

Heritage Impact Statement for Orielson Precinct 'O' Equestrian Park & Residential Subdivision

(Orielson Park Estate)
187 The Northern Road,
Harrington Park, NSW



prepared for Dandaloo
to accompany DA submission to
Camden Council and NSW Heritage Office
September 2018
REF: 1745:HIS-PO
Issue 02



Report Register

The following table is a report register tracking the issues of the *Heritage Impact Statement Orielson Precinct 'O' Equestrian Park & Residential Subdivision, (Orielson Park Estate), 187 The Northern Road, Harrington Park, NSW* 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	Issue Date	Issued To
1745 HIS PO	FINAL 01	<i>Heritage Impact Statement Orielson Precinct 'O' Equestrian Park & Residential Subdivision</i>	13 August 2018	David Lazzaro Trevor Jensen & Guy Evans Via email
1745 HIS PO	FINAL 02	<i>Heritage Impact Statement Orielson Precinct 'O' Equestrian Park & Residential Subdivision</i>	21 September 2018	David Lazzaro Trevor Jensen & Guy Evans Via email

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1.0 INTRODUCTION

1.1 Brief

This Heritage Impact Statement has been prepared for proposed Precinct 'O' Equestrian and Residential Subdivision for the Orielson Park Estate, off The Northern Road at Harrington Park – refer to Figures 1 & 2. The subject site has been separated by an existing access roadway (Governor Drive). This access road has been constructed and located below the natural ground contours with the aim of minimising the visual impact between Orielson Homestead and Precinct 'O' Subdivision.

This report has been prepared for Dandaloo for submission to the NSW Heritage Office and Camden Council. The aims of this report are: to review the proposed Precinct 'O' Equestrian and Residential Subdivision works and to produce a statement of heritage impact relating to heritage issues for the Orielson Park Estate. This report has assessed the following Reference Drawings – Concept Master Plan Dwg No. L100/Issue 03; Concept Detail Plan Dwg No. L101/Issue 03; & Indicative Plan Dwg No. L500/Issue 01; prepared by OCULUS & dated 15.08.2018.

1.2 Preamble

Orielson Park Estate heritage values are interpreted by the land/area of the heritage curtilage. The southern farmland paddock of the curtilage land adjacent to Narellan Creek which extends from the new Governor Drive to the Creek line is a residual parcel of land that was intended to provide for community infrastructure. This paddock (now defined as Community Association Lot 1) is an important component of the landscape setting of the Orielson Estate – refer to Figure 3. Both the Orielson homestead and the farm complex setting in the landscape benefits from the open space provided by this area of grassed agricultural farmland paddock especially when viewed from the Northern Road as you travel north passing over Narellan Creek.

1.3 Author Identification

This report has been prepared by:

Tropman & Tropman Architects:

Lester Tropman Director, Architect, Heritage Conservation Consultant, Landscape Architect

Scott Murray Project Architect

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:

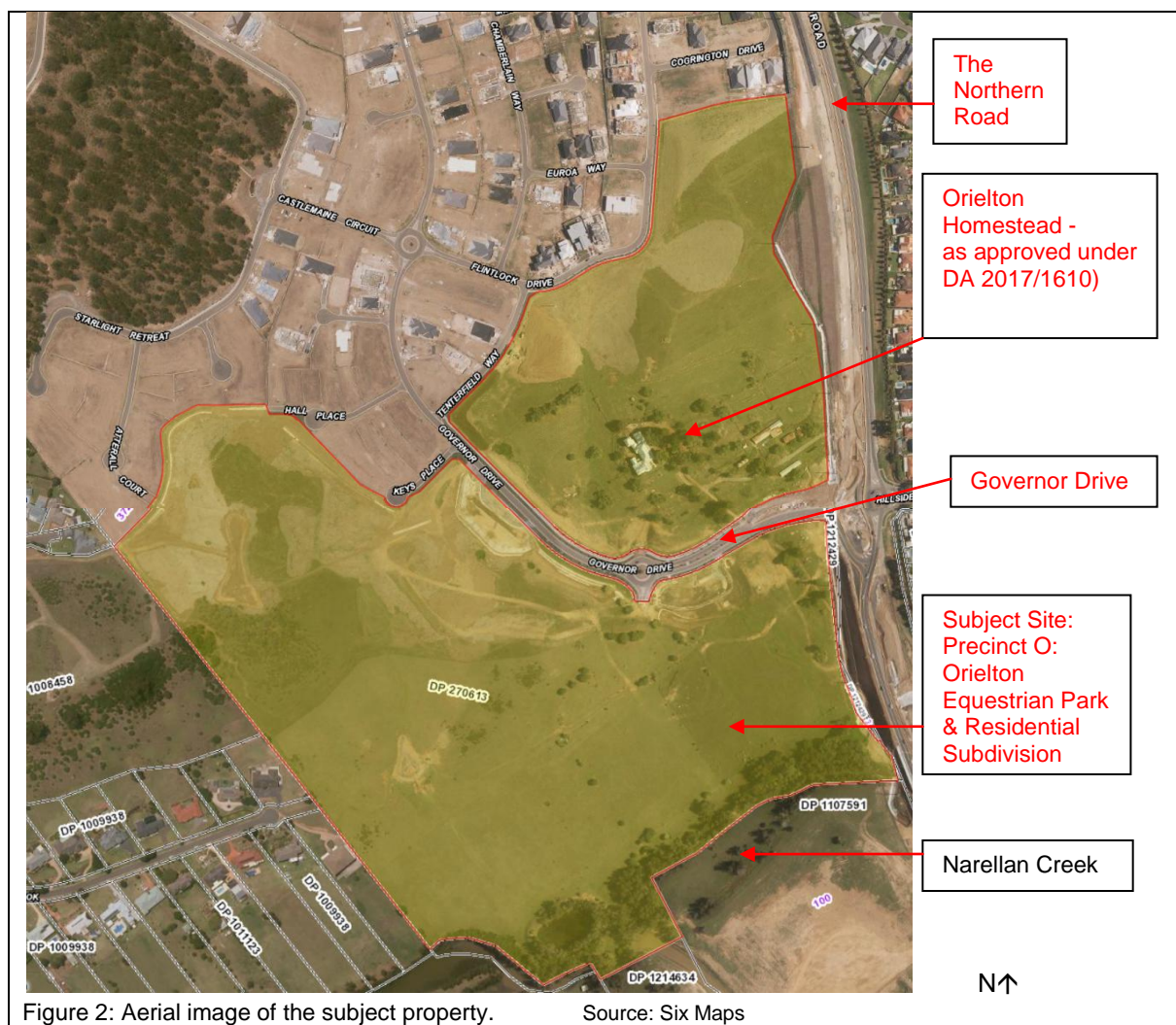
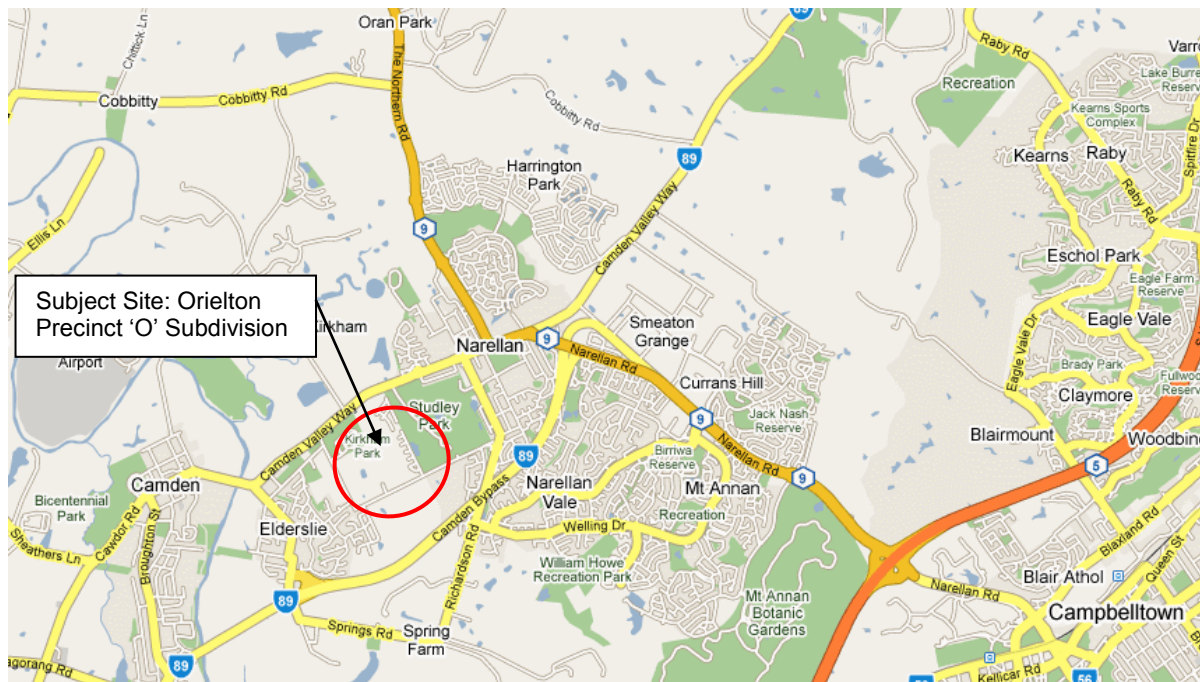
Heritage Impact Statement

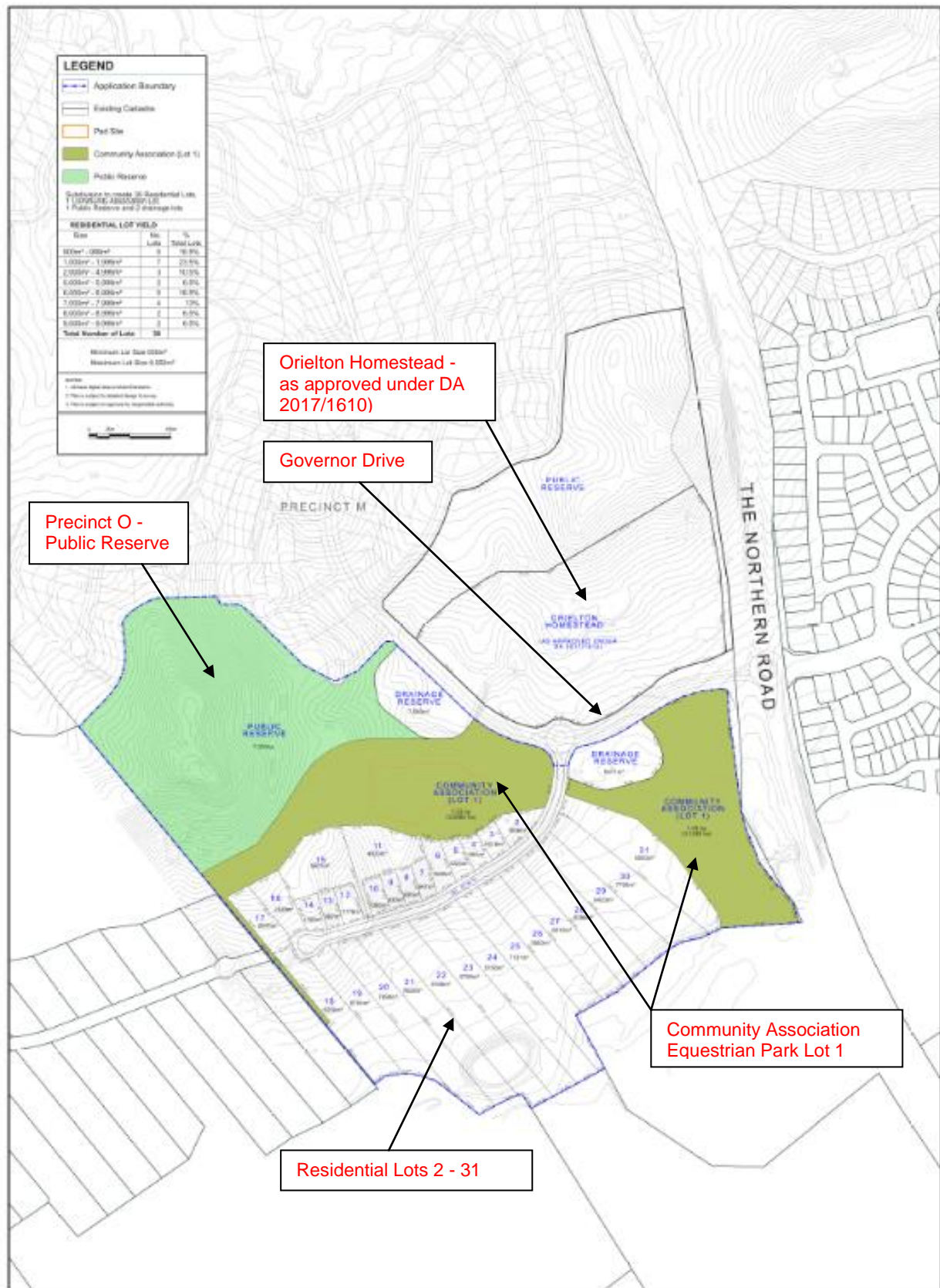
The statement of heritage impact should identify what impact the proposed works will have on the significance of the item/site, what measures are proposed to mitigate negative impacts and why more sympathetic solutions are not viable. Recommendations are developed in order to maintain the heritage significance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

1.5 Study Area

The study area is Part Lot 7 DP 270613. Refer to Figures 1, 2 and 3.

