

7 June 2017

Commencing at 8:43 am

Office of Environment and Heritage

Level 6, 10 Valentine Ave

Parramatta

**MEMBERS PRESENT**

Mr Stephen Davies (Chair)  
Dr Mark Dunn (Deputy Chair)  
Dr Deborah Dearing  
Dr Raymond Kelly  
Ms Jennifer Davis  
Ms Jane Irwin  
Prof Gary Sturgess AM  
Ms Lisa Newell (National Trust (NSW) Nominee)  
Mr Gary White (for Secretary, Department of Planning  
& Environment)  
Mr Ben Hewett (Observer, Government Architect)

**APOLOGIES**

Mr Peter Poulet

**GUEST PRESENTERS**

Item 2.3 Pre DA - Orielton - Mr Trevor Jensen, Mr Terry Goldacre and Mr Lester Tropman.  
Item 2.4 Pre DA Mays Hill Masterplan – Ms Suellen Fitzgerald, Parramatta Park Trust, Mr Mark Tyrrell, Tyrrell Studio, Ms Karyn McLeod, Heritage Consultant, Ecological Aust.

**HERITAGE DIVISION ATTENDEES**

*Executive Staff:* Ms Pauline McKenzie, Executive Director, Heritage Division, Mr Nigel Routh, Director, Heritage Strategy, Ms Rochelle Johnston, A/Director, Conservation, Mr Rajeev Maini, A/Manager, Conservation

*Divisional Staff:* Mr Stuart Read, Mr Michael Ellis, Ms Xanthe O'Donnell, Ms Felicity Barry, Ms Bronwyn Smith, Ms Anna London, Ms Sarah Jane Brazil, Mr David Nix, Ms Verena Mauldon.

*OEH Staff:* Mr Paul Watkins, Mr Shane Eccleston.

**HERITAGE COUNCIL SECRETARIAT**

Ms Sarah Paddington  
Ms Natalia Leiva  
Ms Samantha Bailey

**Agenda Items (Note the order of items on the agenda were altered to account for accommodate guest presenters)**

**1.0 Opening and Welcome**

The meeting commenced at 8:43 am.

Prior to commencing business, The Chair - Mr Stephen Davies, delivered an Acknowledgment of Country.

**1.1 Apologies, Confirmation and Timing of Agenda**

- Discussion Apologies were received from Mr Peter Poulet. It was noted that some members were coming, but may be a few minutes late (Dr Ray Kelly, Mr Gary White, Prof. Gary Sturgess AM and Ms Jenny Davis). Members noted there were two external presentations scheduled for the day, which included:
- 2.3 Pre DA – Orielton
  - 2.4 Pre DA – Mays Hill Masterplan

Members also noted copies of the late discussion papers that had been emailed earlier in the week to members. These included:

- 4.2 CMP Robb College
- 4.3 s60 Sydney Opera House Joan Sutherland Theatre

Noted The Heritage Council of NSW noted the Chair's welcome, apologies, the late papers and confirmed the agenda.

### 1.3 Declarations of Interest

Discussion Members were advised there were no declarations prior to the meeting, and no additional declarations were made when members reviewed the agenda.

Noted The Heritage Council of NSW noted there were no declarations of interest made for this meeting.

### 1.4 Minutes from Previous Meeting

Discussion Members discussed the draft minutes of the 3 May 2017 Heritage Council meeting. No amendments were requested, and members supported the minutes as an accurate record of the meeting.

Resolution 2017-35. The Heritage Council of NSW:

1. Accepts the minutes with amendments as a true record of the Heritage Council meeting held on 3 May 2017.

Moved by Mr Stephen Davies and seconded by Dr Deborah Dearing.

### 1.5 Out of Session Decisions

Discussion Nil matters were determined by the Heritage Council out of session in May 2017.

## 2.0 Presentation

### 2.1 Business Planning Report

Presentation Mr Shane Eccleston presented the Business Planning Report to the committee:

- Provided background to the day and the outcomes developed from that discussion.

Discussion The members:

- Noted a wish for more time to consider the draft plan and provide feedback.
- Members agreed that once the plan is adopted, they would consider ways of making it available beyond the Heritage Council members.

Noted The members noted they would provide feedback on the Business Plan to the Secretariat by the 16 June 2017 to prepare a final draft for the July meeting.

### 2.2 2017-2018 Budget

Presentation Mr Paul Watkins, Acting Financial Controller reminded members of the information provided in the May meeting relating to the Quarterly report and the 2017-2018 budget, noting that a decision was required on these matters.

Discussion The members:

- The outcomes from the community values work will be considered strategically by members of the Heritage Council to continue to build on the existing knowledge base.
- The Heritage Council will consider all projects and nominations and ensure these are considered against the Heritage Council's strategic goals (outlined in the budget and business plan).
- Be aware a statutory review of the Act would occur in the third quarter of 2017, and matters such as reviewing fees, may be considered as part of that process.

Resolution 2017-36. The Heritage Council of NSW:

1. adopts the quarterly report, as tabled in the Heritage Council May 2017 meeting.
2. endorses the proposed 2017-2018 Heritage Council budget, as tabled in the Heritage Council May 2017 meeting.

