

# PLANNING PROPOSAL

**Local Heritage Listing of 22 trees  
62 Manor Road, Hornsby**

**July 2019**

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# INTRODUCTION

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## BACKGROUND

At its meeting on 14 November 2018, Council considered a Mayoral Minute and resolved to place an Interim Heritage Order (IHO) on the site, to enable full and proper evaluation of the heritage significance of the trees and gardens on property No. 62 Manor Road, Hornsby to prevent harm to the site in the interim.

At its meeting on 8 May 2019, Council considered the findings of the Landscape Heritage Assessment prepared by Time Heritage Landscapes, in association with Richard Lamb and Associates dated 18 April 2019. and resolved prepare a draft local environmental plan to list 22 trees located on the site as identified in the Landscape Heritage Assessment.

At the same meeting of Council, a separate confidential report was presented which provided an update on the status of the appeal and associated legal advice. Council consequently resolved to revoke the IHO to enable the planning proposal to move forward to amend the *Hornsby Local Environmental Plan 2013 (HLEP)* to list certain trees on the subject site in the heritage schedule.

The Government Gazette of the revoked IHO was enforced on 17 May 2019.

The Planning Proposal was referred to the Hornsby Local Planning Panel in July 2019. The Panel's advice was that:

- It supports the progression of the Planning Proposal; and
- Additional references to planning priorities from the North District Plan be added to Part 3 of the Planning Proposal.

## AUTHORISATION TO EXERCISE DELEGATION

On the grounds that the planning proposal is consistent with the types of draft LEPs to be routinely delegated by the DPI&E, Council wishes to exercise its Authorisation to exercise delegation in this instance.

## PART 1 - OBJECTIVES OR INTENDED OUTCOMES

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The objective of the *Planning Proposal* is to amend the *Hornsby Local Environmental Plan 2013*, to list 22 trees located on property No. 62 Manor Road, Hornsby as a local heritage item (landscape) in Schedule 5 of the *HLEP*. Heritage listing will provide ongoing protection and recognition of the heritage significance of the item.

## PART 2 - EXPLANATION OF THE PROVISIONS

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To achieve the desired objective, the *HLEP* should be amended as follows:

- Insert a listing for the 22 trees, identified in figure 1, in Part 1 Heritage Items of Schedule 5 Environmental Heritage; and
- Amend the Heritage Map (Sheet HER\_017B) to identify a heritage item on the site of No. 62 Manor Road, Hornsby.

Suburb	Item name	Address	Property description	Significance	Item no
Hornsby	Particular Trees	62 Manor Road	Lot 3 DP 524288	Local	834

## PART 3 - JUSTIFICATION

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### Section A - Need for the planning proposal

**1. *Is the planning proposal a result of an endorsed local strategic planning statement, strategic study or report?***

Yes. The Planning Proposal is a result of the recommendations of a Landscape Heritage Assessment Report. The report notes that the Blackbutt Gully Forest vegetation community located within the property includes 22 individual specimens identified as having an age of over 100 years (some likely to be over 200 years in age), based on evidence outlining the species, heights and size of the trees assessed in the Arboricultural Impact Assessment (AIA) prepared by Footprint Green and a Flora and Fauna Assessment, prepared by Ecoplaning.

These trees are considered to predate European settlement of the area. Due to their age and size, the trees are considered to have ecological and botanical value and are potentially rare within a residential setting. Therefore, the individual trees identified are deemed to fulfil criterion (f) of the NSW State Heritage Criteria, possessing uncommon, rare or endangered aspects of NSW's cultural or natural history.

The Planning Proposal is required to assist implement Council's resolution of the meeting held on 8 May 2019 so that amendments can be made to the HLEP 2013 to achieve the recommendations of the Landscape Heritage Assessment Report.

Discussion relating to Council's draft Local Strategic Planning Statement is provided in section 4 of this report.

**2. *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?***

Yes. The Planning Proposal is the best means of achieving the intended outcome.

Through listing the trees as a heritage item under Schedule 5 of the *HLEP*, it would give statutory provisions for protection and management of the item under Clause 5.10 Heritage Conservation of the *HLEP* and Chapter 9 of the *Hornsby Development Control Plan 2013*. It would also exclude the trees from the application of the 10/50 rule under the *Rural Fires Act 1997*.

**Section B - Relationship to strategic planning framework**

**3. *Will the planning proposal give effect to the objectives and actions of the applicable regional, or district plan or strategy (including any exhibited draft plans or strategies)?***

Yes. The Planning Proposal is consistent with the relative objectives of both the *Greater Sydney Region Plan: A Metropolis of Three Cities (2018)* as well as implementing a number of the key actions identified within the *North District Plan (2018)* as follows:

**Greater Sydney Region Plan: A Metropolis of Three Cities (2018)**

The Planning Proposal would be consistent with both the objectives and strategies of the *Greater Sydney Region Plan: A Metropolis of Three Cities* in particular Objective 13: Environmental heritage is identified, conserved and enhanced. This objective is enacted through Strategy 13.1 which ensures this by:

- engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place;
- applying adaptive re-use and interpreting heritage to foster distinctive local places;
- managing and monitoring the cumulative impact of development on the heritage values and character of places.

The Planning Proposal is generally consistent with the above strategy by providing continued recognition and protection of the heritage significance of this item.

**North District Plan (2018)**

The Planning Proposal is generally consistent with the following planning priorities and associated actions of the North District Plan:

- Planning Priority N6 - Creating and renewing great places and local centres and respecting the District's heritage
  - Action 21. Identify, conserve and enhance environmental heritage by:
    - a. engaging with the community early in the planning process to understand heritage values and how they contribute to the significance of the place
    - b. applying adaptive re-use and interpreting of heritage to foster distinctive local places
    - c. managing and monitoring the cumulative impact of development on the heritage values and character of places.

- Planning Priority N16 – Protecting and enhancing bushland and biodiversity
  - Action 66. Protect and enhance bushland and biodiversity by:
    - a. Support landscape-scale biodiversity conservation and the restoration of bushland corridors
    - b. Managing urban bushland and remnant vegetation as green infrastructure
    - c. Managing urban development and urban bushland to reduce edge-effect impacts
- Planning Priority N17 – Protecting and enhancing scenic and cultural landscapes
  - Action 67. Identify and protect scenic and cultural landscapes
- Planning Priority N19 – Increasing urban tree canopy cover and delivering Green Grid connections
  - Action 71. Expand urban tree canopy in the public realm

The Planning Proposal is generally consistent with the above planning priorities by providing continued recognition and protection of the heritage significance and biodiversity values of this item.

**4. *Will the planning proposal give effect to a council's endorsed local strategic planning statement or another endorsed local strategy or strategic plan?***

Yes. The Planning Proposal is consistent with Council's Community Strategic Plan titled *Your Vision, Your Future 2018 – 2028* which aims to achieve a harmonious natural and built environment by ensuring the natural environment is well cared for and protected. This is further supported by identified community liveable action which promotes the appreciation of the heritage and character of Hornsby Shire.

It is anticipated that Hornsby Council's Draft Local Strategic Planning Statement (LSPS), will be publicly exhibited in August 2019. The LSPS sets out a 20 year vision for land-use in Hornsby Shire, identifying the special character and community values that are to be preserved as well as how Council will manage growth and change. The planning proposal meets a number the priorities contained within the draft LSPS including:

- Livable Priority LP5 – Protecting, conserving and promoting our natural, built and cultural heritage
- Sustainable Priority SP1 – Improving the overall health of our natural environment and ecosystem.
- Sustainable Priority SP2 – Protecting and increasing the extent and quality of natural areas

At its meeting on 8 May 2019, Council considered a report on the Heritage Gap Analysis and Action Plan resolved to publicly exhibit the document. The Heritage Gap Analysis will be used to prioritise and scope a Comprehensive Heritage Study to inform amendments to current planning instruments and to assist preparation of the draft LSPS. Section 2.3.4 of this report relates to Landscape Heritage recommends that further work be undertaken to support the existing database of natural and cultural landscape items throughout Hornsby Shire. A key recommendation of the Action Plan is for Schedule 5 of the HLEP to be updated to allow for landscape items of cultural and natural significance on both private and public property to be protected.

The Planning Proposal is consistent with the recommendations of the Heritage Gap Analysis.

**5. *Is the planning proposal consistent with applicable State Environmental Planning Policies?***

Yes. The Planning Proposal is consistent with applicable State Environmental Planning Policies as follows (also refer to appendix A):

State Environmental Planning Policy No. 19 - Bushland in Urban Areas

This policy aims to protect and preserve bushland within the urban areas because of its value to the community as part of natural heritage, its aesthetic value and value as a recreational, educational and scientific resource. This policy predominately applies to land which adjoins bushland zoned or reserved for public open space purposes.

The rear portion of the subject site is zoned RE1 Public Recreation. As this planning proposal seeks to heritage list 22 trees on the site, it would prevent these trees from being cleared or impacted by development.

The planning proposal is consistent with SEPP No. 19 as it would preserve the natural and cultural values of the surrounding area so the bushland can continue to be utilised a recreational resource.

State Environmental Planning Policy No. 44 – Koala Habitat Protection

This policy aims to encourage the proper conservation and management of areas of natural vegetation that provide habitat for koalas to ensure a permanent free-living population over their present range and reverse the current trend of koala population decline.

The site is not identified as potential Koala habitat as defined by *State Environmental Planning Policy No. 44 – Koala Habitat Protection* and therefore the heritage listing of trees on the property raises no issues with respect to the aims of the policy.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 – NSW Housing Code

*State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 – NSW Housing Code* provides exempt and complying development codes that have State-wide application.

The Policy identifies types of development that are of minimal environmental impact that may be carried out without the need for development consent, and types of development (including dwelling houses, secondary dwellings, outbuildings and the like) that may be carried out as complying development.

By heritage listing 22 trees on the site, it would preclude development from occurring within close proximity of these trees, such as cut and fill, decks and garden sheds or dwelling houses which could impact on the tree protection zone and undermine tree health and longevity. Further, the listing of the trees would ensure ensure that any development proposed on the site would be subject to an assessment through the development application process.

State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017

This Policy aims to protect the biodiversity values of trees and other vegetation in non-rural areas of the State, and to preserve the amenity of non-rural areas of the State through the preservation of trees and other vegetation.

This planning proposal seeks to protect 22 trees on the site which would prevent these from being cleared or impacted by development for residential purposes. The planning proposal would protect the natural and cultural values of the surrounding area and is consistent with the objectives of the SEPP.

**6. *Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 directions)?***

Yes. The Planning Proposal is consistent with applicable s9.1 Ministerial Directions in particular the following (also refer to Appendix B for further detail).

**Direction 2.1 Environmental Protection Zones**

The objective of this direction is to protect and conserve environmentally sensitive areas. The site is zoned as R2 Low Density Residential and RE1 Public Recreation and adjoins land zoned E1 National Parks and Nature Reserves.

The planning proposal would facilitate the protection and conservation of the trees on site in accordance with the objective of this direction, and the objectives of the zones R2, and RE1, and the adjoining national park zoned E3. The planning proposal would protect land which is environmentally significant and therefore is consistent with this direction.

**Direction 2.3 Heritage Conservation**

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

The Proposal is consistent with this direction as it would facilitate the listing of 22 trees located on property No. 62 Manor Road, Hornsby as heritage items under Schedule 5 of the *HLEP 2013* to conserve the natural and cultural values they withhold by ensuring they are protected and their heritage significance is identified.

**Section C - Environmental, social and economic impact**

**7. *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?***

The site contains Black Gully Forest which can provide habitat for a variety of threatened flora and fauna species including *Epacris purpurascens* (refer to Appendix D). In addition, the vegetation provides a riparian wildlife corridor linking vegetation to other large remnants of vegetation within the locality. The Arboricultural Impact Assessment prepared by Footprint Green, lists six trees with hollows on the site) all of which are included for heritage listing pursuant to this planning proposal. As the planning proposal is for the heritage listing of trees on the property, it would protect adversely affect any critical habitats, threatened species, populations or ecological communities or their habitats. In this regard, there would be no impact that would result from the planning proposal.

**8. *Are there any other likely environmental effects as a result of the planning proposal and how they are proposed to be managed?***

No. There will be no environmental effects that would result from the planning proposal. Through heritage listing the 22 trees located on the site, it would allow for any proposed development to be assessed through the development application process and for appropriate environmental protection measures to be recommended and installed.

**9. *Has the planning proposal adequately addressed any social and economic effects?***

Yes. The Planning Proposal is not anticipated to have any negative social or economic impacts which need to be addressed as part of this proposal.



## **Section D - State and Commonwealth interests**

### **10. *Is there adequate public infrastructure for the planning proposal?***

Yes. The Planning Proposal involves the heritage listing of 22 trees which does not facilitate intensified development on the subject site. Therefore there is no significant demand on infrastructure that will result from the Planning Proposal.

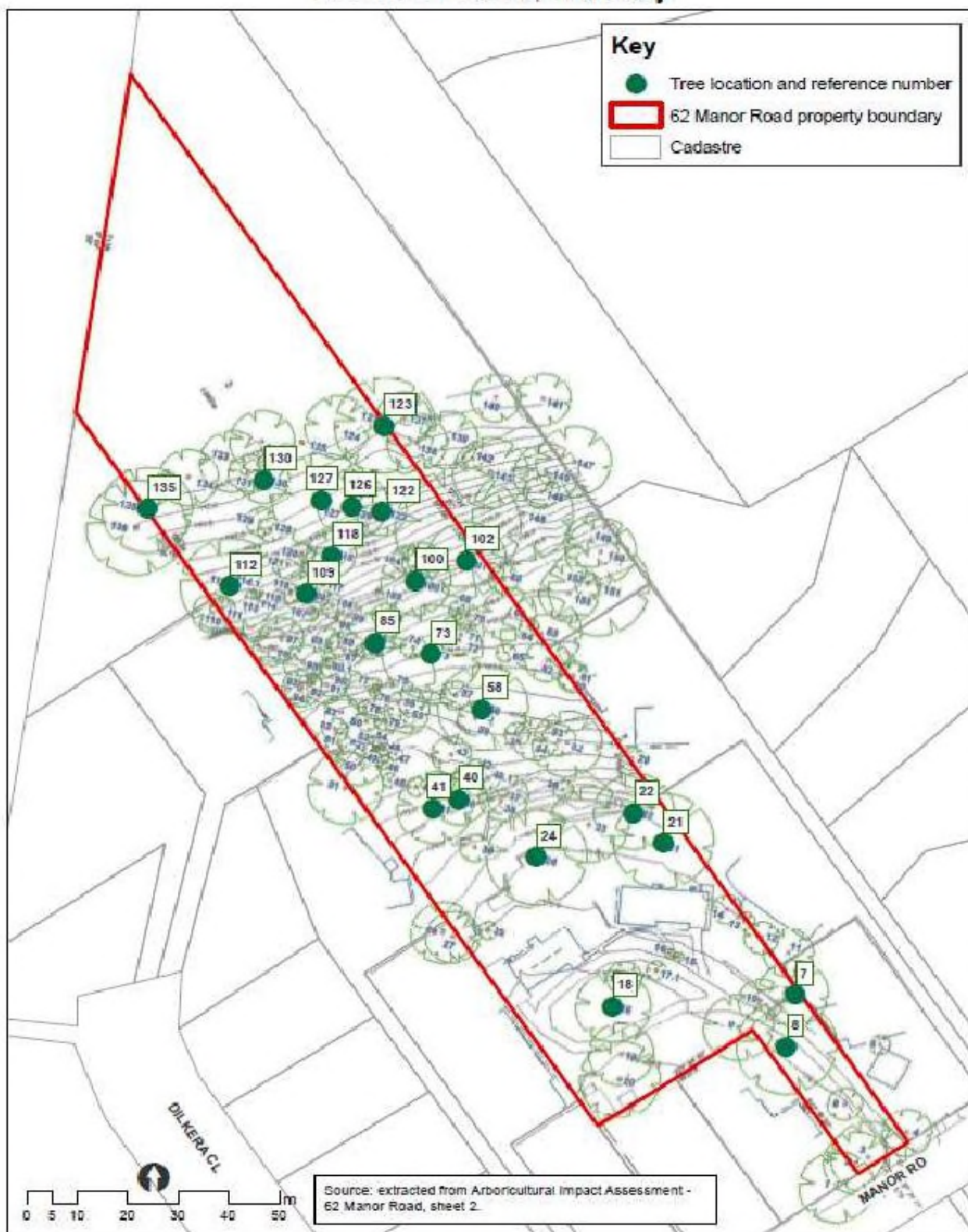
### **11. *What are the views of State and Commonwealth public authorities consulted in accordance within this gateway determination?***

This section will be completed once consultation with the relevant public authorities has occurred. The following public authorities will be consulted with:

- NSW Heritage Council
- Office of Environment and Heritage, Heritage Division
- NSW Rural Fire Service

## PART 4 - MAPS

### Identified Trees with Heritage Significance at 62 Manor Road, Hornsby



**Figure 1:** 22 trees identified for heritage listing on No. 62 Manor Road, Hornsby

The planning proposal seeks to amend the Heritage Map (Sheet HER\_017B) of the *Hornsby Local Environmental Plan 2013* by applying an “Item – Landscape” classification to the property of No. 62 Manor Road, Hornsby.



**Figure 2:** Existing Heritage Map – Sheet HER\_017B. The subject site is indicated by the red arrow  
(Source: HELP 2013)



**Figure 3:** Proposed Heritage Map – Sheet HER\_017B. The subject site is indicated by the red arrow  
(Source: HELP 2013)





**Figure 4:** Aerial Photo of 62 Manor Road, Hornsby. The subject site is highlighted in orange.  
(Source: Intramaps)

## PART 5 - COMMUNITY CONSULTATION

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In accordance with “*A guide to preparing local environmental plans*” prepared by the Department of Planning and Environment (2018), the Planning Proposal is classified as a ‘low impact proposal’ therefore is required to be publicly exhibited for 14 days.

The public exhibition of the planning proposal will be undertaken in accordance with the requirements of the *Environmental Planning and Assessment Act 1979* and the *Environmental Planning and Assessment Regulation 2000*.

Public exhibition will comprise of:

### ***Advertisement in local newspaper***

An advertisement will be placed in the Hornsby Advocate identifying the purpose of the Planning Proposal and where the Planning Proposal can be viewed.

### ***Advertisement on the Council website***

The Planning Proposal will be exhibited on the Council website ([www.hornsby.nsw.gov.au/onexhibition](http://www.hornsby.nsw.gov.au/onexhibition)) under On Exhibition. Council's libraries have access to the website.

