

CATHERINE PARK ESTATE

ORAN PARK HOUSE HERITAGE EXEMPTION GUIDELINES

October 2014



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1.0 ORAN PARK HOUSE HERITAGE CURTILAGE

1.1 Oran Park House

The Oran Park House has significance as one of a group of mid-nineteenth century pastoral properties in the Camden Local Government Area that was mostly used as a Gentleman's Estate or Country Retreat. The House's prominent landmark siting on a knoll allows views to and from the property from various distant vantage points including Oran Park Town and the Camden Valley Way.

The current land details for Oran Park House is Lot 27 of DP 213330 and address is 112 - 130 Oran Park Drive, Oran Park. The land is situated on the northern side of Oran Park Drive and is located between Camden Valley Way to the east and The Northern Road to the west.

1.2 Oran Park House heritage curtilage

The Oran Park House heritage curtilage incorporates the residential buildings and immediate surrounds (i.e. gardens, swimming pool, water tanks and outbuildings), a portion of two former driveways, a silo structure and a former coach house. The curtilage is defined in Figure 1 and extends to South Creek to provide a visual connection between the House and South Creek.

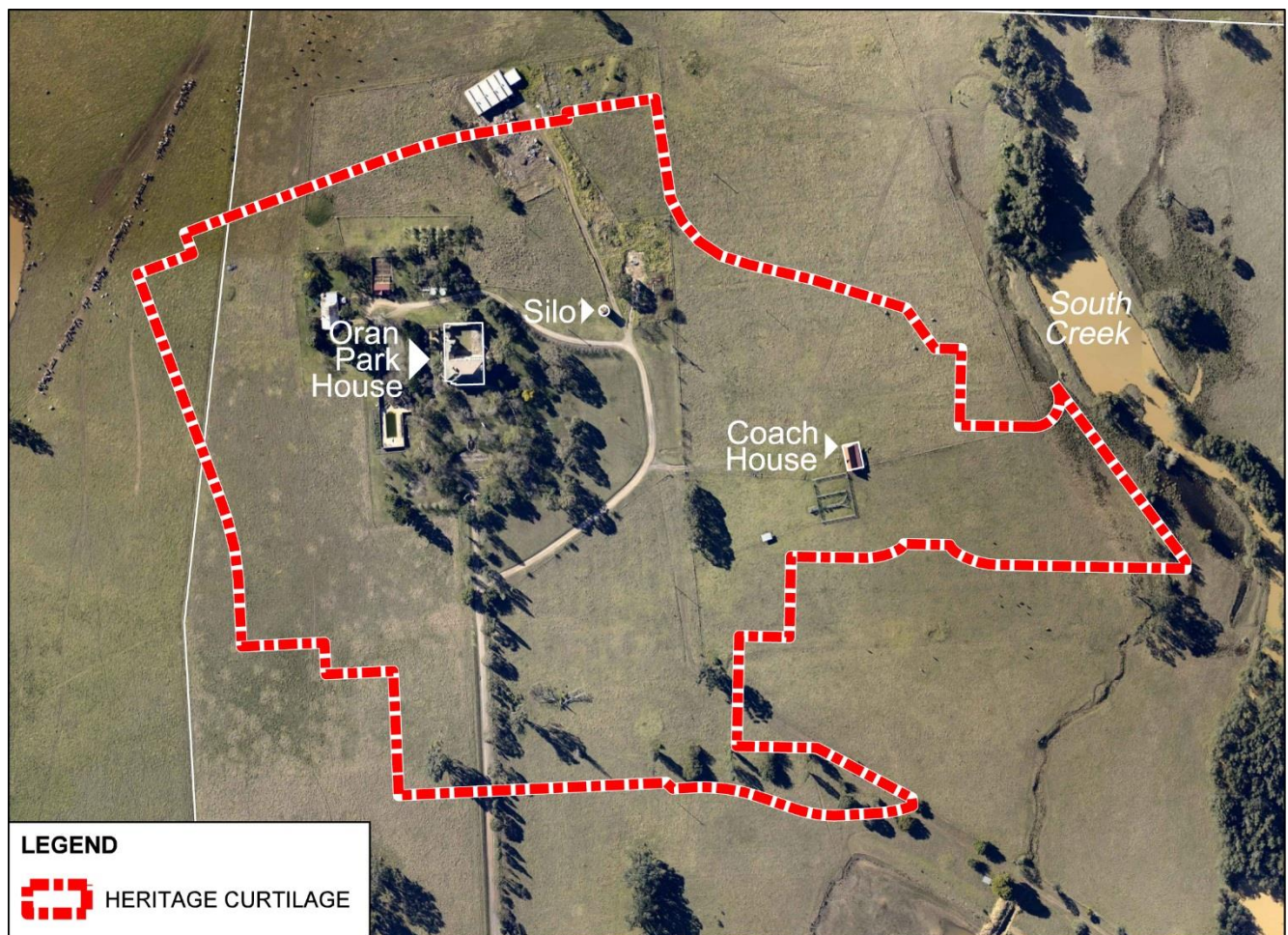


Figure 1 – Oran Park House Heritage Curtilage

The land including and surrounding Oran Park House was rezoned for urban development in December 2013. The curtilage incorporates the ultimate Oran Park House allotment and adjacent land that includes the streets, residential allotments, open space, drainage reserve and a local neighbourhood centre, which form the urban development planned around the House. This document specifically applies to the heritage curtilage area outside the Oran Park House allotment and does not apply provisions to the Oran Park House building or any other item within the allotment for the House. This document provide guidelines for the urban development, subdivision design and build form to ensure the heritage values of Oran Park House are preserved.

1.3 Exemptions relating to the Oran Park House outer curtilage area

Exemptions are granted from the need to obtain approval under Part 4 Division 3 of the Heritage Act relating to development within the Oran Park House heritage curtilage but excluding the land forming the allotment containing Oran Park House and the silo. The exemptions relate to all subdivision and any associated works, and building works within the area applying to this document.