Moved by Mr Stephen Davies and seconded by Ms Jenny Davis

## 2.3 Pre Development Application - Orielton

Presentation Mr Trevor Jensen, Mr Terry Goldacre, Mr Guy Evans and Mr Lester Tropman presented to the committee:

The presenters spoke to their presentation, explaining what works had been completed, restored and the plans for continuing the development and additional restorations associated with the Orielton Homestead and estate. The presenters noted they had met Heritage Division staff on site, and the staff had provided feedback to the earlier plans for reducing and minimising the visual impact of the stables, which the presenters noted they had tried to address.

Discussion The members:

- The scale of the entry road was noted as being large, and members queried the materials planned for constructing the road/driveway, and if there was a way of reducing the scale of visual impact. Presenters stated it had been designed to the minimum size feasible for vehicle access and was to be constructed with two coats on the road.
- The members noted the scale of the existing RMS road leading up to the property.
- Members noted that overall the design rule should be the less formal the better for the driveway for planting and noting it was important to have a statement that there is no kerb guttering
- There is a heritage incentives clause – has the council or the DPE discussed using that option? To trigger that it has to be by council (discretion) and the nexus must be demonstrated. Is it worthwhile looking at invoking this clause? Does a nexus exist?
- Discussed point 6 to show continuity.
- Low screening of the buildings. Architecturally the roof pitch should be more definitive at 4m.

Resolution 2017-37. The Heritage Council of NSW:

1. would like to thank the presenters for their informative presentation.
2. provide the following comments to the presenters:

The subject land across Governor Drive has been alienated to some extent especially physically. Therefore, some development of the nature proposed may be considered. However, the role this land can play in retaining significant views across the land and the setting of Orielton should provide a direction for such development. It is considered that the following mitigating measures would assist in mitigating potential adverse impacts of the proposed development:

- a. Relocate middle stables block, rotated to run north-south, i.e. in a 'C' formation to reduce apparent bulk as seen from Orielton homestead and surrounds;

- b. New tree plantings and landscape treatment of surfaces to revive and interpret Orielson's driveway south of Governor Drive (Spine Road) and a functional access-way or part of the bridle path. Alternatively relocate car parking and associated trees for the stables further to the west close to the street to minimise visual intrusion into the open views from Orielson.
- c. Internal road and car parking surface finished with aggregate and earth-impregnated or surface-treated concrete to give the appearance of an informal farm vehicle parking area, with swale or no drains alongside and without kerbs;
- d. Replace all proposed buffer tree plantings with shrub plantings capable of reaching a maximum height of the roof ridge line of the stables buildings; or the height of a large private vehicle, e.g. 3m maximum;
- e. Remove any street tree plantings along Governor Drive between The Northern Road and the intersection with the feeder road to Precinct O to ensure open views between Orielson homestead and its southern paddock;
- f. Explore options to adaptively reuse Orielson's stables and outbuildings as part of this Equestrian facility, shared between Orielson's and Precinct O owners. This will allow an ongoing relationship between the two parts of Orielson across Governor Drive.

Moved by Ms Jenny Davis and seconded by Dr Deborah Dearing.

## 2.4 Pre Development Application Mays Hill Precinct Masterplan

Presentation The guest presenters conveyed to the Council:

- the presenters referred to the findings of the report, *Development in Parramatta City and the Impact on Old Government House and Domain's World and National Heritage Listed Values: Technical Report* (2012 Planisphere report) in the Masterplan.
- the presenters spoke to the presentation and provided background to the area, including the timeline of the use of the precinct, use and key historical connections.
- Parramatta Park Trust indicated that the lease area for the Parramatta Aquatic Centre would be a maximum of 2ha.
- the presenters expressed a view that Mays Hill is physically and visually cut-off from the former Governors domain.
- there is a key opportunity to consider creating passive open space and reconnecting this part of the park to the Northern side. The golf club no longer exists, with buildings demolished and it had an area that was not used by the public.
- the presenters will finalise the masterplan, but the Trust wishes to hear the Council's feedback first.
- the Mays Hill Precinct Masterplan prepared for Parramatta Park Trust will be released for community consultation for the second time in 2 weeks time.
- the presenters will return to Heritage Council in August when the final plan is coming together.

Discussion The members:

- The members sought clarification on the size and heights of the aquatic centre. There are design requirements that are being developed, but it is likely to have an outdoor pool, courts and play areas.
- Limit the height to below the Governor Avenue ridgeline and its significant view lines – the landform needs to keep vistas and picturesque nature of the site and embed the aquatic centre into the site.

