

Staged Development Application
Sisters of St Joseph
former Farmhouse Building
64 Mackillop Drive
Baulkham Hills, NSW

Heritage Impact Statement



prepared by
Tropman & Tropman Architects

for
The Sisters of St Joseph
9 Mount Street, North Sydney

for submission to
The Hills Shire Council

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Report Register

The following table is a report register tracking the issues of the *Farmhouse Building 64 Mackillop Drive Baulkham Hills Heritage Impact Statement* prepared by Tropman & Tropman Architects. Tropman & Tropman Architects operate under a quality management system, and this register is in compliance with this system.

Project Ref No.	Issue No.	Description	Prepared by	Checked by	Issued To	Issue Date
0732:HIS	01	Draft Heritage Impact Statement	Joanne Lloyd	Scott Murray	Mr Alan Zammit UPDM Pty Ltd Via Email	09.11.10
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1.0 INTRODUCTION

1.1 Brief

This Heritage Impact Statement has been prepared for submission to the Hills Shire Council. Its aim is to assess the impact of the proposed residential subdivision of the Sisters of St Joseph site at Baulkham Hills on the heritage listed building located at the eastern end of the site, known as the Farmhouse, and its curtilage.

1.2 Author Identification

This report has been prepared by the following Tropman & Tropman Architects project team members:

Lester Tropman	Director, Architect, Heritage Conservation Consultant, Urban Design
Scott Murray	Senior Project Architect, Heritage Conservation Consultant, Urban Design
Joanne Lloyd	Project Manager (Heritage and Interpretation)

Unless stated otherwise, all photographs are by the authors and were taken during the course of this study.

1.3 Limitations

This report focuses on the farmhouse building only. This report was prepared within a one week timeframe. No intervention to fabric was undertaken. A site visit was undertaken on 26th October 2010. We were unable to review the building's interior during the course of this study. The history was limited to available secondary sources.

1.4 Methodology

The method for the Heritage Impact Statement follows that set out in the "NSW Heritage Manual" Update August 2000 produced by the NSW Heritage Office. The method is outlined below:

Heritage Impact Statement

The statement of heritage impact should identify what impact the proposed works will have on the significance of the item/site, what measures are proposed to mitigate negative impacts and why more sympathetic solutions are not viable. Recommendations are developed in order to maintain the heritage significance of the site.

1.5 Study Area

This report focuses on the building known as the former Farmhouse building and its proposed curtilage, being Lot 39 in Proposed Plan of Subdivision as shown in Figure 43, only.

The former Farmhouse building is located on the Sisters of St Joseph site located at 64 Mackillop Drive, Baulkham Hills. The Sisters of St Joseph site is roughly rectangular in shape and is the remaining portion of a former rural property that has previously been subdivided. The Sisters of St Joseph site is bound by Barina Downs Road to the north, Mackillop Drive to the east, and residential subdivision to the south and west.

The former Farmhouse building is situated at the eastern end of the property on the ridge adjacent Mackillop Drive. The property as a whole is accessed via a bitumen covered roadway off Mackillop Drive. A bitumen covered driveway branches off this main access road and leads up to the northern side of the former Farmhouse.

The former Farmhouse building site contains the former Farmhouse and its later additions, open grassed areas, and windbreak/privacy plantings.

For the purposes of this study, the **local** area refers to the council area of The Hills Shire. The **state** refers to the state of New South Wales.

1.6 Previous Reports and Available Information

This report should be read in conjunction with the information contained in the Concept Master Plan prepared by UPDM Pty Ltd dated 14th July 2010.

A Heritage Assessment and Heritage Impact Statement was prepared by Tropman & Tropman Architects on the entire site in 2009 which was revised in August 2010.

1.7 References

- Tropman & Tropman Architects, *64 Mackillop Drive Heritage Assessment and Heritage Impact Statement*, 2009.
- Australia ICOMOS 2000, *Australia ICOMOS Charter for the Conservation of Cultural Significance (The Burra Charter) and Guidelines to the Burra Charter: Cultural Significance, Conservation Policy, and Undertaking Studies and Reports*, Australia ICOMOS, ACT.
- Heritage Office 2001, *Assessing Heritage Significance*, Heritage Office, Sydney.
- Heritage Office, *Statements of Heritage Impact Guideline*, Heritage Office, Sydney.