Exemptions for all development except for the following:

- 1) Demolition of a heritage item(s).
- 2) Development that does not comply with the Oran Park House Exemption Guidelines (this document) as adopted by the NSW Heritage Council.

1.4 Land to which the Oran Park House outer curtilage guidelines apply

The land to which these guidelines apply is outlined in Figure 2 below.



Figure 2 – Land to which these guidelines apply

1.5 Guiding Design Recommendations

The following guiding design recommendations apply to all development within the Oran Park House heritage curtilage:

- Aim for a 'homogenous' design that is contemporary and neutral in tone, smooth, flowing and consistent in form and material. Subtle variations may be introduced to break the monotony of the overall look and skyline. Gentle articulation is preferred.
- The preferred materials to achieve the above include rendered surfaces in light to mid-range colours, painted weatherboards, tiled or Custom Orb roofs.
- Forms should be expressive but in a graceful elegant way as opposed to the solid appearance of Oran Park House.

1.6 Oran Park House outer heritage curtilage principles

Objectives

- To guide urban development within the heritage curtilage and preserve the heritage significance of Oran Park House and associated structures.
- To provide clear development outcomes for land uses and built form outcomes, including streets, parks, residential allotments, buildings, pathways, drainage areas and the local neighbourhood centre.

Controls

- 1) All development outside the Oran Park House allotment and within the heritage curtilage is to be designed to achieve the principles in Figure 3.



Figure 3 – Oran Park House Outer Heritage Curtilage Principles

2.0 LANDSCAPE ELEMENTS

2.1 Views and vistas

Objectives

- To retain the visual prominence of Oran Park House, its landscape setting and views.
- To ensure that adjacent and surrounding development respects the heritage value of Oran Park House and that the architectural design of buildings is contemporary and in visual harmony with its undulating and historical landscape context.

Controls

- 1) Residential development is to be designed to ensure that significant vistas to Oran Park House are retained when viewed from within the heritage curtilage as shown in Figure 4.