- It was noted the facilities have not been finalised, but the design includes 150 parking spaces. Better resolution of access including public transport and pedestrian circulation need to be explored.
- The importance of the sequence of construction was discussed and the need to consider an underground carpark as it will be a permanent structure.
- Presenters noted this is one of several pools in the council area (lifestyle centres).
- Members noted that there is also another 'beach' area being constructed in the north of Parramatta, which may reduce the demand on this facility – and may also reduce the need to accommodate high numbers of parking.
- A future land bridge was discussed as a fabulous idea to bring the two parts of the Parramatta Park area together. It could be used as a green connection and landscape bridge.
- Members noted the elements in the landscape design are positive, but to see it in a topographical form would be very useful to assess the impacts of the proposal.
- All the existing vegetation can be retained and utilised. Only minimal removal will occur.
- Members expressed interest in commenting on the overall masterplan.
- The 'Governor's Avenue Landbridge to Parramatta Park' over the Main Western Railway Line, which will reconnect the May's Hill landform with the wider Parramatta Park landscape. The Masterplan should indicate how the land-bridge would connect each precinct, as part of the initial phase of development prior to the next round of public consultation.
- Archaeology and the recommendations show there is low archaeological potential – the possibility of taking a staged approach to see if anything needs to be tested and interpreted was discussed.
- Parramatta Park Trust is organising the masterplan, and then Parramatta City Council will implement the approved masterplan.
- The members agreed that the Heritage Council must maintain a role in the masterplan process.
- The scale and character of the Parramatta Aquatic Centre design needs to ensure it does not impact on the significance of this important area.
- Members discussed the Conservation Agreement between the Minister for the Environment on behalf of the Commonwealth of Australia, and the Minister for Planning on behalf of the State of NSW and Parramatta City Council (the Parties), including the clause to implement the findings of 2012 Planisphere report and the findings related to Mays Hill (p86-87). It was noted this is a matter to be considered in the preparation of the Masterplan and determining applications for the site.
- Any impacts to archaeology on the site should be resolved and considered prior to this approval.
- Members agree the Masterplan proposal had the potential to materially affect the heritage values of the site.
- Members expressed concern that the presenters seemed to consider the Mays Hill precinct as not contributing to the state heritage values of Parramatta Park.
- The comments back to the presenters needs to reference the Conservation Agreement.
- Restate the importance of the precinct. There are Aboriginal artefacts in zone 2 of the area which would require a greater consideration of the archaeology of the site
- Need a detailed and sophisticated 3d model of the proposal to show how it will fit in with the topography of the site.
- Design quality/design review/design competition - early review of options will enhance the outcomes, and that may be through a DRP or similar.

Resolution The Heritage Council of NSW:

1. notes the information in this paper;
2. considers the presentation; and

3. provides the following comment:
- a. Old Government House and Domain is of exceptional world, national, state and local significance. The May's Hill Precinct contributes to their heritage values in terms of their landscape character, important views and/or setting.
  - b. The May's Hill Precinct whilst separated from the wider Parramatta Park by the Main Western Railway Line, forms part of the former Governors' Domain. This Precinct and the wider Parramatta Park is inextricably linked to the understanding and interpretation of the state heritage values associated with the Gubernatorial period (1790-1856) of the place. The foreground views along the exceptional significant former Governors' carriageway, over the Park from May's Hill, retain the parklike character and topography depicted in J. Lewins watercolour of the 1820s. This parklike character should be identified, conserved, enhanced, and interpreted.
  - c. The Heritage Council is encouraged that the May's Hill Precinct Masterplan contains a core principle to *enhance scenic values of landscape setting*. It is essential that the cumulative impact of each program element of the Masterplan proposal does not materially affect the significance of the state heritage values of Parramatta Park, in terms of impacts to the open parklike grasslands of the May's Hill Precinct and its topography.
  - d. The landscape character and setting of May's Hill is an integral element within Old Government House and Domain and is part of the sensitive area of this component of the Australian Convict Sites World Heritage Property. The May's Hill Precinct Masterplan proposal would need to consider and respect the heritage values of the whole place and should identify, conserve, enhance, and interpret the landscape character of the Gubernatorial period (1790-1856) of the place.
  - e. The information contained in the May's Hill Precinct Masterplan document submitted for consideration is conceptual and it is not possible to provide detailed comment. However, it is acknowledged that the proposed siting of the Parramatta Aquatic Centre in Zone 2 may be acceptable; provided the adverse heritage impacts of the Parramatta Aquatic Centre development are offset such as by the construction of the 'Governor's Avenue Landbridge to Parramatta Park' over the Main Western Railway Line, which will reconnect the May's Hill landform with the wider Parramatta Park landscape.
  - f. To ensure the conservation of the natural and cultural state heritage values of the May's Hill Precinct, it is recommended that the May's Hill Precinct Masterplan be revised to limit the level of sporting program elements throughout the Mays Hill Precinct. In addition, the proposed lighting to the Multi-Sport Pitch needs to be considered, because it may adversely impact significant views from May's Hill and its landscape character.
  - g. The Mays Hill Precinct Masterplan should be consistent with the Conservation Agreement between the Minister of the Environment on behalf of the Commonwealth of Australia, Minister for Planning on behalf of the State of NSW and Parramatta City Council (the Parties), including implementing the findings of 2012 Planisphere report.
  - h. Need a detailed 3D model to assess how the proposal for the Parramatta Aquatic Centre is fitting into the topography. Early review of design options is recommended and important.
  - i. The Heritage Council should be consulted throughout the design development of the Parramatta Aquatic Centre.