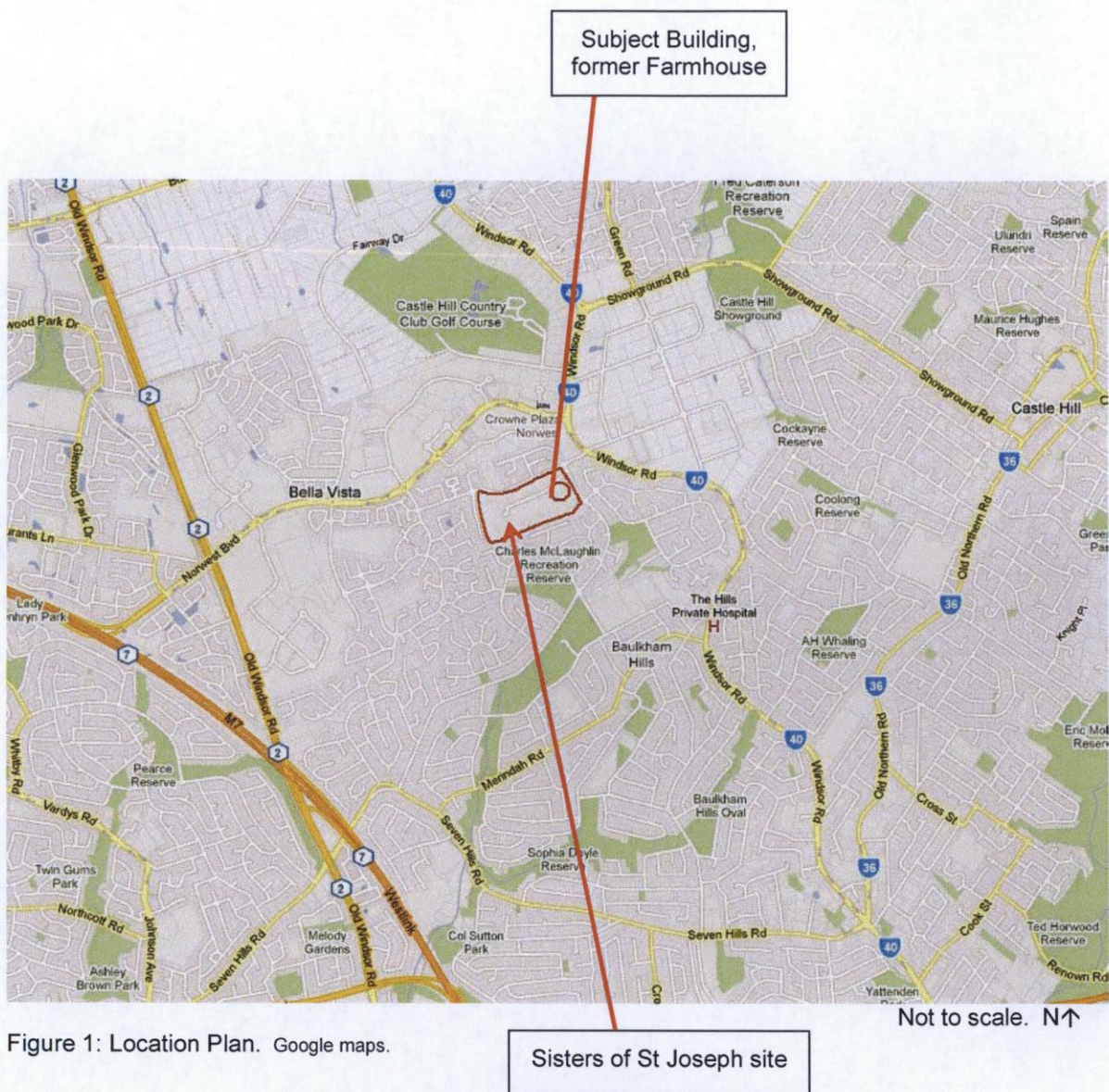




Figure 2: Aerial image of the entire Sisters of St Joseph site with the Farmhouse building area circled.
Google Maps.



Figure 3: Aerial image of the former Farmhouse building. Google Maps.

2.0 DOCUMENTARY EVIDENCE

2.1 Heritage Listings and Brief Historical Summary

The former Farmhouse building is nominated as a heritage item of Local significance on The Hills Shire Council Baulkham Hills Local Environment Plan 2005.

The Heritage Inventory Sheet (sheet 92) for the building states its history as follows:

"Records indicate that this building was in existence before 1928 but it is not known if it was built for the Novitiate or acquired since. A Rate Book 1911 shows that Bellevue was the postal address of this property from this date. The St Joseph's Novitiate in Australia was founded by, or closely connected to, Mary Mackillop Australia's first Roman Catholic Saint."

Though the Council Inventory description states it is not known if the former Farmhouse building was constructed for the Novitiate or acquired since, the building was erected in c1930 and it predates the ownership of the site by the Sisters of St Joseph. While it is thought that it may have been the original farmhouse on the then site, there has been no research to confirm if this was the case. What is known is that in the early 1950s (c1953) the Congregation of the Sisters of St Joseph purchased lands, of which the site is part, to establish a "Novitiate" or "House of Formation" for new entrants to the Congregation. At that time the Novitiate was located at the Congregation's "Mother House" in North Sydney. In recent years the Sisters have ceased to use the 1950s building for the purposes of a Novitiate. It is used as a Conference/Retreat Centre. Further, the Sisters have subdivided off some of their original holding for residential development.

RTA aerial photographs of the area taken in 1943 indicate the early rural character of the Sisters of St Joseph site and the surrounding area. The photographs clearly show the former Farmhouse building and outbuildings and provide evidence of the early tracks through the property. The existing tree lined avenue is generally located along the same alignment of the early track through the property. The Novitiates began planting out and tending to the tree lined avenue in 1957. The aerial also shows that the original entry to the property near the Farmhouse was in the north-east corner of the site.



Figure 4: 1943 RTA aerial photograph of the area around and including the subject site. The approximate extent of the existing Sisters of St Joseph site is marked in red.

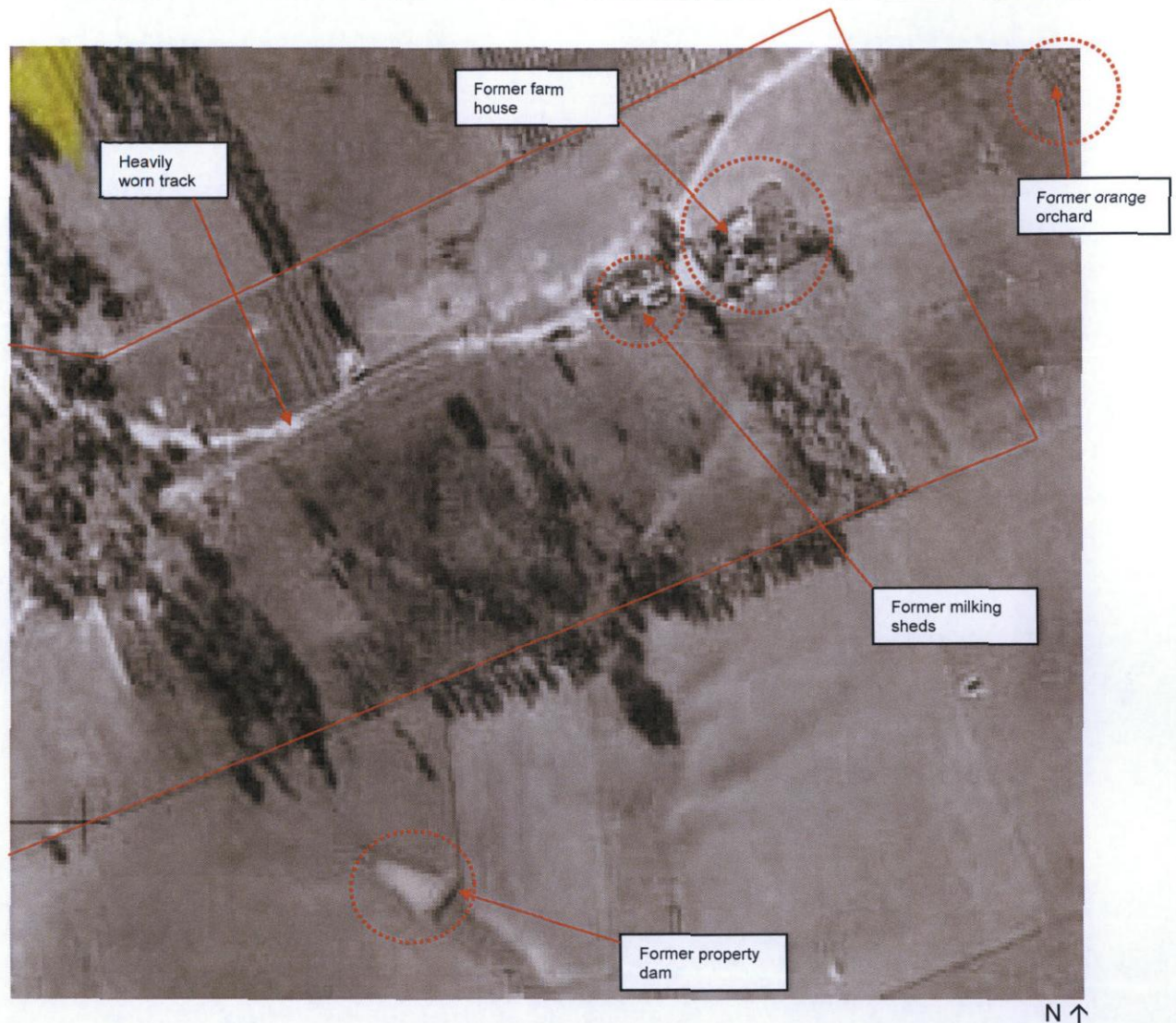


Figure 5: Enlargement of the 1943 RTA aerial photograph showing the former Farmhouse and its garden. The approximate extent of the existing Sisters of St Joseph site is marked in red.