Figure 4 – Significant Vistas to be Preserved

2.2 Landscape character and design

Objectives

- To allow the traditional rural landscape to be retained and interpreted within the interface of the Oran Park House allotment.
- To ensure landscape treatments enhance the rural appearance of Oran Park House
- To ensure residential development surrounding the Oran Park House allotment, including streets and pathways, facilitates the conservation of the rural character of the heritage building.

Controls

- 1) Landscape treatments within the public domain areas are to preserve the rural appearance of Oran Park House.
- 2) Low density plantings are to be provided in public open spaces areas.
- 3) Former driveways are to be planted with trees either side to define their heritage location.
- 4) Feature trees within gardens are to be compatible with Council requirements.

3.0 SUBDIVISION DESIGN AND LAND DEVELOPMENT WORKS

3.1 Subdivision design principles

Objectives

- To allow subdivision for all land uses and activities within the heritage curtilage that have been planned for the locality.
- To provide a transition in development within the heritage curtilage area.
- To ensure land levels for development surrounding Oran Park House gently transition with the House allotment.
- To minimise the requirements for steep batters and retaining walls.

Controls

- 1) All subdivision outside the Oran Park House allotment and within the heritage curtilage is to be designed to be generally in accordance with Figure 5.



Figure 5 – Subdivision within the Oran Park House Outer Heritage

- 2) The subdivision design is to ensure that:
 - a. Building platforms are created that facilitate minimal changes in height.

- b. At the street frontage, any height variation across the site is limited.

3.2 Residential lot design

Objectives

- To provide a consistency in lot sizes and widths within the heritage curtilage between the Oran Park House allotment and development abutting the outer boundary of the curtilage.

Controls

- 1) The minimum lots size for residential allotments within the heritage curtilage is 700m².
- 2) The minimum lot frontage for residential allotments within the heritage curtilage is 20 metres.

3.3 Subdivision for non-residential land uses

Objectives

- To provide for the subdivision of non-residential land uses within the heritage curtilage in accordance with the planning for the Catherine Fields Part Precinct.

Controls

- 1) Subdivision for non-residential development is to be in accordance with Figure 5.

3.4 Streets

Objectives

- To reduce the impact of streets along the boundary to the Oran Park House allotment.

Controls

- 1) Local streets and access streets are to promote low speeds.
- 2) Streets are to be designed with roll kerbs.
- 3) Landscape treatments within the public domain are to extend to the street kerb.

3.5 Public open space and pathways

Objectives

- To provide public open space within the heritage curtilage to preserve the significance of Oran Park House.
- To ensure that pathways do not detract from the heritage values of Oran Park House and grounds.
- To promote an open pasture character within surrounding open space areas.

Controls

- 1) Public open space and pathways within these areas are to be provided generally in accordance with Figure 6.