### ***Letters to affected owners***

A letter will be sent to landowners whose land is affected by the Planning Proposal as well as the landowners in the vicinity of the site.

### ***Displays at the Council Administration Building and local libraries***

The Planning Proposal was displayed at the Council Administration Centre, 296 Pacific Highway, Hornsby and the Hornsby Library.

### ***Public Hearing***

No public hearing is required to be held for this Planning Proposal.

## PROPOSED TIMELINE

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Subject to Council being granted authorisation to exercise the functions of the Minister of Planning under section 3.36 of the *Environmental Planning and Assessment Act 1979*, the following timeframe is proposed for completion:

Stage	Estimated date
Local Planning Panel advice	July 2019
Report to Council for consideration	August 2019
Gateway determination	October 2019
Consultation with public authorities	October 2019
Exhibition commence	November 2019
Exhibition finish	November 2019
Consideration of submissions	December 2019
Report to Council on submissions	February 2020
Council to liaise with Parliamentary Counsel to prepare LEP amendment	February 2020
Submit LEP to Department of Planning and Environment for notification	March 2020
Notify approved LEP	April 2020

## APPENDICES

# Appendix A

## State Environmental Planning Policy Checklist

State Environmental Planning Policy (SEPP)	Comment
SEPP No 1—Development Standards	Not relevant
SEPP No 19—Bushland in Urban Areas	Relevant – refer to Part 5.5
SEPP No 21—Caravan Park	Not relevant
SEPP No 33—Hazardous and Offensive Development	Not relevant
SEPP No 36—Manufactured Home Estates	Not relevant
SEPP No 44—Koala Habitat Protection	Relevant – refer to Part 5.5
SEPP No 47—Moore Park Showground	Not relevant
SEPP No 50—Canal Estate Development	Not relevant
SEPP No 55—Remediation of Land	Not relevant
SEPP No 64—Advertising and Signage	Not relevant
SEPP No 65—Design Quality of Residential Flat Development	Not relevant
SEPP No 70—Affordable Housing (Revised Schemes)	Not relevant
SEPP (Aboriginal Land) 2019	Not relevant
SEPP (Affordable Rental Housing) 2009	Not relevant
SEPP (Building Sustainability Index: BASIX)	Not relevant
SEPP (Coastal Management) 2018	Not relevant
SEPP (Concurrences) 2018	Not relevant
SEPP (Educational Establishments and Child Care Facilities) 2017	Not relevant
SEPP (Exempt and Complying Development Codes) 2008	Relevant – refer to Part 5.5
SEPP (Gosford City Centre) 2018	Not relevant
SEPP (Housing for Seniors or People with a Disability) 2004	Not relevant
SEPP (Infrastructure) 2007	Not relevant
SEPP (Kosciuszko National Park— Alpine Resorts) 2007	Not relevant
SEPP (Kurnell Peninsula) 1989	Not relevant
SEPP (Mining, Petroleum Production and Extractive Industries) 2007	Not relevant
SEPP (Miscellaneous Consent Provisions) 2007	Not relevant
SEPP (Penrith Lakes Scheme) 1989	Not relevant
SEPP (Primary Production and Rural Development) 2019	Not relevant
SEPP (State and Regional Development) 2011	Not relevant
SEPP (State Significant Precincts) 2005	Not relevant
SEPP (Sydney Drinking Water Catchment) 2011	Not relevant
SEPP (Sydney Region Growth Centres) 2006	Not relevant
SEPP (Three Ports) 2013	Not relevant
SEPP (Urban Renewal) 2010	Not relevant
SEPP (Vegetation in Non-Rural Areas) 2017	Relevant – refer to Part 5.5
SEPP (Western Sydney Employment Area) 2009	Not relevant
SEPP (Western Sydney Parklands) 2009	Not relevant

<b>Relevant deemed SEPPs (Sydney Regional Plans)</b>	
SREP No.9 – Extractive Industry (No 2 – 1995)	Not relevant
SREP No. 20 – Hawkesbury – Nepean River (No 2 – 1997)	The Planning Proposal will not contradict or hinder application of this SREP as it involves the protection of trees within the Hawkesbury River Catchment.



# Appendix B

## Local Planning Directions (s9.1) Checklist

Direction	Compliance Comment	
<b>1. Employment and Resources</b>	N/A	
<b>2. Environment and Heritage</b>		
2.1 Environmental Protection Zones	N/A	The Planning Proposal does not reduce the environmental protection standards that apply to land with an environmental protection zone. Refer to Part 5.6 for further discussion
2.3 Heritage Conservation	Yes	The Planning Proposal seeks to list the trees identified in figure 1 on property No. 62 Manor Road, Hornsby as heritage items under Schedule 5 of the <i>HLEP 2013</i> . Refer to Part 5.6.
<b>3. Housing Infrastructure and Urban Development</b>		
3.1 Residential Zones	Yes	This direction aims to minimise the impact of residential development on the environment and resource lands. This direction applies to this planning proposal as the front portion of the site is zoned R2 Low Density Residential.  The Planning Proposal does not affect the objectives or the provision of housing which broadens the choice of housing type and location throughout Hornsby Shire. The planning proposal rather ensures the continued protection of trees with identified heritage significance which is consistent with the objectives of this direction.
<b>4. Hazard and Risk</b>		
4.2 Mine Subsidence and Unstable Land	Yes	Direction applies to all councils that contain a mine subsidence district proclaimed pursuant to section 15 of the Mine Subsidence Compensation Act 1961 or that contain unstable land.  Clarification was sought from the Department of Planning in late 2005 as to the meaning of 'unstable land'. A Department representative advised by email 29 November 2005 that unstable land is land that is subject to land slip because of slope and soil/

		geological conditions.
		Although the subject site is identified as containing a fall of greater than 20%, the planning proposal would not affect the stability of the site as it recommends the heritage listing of 22 trees which would promote their retention and subsequently the stability of the site.
4.4 Planning for Bushfire Protection	Yes	The Planning Proposal applies to land which is mapped as bushfire prone land. However, the changes do not introduce development in hazardous areas. In accordance with this Direction, Council will consult with the Commissioner of the NSW RFS following receipt of the Gateway Determination and prior to undertaking community consultation.
<b>5. Regional Planning</b>	N/A	
<b>6. Local Plan Making</b>		
6.1 Approval and Referral Requirements	Yes	The Planning Proposal does not contain provisions requiring concurrence, consultation or referral of development applications to a Minister or public authority.
<b>7. Metropolitan Planning</b>		
7.1 Implementation of A Metropolis of Three Cities	Yes	The Planning Proposal does not contradict or hinder the achievement of the planning principles, directions and priorities of the NSW Government's <i>A Metropolis of Three Cities</i> .

# Appendix C

## Evaluation criteria for the delegation of plan making functions

Checklist for the review of a request for delegation of plan making functions to councils (Attachment 4 from “A guide to preparing local environmental plans”)

**Local Government Area:**

Hornsby

**Name of draft LEP:**

Local Heritage Listing of 22 trees at 62 Manor Road, Hornsby

**Address of Land (if applicable):**

No. 62 Manor Road, Hornsby

**Intent of draft LEP:**

To amend the *Hornsby Local Environmental Plan 2013*, to list 22 trees located on property No. 62 Manor Road, Hornsby as a local heritage item (landscape) in Schedule 5 of the *HLEP*.

**Additional Supporting Points/Information:**

The supporting study is attached. This is a detailed heritage assessment of the site undertaken by consultants with expertise in heritage assessment (Time Heritage Landscapes in association with Richard Lamb Associates). This report was prepared in conjunction with Footprint Green as well as Ecoplaning who prepared the Arboricultural Impact Assessment and Flora Fauna Assessment respectively.

**Evaluation criteria for authorising Council to be the local plan-making authority**

	<b>Council Response</b>		<b>Department Assessment</b>
	<b>Y/N</b>	<b>Not Relevant</b>	<b>Agree/Disagree</b>
Is the planning proposal consistent with the Standard Instrument Order, 2006?	Yes		
Does the planning proposal contain an adequate explanation of the intent, objectives and intended outcome of the proposed amendment?	Yes		
Are appropriate maps included to identify the location of the site and the intent of the amendment?	Yes		
Does the planning proposal contain details related to proposed consultation?	Yes		
Does the planning proposal give effect to an endorsed regional or sub-regional planning strategy or a local strategy including the LSPS endorsed by the Planning Secretary?		Not Relevant	
Does the planning proposal adequately address any consistency with all relevant s.9.1 Planning Directions?	Yes		
Is the planning proposal consistent with all relevant State Environmental Planning Policies (SEPPs)?	Yes		
<b>Heritage LEPs</b>			
Does the planning proposal seek to add or remove a local heritage item and is supported by a strategy/study endorsed by the Heritage Office?	No		
Does the planning proposal include another form of endorsement or support from the Heritage Office if there is no supporting strategy/study?	Yes. The Heritage Office is aware of both the IHO and Council's resolution to prepare a planning proposal. Formal endorsement will be requested during the consultation period after Gateway Determination.		
Does the planning proposal potentially impact on an item of State Heritage Significance and if so, have the views of the Heritage Office been obtained?	No		

# **Appendix D**

## Heritage Significance Assessment

**Heritage Significance Assessment • 62 Manor Road, Hornsby**

18 April, 2019

**62 MANOR ROAD, HORNSBY**

**LANDSCAPE HERITAGE ASSESSMENT**

## **1.0 INTRODUCTION**

### **1.1 Background**

Time Heritage Landscapes (“Time HL”) in association with Richard Lamb & Associates undertook a landscape heritage assessment of the site situated at 62 Manor Road, Hornsby (‘the site’).

The landscape heritage assessment was requested by Hornsby Council following an application for demolition of two dwellings and community title subdivision of the site and the decision by Council to place an Interim Heritage Order over the site.

### **1.2 Site Identification**

The site is located at Hornsby, which falls within the boundaries of the Hornsby local government area and comprises Lot 3 DP 524288 (refer Figure 1).

### **1.3 Authors**

The landscape heritage assessment in this report was prepared by Time HL under the direction of Dr Richard Lamb, principal of Richard Lamb & Associates (RLA). RLA are specialist consultants in landscape heritage. A CV for Dr Lamb concerning heritage landscape work is attached. Time HL are also specialists in landscape heritage. A CV for the principal of Time HL is also attached. Dr Lamb supervised the assessment, undertook field assessment in the Manor Road area, endorses the assessment, methodology and findings and provides the conclusions in the report.



**Figure 1.** Aerial view of the site. The subject site is DP 524288 indicated by the red outline (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>.)

#### 1.4 Heritage Status

The subject site is not listed as an item of environmental heritage in the Hornsby Local Environmental Plan 2013 (HELP 2013).<sup>1</sup> The subject site is not located within a heritage conservation area (HLEP 2013).

The subject site is situated within the vicinity of the following heritage items, listed in the HLEP 2013:

Suburb	Item Name	Address	Property Description	Item Number
Hornsby	Street trees	Manors Road	Road Reserve	I494
Hornsby	Sandstone fence	2 Dilkera Close	Lot 5, DP231944	I466
Hornsby	House	4 Dilkera Close	Lot 5, DP231944	I467
Hornsby	Diatreme Hornsby Quarry and surrounding vegetation	1X Quarry Road	Lot 1, DP 926103; Lots A and D, DP 318676	A54

<sup>1</sup> Hornsby Shire Council, Local Environment Plan 2013, access 15.03.2019  
<https://www.legislation.nsw.gov.au/#/view/EPL/2012/628/sch5>



**Figure 2.** Detail from Heritage Map – Sheet HER\_017B. The subject site is indicated by the red arrow, general heritage items in brown and landscape heritage items in green. (Source: HLEP 2013)

### 1.5 Methodology

This landscape heritage assessment has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 2013*, known as *The Burra Charter*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *NSW Heritage Manual*.

*The Burra Charter* provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

### 1.6 Limitations

While this report is limited to the analysis of European cultural and natural heritage values, Time HL recognises that for tens of thousands of years Aboriginal people occupied the land that was later to be claimed as a European settlement.

The consultants were not provided access to within 62 Manor Road, Hornsby to undertake a site inspection. As such, field assessment data for the landscape heritage assessment of the site was informed by, and is limited to, a review of the following available literature:

- Flora and Fauna Assessment, 62 Manor Road, Hornsby, (prepared by Ecoplanning, February 2018)
- Arboricultural Impact Assessment, 62 Manor Road, Hornsby (prepared by Footprint Green, February 2018)

Archaeological assessment of the subject site is outside the scope of this report.



## 2.0 HISTORICAL CONTEXT

### 2.1 General Historical Development

The Aboriginal heritage of the Hornsby Shire region was at least 40,000 years old by the time European settlers arrived in 1788. The local tribes were the Ku-ring-gai and Darug people, who called the Hawkesbury River Vhen Ruphen.<sup>2</sup>

Settlement within the boundaries of modern Hornsby Shire began in 1794 with a 30-acre grant to ex-convict David Kilpack, which was followed by a further 50 acres to him in 1795. Many small grants to emancipists followed Kilpack's, as well as some larger grants to free settlers; although most were closer to West Pennant Hills. In 1805, the government surveyor George Caley journeyed from the settled areas around Parramatta, north across the heavily timbered ridges to the Hornsby Plateau. Caley reported the existence of rich forests and land suitable for orchards.

The government retained the timber rights over land granted to settlers and on unalienated Crown Land, and timber camps, accessed via convict-built tracks, began to be established in the area from 1816. By the mid-1820s, the area was criss-crossed with roads, which in turn encouraged the spread of settlement as the area became easier to access.<sup>3</sup>

In 1824, as the North Shore was being progressively opened up for settlement, Thomas Edward Higgins was granted a plot of land within the parish of South Colah. Higgins married Lucretia Knight, and moved to his grant with her, thus becoming the first permanent settlers in the Hornsby area. The 250-acre grant was officially surveyed in 1832 and formally confirmed by Governor Bourke in 1836, although Higgins had been in occupation of the land for some time prior to that. His rectangular shaped property was situated close to a sawyer's track to Cowan and Peat's Ferry and included most of a well-timbered valley which was soon to be exploited. In 1835, he started selling timber from the valley. In addition, Higgins made a living from farming the rich alluvial soils and established orchards on the slopes of Old Man's Valley, so called because of the 'old man' kangaroos that grazed the area.<sup>4</sup>

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<sup>2</sup> Rowland, J, 2008, Dural, accessed 11.03.2019

<https://www.hornsby.nsw.gov.au/library/catalogues-and-resources/local-history/aboriginal-heritage>

<sup>3</sup> Ollif, L 1975, There Must be a River: A History of the Hornsby Shire, Angus & Robertson Publishers, p17

<sup>4</sup> Rowland, J, 2008, Hornsby, accessed 11.03.2019

<http://home.dictionarofsydney.org>



**Figure 3.** Old Man's Valley, c.1920 (Source: Hornsby Shire Recollects)

The capture of two bushrangers on Windsor Road in 1830 resulted in the naming of the suburbs of Hornsby and Thornleigh. Police constables John Thorn and Samuel Horne were rewarded with grants of land for shooting the bushranger John McNamara and capturing his accomplice. Constable Thorn's land became known as Thornleigh. Constable Horne never lived in the area but his land – 320 acres (130 hectares) and 2.5 kilometres from present day Hornsby – extended from Thorn's grant at Thornleigh along Pennant Hills Road to Pearces Corner.<sup>5</sup>

As the land was cleared, the cutting of timber was replaced by the cultivation of orchards and market gardens and the general conversion of bushland to farm land.<sup>6</sup>

A village soon developed on the land and it came to be known as Hornsby Place. In 1893, the first railway junction was built and was named Hornsby Junction. This created considerable confusion with the village of Hornsby located to the south. Eventually the village was renamed Normanhurst and the railway station became the current Hornsby.<sup>7</sup>

Hornsby Railway Station was opened in 1886 and Hornsby developed as a railway town, providing work for railway employees, shopkeepers and publicans.<sup>8</sup>

Land values soared as it became a popular residential area for families of businessmen who commuted to the city for work.

The first school in Hornsby opened in 1883 on land immediately behind Hookham's Corner. The school consisted of a tent with a board floor.

In 1906 the blue metal and gravel quarry was started at Old Man's Valley. Other early industry in the area was a sawmill in Jersey Street in the early 1900s, Fowler's Pottery, erected just before the start of World War I at Hookhams Corner, and Bullock's pipe works at Asquith.<sup>9</sup>

In 1897, a telephone exchange opened, electricity was provided to Hornsby in 1923 – 24 and the railway was electrified in 1928. The population continued to grow rapidly, and in 1930 Hornsby Girls High School opened, followed by Hornsby Hospital in 1933.

Since the end of World War II, there has been steady growth in population. The 1891 census counted 423 residents in the Hornsby area. By 1901, the population had increased to 1818 and in 2001 it had reached 18,504.<sup>10</sup>

## 2.2 Site Specific Historical Development

In 1878, Samuel William Gray was granted 26 acres 16 perches from estates previously unsold, in the Parish of South Colah.

In 1886, the railway was built through Hornsby, as part of the Homebush to Waratah line. Although Hornsby was only a minor stop at the time, the railway immediately had the effect of increasing land value and speculation in the district. As the railway provided better access to the city, and with a North Shore Line also

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<sup>5</sup> Ibid.

<sup>6</sup> Hornsby Historical Society 1980, *Pioneers of Hornsby Shire 1788—1906*, Library of Australian History, Sydney, p 201.

<sup>7</sup> Ibid.

<sup>8</sup> Ibid.

