recommend that the area be **included** for listing in the final gateway submission with a modification to delete reference to “many” early buildings etc. to be replaced with “some” early buildings.

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BUNDANOON

Item No. 263

Property 14-16 Ebury Street, Bundanoon  
Stone cottage  
Lots 7-8 & 23 Sec 1 DP 1510

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

Submission by Barry and Glynese Brown in regard to their property noting that they do not consider it to have heritage value due to changes made over time to the property and requesting the ability to make further submissions in this regard. I agree with the Community Study's recommendation for listing. No.14 Ebury Street Bundanoon, is recommended to be **included** in the final heritage list.

Item No. 268

Property 48 Erith Street, Bundanoon  
'Fox Hollow'—weatherboard cottage  
Lot D DP 360526

This property is located in an existing Heritage Conservation Area

Submission by Mathew Mellen objecting to the listing of the property due to changes to the surrounding wider setting and later additions to the building. The changes made to the original house are generally sympathetic to its character and do not detract from its heritage potential. Mr. Mellen questions the history provided in the Preliminary Assessment Sheet, however I am unable to say whether it is correct or not. In my opinion its inclusion in the final list is justified especially as it forms part of and is contributory to an existing conservation area. Properties at 6-18 (Bundanoon Hotel), 26 & 48 Erith Street Bundanoon, are recommended to be **included** in the final heritage list. These properties are located in an existing Heritage Conservation Area.

Item No. 277

Property 71 Penrose Road, Bundanoon  
Former Bundanoon Village Nursery  
Lot 10 DP 8906

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

Submission by Patricia Susan Arbib objecting to the proposed individual listing of the property with reasons that include changes to the fabric (lack of integrity), changes to the nursery area and inclusion of the rear paddock in any listing. In my opinion the listing has been appropriately carried out and makes sufficient evidence for listing. Therefore No. 71 Penrose Road Bundanoon 'Former Village Nursery' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation Area.

Item No. 281

Property 31 Railway Avenue, Bundanoon  
'Altona'—Federation bungalow including interiors (first police station)  
Lot 2 DP 564618

This property is located in an existing Heritage Conservation Area

Submission by Joanna Watson and a detailed Heritage Significance Assessment by Heritage Consultant Louise Thom recommending inclusion as an individual heritage item in the final list for submission in the Gateway report. The material provided to be checked against the existing

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Preliminary Information Sheets for the property. No.31 Railway Avenue Bundanoon, 'Altona' is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation Area.

**Item No. 283**

**Property** 115-129 Railway Avenue, Bundanoon  
**'Highball House' and two large eucalypt trees (Eucalyptus cypellocarpa)**  
**Lot 28 DP 1065076**

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

Submission by Brent Marvin commenting on the curtilage of the proposed item given approvals in place for subdivision of the site. The proposed listing should take any approved subdivision into consideration when defining a curtilage for the property. Nos. 115-129 & 159 Railway Avenue Bundanoon, are recommended to be **included** in the final heritage list. These properties are not located in an existing or proposed Heritage Conservation Area.

**Item No. 284**

**Property** 159 Railway Avenue Bundanoon  
**'Spring Hill' (formerly 'Lydholme Farm')—house and garden**  
**Lot 2 DP 304969**

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

Submission by Matthew Adamo objecting to the inclusion of his property as a heritage item and also to the process undertaken in the Community Heritage Study that led to its identification. While access to the site is limited the landscaping, avenue and the entry gates are clearly significant. Inspection of the site on 'Nearmap' provided some indication of the state of the buildings and while there are some errors in the study it should not be assumed that the property has not been accurately identified as having significant heritage value. Research with the archives of the architect also provided information that confirms that this property is a significant site in the Shire and may be considered to be of State heritage significance. Recommended to be **included** as a Local Heritage Item in the Community Heritage Study for the reasons set out in the Preliminary Evidence Sheet and Statement of Significance. The listing to include the sandstone entry gates and tree lined avenue. Further information on this site is available from the PTW archives in Sydney.