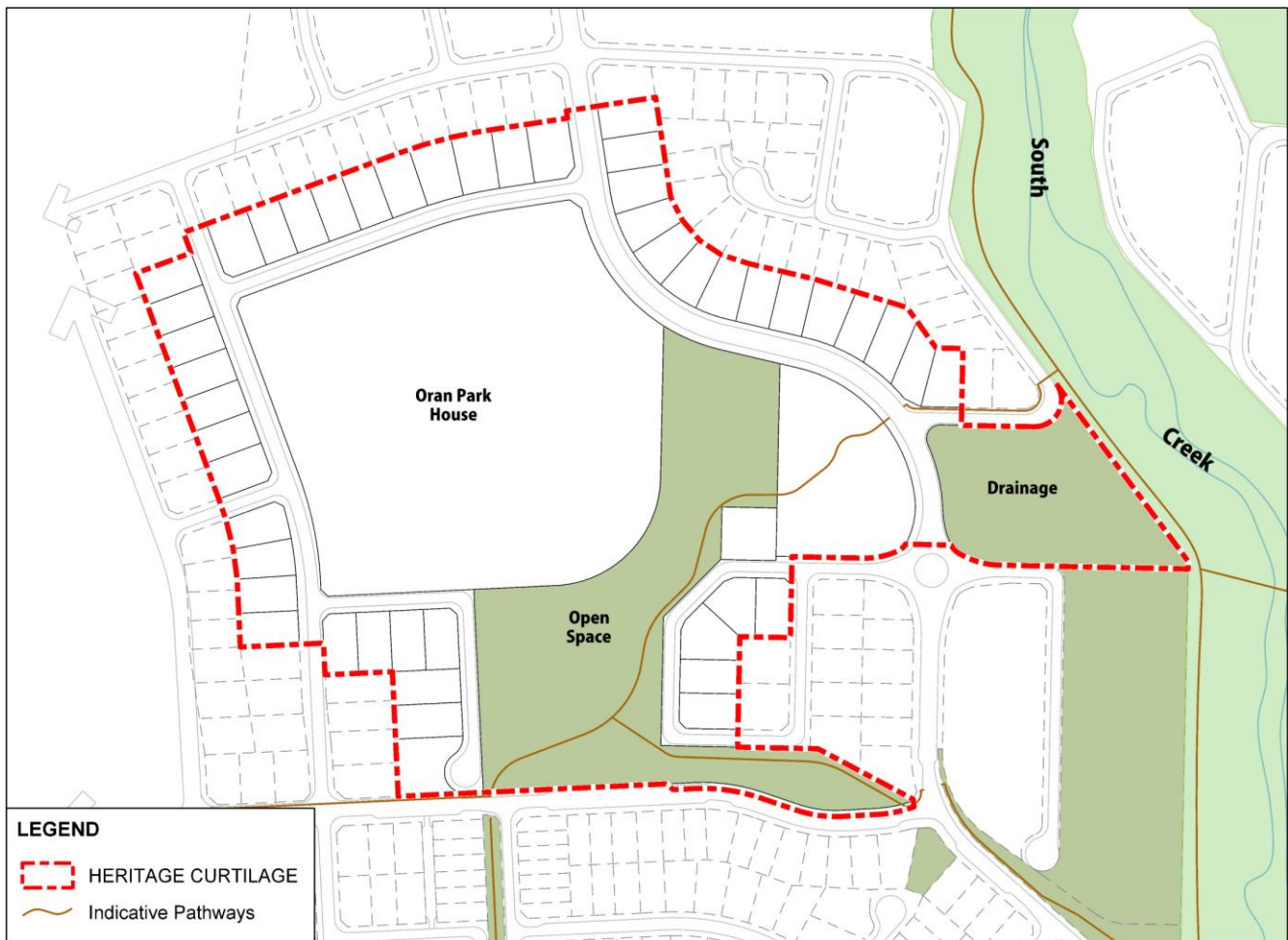


Figure 6 – Public Open Space and Pathways

- 2) Public open spaces are to be designed for trees, shrubs, pathways, furniture and playgrounds.
- 3) Large green open spaces are to be grassed with expansive open spaces.
- 4) Pathways aligned with former driveways are to be planted with trees on both sides.
- 5) Pathways are not to be provided in the verge of streets abutting the Oran Park House allotment.
- 6) Pathways are to be provided on the same side of the street as the residential buildings.

3.6 Trees and shrubs

Objectives

- To provide tree plantings in open space areas that are representative of existing local native species.
- To provide street tree plantings that provide a contrast to street tree plants outside the Oran Park Heritage Curtilage and support the heritage values of Oran Park House and grounds.

Controls

- 1) Trees within parks are to comprise endemic species that are common to locality, including Forest Red Gum (*Eucalyptus tereticornis*) and Broad-leaved Apple (*Angophora subvelutina*).
- 2) Street tree species are to be consistent with the requirements of Schedule 4 in the Camden Growth Centres DCP.
- 3) Street trees are to differ from the species used in non-heritage curtilage streets.
- 4) Street trees are to be provided in accordance with the Landscape Strategy prepared for the Catherine Fields (Part) Precinct.

3.7 Drainage Basin

Objectives

- To ensure the design of the drainage basin within the heritage curtilage protects the views and vistas towards the Coach House and Oran Park House.
- To ensure the drainage basin does not detract from the heritage values of the Oran Park House and grounds.