### 3.0 Legislation, Policy and Administrative Matters

#### 3.1 Heritage Council Regional Visit

- Presentation Ms Xanthe O'Donnell prepared a report and provided updates on the following matters:
- options for a regional visit – including Bega, Newcastle and opportunities to become involved in other events.
- Discussion
- Members agreed that future visits should be away from the east coast of NSW, and would ideally include elements for interpretation that can complement other work occurring (such as heritage tourism).
  - Members noted if a visit was to occur in Newcastle, Catherine Hill Bay could be considered as part of an agenda.
  - Members agreed involvement in Heritage Near Me plans in Bega would be a welcome opportunity to work together and it was noted that it could be desirable to include the Snowy-Monaro region if feasible.
  - The need to involve Aboriginal people in Heritage matters in the Hunter Region was highlighted as a priority, and conveying to organisers the need to genuinely engage with the local Aboriginal community in development and heritage matters.
  - Members discussed the importance of working together and forging collaborations with Aboriginal people in both areas was required.
- Resolution 2017-38. The Heritage Council of NSW:
1. agrees for the 2017 regional visit to occur in conjunction with Heritage Near Me and ACHAC, and
  2. agrees members can be involved in discussions with key stakeholders in the metropolitan plan and other matters in the Hunter Region.
- Moved by Jenny Davies and seconded by Dr Raymond Kelly.
- Action The Heritage Division will inform ACAHC of the changes and distribute the invitation to members for the Bega regional visit.
- The Communications and Engagement subcommittee will meet to discuss strategies for the regional visit and partnership opportunities.

#### 3.2 Compliance Policy and Manual

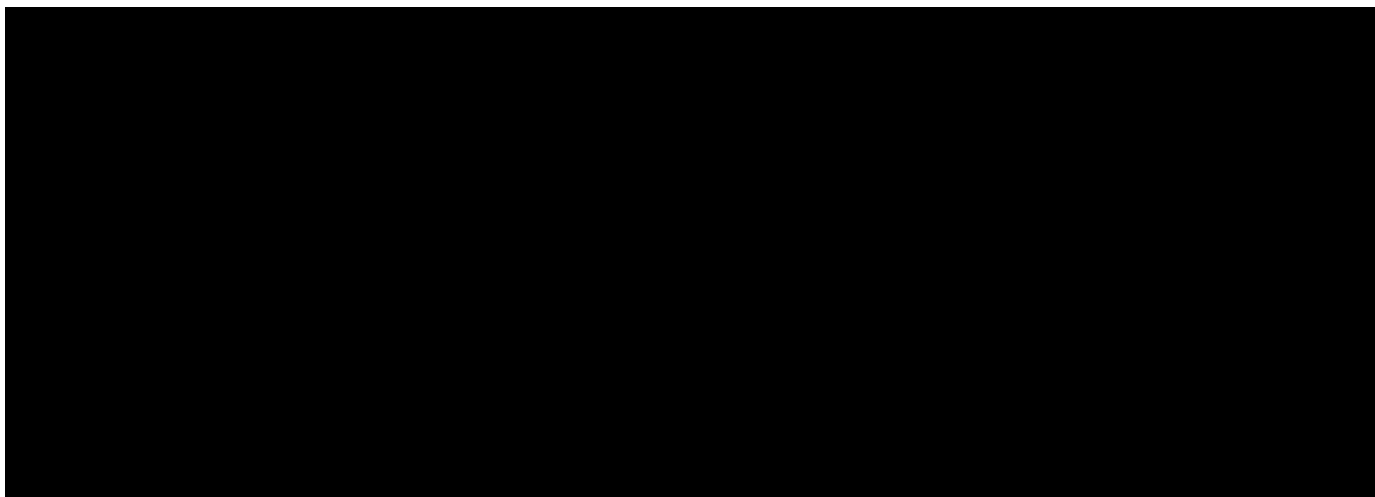
- Discussion Ms Rochelle Johnston spoke to this matter.
- Members noted that there were 7 pages missing in their hard copies.
  - A risk assessment tool is being developed.
  - Over the next 12 months, more compliance data will become available.
  - Members noted the substantial contribution and progress Mr Aaron McGifford and Ms Susan Kennedy have made to the heritage compliance program over the past 12-18 months. Both staff will finish their contracts with Heritage Division on 30 June.
- Noted The Heritage Council noted the paper and attachments.
- Action The secretariat will distribute the compliance policy document and seek members comments with a one week turnaround.

#### 3.3 Update – Improving management of State Government Heritage Assets

- Discussion Mr Nigel Routh reported on this paper and the plan to progress this matter in the future, noting:
- Heritage Division will take the lead and work with other agencies.
  - it is too early to determine what tools will be used to support this work.
  - agencies understanding of what is required is variable, which will result in different scales of response and involvement.
  - the publications that are being upgraded by the Government Architects Office and Heritage Council may assist in supporting the agencies approach to this issue.
  - It was noted the objective of the work is to determine what barriers exist to positive management and consideration earlier in development processes.
  - members supported the methodology proposed in the paper, noting that it is important for this opportunity to be used to support agencies to appropriately manage their heritage assets.
- Noted The Heritage Council noted the report.

