

Mr Nicholas Clarke  
Senior Town Planner  
Camden Council  
70 Central Avenue  
Oran Park 2570 NSW

By email: [nicholas.clarke@camden.nsw.gov.au](mailto:nicholas.clarke@camden.nsw.gov.au)

Dear Mr Clarke

## HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL INTEGRATED DEVELOPMENT APPLICATION

**Address:** Oran Park  
**SHR item:** Oran Park (SHR No. 01695)  
**Proposal:** Approval for site-specific development standards for building height on 66 residential allotments and erection of three (3) new dwellings on three (3) lots subject to this Concept DA.

**IDA application no:** IDA/2021/14, received 8 February 2021

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, the following general terms of approval are granted:

### APPROVED DEVELOPMENT

1. Development must be in accordance with:

a) Concept Plan, prepared by Urbanco as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Concept Plan DA, Stage 6, Catherine Park			
001.CP.049	Concept Plan DA	21/01/21	01

b) Architectural drawings, prepared by Wisdom Homes as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Proposed Brick Veneer Dwelling – Lot 6017 Gleeson Rise, Catherine Park			
2	Site Plan	22/01/21	A-2
3	Benching Plan	22/01/21	A-2
4	Ground Floor Plan	-	-
5	East Front & North Right Façades	22/01/21	A-2
6	West Rear & South Left Façades	22/01/21	A-2
7	Section A-A & B-B	22/01/21	A-2
8	Details	22/01/21	A-2
9	Door & Window Schedules	22/01/21	A-2

10	Stormwater Concept Plan	22/01/21	A-2
11	Site Analysis Plan	22/01/21	A-2
-	Materials and Finishes	-	-
-	Materials and Finishes	-	-
-	Landscaping plan & schedule	18/01/21	A
-	Landscape details	18/01/21	A
-	Waste Management Plan	-	-
-	Waste Management Plan	-	-

c) Architectural drawings, prepared by Wisdom Homes as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Proposed Brick Veneer Dwelling – Lot 6044 Gleeson Rise, Catherine Park			
2	Site Plan	22/01/21	A-3
3	Benching Plan	22/01/21	A-3
4	Stormwater Concept Plan	22/01/21	A-3
5	Ground Floor Plan	22/01/21	A-3
6	South Front & West Left Façades	22/01/21	A-3
7	North Rear & East Right Façades	22/01/21	A-3
8	Section A-A & B-B	22/01/21	A-3
9	Details	22/01/21	A-3
10	Door & Window Schedules	22/01/21	A-3
11	Site Analysis Plan	22/01/21	A-3
-	Materials and Finishes	-	-
-	Materials and Finishes	-	-
-	Landscaping plan & schedule	19/01/21	A
-	Landscape details	19/01/21	A
-	Waste Management Plan	-	-
-	Waste Management Plan	-	-

d) Architectural drawings, prepared by Wisdom Homes as listed below:

Dwg No	Dwg Title	Date	Rev
Project Name: Proposed Brick Veneer Dwelling – Lot 6066 Gleeson Rise, Catherine Park			
2	Site Plan	22/01/21	A-1
3	Benching Plan	22/01/21	A-1
4	Stormwater Concept Plan	18/01/21	A-1
5	Site Analysis Plan	22/01/21	A-1
6	Ground Floor Plan	18/01/21	A-1
7	West Front & North Left Façades	18/01/21	A-1
8	East Rear & South Right Façades	18/01/21	A-1
9	Section A-A & B-B	22/01/21	A-1

10	Door & Window Schedules	22/01/21	A-1
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- e) *Statement of Environmental Effects – Concept Development Application*, prepared by Urbanco, dated January 2021
- f) *(Draft) Heritage Impact Statement – Catherine Park House*, prepared by Tropman & Tropman Architects, dated 29 March 2021

**EXCEPT AS AMENDED** by the following general terms of approval:

#### **HEIGHT LIMIT**

2. The proposal shall be amended in accordance with the attached drawing (see below):
  - 4m height limit at the front building line to a maximum of 30% of the building frontage;
  - Building height envelope which increases by 27.5 degrees from the building line to a maximum 7m height;
  - The 7m height limit at the rear ridge height includes the approximately 0.4m building base; and
  - New houses should not include dormer windows or skylights in roof spaces (except on corner lots, as outlined in the site-specific exemptions).

*Reason: To minimise impacts upon views and setting to and from the Oran Park heritage curtilage. Please note that all other controls including the DCP and Guidelines remain unchanged including the need for them to be single storey.*

#### **HERITAGE CONSULTANT**

3. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design, provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

*Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.*

#### **SITE PROTECTION**

4. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

*Reason: To ensure significant fabric including vegetation is protected during construction.*

#### **UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS**

5. The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

*Reason: This is a standard condition to identify to the applicant how to proceed if historical archaeological deposits or relics are unexpectedly identified during works.*

## **ABORIGINAL OBJECTS**

6. Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and Heritage NSW is to be informed in accordance with the *National Parks and Wildlife Act 1974* (as amended). Works affecting Aboriginal objects on the site must not continue until Heritage NSW has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the *National Parks and Wildlife Act 1974*.

*Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.*

## **COMPLIANCE**

7. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

*Reason: To ensure that the proposed works are completed as approved.*

## **SECTION 60 APPLICATION**

8. An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

*Reason: To meet legislative requirements.*

## **Advice**

Section 148 of the *Heritage Act 1977* (the Act), allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

## **Right of Appeal**

If you are dissatisfied with this determination, section 70A of the Act gives you the right of appeal to the Land and Environment Court.