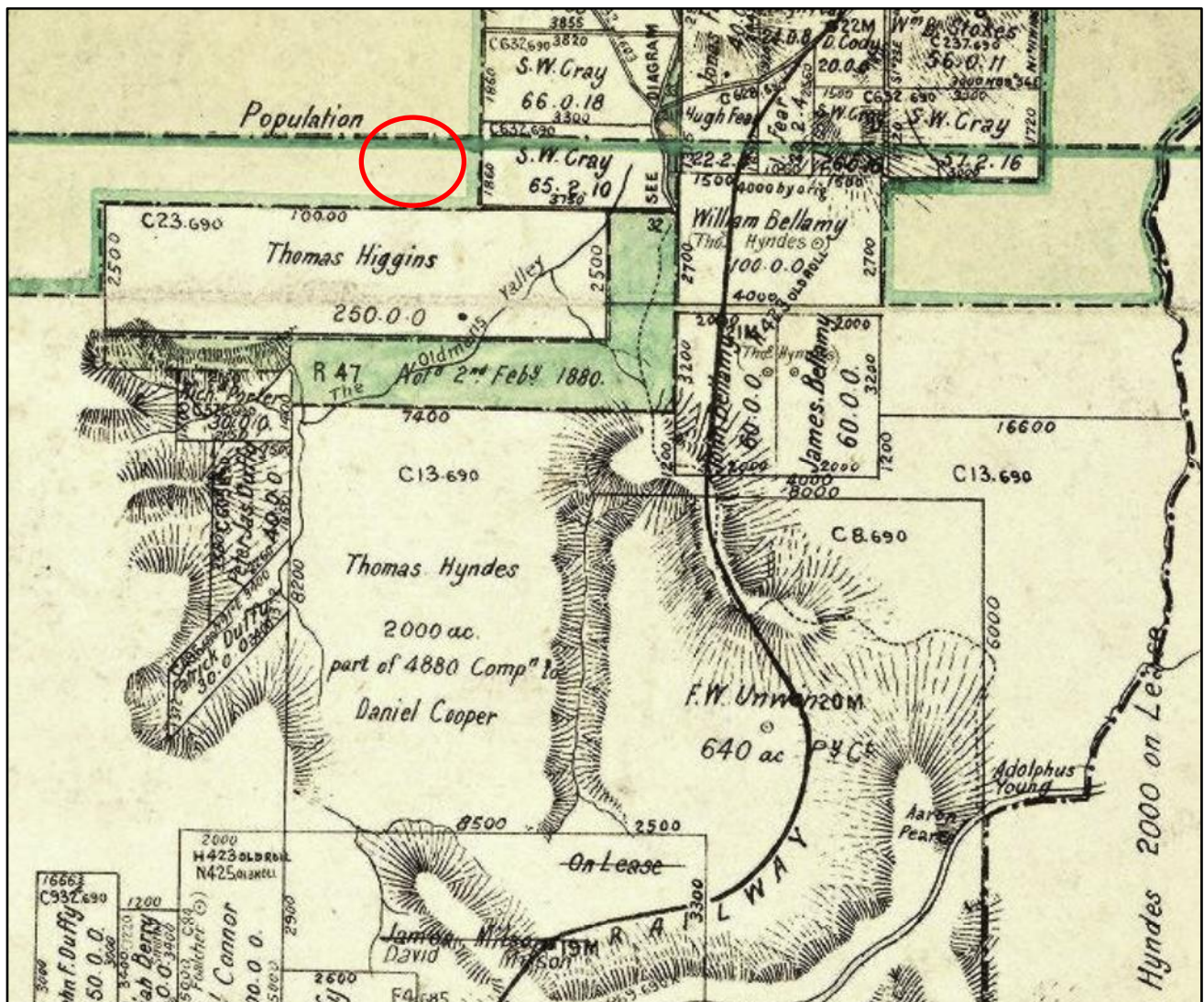
<sup>9</sup> Ibid.

<sup>10</sup> Rowland, J, 2008, *Hornsby*, accessed 11.03.2019

<http://home.dictionaryofsydney.org>



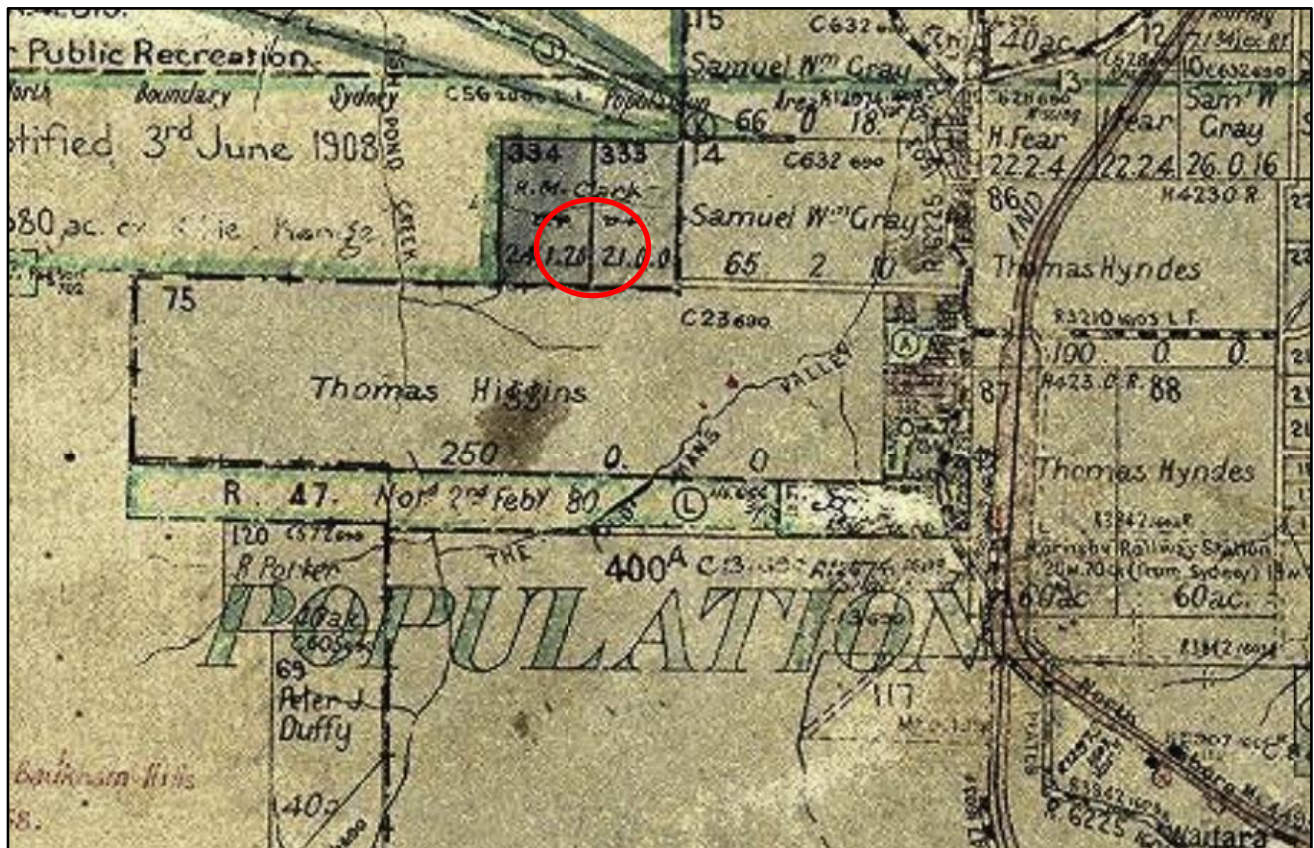
to be built, old farms, estates and orchards came under pressure to be subdivided for building allotments and large villa estates. Along with smaller investors, a number of prominent society members and politicians were involved in the sales, some of whom were accused of corruption over their use of inside knowledge of the railway route. Samuel William Gray appeared as one of those who had benefited from his knowledge, buying several grants from the Crown in the direct path of the railway prior to its construction. He later managed to achieve the same result in the Shire of Sutherland.<sup>11</sup>



**Figure 4.** Historic Parish Map, South Colah, 1883. The location of the subject site is indicated by the red arrow. (Source: NSW Land and Property Information, Historical Lands Records Viewer)

<sup>11</sup> Kass, T, Thematic History of Hornsby, prepared for Hornsby Shire Council, 1992, p 12.





**Figure 5.** Historic Parish Map, South Colah, 1907. The location of the subject site is indicated by the red arrow. (Source: NSW Land and Property Information, Historical Lands Records Viewer)

Subdivision in the area began in earnest in 1896, when the Mercantile Finance and Depositors Co Ltd subdivided and partially sold Gray's estates. In May 1899, with the sale of the Hornsby Heights Subdivision No. 3, more of Samuel Gray's estate was subdivided into 15 allotments of between four acres and 21 acres by the mortgagee The City Bank of Sydney.<sup>12</sup>

On 23 April 1907, Georgina May Clark, wife of Henry Marcus Clark, purchased the 49 acres 11.25 perches west of Rosamond Street, west of Sylvia Street and south of Watson Avenue (then known as Mildred Street) from Lumsdaine.<sup>13</sup> In October 1907 Marcus Clark purchased from Norman and Elizabeth Higgins more land at Hornsby (26.75 acres of the 1836 Higgins grant) which lay south of the present Summers Avenue.<sup>14</sup>

On 18 February 1908, Clark purchased from the Crown an additional 45 acres 1 rood 25 perches located to the west of Mount Wilga for £317. 90.<sup>15</sup> It is considered that it is within this 1908 purchase that 62 Manor Road is now located.

In April 1926, Mrs Georgina Clark sold Mount Wilga to Miss Jessie Hamilton Scott of Hornsby with vendor finance from Mrs Georgina Clark.

<sup>12</sup> GML, 2006, 2a Manor Road, Hornsby, Heritage Impact Statement, pg 23.

<sup>13</sup> Ibid.

<sup>14</sup> Ibid.

<sup>15</sup> Ibid.

Later in 1926, Miss Scott refinanced her purchase through Charles Donnelly, Joseph Pratt and William Nicholls.<sup>16</sup> It was Miss Scott who initiated the subdivision of Mount Wilga into 67 residential allotments (the Mount Wilga Estate) commencing in early 1928 and with the first allotments being sold in September 1928.<sup>17</sup> As a result of the subdivision Manor Road was created.

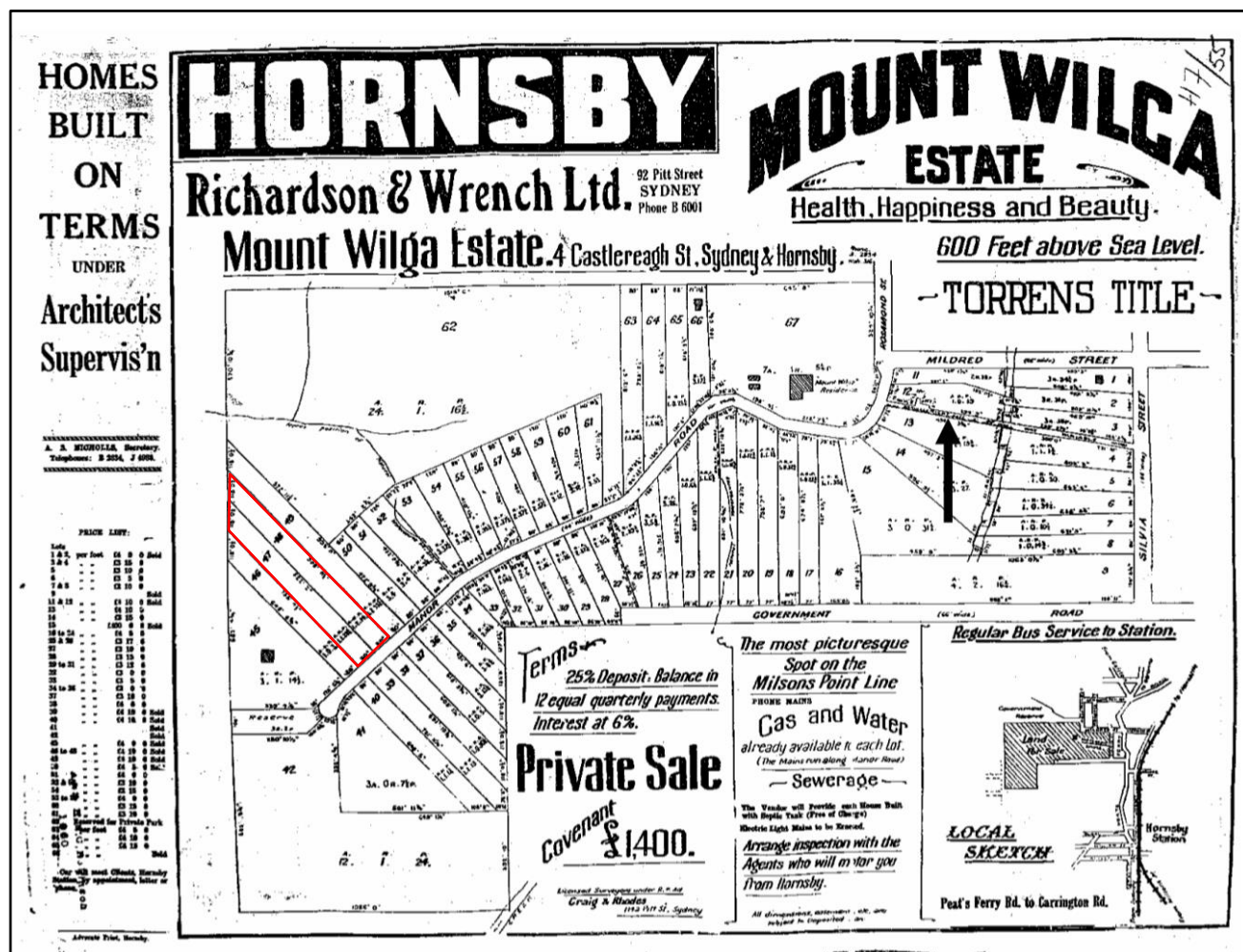


Figure 6. Sale Plan of the Mount Wilga Estate, 1928. (Source: Mitchell Library Subdivision Plans Hornsby H7/55)

The style of development in the area had originally depended on few controls but a series of initiatives, some private, others administrative, tightened control over development. To protect the style of development, subdividers utilised covenants on the land title to specifically nominate a minimum value for houses to be erected upon that subdivision. Mount Wilga Estate specified a minimum house value of £1400.

<sup>16</sup> Ibid.

<sup>17</sup> Ibid.



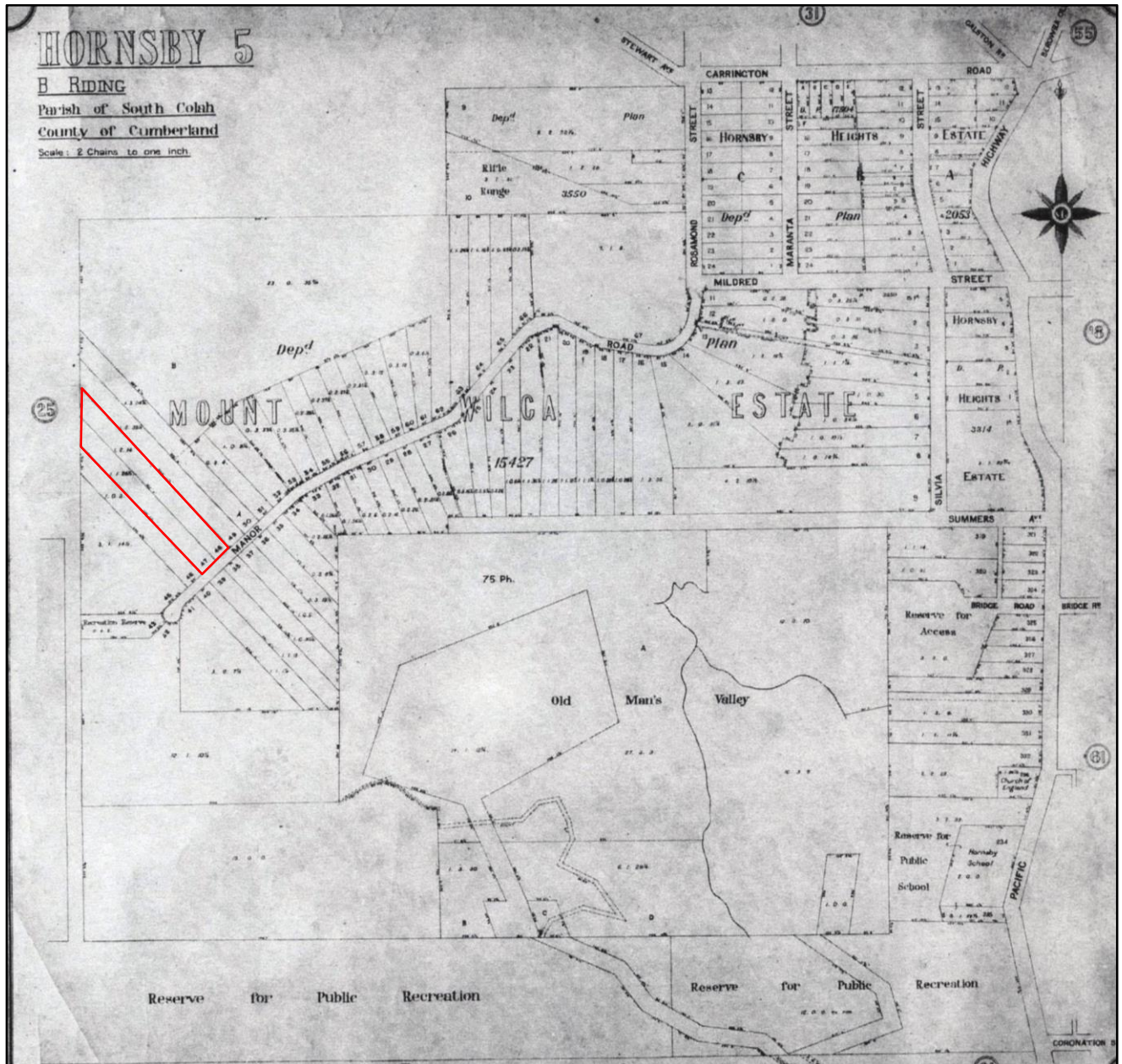


Figure 7. Sale Plan of the Mount Wilga Estate, 1938. (Source: Hornsby Local Studies Collection)

The first rates on Lot 47 were paid in 1929 by Mrs Sadie Moulton from Chatswood and Lot 48 by Mrs Marcella Bruce from Hornsby. By 1941, Dorothy O'Malley from Bondi was paying the rates on Lot 47 and the estate of the late Marcella Bruce were paying the rates on Lot 48.

By 1953, the rates show that John Robinson, an electrical engineer from Haberfield, had purchased the land from the Bruce estate (Lot 48). He was also paying the rates on an incomplete building on Lot 47.