**Bundanoon Items and proposed extension to the Bundanoon Conservation Area**

Submission by Bundanoon Community Association in support of the Study.

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**BURRADOO**

**Item No. 304**

**Property**      **39 Links Road Burradoo**  
**‘Ambleside’—Interwar Old English style house**  
**Lot E DP 341429**  
This property is located in a proposed Heritage Conservation Area

Submission by Deborah Fairbairn in support of the proposed heritage listing. No.39 Links Road Burradoo, ‘Ambleside’ is recommended to be **included** in the final heritage list. The property is located in the proposed Heritage Conservation Area.

**Item No. 310**

**Property**      **543 Moss Vale Road, Burradoo**  
**‘Greenlaw’—early cottage, including interiors**  
**Lot 1 DP 707907**  
This property is not located in an existing or proposed Heritage Conservation Area

Submission by Kirstine and Darryn McKay objecting to listing on the grounds of unfairness and potential hardship. They believe any significance is reduced by later changes and its surroundings have been altered detracting from its original character. These objections do not nullify the current identification and No.543 Moss Vale Road, Burradoo ‘Greenlaw’ is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation Area.

**Links Road & Golf Course Heritage Conservation Area Burradoo**

Submission by Ashley Dean relating to footpaths for pedestrian safety but not addressing any heritage concerns about the proposed inclusion in the Community Heritage Study. The proposed Links Road & Golf Course Heritage Conservation area be **included** in the final areas adopted for inclusion in the gateway submission.



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EXETER

Item No. 343

**Property**      **34 Bundanoon Road, Exeter**  
**Part of Garden, trees and outbuildings of former Searl's Nursery (formerly 'Walhallow')**  
**Lot 5 Sec 10 DP 3373, Lot 28 Sec 10 DP 3373 & Lot 6 DP 1017039**  
This property is located in a proposed Heritage Conservation Area

Submission by John Flett, owner of 34 Bundanoon Road Exeter. This detailed submission provides a significant degree of information regarding his site and the Exeter HCA generally and particularly the landscape features. One of his recommendations is for a 'Significant Tree Register' which is something I have recommended elsewhere in this report. Given the need for detailed assessment of the former 'Searl's Nursery' Nos. 34 & 42 Bundanoon Road and 47 Jensens Lane, Exeter, Searl's Nursery site is recommended to be **deferred** as a heritage item in the final heritage list. While there is some obvious significance associated with this site, it is recommended that a separate study be undertaken to establish significant remains of earlier developments and activities. This property is located in the proposed Exeter Heritage Conservation area.

Item No. 351

**Property**      **Jensen's Lane Exeter**  
**Former Jensen's Nursery cottage and garden**  
**Lot 2 DP 1139319**  
This property is located in a proposed Heritage Conservation Area

Submission by Jocelyn Budge and letter from Paul Davies, Heritage Consultant. The owner objects on the grounds that the site was previously excluded from consideration. Mr Davies makes a detailed critique of the process and suggests that the site ought not be listed. I agree that this site has only peripheral significance for former associations in the development of nurseries in Exeter and that it does not reach the threshold for individual listing. Jensen's Lane Exeter, Former Jensen's Nursery is recommended to be **excluded** in the final heritage list. This property is located in the proposed Exeter Heritage Conservation area.

Item No. 353

**Property**      **30-44 Middle Road, Exeter**  
**'Apolima' and garden**  
**Lot 1 DP 1258418**  
This property is located in a proposed Heritage Conservation Area

Submission by Jo-Anne Gallop giving a detailed analysis of her understanding of the modifications to the original house and gardens. The property's principal significance lies in the landscape and the front entry, these are substantially intact and the property has historical significance for the village despite later changes. Nos. 5-7 Middle Road & 30 - 44 Middle Road Exeter are recommended to be **included** in the final heritage list. These properties are located in the proposed Exeter Heritage Conservation area.