### 3.4 Braidwood Land & Environment Court case

- Discussion In-camera session.  
Ms Felicity Barry presented the prepared report and provided updates on this matter (case 2016/00231368).



## 4.0 Conservation Matters

### 4.1a Conservation Management Plan - Education Building, Bridge St, Sydney

- Presentation Ms Verena Mauldon informed the Council:
- Provided a history of the project, the owner, the proposals and discussions that have been held since the Council considered the matter previously. She noted the applicants have addressed all concerns raised by Council and that the current CMPs satisfy the previous comments.
- Discussion The members:
- discussed their previous concerns, and how they had been addressed in the current version of the CMP. All members noted their support for the latest CMP.
- Resolution 2017-40. The Heritage Council of NSW:
1. notes the assessment in the paper.
  2. endorses the *Department of Education Building, 35-39 Bridge Street, Conservation Management Plan*, Issue H, May 2017.



#### **4.1b Conservation Management Plan - Lands Building, Bridge St, Sydney**

- Presentation Ms Verena Mauldon informed the Council:
- provided a history of the project, the owner, the proposals and discussions that have been held since the Council considered the matter previously. She noted the applicants have addressed all concerns raised by Council and that the current CMPs satisfy the previous comments.
- Discussion The members:
- noted that the movable cultural heritage plan has been developed.
  - allowance is being sought for new internal doorways.
  - noted and commended applicant for the positive and constructive process that had followed to achieve the current CMP.
- Resolution 2017-41. The Heritage Council of NSW:
1. notes the assessment in the paper.
  2. agrees that the curtilage of the Lands Department Building SHR listing be reviewed to include the moat; and
  3. endorses the *Conservation Management Plan, Lands Building, 23-33 Bridge Street, Issue H, May 2017*
- Moved by Mr Stephen Davies and seconded by Dr Mark Dunn.
- Action The division will organise a site inspection when the mock up room is prepared to discuss key aspects of fit out techniques.

#### **4.2 Conservation Management Plan - Robb College, University of New England**

- Presentation Ms Sarah Jane Brazil provided the Council with an update on the finalisation of the Conservation Management Plan (CMP) for Robb College which has been subject to an expert review by Director Heritage Asset Advisory (DHAA) in, Department of Finance.
- Discussion The members:
- the DHAA comments need to be provided to University of New England (UNE).
  - agreed further refinements to the CMP are required, based on the latest DHAA review.
  - The UNE and its consultants have been in discussion with the Heritage Division about the CMP status and the next steps.
  - agreed that before the CMP is to be formally considered, the matter should be taken to the Heritage Council subcommittee to cover any final amendments, and provide key people the opportunity to speak to the matter, such as UNE, Mr Michael Dysart and the expert reviewer (DHAA).
- Resolution 2017-42. The Heritage Council of NSW:
1. notes the information in the paper.
  2. agrees the Heritage Council subcommittee will review the Conservation Management Plan when University of New England has addressed the Director Heritage Asset Advisory comments, and include key stakeholders such as UNE, the architect Mr Michael Dysart and the Director Heritage Asset Advisory at the meeting.
  3. agrees that the Conservation Management Plan be presented at the Heritage Council July 2017 meeting for consideration.

#### **4.3 S60 Sydney Opera House Joan Sutherland Theatre**

- Presentation The Chair provided an update of the discussions that had occurred at the previous meetings, and subsequent subcommittee discussions, including
- the process for the approvals (State Significant Development (SSD)s and s.60 approvals) and how the approvals needed to be consistent.
  - Members discussed what requirements for Disability Discrimination Act (DDA) compliance were being proposed.
  - Members noted a level of compliance may be achievable without making the level 3 passageway intervention. Members were concerned the intervention would significantly impact on the heritage values of the place.
  - Deferred commencement of the passageway (level 3). Members noted this would allow for further options to be explored in the future should this component of the work be required for DDA compliance.
- Discussion The members:
- supported the option of a deferred commencement for the level 3 passageway component of the proposed works as a way of ensuring there was a pathway for accessibility compliance to the mid-levels of the Joan Sutherland Theatre should this be required in the future. Further, the deferred commencement requires Sydney Opera House to resubmit any future proposal for the passageway to the Heritage Council.
- Resolution 2017-43. The Heritage Council of NSW:
1. notes the information in the presentation
  2. agrees to approve the s. 60 application in accordance with the resolutions in the paper.
- Moved by Ms Jenny Davies and seconded by Dr Raymond Kelly.

### **5.0 Reports**

#### **5.1 Executive Director, Heritage Division's Monthly Update**

- Presentation Ms Pauline McKenzie took her report as read, and provided the following update:
- Tarwyn Park update and a request for an Interim Heritage Order.
  - A request via the Environmental Defenders Office was made re the Sirius building under s.136 regarding the temporary fencing. The division has worked with agencies to establish the facts and found no risk of harm is evident.
- Discussion The members:
- Dr Dearing noted she had read that the application for the proposed temporary structures at the Old Kings school site which the Approvals committee had considered had been rejected, citing flooding issues as the main concern.
- Noted The Heritage Council of NSW noted the report.

#### **5.2 Chair of the Heritage Council of NSW Monthly Update**

- Presentation The Chair advised the Council:
- Of his meeting with the Minister for Heritage the week prior.