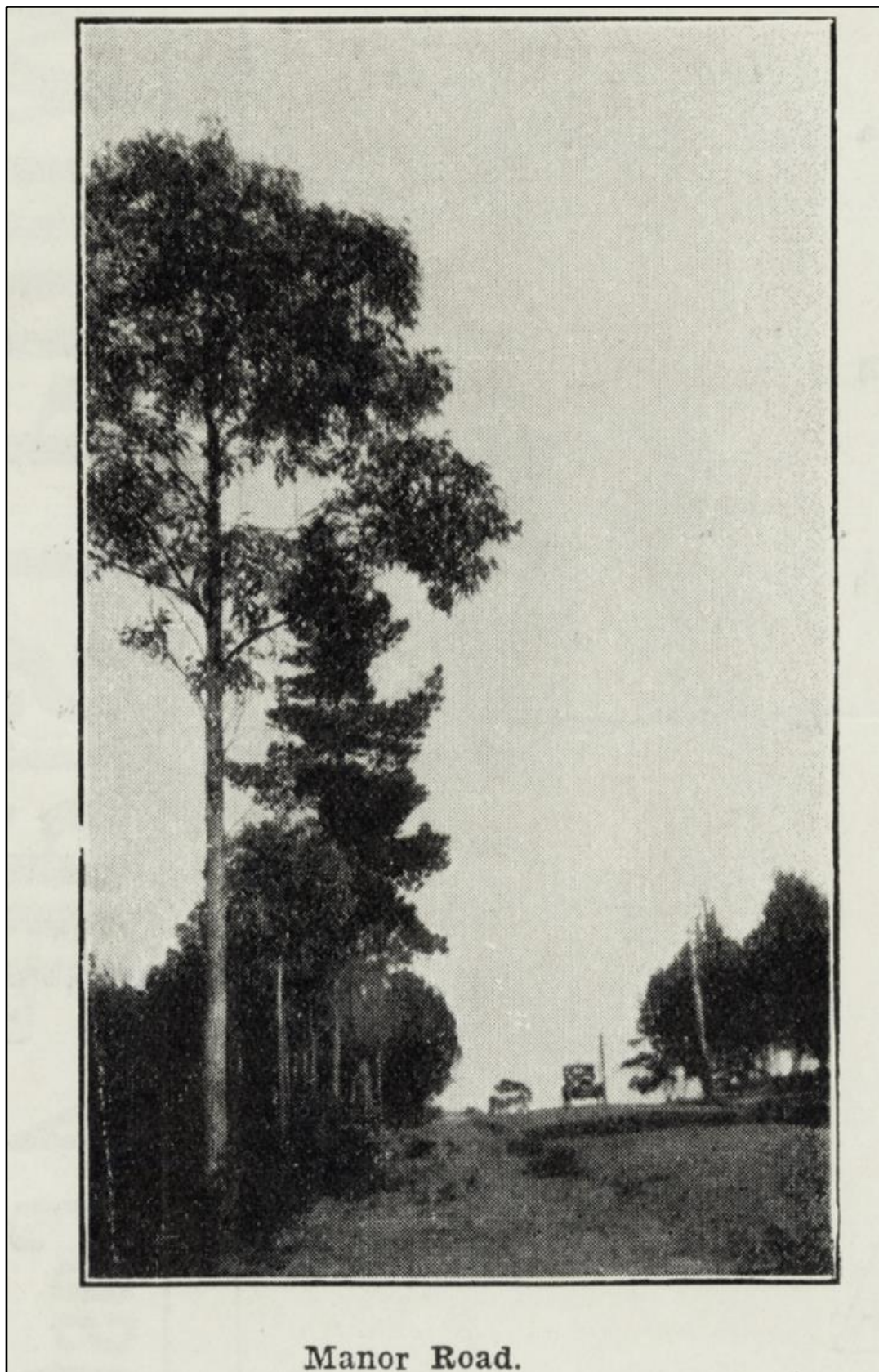
In 1959, the rates show a cottage on Lot 47 being No 64 Manor Road. Rates were being paid on Lot 47 and 48 by John Robinson. In 1965, the rates are still being paid by John Robinson but now for two cottages, Lot 47 No 64 and Lot 48 No 62. The blocks were subdivided in 1966 and by 1967 John Robinson was paying the rates for the cottage on Lot 3, No 62 Manor Road.

In 1964, John Robinson had a building application approved for a carport, storage and a toilet plus brick additions for Nos 62-64. In 1966, John Robinson had a building application for a brick veneer dwelling with garage approved for Lot 48 No 62 Manor Road.



**Figure 8.** Manor Road, Hornsby c.1940 (Source: Hornsby Central Library Local Studies)





**Figure 9.** Detail of Mount Wilga Estate Subdivision Notice, 1928. Retained indigenous trees along the road are prominent and featured in the promotion of the environmental beauty of the area. (Source: State Library Subdivision Plans 054 – Z/SP/H7/55a)

# MT. WILGA ESTATE



Entrance to Mount Wilga Road

Health, Happiness  
and Beauty



Suspension Bridge  
100 Feet Long, 100 Feet High.  
For use of Footpaths.

640 feet Above  
Sea Level



the Lower Mount Wilga

**Richardson & Wrench, Ltd.**  
10 TOTT STREET, SYDNEY  
Phone B 5551

ONLY TEN MINUTES FROM STATION,  
SHOPS, AND SCHOOL.  
FOR PRIVATE SALE  
A SUBDIVISION of 47 RESIDENTIAL  
SITES, with frontages from 60 to 100 feet  
and depths of 200 to 700 feet.  
THE ESTATE is unoccupied in any suburb of  
Sydney for its wonderful situation, being  
over 600 feet above sea level.  
VIEWS and SCENERY equal to many of the  
BLUE MOUNTAIN BEAUTY SPOTS.  
100 FEET HIGHER than Glenwood.  
Dotted over the Estate are NATURAL and  
ORNAMENTAL TREES.  
ACCESS is by the NORTH SHORE LINE  
ELECTRIC TRAIN SERVICE, and also by  
the MAIN NORTHERN LINE TRAIN  
SERVICE FROM SYDNEY and STRATH  
FIELD. Bus from HORNSBY STATION  
along PEAT'S FERRY ROAD (concrete) to  
CARRINGTON ROAD (which the Council  
have reconditioned).  
BUS SERVICE—CRATEWOOD to HORNSBY—  
RT—drops Passengers at Carrington Road  
a few minutes' walk to the ESTATE.  
THE SUBDIVISIONAL ROADS, with exact  
level surfaces, are all bordered and guttered  
to concrete.  
SIDE WALKS formed and made.  
WATER, GAS and PHONE MAINS are al-  
ready laid along MANOR ROAD, and ser-  
vices are available to every lot.



Water Book

## HORNSBY

**SEWERAGE**—THE VENDORS WILL PRO-  
VIDE EACH HOUSE BUILT WITH SEP-  
ARATE SEPTIC TANK FOR SEWER-  
AGE FREE OF CHARGE TO PURCHAS-  
ERS.  
**ELECTRICITY**—Service to be made available  
forthwith.  
**BUILDING COVENANT**—In order to main-  
tain uniformity of building and to keep the  
beauty and scenery of the Estate, the Vendors  
have provided for a Building Covenant of  
1200 on Manor Road.  
**TERMS**—25 per cent. deposit, balance in 12  
equal quarterly instalments, with interest  
at 5 per cent. per annum.  
**INSPECTION**—Call on Office of Agents for  
Photographs and full particulars when re-  
spondents can be made for a Representa-  
tive to meet all intending purchasers at  
HORNSBY and make them over the Subdi-  
vision.  
On completion of the Harbour Bridge,  
Hornsby will be brought under the half-hour  
to S.P.D.  
As a result of the Bridge it has been esti-  
mated that the population of the Northern  
Suburbs will be at least 100,000 in 1921, double  
that of 1921.  
Concrete Road from Wilson's Point to Hornsby,  
the favourite motor run of the Metropolis.  
The early completion of the Great Northern



View on the Estate—Lot 31

**Mount Wilga Estate**  
4 CASTLEREAGH STREET, SYDNEY, AND HORNSBY.  
Phone B 5554. Web. 216.

Road to Gosford will make this the most per-  
fect of all tourist runs.  
Every allotment has been sub-divided so that  
a wonderful view may be had from the beauti-  
ful houses that in the near future will overtop  
the Estate.  
Hornsby is acknowledged to be the healthiest  
and most airy of the North Shore Line, and Mount  
Wilga, with its elevation of 640 feet, its perfect  
drainage, and surroundings of beautiful valleys  
and mountains is unique as a suburb's residential  
situation.  
The North Shore Line cannot be surpassed  
with its hundreds of houses and gardens mak-  
ing it THE HOME RESIDENTIAL AREA OF  
SYDNEY.  
Visit Mount Wilga Estate, appreciate the  
wonderful aspect of every allotment of the Es-  
tate, then you will fully realise and visualise  
the splendour of possibilities of its future.  
Come, and an inspection will reveal the  
natural beauties of the Estate with its valleys  
of ferns and palms and the bush land with its  
wealth of wild flowers and trees most appeal to  
lovers of beauty. Already Mount Wilga Look-  
out, with its beautiful panorama, is becoming a  
popular resort of motorists.  
Acquiring Mount Wilga Estate is a Govern-  
ment Reserve of picturesque bush land of about  
800 acres providing health giving air space.

YOUR TIME IS NOW!



Mr. and Mrs. HARRISON'S New Residence—Lot 41



Dinnering



Mrs. BAKER'S Residence—Lot 1

## UPPER PARADISE The Most Picturesque Spot on the Milton's Point Line

THE VENDOR WILL PROVIDE TO EACH  
HOUSE SEPTIC TANK (FREE OF  
CHARGE).  
ELECTRIC LIGHT MAINS TO BE ERRECTED  
FORTHWITH.  
MR. DON DAVIS  
Publicity Representative, on the  
Estate Saturday and Sunday.



Dinnering



Guides View, Mount Wilga



Cottage and Garage



Mount Wilga Subdivided



Cottage Trees and Shrubbery



Mount Wilga Tennis Court

**Phone Main  
Gas and Water**  
already available to each lot  
(THE MAINS RUN ALONG MANOR ROAD)

Septic Tank Sewerage  
Torrens Title.



Typical Garden and Suburb

Figure 10. Mount Wilga Estate Subdivision Notice, 1928. (Source: State Library Subdivision Plans 054 – Z/SP/H7/55a)

## 3.0 PHYSICAL EVIDENCE, INCLUDING SETTING

### 3.1 62 Manor Road, Hornsby

#### 3.1.1 Site Description

The site comprises an existing battle axe lot with an area of 1.083 hectares. The lot handle has a length of 38.1m and a frontage of 12.19m to the north western side of Manor Road. The lot has an overall width of 48.765m and a maximum depth of 277.05m.

The site includes two existing single storey detached dwellings.

The lot occupies a steep north facing slope with a more even gradient on the upper part of the site which includes the access handle off Manor Road. The site has an average fall of 25% to the rear boundary. The site topography slopes down to Berowra Creek 110m north-west of the site. The rear boundary of the site adjoins the Berowra Valley National Park which occupies an extensive area of sandstone ridges and the Berowra Creek valley to the north, west and south of the site.

#### 3.1.2 Literature Review

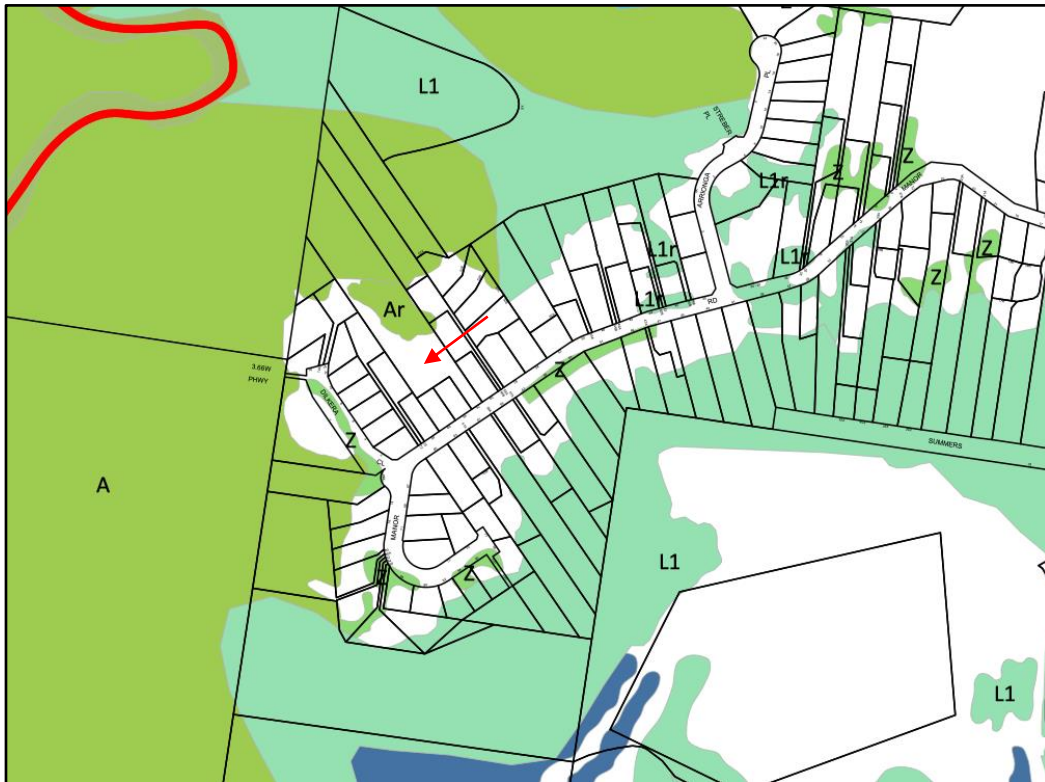
##### Native Vegetation Communities of Hornsby, 2008 (prepared by P & J Smith)

Vegetation mapping of the Hornsby Shire undertaken in 2008 identified 34 native vegetation communities. Native Vegetation Communities Maps show the north-west of the study site within an area of Peppermint – Angophora Forest (Community Ar)(refer Figure 9). The vegetation in the southern portion of the study area was not mapped. Peppermint-Angophora Forest is a common vegetation community in the Hornsby Shire, where it occurs within Hawkesbury Sandstone Gullies.<sup>18</sup> Peppermint Angophora Forest forms an open forest dominated by canopy species including *E. piperita* and *A. costata*. Additional canopy species, such as *C. gummifera* and *S. glomulifera* occur less frequently. Peppermint-Angophora Forest is well represented in local conservation reserves in Hornsby Shire.

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<sup>18</sup> P & J Smith, 2008, Native Vegetation Communities of Hornsby, accessed 18.03.2018, [https://www.hornsby.nsw.gov.au/\\_resources/documents/environment/indigenous-trees/Native-Vegetation-Communities-2008-Update.pdf](https://www.hornsby.nsw.gov.au/_resources/documents/environment/indigenous-trees/Native-Vegetation-Communities-2008-Update.pdf)





**Figure 11.** Native Vegetation Communities Maps, Hornsby Shire. The location of the subject site is indicated by the red arrow.  
(Source: Hornsby Council)

*Flora and Fauna Assessment, 62 Manor Road, February 2018 Hornsby, (prepared by Ecoplaning)*

Desktop assessment undertaken by Ecoplaning (2018) identified two native vegetation communities within the study area. These communities are Coastal Sandstone Ridgeline Woodland and Hinterland Sandstone Gully Forest. A majority of the study area was mapped as Coastal Sandstone Ridgeline Woodland, with a small portion of Hinterland Sandstone Gully Forest mapped in the northern corner of the study area. Coastal Sandstone Ridgeline Woodland consists of a low *Eucalyptus* sp. forest with a diverse sclerophyll shrub layer and open groundcover of sedges. Dominant canopy species within the community include *C. gummifera*, *E. sieberi* (Silvertop Ash) and *E. racemosa* (Narrow-leaved Scribbly Gum).<sup>19</sup>

Field assessment undertaken by Ecoplaning (2018) aimed to validate regional vegetation mapping conducted by Tozer et al. (2006) and Smith and Smith (2008). The field assessment of the site identified the vegetation in the study area to be consistent with Blackbutt Gully Forest (Community L1 within the Native Vegetation Communities Map, Hornsby Shire). Blackbutt Gully Forest has been mapped extensively to the north and south of study area, although not within the study area itself. Blackbutt Gully Forest is a tall open-forest dominated by *E. pilularis*, *A. costata* and *S. glomulifera*. Unlike Peppermint-Angophora Forest, *E. pilularis* forms a major component of the canopy, followed by *A. costata*, *S. glomulifera*, and *C. gummifera*, with *E. piperita* occurring less commonly.<sup>20</sup>

Blackbutt Gully Forest is not listed under the Threatened Species Conservation Act 1995 (TSC Act) or the Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). However, Blackbutt Gully Forest can provide habitat for a variety of threatened flora and fauna species including *Epacris purpurascens* var.

<sup>19</sup> Ecoplaning, 2018, Flora and Fauna Assessment, 62 Manor Road, Hornsby, accessed 13.03.2019

<sup>20</sup> Ibid.

*purpurascens*. In addition, the community can provide a riparian wildlife corridor linking vegetation to other large remnants of vegetation within the locality. The total extent of Blackbutt Gully Forest in the Hornsby Shire was recorded in 2007 at 837.3 ha.

Blackbutt Gully Forest is associated mainly with gullies, is less affected by clearing, and is now the most extensive of the taller forest communities in Hornsby Shire. Small areas are within Ku-ring-gai Chase National Park and Berowra Valley National Park. The largest areas present are outside the major reserves.<sup>21</sup> Although it is a common community in Hornsby Shire, it is uncommon and poorly conserved outside the Shire.<sup>22</sup>

Blackbutt Gully Forest is recognised as a locally significant community in the Hornsby Shire Biodiversity Conservation Strategy.<sup>23</sup>

Its conservation significance varies with its condition and fauna habitat value. Core areas with highly landscape connectivity values have high significance; peripheral areas in moderate and good condition have moderate significance and low condition peripheral areas are of relatively low significance.

The study area contains three distinct vegetation classes of Smooth-barked Apple - Turpentine - Blackbutt tall open forest, including 'underscrubbed', 'disturbed', and 'scattered trees'.

The 'underscrubbed' condition class describes vegetation that lacks a defined native mid-storey. The field assessment describes the vegetation mapped as 'underscrubbed' as *'likely to have once consisted of a dense midstorey of Allocasuarina littoralis, which has since been removed. Nevertheless, the vegetation in an underscrubbed condition appears resilient and retains a diversity of native shrub species.'*<sup>24</sup>

The field assessment describes the vegetation mapped as 'scattered trees' consisting of *'several mature – over mature A. costata and E. pilularis. The midstorey and understorey mostly consists of planted 'non-native trees' or cleared land.'*<sup>25</sup>

Ten hollow bearing trees were identified in the study area, some of which were located in large over-mature canopy trees, and others in small – moderate sized stag trees.<sup>26</sup> Individual hollow bearing trees are not identified within the assessment report. The Arboricultural Impact Assessment, 62 Manor Road, Hornsby (prepared by Footprint Green, February 2018) lists six (6) trees with hollows. These trees are listed in the section below.