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**Item No. 354**

**Property**      **The Hill, 72 Middle Road, Exeter**  
**‘The Hill’—Federation Queen Anne style house**  
**Lot 7 DP 1281353**

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

Submission by Andrew Mylonas objecting to the proposed heritage listing of his property on the basis that he does not consider there is sufficient information to make the identification of his property. I am of the opinion that the property is appropriately identified. No. 72 Middle Road, Exeter, ‘The Hill’ is recommended to be **included** in the final heritage list. The aerial view in the Community Heritage Study appears to be an adjoining property and not ‘The Hill’. The property is not located in an existing or proposed Heritage Conservation area.

**Exeter Village Heritage Conservation Area**

Submission by Brent Morrison objecting to the heritage listing of his property. (Note: property was not identified for individual heritage listing but included within the proposed Exeter Village HCA.) It is common for Heritage Conservation Areas to include ‘neutral’ and even ‘intrusive’ elements. The inclusion of this property within a larger significant cultural landscape is not prejudicial to the owner and does not create any significant or onerous obligations for this property. The recommendation for the Exeter Village HCA is that it be **included** as a Conservation area as set out in the Community Heritage Study. Possible further community consultation should be undertaken regarding expansion of the area and particular planning controls for Exeter Village to preserve the existing heritage character and limit future intrusive development.

Submission by Greig Campbell re Exeter Village HCA voicing concerns regarding any restrictive controls that may result from listing on an approved subdivision in the village. Development will always be assessed for compatibility with surrounding development and does not preclude innovative contemporary architecture. I do not consider that the proposed listing of the Exeter Village, which has overwhelming support from locals will create any significant adverse impacts on future development.

Submission from Ian Scandrett supporting the creation of a Heritage Conservation Area for Exeter Village.

Submission by Adrian Reynolds in support of the HCA with additional comments recommending potential changes to the boundaries suggested in the Community Heritage Study and the listing of an individual property, ‘Ivy Hall’. This review is not able to make recommendations in regard to additional listings, however the current proposed Village listing is recommended for inclusion. Future consideration of additional individual listings may be made in the future.

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KANGALOON

Item No. 365

Property 1291 Kangaloon Road, Kangaloon  
'Fernleigh' and outbuildings (one in a group of nine early dairy farm related properties in Kangaloon)  
Lot 1 DP 155407

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

Submission by Brett James Williams providing information regarding recent developments at 'Fernleigh' requesting removal of the main house and some outbuildings from any listing for the site. The submission claims that the property was not one of the early dairy farms identified as a group in the Community Heritage Study but that there may be an early cottage on the site that has some heritage values. No.1291 Kangaloon Road, Kangaloon 'Fernleigh' (early dairy farm) is recommended to be **included** in the final heritage list subject to further investigation of the site. Potentially this site should be **deferred** at the current time.

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MITTAGONG

Item No. 383

Property 23 Alfred Street, Mittagong  
One storey cottage dating from 1889  
Lot 32 DP 544312

This property is located in an existing Heritage Conservation Area

Submission by Raymond Caldwell supporting the Community Heritage Study generally but indicating the degree of changes undertaken to the subject property in recent times and questioning its integrity as a potential heritage item. I agree with his comments. No. 23 Alfred Street Mittagong, is recommended to be **excluded** in the final heritage list due to the recent modifications. The property is located in an existing Heritage Conservation area.

Item No. 388

Property 41 Alfred Street, Mittagong  
Sunnybrae (formerly Knockdolian)-late Victorian cottage  
Lot 107 Sec J DP 1289

This property is located in an existing Heritage Conservation Area

Submission by Geoffrey and Anne Wood objecting to the planning controls that may arise from the proposed heritage listing of their property. Notwithstanding the issues of Planning Controls No.s 25, 29, 36, 39, 41, 47, 49 & 52 Alfred Street Mittagong, are recommended to be **included** in the final heritage list. The properties are located in an existing Heritage Conservation area.