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





N↑
Figure 3: Harrington Grove Precinct O: Community Association Equestrian Park Lot 1 & Residential Lots 2 - 31

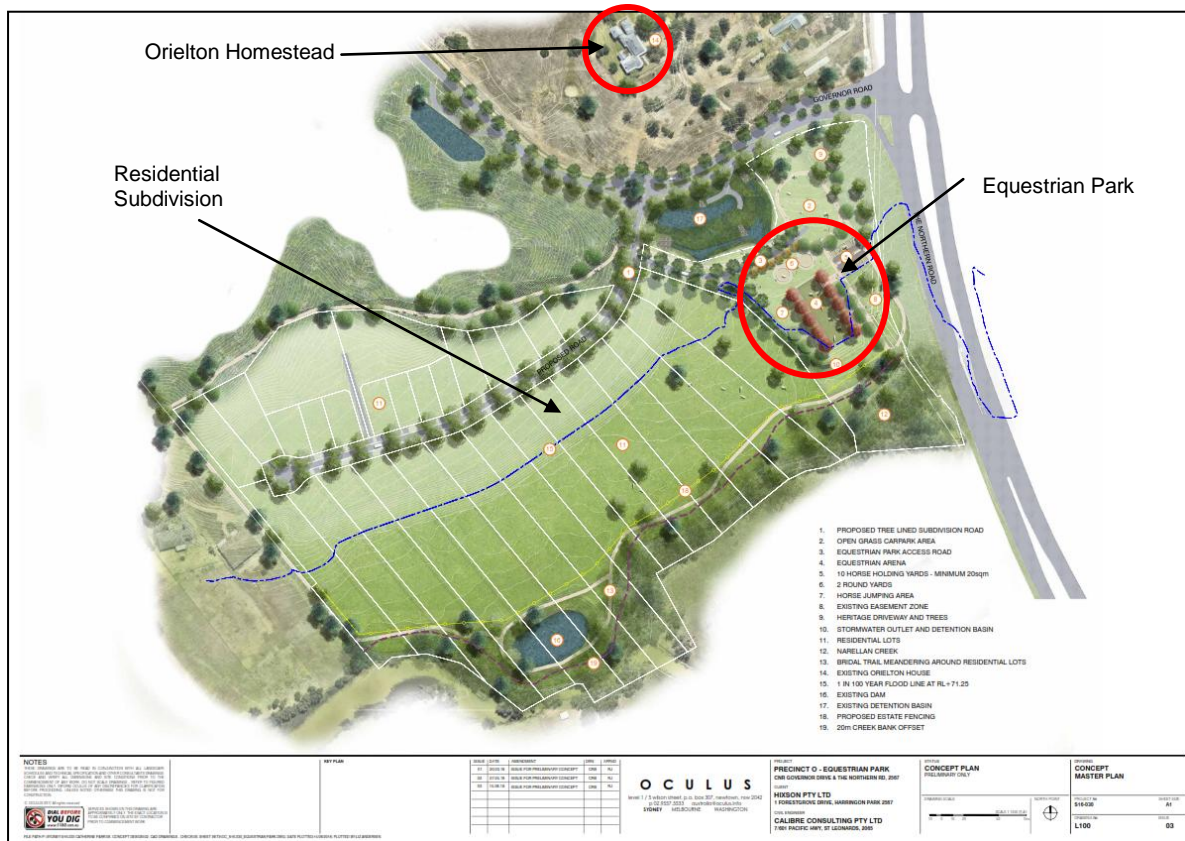


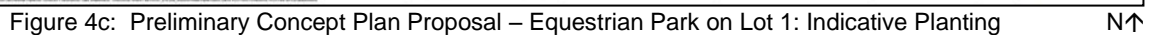
Figure 4a: Preliminary Concept Plan Proposal – Equestrian Park on Lot 1

N↑



Figure 4b: Preliminary Concept Plan Proposal – Equestrian Park on Lot 1: Detail Plan

N↑



Lot 1 of the subject site is an important component of the landscape setting of the Orielson Estate. Both the house and the farm complex setting in the landscape benefits from the open

space provided by this area of grassed agricultural farmland paddock especially when viewed from the Northern Road as you travel north passing over Narellan Creek.

The heritage significance of this open farmland paddock to Orielson Estate is that it provides the following aesthetic and historical opportunities:

- An historic connection of an open space between the Estate and Narellan Creek, an important source of water for the property.
- An aesthetic setting to the Homestead and farm buildings as open grazing paddock.
- An interpretive paddock that reflects the former farmland of the Estate.

1.8 Previous Reports, Available Information and References

This report should be read in conjunction with the following documentation:

- Integrated Development Application Heritage Council of NSW – General Terms of Approval, dated 6 August 2018;
- *Heritage Impact Statement for Interpretative Proposal Including Equestrian & Interpretation Media at Orielson Park Homestead Estate*, dated December 2015 prepared by Tropman & Tropman Architects.
- Harrington Grove Orielson Equestrian Park & Residential Subdivision, Plan No. 003HG00202, Version 02 dated 27 July 2018, prepared by Urbanco
- Concept Master Plan Dwg No. L100/Issue 03; Concept Detail Plan Dwg No. L101/Issue 03; & Indicative Plan Dwg No. L500/Issue 01; prepared by OCULUS & dated 15.08.2018.
- Tropman & Tropman Architects, November 2015, *Orielson Park Homestead Estate Draft Interpretation Plan & Strategy for the Cowpastures Estates*;
- Casey & Lowe Pty Ltd *Archaeological Impact Assessment and Research Design Non-Indigenous Archaeology Orielson Homestead, Narellan*, July 2015;
- Tropman & Tropman Architects, November 2014 *Heritage Impact Statement for 'Precinct O' – Subdivision Plan*;
- Design + Planning, January 2015, *Planning Proposal, Orielson Homestead, Harrington Grove West*;
- Tropman & Tropman Architects, 2014, *Orielson Park Homestead Estate Landscape Conservation Management Plan*;
- Tropman & Tropman Architects, 2006, *Orielson Park Homestead Estate Conservation Management Plan*;
- Colleen Morris and Geoffery Britton for the National Trust of Australia (NSW), 2000, *Colonial Landscapes of the Cumberland Plain*;
- 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.

2.0 PHYSICAL EVIDENCE

2.1 Heritage Context

The context and relationship of the Orielson Estate with other rural sites of heritage significance is indicated in Figures 4 and 5. The relationship of the proposed subdivision to the immediate SHR Heritage Curtilage (Heritage Council of NSW) and sensitivity of the Orielson Homestead is illustrated in Figures 6, 7, 8, 9a & 9b.

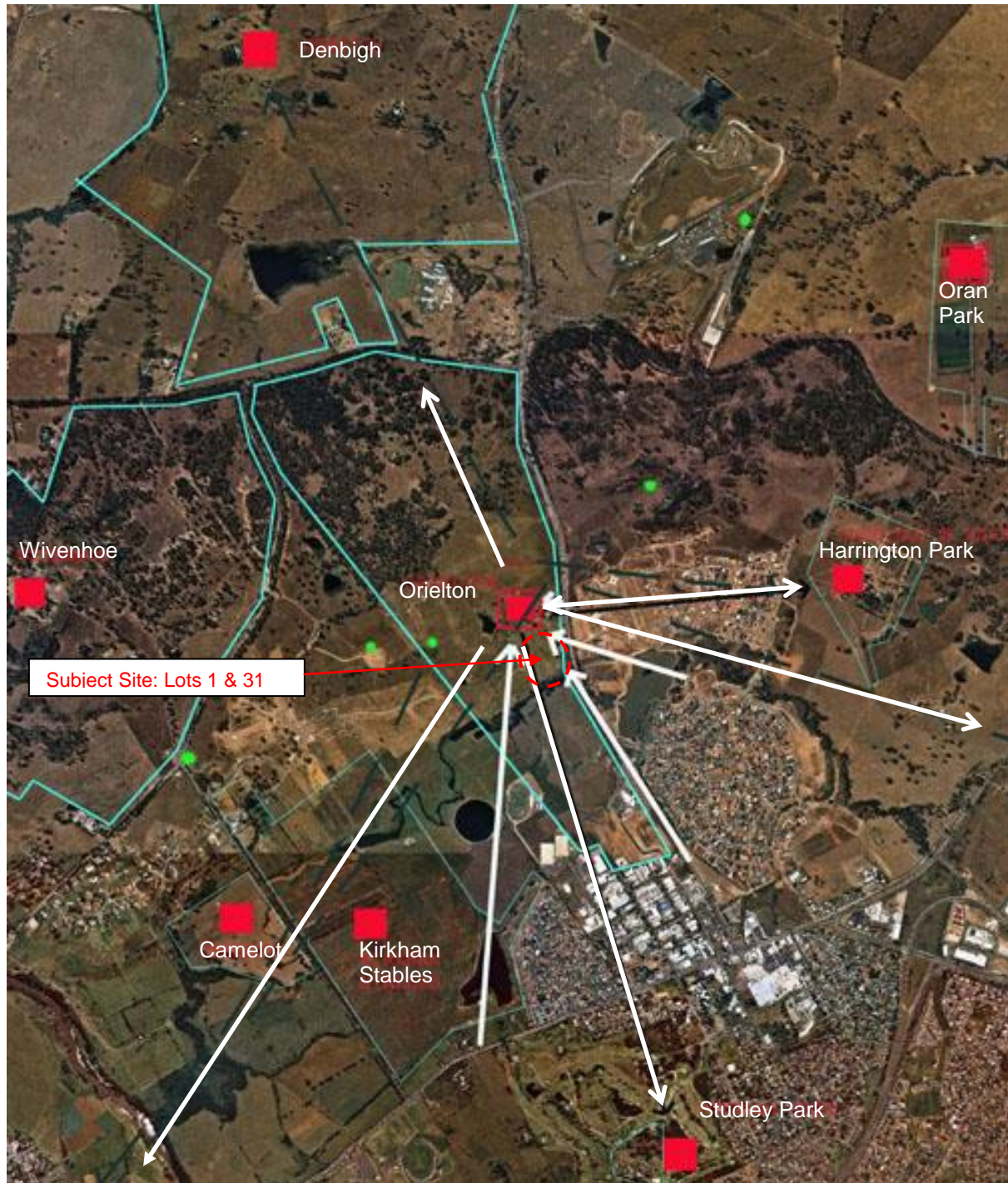


Figure 5: (CMP Figure 26) Broad views and vistas to and from Orielson Homestead. N↑

