



Heritage Council
of New South Wales

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File no. DOC15/94995

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| WOLLONDILLY SHIRE COUNCIL | |
| FORM NO. | 6961 |
| FROM NO. | |
| 16 JUN 2015 | |
| ASSIGNED TO: | Tarig |

Dear Ms Carter,

**RE: MONTPELIER DRIVE RESIDENTIAL LAND PLANNING PROPOSAL
780-790 Montpellier Drive, The Oaks**

I refer to your letter dated 23 March 2015 seeking comment on the above Planning Proposal from the Heritage Council of NSW (the Heritage Council).

The Planning Proposal seeks to change the zoning of the subject property from Zone RU2 Rural landscape to Zone R2 Low Density Residential, establish a minimum lot size of 975m² (or greater) and a maximum building height of 9m. The planning proposal also seeks to change the Natural Resources-Water map, subject to further investigation.

The Planning Proposal is accompanied by the following documentation relevant to the conservation of historic heritage:

- *Final Concept Plan Report* prepared by TCG Planning and dated 11 June 2014.
- *European Heritage Impact Assessment* prepared by Robyn Conroy, Conroy Heritage Planning and dated March 2014

In August 2013, the delegate of the Heritage Council provided pre-gateway determination comment on the subject Planning Proposal. It was recommended that a Heritage Impact Assessment be undertaken prior to the progression of the Planning Proposal. It is noted that a *Heritage Impact Assessment (European Heritage)* has since been prepared and has informed the guiding principles of the *Final Concept Plan*.

As delegate of the Heritage Council of NSW, the following comments are provided:

Heritage significance

No early structures or items of state or local heritage significance have been identified at the subject site. Although the subject site has not been listed as part of any historic cultural landscape, its pastoral qualities contribute to the rural landscape setting for the local heritage items in the immediate vicinity.

Two items listed on the *Wollondilly Local Environmental Plan* are in the immediate vicinity of the subject site; Rose Cottage at 795 Montpelier Drive and The Oaks Airfield at 797

Montpelier Drive. The *Heritage Impact Assessment* has identified a mid-19th century cottage at 745 Montpelier Drive as a structure of local heritage significance. This site is not listed in the *Wollondilly Local Environmental Plan*.

Recommendation:

- The local heritage significance of the structures at 795 Montpelier Drive be investigated by Wollondilly Shire Council.

Archaeological Potential

No assessment of Historical Archaeological Potential has been provided. Ground disturbance of the subject site may uncover archaeology of local significance associated with agricultural use of the land.

Recommendation:

- The Concept Plan Report be amended to acknowledge that future development of the site may uncover historic archaeology of local significance. Prior to the commencement of any ground disturbance at the subject site a Historical Archaeological Assessment should be undertaken by an appropriately experienced and qualified Historical Archaeologist. Should the assessment find that the proposed works are likely to discover, expose, move, damage or destroy any archaeological relics an excavation permit under Section 139 of the Heritage Act 1977 is to be submitted for the approval of the Heritage Council.

Landscape setting for items of Local Heritage Significance

It is acknowledged that residential development of the subject site will cause some disturbance to the rural landscape setting for the items of Local Heritage Significance in the vicinity. The Guiding Principles outlined on page 24 of the *Final Concept Plan Report* have incorporated the recommendations of the *Heritage Impact Assessment* to minimise the impact of this disturbance to the heritage significance of the local heritage items and the cottage at 795 Montpelier Drive. These measures include:

- *Identification of an area of cultural landscape sensitivity fronting Montpelier Drive along the width of the subject lands,*
- *Optimising retention of trees (across the subject site),*
- *Larger allotment sizes on the southern, eastern and western boundaries of the site to manage the rural interface.*
- *Orientation of blocks north-south as far as is practicable*

The establishment of an area of cultural landscape sensitivity, fronting Montpelier Drive would provide a buffer zone between the residential subdivision, Rose Cottage and No. 795 Montpelier Drive. This measure would minimise disruption to the historic vista along Montpelier Drive that forms an important part of the historic setting for the identified sites of local heritage significance. Some additional measures are recommended to ensure that the rural landscape qualities of the historic setting are retained:

Recommendations:

- Design Guidelines be developed for the *Area of Cultural Landscape sensitivity fronting Montpelier Drive*
- The Final Concept Plan Report be revised to include the following guiding principles:
 - New structures off Montpelier Drive be oriented east-west (as far as practicable) to acknowledge the historical pattern of development along Montpelier Drive.
 - The height of structures and landscaping adjacent to the 797 Montpelier Drive airfield be limited to ensure that new development does not compromise the historically significant use of the heritage item as an operational Airfield.
 - Establish minimum clearance zones from those trees that will be retained to facilitate long-term retention of mature trees that contribute to the historic setting for the heritage items in the vicinity of the subject site.

Subject to adoption of the above recommendations, re-zoning of the subject site from Zone RU2 Rural Landscape to Zone R2 Low Density Residential would have minimal adverse impact to the historic setting of identified sites of local heritage significance in the vicinity.

The above comments are limited to an assessment of the impact of the planning proposal to historic heritage. Comment on the impact to aboriginal cultural heritage is provided by the Office of Environment & Heritage, Regional Operations.

Thank you for the opportunity to comment. If you have any queries, please contact Kate Harrison, Heritage Officer at the Heritage Division on 9873 8586 or by email at kate.harrison@environment.nsw.gov.au.

Yours sincerely



Gary Estcourt
A/Manager Conservation
Heritage Division
Office of Environment & Heritage

As Delegate of the Heritage Council of NSW

5 June 2015