3.0 PHYSICAL EVIDENCE

3.1 Streetscape

Mackillop Drive, Baulkham Hills is a two-lane roadway connecting to Barina Downs Road to the north of the subject site. The area is residential in nature with streams of traffic connecting through to Windsor Road and Norwest Boulevard to the north-east and north of the property respectively. There appear to be no other heritage listed properties in the vicinity of the subject site. As viewed from Mackillop Drive, the Sisters of St Joseph site rises up from the roadway in a steep ridge lined with Brush Box trees. The subject building can be glimpsed from certain places along the roadway but is largely hidden by plantings to the ridgeline in front of the house including bamboo, crepe myrtle, pittosporum, agapanthus and privet.



Figure 6: South-east corner of the property from eastern side of Mackillop Drive.



Figure 7: View north along Mackillop Drive.



Figure 8: The subject building is generally obscured behind the stand of trees and plantings when viewed from Mackillop Drive.



Figure 9: The former Farmhouse building is just visible from the entry drive into the property off Mackillop Drive.

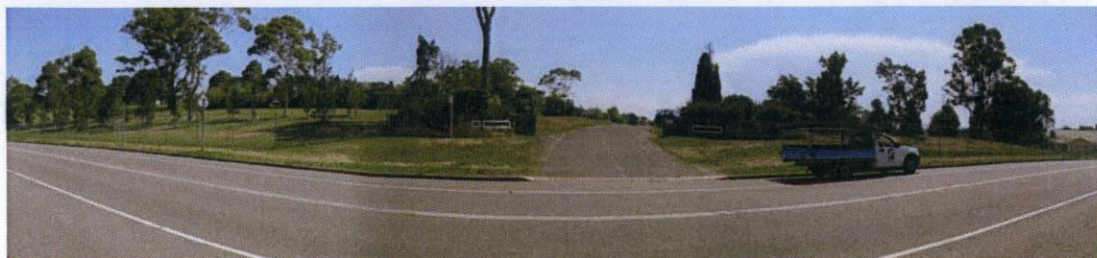


Figure 10: Merged photograph showing the entrance to the Sisters of St Joseph site off Mackillop Drive.

3.2 Subject Site

This report focuses on building known as the former Farmhouse building only.

The former Farmhouse building is located on the Sisters of St Joseph site which is roughly rectangular in shape and is the remaining portion of a former rural property that has previously been subdivided. The Sisters of St Joseph site is bound by Barina Downs Road to the north, Mackillop Drive to the east, and residential subdivision along the south and west boundaries. The site as a whole is typified by grassed rolling hills interspersed with mature plantings. A central ridge runs through the property with the land sloping down to Barina Downs Road to the north, Mackillop Drive to the east and the residential properties to the south.

The former Farmhouse building is situated at the eastern end of the property on a ridge adjacent Mackillop Drive. The property as a whole is accessed via a bitumen covered roadway off Mackillop Drive which ultimately leads to the St Josephs Centre for Reflective Living building located at the western end of the property. The former Farmhouse building is accessed via a bitumen covered driveway which branches off this main access road not far from the property entrance and leads up to the northern side of the former Farmhouse.

The former Farmhouse building is the only structure in this area of the site.

The former Farmhouse building area is not fenced. A chain wire fence marks the eastern boundary of the entire site along Mackillop Drive up to the entrance which is marked by a low stone wall and landscape elements on either side of the entry road. To the south of the former Farmhouse, a metal post and wire strand fence cordons off a large paddock along the southern boundary. A stand of mature Brush Box trees runs north-south along this fence line on the ridge just to the south of the former Farmhouse.

Open grassed areas surround the former Farmhouse interspersed with mature plantings. Notable garden elements include the two mature gum trees to the east of the house, the mature Brush Box to the south of the house, and the agapanthus and crepe myrtle forming part of the screening plants to the east of the house. Other screening plants located here include bamboo and privet.

A concrete path runs around the building abutting the base of the building. A concrete path branches off to the clothesline on the southern side of the former Farmhouse.



Figure 11: Merged photograph showing the eastern boundary along Mackillop Drive. A glimpse of the former Farmhouse can be seen from the road. Note also the two mature gum trees to the south-east of the house, and the row of mature Brush Box trees to the left of frame.



Figure 12: Merged photograph showing the grassed and screened garden area to the front of the former Farmhouse. The bitumen covered driveway leading to the northern elevation of the former Farmhouse can be seen to the right of frame.



Figure 13: Merged photograph looking along the driveway to the north of the former Farmhouse. The driveway joins up with the main avenue through the property (seen on the other side of the trees to the left of frame).



Figure 14: View adjacent north elevation of the former Farmhouse looking west along the driveway towards the main avenue through the property. The driveway branches off and then loops back onto the main avenue.



Figure 15: View from the rear of the former Farmhouse looking along the main avenue.



Figure 16: View south over grassed area to the front of the former Farmhouse.



Figure 17: Line of mature Brush Box trees to the south of the former Farmhouse.



Figure 18: Open grassed area to the front of the former Farmhouse. Note the mature trees, including Brush Box to the south of the house.

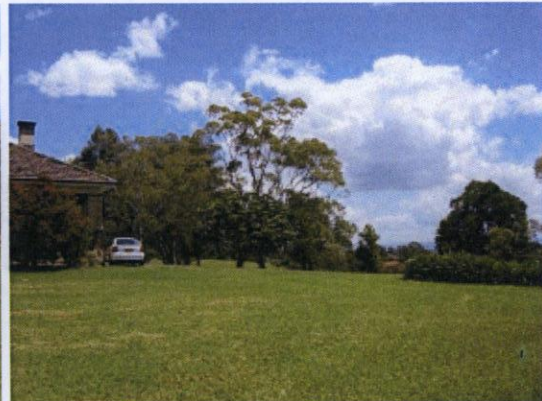


Figure 19: View over grassed area at the front of the farmhouse looking west showing the mature plantings to the north of the building.



Figure 20: View from main avenue looking back (east) to the former Farmhouse. The northern elevation of the building is visible.



Figure 21: Clothesline with concrete path leading from the southern elevation of the former Farmhouse.