- An update from the Heritage Chairs and Officials of Australia and New Zealand meeting.
- Noted Mr Richard McKay representing Australian ICOMOS is seeking the Council (and others) support for the ICOMOS World meeting in 2020.
- Provided an update on the status of the conservation of the PS Collaroy Bill of Sale.

Noted The Heritage Council of NSW noted the report.

### **5.3 Major Planning Matters Monthly Update**

Presentation Mr Gary White advised the Council of the latest report.

Noted The Heritage Council of NSW noted the report.

## **6.0 Monthly Reporting**

### **6.1 Action Report**

The Heritage Council of NSW noted the report.

### **6.2 Conservation matters approved under delegation**

The Heritage Council of NSW noted the report.

### **6.3 Listing matters**

The Heritage Council of NSW noted the report.

### **6.4 Grant matters**

The Heritage Council of NSW noted the report.

### **6.5 Conservation major projects status**

The Heritage Council of NSW noted the report.

## **7.0 Committee and sub committee updates**

### **7.1 Heritage Council committee updates**

Members noted the reports in their packages, and those tabled on the day for the infrastructure and non-government subcommittees held in the previous month.

## **8.0 General Business**

### **8.1 Matters arising**

Presenter Mr Michael Ellis raised a matter from the 2014 December Heritage Council minutes, which were recorded incorrectly and containing misleading information in relation to Item 9.2 - 75-77 Lower Fort Street, Dawes Point. The matter was to be rectified in February 2015, however, those changes were not formally made. Mr Ellis is seeking for the Council to formalise this matter for the record.

Resolution The Heritage Council of NSW noted the request.  
2017-44. The Heritage Council of NSW:

1. agrees for the record of the minutes be corrected for the December 2014 meeting, Item 9.2: 75-77 Lower Fort Street, Dawes Point as per the correction tabled in the meeting and Annexure A of these minutes.

Moved by Mr Stephen Davies and seconded by Dr Raymond Kelly.

**CLOSE OF MEETING – 2:38 pm.**

I confirm that these minutes are an accurate reflection of the Heritage Council of NSW discussion and outcomes.



.....  
Mr Stephen Davies  
Chair, Heritage Council of NSW  
Date: 5 July 2017

Endorsed correction to the 3 December 2014 Heritage Council Minutes  
Item 9.2: 75-77 Lower Fort Street, Dawes Point

Correction requested to the 3 December 2014 Heritage Council minutes to correct a misdescription in the discussion section of Item 9.2: *75-77 Lower Fort Street, Dawes Point* in the extract from the minutes below.

<b>9.0</b>	<b>General Business</b>
<b>9.1</b>	Proposed additional SHR committee meeting to be held in January 2015 – noted this would not be needed due to extended advertising periods over Christmas.
<b>9.2</b>	<b>75-77 Lower Fort Street, Dawes Point</b>
Discussion	<ul style="list-style-type: none"> <li>The owners of this property have carried out renovations that have allegedly harmed the integrity and character of the property. An invitation for the Heritage Council to become a party in the proceedings (together with the City of Sydney) was discussed.</li> </ul>
Resolution	<p>225 That the Heritage Council:</p> <ol style="list-style-type: none"> <li>confirms that it does not seek to be joined in the proceedings in the Land and Environment Court of NSW, Case no. 10909 of 2014</li> <li>notes that Development Application D/2014/754 proposal at 75-77 Lower Fort Street, Dawes Point would set an adverse precedent and harm the integrity and character of the Millers Point &amp; Dawes Point Village Precinct</li> <li>delegates any other matter that may arise relating to Case no. 10909 of 2014 in the Land and Environment Court, or the Development Application D/2014/754 to the Director, Heritage Division.</li> </ol> <p>Moved by Jenny Davis and seconded by Josephine Wing.</p>

Endorsed correction to Discussion section of 3 December 2014 Heritage Council minutes Item 9.2: *75-77 Lower Fort Street, Dawes Point*:

Discussion	<ul style="list-style-type: none"> <li>The development application proposal, if approved, would set an adverse precedent and harm the integrity and character of the Millers Point &amp; Dawes Point Village Precinct. An invitation for the Heritage Council to become a party in the proceedings (together with the City of Sydney) was discussed.</li> </ul>
------------	---

## **APPENDIX 2**

**Letter dated 13 June 2017 from  
NSW Office of Environment & Heritage**



File No: EF14/4515  
TRIM No: 16/568823

Mr Terry Goldacre  
Harrington Estates (NSW) P/L  
1 Forestgrove Drive  
Harrington Park NSW 2567

By email: [trevor@harrington.com.au](mailto:trevor@harrington.com.au)

Dear Mr Goldacre

**HERITAGE COUNCIL PRESENTATION - ORIELTON ESTATE, SOUTHERN Paddock  
EQUESTRIAN FACILITY, HARRINGTON PARK**

Thank you for your presentation of a modified concept design for an Equestrian Facility, Harrington Grove West Precinct O (the former Orielton estate) to the Heritage Council of NSW on Wednesday 7 June 2017 seeking pre-development application comments.