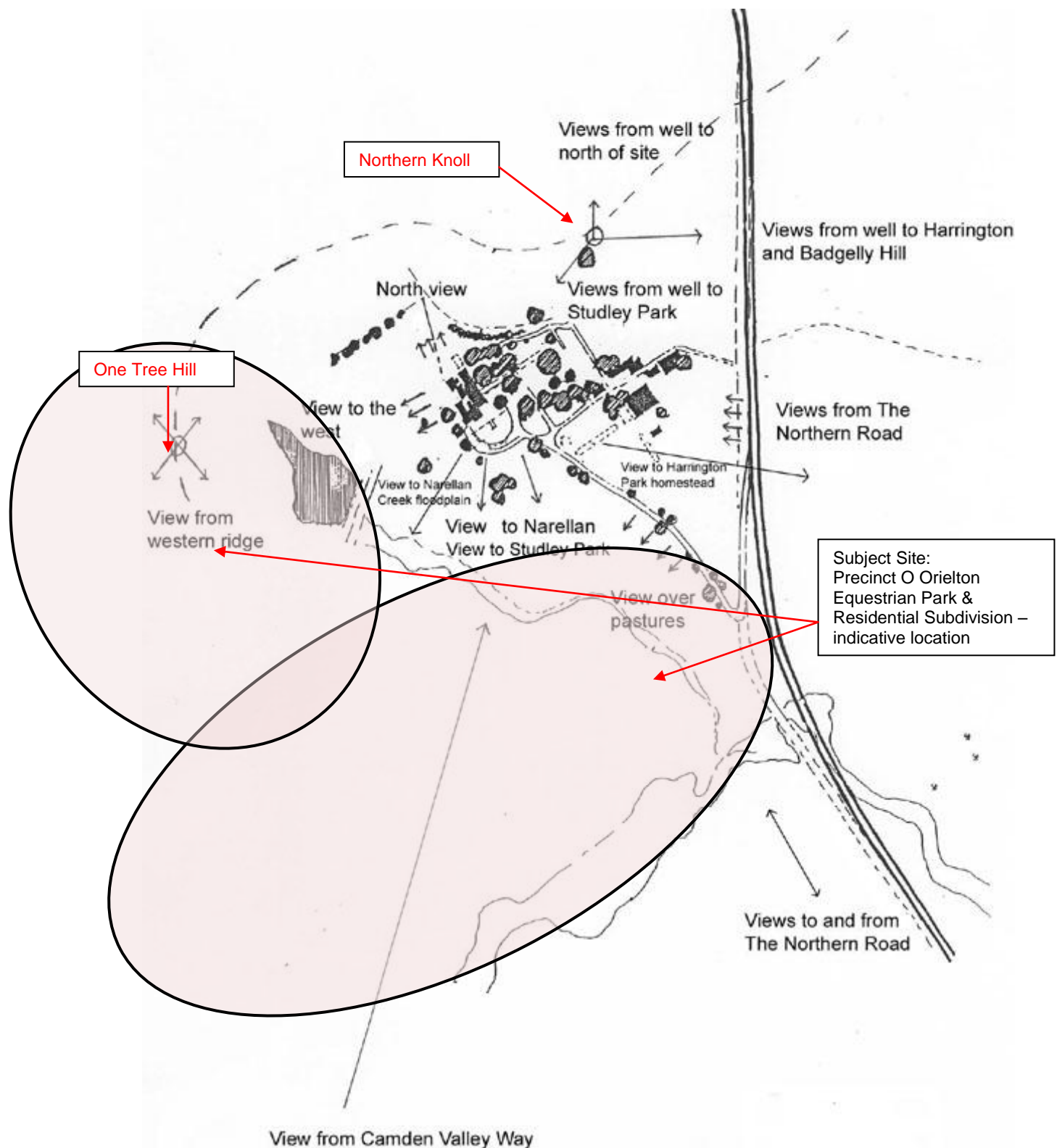


Figure 6: (CMP Figure 27) Views and vistas to and from Orielson Homestead. N ↑

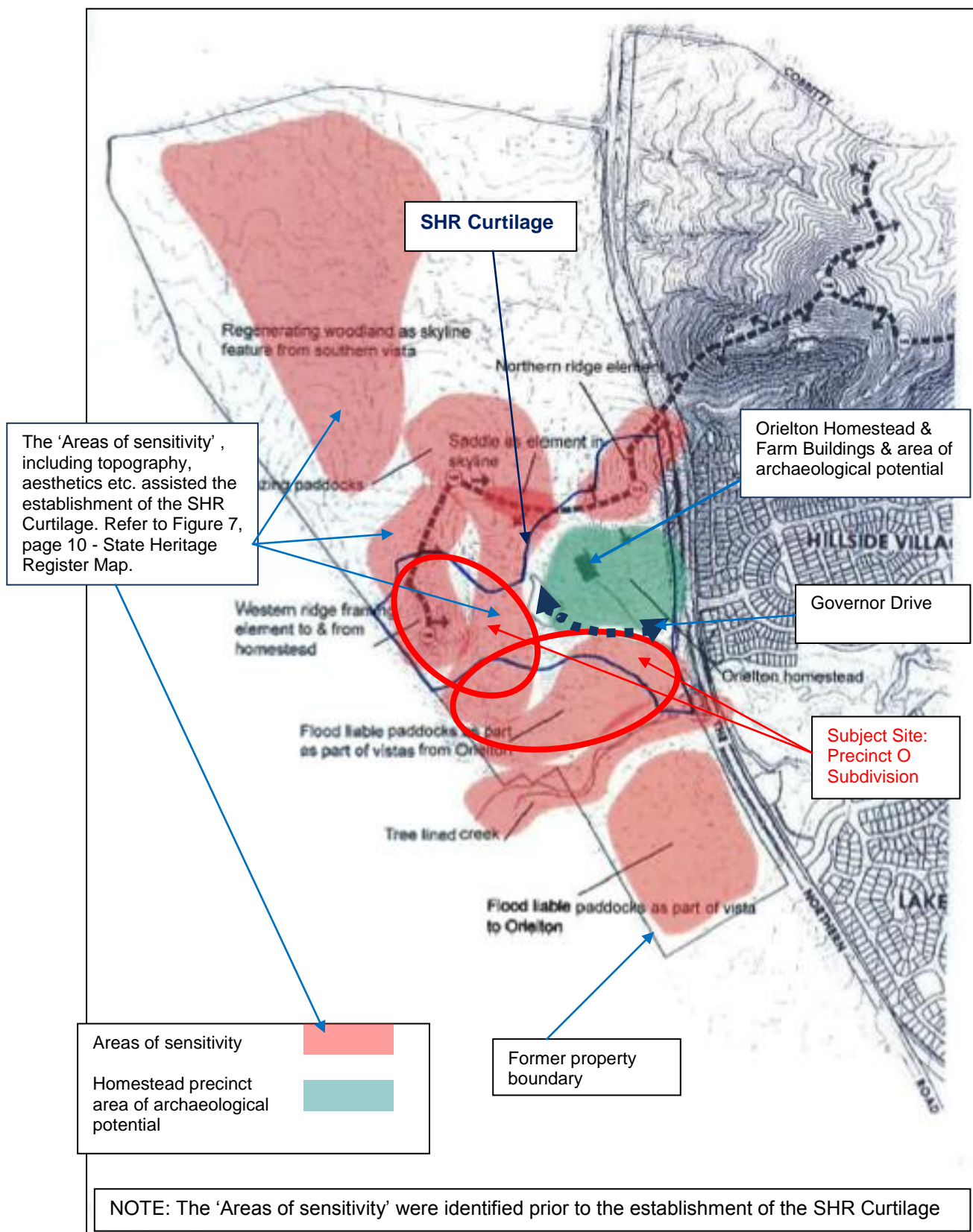
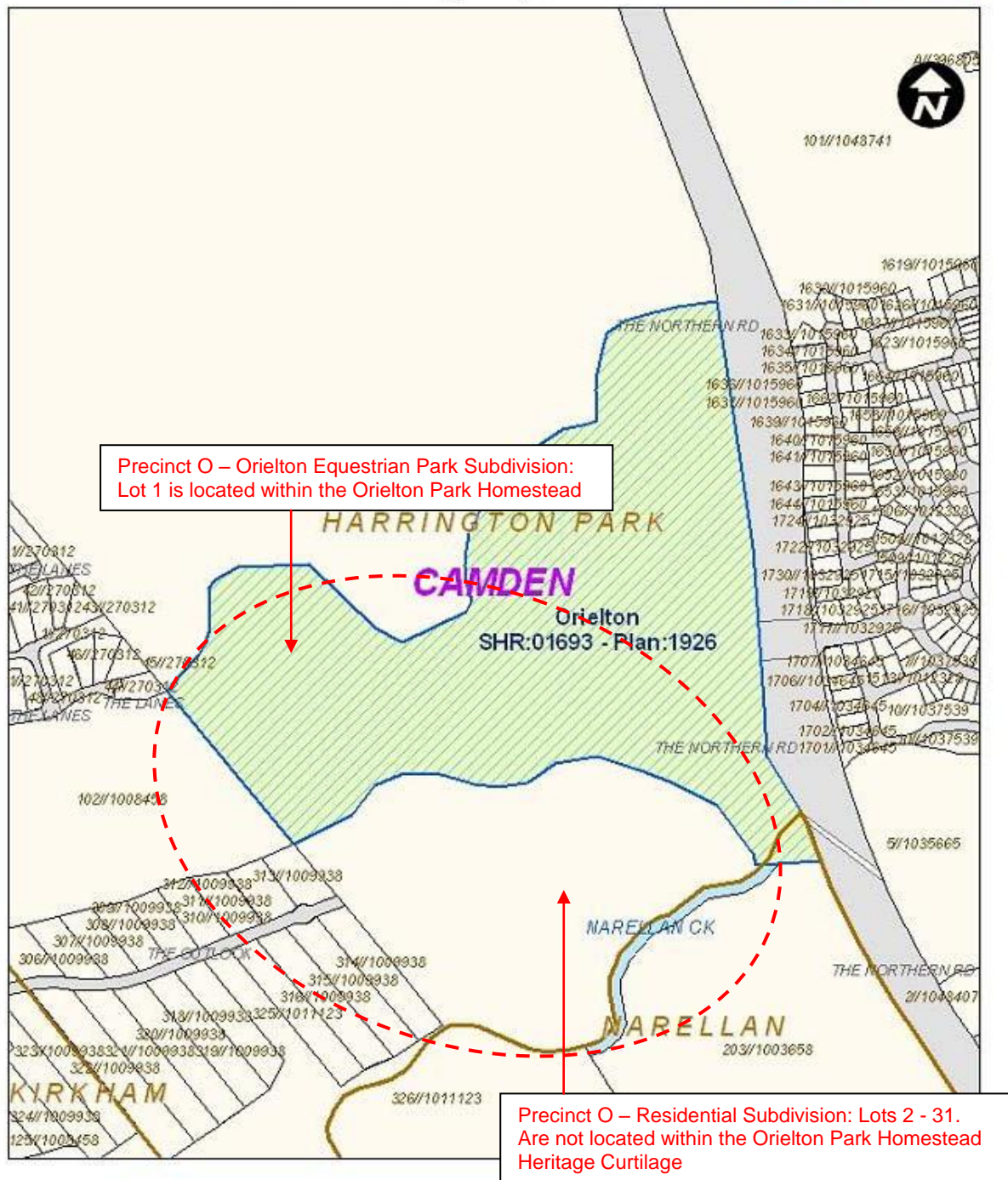


Figure 7: Broad and immediate curtilage of the Orielson estate. Source: 2006 CMP.

N ↑

Heritage Council of New South Wales

Plan under the Heritage Act, 1977



State Heritage Register

Gazetted Date: 22 December 2006

0 62.5 125 250 375 500 Meters

Scale: 1:7,000

Produced by: Stewart Watters

Legend

SHR Curtilage	Land Parcels
Curtilage	Water
Historic Regions	Roads
LGAs	Railways
Suburbs	NSW Reserves

Figure 8: State Heritage Register map showing extent of Orielson Park Homestead curtilage. SHR Inventory form.

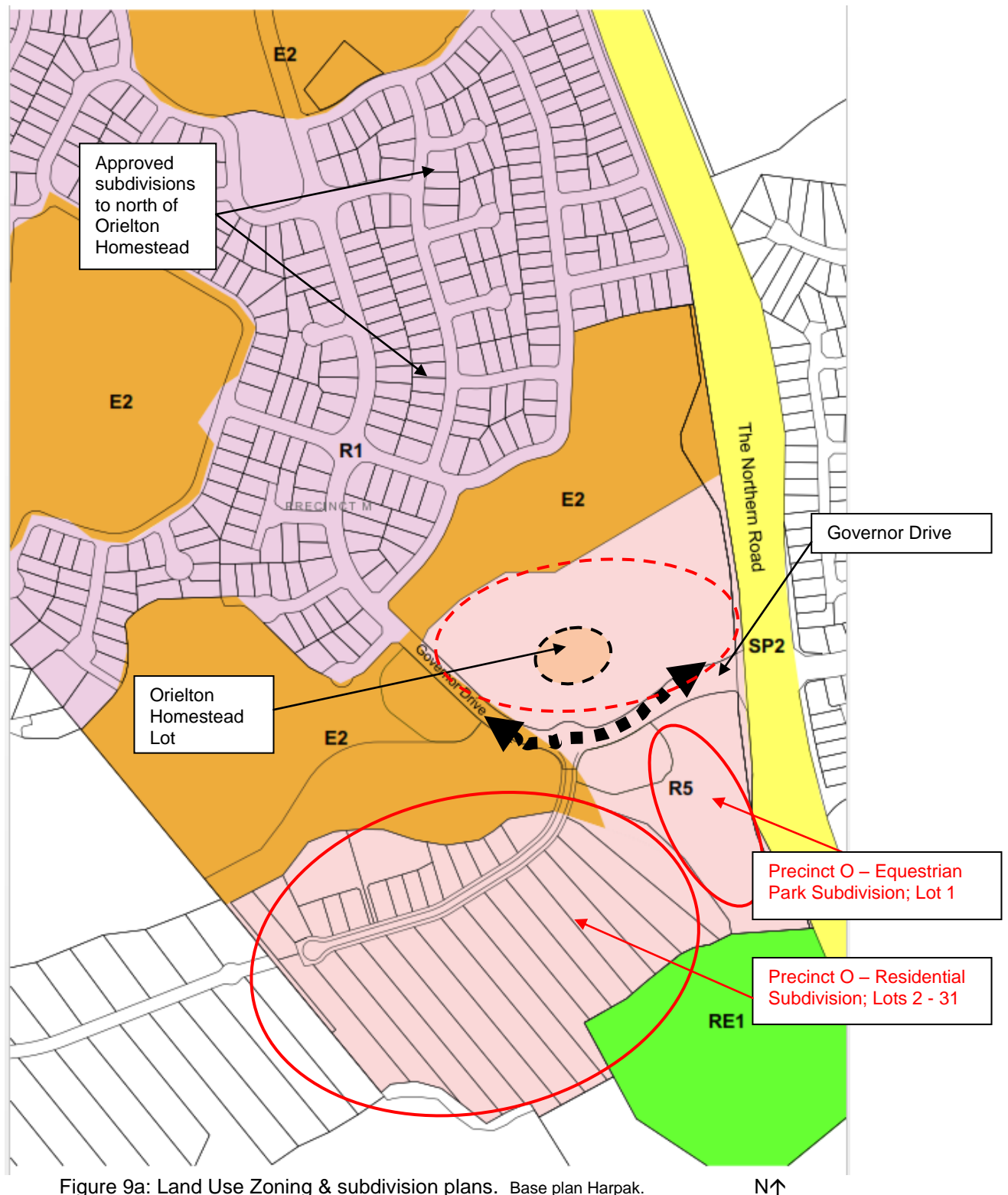


Figure 9a: Land Use Zoning & subdivision plans. Base plan Harpak.

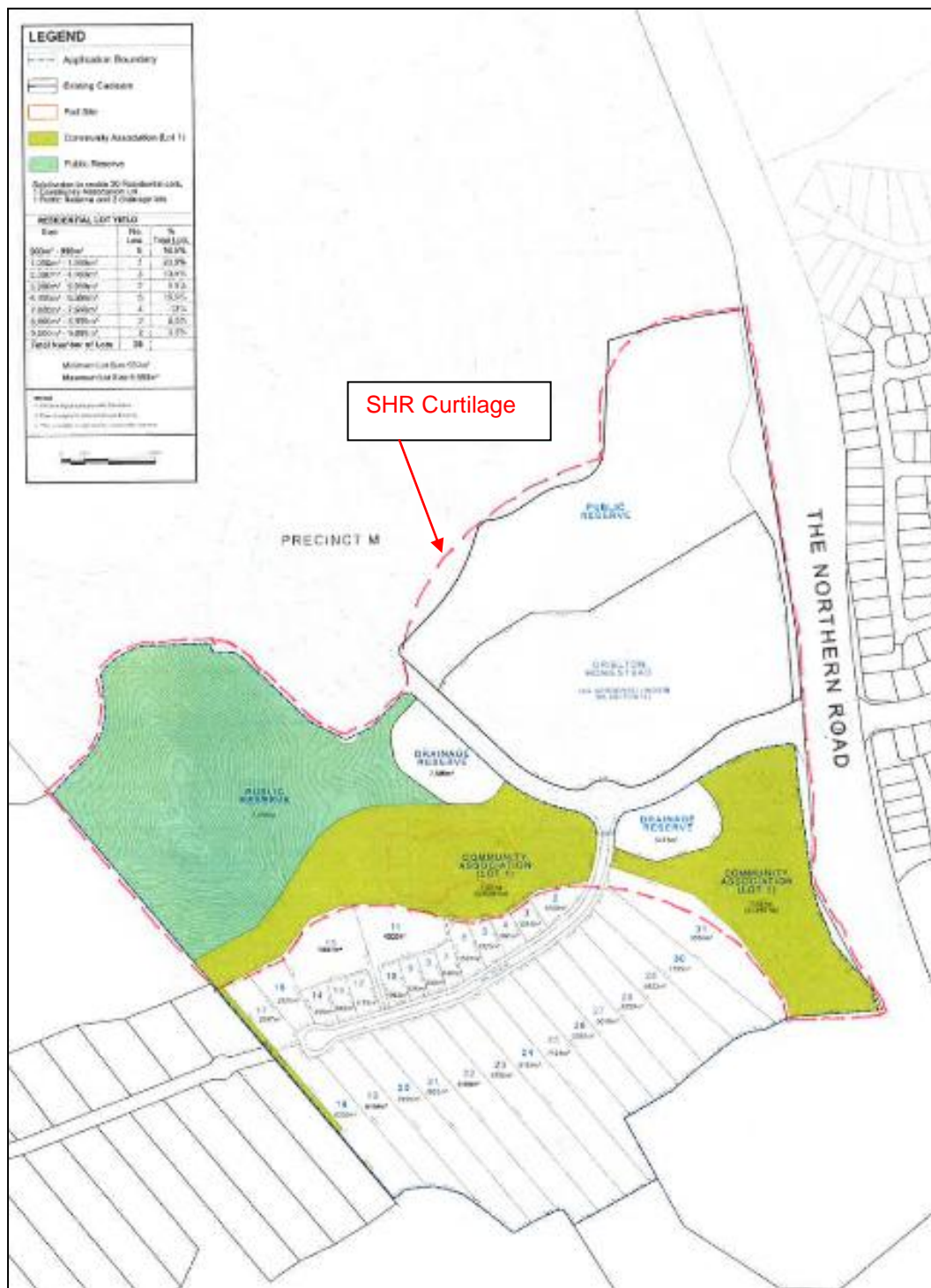


Figure 9b: Subject Site – Equestrian Park & Residential Subdivision & superimposed SHR Curtilage