The study area is connected to Berowra Valley National Park. The connectivity of the vegetation in the study area to large expanses of bushland substantially increases the likelihood of mammal species to frequent the study area. The vegetation in a 'scattered trees' and 'disturbed' condition is of less importance to fauna habitat, due to its degraded condition.<sup>27</sup>

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<sup>21</sup> Hornsby Shire Council, 2006, Biodiversity Conservation Strategy, access 13.03.2019,

[https://www.hornsby.nsw.gov.au/\\_resources/documents/environment/bushlands/Biodiversity-Conservation-Strategy-2006.pdf](https://www.hornsby.nsw.gov.au/_resources/documents/environment/bushlands/Biodiversity-Conservation-Strategy-2006.pdf)

<sup>22</sup> [https://www.hornsby.nsw.gov.au/\\_resources/documents/environment/indigenous-trees/Native-Vegetation-Communities-2008-Update.pdf](https://www.hornsby.nsw.gov.au/_resources/documents/environment/indigenous-trees/Native-Vegetation-Communities-2008-Update.pdf)

<sup>23</sup> Hornsby Shire Council, 2006, Hornsby Shire Biodiversity Conservation Strategy, accessed 13.03.2019

<sup>24</sup> Ecoplanning, 2018, Flora and Fauna Assessment, 62 Manor Road, Hornsby, accessed 13.03.2019

<sup>25</sup> Ibid.

<sup>26</sup> Ibid.

<sup>27</sup> Ibid.

An Arboricultural Impact Assessment (AIA) for the subject site provided an assessment of one hundred and fifty-one (151) trees located on site and adjacent boundaries. The AIA identified a high number of native trees with a Diameter Breast Height of 1m or over.

Whilst growth rates vary between species this group of trees is considered likely to be over 100 years old. Turpentine are particularly slow growing and resilient trees, and specimens with a Diameter Breast Height of over 1m are likely to be approaching 200 years old or more.<sup>28</sup>

A recent scientific paper (Ngugi et.al., 2015) drew on historical datasets to develop growth models that can be used to calculate the age of some native tree species (mainly commercial timber species). The data included Diameter Breast Height measurements collected for 75 years (1936-2011) on over 86,000 trees (155 species) in more than 640 permanent forest plots in South East Queensland.<sup>29</sup>

The data showed growth rates for species growing naturally in forests to be slower compared to similar species grown in plantation. This faster growth rate for planted trees is presumably due to the application of horticultural practices and reduced competition compared to a native forest.

The following table lists trees located on the site with a Diameter Breast Height (DBH) and/or diameter of the trunk immediately above the root buttress (DAB) of over 1m.<sup>30</sup>

Tree No	Genus Species	Common Name	Height (m)	Canopy (m)	DBH (mm)	DAB (mm)	Location
7	<i>Syncarpia glomulifera</i>	Turpentine	14	14	2*500, 1*750	1250	On site
8	<i>Eucalyptus pilularis</i>	Blackbutt	25	20	1300	1900	On site
18	<i>Angophora costata</i>	Sydney Red Gum	15	15	1050	1300	On site
21	<i>Eucalyptus pilularis</i>	Blackbutt	25	20	1200	1600	On site
22	<i>Eucalyptus pilularis</i>	Blackbutt	18	16	1500	2300	On site
24	<i>Eucalyptus pilularis</i>	Blackbutt	16	20	1200	1500	On site
40	<i>Eucalyptus resinifera</i>	Red Mahogany	16	11	800	1200	On site
41	<i>Eucalyptus resinifera</i>	Red Mahogany	17	15	800	1100	On site
58	<i>Eucalyptus resinifera</i>	Red Mahogany	20	18	750	1000	On site
73	<i>Corymbia gummifera</i>	Red Bloodwood	22	20	700	1000	On site
85	<i>Eucalyptus piperita</i>	Sydney Peppermint	14	10	1*750, 1*250	1200	On site

<sup>28</sup> Benson, D, personal communication, 23.09.2014

<sup>29</sup> Land for Wildlife South East Queensland, 2019, How to Age Trees, accessed 27.03.2019, <https://www.lfwseq.org.au/how-to-age-trees/>

<sup>30</sup> Footprint Green, 2018, Arboricultural Impact Assessment 62 Manor Road, Hornsby

Tree No	Genus Species	Common Name	Height (m)	Canopy (m)	DBH (mm)	DAB (mm)	Location
100	<i>Eucalyptus pilularis</i>	Blackbutt	20	14	900	1100	On site
102	<i>Eucalyptus pilularis</i>	Blackbutt	22	25	700	1100	On site
109	<i>Eucalyptus piperita</i>	Sydney Peppermint	16	9	1000	1200	On site
112	<i>Eucalyptus pilularis</i>	Blackbutt	25	20	1000	1300	On site
118	<i>Eucalyptus piperita</i>	Sydney Peppermint	12	10	1*1000, 1*300	1200	On site
122	<i>Syncarpia glomifera</i>	Turpentine	20	10	1*360 1*600	1000	On site
123	<i>Eucalyptus pilularis</i>	Blackbutt	24	20	1000	1400	On boundary line
126	<i>Eucalyptus pilularis</i>	Blackbutt	22	14	1*620, 1*390	980	On site
127	<i>Eucalyptus pilularis</i>	Blackbutt	25	20	1*490, 1*820	1090	On site
135	<i>Eucalyptus pilularis</i>	Blackbutt	25	18	1200	1300	On boundary line

The following table lists trees located on the site with hollows.<sup>31</sup>

Tree No	Genus Species	Common Name	Height (m)	Canopy (m)	DBH (mm)	Location
8	<i>Eucalyptus pilularis</i>	Blackbutt	25	20	1300	On site
18	<i>Angophora costata</i>	Sydney Red Gum	15	15	1050	On site
40	<i>Eucalyptus resinifera</i>	Red Mahogany	16	11	800	On site
130	<i>Syncarpia glomulifera</i>	Turpentine	17	10	1*210, 1*470	On site
135	<i>Eucalyptus pilularis</i>	Blackbutt	25	18	1200	On boundary line

Research conducted in by Wormington & Lamb (1999) found that Blackbutt generally doesn't produce hollows suitable for use by fauna until it is over 165 years old.<sup>32</sup>

<sup>31</sup> Footprint Green, 2018, Arboricultural Impact Assessment 62 Manor Road, Hornsby

<sup>32</sup> Land for Wildlife South East Queensland, 2019, How to Age Trees, accessed 27.03.2019, <https://www.lfwseq.org.au/how-to-age-trees/>

## 4.0 Review of Heritage Significance 62 Manor Road, Hornsby

### 4.1 Assessment process and criteria

Three types of heritage significance may be applicable to a landscape:

- **Natural Significance** means the “importance of ecosystems, biological diversity and geodiversity for their existence value, or for present or future generations in terms of their scientific, social, aesthetic and life-support value”.<sup>33</sup>
- **Cultural significance** means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the *place* itself, its *fabric, setting, use, associations, meanings, records, related places* and *related objects*. Places may have a range of values for different individuals or groups.<sup>34</sup>
- **Indigenous significance** as well as historically important, Indigenous heritage is of continuing significance, creating and maintaining continuous links with the people and the land. Places that hold great meaning and significance to Indigenous people include:
  - places associated with Dreaming stories depicting the laws of the land and how people should behave;
  - places that are associated with their spirituality;
  - places where other cultures came into contact with Indigenous people;
  - places that are significant for more contemporary uses.<sup>35</sup>

The NSW State Heritage Criteria (SHR Criteria) are applicable to all types of heritage places and items, be they natural, cultural or Indigenous. In 2018, the Australian Institute Landscape Architects (AILA), with funding from the Heritage Council, released the AILA NSW Landscape Heritage Report. As part of the project a ‘landscape lens’ was applied to the SHR Criteria. The criteria used within this report is as outlined within the AILA NSW Landscape Heritage Report.<sup>36</sup>

In accordance with guidelines contained within the NSW Heritage Manual an item will be considered to be of State or local heritage significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the seven NSW Heritage System criteria; (a), (b), (c), (d), (e), (f) and/or (g). While all criteria should be referred to during the assessment, only particularly complex items or places will be significant under all criteria. In many cases, items of environmental heritage will be significant under only one or two criteria.

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<sup>33</sup> Australian Natural Heritage Charter, 2002.

<sup>34</sup> Australian ICOMOS, 2013, The Burra Charter The Australia ICOMOS Charter for Places of Cultural Significance, accessed 28.10.2018, <https://australia.icomos.org/wp-content/uploads/The-Burra-Charter-2013-Adopted-31.10.2013.pdf>

<sup>35</sup> Dept of Environment and Energy, Indigenous Heritage, accessed 10.10.2018, <https://www.environment.gov.au/heritage/about/indigenous-heritage>

<sup>36</sup> AILA NSW, 2018, Landscape Heritage Report, Volumes 1 & 2, accessed 19.03.2019,



## 4.2 Assessment of Significance 62 Manor Road, Hornsby

Criterion	Assessment
<p>a) <i>an item is important in the course, or pattern, of NSW's cultural or natural history;</i></p> <p>Within this criterion, the natural landscape history of a place, its local geology and relationship to topography, natural systems and scenery, are fundamental and valued aspects of landscape that underpin patterns of human response.</p>	<p>The site features remnant vegetation, which has been identified as part of the Blackbutt Gully Forest vegetation community. Remnant vegetation serves as an important reminder of the pre-European vegetation of an area. The retention of remnant vegetation and trees within a residential setting can be considered indicative of a human response to the environment.</p> <p>However, the evidence of human response is not considered significant to justify meeting the threshold for inclusion against this criterion.</p> <p>As such the site does not meet this criterion.</p>
<p>b) <i>an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history;</i></p> <p>This criterion includes designers and people important in the history of the landscape profession.</p>	<p>There are no known association with the life or works of a person, or group of persons, important in NSW's cultural or natural history.</p> <p>As such the site does not meet this criterion.</p>
<p>c) <i>an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;</i></p> <p>This criterion covers important works of landscape architecture; landscapes that are aesthetically distinctive or with landmark qualities; and works of design that exemplify a particular style.</p>	<p>The site features remnant vegetation, including some individually significant specimens, which have been identified as part of the Blackbutt Gully Forest vegetation community. Due to the alignment of the site, the remnant vegetation and most of the significant specimens are not visible from the streetscape.</p> <p>The vegetation within the rear of the site is not considered aesthetically distinctive or with landmark qualities.</p> <p>Two (2) <i>Angophora costata</i> (Sydney Red Gum) located close to the front boundary of the site are considered to make a contribution to the Manor Road streetscape but not to meet criterion c).</p> <p>As such the site does not meet this criterion.</p>
<p>d) <i>an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;</i></p> <p>This criterion, includes the landscape profession and Aboriginal associations and relevant migrant groups.</p>	<p>To our knowledge, there are no known association with a particular migrant community or cultural group in NSW for social, cultural or spiritual reasons.</p> <p>As such the site is not considered to meet this criterion with regard to migrant groups or landscape profession. Assessment of Aboriginal associations is beyond the scope of this report.</p>

<p>e) <i>an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;</i></p> <p>This criterion includes evidence of a human response to topography, catchments, natural resources, and spatial qualities of a landscape.</p>	<p>The vegetation community within the site has been altered by past human activities. The site's ability to provided further substantial information and research potential on the natural history of the area is considered limited.</p> <p>As such the site is not considered to meet this criterion.</p>
<p>f) <i>an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history;</i></p> <p>This criterion allows for the inclusion of rare geological formations and vegetation - both plant communities and individual species - as well as important works of landscape design that may be one of the few examples of its kind.</p>	<p>The site features remnant vegetation, including some individually significant specimens, which have been identified as part of the Blackbutt Gully Forest vegetation community. Blackbutt Gully Forest is recognised as a locally significant vegetation community. Blackbutt Gully Forest is considered a common vegetation community in Hornsby Shire.</p> <p>The remnant vegetation includes a high number of individual specimens likely to be over 100 to 200 years old. These specimens are considered likely to predate European settlement and subdivision of the area. Due to their age and size, these trees are considered to have ecological and botanical value, and are potentially rare within a residential setting.</p> <p>As such the site contains individual trees that are considered to meet this criterion.</p>
<p>g) <i>an item is important in demonstrating the principal characteristics of a class of - cultural or natural places; or cultural or natural environments of NSW's - cultural or natural places; or- cultural or natural environments;</i></p> <p>This criterion includes landscapes representative of a type or design style.</p>	<p>The site features remnant vegetation which has been identified as part of the Blackbutt Gully Forest vegetation community.</p> <p>A review of available literature indicates that the vegetation community has been altered by human activities and the condition has been classified as consisting of 'underscrubbed', 'disturbed', and 'scattered trees'.</p> <p>As such the landscape is not considered representative and does not meet the requisite threshold to fulfil this criterion.</p>

#### 4.2.3 Reason for significance of 62 Manor Road, Hornsby

The Blackbutt Gully Forest vegetation community located within 62 Manor Road, Hornsby includes a high number of individual specimens likely to be over 100 to 200 years old. These trees are considered likely to predate European settlement of the area. Due to their age and size, these trees are considered to have ecological and botanical value, and are potentially rare within a residential setting.

## 5.0 CONCLUSION AND RECOMMENDATIONS

A review of available tree data for 62 Manor Road, Hornsby indicates that the site contains a number of individual specimens from the Blackbutt Gully Forest vegetation community with an age of over 100 years, and likely to be over 200 years in age.

An assessment of the trees against NSW State Heritage Criteria (SHR Criteria) found the site contains trees which meet the requisite threshold to fulfil criterion (f), where an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history. Qualification under one or more of the criteria justifies inclusion of trees so identified on Schedule 5 of HLEP, in accordance with guidelines contained within the NSW Heritage Manual which states that an item will be considered to be of State or local heritage significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the criteria of the NSW Heritage System, ie Criteria; (a), (b), (c), (d), (e), (f) and/or (g). An assessment against each of the criteria is set out in the table under Section 4.2 above.

The conclusion based on the available evidence is that some of the trees on 62 Manor Road meet the criteria for listing as an individual local heritage item (landscape). The potential listing does not apply to all trees on the property. The Arborist Report indicates the site contains 'several hundred trees', however, the Report only provides an assessment of 151 in the upper and mid portions of the site. The trees are not visible from the streetscape and do not contribute to its visual character.

In addition, our Heritage Significance Assessment is based on the evidence presented in the Arborist Report and Flora and Fauna Report (only the trees they have assessed). We were not provided access to the subject property and the assessment has been based solely on secondary sources. Based on the reviewed reports, only trees identified in Section 3.1.2 of the Heritage Significance Assessment are considered to meet Criterion (f) for Local Significance. It should be noted that the site may contain additional trees that were not assessed within the Arborist Report that may also meet the heritage criteria.

Two (2) *Angophora costata* (Sydney Red Gum) located close to the front boundary of the site are considered to make a contribution to the Manor Road streetscape but not to fulfil criterion (f). The contribution those trees make to the streetscape would not justify listing the property.

Signed:  
Nicole O'Connell



TiME Heritage Landscapes

Dr Richard Lamb



Richard Lamb and Associates

## 8.0 SOURCES

- AILA NSW, 2018, Landscape Heritage Report, Volumes 1 & 2, 2018
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- Land for Wildlife South East Queensland, *How to Age Trees*, 2019,  
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Curriculum Vitae



## Curriculum Vitae: Dr Richard Lamb

### Summary

I am a professional consultant specialising in visual impacts and landscape heritage and assessment and the principal of Richard Lamb and Associates (RLA). I was a senior lecturer in Landscape Architecture, Architecture and Heritage Conservation in the Faculty of Architecture, Planning and Design at the University of Sydney for 28 years and was Director of the Master of Heritage Conservation program. I have taught and specialised in environmental impact assessment and visual perception studies for 30 years.

As the principal of RLA I provide professional services, expert advice and landscape heritage and aesthetic assessments in many different contexts. I carry out strategic planning studies to protect and enhance scenic quality and heritage values, conduct scenic and aesthetic assessments in contexts from rural to urban, provide advice on view loss and view sharing and conduct landscape heritage studies. I act for various client groups on an independent basis, including local councils, government departments and private clients to whom I provide impartial advice. I provide expert advice, testimony and evidence to the Land and Environment Court of NSW on visual and landscape heritage matters. I have appeared in over 270 cases and made submissions to several Commissions of Inquiry. I have been the principal consultant for over 1000 consultancies concerning the visual impacts and landscape heritage area of expertise during the last ten years.

At the University of Sydney I had the responsibility for teaching and research in my areas of expertise, which are landscape assessment, visual perception, aesthetic assessment, and conservation of heritage items and places. I taught undergraduate architecture and postgraduate students in these areas and also gave specialised elective courses in aesthetic heritage assessment. I supervised postgraduate research students undertaking PhD and Masters degree academic research in the area of heritage conservation and Environment Behaviour Studies (EBS). The latter field is based around empirical research into human aspects of the built environment.

I have a number of academic research publications in local and international journals that publish research in EBS, environmental psychology and cultural heritage management.

I have developed my own methods for visual and landscape heritage assessment, based on my education, knowledge from research and practical experience.

### Qualifications

Bachelor of Science, First Class Honours, University of New England (botany and ecology double major).

Doctor of Philosophy, University of New England in 1975.

Principal of Richard Lamb and Associates and Director of Lambcon Associates Pty Ltd.

### Employment History

Tutor and Teaching Fellow, Botany and Ecology, School of Botany, UNE (1968-1974)

Lecturer in Resource Management, School of Life Sciences, NSW Institute of Technology (UTS)(1975-1980).



