

Miss Monika Sakal
JPA&D Australia Pty Ltd
C2.09/22-36 MOUNTAIN ST
ULTIMO NSW 2007

By email: msakal@jpad.com.au

Dear Miss Sakal

APPLICATION UNDER SECTION 60 OF THE HERITAGE ACT 1977

Hadley Park

STATE HERITAGE REGISTER N^o 02009

Address: 14-278 Old Castlereagh Road, CASTLEREAGH NSW 2749
Proposal: The proposed works include remedial, stabilisation and maintenance works for the buildings.
Section 60 application no: HMS ID 1638, received 17/10/2022

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above Section 60 application. Pursuant to section 63 of the *Heritage Act 1977*, approval is granted subject to the following conditions:

APPROVED DEVELOPMENT

1. All work shall comply with the information contained within:

- a) Architectural drawings, prepared by JPA+D architects as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: HADLEY PARK STAGE 1			
WD001	COVER SHEET AND NOTES	13/10/22	D
WD100	SITE PLAN EXISTING	13/10/22	E
WD200	MAIN HOUSE PLANS - EXISTING	13/10/22	F
WD201	MAIN HOUSE ELEVATIONS – EXISTING	13/10/22	F
WD202	MAIN HOUSE ROOF PLAN AND LAUNDRY ELEVATIONS - EXISTING	13/10/22	F
WD300	WEATHERBOARD COTTAGE PLANS - EXISTING	13/10/22	F
WD301	WEATHERBOARD COTTAGE ELEVATIONS - EXISTING	13/10/22	F
WD302	REFERENCE IMAGES - GATE, CHIMNEYS AND RENDER	13/10/22	D
WD400	STABLES AND GARAGE PLAN - EXISTING	13/10/22	F
WD401	STABLES AND GARAGE ELEVATIONS - EXISTING	13/10/22	E
WD500	CREAMERY PLAN - EXISTING	13/10/22	E
WD501	CREAMERY ELEVATIONS - EXISTING	13/10/22	E

WD600	DAIRY AND MILK STORAGE SHED PLANS - EXISTING	13/10/22	F
WD601	DAIRY AND MILK STORAGE SHED ELEVATIONS - EXISTING	13/10/22	E
WD602	RACE AND FENCING PLAN - EXISTING	13/10/22	D
WD700	FEED STORE AND COW BAILS PLAN - EXISTING	13/10/22	E
WD701	FEED STORE AND COW BAILS ELEVATIONS - EXISTING	13/10/22	E
WD702	FEED STORE AND COW BAILS ROOF PLAN - EXISTING	13/10/22	E
WD800	GUEST HOUSE PLAN - EXISTING	13/10/22	F
WD801	GUEST HOUSE ELEVATIONS - EXISTING	13/10/22	F
WD900	HAY SHED PLANS - EXISTING GROUND AND ROOF	13/10/22	F
WD901	HAY SHED ELEVATIONS - EXISTING	13/10/22	F

- b) Engineering drawings, prepared by ducros design, structural + civil consulting engineers, as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: HADLEY PARK - STAGE 1			
1842-S01	NOTES	04/08/22	B
1842-S02	GROUND FLOOR	04/08/22	B
1842-S03	FIRST FLOOR PLAN LOWER CEILING PLAN VERANDAH 2 ROOF PLAN	04/08/22	B
1842-S04	UPPER CEILING PLAN LOWER ROOF PLAN VERANDAH 2 ROOF PLAN	04/08/22	B
1842-S05	ELEVATIONS	04/08/22	B
1842-S06	SECTIONS DETAILS	04/08/22	B
1842-S07	WEATHERBOARD COTTAGE ROOF FRAMING REMEDIAL WORK PLAN	04/08/22	B
1842-S08	TIMBER REMEDIAL WORKS SECTIONS AND DETAILS SHEET 1	04/08/22	B
1842-S09	TIMBER REMEDIAL WORKS SECTIONS AND DETAILS SHEET 2	04/08/22	B

- c) Statement of Heritage Impact, prepared by JPD+A, dated 14 October 2022
- d) Report: *Materials and Methods Statement*, prepared by JPD+A, dated 14 October 2022

EXCEPT AS AMENDED by the conditions of this approval:

WORKS NOT APPROVED

2. Any excavation or ground disturbance is not approved. All works requiring excavation or impact to significant fabric for the provision of services such as sub-surface drainage, water supply and electrical supply will be the subject of a separate Section 60 Application.

Reason: Insufficient information provided to enable a full assessment of potential impact to significance fabric and the archaeological resource.

HERITAGE CONSULTANT

3. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

LANDSCAPE HERITAGE CONSULTANT

4. A suitably qualified and experienced landscape heritage consultant must be nominated for this project. The nominated heritage consultant must provide guidance for any lopping, pruning or works to trees, shrubs and ground covers and ensure the works to trees are undertaken by a qualified arborist (AQF5).

Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.

SPECIALIST TRADESPERSONS

5. All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

Reason: So that the construction, conservation and repair of significant fabric follows best heritage practice.

SITE PROTECTION

6. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

Reason: To ensure significant fabric including vegetation is protected during construction.

PHOTOGRAPHIC ARCHIVAL RECORDING

7. A photographic archival recording must be prepared prior to the commencement of works/ during works/ at the completion of works. This recording must be in accordance with the Heritage NSW publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to Heritage NSW.

Reason: To capture the condition and appearance of the place prior to, and during, modification of the site which impacts significant fabric.

COMPLIANCE

8. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

Reason: To ensure that the proposed works are completed as approved.

DURATION OF APPROVAL

9. This approval will lapse five years from the date of the consent unless the building works associated with the approval have physically commenced.

Reason: To ensure the timely completion of works

Advice

Section 148 of the *Heritage Act 1977* (the Act), allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

Right of Appeal

If you are dissatisfied with this determination appeal may be made to the Minister for Heritage under section 70 of the Act.

It should be noted that an approval under the Heritage Act is additional to that which may be required from other Local Government and State Government Authorities in order to undertake works.

Stamped documents

Any stamped documents (e.g. approved plans) for this application are available for the Applicant to download from the Heritage Management System at <https://hms.heritage.nsw.gov.au> under 'My Completed Applications.'

If you have any questions about this correspondence, please contact James Quoye, Senior Assessments Officer, at Heritage NSW on 9873 8612 or James.Quoye@environment.nsw.gov.au.

Yours sincerely

'Michael Ellis.

Michael Ellis
Manager, Assessments
Heritage NSW
Department of Planning & Environment
As Delegate of the Heritage Council of NSW
17 November 2022

cc: Penrith City Council: council@penrith.city