3.0 COMMUNITY ASSOCIATION LOT & RESIDENTIAL LOTS PROPOSAL

Lot 1 will be a Community Association Lot and is the location for an Equestrian Park. Lots 2-31 are proposed for a Residential Subdivision. The precinct also includes a Public Reserve and two Drainage Reserves - refer Figure 10

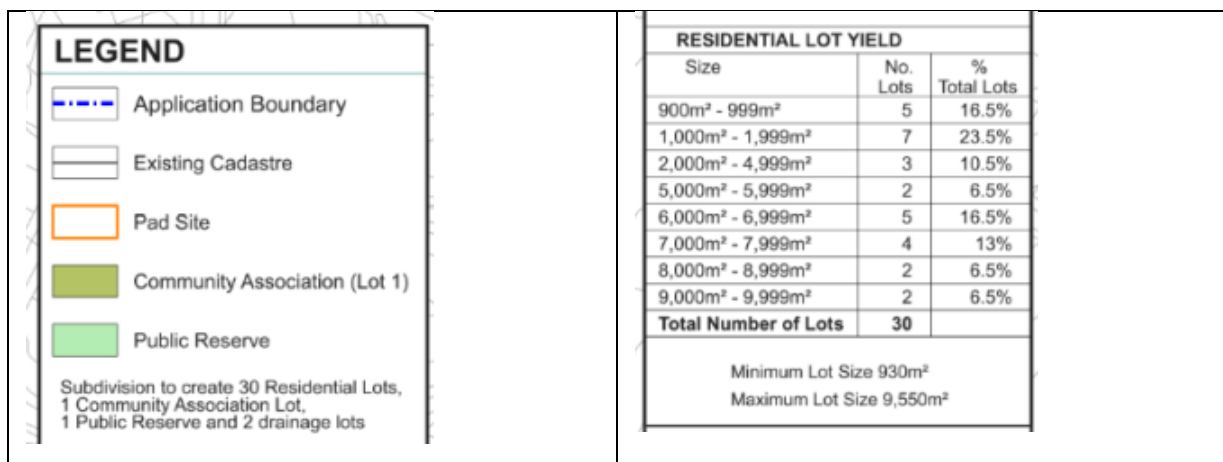
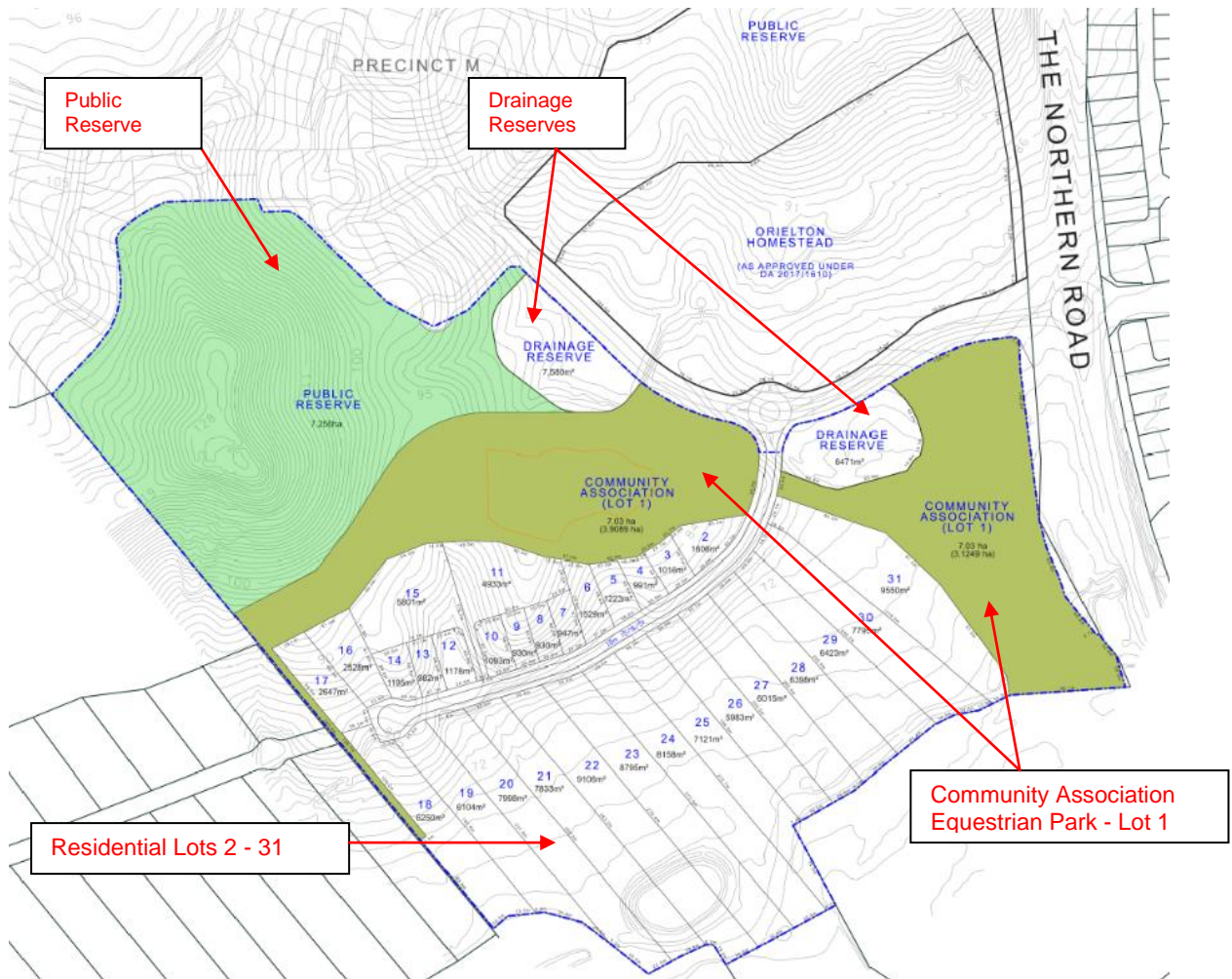


Figure 10: Subject Site – Lots 1 & 31. (Part of Precinct O – Subdivision Plan) N↑

3.2 Site Analysis of Equestrian Park Lot 1 & Residential Lots 2 – 31 upon Orielton Homestead

- 3.2.1 The new road named Governor Dive south of Orielton Homestead has a major visual and physical impact upon the Orielton Homestead site. This impact has been mitigated by the road being constructed below grade. New shrub planted within the Orielton Homestead Lot will further screen Governor Drive – refer to Figures 12a.
- 3.3.2 A visual analysis of the Equestrian Park (Community Association) Lot 1 indicates the proposal is located within the 'principal vista' from Orielton Homestead – refer to Figures 11, 12a, 12b, & 12c & APPENDIX G.



Figure 11: 'Precinct O' Subdivision, Lot 1 & Lots 2 - 31: Vista analysis.

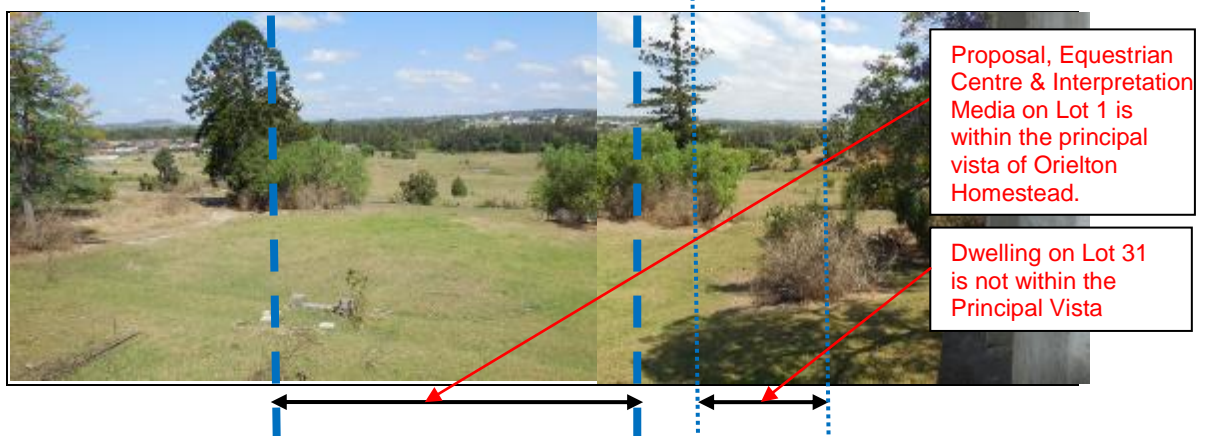


Figure 12a: Principal Vista from Oriental Homestead (from entry landing).



Figure 12b: Impact of Governor Drive during construction in front of Orielton Homestead