Teaching responsibilities  
Environmental biology  
Landscape interpretation and assessment  
Resource management

Lecturer, Foundation Program in Landscape Architecture, Faculty of Architecture, University of Sydney (1980-1989)

Teaching responsibilities  
Landscape assessment  
Environmental perception  
Visual impact assessment  
Landscape planning

Lecturer and Senior Lecturer, Architecture and Heritage Conservation, University of Sydney (1989-2011)

Teaching responsibilities (Architecture)  
Man-environment studies  
Habitat and society  
Design ecology and sustainability  
Environmental perception  
Design  
(Heritage Conservation)  
Heritage assessment  
Aesthetic assessment of heritage landscapes  
Interpretation of cultural environments  
Conservation methods and practices  
Design  
(Urban Design program)  
Research methods  
  
Landscape planning

Since 1975 I pursued research related to my teaching responsibilities and professional practice. My main research works are in:

Plant ecology  
Visual perception  
Social and aesthetic values of the natural and built environment

Journals for which I have refereed research papers



Landscape & Urban Planning

Journal of Architectural & Planning Research

Architectural Science Review

Journal of the Australian and New Zealand Association for Person Environment Studies

Journal of Environmental Psychology

Australasian Journal of Environmental Management

Ecological Management & Restoration

Urban Design Review International

## **Assessing Heritage Items, Settings and Cultural Landscapes**

Assessment and Advice

Private Clients

- Advice and consultations concerning heritage view impacts, proposed maritime facility, Toocooya Road, Hunters Hill
- Advice and consultations with Willoughby Council on visual impacts and amenity effects of development controls on new dwelling proposal in heritage conservation area, Northbridge.
- Advice and analysis of visual and landscape heritage impacts of approved development in Parramatta including referral to Federal Minister for DSEWPaC under provisions of the EPBC Act.
- Advice concerning heritage and visual impacts of proposed additions to the SCEGGS School., Darlinghurst
- Advice concerning heritage and visual impacts of proposed demolition and redevelopment of Willeroon, Ocean Road, Palm Beach.
- Advice on heritage and visual impacts, potential rezoning and development applications, Medlow Bath, Blue Mountains NSW.
- Advice on heritage values, scenic qualities and landscape heritage resources, pre-DA for additions and alterations to heritage streetscape and stone walls, Bronte.
- Advice on heritage and visual impacts of proposed development application, Currawong Beach, Pittwater.
- Advice on streetscape and character of conservation area for a property on Schedule 2, of Parramatta Council Heritage LEP, Railway Parade, Granville.
- Advice on visual and heritage conservation constraints, development application, Bishops court, Darling Point.
- Advice regarding visual and related heritage impacts of proposed development, St Marys Church, Waverley.
- Advice, consultations and evidence to Land and Environment Court of NSW concerning potential visual impacts of additions and alterations to two heritage listed dwellings, Victoria Street, Watsons Bay.
- Assessment of heritage and related scenic issues for strategic planning study, CUB site, Broadway, Sydney.
- Assessment of heritage impacts of proposed retrospective approval of adjoining development, Loch Lomond Crescent, Burranear Bay.
- Assessment of heritage impacts of proposed terrace style infill, Wilson Street, Newtown.

- Assessment of heritage impacts on specific groups of trees and views caused by proposed redesign of Killara Golf Course.
- Statement of heritage impact of proposed safety screens on adjacent heritage items.
- Assessment of heritage significance of item proposed to be listed on the ACT Heritage Register; St Patrick's Church, Braddon, ACT
- Assessment of potential impacts on heritage views of proposed development, area of National Significance, Tramway Avenue, Rosehill.
- Assessment of visual and heritage aspects of development application, conversion of The Boiler House building, Pyrmont Point.
- Assessment, analysis and report to the Federal Minister for the Environment in response to Emergency Listing of Kurnell Peninsula under the Environment Protection and Biodiversity Conservation Act 1999.
- Design stage advice and visual and landscape heritage impact assessment of a proposed seniors living development, SHT listed property, 'Neerim Park', Centennial Road, Bowral.
- Development Control Plan, South West Lochinvar.
- Heritage and visual impact analysis for proposed new residential development, SHR item "Swifts", Darling Point.
- Heritage assessment and Statement of Cultural Significance for Anzac Parade, Sydney.
- Heritage curtilage, cultural landscape assessment and visual controls recommendations, Elderslie Urban Release Area, Camden LGA.
- Heritage Impact Assessment of proposed adjacent new dwelling on heritage registered item "Camelot", 3 The Bastion, Griffin Estate, Castlecrag.
- Heritage impact assessment of proposed amendment to permissible uses table in the Wingecarribee LEP, Berrima.
- Heritage impact assessment, curtilage, review of SHR entry and proposal of new landscape conservation area, The Glebe Gully Cemetery, East Maitland.
- Heritage impacts assessment for proposed employment lands rezoning, Menangle, NSW.
- Heritage landscape and streetscape assessment as part of pre-DA study, Easterly, Upper Spit Road, Mosman.
- Heritage view analysis and mitigation strategy for the proposed "Wet n Wild" Water Theme Park, Reservoir Road, Prospect.
- Heritage view line study and pre-DA report, proposed residential development, Morton Street, Parramatta.
- Heritage view study, proposed rezoning for residential use, curtilage of Menangle Village.
- Heritage, scenic qualities and landscape impact assessment, proposed residential development, Potts Point.
- Landscape assessment, curtilage study and heritage impact assessment as part of a Local Environmental Study, curtilage of St Helena, Lochinvar, Hunter Valley.
- Landscape heritage impact assessment, proposed aged care development, McLaren Street, North Sydney.
- Local & regional visual assessment study to accompany rezoning and subdivision proposal, , Mount Harris, Hunter Valley.
- Pre DA advice re heritage impacts of proposed additions and alterations to heritage homestead Kurrawong, Dunmore.
- Review of documentation concerning heritage landscape and visual issues, St Columba's Springwood.
- Scenic quality and landscape heritage assessment, rural subdivision proposal, Duckenfield, Hunter Valley.
- Statement of heritage impact for proposed development in the vicinity of "Alma's Tree", North Narrabeen.





- Statement of Heritage Impact and Heritage Discovery Plan, proposed dual occupancy dwellings on two lots approved by Land and Environment Court of New South Wales, Birrell Street, Tamarama.
- Statement of heritage impact of proposed additions and alterations, The Corso, Manly.
- Statement of heritage impact of proposed additions and alterations, Military Road, Mosman.
- Statement of heritage impact of proposed development on heritage listed stone wall, Burns Bay Road, Lane Cove.
- Statement of heritage impact on significant gardens, proposed building extensions, PLC Croydon.
- Statement of heritage impact concerning proposed amendments to permissible land uses in LEP, Berrima, Southern Highlands.
- Statement of visual and heritage view impact as part of Statement of Environmental Effects, proposed conservation of Ashton, Elizabeth Bay Road, Elizabeth Bay and construction of new apartment building.
- Submission to Kiama Council on potential heritage impacts of a potential alternative dwelling footprint adjacent to two SHI registered items, Jamberoo Road, Jamberoo.
- Submission to Minister for Planning regarding potential visual impacts, proposed alterations to White Bay Cement Terminal.
- Submission to the Minister for DSEWPoC including assessment of the potential heritage impacts on the Shine Dome (National Heritage List) of the proposed Nishi Building, New Acton, ACT.
- Visual and cultural landscape assessment, constraints and strategic planning study, potential urban release area, Raby Road, Leppington.
- Statement of heritage impact for proposed telecommunications facility, Macarthur Road, Elderslie.
- Visual and cultural landscape assessment, constraints and strategic planning advice, potential seniors living development, Kiama.
- Visual impact, visual constraints and landscape heritage study, proposed residential development, Morpeth, Hunter Valley.
- Assessment of visual impacts of proposed works to significant and heritage trees, Elaine, New South Head Road, Woollahra.
- Heritage views assessment of impacts of a proposed mixed use development, Arthur Street, Parramatta.
- Heritage views assessment and visual impacts evaluation of planning proposal to rezone land for residential and ancillary heritage curtilage hub, Menangle Village.
- Heritage views assessment of impacts of a proposed mixed use development, Tramway Avenue, Rosehill.
- Historic heritage impact assessment report for EIS, proposed amended open cut coal mine, Rocky Hill, Gloucester region.
- Statement of heritage impact, application to remove tree, Merrivale Road, Pymble.
- Heritage views assessment and specification for production of certified photomontages, Wallace Street, Braidwood.
- Heritage views assessment to accompany SSDA for proposed Chau Chak Wing Museum, University of Sydney.
- Heritage views assessment to accompany planning proposal to rezone land, Mittagong.
- Heritage landscape assessment and visual impacts evaluation of planning proposal to rezone land for residential purposes, Nathan and Odessa Streets, Berrima.
- Heritage views assessment to accompany DA for new dwelling to replace former mine manager's residence, Catherine Hill Bay.
- Heritage views assessment to accompany DA for new dwelling, Hale Street, Catherine Hill Bay.



- Heritage views assessment for pre-referral to the minister for the Department of the Environment and Energy concerning a development application for a building in the high sensitivity zone determined for the Old Government House and Domain in Parramatta by a Conservation Agreement under the EPBC Act, Marsden Street, Parramatta.

#### Government Clients

- Blue Mountains City Council  
Advice on visual and heritage impacts of development application, SHI listed item Everglades, Everglades Avenue, Leura.  
Advice on visual impacts of building materials and colours, heritage precinct, Lawson.  
Advice on merits of development application with respect to heritage significance, Scenic Railway site, Katoomba.
- Camden Council  
Cultural landscape and assessment of heritage significance of William Howe, Reserve, Camden, Heritage Assistance Grant Program.  
Scenic and cultural landscape advice re proposed subdivision, Kirkham Lane, Camden.  
Scenic and Cultural Landscape Study of the entire municipality, including specific input into the Rural Lands and Town Centre Urban Design Studies.
- Department of Planning and Infrastructure:  
Advice on impacts on views and heritage values of Lennox Bridge and Old Government House and Domain of proposed additional height to approved mixed use building, 330 Church Street, Parramatta.
- Department of Urban Affairs and Planning  
Scenic Quality Study of the Hawkesbury-Nepean River as part of review of State Regional Environmental Plan No. 20.  
Landscape, heritage values and strategic planning study of Hoxton Park Corridor, Western Sydney.  
Visual, heritage and cultural landscape boundary location investigations, Hoxton Park Corridor, Western Sydney Regional Parklands.  
Cultural and recreational landscape values study, recommendations for form and location of expansion of Waste Services New South Wales facilities, Eastern Creek, Western Sydney.  
Cultural and scenic landscape assessment of excluded lands parcels, Western Sydney Regional Parklands, Doonside.  
Visual and heritage landscape assessment, Western Sydney Parklands, Core Parklands Precinct 2 and interface parcels 2, 3 and 4.
- Hornsby Shire Council  
Heritage, scenic qualities and landscape heritage resources study of rural lands of the Shire as part of the Rural Lands Study.  
Scenic resources study and strategic planning advice, Brooklyn and Environs Management Plan.  
Heritage landscape assessments study, Manor Road, Hornsby
- Lake Macquarie City Council  
Development assessment of visual and landscape heritage impacts, application for resort and high density housing, former coal preparation plant and other SHI registered heritage items Catherine Hill Bay.
- Maitland City Council  
Development assessment of two applications in the Morpeth Heritage Conservation Area.
- Manly Council  
Advice on landscape heritage and visual impact issue concerning an appeal against refusal of development application, Manly Wharf, by Manly Wharf Pty Ltd.  
Heritage impact assessment, residential development, Pine Street, Manly.
- Mosman Council  
Heritage curtilage assessment as part of development assessment adjacent to SHI item, "Woolley House", Bullecourt Avenue, Mosman.
- NSW Health  
Heritage views study, analysis and update to Conservation Management Plan, Gladesville Hospital site, Gladesville.



- Pittwater Council  
Palm Beach Conservation Area: Heritage impact assessment on proposed redevelopment of Blueberry Ash Square and its impact on the Palm Beach Conservation Area.
- Roads and Traffic Authority  
Heritage Impact Assessment of proposed tree maintenance, SHI registered item "Overthorpe", New South Head Road, Double Bay.
- Wingecarribee Shire Council  
Visual and heritage landscape impact assessment, Burrawang, Southern Highlands.

#### Land and Environment Court Proceedings

Altamira v Burwood Council: Demolition and SEPP5 development, Livingstone Street, Burwood.

Architectural Projects v Manly Council: Conservation and addition of apartments, 'Dungowan' South Steyne, Manly.

Australand Holdings Pty Ltd v Sutherland Council: Resort development, Captain Cook Drive, Cronulla.

Blue Mountains Council ats Cecil D Barker: Subdivision and new dwellings, curtilage of Stoneholme Estate, Woodford.

Cody Outdoor Advertising Pty Ltd v South Sydney Council: Retention of existing rooftop advertising sign, Oxford Street, Darlinghurst.

Dixon H v Wingecarribee Council: Proposed conversion of existing stable to manager's residence, Sutton Forest.

Dumaresq Shire Council ats Commercial and Residential Developments Pty Ltd: Proposed residential subdivision, curtilage of Palmerston Estate, Kellys Plains, Armidale.

Hobhouse K v Minister assisting Minister for Infrastructure & Planning and Sydney Gas Operations Pty Ltd: Proposed gas plant adjacent to heritage listed Mt Gilead Homestead, Campbelltown.

Hornsby Shire Council ats Robinson: Proposed development, Manor Road, Hornsby.

Hunters Hill Council ats Bykerk: Proposed additions and alterations to heritage listed property, Vernon Street, Hunters Hill.

Joshua International Pty Ltd v Ku ring gai Council: Proposed new residence, Rosebery Road, Killara.

Kanowie v Woollahra Council: Proposed residential apartment building adjacent to heritage properties, Yarranabbe Road, Darling Point.

L D Fowler Pty Ltd and anor ats Flower and Samios: Proposed subdivision and construction of residential development, Jane Street, Balmain.

Leichhardt Council ats Bezzina Developments Pty Ltd: proposed demolition and alterations to SHI item Darling Street Wharf, Balmain.

Leichhardt Council ats Charteris: Proposed demolition and construction of new dwelling, Punch Street, Birchgrove.

Lend Lease Development Pty Ltd v Manly Council:  
St Patrick's Estate, Manly

- Development precinct 2 (1998)
- Development precincts 1, 2, 3 and 5 (1997)
- Development precincts 5, 10 and 11 (1998)

Manly Council v Vescio: Proposed new dwelling in curtilage of heritage property, Pine Street, Manly.

Marie Antoinette Aviani v Burwood Council: SEPP5 development proposal, Livingstone Street, Burwood.

McClenehan J and T v North Sydney Council: Proposed SEPP5 development, Cremorne Road, Cremorne.



Concrite Quarries, Primary Submission: Commission of Inquiry into proposed Exeter Quarry extension and Village bypass route on SHR registered property, Vine Lodge, Southern Highlands, 2000.

Ricki Developments Pty Ltd v The City of Sydney: Proposed redevelopment, former warehouse building, Quay Street Haymarket.

Royal Botanic Gardens & Domain Trust and Minister for the Environment at City of Sydney Council: Judicial Review of heritage and aesthetic impacts of replacement of trees in The Outer Domain, Sydney.

South Sydney Council at Gameplan Sport and Leisure Pty Ltd: Proposed McDonalds restaurant, Anzac Parade, (the Old Grand Drive), Centennial Park, Sydney.

Sydney City Council at Anglican Church: Proposed master plan for new apartments, curtilage of St John's Church, Darlinghurst.

Taralga Landscape Guardians Inc v Minister for Planning and RES Southern Cross Pty Ltd: appeal against Minister's approval of proposed wind farm, Taralga.

Toon, John v Ku ring gai Council: Proposed demolition of existing dwelling and SEPP5 residential development, Pentecost Avenue, Pymble.

Trustees of the Marist Fathers in Australia v Hunters Hill Council: Proposed subdivision adjacent to St Peters Chanel church, Hunters Hill.

V Berk and M Kersch v Woollahra Council: Proposed demolition and construction of mixed development, Gap Tavern site, Military Road, Watsons Bay.

Wilton v Hunters Hill Council: Proposed alterations and additions to heritage listed dwelling, Edgecliff Road, Woolwich.

Winten Property Group v Campbelltown Council: Proposed rural and residential development adjacent to Macquarie Field House, SHR item, Quarter Sessions Road, Glenfield.

Wollongong City Council at Weriton Finance: Proposed resort and dual occupancy development, Headlands Hotel site, Austinmer.

Vigor Master v Hornsby Shire Council: Proposed access across land of heritage significance, New Line Road, Dural

ACT Administrative Claims Tribunal: Catholic Archdiocese of Canberra and Goulburn v ACT Heritage Council (in the ACT Administrative Claims Tribunal): Appeal against decision to place St Patrick's Church, Braddon, on the ACT Heritage Register.

## **Assessing Visual Impacts in Urban Areas**

### **Assessment and Advice**

#### **Private Clients**

- Advice and consultations concerning the impacts on views and streetscape character caused by proposed landscape scheme for former BP Site, Waverton.
- Advice and statement of visual impacts for residential subdivision, Bantry Bay Road, Frenchs Forest.
- Advice and submission to Council in relation to potential visual and related amenity impacts of neighbouring development, Mitchell Street, Greenwich
- Advice and submission to Council on potential visual and related amenity effects of proposed covered outdoor space on neighbouring properties, Dalley Avenue, Vaucluse.
- Advice and submission to Pittwater Council on potential visual and related amenity effects of proposed seniors living development on neighbouring site, Cabarita Road, Avalon.
- Advice concerning visual impact and view sharing issues, proposed new residential development, Onslow Avenue, Elizabeth Bay.



- Advice concerning visual impact of proposed residential refurbishment, Wentworth Park Road, Glebe.
- Advice concerning visual impacts of proposed development for aged accommodation, Lindfield Gardens Retirement Village, East Lindfield.
- Advice concerning visual impacts, proposed residential alterations, Hopetoun Avenue, Vaucluse.
- Advice on potential for urban development as part of South West Urban Release Area, Oran Park 'Tidapa' Cobbitty.
- Advice on potential streetscape, visual and related amenity effects, proposed redevelopment of Crows Nest Shopping Centre, Willoughby Road, Crows Nest.
- Advice on potential streetscape, visual and related amenity impacts, proposed mixed use development, Araluen Drive, Hardys Bay
- Advice on privacy and visual impacts; submission to Wollongong City Council in relation to proposed adjacent development, Wellington Drive, Balgownie.
- Advice on urban design and visual resources strategic planning for Material Change of Use application to Gold Coast Shire Council, Emerald Lakes, Carrara, Queensland.
- Advice on view loss and consultations with Pittwater Council on behalf of client, proposed new dwelling, Riverview Road, Clareville.
- Advice on visual constraints and issues related to proposed apartment development, St Pauls Street, Randwick.
- Advice on visual impacts of DA for adjacent dwelling, Newtown, with submission to Council on development assessment.
- Advice on visual impacts of proposed development on foreshore building lines and views from the waterway, Kareelah Road, Hunters Hill.
- Advice on visual impacts, additions and alterations to dwelling, Cameron Street, Edgecliff.
- Advice regarding potential visual impacts of proposed new dwelling, Merewether.
- Advices on potential visual impact assessment of a proposed mixed use development, Cross Street, Double Bay.
- Analysis and advice on planning and visual amenity issues surrounding proposed demolition, Edinburgh Road, Castlecrag.
- Analysis and assessment of potential visual impacts for residential development, Girilang Avenue, Vaucluse.
- Assessment and advice with regard to the potential visual, streetscape and view blocking effects of the proposed shopping centre, The Princes Highway, Corrimal.
- Assessment of visual impacts of proposed amendments to building, East Quarter Stage 3, Jack Brabham Drive, Hursville.
- Certification of accuracy of photomontages of development options, Putney Hill sites, Stages 1 and 2, North Ryde
- DA advice and consultations with Sydney City Council, proposed additions and alterations to existing warehouse building, Riley Street, East Sydney.
- DA advice on potential visual impacts, view loss, and streetscape character, and recommendations for modifications to the proposed development, Greenknowe Avenues, Potts Point.
- DA advice on urban design, potential impacts on streetscape character and recommendations for modification of design for industrial building, Burrows Road, St Peters.
- Design advice and visual impact assessment, proposed residential flat building, Beach Street, Coogee.
- Design stage advice and visual impact assessment of proposed seniors living development, former OLSH site, Centennial Road, Bowral.
- Gateshead Industrial Estate Development Proposal; visual resources management plan.