The Heritage Council's draft resolution no. 2017-35 is listed below:

**The Heritage Council of NSW:**

- 1. would like to thank the presenters for their informative presentation.**
- 2. provide the following comments to the presenters:**

The subject land across Governor Drive has been alienated to some extent especially physically. Therefore, some development of the nature proposed may be considered. However, the role this land can play in retaining significant views across the land and the setting of Orielton should provide a direction for such development. It is considered that the following mitigating measures would assist in mitigating potential adverse impacts of the proposed development:

- a) Relocate middle stables block, rotated to run north-south, i.e. in a 'C' formation to reduce apparent bulk as seen from Orielton homestead and surrounds;**
- b) New tree plantings and landscape treatment of surfaces to revive and interpret Orielton's driveway south of Governor Drive (Spine Road) and a functional access-way or part of the bridle path. Alternatively relocate car parking and associated trees for the stables further to the west close to the street to minimise visual intrusion into the open views from Orielton.**

- c) Internal road and car parking surface finished with aggregate and earth-impregnated or surface-treated concrete to give the appearance of an informal farm vehicle parking area, with swale or no drains alongside and without kerbs;
- d) Replace all proposed buffer tree plantings with shrub plantings capable of reaching a maximum height of the roof ridge line of the stables buildings; or the height of a large private vehicle, e.g. 3m maximum;
- e) Remove any street tree plantings along Governor Drive between The Northern Road and the intersection with the feeder road to Precinct O to ensure open views between Orielton homestead and its southern paddock;
- f) Explore options to adaptively reuse Orielton's stables and outbuildings as part of this Equestrian facility, shared between Orielton's and Precinct O owners. This will allow an ongoing relationship between the two parts of Orielton across Governor Drive.

If you have any questions regarding this matter, please contact Stuart Read, Assessment Officer at the Heritage Division, Office of Environment and Heritage on telephone (02) 9873 8554 or by email at [stuart.read@environment.nsw.gov.au](mailto:stuart.read@environment.nsw.gov.au).

Yours sincerely

**Dr Thomas Richards**  
Senior Team Leader, State Heritage Assessments  
Heritage Division  
Office of Environment & Heritage  
13 June 2017

cc: [mary-anne.madden@camden.nsw.gov.au](mailto:mary-anne.madden@camden.nsw.gov.au)



## **APPENDIX 3**

### **Orielton Equestrian Concept Plans**





- 1. PROPOSED TREE LINED SUBDIVISION ROAD
- 2. OPEN GRASS CARPARK AREA
- 3. EQUESTRIAN PARK ACCESS ROAD
- 4. EQUESTRIAN ARENA
- 5. 10 HORSE HOLDING YARDS - MINIMUM 20sqm
- 6. 2 ROUND YARDS
- 7. HORSE JUMPING AREA
- 8. EXISTING EASEMENT ZONE
- 9. HERITAGE DRIVEWAY AND TREES
- 10. STORMWATER OUTLET AND DETENTION BASIN
- 11. RESIDENTIAL LOTS
- 12. NARELLAN CREEK
- 13. BRIDAL TRAIL MEANDERING AROUND RESIDENTIAL LOTS
- 14. EXISTING ORIELTON HOUSE
- 15. 1 IN 100 YEAR FLOOD LINE AT RL+71.25
- 16. EXISTING DAM
- 17. EXISTING DETENTION BASIN
- 18. PROPOSED ESTATE FENCING
- 19. 20m CREEK BANK OFFSET

NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.

© OCULUS 2017 All rights reserved

**DIAL BEFORE YOU DIG**  
www.1100.com.au

SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

KEY PLAN

ISSUE	DATE	AMENDMENT	DRN	APPRD
01	20.03.18	ISSUE FOR PRELIMINARY CONCEPT	CRB	RJ
02	07.05.18	ISSUE FOR PRELIMINARY CONCEPT	CRB	RJ
03	15.08.18	ISSUE FOR PRELIMINARY CONCEPT	CRB	RJ

OCULUS

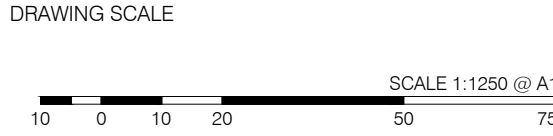
level 1 / 5 wilson street, p.o. box 307, newtown, nsw 2042  
p 02.9557.5533    austraia@oculus.info  
SYDNEY    MELBOURNE    WASHINGTON