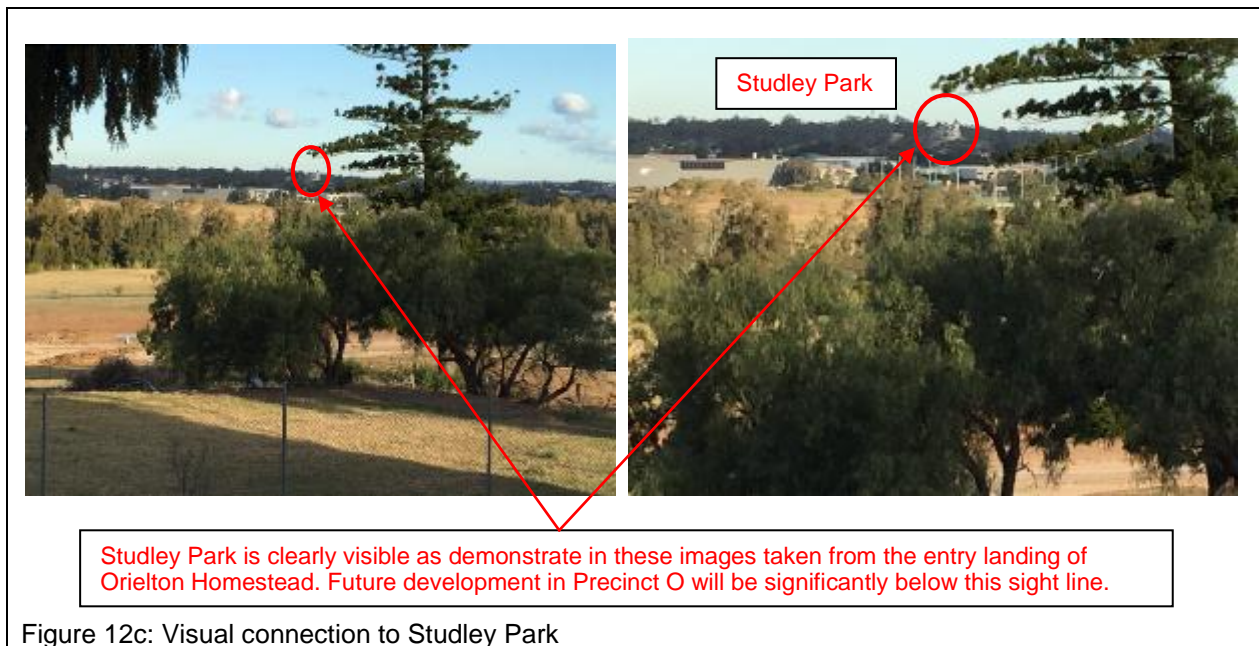


Figure 12c: Visual connection to Studley Park

3.3.4 Positive effects

LOT 1: Equestrian Park – Community Association

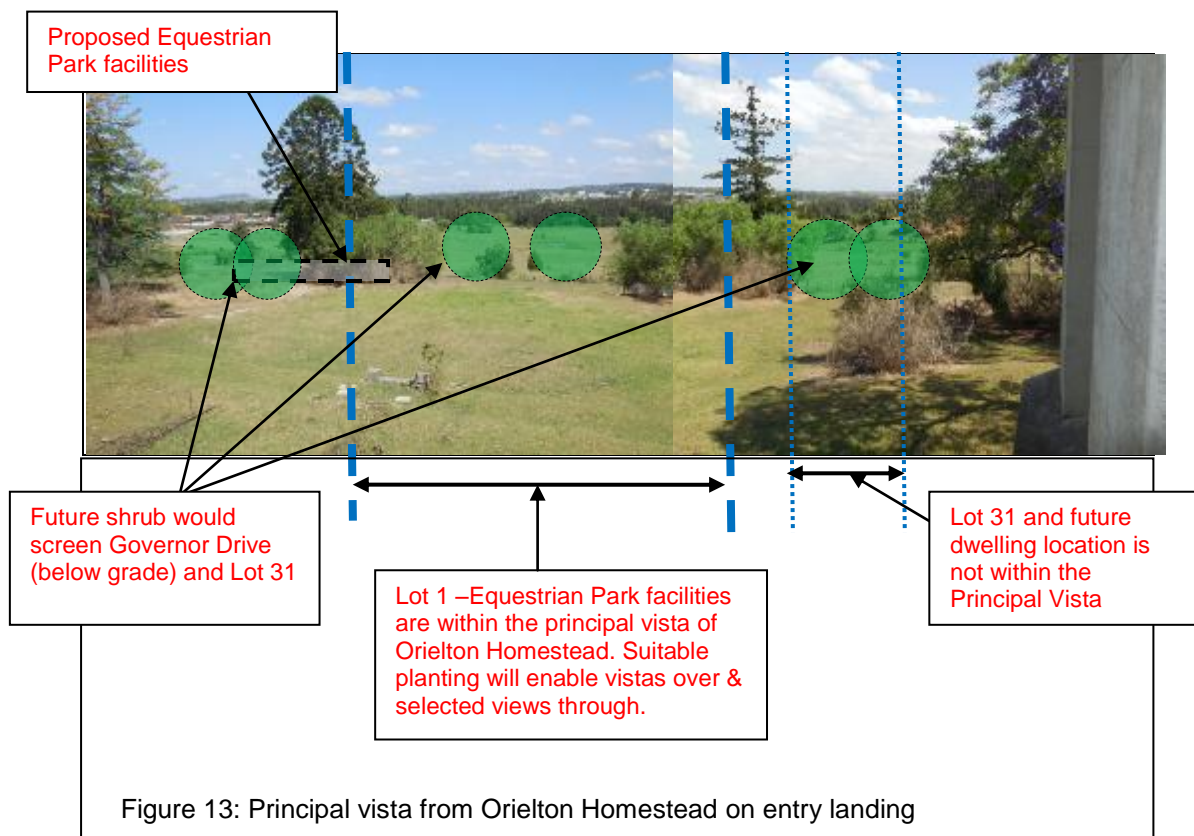
- 3.3.4.1 Lot 1 in Precinct 'O' subdivision is substantially larger than the other lots and will assist to maintain the rural setting for Orielton Homestead.
- 3.3.4.2 The Equestrian Park, as a 'farm use', on Lot 1 continues a former activity that assists to maintain the visual connection to Narellan creek and reinforces the former rural character.
- 3.3.4.3 Visual connections to Narrellan Creek are potentially retained (seen through the screen planting). Figure 13 below is intended to indicate how planting could be used to screen traffic on Governor Drive (road is below grade) while still allowing vistas over the top. A degree of transparency towards Lot 1 is still afforded by the proposed plant species - Schinus molle – refer to Appendix D, Hedge 2. Spacing of the plants could also be adjusted to allow selected vistas of Lot 1 & the Interpretative Proposal, Equestrian & Interpretation Media.
- 3.3.4.4 The Lot 1 Equestrian Park, consists of the following: access road; open grass car park area; equestrian arena; ten horse holding yards; two round yards; horse jumping area

and bridle trail meandering around residential lots. These items will be visible from Orielson Homestead and is in keeping with the former farm uses and building types.

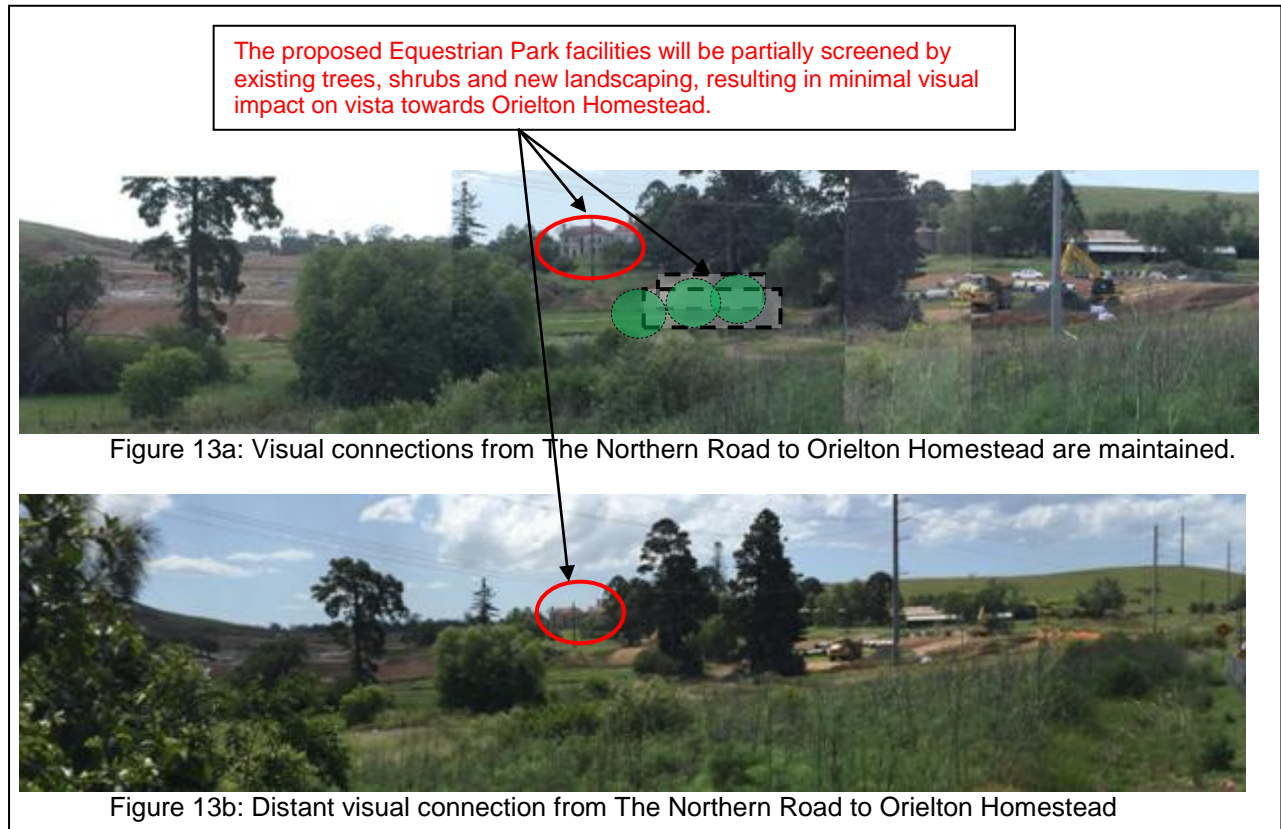
- 3.3.4.5 The Lot 1 Equestrian Park facilities are constructed below grade and will have minimal impact on the principal vista to Narellan Creek and to Studley Park from Orielson Homestead. The facilities will further be screened by existing trees and new planting screening – refer to Figures 11, 12a, 12b, 12c, & 13.
- 3.3.4.6 The Client has advised that Lot 1 Equestrian Park southern paddock will be landscaped with quality treatments and the ongoing maintenance will be undertaken by the community association.

LOTS 2 – 31: Residential Subdivision (Adjacent to Heritage Curtilage)

- 3.3.4.7 Future dwellings on Lots 2 – 30 will not impact on the Principal Vista from Orielson Homestead, as they are outside view line – refer to Figures 11, 12a & 13.
- 3.3.4.8 A future dwelling on Lot 31 will have minimal visual impact as is not within the Principal Vista from Orielson Homestead and will be located close to the new access road – refer to Figures 11, 12a & 13.
- 3.3.4.9 Shrubs to screen Governor Drive will further obscure a future dwelling on Lot 31 while allowing distant views over – refer to Figures 12a, 12b, 12c & 13. This proposal is in accordance with the Landscape Conservation Management Plan, Policy 6.14.



- 3.3.4.10 Visual connections from The Northern Road to Orielson Homestead will remain uninterrupted by the Equestrian Park and Residential Subdivision (adjacent to the Heritage Curtilage). Refer to Figures 13a & 13b.



3.3.5 Negative effects

LOT 1: Equestrian Park – Community Association

- 3.3.5.1 The proposed Equestrian Park facilities are within the principal vista from Orielson Homestead.

- 3.3.5.2 If plant selection for those screening the carriageway is inappropriate there is potential for visual connections between the homestead & Lot 1 (Equestrian Park) to be obscured.

LOTS 2 – 31: Residential Subdivision (adjacent to the Heritage Curtilage)

- 3.3.5.3 A future dwelling to Lot 31 may be partially observed from Lot 1. However, the visibility can be mitigated by appropriate planting on the Equestrian Park.

4.0 IMPACT ON HERITAGE VALUES

4.1 Significant Vistas

4.1.1 Impact of proposed works

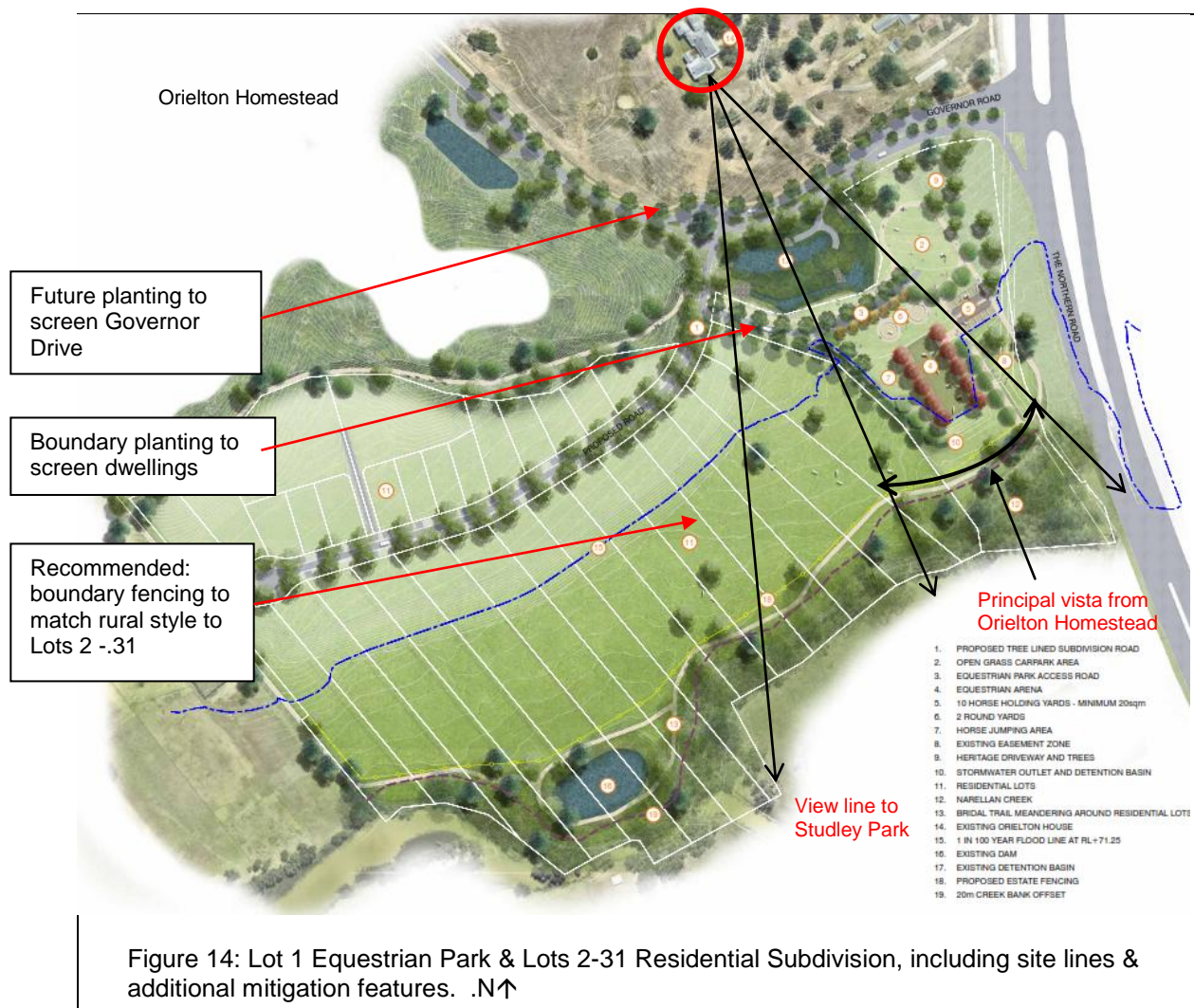
Low – Medium

4.1.2 Discussion

4.1.2.1 Lot 1 is located within the 'principal vista' between Narrellan Creek and Orielson Homestead. Orielson Homestead is elevated (RL 84m contour) and the Principal vista will extend above the lower lying areas (RL 72m contour) between the homestead and Narrellan Creek. The proposed Equestrian Park facilities are of a scale and typology that is appropriate for Lot 1. These facilities will maintain the former rural setting of the principal Orielson Homestead vistas.

4.1.2.2 A future dwelling on Lot 31 is not located within 'principal vista' of Orielson Homestead. Appropriate additional planting would further screen a dwelling. Distant views will be retained over this planting, refer to Figures 13a, 13b & 14.

4.1.2.3 Views of Orielson Homestead from The Northern Road are not obscured by the Equestrian Park facilities – refer to Figures 13a & 13b.



4.1.3 Recommendations

- 4.1.3.1 Allow proposed Equestrian Park facilities to be constructed on Lot 1.
- 4.1.3.2 Allow construction of the Interpretation Media at the locations identified in the Interpretative Proposal, dated December 2015 prepared by Tropman & Tropman Architects.
- 4.1.3.3 The future dwelling on Lot 31 is not in the principal homestead vista and shall be located close to the service road to minimise the impact on secondary vistas from Orielson Homestead.
- 4.1.3.4 Locate appropriately sized plant species along the road boundary of Lot 31 to provide additional screening for vistas from Orielson Homestead – as indicated on Figures 13 & 14.
- 4.1.3.5 Poles or street lights should be kept to a minimum for safety and heritage reasons. They should be located along the section of the roadway reserve so that they do not impact upon the significant views and vistas to and from Orielson homestead.

