

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 TO MODIFY S60 APPROVAL
FOR WORKS TO *Hadley Park*
STATE HERITAGE REGISTER № 02009**

Address: 14-278 Old Castlereagh Road, CASTLEREAGH NSW 2749

Proposal: The proposed works include remedial, stabilisation and maintenance works for the buildings, as per the original Section 60, this modification includes proposed drainage works.

Section 65Aa application no: HMS ID 2088, received 28/02/2023

I refer to your application under Section 65A of the *Heritage Act 1977* (the Act) to modify the approved Section 60 application (HMS 1638).

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the modified proposal and found it to be substantially the same as the approved Section 60 application.

Your application for modification is approved under section 65A of the *Heritage Act 1977*. The revised conditions are below (with amendments shown by striking through text or new text in ***bold italics***):

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

Hydraulic Services drawings, prepared by VOS Group consulting engineers, as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: HADLEY PARK - STAGE 1			
H-01	SITE PLAN HYDRAULIC SERVICES	20/12/2022	P3
H-02	GROUND AND FIRST FLOOR STORMWATER DRAINAGE	20/12/2022	P2
H-03	GROUND AND FIRST FLOOR HYDRAULIC SERVICES	20/12/2022	P3
H-04	GROUND AND FIRST FLOOR TRENCH DRAINAGE	20/12/2022	P2

- c) Statement of Heritage Impact, prepared by JPD+A, dated 14 October 2022 **09 January 2023**
- d) Report: *Materials and Methods Statement*, prepared by JPD+A, dated 14 October 2022
- e) **Hadley Park House, Old Castlereagh Road, Castlereagh. Upgrade Of Drainage - Historical Archaeological Impact Assessment, Archaeological Methodology and Research Design. Prepared by Casey and Lowe, dated April 2023.**

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.

UNEXPECTED FINDS

8. ***The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics or any other buried fabric such as works not identified in Hadley Park House, Old Castlereagh Road, Castlereagh. Upgrade Of Drainage - Historical Archaeological Impact Assessment, Archaeological Methodology and Research Design. Prepared by Casey and Lowe, dated April 2023, are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.***

Reason: All significant fabric within a State Heritage Register curtilage should be managed according to its significance. This is a standard condition to identify to the applicant how to proceed if historical archaeological relics, or other unexpected buried discoveries such as works are identified during the approved project.

COMPLIANCE

9. 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

10. 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

APPROVED ARCHAEOLOGICAL WORKS

11. *All works shall be in accordance with the approved research design and methodology outlined in 'Hadley Park House, Old Castlereagh Road, Castlereagh. Upgrade Of Drainage - Historical Archaeological Impact Assessment, Archaeological Methodology and Research Design' (April 2023) prepared by Casey and Lowe, except as amended by the following conditions:*
12. *This archaeological approval does not cover removal of any State significant relics. This approval covers monitoring and test excavation only.*

NOTIFICATION OF START AND END OF ARCHAEOLOGICAL

13. *The Approved Excavation Director/s shall write to advise HNSW 5 days before start of the archaeological program and 5 days following the end of the archaeological program. Communication should be made to: HERITAGEMailbox@environment.nsw.gov.au With a reference to the relevant Application No. (ie. HMS id). The Heritage Council and staff of Heritage NSW, Department of Planning and Environment authorised under section 148(1) of the Heritage Act 1977, reserve the right to inspect the site and records at all times and to access any relics recovered from the site.*

FIELDWORK

14. *The Applicant must ensure that if substantial intact archaeological deposits and/or State significant relics or buried engineering works not identified in 'Hadley Park House, Old Castlereagh Road, Castlereagh. Upgrade Of Drainage - Historical Archaeological Impact Assessment, Archaeological Methodology and Research Design' (April 2023) prepared by Casey and Lowe, are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. To address this discovery, you need to lodge a s146 notification to the Heritage Council of NSW. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery. Advice would be provided in response to the lodged s146 notification.*
15. *The Applicant must ensure that the nominated Primary Excavation Director Tony Lowe and Secondary Excavation Director Ronan Mc Eleney is present at the site supervising all excavation activity likely to expose relics.*
16. *Archaeological site recording to include:
The Applicant must ensure that the Primary Excavation Director Tony Lowe and Secondary Excavation Director Ronan Mc Eleney takes adequate steps to record in detail relics, structures and features discovered on the site during the*

archaeological works in accordance with current best practice. This includes single context recording and preparation of a Harris Matrix; scaled photography and preparation of scaled plans/sections of excavation and archaeological features recorded. The Excavation Director shall establish and oversee the collection of all spatial data for the site according to a current NSW mapping datum (e.g GDA 94 or as specified). This shall include details of the excavation, archaeological features, topographic strata encountered and modern ground levels including the taking and recording of survey levels, reduced to Australian Height Datum (AHD). This work must be undertaken in accordance with relevant Heritage Council guidelines.

ANALYSIS AND REPORTING

- 17. *The Applicant is responsible for the safe-keeping of any relics recovered from the site. The Applicant must ensure that the nominated Primary Excavation Director Tony Lowe and Secondary Excavation Director Ronan Mc Eleney or an appropriate specialist, cleans, stabilises, labels, analyses, catalogues and stores any artefacts recovered from the site in a way that allows them to be retrieved according to both type and provenance.***
- 18. *Final Reporting: Reporting is required in accordance with section 146(b) of the Heritage Act, 1977. The Applicant must ensure that a final excavation report is written to publication standard, within one (1) year of the completion of the field based archaeological activity. The Final location of artefacts recovered from the excavation (repository) must be included in this report. It must be prepared in accordance with any Heritage Council of NSW Guidance or advice on the Heritage NSW website as issued from time to time. Any application to extend the due date for the final excavation report must be made before it is due, and lodged under s65a of the Act.***

Reason: The above conditions are standard to manage works disturbing significant historical archaeological relics before, during and after excavation including to ensure the results are appropriately documented at the end of the program.

Site Specific Conditions

- 19. *The Applicant must ensure that a summary of the results of the field work, up to 500 words in length, is prepared by the approved Primary Excavation Director, Tony Lowe, and submitted to the Heritage Council of NSW within one (1) month of completion of archaeological field work. This information is required in accordance with section 146(b) of the Heritage Act, 1977.***

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 Jodi Cameron, Senior Assessments Officer, at Heritage NSW on 9585 6498 or Jodi.Cameron@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 May 2023

cc: Penrith Council, council@penrith.city
Tony Lowe, tony.lowe@caseyandlowe.com.au
Ronan Mc Eleney, ronan.mceleney@caseyandlowe.com.au