Controls

- 1) The drainage basin is to be designed so that it preserves the open space character and amenity of the Oran Park House heritage curtilage and the adjacent South Creek.
- 2) The drainage basin is to be landscaped with an appropriate balance of turf and native plants.
- 3) Planting within the drainage basin should ensure views towards Oran Park House and the Coach House are maintained.

3.8 Bulk earthworks

Objectives

- To minimise major changes in levels within the land surrounding Oran Park House.
- To provide a gentle transition in grades between Oran Park House and surrounding development.
- To provide landforms that require minimal earthworks during construction of residential buildings.

Controls

- 1) Earthworks levels are to respect the existing landform of the area forming the Oran Park House allotment.
- 2) Finished levels of new development surrounding the Oran Park House allotment are to integrate with the existing levels within the House allotment.
- 3) Sloping finished levels for new residential allotments surrounding the Oran Park House allotment are to be minimised.

3.9 Archaeology associated with the Coach House

Objectives

- To conserve the indigenous and European Cultural heritage and minimise development impact.
- To ensure development is appropriately designed to protect and manage the Archaeological resource associated with the Coach House.

Controls

- 1) Carefully design any new interventions to avoid any disturbance of potential archaeological items located within these areas.
- 2) Engage a suitable heritage consultant and archaeologist to assess, record and monitor the works in the event of any disturbance to the Coach House having to take place. Archaeologists must meet the current Heritage Council requirements for an Excavation Director and obtain appropriate approvals, exemptions to or excavations permits required under Section 57(1) or sections 139-146 of the Heritage Act 1977 prior to any excavation of areas of identified archaeological potential.
- 3) Retain any archaeological evidence uncovered on the site in situ wherever possible, so long as it will not be damaged in any works on site.
- 4) Appropriately catalogue any archaeological finds retained in situ for future reference.
- 5) Assemble, catalogue and safely house any archaeological finds that have been or are in the future uncovered on the site and are deemed appropriate to be removed by the supervising archaeologist.

4.0 RESIDENTIAL BUILT FORM DESIGN

4.1 Residential Built Form

Objectives

- To provide a character and style of development which respects and complements the Oran Park House heritage curtilage.
- To provide consistency in built form which respects the character of the Oran Park House heritage curtilage.
- To achieve an integrated development outcome for all dwellings within the Oran Park House heritage curtilage.

Controls

- 1) The design of dwellings for each street elevation and street block is to be undertaken simultaneously and delivered as a complete package by one builder.

4.2 Street facades and visible elevations

Objectives

- To promote a contemporary architectural response to Oran Park House in residential building design.
- To ensure that the design of dwellings within the Oran Park House heritage curtilage does not detract from the heritage significance of the house and grounds.

- To enhance the appearance and design quality of housing within the Oran Park House heritage curtilage.
- To contribute to the landscape setting and open up views to vistas through providing breaks between buildings.
- To establish a consistent design, material selection and treatments to building facades and roofs.
- To provide suitable articulation to the street.

Controls

- 1) Residential buildings are to have contemporary designs and are not to imitate historic styles.
- 2) All dwellings within the heritage curtilage area are to have architectural merit.
- 3) Building facades are to be visually interesting and articulated suitably to break up the building mass. At least three of the following design features are to be incorporated into the front facade:
 - a. Front doors with side lights;
 - b. Contemporary window treatments including aluminium or timber frames in neutral colours;
 - c. Bay Windows (rectangular only);
 - d. Entry portico; and
 - e. Recessed garage doors setback behind the primary facade.
- 4) Colonial style window treatments are not appropriate where visible from the public domain.
- 5) Window design to the front facade, or where visible from the public domain is to have a dominant vertical proportion.
- 6) Picture windows or fully glazed walls are permitted to the street façade.
- 7) An entry portico is to be of contemporary design and appearance. Access to the entry portico may be from either the driveway or a separate path.
- 8) Shadow lines are an appropriate element to complement the overall facade appearance.
NB. Shadow lines are a design feature that enhance the elevation of wall treatments, such as corbels or recessions.
- 9) The design of dwellings shall include an articulated front elevation in the direction of the Primary Street.