4.2 **Lot Boundaries Fencing**

4.2.1 Impact of proposed works Medium

4.2.2 Discussion

- 4.2.2.1 Solid boundary fences could reduce vistas to Narrellan Creek and significantly reduce the rural setting qualities of Orielson Estate
- 4.2.2.2 Similarly, planting along each boundary fence could reduce rural setting qualities.
- 4.2.2.3 Privacy for dwellings is expected and is usually provided by solid fencing and planting to lot boundaries

4.2.3 Recommendations

- 4.2.3.1 The boundary fencing to Lot 1 & Lots 18 – 31 incl. shall be a rural style fence to match existing fence on the estate. This will assist to maintain the rural setting and improve visual connections with Narrellan Creek.
- 4.2.3.2 Allow solid fencing and plantings to Lots 18 - Lot 31 incl. boundary within 20 metres of dwelling.
- 4.2.3.3 Planting along boundary fencing running down to Narrellan Creek shall not be permitted so that 'rural setting' qualities are maintained.

4.3 **Management of Orielson SHR land adjacent Narellan Creek**

4.3.1 Impact of proposed works Medium

4.3.2 Discussion

The SHR curtilage lands provide Orielson Homestead and Farm complex with an outlook and a presentation for the viewer looking towards the place. The context provides Orielson Homestead with a majestic setting.

The classic view of Orielton that commands the viewer's attention is from The Northern Road as you proceed north after crossing Narellan Creek. Foreground paddocks with tall trees lining the entry drive lead the viewer's eye past the Farm building complex to the Homestead set on a knoll with tall hills behind and a distinctive skyline that frames the Orielton complex. This is the significant feature that is being conserved in the current conservation works program.

From our previous experience with Harrington Park Homestead Estate and paddocks, there is a financial impact for one owner to maintain this setting without the land/property being financially self supporting. To support the maintenance of the above presentation of Orielton to the community we suggest the SHR curtilage "land adjoining Narellan Creek" be considered as part of the subdivision for Precinct O. This SHR curtilage land adjoining Narellan Creek would become additional allotments; Lot 1 Equestrian Park and Lots 2 – 31 incl. Residential. The Orielton Homestead Lot would be contained in a separate allotment.

By creating these as separate lots within the SHR curtilage, the following issues are important for management of the conservation values of Orielton's forefront paddocks and their landscape treatment.

1. Lot 1: Equestrian Park facilities (including Interpretation Media) are to be on a Community Association Title and is accessible by the local community.
2. Separate ownership of the foreground paddocks will ensure a more sustainable and viable maintenance regime for both the Homestead and the foreground paddocks, which will result in a better presentation and upkeep on the land surrounding Orielton Homestead.
3. Apart from the Equestrian Park facilities, no dwellings shall be erected east of the current homestead entry drive. Fencing design would be required to be rural style (open wire and netting).
4. Maintain the SHR curtilage southeast paddocks (Community Association Equestrian Park - Lot 1) as foreground to Orielton Homestead and Farm building complex. These paddocks are part of the classic vista to Orielton from The Northern Road.
5. Provides a manageable lot size for new owners of land within the SHR curtilage.
6. Provide a practical solution of pasture and livestock management by having separate owners of SHR land straddling Governor Drive.
7. Maintain current entry drive remnant tall tree plantings (in Lot 1).
8. Maintain the paddocks of Lot 1 to at least the NSW Heritage Council's minimum repairs and maintenance standards for the SHR curtilage.

The treatment of lots adjacent to Narellan Creek are important for maintaining the conservation values of Orielton's forefront paddocks and their landscape treatment as follows;

9. Maintain the portions of Lots 18 – 31 incl. – immediately adjacent to Narellan Creek - as paddocks to act as foreground to Orielton Homestead. These paddocks were part of the broader vista to Orielton from The Northern Road.
10. Maintain these paddocks and rural style fencing to at least the NSW Heritage Council's minimum repairs and maintenance standards for the SHR curtilage.

The location of Governor Drive close towards the house was tested through assessing different positions and pathways. Its current location allowed the road to be cut in and landscaping will have the potential ability to screen the road without being excessive and preventing the homestead's outlook to Narellan Creek and the lands adjoining Narellan Creek.

4.3.3 Recommendations

Our recommendation regarding the management of the lands adjoining Narellan Creek is for land within the SHR south of Governor Road (Lot 1: Equestrian Park & Lots 2 - 31 Residential) to be able to be in separate ownership.

4.4 Summary of Impacts

The following table answers applicable questions from the NSW Heritage Office "Statements of Heritage Impact" guidelines.

Proposed Change to Heritage Item	Questions	Discussion
4.4.1 New development adjacent to a heritage item (including additional buildings and dual occupancies)	(a). How is the impact of the new development on the heritage significance of the item or area to be minimised?	The equestrian park activities, facilities and rural character of Lot 1 will minimise the impact by maintaining the historical, interpretative and visible connections to Orielson Homestead. i). Lot 31 future dwelling is located close to the service road to minimise visual impact. ii). Appropriate planting along the northern section of Lot 31 boundary will provide additional screening for Orielson Homestead. iii). The Lot 1 Equestrian Park southern paddock will be landscaped with quality treatments and the ongoing maintenance will be undertaken by the community association (as advised by the client).
	(b) Why is the new development required to be adjacent to a heritage item?	i). The equestrian park facilities on Lot 1 continues a former use of the site. ii). Lot 1 is now physically separated from Orielson Homestead by Governor Drive. ii). The Interpretive Media on Lot 1 will be on Community Title & will be accessible to the local community. iii). Lot 1 is immediately adjacent to Narellan Creek and is located on the 100 year flood plain.
	(c) How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	(i). The heritage curtilage extending from The Northern Road to the northern ridgeline maintains the pastoral setting of Orielson. (ii). The northern ridgeline provides a backdrop to the homestead and farm building complex and helps to frame the homestead in a rural setting. (iii). The curtilage area is further enhanced by the areas of public reserve to the north and west, and the rural lots to the south of the heritage curtilage zone. (iv). The Lot 1 Equestrian Park southern paddock will be landscaped with quality treatments and the ongoing maintenance will be undertaken by the community association as advised by the client). (v) The visual impact of the Lot 31 future dwelling will be minimised by screened

Proposed Change to Heritage Item	Questions	Discussion
		planting - as demonstrated in Figure 13. (vi). The future dwelling on Lot 31 will blend against the other new dwellings in Precinct O.
	(d) How does the new development affect views to, and from, the heritage item? What has been done to minimize negative effects?	(i) The Lot 1 Equestrian Park development is low key with equestrian associated landscape elements. (ii). This allows the principal views and vistas to and from the homestead to be maintained including to and from The Northern Road, Camden Valley Way, Harrington Park, Studley Park and Camden. (iii). The impact of the Lot 1 proposal will be minimised by the rural character of the equestrian activities and facilities that assist to maintain the historical and visible connections to Orielson Homestead. (iv). The views and vistas to and from the Orielson homestead are maintained Governor Drive. This is despite the negative impact on the setting of the estate, dividing the immediate heritage curtilage into two. (v). New planting to screen Governor Drive will reduce views of the Equestrian Park on Lot 1. A degree of transparency is afforded by the proposed plant species - <i>Schinus molle</i> – refer to Appendix C - Hedge 2. (vi). Spacing of the plants can be adjusted to allow selected vistas of Lot 1. (vii). Affects to views have been minimised by placing the Lot 31 dwelling close to the service road & other Precinct O dwellings.
	(e) Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	No. The archaeological survey conducted on the site indicated there is no evidence of archaeological deposits on the surrounding pastureland of Lot 1. Orielson Homestead development will require to be undertaken in accordance with recommendations contained in Casey & Lowe Pty Ltd. <i>Archaeological Impact Assessment and Research Design Non-Indigenous Archaeology Orielson Homestead, Narellan</i> , dated July 2015.
	(f) Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?	Yes. (i). Lot 1 Equestrian Park is visible, but the facilities and activities are in accordance with Policies in the CMP & the Landscape CMP – Refer to Appendices A & B. (ii) The Lot 1 Equestrian Park enables the principal views and vistas to and from the homestead to be maintained including to and from The Northern Road, Camden Valley Way, Harrington Park, Studley Park and Camden.

Proposed Change to Heritage Item	Questions	Discussion
		<p>(iii). The impact of Lot 1 Equestrian Park will be minimised by the rural character of the equestrian activities and facilities that assist to maintain the historical and visible connections to Orielson Homestead.</p> <p>(iv). Lot 31 future dwelling will be sited so that it is not within the principal vista from Orielson Homestead.</p>
	(g) Will the additions visually dominate the heritage item? How has this been minimised?	No. Refer to previous discussions.
	(h) Will the public, and users of the item, still be able to view and appreciate its significance?	<p>Yes.</p> <p>(i). The Equestrian Park on Lot 1 will have minimal visual impact. Plant selections will need to be appropriate to ensure they are low in height.</p> <p>(ii) The future dwelling on Lot 31 is not located within the Principal Vista from Orielson Homestead.</p>
4.4.2 Subdivision	(a) How is the proposed curtilage allowed around the heritage item appropriate?	<p>(i). The proposed curtilage is appropriate as it maintains an interpretive element of the former pastoral setting of Orielson from the main entrance off The Northern Road. The former driveway & trees will be retained & will be accessible to the local community.</p> <p>(ii). The northern ridgeline provides a backdrop to the homestead and farm building complex and helps to frame the homestead as part of a former rural setting.</p> <p>(iii). The curtilage area is further enhanced by the areas of public reserve to the north and west, and south (Lot 1 – Community Title & Equestrian Park) of Orielson Homestead.</p>
	(b) Could future development that results from this subdivision compromise the significance of the heritage item? How has this been minimised?	<p>No.</p> <p>(i). The residential development on the estate will not extend beyond that indicated in this proposal. The development of the area will be controlled by Council's DCP for the area.</p> <p>(ii) DCP Controls are to be developed to ensure that the new dwellings are contemporary in design and do not imitate or impact upon the heritage significance of the Homestead & farm buildings.</p>
	(c) Could future development that results from this subdivision affect views to, and from, the heritage item? How are negative impacts to be minimised?	<p>No.</p> <p>(i). The Equestrian Park 'use' on Lot 1 continues a former activity that helps to maintain the visual connection to the creek and the former rural character.</p> <p>(ii). The future dwelling Lot 31 has been purposely located so that views to and from the homestead are not interrupted or restricted.</p> <p>(iii). Important views and vistas are</p>

Proposed Change to Heritage Item	Questions	Discussion
		maintained in the proposal as demonstrated. (iv).Screening and plant selection will assist to further minimise any negative impacts.

5.0 CONCLUSION

The following points are a summary of the positive benefits of the Proposals for Lot 1;

LOT 1: Equestrian Park

- The Equestrian Park continues a former use of the site.
- Former driveway & line of trees on Lot 1 is maintained.
- The Equestrian Park maintains an interpretive element of the former pastoral setting of Orielson.
- The Equestrian Park activities will minimise the impact by maintaining the historical connections to Orielson Homestead.
- The Equestrian Park facilities will have minimal impact by maintaining the existing visible connections and setting of Orielson Homestead.
- The property boundary fences are to be transparent and designed as type farm paddock fencing, maintaining the setting for Orielson Homestead.
- Principal views and vistas to and from Orielson homestead are maintained including those to The Northern Road, Camden Valley Way, Harrington Park, Studley Park and Camden.
- The Equestrian Park facilities will be on Community Title & will be accessible to the local community. Community Title allows control by the local community
- The inclusion of bridle paths within and adjacent to Lot 1 increase accessibility of the site by the local community.
- Inclusion of bridle paths improves accessibility to Narellan Creek by the local community.
- Inclusion of bridle paths traversing the perimeter of Precinct O increases accessibility to land formerly associated with Orielson Homestead.
- The Equestrian Park does not impede potential future uses of either Lot 1 or Orielson Homestead.
- The Lot 1 Equestrian Park southern paddock will be landscaped with quality treatments and the ongoing maintenance will be undertaken by the community association.
- With regard to Lots 2 - 31 incl. immediately adjacent to the SHR boundary, the future dwellings on these lots have been sited so that they are not within the principal vista from Orielson Homestead.

As indicated in Appendix A & Appendix B, the proposals for Lot 1 and Lots 2 - 31 comply with the relevant policies of the Orielson Park Homestead Estate Conservation Management Plan and the Orielson Park Homestead Estate Landscape Conservation Management Plan

We support the proposals for the Equestrian Park on Lot 1 and the Residential Subdivision on Lots 2 - 31, provided the recommendations detailed in this report are undertaken.

Appendix A: Compliance of Proposed Equestrian Park with the relevant Orielson Park Homestead Estate Conservation Management Policies

Policy		Compliance of Proposal	Discussion
Tropman & Tropman Architects, <i>Orielson Park Homestead Estate Conservation Management Plan</i> , August 2006		<ul style="list-style-type: none"> • Complies. • Capable of Complying. • Not Complying. • Not Applicable. 	
7.7 Future Uses			
Policy 7.6.1	In developing plans for the future use of the subject site, the significant external and internal fabric of the subject buildings and gardens, views and vistas should be conserved to maintain the significance of the site.	Capable of Complying & Complies	Note
Policy 7.6.2	Historical uses of the homestead and curtilage should ideally continue. Should this not be possible then any future uses should be compatible with the retention of the character and heritage values of the homestead and curtilage.	Capable of Complying & Complies	<p>Lot 1 proposed Equestrian Park will continue the recent use of horse agistment.</p> <p>Lots 2 - 31 are not located within the SHR curtilage and the proposed residential subdivision would not adversely impact these future uses.</p>
Policy 7.6.3	Interpretive devices should be employed to interpret the historical uses of the site, eg: signage, interpretation displays and demonstrations in public areas.	Complies	<p>Refer to draft <i>Interpretation Plan & Strategy for the Cowpastures Estates</i>, November 2015, by Tropman & Tropman Architects.</p> <p>Lot 1 proposed Equestrian Park will continue the recent use of horse agistment.</p>
Policy 7.6.4	<p>The commercial development of the site should only be carried out to ensure the continued viability of the homestead and farm complex and conservation of its significant fabric and landscape.</p> <p>This proposed option relates to the current use of the place by the local community and the equestrian activities on site.</p>	Capable of Complying & Complies	Lot 1 proposed Equestrian Park will continue the recent use of horse agistment.