- Heritage and streetscape assessment of proposed new residential development, Grosvenor Street, Wahroonga.
- Opinion, advice and consultations with Pittwater Council on visual impacts of proposed alterations and additions to existing dwelling, Princes Street, Newport.
- Potential view loss analysis for neighbouring residents, submitted to Independent Hearing and Assessment Panel, approved seniors living development, Pittwater Road, Dee Why.
- Pre DA advice and Statement of Environmental Effects to accompany DA, potential visual impacts of proposed mixed use redevelopment, The Entrance Road, The Entrance.
- Pre DA advice concerning potential visual and heritage streetscape impacts, proposed mixed development, Coles site, The Corso, Manly.
- Pre DA advice concerning potential visual and streetscape impacts of proposed mixed development, Landmark Charlestown development.
- Pre DA advice on demolition and construction, Fernleigh Road, Caringbah.
- Pre DA advice on visual impact of design, urban design and setbacks, industrial warehouse and showroom building redevelopment, Dunning Avenue, Rosebery.
- Pre-DA advice and visual impact assessment, proposed residential development, Parkview Road, Chiswick.
- Pre-DA advice regarding potential building envelope scale and location for proposed residential subdivision, Windang.
- Pre-DA advice, visual impacts assessment and contribution to statement of environmental effects, proposed seniors living development, Oxford Falls Road, Frenchs Forest.
- Pre-design advice and DA stage visual impact assessment , proposed medium density residential development, Shepherd and Ocean Streets, Mollymook
- Statement of visual impacts to accompany application for proposed extension of portion of unmade road to access existing house, Birrell Street, Tamarama (2007).
- Statement of visual impacts to accompany application for proposed extension of portion of unmade road and for new dwelling, Birrell Street, Tamarama (2009).
- Submission of objection to and consultations with Lane Cove Council regarding potential view loss effects of a neighbouring development, Kellys Esplanade, Northwood.
- Submission of Objection to and consultations with Woollahra Council on potential visual and view loss impacts of a proposed neighbouring development, Kings Road, Vaucluse.
- View analysis and assessment of the proposed redevelopment of the existing shopping Centre, Parke and Waratah Streets, Katoomba.
- Visual and landscape impact assessment of the proposed redevelopment of the north and south paddocks, Manly Golf Club.
- Visual and streetscape analysis, proposed redevelopment of Lower Queenwood School for Girls, Balmoral.
- Visual impact assessment, proposed Queenwood Arts School campus, Esther Road, Balmoral
- Visual assessment and advice for proposed shopping centre development, Argyle Street, Camden.
- Visual assessment and streetscape assessment of visual significance of tree, Colbourne Avenue, Glebe.
- Visual assessment of proposed mixed use development, Queen Street, St Marys.
- Visual assessment of proposed multi-unit housing development, Beach and Arden Streets, Coogee.
- Visual impact advice of proposed development, Brighton Avenue, Toronto.
- Visual impact and streetscape character evaluation of mixed retail and residential development, proposed, Collins Street, Kiama.



- Visual impact assessment and advice for proposed amendment to proposed seniors living development, Old Bowral Road, Mittagong.
- Visual impact Assessment and advice whether provisions of Woollahra Development Control Plan 2003 have been properly considered in regard to consent issued for adjoining property, Tivoli Avenue, Rose Bay.
- Visual Impact Assessment and Advices for residential property Oswald Street, Mosman.
- Visual Impact Assessment and advices on residential development Nott Lane, Longueville
- Visual Impact Assessment and Advices, design of proposed additions and alterations to existing building, Henry Lawson Avenue, Blues Point.
- Visual Impact Assessment and Advices, Queens Avenue, Vaucluse.
- Visual impact assessment and advice to Pittwater Council, proposed neighbouring development, The Pinnacle, Bilgola.
- Visual impact assessment and analysis of mitigation strategies, Chelmsford Road, Asquith.
- Visual impact assessment and Statement of Environmental Effects, proposed Plaza West development, Church Street and Victoria Road, Parramatta.
- Visual impact assessment and input to statement of environmental effects for proposed redevelopment, Kirribilli Club, Milsons Point.
- Visual impact assessment and input to statement of environmental effects to accompany subdivision application, Orchard Street, Warriewood.
- Visual impact assessment of glare off adjacent building, Linton Retirement Village, Yass.
- Visual impact assessment of proposed additions to neighbouring property, Norma Road, Palm Beach.
- Visual Impact Assessment of proposed refurbishment and additions, South Steyne.
- Visual impact assessment of s96 Application to vary conditions of consent, Yarranabbe Road, Darling Point.
- Visual impact assessment of the proposed s.75W application to vary the existing Concept Plan for residential apartment development, Shepherds Bay, Meadowbank.
- Visual Impact Assessment to form part of DA for subdivision of land, Harcourt Place, North Avoca.
- Visual impact assessment, design advice and consultations with Sydney City Council concerning proposed alterations and additions, Walter Street, Paddington.
- Visual impact assessment, input to statement of environmental effects and consultations with Pittwater Council on proposed alterations, Rednal Street, Mona Vale.
- Visual Impact Assessment, view and amenity impacts, renovations and additions, Fermoy Avenue, Bayview
- Visual impact evaluation, advice and consultations, proposed commercial development, Orange.
- Visual impacts and visual amenity assessment, proposed residential flat building, Frazer Street Collaroy.
- Visual impacts and visual amenity assessment, proposed seniors living development, Pittwater Road, Bayview.
- Visual impacts assessment of a proposed residential flat building, Spit Road, Mosman.
- Visual impacts, constraints assessment and design advice, proposed mixed development, Palm Beach.
- Visual resources, streetscape analysis and tree significance survey, former Ormond site, Duffy Avenue, Westleigh.
- Visual impact and view loss advice, building refurbishment application, Lavender Street, Lavender Bay.
- Visual, streetscape and heritage impacts assessment of the proposed residential apartment development, Nijong Drive, Pemulwuy.



- Visual assessment and development strategy for proposed conversion of existing commercial building to mixed use, Bolton Street, Newcastle.
- Advice concerning visual impacts of proposed development of aged accommodation, Georges River Road, Jannali.
- Advice on potential view loss effects of potential residential development, Marine Parade, Watsons Bay.
- Visual impact assessment for Compatibility Certificate for proposed seniors living development, Old Saddleback Road, Kiama.
- Visual impacts assessment of a Planning Proposal to rezone land for residential development, Dee Why.
- Visual impacts assessment of a Planning Proposal to rezone land for mixed uses and residential development, Brookvale.
- Visual impacts assessment of a Planning Proposal to rezone land for mixed use and residential development, Freshwater.
- Visual impacts assessment of a Planning Proposal to rezone land for residential development, Gladesville Shopping Village, Gladesville.
- Visual impacts assessment of a Planning Proposal to rezone land for residential development, East Quarter, Hurstville.
- Visual impacts assessment of a Planning Proposal to rezone land for residential development, Station Street, Menangle.
- Visual impacts assessment of a Planning Proposal to rezone land for use as a cemetery, St Andrews Road, Varroville.
- Visual impacts assessment of a Planning Proposal to rezone land for use as a cemetery, Luddenham.
- Visual impacts assessment of a Planning Proposal to rezone land for residential use, Columbia Precinct, Homebush
- Visual impacts and visual amenity assessment and submission to JRPP, proposed residential development, Pinnacle development, Mann Street, Gosford.
- Visual impacts and view sharing assessment, Wenona School Project Archimedes, North Sydney
- Visual impacts assessment of a Planning Proposal to rezone land for a waste water treatment facility, Cooranbong
- Visual impact assessment of proposed mixed use development, Pittwater Road and Mooramba Road, Dee Why.
- Visual impacts assessment of a Planning Proposal to rezone land for mixed use development, Gladesville Shopping Village.
- Visual impacts assessment of a Planning Proposal to rezone land for mixed use development and vary development controls, Victor and Pittwater Roads, Brookvale.
- Visual impacts and view sharing assessment of an urban redevelopment proposal, Mann Street, Gosford.
- Visual impacts assessment of a Planning Proposal to rezone land for mixed use and to uplift height controls, Darlinghurst Road, Kings Cross.
- Visual impacts assessment of a Planning Proposal to rezone land for residential use, former Bushells Factory, Concord.
- Visual analysis and certification of the accuracy of photomontages, Pacific Highway, St Leonards.
- Visual analysis and certification of the accuracy of photomontages for s.75W application to vary Concept Approval, Shepherds Bay, Meadowbank.
- Visual analysis and assessment of visual impact constraints and opportunities, Delmar Parade and Pittwater Roads, Dee Why.
- Visual analysis and assessment of proposed s.96 amendments to approved building envelope, Pacific Highway, St Leonards.



- Visual analysis and certification of photomontages to accompany s.75W application to vary existing Concept Approval, Shell Cove.
- Visual analysis and assessment of visual impact constraints and opportunities, planning proposal for residential tower development, Walker Street, North Sydney.
- Visual analysis and certification of photomontages to accompany an SSDA for redevelopment of existing hospital and aged care facilities, Waverley.
- Visual analysis and assessment of visual impact constraints and opportunities, proposed subdivision, McCarrs Creek Road, Bayview.
- Visual analysis and assessment of visual impact constraints and opportunities for future building envelopes, Blues Point Road, McMahon's Point.
- Visual analysis and assessment of visual impact constraints and opportunities, DA for seniors living development, Longueville Road, Lane Cove.
- Visual analysis and assessment of impacts of proposed SSDA, UNSW Cliffbrook Campus, North Coogee.
- Visual impacts assessment of a Planning Proposal to rezone land for mixed use development, Bridge Street, Hursville.
- Visual impacts assessment of a Planning Proposal to rezone land for mixed use development, Walker Street, North Sydney.
- Visual impacts assessment for s.75W application to vary existing Concept Approval, Shell Cove.
- Visual impacts assessment for s.75W application to vary existing Concept Approval, Westfield site, Parramatta.
- Peer reviews of visual impacts assessment for a s.75W application to vary existing Concept Approval including tower component, Star Casino.
- Visual analysis and assessment of visual impact constraints and opportunities for future building envelopes, SSD Application, Cranbrook School, Victoria Road, Bellevue Hill.
- Visual analysis and assessment of visual impact constraints and opportunities for building envelopes, SSD Application, Gibbons Street, Redfern.
- Visual analysis and assessment of visual impact constraints and opportunities for building envelopes, SSD Application, proposed new school, Abercrombie Street, Chippendale.
- Visual impacts assessment of a Planning Proposal to rezone land for medium density residential use, Old South Head Road, Dover Heights.

#### Government Clients

- Department of Planning and Infrastructure  
Preparation and certification of photomontages of proposed developments. Flyers Creek Wind Farm
- Department of Urban Affairs and Planning  
Advice and consultations with Manly Council concerning visual impacts, proposed additions to neighbouring property, Jenner Street, Seaforth.
- Bankstown Council  
Assessment of visual and streetscape impacts of development application for low and medium density residential development, Grandview Estate, Stacey Street, Bankstown.
- Blue Mountains City Council  
Visual impacts, view loss and view share analysis as part of development assessment, residence at Wilson Street, Katoomba.  
Visual impact assessment as part of development assessment, proposed SEPP 5 Development, San Jose Avenue, Lawson.
- Department of Planning and Infrastructure, Urban Growth NSW and Pittwater Council  
Visual and landscape analysis study for Ingleside Urban Release Area Master Plan



- Gosford City Council  
Development assessment, proposed subdivision and new dwelling, Ascot Avenue, Avoca.  
Development assessment, proposed development, Scenic Highway, Terrigal.  
Development assessment, proposed development, Karalta Road, Erina.  
Development assessment, proposed new dwelling, Calais Road, Wamberal
- Growth Centres Commission of NSW  
Landscape and visual assessment to inform the strategic planning of development footprint and urban form analysis of North Kellyville precinct identified as an urban release area forming part of North West Growth Centre, North Kellyville.
- Hunters Hill Council  
Advice, analysis, assessment and redrafting of Foreshore Building Line, Kareela Road, Hunters Hill.
- Leichhardt Council  
Visual impacts assessment from waterway and streetscape, proposed residential development complex, Blackwattle Studios site, Glebe Point Road, Glebe.
- Planning and Assessment Commission of NSW  
Assessment of potential visual impacts on thoroughbred studs of proposed open cut coal mine, Drayton South, Jerrys Plains, Hunter Valley.
- Roads and Maritime Services NSW;  
Certification of accuracy of photomontages of development options, Wentworth Point urban activation precinct, Homebush.
- TransportforNSW and Department of Planning and Infrastructure  
Visual impact assessment of proposed mixed use development and DCP for rezoning of land, North Ryde Station Precinct.
- Urban Growth NSW  
Visual impact assessment for planning proposal to re-zone land at Mooney Mooney for various uses.
- Infrastructure NSW  
Visual impact assessment for MOD to Concept Approval, Walsh Bay Entertainment Precinct, Walsh Bay.

## **Assessing Visual Impacts in Rural and Natural Areas**

### **Assessment and Advice**

#### **Private Clients**

- Advice on merits of proposal for SEPP HSPD development, Pokolbin.
- Advice on visual impacts of alternative building footprint locations, Foxground Road, Foxground.
- Advice on visual impacts of alternative building footprint locations, Foxground Road, Foxground.
- Advice on visual impacts of proposed residential development at Cambewarra.
- Report on strategic planning issues related to Scenic Preservation hatching and Draft LEP specific to visual quality protection, Cambewarra Village.
- Advice on visual impacts of proposed subdivision and draft submission to Gosford Council, The Scenic Road, MacMasters Beach.
- Aesthetic assessment and evaluation of REF for proposed wind farm by Pacific Power and Partners, Crookwell.
- Assessment of visual impacts of proposed development and submission to Shoalhaven City Council, Bendeela Road, Kangaroo Valley.
- Heritage and visual impacts assessment as part of statement of environmental effects, proposed monastery at Mangrove Mountain, City of Gosford



- Independent assessment and advice concerning identification of viewing places and presentation of visual impact scenarios, Harrington Park Stage II, Camden.
- Initial advice concerning visual resources of site and potential to accommodate large scale institutional development, Campbelltown Road, Denham Court.
- Landscape assessment and evaluation of alternative building sites, Saddleback Mountain, Kiama.
- Landscape character analysis and visual assessment in relation to “Gateway” concept, The Northern Road, Glenmore Park.
- Landscape constraints and development capability assessment for potential residential development, Governors Way, Macquarie Links.
- Landscape planning strategy and visual impacts assessment, proposed cemetery and crematorium, Elizabeth Drive, Luddenham.
- Landscape visual constraints and capability assessment for potential for residential development, Shellharbour Road, Dunmore.
- Landscape visual constraints and capability assessment for potential residential development, Old Princes Highway, Dunmore.
- Landscape visual constraints and capability assessment of a land proposed to be rezoned for residential development, Cooby Road, Albion Park
- Landscape visual constraints and capability assessment of a parcel of land proposed for rezoning, Ashburton Drive, Albion Park
- Landscape visual constraints and capability assessment of parcels of land proposed for rezoning to residential use within the urban fringe area, Albion Park.
- Pre DA advice and statement of visual exposure, seniors living proposal, Cobbitty, Camden municipality.
- Pre DA advice on constraints and development envelopes, strategy and advice, Windang, Lake Illawarra.
- Pre-DA advice and visual impact assessment of proposed rezoning of rural land for potential residential development, Corner Kirkham Lane and Macquarie Grove Road, Kirkham.
- Pre-DA advice on design, visual and streetscape impacts assessment, proposed Islamic school, Burragorang and Cawdor Roads, Camden
- Pre-DA advice on visual impacts of proposed SEPP 5 development at Cambewarra.
- Report on visual impacts and effects on adjoining zones of a proposed subdivision, Glenhaven Road, Glenhaven.
- Pre DA advice and consultations on proposed subdivision, The Northern Road, Glenmore Park.
- Statement of visual impact to accompany rezoning application, Old Northern Road, Castle Hill.
- Strategic planning advice concerning development potential, Fernhill, Mulgoa.
- Strategic planning and 3D modelling study to establish visibility constraints on zone boundaries, East Leppington Urban Release Area.
- Submission of feasibility study for re-zoning of land and subdivision for rural residential uses, Macquarie Grove Road, Kirkham.
- Submission to NSW Department of Planning against proposed extension of Catherine Hill Bay, Mooney Village and Gwandalan for residential development by Asquith & Dewitt Pty Ltd for Rosecorp Ltd.
- Visual and environmental impact assessment, proposed new dwelling, Dora Creek.
- Visual and heritage landscape assessment of impacts of proposed additions on the locality and Landscape Conservation Area, Benedictine Abbey, Jamberoo Pass.
- Visual and scenic impacts advice both pre- and post-DA, SEPP 5 Development, Old Northern Road, Castle Hill.
- Visual and scenic resources management study and visual impact assessment of a Concept Plan for Mixed Use Development, Tallawarra Lands, Tallawarra.