Item No. 406

Property 1 Edward St Mittagong  
Honiton  
Lot 101 DP 1163283

This property is located in an existing Heritage Conservation Area

Submission by Lachlan Pierce objecting to the proposed heritage listing and including a report by Heritage consultant, Patrick Wilson which provides a detailed assessment that concludes that later inter war modifications to the presentation of the house have marred its potential for identification as an individual heritage item and suggesting that it is contributory to the existing Heritage Conservation Area. I consider that the place does provide significant evidence of the development of this section of Mittagong and that the changes which are reversible do not preclude its inclusion in the final heritage schedule. No.s 1, 2, & 4 Edward Lane & No.s 1, 6, 8, 13 & 24 Edward Street Mittagong, are recommended to be **included** in the final heritage list. These properties are located in the existing Heritage Conservation area.

Item No. 411

Property 6 Helena St, Mittagong  
House  
Lot 100 DP 1163283

This property is located in an existing Heritage Conservation Area

Submission by Raeleigh Ann Napier concerned about the state of the roads adjoining their property and the state of some listed buildings which are falling into disrepair due to neglect. Their concerns are outside the Peer Review process for verifying heritage value. No.s 6 & 8 Helena Street Mittagong, are recommended to be **included** in the final heritage list. The properties are located in

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an existing Heritage Conservation area.

**Item No. 412**

**Property**      **8 Helena Street, Mittagong**  
**Sunnyside**  
**Lot 2 DP 501211**

This property is located in an existing Heritage Conservation Area

Submission by Therese and Carolyn Pagett

Submission by Desmond Pagett

Submission by Vincent Pagett

These submissions are in regard to the potential heritage listing of their family home claiming undue financial burden of ongoing maintenance and repairs. These objections are not relevant to identification of a heritage items and do not invalidate the current identification in the Community Heritage Study. No.s 6 & 8 Helena Street Mittagong, are recommended to be **included** in the final heritage list. The properties are located in an existing Heritage Conservation area.

**Item No. 416**

**Property**      **19-21 Old Hume Hwy, Mittagong**  
**Shangri-La and some interiors**  
**Lot 1 DP 1089177 & Lot 2 DP 1089177**

This property is located in an existing Heritage Conservation Area

Submission by Robert Russell and Alexandra Lollback claiming the process undertaken to list heritage items in the Shire is not valid and that consultation provided was inadequate. They are also concerned that future changes that may be sought for the property would be precluded by the listing. They object on the grounds of potential financial implications arising from the listing of this property. The house is a good representative example of an inter-war bungalow which in my opinion has been appropriately identified in the Community Heritage Study. The financial implications of listing are not a matter that I can comment on. No.s 15, 19, & 42 Old Hume Highway Mittagong, are recommended to be **included** in the final heritage list.

**Item No. 417**

**Property**      **42 Old Hume Highway, Mittagong**  
**Yarrowonga Guest House (pre 1884)**  
**Lot 1 Sec 3 DP 33 & Lot 2 DP 668073**

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

Submission by Terri Connellan suggesting that her property has been substantially rebuilt since she bought it and that heritage listing would restrict future development and have an adverse impact financially if sold. I am of the opinion that the property is representative of its type and is correctly identified in the Community Heritage Study despite repairs and modifications over time. Nos 15, 19, & 42 Old Hume Highway Mittagong, are recommended to be **included** in the final heritage list.

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**Item No. 432**

**Property** 174 Oxley Drive, Mittagong  
Redlands including Interiors and Garden  
Lot 703 DP 875691

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

Submission by Honey Sherman in support of the proposal especially related to the gardens. No.s 31, 33, 35, 39, 155, & 174-178 Oxley Drive Mittagong, are recommended to be **included** in the final heritage list.