Policy		Compliance of Proposal	Discussion
Tropman & Tropman Architects, Orielton Park Homestead Estate Conservation Management Plan, August 2006		<ul style="list-style-type: none"> • Complies. • Capable of Complying. • Not Complying. • Not Applicable. 	
7.6.4.1	<p><i>Optional Uses for Orielton for Discussion – prepared by Community Liaison Officer, Harrington Park</i></p> <p><i>The current usage as a Horse Agistment property could continue and/or expand. This would fit in with the “rural / residential” blend of the local Camden area and provide a unique rural recreational focus in an increasing urbanised setting. The development of other horse related activities including riding trails, riding instruction and horse care could be further developed. This could also compliment other local initiatives such as Camden Councils establishment of a working Dairy Farm on the edge of the nearby Camden township and the Bicentenary Park facilities. The provision of such activities to people living in nearby urban settings could be a key marketing advantage.</i></p> <p><i>Other rural/agricultural pursuits could also be explored and added to the operational focus of the property to retain a setting / venue where such activities can continue to be undertaken. Pursuits could include:</i></p> <ul style="list-style-type: none"> • <i>community market gardens</i> • <i>small agri-business initiatives including plant propagation, seed cultivation and basic animal husbandry</i> • <i>local employment and training initiatives focusing on landcare and environmental management issues.</i> <p><i>Further sustainable uses could be incorporated through the establishment of a community focussed learning and educational institute on the property. The house/buildings could provide a centrally managed venue where a range of cultural, artistic and educational activities could be conducted. The institute could run as a professionally managed “social</i></p>	<p>Capable of Complying</p> <p>Capable of Complying</p> <p>Capable of Complying</p>	<p>Lot 1 proposed Equestrian Park will continue the recent use of horse agistment.</p> <p>Lots 2 - 31 proposal residential subdivision would not adversely impact Horse Agistment use.</p> <p>Lot 1 proposal for Equestrian Park would not adversely impact these other uses.</p> <p>Lot 1 proposal for Equestrian Park would not adversely impact these other uses.</p>

Policy		Compliance of Proposal	Discussion
Tropman & Tropman Architects, Orielton Park Homestead Estate Conservation Management Plan, August 2006		<ul style="list-style-type: none"> • Complies. • Capable of Complying. • Not Complying. • Not Applicable. 	
	<p><i>enterprise” which seeks grants and corporate assistance to establish, and becomes “self sustaining” through its activities such as:</i></p> <ul style="list-style-type: none"> • <i>art and craft classes</i> • <i>artisan instruction and education</i> • <i>historically focussed pursuits</i> • <i>sales of products</i> • <i>tourism</i> • <i>hospitality</i> <p><i>The provision of a venue that is central to the community and professionally managed, encourages the development of community based pursuits that often don’t emerge due to the lack of appropriate places, and the reliance on individuals to manage the operational and legal complexities of running a program. A coordinated approach also opens up access to government funding options not normally available to individuals.</i></p> <p><i>The venue could also be utilised as a centralised “home office” for a number of community service providers in the Local Government Area. Many small service providers struggle to meet the rising costs of rent and administration from their funding. “Economies of scale” could be achieved as suitably partnered providers share resources in a common area. This would also enhance community access issues with numerous services located within a common area.</i></p> <p><i>Future development may also include the following:</i></p> <ul style="list-style-type: none"> • <i>Education facilities (i.e.: universities, private colleges, etc)</i> • <i>Private residence</i> • <i>Boarding house</i> 	<p>Capable of Complying</p> <p>Capable of Complying</p>	<p>Lot 1 proposal for Equestrian Park encourages the development of community based pursuits.</p> <p>Lot 1 proposal for Equestrian Park would not adversely impact these other uses.</p>

Policy		Compliance of Proposal	Discussion
Tropman & Tropman Architects, <i>Orielson Park Homestead Estate Conservation Management Plan</i> , August 2006		<ul style="list-style-type: none"> • Complies. • Capable of Complying. • Not Complying. • Not Applicable. 	
	<ul style="list-style-type: none"> • <i>Nursery</i> • <i>Cottage craft/produce</i> • <i>Outfitters</i> • <i>Saddlery</i> • <i>Horse agistment</i> • <i>Restaurant</i> • <i>Café</i> • <i>Homestead tours</i> 		
Policy 7.6.5	<p>Compatible uses for the homestead could include the following, providing the significant fabric is appropriately protected from wear and tear:</p> <ul style="list-style-type: none"> • Small function centre • Small business centre (conference venue) • Wedding parties (use of house included in package) • Health Retreat (including gym, treatment rooms, accommodation, dining rooms, parlour) • Restaurant (from music room to enclosed courtyard) • Private residence/boarding house 	Capable of Complying	Lot 1 proposal for Equestrian Park would not adversely impact these other uses.
Policy 7.6.6	<p>Compatible activities around the homestead could include:</p> <ul style="list-style-type: none"> • Horse riding • Bike riding • Tennis courts • Croquet lawn 	Complies / Capable of Complying	Lot 1 proposal for Equestrian Park includes horse riding.

Appendix B: Compliance of Proposed Equestrian Park Lot 1 with the relevant Orielson Park Homestead Landscape Conservation Management Policies

Policy		Compliance of Proposal	Discussion
Tropman & Tropman Architects, <i>Orielson Park Homestead Estate Landscape Conservation Management Plan</i> , 2014		<ul style="list-style-type: none"> • Complies. • Capable of Complying. • Not Complying. • Not Applicable. 	
7.1 Conservation procedures at the site			
Policy 1.1	Treat the site as being of cultural heritage significance, and consequently guide works and activities at the site by the provisions of the Australia ICOMOS Burra Charter.	Complies & Capable of Complying	The original rural activities are enhanced by including the Equestrian Park in the development.
Policy 1.2	Manage the site in a way which allows the maximum of this policy to be implemented and followed. The policies outlined in this document should be adopted as the guide to future planning and work at the site.	Complies & Capable of Complying	The community title will enable local community input to maximise policy & ensure its implementation. The original rural activities are enhanced by including the Equestrian Park in the development.
Policy 1.3	Engage personnel skilled in disciplines of conservation practice, including professionals, skilled building and engineering trades, etc as appropriate to advise or implement conservation works at the site. Record personnel involved in the documentation and implementation of works at the site for future reference.	Capable of Complying	Note
Policy 1.4	Carry out, catalogue and archive systematic surveys of the site, before, during and after any works in accordance with current NSW Heritage Division guidelines. Any new information that comes to light during and after works at the site shall be recorded in a report, a copy of which shall be held at the archive of the site.	Complies & Capable of Complying	This is currently being undertaken by Tropman & Tropman Architects
Policy 1.5	Assemble, catalogue and make readily available for public inspection, copies of all known historical drawings, pictorial documents and written records relating to the site in a permanent archive of the site.	Complies & Capable of Complying	This is currently being undertaken by Tropman & Tropman Architects

Policy		Compliance of Proposal	Discussion
Tropman & Tropman Architects, <i>Orielton Park Homestead Estate Landscape Conservation Management Plan</i> , 2014		<ul style="list-style-type: none"> • Complies. • Capable of Complying. • Not Complying. • Not Applicable. 	
Policy 1.6	This Landscape Conservation Management Plan should be revised after major works have been carried out at the site and otherwise at regular intervals, firstly five (5) years from its adoption.	Capable of Complying	Note
Policy 1.7	Document any proposed works to heritage items in a way that allows scrutiny by others before they are executed and can be retained for posterity. The documentary or physical evidence upon which conservation decisions are made for each part of the element should be cited. A copy of the documentation, including schedules and drawings, shall be held at the archive of the site.	Complies & Capable of Complying	Note. Refer to Appendix D for tree identification Survey The Archival Record currently being undertaken by Tropman & Tropman Architects will enable this policy to be achieved.
Policy 1.8	Assemble, catalogue and safely house any archaeological finds that have been or are in the future uncovered on the site. These finds should be appropriately displayed and/or appropriately stored on the site.	Complies & Capable of Complying	The Archival Record currently being undertaken by Tropman & Tropman Architects will enable this policy to be achieved.
Policy 1.9	The subject site should be easily interpreted as being a rural estate. Any future uses should assist this interpretation.	Complies & Capable of Complying	The Equestrian Park and Interpretive Media allows Lot 1 to be interpreted as being part of a rural estate. Refer to draft <i>Interpretation Plan & Strategy for the Cowpastures Estates</i> , November 2015, by Tropman & Tropman Architects.
Policy 1.10	The local community should be given the opportunity to participate in and contribute to decisions which are made about the use and management of the site.	Complies & Capable of Complying	The local community has the opportunity to participate in and contribute to decisions made about the use and management of the Lot 1 – as per the Community Title Equestrian Park.

Policy		Compliance of Proposal	Discussion
Tropman & Tropman Architects, <i>Orielton Park Homestead Estate Landscape Conservation Management Plan</i> , 2014		<ul style="list-style-type: none"> • Complies. • Capable of Complying. • Not Complying. • Not Applicable. 	
Policy 1.11	Avenues for funding and sponsorship should be explored.	Capable of Complying	Note

7.2 Archaeology

Policy 2.1	All sub-surface areas below and adjacent to the site's heritage curtilage zone should be considered to have archaeological potential. Generally, any new works on areas of the former and current holding of the Orielson Park estate should be carefully designed to avoid disturbance of any archaeological items located on the site and adjacent areas.	Complies & Capable of Complying	All works to be carried out in accordance with the recommendations in Casey & Lowe Pty Ltd <i>Archaeological Impact Assessment and Research Design Non-Indigenous Archaeology Orielson Homestead, Narellan</i> , July 2015;
Policy 2.2	Engage a suitable heritage consultant and archaeologist to assess, record and monitor the works in the event of any disturbance having to take place. Archaeologists must meet the current Heritage Council requirements for an Excavation Director and obtain appropriate approvals, exemptions to or excavations permits required under Section 57(1) or sections 139 - 146 of the Heritage Act 1977 prior to any excavation of areas of identified archaeological potential.	Complies & Capable of Complying	All works to be carried out in accordance with the recommendations in Casey & Lowe Pty Ltd <i>Archaeological Impact Assessment and Research Design Non-Indigenous Archaeology Orielson Homestead, Narellan</i> , July 2015;
Policy 2.3	Monitor any new excavations on site once applicable approvals have been obtained by a suitable archaeologist. Excavation work, unless a recent previously monitored trench, shall require monitoring by an archaeologist.	Complies & Capable of Complying	All works to be carried out in accordance with the recommendations in Casey & Lowe Pty Ltd <i>Archaeological Impact Assessment and Research Design Non-Indigenous Archaeology Orielson Homestead, Narellan</i> , July 2015;

7.3 Interpretation			
Policy 3.1	Maintain the setting of Orielson Park Homestead so that the site can be easily interpreted as a former large grazing property with a main homestead and farm complex.	Complies & Capable of Complying	<ol style="list-style-type: none"> 1. The Equestrian Park allows Lot 1 to be interpreted as being part of a former large grazing property with a main homestead and farm complex. Refer to draft <i>Interpretation Plan & Strategy for the Cowpastures Estates</i>, November 2015, by Tropman & Tropman Architects. 2. The property boundary fences of Residential Subdivision Lots 18 – 31 are to be transparent and designed as type farm paddock fencing. These will assist Orielson Homestead's visual connections to Narellan Creek
Policy 3.2	Appropriately interpret the original primary driveway (e.g. western approach to carriage loop) and the southern entry, both of which came off The Northern Road.	Complies & Capable of Complying	The Equestrian Park and Interpretive Media on Lot 1 includes the original southern entry driveway to be interpreted – Refer to Figure 11. Refer to draft <i>Interpretation Plan & Strategy for the Cowpastures Estates</i> , November 2015, by Tropman & Tropman Architects. Refer to Appendix C: Proposed Landscape Plan for Orielson Homestead of original Primary Driveway
Policy 3.3	Reinstatement of significant views and vistas, where appropriate, where they have been obscured by active landscape management (removal, pruning or replacement of vegetation where appropriate) will assist in interpreting the significance of the estate, its arrival sequence and historic visual links to neighbouring properties and features. Refer to 7.7 Views and Vistas below.	Complies & Capable of Complying	Recommendations in Landscape Management Plan & Heritage Impact Statement to be implemented.