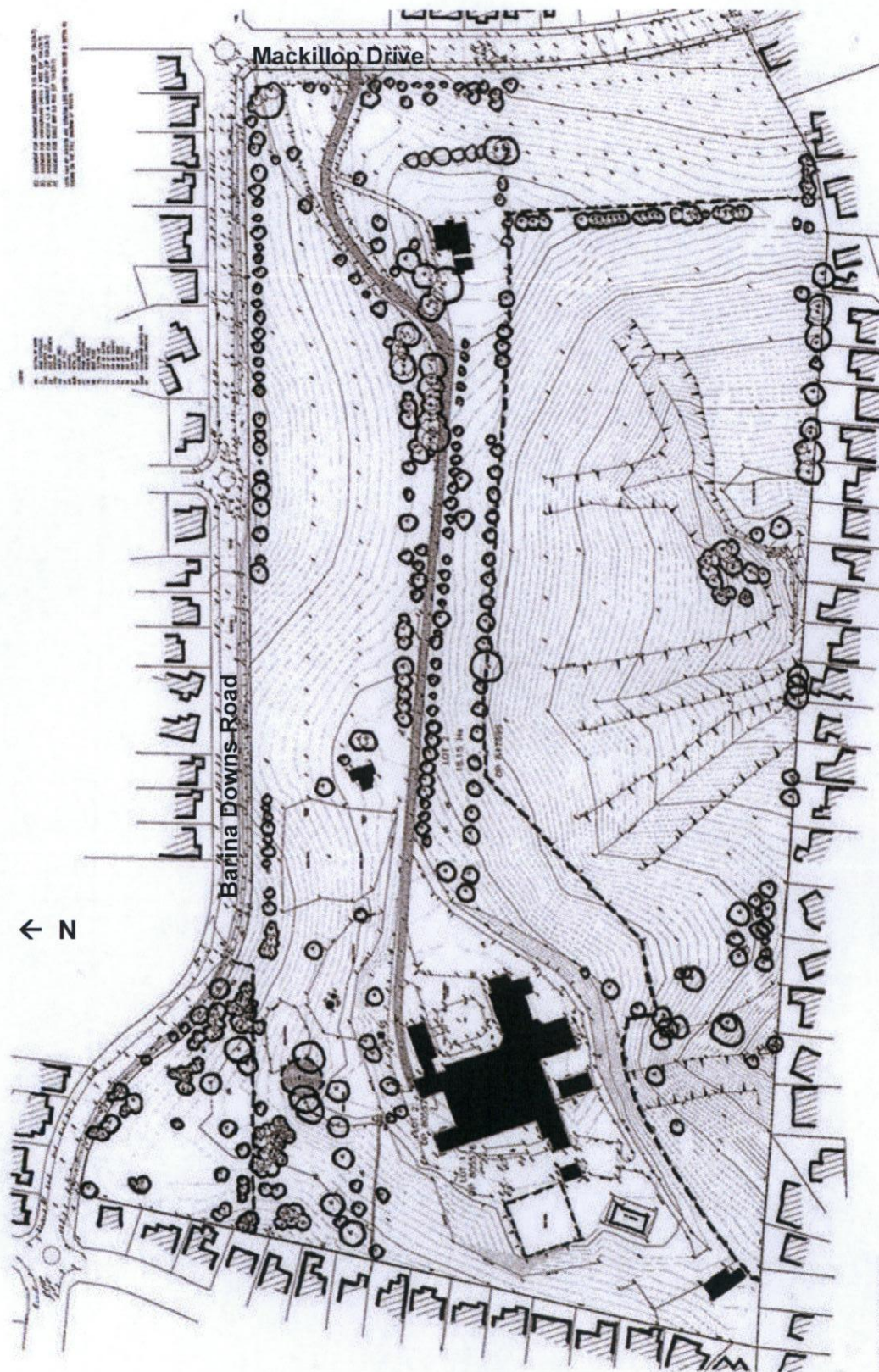


Figure 22: Site survey showing the existing buildings and site features. The former Farmhouse building is located at the eastern end of the property. Image provided by UPDM Pty Ltd.

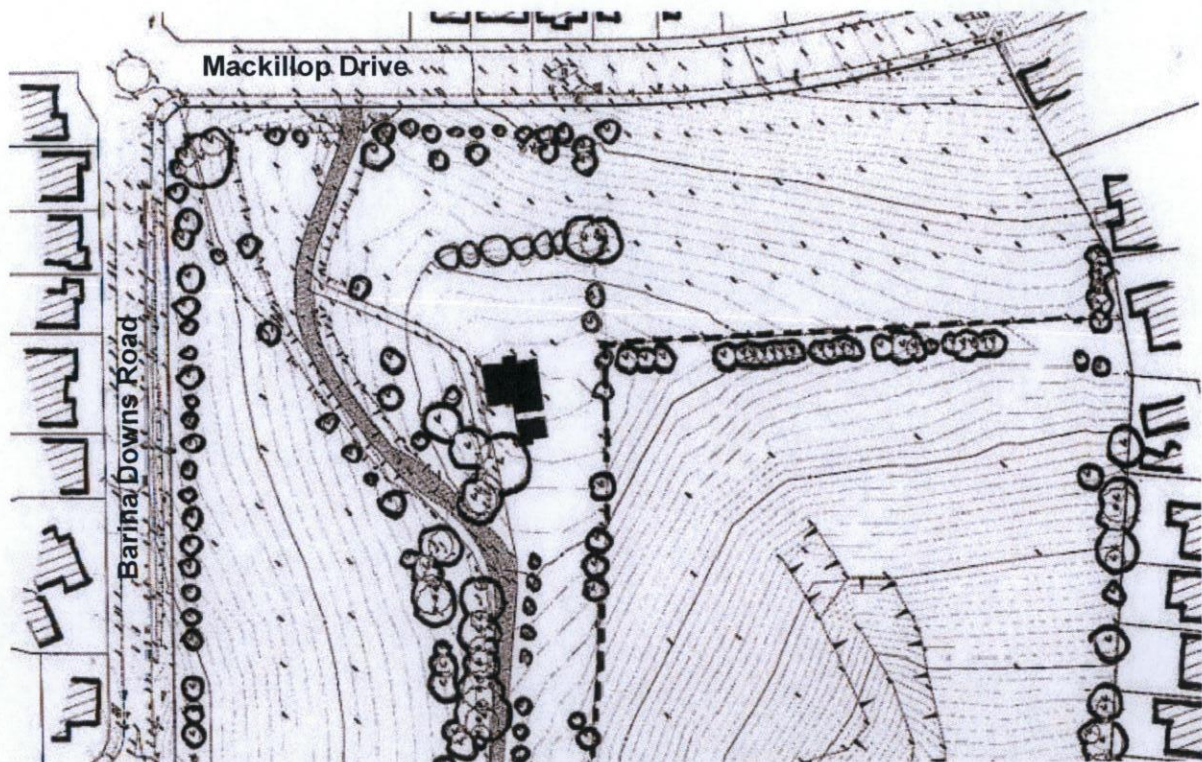


Figure 23: Detail from the site survey showing the former Farmhouse building and surrounding site features.
Image provided by UPDM Pty Ltd



Figure 24: Detail aerial photograph showing the same area as the site survey above. Google images.