4.3 Corner sites

Objectives

- To ensure the design of dwellings on corner lots are well articulated and contribute to the design quality of housing within the Oran Park House heritage curtilage.
- To create interest and diversity in the streetscapes surrounding the Oran Park House.

Controls

- 1) The design of dwellings on corner lots shall include a side return which has at least one major opening facing the direction of the Secondary Street. The side return shall be articulated so to present as an extension of the front elevation and shall not be obstructed by visually impermeable fencing.
- 2) Architectural features and dormer windows may be appropriate on corner lots, where there will be no impact on the view and vistas to and from the Oran Park House and grounds.

4.4 Setbacks

Objectives

- To ensure that the design of dwellings within the Oran Park House heritage curtilage does not detract from the heritage significance of the house and grounds.
- To contribute to the landscape setting and open up views to vistas through providing breaks between buildings.
- To reduce the impact of building bulk and provide an attractive setting for buildings, landscape and streetscape.
- To provide an appropriate transition between public and private space within the heritage curtilage.
- To achieve consistency in streetscapes within the Oran Park House heritage curtilage.

Controls

- 1) Dwellings are required to comply with the following minimum setback provisions:

	Minimum
a) Front Dwelling Setback:	5m
b) Front Garage Setback:	6m
c) Rear Boundary Setback:	5m
d) Side Boundary Setback:	0.9m (average 2m*)
e) Corner Lot Side Boundary Setback:	3m

*NB. In addition to the minimum side boundary setback of 0.9m, the siting of dwellings is required to achieve an average 4m side separation between dwellings along an entire street block. Pursuant to Section 4.1 of these Guidelines, the simultaneous delivery of dwellings within the heritage curtilage by one builder will ensure the average 4m separation is achieved.

4.5 Building height

Objectives

- To promote a building height which reinforces the existing character of the area and does not detract from the Oran Park House and associated buildings.
- To protect the views and vistas to Oran Park House from within the heritage curtilage.
- To ensure that buildings are of an appropriate scale and do not create an adverse impact on the amenity of the area.

Controls

- 1) Buildings are to be single storey in height within the Oran Park House heritage curtilage.
- 2) Variations to the building height on corner lots may be appropriate where attic rooms with dormer windows are proposed, and where there will be no impact on the views and vistas to and from Oran Park House and grounds.

4.6 Roofs

Objectives

- To ensure that the design of dwellings within the Oran Park House heritage curtilage does not detract from the heritage significance of the house and grounds.
- To reduce the regularity of roof forms and soften their effect on the views and vistas to and from the Oran Park House.
- To promote the use of materials and colours that create attractive and complementary streetscapes within the Oran Park House heritage curtilage.

Controls

- 1) Roof pitches are to be between 22.5 degrees and up to 35 degrees.
- 2) Roofs are to be of simple design and form with either simple hips or gables. Federation detailing, symbolism and Victorian inspired gables are not permitted.
- 3) The minimum eave overhang is 450mm.

4.7 Lofts, attics and dormer windows

Objectives

- To promote variety and interest in the streetscape within the Oran Park House heritage curtilage.
- To provide flexibility in the design and location of floor space within a home.

Controls

- 1) Variations to the building height on corner lots may be appropriate when attic rooms with dormer windows are proposed, and where there will be no impact on the views and vistas to and from Oran Park House and grounds.
- 2) Occasional lofts can go over roof pitch as long as design proportions are in harmony with overall skyline of development.

4.8 Garages

Objectives

- To protect the amenity of and create attractive streetscapes within the Oran Park House heritage curtilage.
- To respect the existing character of the area and provide a sensitive built form response.
- To reduce the dominance of garages within the streetscape and ensure they do not detract from the streetscape or appearance of dwellings.