- Visual assessment and development strategy for proposed re-zoning of land partly for cemetery purposes, Varroville, Campbelltown.
- Visual assessment and development strategy for proposed re-zoning of land partly for residential purposes, Grange Hills, Campbelltown.
- Visual assessment and statement of environmental effects, proposed rezoning and subdivision, Cooranbong, Lake Macquarie.
- Visual assessment of proposed Town Centre land, Nambucca Drive, Scotts Head.
- Visual impact advice and report regarding location of dwellings on subdivided lots, Princes Highway, Kiama.
- Visual impact advice for proposed location of new dwelling, Weir Street, Kiama.
- Visual impact assessment and scenic amenity statement, proposed rural residential development, Dido Street, Kiama.
- Visual impact assessment for Jack Nicklaus Golf Resort, Rothbury, Hunter Valley
- Visual impact assessment for proposed Seniors Living Development, Pokolbin, Hunter Valley.
- Visual impact assessment of potentially unsightly landscape features vis-à-vis the Local Government Act definition in the vicinity of Vacy Downs Estate subdivision, Vacy.
- Visual impact assessment of proposed new dwelling, Pheasant Point Drive, Kiama.
- Visual impact assessment of proposed rezoning of land for urban residential use, Blue Seas Parade, Lennox Head.
- Visual impact assessment of proposed subdivision, Hillcrest Road, Mirrabooka, Lake Macquarie.
- Visual impact assessment, assessment against the provisions of Wingecarribee DCP 53 and advice concerning merits of proposed new dwelling location and design, Bibbys Lane, Werai Junction, Southern Highlands.
- Visual impact assessment, residential subdivision and development application, Scotts Head.
- Visual impact assessment, strategic planning analysis and peer review of proposed Forde Masterplan, Canberra.
- Visual impacts assessment of proposed residential subdivision, Old Northern Road, Castle Hill.
- Visual resources and visual constraints study to accompany DA for establishment of new necropolis, Berrima district, Southern Highlands of NSW.
- Visual resources and visual constraints study, design advice and consultations for potential DA, proposed resort and seniors living development, Glossodia.
- Visual impacts assessment of proposed residential subdivision, Mt Harris, Bolwarra Heights.
- Visual impacts assessment of application for proposed goat abattoir, Blayney.
- Visual impact assessment of proposed rezoning of land for rural and large lot residential use, Somersby Plateau, Gosford region.
- Visual impact assessment for DAs for Major Project tourism and residential development, Trinity Point, Lake Macquarie.
- Visual impacts and visual constraints study and submission to Department of Planning & Environment on impacts of industrial development, Mt Vernon.
- Visual impacts and visual constraints study for DA, mixed development application, Bay Street, Double Bay.
- Visual impact assessment of proposed rezoning of land for rural and large lot residential use, Farmborough Heights, Illawarra Region.
  
- Visual impact assessment for planning proposal to rezone rural land for residential use, Willow Run, Bong Bong Road, Mittagong.
- Visual impact assessment for planning proposal to rezone rural land for residential use, Redgum Ridge, Figtree, Illawarra Region.



- Visual impact assessment of proposed planning proposal to rezone rural land for residential use, Broughton Street, Moss Vale.

#### Government Clients

- Camden Council  
Camden Scenic and Cultural Landscape Study, Local Government Area of Camden.  
Report on strategic planning for landscape protection based on the Camden Scenic and Cultural Landscape Study, for the Camden Rural Lands Study.
- Dungog Council  
Assessment of visual and heritage impacts, scenic protection controls and heritage impact performance standards, proposed rezoning and rural residential development, Paterson, Upper Hunter Valley.
- Government Property NSW  
Assessment of visual impacts and scenic protection controls, planning proposal to rezone land for residential and other purposes, Mooney Mooney, Hawkesbury River.
- Shellharbour City Council  
Strategic planning study for identification, protection and conservation of landscapes of natural and cultural heritage significance, Shellharbour Local Government Area.
- The Joint Old Growth Forest Project  
Empirical study to assess the feasibility of including cultural and aesthetic values in the evaluation of old growth forest.
- The Resources and Conservation Council of New South Wales (RaCAC)  
Aesthetic values audit of the Upper North East region of NSW.
- The Resources and Conservation Division, Premier's Department New South Wales (RaCD)  
Expert workshop on integrating heritage values into the CRA/RFA process for evaluation of Australian forests.
- Wingecarribee Shire Council  
Preparation of Development Control Plan No.53 for siting of dwellings in rural zones, now incorporated into relevant Rural Lands DCPs.
- Department of Planning & Environment  
Peer review of Landscape Visual Impact Assessment for Yass Valley Wind Farm.

#### Land and Environment Court Proceedings

Australian Native Landscapes v Warringah Council: s82A Review of conditions of consent, retail nursery, Mona Vale Road, Terrey Hills.

Baevski v Wingecarribee Shire Council,: proposed covered dressage arena, Myra Vale Road, Robertson.

Baulkham Hills Council ats Gelle: proposed extension to existing caravan park, KoVeda Caravan Park, Wisemans Ferry.

Broken Bay Pty Ltd v The National Parks and Wildlife Service of NSW: valuation matter concerning acquisition of land, Hawke Head Road, Killcare.

CD Barker Pty Ltd for Eodo Pty Ltd v Council of the City of Blue Mountains: proposed subdivision and detached residential development, Heather Road, Winmalee.

Design Collaborative Pty Ltd v Wingecarribee Shire Council: proposed spring water extraction facility, Governors Street, Bundanoon.

Erolmore Park Pty Ltd v Maitland City Council: proposed industrial development, New England Highway, Thornton.

Flower and Samios v Shoalhaven Council: proposed Seniors Living Development, Main Road, Cambewarra.





Heathcote Gospel Trust v Sutherland City Council: proposed place of worship, Forum Drive, Heathcote.

Hornsby Shire Council

- ats Haoushar, proposed attached dual occupancy dwellings, Crosslands Road, Galston.
- ats Momentum Architects, proposed SEPP5 development, Old Northern Road, Kenthurst.
- ats M&R Civil, proposed SEPP5 development, Old Northern Road, Kenthurst.

Kiama Council ats Moss: proposed new residence in rural land, Alne Bank Road, Gerringong.

Liverpool City Council ats Kira Holdings Pty Ltd: proposed subdivision and low density residential development, Hoxton Park.

Luke Tappouras v Lake Macquarie City Council: proposed Heritage College, Ironbark Road, Morisset.

Marsim (Queensland) Pty Ltd and Gold Coast City Council ats Hoffman & Ors: proposed neo-traditional settlement development, Killowill Avenue, Paradise Point, Gold Coast.

Molusso J v Gosford Council: proposed apartment building, Grosvenor Road, Terrigal.

Penrith City Council

- ats Pacific Waste Management Pty Ltd, proposed waste facility, Elizabeth Drive, Badgery's Creek.
- ats Penrith Waste Services Pty Ltd, prosecution for alleged breaches of conditions of consent, Mulgoa Quarry.
- ats Sydney Anglican Schools Corporation, proposed rural school construction, Homestead Road, Orchard Hills.

Pope Shenouda Coptic Christian Centre v Campbelltown City Council: proposed redevelopment of religious and community facilities, Wills Road, Long Point.

RTA ats Scollard: valuation matter concerning compulsory acquisition of land, Olympic Way, Gerogery, Riverina Region.

Sangha Holdings Pty Ltd v Kiama Council: proposed subdivision, Cooby Road, Albion Park.

Save Hawkesbury's Unique River Environment (SHURE) ats Consensus Developments: proposed tourist accommodation facility, Kangaroo Point, Brooklyn.

Seaview Gardens Pty Ltd v Port Stephens Shire Council: proposed medium density residential development, One Mile Close, Boat Harbour, Port Stephens.

Sherringham v Baulkham Hills Council: proposed retail nursery, Old Northern Road, Dural.

Sutherland Shire Council: primary submission to Commission of Inquiry into land use, Helensburgh.

The Coffs Harbour Environment Centre v the Minister for Planning: proposed rezoning of Look at Me Now Headland for the purpose of sewage treatment plant and outfall, Coffs Harbour.

The Jehovah's Witnesses Congregations v Penrith Council: proposed place of worship, Homestead Road, Orchard Hills.

Tony Fidler as Trustee for Howship Holdings v Port Stephens Shire Council: valuation matter concerning acquisition of land, Lily Hill, Nelson Bay.

Townsend W & D v Lake Macquarie City Council: proposed rural dwelling, Chelston Street, Warners Bay.

Warringah Council ats Vigor Master: proposed dwelling construction, Brooker Avenue, Beacon Hill

Wingecarribee Shire Council

- ats Knox, prosecution for illegal construction of earth bank, Range Road, Kangaloon.
- ats Webb, proposed rural dwelling, Silver Springs Hill, Burrawang.
- ats Allen, proposed rural dwelling Greenhills Road, Berrima.

## Publications

### Articles

- Falchero, S., Lamb, R.J., Peron, E.M. and Purcell, A.T. (1992). Is our experience of the world more complicated than we think? In Aristides, M. and C Karaletsou, Socio-Environmental Metamorphoses: Bultscape, Landscape, Ethnoscape, Euroscape, Thessaloniki, Aristotle University Press, IV, 121-125.
- Fuller, A, and Lamb, R.J. (2002). The objectification and aesthetication of cultural landscapes: The meeting point of western heritage traditions and Australian Cultural Landscapes, Journal of the Australian and New Zealand Association for Person Environment Studies, 57, 16-26
- Lamb, R.J. (1985). Litter fall and nutrient turnover in two eucalypt woodlands. Australian Journal of Botany, 33, 1-14
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- Lamb, R.J. (1989). Identification and assessment of rural cultural landscapes: The National Trust's method, and a relevant case study. Historic Environment 7(2), 38-44.
- Lamb, R.J. (1991). Ecology and architecture: A tradition of neglect. Journal of the Australian and New Zealand Association for Person Environment Studies, 37/38, 7-18.
- Lamb, R.J. (1991). The challenge of ecology to the design professions I: Invention and intervention. Exedra, 3(1), 16-24.
- Lamb, R.J. (1992). Aesthetic impacts of development on valued landscapes: The nature of evidence given in five cases. Journal of the Australian and New Zealand Association for Person Environment Studies, 41-42, 31-52.
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- Lamb, R.J., and Holland, G. (1995). Are physical and cultural issues of ecologically sustainable development always compatible?: The Australian example of urban consolidation. People and Physical Environment Research, 47, 34-41.
- Lamb, R.J., and Morris, C. (1996). Symbolic, Spiritual and Aesthetic values of forests. In: Design for People, Groves, M.A. and Wong, S. (eds), Sydney, People and Physical Environment Research, pp 79-84.
- Lamb, R.J., Purcell, A.T., Mainardi Peron, E., and Falchero, S. (1994). Cognitive categorisation and preference for places. In S.J. Neary, M.S. Symes and F.E. Brown, The Urban Experience: a People Environment Perspective, London, E & F.N. Spon, pp 405-416.
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Richard Lamb and Associates Consulting (2000). Heritage landscape and visual resources study, excluded parcels, former OTC site, Doonside.

Richard Lamb and Associates (2005). Scenic and visual resources study, Western Sydney Regional Parklands, Doonside.

## NICOLE O'CONNELL

### QUALIFICATIONS

<b>2014</b>	<b>University of Sydney</b> <i>Graduate Certificate Heritage Conservation</i>	<b>Sydney</b>
<b>2008</b>	<b>Open University (Curtin University)</b> <i>Protecting Heritage Places</i>	<b>Sydney</b>
<b>2006</b>	<b>Ryde Horticultural College</b> <i>Diploma of Landscape Design</i> <i>Diploma of Horticulture</i>	<b>Sydney</b>

### CONSULTANCY PROJECTS

<b>2017 -</b>	<b>Time HL</b> <b>Landscape Heritage Consultant</b> Key projects: <ul style="list-style-type: none"> <li>• Moore College, Croydon. Landscape Heritage Assessment and Review (2018)</li> <li>• 410 Concord Road, Rhodes. Landscape Heritage Assessment and Advice (2018)</li> <li>• St Andrews College, University of Sydney, Tree Removal Section 60 Application to the NSW Heritage Office (2018)</li> </ul>	<b>Sydney</b>
<b>2017 -</b>	<b>Heritage 21</b> <b>Heritage Sub-Consultant</b> Key consultancy projects: <ul style="list-style-type: none"> <li>• Sunshine Sugar Warehouse, Clyde. Heritage Impact Statement (2019)</li> <li>• 290 Bulwara Road, Ultimo. Heritage Impact Statement (2019)</li> <li>• 42 Farr Street, Rockdale. Heritage Impact Statement (2018)</li> <li>• 45 Holt Street, Mosman. Heritage Impact Statement (2018)</li> <li>• 173 Queen Street, Concord West. Heritage Impact Statement (2018)</li> <li>• 125 York Street, Sydney. Heritage Impact Statement (2018)</li> <li>• 197 – 199A Burwood Road, Burwood. Heritage Impact Statement (2018)</li> <li>• 33 Duke Street, Balmain East. Heritage Impact Statement and Statement Environmental Effects (2018)</li> <li>• 182 Edgecliff Street, Woollahra. Heritage Impact Statement, S.96 (2017)</li> </ul>	<b>Sydney</b>

### CONSULTANCY PROJECTS

#### 2013 - Richard Lamb & Associates Sydney Landscape Heritage Sub-Consultant

Key consultancy engagements/ projects:

- New Line Road and Old North Road, Dural. Street Tree Significance Assessment (2018)
- Chau Chak Museum, The University of Sydney, Research for Heritage Views Study (2017)
- Gladesville Hospital, Research for Heritage Views Study (2017).
- 26A Merrivale Road, Pymble. Assessment of significance and preparation of Heritage Impact Statement (2016)
- Rotolactor Paddock, Menangle. Review of nomination for State Heritage Register (2016)
- Macarthur Road, Elderslie. Assessment of significance and preparation of Heritage Impact Statement (2015)
- The Gunyah, Berrima. Assessment of significance and preparation of Heritage Impact Statement (2015)
- Alma's Tree, North Narrabeen. Assessment of significance and preparation of Heritage Impact Statement (2013)

#### 2008 - TreeiQ Sydney Landscape Consultant/ Heritage Consultant

Key consultancy engagements/ projects:

- Development Application Assessment, Hunters Hill Council (2012 - ongoing). Determination of compliance for DAs
- Significant Tree Register, Hunters Hill Council (2013-2016). Preparation of background paper, review of existing Register and assessment of new nominations
- Significant Tree Register, Waverley Council (2012-2013). Preparation of background paper, review of existing Register and assessment of new nominations
- Heritage landscape review, Chief Mechanical Engineer's Building, Redfern (2016)
- Heritage review, *Jacaranda mimosifolia*, Main Quadrangle, University of Sydney (2016)
- Heritage tree review, Cumberland Hospital, Parramatta (2015).
- Heritage tree review, University of Sydney (2015)
- Street Tree Conservation Management Plans (CMP), Kogarah City Council (2009)
- Heritage tree assessment, The Priory, Hunters Hill Council (2009)



## REFEREES

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2. Paul Rappoport  
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### **CAPABILITY STATEMENT**

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**TiME** is a professional landscape heritage consultancy, specialising in the assessment and management of cultural landscapes.

**TiME** aims to assist owners and developers in dealing with the approval process at both Local and State government levels. TiME provides an informed approach to the complexities facing urban change and sets out to provide the most professional heritage advice to its clients including owners, developers, architects, town planners, property and planning lawyers, engineers, builders, sub-contractors and council officers.

**TiME** provides its clients with:

- statements of heritage impact;
- conservation management plans;
- statements of environmental effects;
- Significant Tree Registers;
- landscape heritage studies and conservation of cultural landscapes advice;
- schedules of conservation work;
- photographic archival recording, and;
- pre-development heritage advice.

**TiME** is bound by a code of ethics which ensures our clients are provided with an unbiased opinion based on current best practice.

# **Appendix E**

Minutes of Local Planning Panel Meeting Briefing held on  
31 July 2019

## **MINUTES OF LOCAL PLANNING PANEL BRIEFING**

Held at COUNCIL CHAMBERS, HORNSBY  
on Wednesday, 31 July 2019  
at 4:30pm



## **PRESENT**

Chairperson – Garry Fielding

Expert Panel Member – Linda McClure

Expert Panel Member – Juliet Grant

Community Member – Brian Scarsbrick

### **Staff Present**

Director Planning and Compliance – James Farrington

Manager, Strategic Planning – Katherine Vickery

Strategic Planner – Bethany Fryar

The briefing commenced at 4.30pm

### **APOLOGIES / LEAVE OF ABSENCE**

Nil

### **Declarations of Interest**

Nil

### **LOCAL PLANNING PANEL BRIEFING**

#### **LPP ADVICE No. 01/19 – Planning Proposal – Local Heritage Listing of 22 Trees at 62 Manor Road Hornsby**

The Panel noted that Council is currently preparing a Local Strategic Planning Statement (LSPS) to manage growth and change into the future in accordance with the priorities and actions under the North District Plan 2018. This process provides the opportunity for Council to undertake a strategic approach to the management of urban lands at the bushland interface.

As part of the LSPS process, the Panel acknowledged that Council has undertaken a comprehensive review of heritage management practices in Hornsby Shire. The review recommends that a landscape heritage study be undertaken to identify landscape items of cultural and natural significance throughout the Shire and the Panel supports this strategic approach to heritage management.

The Panel noted that the preparation of the Planning Proposal to list trees on property No. 62 Manor Road, Hornsby as a local heritage item is supported by an independent heritage assessment confirming the heritage significance of the trees. The Panel commented that progression of the Planning Proposal would not be inconsistent with Council's comprehensive heritage review approach.

The Panel advised that it supports the preparation of a Planning Proposal to protect 22 trees located on property No. 62 Manor Road, Hornsby as a local heritage item (landscape) by listing the site in Schedule 5 of the Hornsby Local Environmental Plan 2013. The Panel also recommends reference to the implementation of the following additional North District Plan 2018 planning priorities in the Planning Proposal:

Planning Priority 16 – Protecting and enhancing bushland and biodiversity

Planning Priority 17 – Protecting and enhancing scenic and cultural landscapes

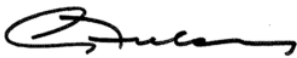
Planning Priority 19 – Increasing urban tree canopy cover and delivering Green Grid connections

One Panel member did not share this view, instead forming the opinion that the planning proposal is not the appropriate mechanism to manage bushland interface and landscape heritage on this site as it pre-empts the broader strategic approach.

#### **VOTING OF THE PANEL MEMBERS**

FOR: Garry Fielding, Linda McClure, Brian Scarsbrick

AGAINST: Juliet Grant

A handwritten signature in black ink, appearing to read 'Juliet Grant', written in a cursive style.

**Chairperson**