3.3 Subject Building

The former Farmhouse building is a symmetrical, single storey, Inter-War period California Bungalow style brick residence constructed in c1930. The original house is generally square with a small rectangular building to the rear of the house which was later connected to the main building by an enclosed brick courtyard. The house has a front verandah which sits under the main roof. It has a central projection and returns part way along the north elevation. Visual inspection of the fabric suggests that the verandah also returned part way along the south elevation but this section was infilled at some stage. The former Farmhouse has a tiled, hipped roof with a flat topped brick and stucco chimney. A tiled mansard roof with timber shingled end is located over the central verandah projection.

The building is of face brick laid in a standard running (also known as stretcher) bond with sandstone footings and sandstone columns to the verandah. A header course of bricks laid in a soldier bond runs around the building.

A set of stairs lead up from the concrete path adjacent the driveway onto the northern side of the central projection of the verandah. The stairs have a skewed sandstone balustrade on the eastern side. The verandah floor and stairs are covered with pebblecrete.



Figure 25: Front (east) elevation of the former Farmhouse.

The main entry door is glazed and timber panelled with sidelight and highlight windows. The leadlight glass in the door, side and highlight windows has a kookaburra motif. Tapered Doric columns flank the doorway and support the sandstone head. Four-bay decorative leadlight timber framed casement windows are located on the front elevation to the south of the front door. Three-bay decorative leadlight timber framed casement windows are located on the front elevation to the north of the front door. These windows have a projecting window frame which is mounted on the external wall with a decorative brick "sill" underneath. A three-bay timber framed window with multi-paned casement sashes and shingled bay is located on the north

elevation. Many of the windows throughout the residence, particularly to the rear of the building, have been replaced with aluminium framed windows. An enclosed portico entrance is located to the rear of the main residence off the driveway on the north elevation of the building.

The brick structure to the rear of the main residence is accessed via the enclosed courtyard or externally on the south elevation. It has a partially enclosed patio space on the south elevation. It appears that this structure may have been original to the house.

The interior of the building was not inspected during the course of this study.

The building as a whole is in good condition and retains high integrity and fair intactness. Additions to the building have been added sympathetically and do not detract from the significance of the building.



Figure 26: East (front) and south elevations of the former Farmhouse.



Figure 27: Detail of central verandah projection.



Figure 28: North elevation showing verandah stairs (to the left of frame) and chimney.



Figure 29: Detail of window at the end of the verandah on the north elevation with shingled bay.



Figure 30: View to rear entry and enclosed courtyard linking the rear addition to the main house.



Figure 31: Detail of rear entry enclosed portico.



Figure 32: North elevation of rear entry and enclosed courtyard linking the rear addition to the main house.



Figure 33: Enclosed courtyard and rear addition.

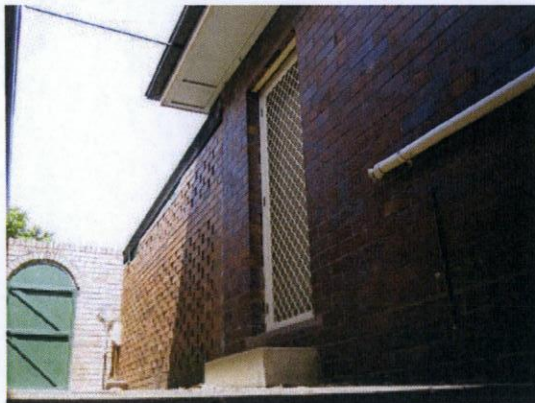


Figure 34: Entry to building to the rear of the former Farmhouse via the enclosed courtyard.



Figure 35: West elevation of the former Farmhouse.



Figure 36: South elevation of the former Farmhouse building showing the rear addition.

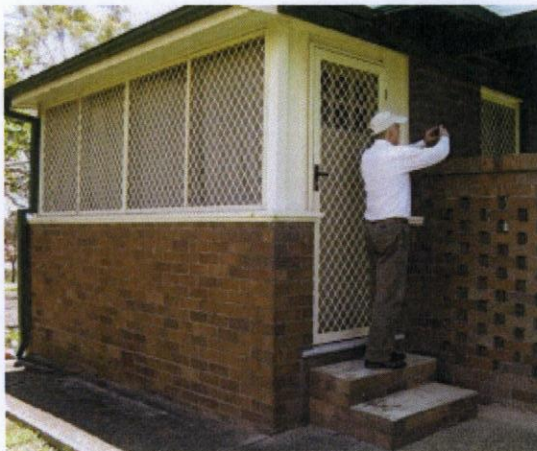


Figure 37: External entry to building to the rear of the former Farmhouse.

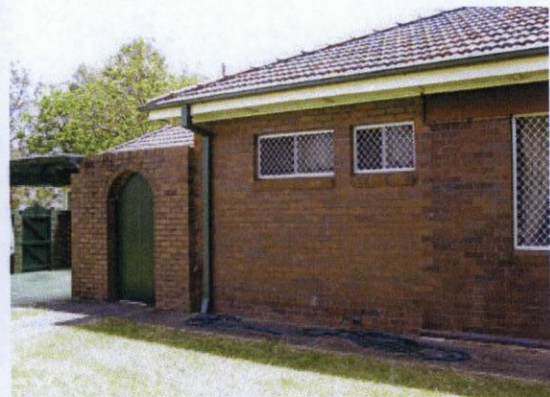


Figure 38: South elevation showing join in the brickwork.

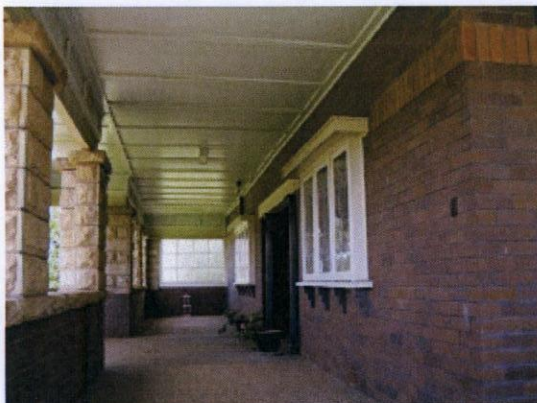


Figure 39: Spacious front verandah looking south.



Figure 40: Front entry door with Kookaburra motif and Doric columns flanking the doorway.