If you have any questions regarding these general terms of approval, please contact Veerle Norbury, Senior Heritage Assessment Officer, at Heritage NSW, on 9873 8616 or [veerle.norbury@environment.nsw.gov.au](mailto:veerle.norbury@environment.nsw.gov.au).

Yours sincerely



**Steven Meredith**

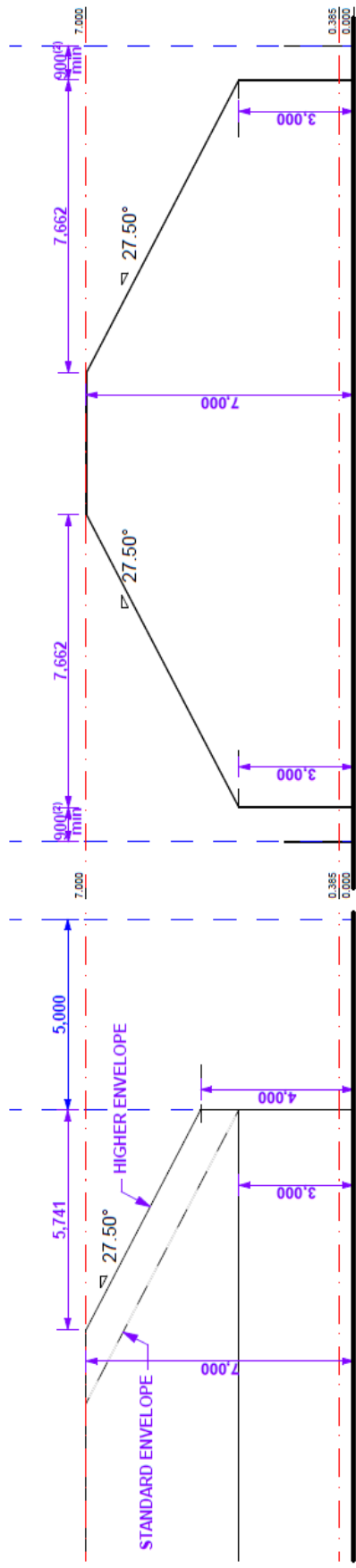
A/Executive Director

Heritage NSW

Department of Premier and Cabinet

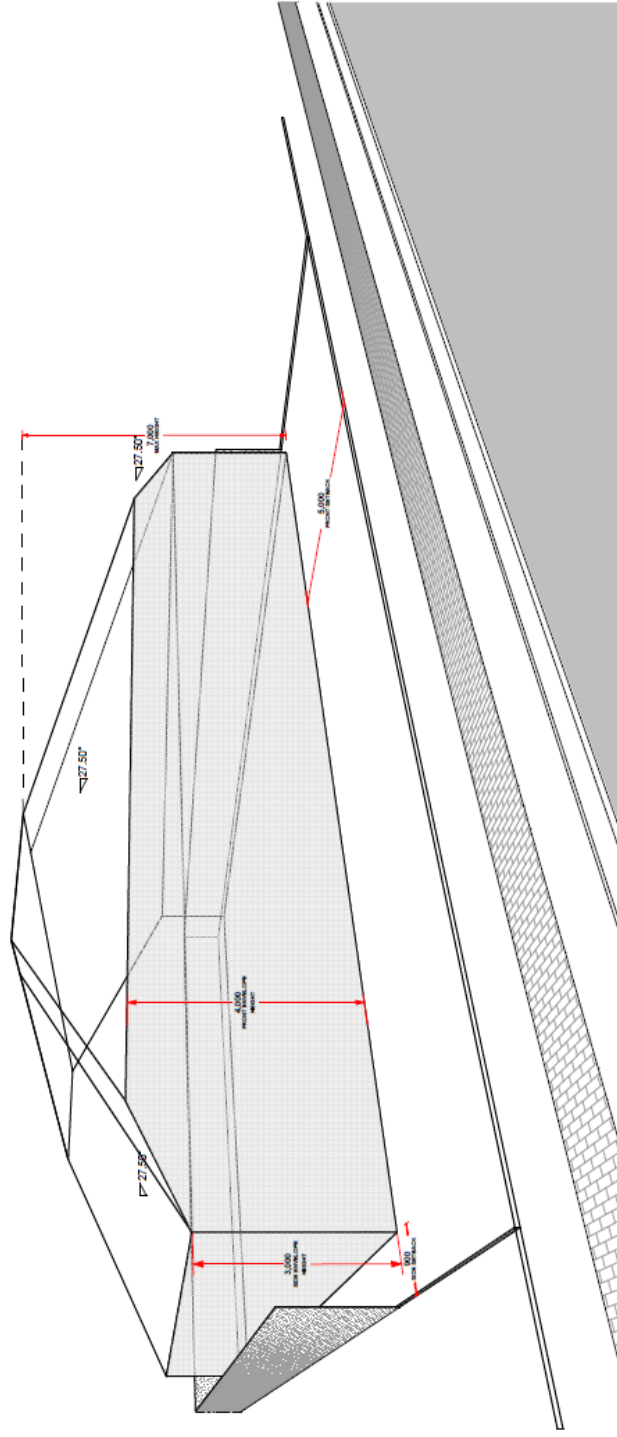
**As Delegate of the Heritage Council of NSW**

24 May 2021



30%

- NOTES:
1. Up to 50% of the front elevation may encroach into the higher envelope
  2. Minimum combined side setback of 4.0m
  3. Building height envelope controls are to be applied in conjunction with the DCP



3D Envelope  
1:100