- To ensure the visual connection between the dwelling and the streetscape is maintained.
- Garages and driveways should be designed to minimise the on-street parking surrounding Oran Park House

Controls

- 1) Garages are required to be setback a minimum of 6m from the front boundary.
- 2) The width of garages must not exceed 50% of the dwelling and be setback a minimum 1m behind the main part of the dwelling.
- 3) Garages are required to be integrated into the building design and be consistent in respect of materials, colours and roof pitch.
- 4) Garages are to accommodate two cars, with allowance for a further two cars to be parked on the residential lot in front of the garage.

4.9 Building materials

Objectives

- To minimise the impact on the cultural landscape and streetscape surrounding Oran Park House.
- To use a range of building materials which are complementary to each other and that can enhance the character of the heritage curtilage.

Controls

- 1) Building materials and finishes are to be non-reflective.
- 2) Neutral material palette such as mid-range greys, olives and browns are recommended.
- 3) Roofs may be constructed from either tiles or corrugated roofing material. When corrugated material is used, it is preferable if it is of a traditional profile and not angular or seamed.
- 4) The colour of roofs and roofing material is to utilise neutral colour tones within the following ranges:
 - a. greys,
 - b. browns,
 - c. dark tones.
- 5) Clear/tinted /coloured acrylic roof material and other roof tones or colours (including black and green) are not permitted.
- 6) Front walls may be rendered and have defining bands but no historically referring features are permitted.
- 7) The following wall materials are appropriate:
 - a. Face brickwork struck or tooled joints;
 - b. Light coloured mortar joints; and
 - c. Fine rendered textures, painted in neutral colours.

- 8) Garages must be constructed using the same materials as the dwelling.

4.10 Landscaping

Objectives

- To provide landscaping that will make a positive contribution to the streetscape and complement built form within the heritage curtilage.
- To ensure residential development surrounding the Oran Park House allotment, preserves the rural character of the heritage building.

Controls

- 1) All parts of the residential allotment in front of the building and facing the street not built on or paved on are to be landscaped, with materials such as turf, groundcover, garden beds, shrubs and trees.
- 2) The landscaping of front gardens is to be finished to a high standard and complement the dwelling.
- 3) Front gardens are to be landscaped with a good balance of turf, garden beds, paving, shrubs and trees.
- 4) The use of native plants is encouraged.

4.11 Driveways

Objectives

- To ensure driveways do not detract from the rural landscape character of the Oran Park House heritage curtilage.

Controls

- 1) Crossovers are to be a consistent width and consistent with any additional design guidance within Camden Growth Centres DCP, Schedule 4 Catherine Fields (Part) Precinct.
- 2) Driveways are to:
 - a. Have a maximum width of 6m.
 - b. Be designed with high quality stone pavers, large tiles, selected permeable paving or exposed aggregate. The colour and finish of stone pavers and tiles is to be subdued. Natural as opposed to a polished look.
- 3) When concrete driveways are proposed, the design is to break up its mass through the inclusion of bands of stone pavers. Stencilled concrete finishes on driveways are not appropriate.

4.12 Fencing

Objectives

- To establish a consistent approach for the design and material selection of front fences if provided within the Oran Park Heritage Curtilage.
- To provide front fences which enhance the streetscape and achieve appropriate separation between public and private space, whilst maintaining important views and vistas within the Oran Park House heritage curtilage.

Controls

- 1) Front boundary fences of dwellings immediately opposite Oran Park House are to be of a low masonry construction, of contemporary style and complement the heritage significance of Oran Park House and grounds (Note: further design guidance is provided in Built Form Design Section).
- 2) Front fences are to be of similar design and materials along the street frontage.
- 3) Fencing along the front boundary is limited to a maximum height of 1.2m.
- 4) The design and material selection and finish of front fences is to be different to front fences in non-heritage curtilage areas.
- 5) The following materials are appropriate for front fences:
 - a. Masonry and rendered; and
 - b. Metal post fences or timber with 50% transparency.
- 6) Side fencing to corner sites is to be consistent in colour and materials to front fencing.

4.13 Secondary dwellings and Ancillary Buildings

Objectives

- To ensure secondary dwellings and ancillary buildings do not detract from the streetscape or the visual amenity of the Oran Park House heritage curtilage.
- To respect the existing rural character of the Oran Park House heritage curtilage and provide a sensitive built form response.