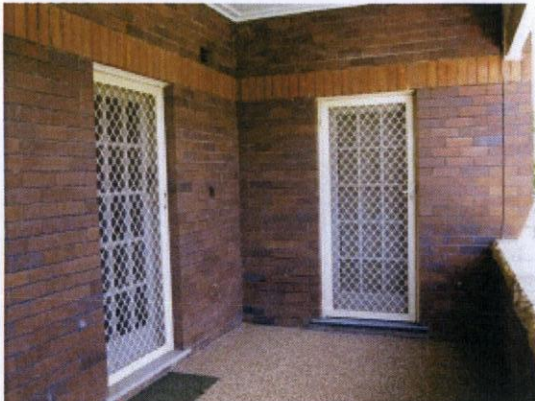


Figure 41: Doors leading onto the front verandah located at the northern end of the verandah.

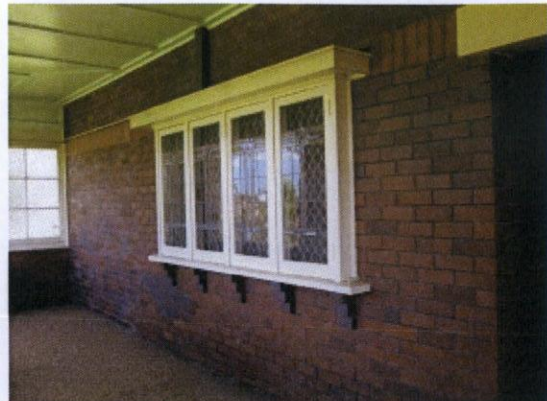


Figure 42: Decorative windows location on the south Side of the front door. Also visible is the join in brickwork and soldier header row to the left of frame showing location of infill.



Figure 43: Detail of the join in the brickwork and soldier header row to the south end of the verandah showing location of infill.

4.0 CULTURAL HERITAGE SIGNIFICANCE

4.1 Items of significance and grading of significance

The former Farmhouse is an item of local significance to The Hills Shire Local Government Area. Items of local significance on the former Farmhouse property are listed below.

Subject Site – summary of significant items	Level of Significance
- Former Farmhouse building - Siting of the house on the rise of the land - Views to and from the house - Links to Mackillop Drive - Links to the tree lined avenue through the property to the rear of the former Farmhouse	HIGH
- Mature gum trees to the east of the house - Mature line of Box Brush trees to the south of the house - Plantings of agapanthus, crepe myrtle to the east of the house - Setting of open semi-rural grassed rolling hills interspersed with mature plantings surrounding the house	MODERATE
Driveway/entrance road – not original	LITTLE/LOW
Recent alterations and additions to the house including verandah infill and enclosed courtyard (although the additions are of no significance, they have been added sympathetically and sit well with the house)	NO SIGNIFICANCE

In accordance with the NSW Heritage Office Guidelines for Assessing Heritage Significance, the standard NSW Heritage Office five-grade system has been applied to the Subject site, subject buildings, and views and vistas to assess individual contribution of each element to the overall significance of the item.

1 Exceptional significance

(Fulfil criteria for Local or State listing)
Rare or outstanding item of Local or State significance.
High degree of intactness.
Item can be interpreted relatively easily.

2 High significance

(Fulfil criteria for Local or State listing)
High degree of original fabric.
Demonstrates a key element of the item's significance.
Alterations do not detract from significance.

3 Moderate significance

(Fulfil criteria for Local or State listing)
Altered or modified elements.
Elements with little heritage value, but which contribute to the overall significance of the item.

4 Little/Low significance

(Does not fulfil criteria for Local or State listing)
Alterations detract from significance.
Difficult to interpret.

5 Intrusive

(Does not fulfil criteria for Local or State listing)
Damaging to the item's heritage significance.

4.2 Curtilage

4.2.1 Definition of Curtilage

Retaining an appropriate curtilage around the former Farmhouse is integral and essential in retaining and interpreting its significance.

Heritage Curtilage is defined by the NSW Heritage Office Manual as:

The area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either:

- *Land which is integral to the heritage significance of items of the built heritage; or*
- *A precinct which includes buildings, works, relics, trees or places and their setting.*

While The Australian ICOMOS Burra Charter, does not use the word 'curtilage' Article 8 states that '*conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.*' And '*new construction, demolition, intrusions or other changes which would adversely affect the setting or relationship are not appropriate.*'

4.2.2 Proposed Immediate Curtilage

A proposed minimum curtilage and its boundaries are those necessary to retain the cultural heritage significance of the former Farmhouse and its associated setting in the once much larger farm land holding.

The immediate curtilage of the site is defined in Figure 44 below. Important features of this setting include the approach to the house and its prominent location on the ridge of the property, and the mature trees and plantings around the house including the mature Brush Box trees, mature gum trees, agapanthus, pittosporum and crepe myrtle. The connection to the tree lined avenue to the rear of the house is also important to retain as this was an early access route through the property.

Visual links that should be retained include views to and from the house to Mackillop Drive and the surrounding landscape.

4.3 Statement of significance

The former Farmhouse is an item of local significance to The Hills Shire Local Government Area. The former Farmhouse is a good representative example of an Inter-War period California Bungalow style residence in a formerly much larger rural setting. Its prominent location of the ridge of the property and the landscape features and elements surrounding the building are important elements of its setting. The former Farmhouse is in good condition retaining a fair level of intactness and a high degree of integrity. The recent alterations and additions to the building do not detract from the architectural quality of the residence or its significance. The site as a whole has been associated with the Sisters of St Joseph Novitiate for over 60 years.

The Hills Shire Council Heritage Inventory Sheet

The existing inventory sheet on the property contains the following brief statement of significance:

"Fine example of bungalow in original condition." Source: The Hills Shire Council Heritage Inventory Sheet No. 92.