7.4 Land Adjoining Narellan Creek			
Policy 4.1	Maintain Orielton's connection to Narellan Creek by limiting development along the creek line, particularly in the area south of the house bound by The Northern Road on the east, Narellan Creek on the south and the new spine roads on the north and west. Development in this zone should be discouraged and the area should be linked with community infrastructure.	Complies	<ol style="list-style-type: none"> 1. The proposed Lot 1 Equestrian Park will be accessible to the local community. This will assist to maintain Orielton Homestead's connections to Narellan Creek. 2. Proposed bridle paths running along the Narellan Creek will be accessible to those using the Equestrian Park and by the local community. This will assist to maintain Orielton Homestead's connections to Narellan Creek. 3. The property boundary fences of the proposed Residential Subdivision Lots 18 – 31 are to be transparent and designed as type farm paddock fencing. These will assist Orielton Homestead's visual connections to Narellan Creek.
Policy 4.2	Should development occur in this zone, lots should be larger than the adjoining proposed residential development of the site, i.e. large rural lots with carefully designed building placement so as to limit the visual impact on the setting of Orielton. The western part of the drawn curtilage is capable of minor residential development.	Complies	<ol style="list-style-type: none"> 1. Lot 1 is rural in nature and is larger than the adjacent lots. 2. The future dwelling proposed on Lot 31 will placed on the far north-west portion, so as to limit the visual on the setting of Orielton. 3. The size of the proposed Residential Lots 18-31 are significantly larger than the typical residential subdivisions adjacent to subject sites. 4. The future dwellings on Lots 18 – 30 incl. have been sited so that they are not within the principal vista from Orielton Homestead. The future dwelling on Lot 31 will be screened by planting. 5. All future dwellings are located close to the service road to minimise visual impact. 6. The property boundary fences of the proposed Residential Subdivision Lots 18 – 31 are to be transparent and designed as type farm paddock fencing. These will assist Orielton Homestead's visual connections to Narellan Creek.
Policy 4.3	Establish a protected riparian zone along both sides of Narellan creek where no buildings are permitted (100 year flood zone).	Complies & Capable of Complying	A protected riparian zone along both sides of Narellan creek where no buildings are permitted (100 year flood zone) will be included in the proposals for Lot 1. The proposed bridle paths running along the Narellan Creek will be located away from the

			riparian zone.
Policy 4.4	There is limited opportunity for development around the creeks. Restrict development along the creek to the establishment of new creek crossings, stabilisation works to prevent erosion of creek banks, etc.	Complies	No development is proposed for areas around Narellan Creek on Lot 1.
Policy 4.5	Conserve and maintain existing creek crossings and remnants of ford crossings. Retain in situ and interpret any heritage technology items associated with pumping water located along the creek.	Complies & Capable of Complying	Existing and remnant creek crossings and heritage pumping technology have the potential to be conserved and maintained.
Policy 4.6	Carry out regular maintenance and weed removal works on the vegetation along the creek in accordance with accepted DEC guidelines.	Complies & Capable of Complying	To be included on the Equestrian Park management programme.
Policy 4.7	Encourage the re-establishment of the habitat along the creek.	Complies & Capable of Complying	To be included in Equestrian Park management programme.

7.5 New Work, Future Development and Use			
Policy 5.1	Carry out new works in accordance with the ICOMOS Burra Charter. Undertake new plantings in accordance with currently acceptable horticultural practices to have minimum impact on extant fabric and surrounding areas. All works involving sub-surface disturbance in identified archaeologically sensitive areas should be strictly supervised by a specialist archaeologist familiar with the site.	Complies & Capable of Complying	New plant species to be selected to ensure they grow to a height and width that has a minimal impact upon views from Orielson Homestead to the creek and to the distant views of Studley Park.
Policy 5.2	Maintain the existing driveway entry to Orielson homestead off the new spine road in any new development.	Complies	Noted

Policy 5.3	Future housing development within and adjacent to the heritage curtilage zone is permitted but must be designed by integrated development to ensure minimal impact upon the heritage significance of Orielson.	Complies & Capable of Complying	Future housing development adjacent to the heritage curtilage zone must be designed by integrated development.
Policy 5.4	Propagate new plant stock from existing site plantings wherever possible.	Complies & Capable of Complying	Plant species selected where appropriate to suit landscape design requirements.
Policy 5.5	Ensure species planted on the site are in keeping with those known to have existed in the past on the site or those appropriate to the period.	Complies & Capable of Complying	Species to be planted on site are to be in keeping with those known to have existed in the past on the site or those appropriate to the period.
Policy 5.6	Significant views and vistas should be retained. Any new plantings or structures should not obscure the cultural, historic or aesthetic significance of the place in a physical or visual way. Refer to 7.7 below.	Complies & Capable of Complying	<ol style="list-style-type: none"> 1. Proposed Equestrian Park on Lot 1 does not impact on Principal Vista. Plant species to be selected so as not to impact upon Principal Vista. 2. Visual connection to Studley Park is maintained. Refer to Figures 11, 12a, 12b & 12c. 3. Residential Subdivision Lots 2 -31 will not impact on Principal Vista. 4. Visual impact of future dwelling on Lot 31 will be minimised by appropriate screen planting.
Policy 5.7	Where new fence lines are required, these should be based on those known to have existed during a previous period and should be in keeping with the historical uses of the areas of the site.	Complies & Capable of Complying	New side & rear boundary fences are designed to be transparent and designed as type farm paddock fencing.
Policy 5.8	Reinstate appropriate historical land uses in accordance with the documentary and physical evidence. Allow construction of farm buildings and animal shelters and stables in southern paddocks.	Complies & Capable of Complying	The Lot 1 Equestrian Park will reinstate a historical land use in accordance with the policy.
Policy 5.9	There is limited opportunity for the construction of new buildings/structures within the Orielson Park Homestead Lot. Any new structure must be carefully located, sympathetically designed and clearly identifiable as a new structure and should be located in the farm management complex.	NA	-

Policy 5.10	Should extra car parking and toilet facilities be required in future, they must be carefully located and designed to have the least impact upon the significant landscape and buildings of the Orielson Park Homestead Lot. Locate these facilities in areas of lower significance.	Complies & Capable of Complying	Toilet facilities will be incorporated into the machine shed building. The Lot 1 access road will be screened by appropriate planting.
Policy 5.11	Screen any car parks or facilities added to the site by appropriate plantings to prevent them becoming a visual intrusion to the site.	Complies & Capable of Complying	The Lot 1 access road will be screened by appropriate planting.
Policy 5.12	New shedding for car shelter or farm management may be installed in the Farm Management area.	Complies & Capable of Complying	The 10 horse holding yards are partly covered.

7.6 Homestead Lot Landscape Management			
Policy 6.1	Conserve and maintain the setting of the homestead complex as viewed from the south entry as a dominant and notable element in the skyline of native and exotic trees set against the backdrop of the northern ridgeline.	Complies & Capable of Complying	The proposed Equestrian Park sits below the skyline and is partly screened by existing trees, shrubs and will have a minimal impact on vistas towards Orielson Homestead – as indicated in Figures 13a & 13b.
Policy 6.2	Treatment of the cultural landscape edge between the homestead knoll and new development should be simple and reflect past cultural landscape ideals. Aerial photographs indicate that the land surrounding the homestead and farm complex driveways has been mown grass. Appropriate treatments for the surrounding grass and pasture are: <ul style="list-style-type: none"> • Clipped lawns to immediate area around the house • Mown grass and/or mulch to the house lot • Slashed pasture grass to areas beyond the house lot, preferably native grasses e.g. Kangaroo grass 	Complies & Capable of Complying	Noted. Refer to Landscape Plan which is part of a separate Development Application to council.
Policy 6.3	Conserve and maintain significant elements of the homestead gardens, especially the layout, edging, landscape character,	Complies	Noted. Refer to Landscape Plan which is part of a separate

	views and vistas.		Development Application to council.
Policy 6.4	Conserve and maintain the mature landscape elements of the site, including but not limited to the configuration and the layout of the site, the significant trees (eg. Bunya pines, etc), and the setting.	Complies	Noted. Refer to Landscape Plan which is part of a separate Development Application to council.
Policy 6.5	Maintain and reinforce the strength of Orielson Park's significant plantings by extensions and underplantings of selected specimens to reinforce the former patterns including: Bunya Pine (Araucaria bidwillii) Hoop Pine (Araucaria cunninghamii) Funerary Cypress (Cupressus funebris) Maritime Pine (Pinus pinaster) She oak (Casuarina) – along creeklines Peppercorn (Schinus ariera) Moreton Bay Fig (Ficus macrophylla) Privet (Ligustrum) (if used – must be managed to prevent seeding) Jacaranda (Jacaranda mimosifolia) Shrubs - Plumbago and rose	Capable of Complying	Noted. Refer to Landscape Plan which is part of a separate Development Application to council. Additional planting is required to reinforce the existing plantings along the original refer to Appendix C: Proposed Landscape Plan for Orielson Homestead of original Primary Driveway
Policy 6.6	Maintain fence lines and grass paddocks around the house lot to retain the contrast between the paddocks and tall emergence of the trees and house.	Complies	Noted. Refer to Landscape Plan which is part of a separate Development Application to council.
Policy 6.7	Undertake regular maintenance of the plantings on the site by experienced arborists as required.	Capable of Complying	Noted. Refer to Landscape Plan which is part of a separate Development Application to council.
Policy 6.8	Plant a replacement for any significant trees which appear to be declining before they are removed to maintain the dominance of the homestead where this does not interrupt or obscure significant views to or from the homestead, along driveways or view lines. This replacement should ideally be from the original stock (a plant propagated from the original tree). Replacement trees may be repositioned outside vistas to ensure long-term retention of the trees surrounding the	Capable of Complying	Noted. Refer to Landscape Plan which is part of a separate Development Application to council. Additional planting is required to reinforce the existing plantings along the original refer to Appendix C: Proposed Landscape Plan for Orielson Homestead of original Primary Driveway

	homestead and farm management complex while reinstating or maintaining historic views and vistas. Gaps and non-continuous plantings where appropriate can achieve both policy goals.		
Policy 6.9	Maintain a clear distinction between the homestead grounds and the surrounding paddocks and farm management areas by reinstating fencing. Hedging could be reinstated along fencelines. Refer also to Policy 6.8 and section 7.7	Complies & Capable of Complying	Noted. Refer to Landscape Plan which is part of a separate Development Application to council.
Policy 6.10	Allow the western and eastern sides of the garden to have recreational and productive uses (see past uses).	NA	-
Policy 6.11	Encourage kitchen garden development in the western garden. Allow replanting of the orchard and productive gardens to the area. Reinststate early dam in picking garden by repairing dam wall	NA	-
Policy 6.12	Reinststate the rose garden to the front (south) lawn centre embankment adjacent the terrace stairs	NA	-
Policy 6.13	Reinststate terrace stairs to the south garden.	NA	-
Policy 6.14	Plant out the curved southern boundary of the front (south) lawned area with Peppercorn (<i>Schinus ariera</i>), a continuation of the existing plantings. These will act as a landscape barrier shield from the new roadway development south of the homestead.	Complies & Capable of Complying	Refer to Figure 13 above and related discussions.
Policy 6.15	Allow adaptation of the existing southern entry driveway to connect with the new link road for community infrastructure, walkways and cycleways.	Complies	Equestrian Park on Lot 1 includes bridle path linking with existing southern entry driveway
Policy 6.16	Reconstruct a new gateway to the existing driveway entrance to Orielson from the new link road	Complies	Refer to draft <i>Interpretation Plan & Strategy for the Cowpastures Estates</i> , November 2015, by Tropman & Tropman Architects.
Policy 6.17	Conserve, reconstruct and maintain the existing driveway and carriage loops, including brick dish drains.	Complies & Capable of Complying	Additional planting is required to reinforce the existing plantings along the original refer to Appendix C: Proposed Landscape Plan for Orielson Homestead of original Primary Driveway

7.7 Views and Vistas			
Policy 7.1	Maintain the views to Orielson Park Homestead from the various approaches and vantage points.	Complies & Capable of Complying	May require some adjustments – refer to Policy 7.5 & Policy 7.6.
Policy 7.2	Maintain the views and vistas from Orielson Park Homestead to Narellan Creek, Studley Park, Narellan, Camden, Razorback Range, Badgally Hill and Central Hills.	Complies & Capable of Complying	Noted
Policy 7.3	Conserve and maintain views and vistas when developing plans for the future use of the subject site, the significant external and internal fabric of the subject buildings and gardens, so that the significance of the site is maintained.	Complies & Capable of Complying	Lot 1 Equestrian Park & associated facilities do not impact upon views & principal vistas and so enables significance of the site to be maintained.
Policy 7.4	Retain and maintain the northern ridgeline as a topographical feature so that the visual setting associated with paddocks is not broken and a sense of harmony is maintained throughout the setting. Opportunity for development along the ridgeline is limited and must be restricted so that the ridgeline is not broken.	Complies & Capable of Complying	-
Policy 7.5	Reinstate significant views and vistas, where appropriate, where they have been obscured. This may involve active tree removals, pruning or replacements with lower growing species in some key view line locations to assist in interpreting the significance of the estate, its arrival sequence and historic visual links to neighbouring properties and features.	Complies & Capable of Complying	Noted. Refer to Landscape Plan which is part of a separate Development Application to council.
Policy 7.6	Carefully consider the placement of replacement trees so as not to obscure significant views and vistas.	Complies & Capable of Complying	Noted. Additional planting is required to reinforce the existing plantings along the original refer to Appendix C: Proposed Landscape Plan for Orielson Homestead of original Primary Driveway

7.8 General			
Policy 8.1	Conserve the strong individual character of the Homestead Lot and the original setting which relates to the topography and open space in the vicinity of the homestead. The use of the site as a grazing and agricultural property should be easily interpreted.	Complies & Capable of Complying	Noted. The Equestrian Park & associated facilities will allow for this to occur.
Policy 8.2	Maintain the relationship between the homestead, gardens, farm complex and the eastern paddock to The Northern Road.	Complies & Capable of Complying	Noted.
Policy 8.3	Maintain the relationship between, and the views and vistas to and from, the homestead gardens and the homestead.	Complies & Capable of Complying	Noted. The Equestrian Park & Interpretive Media will allow for this to occur. The proposed equestrian facilities sit below the skyline and are partly screened by existing trees, shrubs and will have a minimal impact on vistas towards Orielson Homestead – as indicated in Figures 13a & 13b. Additional planting is required to reinforce the existing plantings along the original refer to Appendix C: Proposed Landscape Plan for Orielson Homestead of original Primary Driveway
Policy 8.4	Maintain and do not obscure the relationship between the homestead, north saddle, south and east paddock.	Complies & Capable of Complying	The Equestrian Park & associated facilities will allow for this to occur. To the south, the Lot 1 Equestrian Park facilities are within the principal vista of Orielson Homestead. Suitable planting will enable vistas over & selected views through.
Policy 8.5	Any future development and/or use of the subject site should support and fund the conservation and on-going maintenance of the significant buildings and gardens, in particular the homestead, stables, and the gardens around the homestead, and should be aimed at keeping the remaining homestead intact. A heritage agreement has been established for this purpose.	Complies & Capable of Complying	The Equestrian Park & associated facilities will allow for this to occur.
Policy 8.6	New livestock management buildings are permissible and should be designed and built to resemble existing and former animal and feed shelters.	Complies & Capable of Complying	The Lot 1 Equestrian Park will comply with this policy.

Appendix C: Landscape Plan - Orielton Homestead Primary Driveway