Controls

- 1) Secondary dwellings and ancillary buildings are permitted within 900mm of the main dwelling.
- 2) Secondary dwellings and ancillary buildings are to be screened from public views, unless constructed from the same materials as the main dwelling.
- 3) Secondary dwellings and ancillary buildings are required to comply with the minimum setback and maximum building height provisions under these Guidelines.

4.14 Rooftop fixtures, air conditioners, TV antennas and satellite dishes

Objectives

- To provide an integrated building design and protect the visual amenity and character of the Oran Park House heritage curtilage.

Controls

- 1) Rooftop fixtures, air conditioners, tv antennas, solar panels and satellite dishes shall be located so they are screened/minimised from public view.

4.15 Letterboxes

Objectives

- To protect the amenity of and create attractive streetscapes within the Oran Park House heritage curtilage.
- To reduce the visual presence of letterboxes within the streetscape and ensure they do not detract from the streetscape or appearance of dwellings.

Controls

- 1) Letterboxes should be located so as not become a feature of the streetscape.
- 2) Letterboxes should be designed as an integrated feature of the fence.

4.16 Outbuildings

Objectives

- To ensure outbuildings do not detract from the streetscape or the visual amenity of dwellings.
- To respect the existing rural character of the Oran Park House heritage curtilage and provide a sensitive built form response.

Controls

- 1) Outbuildings are to be screened from public view, unless constructed from the same materials as the dwelling.
- 2) Outbuildings are required to comply with the minimum setback provisions of these Guidelines.

5.0 COACH HOUSE AND LOCAL NEIGHBOURHOOD CENTRE

5.1 Coach House design principles

Objectives

- To ensure views and vistas between the Coach House and Oran Park House are maintained.
- To restore the Coach House to a suitable standard and allow for it to be integrated into the Local Neighbourhood Centre.
- To capitalise on the unique qualities of the Coach House and allow for its adaptive re-use.
- To ensure the Coach House is celebrated and can contribute to the unique identity of the Local Neighbourhood Centre.

Controls

- 1) The Coach House is required to be restored, as close as practical, to its original character and to a standard appropriate to allow for its adaptive re-use.
- 2) The Coach House is to be used as a convenience store/café as indicated in Figure 7.
- 3) The provision of alfresco dining in the areas surrounding the Coach House is encouraged.

5.2 Local neighbourhood centre concept design

Objectives

- To ensure views and vistas between the Coach House, Oran Park House and South Creek are maintained and capitalised upon.
- To ensure new buildings, car parking and associated landscaping do not detract from the heritage values of Oran Park House, its associated buildings and landscape.
- To provide a character and style of development which respects and complements the Oran Park House, its landscape setting and views.
- To provide a style of development which effectively integrates the Coach House as a key feature of the Local Neighbourhood Centre.
- To ensure the creation of a vibrant Local Neighbourhood Centre which celebrates the connection to the Oran Park House, its associated buildings and the Coach House.
- To provide clear development outcomes for the Local Neighbourhood Centre, including land uses, buildings, pathways, car parks, and community spaces.
- To provide activated community spaces within the Local Neighbourhood Centre, which link the Coach House to the adjoining land uses.

Controls

- 1) All development within the Local Neighbourhood Centre is to generally be in accordance with the layout and land uses shown in Figure 7.
- 2) Commercial/Retail development within the Local Neighbourhood Centre is to ensure appropriate activation of the central plaza and playground.
- 3) Building facades are to be visually interesting and complement the Coach House.
- 4) A central plaza is required to be provided in accordance with Figure 7, which provides opportunity for alfresco dining, serves as a community gathering space and protects views and vistas between the Coach House and Oran Park house.
- 5) Structures which could potentially impact the views/vistas between the Coach House and Oran Park House are not permitted within the central plaza.



Figure 7 – Local Neighbourhood Centre



Suite 801, 171 Clarence Street
SYDNEY NSW 2000
PO Box 1778 SYDNEY NSW 2001