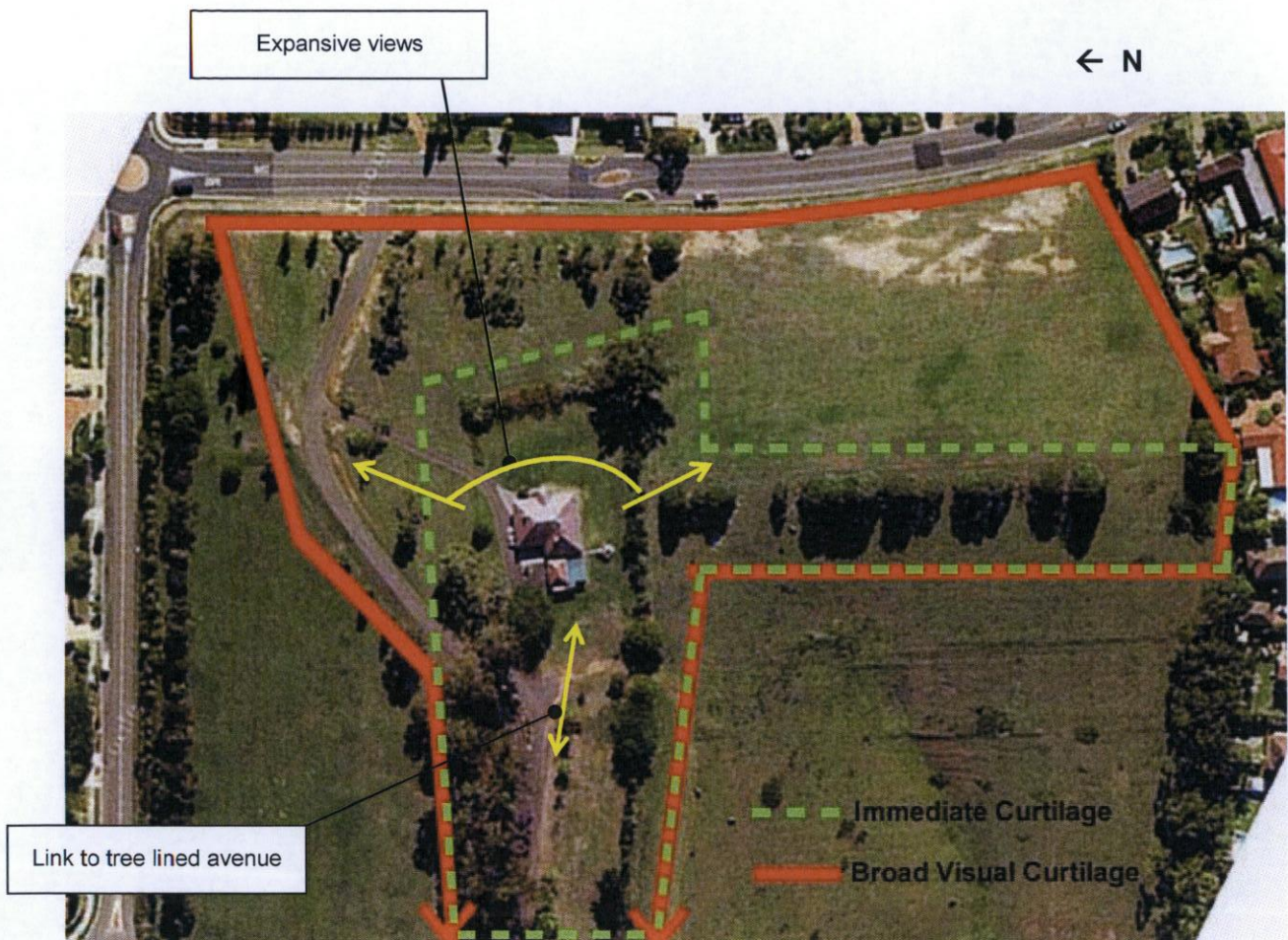


Figure 44: Heritage curtilage of the subject property. The immediate curtilage is contained by the mature plantings around the former Farmhouse. The broad curtilage continues along the tree-lined avenue behind the former Farmhouse. Source of base image: Google images. N ←

5.0 DESIGN PROPOSAL & IMPACT ON HERITAGE VALUES

5.1 Design Proposal

The proposed works primarily involve the residential subdivision of the Sisters of St Joseph site. It is also proposed to utilise the former Farmhouse building as a Community Centre for the new subdivision. The works are discussed in the following table. Please refer to the subdivision drawings provided by UPDM Pty Ltd dated 14th July 2010.

Design proposal	Positive effects	Negative effects
5.1.1 Residential subdivision of the Sisters of St Joseph site.	The proposed subdivision is respectful of the heritage significance of the former Farmhouse building by the creation of a new Lot forming an appropriate curtilage around the building allowing its significance to be retained. This new Lot also forms one of the four proposed Open Spaces (Parks) on the site. Further, the proposed subdivision proposes the retention of significant landscape elements of the site, as well as the main avenue and its associated plantings running along the ridge through the centre of the site behind the former Farmhouse. Views and vistas to the former Farmhouse appear to be maintained in the proposal as the house is located on a ridge through the property. The stand of mature Brush Box trees to the south of the former Farmhouse are proposed to be retained and will form one of the four Parks in the proposed subdivision. The two mature gum trees to the east of the former Farmhouse are proposed to be maintained. The existing bitumen covered, tree lined avenue roadway behind the former Farmhouse leading to the Conference Centre at the western end of the site will be retained to form two of the proposed four Parks in the future residential development of the site. This will allow interpretation of the previous connection with the eastern end of the site and to the Sisters of St Joseph's Conference/Retreat Centre.	The residential subdivision of the site will have some impact on the former Farmhouse building and its setting, however this impact has been mitigated as much as possible by: • Allowing an appropriate curtilage around the building and its setting ensuring reasonable physical separation of the subdivision from the heritage property; • Appropriate screening plantings around the heritage curtilage to minimise the visual impact of the subdivision; • Varying the types and density of the proposed residential lots; • Following the natural topography of the site, siting proposed residential properties on lower areas of the site than the heritage property.
5.1.2 Creation of a new lot including the former Farmhouse and its setting forming a heritage curtilage of the property.	The proposed curtilage provides an appropriate setting for the house and grounds of the former Farmhouse and will aid in the interpretation of the property once being a much larger holding. The proposed curtilage will allow the Farmhouse to retain its landmark qualities, allowing views and vistas to and from the property to be maintained.	We consider there to be minimal negative effects.

Design proposal	Positive effects	Negative effects
5.1.3 Creation of a new access road off Mackillop Drive leading up to the former Farmhouse.	Creation of a new access road to the former Farmhouse is acceptable. The existing access roadway is not the original entrance to the property. The proposed roadway will create a buffer zone between the former Farmhouse curtilage and the new subdivision. The layout of the new access road respects significant site landscape elements.	The new access roadway will have some impact on the former Farmhouse building and its setting, however this impact has been mitigated as much as possible by its location and landscaping treatments:
5.1.4 Utilisation of the former Farmhouse building as a community centre servicing the new subdivision.	In principle, the use of the former Farmhouse building as a community centre is a positive outcome.	We consider there to be minimal negative effects.
5.1.5 Construction tennis courts to the front (east) of the building.	This is appropriate as outdoor activity areas were often located off verandahs/entertainment spaces.	Fencing to the proposed tennis court has the potential to visually impact upon the former Farmhouse regarding views to and from the former Farmhouse. Screening plants to the front of the house will be removed.
5.1.6 Installation of a swimming pool to the north of the former Farmhouse.	The proposed pool is to be located to the northern side of the house and should not impact on views and vistas obtained from the house.	We consider there to be minimal negative effects.