**Item No. 434**

**Property** 2 Pioneer Street Mittagong  
Weatherboard cottage - childhood home of Lorrae Desmond  
Part Lot 222 Sec U DP 20

This property is located in a proposed Heritage Conservation Area

Submissions by Avi Bains objecting to the listing as a result of some fire damage which he claims is beyond repair. No. 2 Pioneer Street Mittagong, is presently unoccupied and may be under threat of demolition. While the structure is dilapidated, it appears capable of conservation and adaptation with further rear additions. The building is visually prominent as the end of the early development in Pioneer Street before the commercial area and complements other proposed heritage items in an existing Heritage Conservation Area. It is recommended to be **included** in the final heritage list.

**Item No. 449**

**Property** 71 Southey Street, Mittagong  
House  
Lot 1 DP 1192204 & Lot 2 DP 1192204

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

Submission by Jenny Zantis supporting the proposed listing and offering additional information regarding the property. No. 71 Southey Street Mittagong, is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

**Item No. 452**

**Property** 38 Waverley Parade, Mittagong  
'Wychwood'—house (including some interiors) and garden  
Lot 1 DP 507745

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

Submission by Maree Tynan indicating that she would wait for the final reports to make any detailed submission regarding her property which is recommended for inclusion in the Community Heritage Study. No 38 Waverly Parade Mittagong, 'Wychwood' is recommended to be **included** in the final heritage list. The property is not located in an existing or proposed Heritage Conservation area.

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

**MOSS VALE**

**Item No. 480**

**Property** 79 Broughton Street Moss Vale  
**'Trentwood'—house and garden**  
**Lot 22 DP 625790**

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

Submission by Vivienne McCreery objecting to the proposed heritage listing and questioning the facts and assessments made in the Community Heritage Study. Her principal concern appears to be her safety. I see no reason why listing would affect her use and occupation of the site or generate any significant risk. No. 79 Broughton Street Moss Vale, 'Trentwood' is recommended to be **included** in the final heritage list. This property is not located in an existing or proposed Heritage Conservation area.

**Item No. 508**

**Property** 10 Throsby Street Moss Vale  
**Wroxton - Federation house**  
**Lot 41 DP 1098839**

This property is located in an existing Heritage Conservation Area

Submission by Danielle Le Guay objecting to the proposed heritage listing of this property because of the additional layer of planning controls over its current Conservation area status. The objection contains several claims regarding authorship of the Community Heritage Study. Notwithstanding the objections I am of the professional opinion that the property warrants listing for the reasons identified in the Preliminary Evidence Sheet and would recommend its inclusion in the next stage of consultation prior to the presentation in the Gateway submission. No. 10 Throsby Street Moss Vale, 'Wroxton' is recommended to be **included** in the final heritage list. This property is located in an existing Heritage Conservation area.

**Item No. 510**

**Property** 7 Valetta Street Moss Vale  
**'Tarrangower'—house (including interiors) and trachyte retaining wall, fence and steps**  
**Lot 1 DP 798790**

This property is located in an existing Heritage Conservation Area

Submission by Janet King objecting to the inclusion of the interiors of her property in the proposed listing. This matter is raised generally elsewhere in the Peer Review and is not generally recommended unless specific significant interiors have been identified. No. 7, 18, 28, 32-34 & 51 Valetta Street Moss Vale, are all recommended to be **included** in the final heritage list. The properties are located in an existing Heritage Conservation area.

**Item No. 512**

**Property** 28 Valetta Street Moss Vale  
**St Oswalds and Garden**  
**Lot 1 DP 193874 & Lot 1 DP 157205**

This property is located in an existing Heritage Conservation Area

Submission by Roslyn Allan a long-time resident offering additional information that could be used when finalising heritage listings in the future. No. 7, 18, 28, 32-34 & 51 Valetta Street Moss Vale, are all recommended to be **included** in the final heritage list. The properties are located in an existing Heritage Conservation area.