PROJECT  
**PRECINCT O - EQUESTRIAN PARK**  
CNR GOVERNOR DRIVE & THE NORTHERN RD, 2567

CLIENT  
**HIXSON PTY LTD**  
1 FORESTGROVE DRIVE, HARRINGTON PARK 2567

CIVIL ENGINEER  
**CALIBRE CONSULTING PTY LTD**  
7/601 PACIFIC HWY, ST LEONARDS, 2065

STATUS  
**CONCEPT PLAN**  
PRELIMINARY ONLY



DRAWING  
**CONCEPT MASTER PLAN**

PROJECT N° <b>S16-030</b>	SHEET SIZE <b>A1</b>
DRAWING N° <b>L100</b>	ISSUE <b>03</b>







STREET TREES



Acer freemanii Autumn Blaze  
Autumn Blaze Maple

INDICATIVE PARK TREES



Acer buergerianum  
Trident Maple



Corymbia maculata  
Spotted Gum



Quercus palustris Freefall  
Pin Oak



Lagerstomia indica Natchez  
White Crepe Myrtle



Jacaranda mimosifolia  
Jacaranda



Eucalyptus molluccana  
Grey Box



Eucalyptus tereticornis  
Forest Red Gum

SHRUBS AND GROUNDCOVERS



Carex appressa  
Tall Sedge



Callistemon 'Endeavour'  
Endeavour Bottlebrush



Dianella caerulea  
'Breeze'  
Dianella



Doryanthes excelsa  
Gymea Lily



Grevillea 'Superb'  
Grevillea



Raphiolepis Springtime  
Indian Hawthorn



Rosmarinus officinalis  
Rosemary



Russelia equisetiformis  
'Yellow'  
Golden Firecracker Plant



Themeda australis  
Kangaroo Grass



Westringia Zena  
Coast Rosemary

PRECINCT 0 INDICATIVE PLANT SCHEDULE

STREET TREES

Code	Species	Common Name	Cont Size	Stock size (ht x cal)	Spacing
AFAB	Acer freemanii	Autumn Blaze	200 litre	2700mm x 45mm	As shown

PARK TREES

Code	Species	Common Name	Cont Size	Stock size (ht x cal)	Spacing
AB	Acer buergerianum	Trident Maple	200 litre	2700mm x 45mm	As shown
CM	Corymbia maculata	Spotted Gum	100 litre	2700mm x 45mm	As shown
EM	Eucalyptus molluccana	Grey Box	100 litre	2700mm x 45mm	As shown
ET	Eucalyptus tereticornis	Forest Red Gum	100 litre	2700mm x 45mm	As shown
JAMI	Jacaranda mimosifolia	Jacaranda	400 litre	4500mm x 85mm	As shown
LAIN	Lagerstroemia indica 'Natchez'	White Crepe Myrtle	100 litre	2700mm x 45mm	As shown
QPF	Quercus palustris Freefall	Pin Oak	200 litre	2700mm x 45mm	As shown

SHRUBS AND GROUND COVERS

Code	Species	Common Name	Cont Size	Min Ht	Min Sp	Spacing
Caap	Carex appressa	Tall Sedge	140mm	200mm	150mm	400mm
CaEn	Callistemon 'Endeavour'	Endeavour Bottlebrush	200mm	450mm	200mm	650mm
DacB	Dianella caerulea 'Breeze'	Dianella	200mm	200mm	200mm	400mm
DoEx	Doryanthes excelsa	Gymea Lily	15 litre	650mm	350mm	1100mm
GrS	Grevillea 'Superb'	Grevillea	200mm	450mm	200mm	650mm
RaS	Raphiolepis Springtime	Indian Hawthorn	200mm	450mm	200mm	650mm
Roof	Rosmarinus officinalis	Rosemary	200mm	450mm	200mm	650mm
Rueq	Russelia equisetiformis 'Yellow'	Golden Firecracker Plant	200mm	450mm	200mm	650mm
Thau	Themeda australis	Kangaroo Grass	140mm	500mm	200mm	400mm
WefZ	Westringia Zena	Coast Rosemary	200mm	500mm	200mm	500mm

NOTES

THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL LANDSCAPE SCHEDULES AND TECHNICAL SPECIFICATION AND OTHER CONSULTANTS DRAWINGS. CHECK AND VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO THE COMMENCEMENT OF ANY WORK. DO NOT SCALE DRAWINGS - REFER TO FIGURED DIMENSIONS ONLY. INFORM OCULUS OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION.

© OCULUS 2017 All rights reserved



SERVICES SHOWN ON THIS DRAWING ARE APPROXIMATELY ONLY. THE EXACT LOCATION IS TO BE CONFIRMED ON SITE BY CONTRACTOR PRIOR TO COMMENCEMENT WORK.

KEY PLAN

ISSUE	DATE	AMENDMENT	DRN	APPRD
01	15.08.18	ISSUE FOR PRELIMINARY CONCEPT	CRB	RJ

OCULUS

level 1 / 5 wilson street, p.o. box 307, newtown, nsw 2042  
p 02.9557.5533 o Australia@oculus.info  
SYDNEY MELBOURNE WASHINGTON

PROJECT

PRECINCT 0 - EQUESTRIAN PARK  
CNR GOVERNOR DRIVE & THE NORTHERN RD, 2567

CLIENT

HIXSON PTY LTD  
1 FORESTGROVE DRIVE, HARRINGTON PARK 2567

CIVIL ENGINEER

CALIBRE CONSULTING PTY LTD  
7/601 PACIFIC HWY, ST LEONARDS, 2065

STATUS

CONCEPT  
PRELIMINARY ONLY

DRAWING SCALE

NORTH POINT



DRAWING

INDICATIVE PLANTING

PROJECT N°

S16-030

DRAWING N°

L500

SHEET SIZE

A1

ISSUE

01