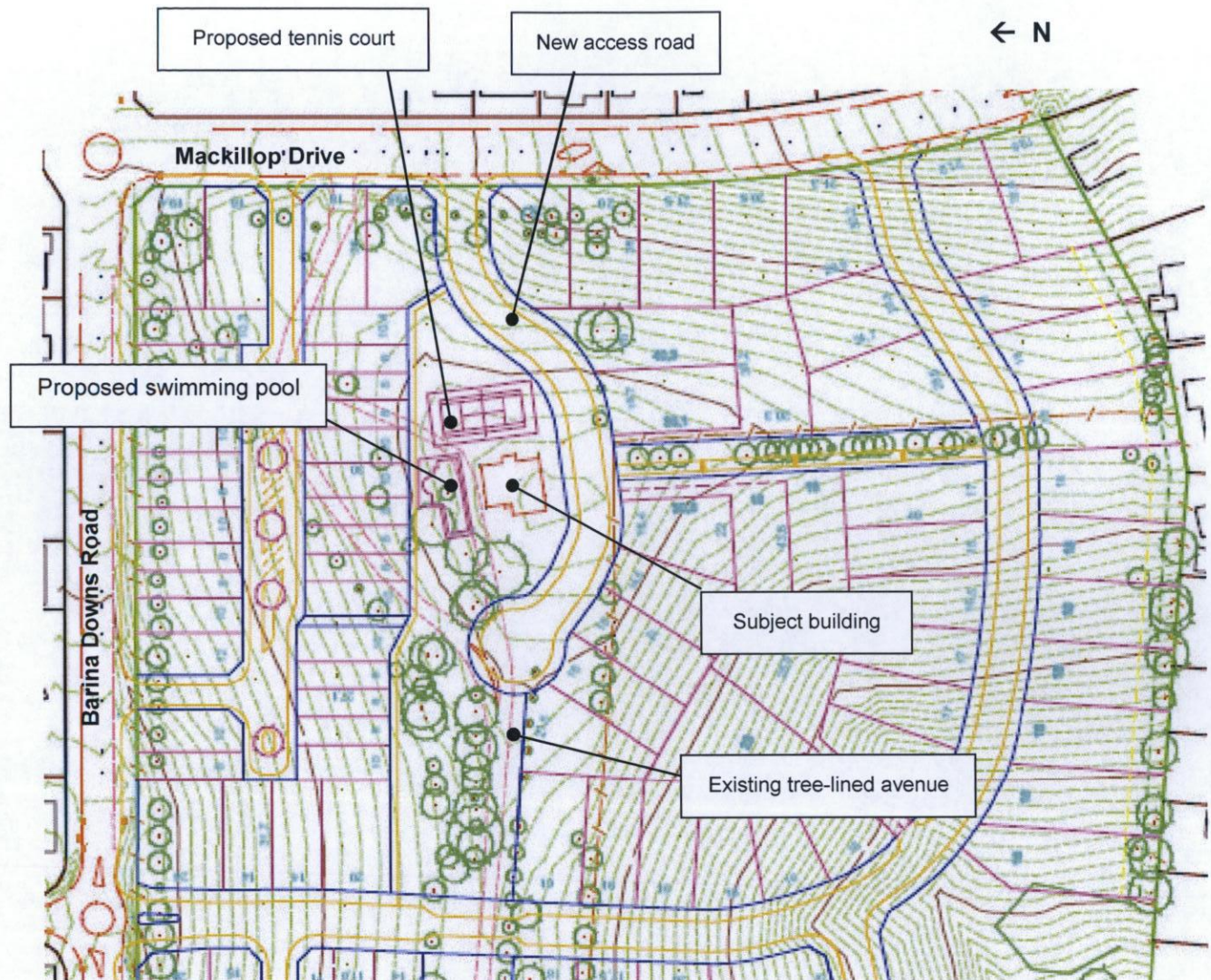


Figure 45: Detail of design proposal and extent of proposed Lot 39 around the former Farmhouse in Proposed Plan of Subdivision to the area surrounding and including the former Farmhouse. Image provided by UPDM Pty Ltd.



Figure 46: Draft Master Plan for the Sisters of St Joseph Site. Image provided by UPDM Pty Ltd.

6.0 RECOMMENDATIONS

- 6.1 The heritage curtilage (immediate curtilage) around the former Farmhouse building is essential to retain the local heritage significance of the property in future development of the site. No further subdivision of this heritage curtilage lot should occur.
- 6.2 The former Farmhouse building should be retained. This includes the rectangular portion to the rear of the main Farmhouse building, joined by the enclosed brick courtyard.
- 6.3 Adaptive reuse of the former Farmhouse building for community use is acceptable.
- 6.4 All new works to the former Farmhouse building must be the most sustainable solution for the present and foreseeable future demands for the building and master planning of the site.
- 6.5 All original fabric must be appropriately protected during construction and subsequently maintained.
- 6.6 Any future conservation works of the building should aim to maintain and enhance the building's heritage significance.
- 6.7 All new additions must be appropriate and clearly interpreted as new so as to not obscure interpretation of the original.
- 6.8 All new detailing, e.g. to new openings, should be in keeping and sympathetic to existing detailing.
- 6.9 All new works should ideally be reversible.
- 6.10 Location of tennis courts to the front of the former Farmhouse building is acceptable. Outdoor activity areas were often located off verandahs/entertainment spaces and it is appropriate that this use be reinstated.
- 6.11 Fencing to the proposed tennis courts should be as minimal as possible, especially to the western boundary, so as to limit the impact on the visual setting of the former Farmhouse, as well as limiting impact on the views to and from the former Farmhouse. Fencing to the west boundary of the proposed tennis court should be designed with a low fence.
- 6.12 Plantings to the front of the house that will be removed with the creation of the proposed tennis court should be salvaged and replanted on site. Plantings include the agapanthus and crepe myrtles. The bamboo and privet plantings need not be retained.
- 6.13 A formal garden should be reincorporated to the front of the building. This should include replanting the salvaged agapanthus and crepe myrtle plants. This could form part of a formal entrance to the former Farmhouse off the new entry roadway and reinstate the screening plants removed by the installation of the proposed tennis court.
- 6.14 All mature plantings contained on the site should be retained wherever possible.
- 6.15 The infill to the southern end of the former Farmhouse's verandah could potentially be reversed and opened up.
- 6.16 An Interpretation Plan and Strategy should be prepared for the site and former Farmhouse building.

6.17 Any public carparking to service the former Farmhouse building should be carefully considered so as not to impact on the landscape. Carparking should be screened from the house via planting/landscape treatments (hedges).

6.18 Lighting to the entrance of the building should be carefully considered.

7.0 CONCLUSION

The proposed residential subdivision of the Sisters of St Joseph property is generally respectful of the local heritage significance of the former Farmhouse building and grounds. The proposed curtilage around the former Farmhouse is appropriate and allows clear interpretation of the house and its setting, and allows significant views and vistas to be maintained to and from the house. The proposed curtilage also provides an appropriate setting for the former Farmhouse and grounds, allowing its former size to be interpreted and retaining important elements of significance.

We support the proposal, provided the recommendations detailed in this report are undertaken.