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

ROBERTSON

Item No. 527

Property 54 - 56 Burrawang Street Robertson  
'Kookaburra Cottage' & 'Potters Cottage'—weatherboard houses  
Lot 9 Sec 23 DP 758882

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

Submission from Annalise and Nadine Wild voicing concerns regarding the proposed heritage listing of their property and comparing the proposed listing with the criteria of the NSW Heritage Office Guidelines. In my opinion the study has followed the guidelines appropriately and despite some levels of change to original fabric, the property reaches a threshold for consideration for individual heritage listing. No. 54-56 Burrawang Street Robertson, 'Kookaburra Cottage' & 'Potters Cottage' are recommended to be **included** in the final heritage list.

Item No. 530

Property 77-79 Burrawang Street, Robertson  
Californian bungalow (one of a group of three)  
Lot 1 DP 1126925

This property is located in a proposed Heritage Conservation Area

Submission by Tegan Mattila commending the Community Heritage Study and the conservation of Robertson's particular heritage characteristics. She acknowledges the character of her property but indicates that there would be sufficient protection of the house by its inclusion in the Robertson Conservation Area. I am of the opinion that the property reaches a threshold for individual inclusion as a heritage item. No. 77 - 79 Burrawang Street Robertson, Californian Bungalow is recommended to be **included** in the final heritage list.

WINGELLO

Item No. 608

Property 13-15 Sydney St Wingello  
Rail cottage  
Lot 1 DP 867647

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

Submission by Ian Ross providing clarification in regard to the identification of former railway properties in Sydney Street and requesting further consultation with Council regarding the proposed listing. The houses at Nos. 9-13 Bumballa Road, Wingello are appropriately identified and are recommended to be **included** in the final Heritage list. The properties are not located in an existing or proposed Heritage Conservation Area.



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

**GENERAL SUBMISSIONS ON COMMUNITY HERITAGE STUDY**

Submission by Caroline Cosgrove, Historian / Heritage Consultant and member of the Bundanoon History Group supporting the findings of the Community Heritage Study and praising the authors rigorous approach to the identification of heritage in the Southern Highlands.

submission by Kathy Barnsley – general submission on the study concerned about the number of proposed heritage items and conservation areas in the Community Heritage Study. Her concerns go to the preservation rather than conservation of much of the built environment and the additional 'red tape' requirements that would affect her potential future clients. While there is some truth in her arguments they do not negate the need to identify and list heritage items and conservation areas to protect the established character and history of the Southern Highlands which is demonstrated by many of the buildings and landscapes identified in this study.

Submission by David Phillip Hayman endorsing the Community Heritage Study and suggesting additional potential listings. I note that there is potential for additional listings, however that is beyond the scope of this Peer Review. Corrections noted in Mr Hayman's submission should be made to the final heritage inventory.

Submission by Stuart Read – general submission in strong support of the study and detailed support in regard to gardens and landscapes and providing advice to Council in relation to potential future action in relation to landscapes. The information in Mr Read's submission is important for Council to consider in future management decisions. As mentioned elsewhere in this Peer Review, the issue of Gardens and Trees requires special consideration and may not be appropriately dealt with in the current listing process without detailed assessments being made. A number of sites have been recommended for deferral in this regard pending further investigation. The establishment of a Significant Tree Register is an important recommendation but is outside the scope of this Peer Review. I commend Mr Read's submission to Council for further investigation.

Submission by National Trust Southern Highlands Branch – general submission in support of the study recommending a process of review that is structured and rigorous carried out by independent experts and seeking to work alongside Council in achieving these goals.

Submission by Bundanoon History Group in general support of the study and its recommendations.

Submission by David Brennen in support of the study and speedy implementation of the results.

Submission by Richard Hastings– general submission of support on the study and its future implementation.

Submission by Andrew Kennard in general support of the Community Heritage Study as a positive planning outcome for the region.

Submission by Ian Bowie in general support of study and support for investigation of properties in Warendra Street Bowral for heritage value. The submission relates to the degree of information available for future assessment and the need to fully document all available heritage information in dealing with future planning outcomes. It is recommended that future study be undertaken in this regard to support future planning decisions in relation to identified properties and conservation areas.