

**REVISED/ADDITIONAL
DOCUMENTATION
PART 3**

2017SSH019

DA17/0467

1-21 Dillwynnia Grove, Heathcote

**HERITAGE IMPACT STATEMENT
REVISED**

Heathcote Hall

1-21 Dilwynnia Grove, Heathcote, NSW

Revised Heritage Impact Statement



Prepared for
Fuzotinn Pty Ltd

For submission to
Sutherland Shire City Council

December 2017
REF: 1609:HIS
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Tropman & Tropman Architects

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Report Register

The following table is a report register tracking the issues of the *Heathcote Heritage Impact Statement* prepared by Tropman & Tropman Architects. Tropman & Tropman Architects operate under a quality management system, and this register is in compliance with this system.

Project Ref No.	Issue No.	Description	Prepared by	Checked by	Issued To	Issue Date
1609:HIS	01	Draft Heritage Impact Statement	Michele Grande	Tasman Storey	Sutherland Shire City Council	
1609:HIS	02	Draft Heritage Impact Statement	Wan Hoe Goh	Tasman Storey	Sutherland Shire City Council	17.02.17
1609:HIS	03	Draft Heritage Impact Statement	Michele Grande	Tasman Storey	Client	11.04.17
1609:HIS	04	Heritage Impact Statement	Michele Grande	Tasman Storey	Sutherland Shire City Council	27.04.17
1609:HIS	05	Revised Heritage Impact Statement	Michele Grande	Tasman Storey	Client	04.12.17

Picture on the front page by Jane Dyson.

Abbreviations:

TTA - Tropman & Tropman Architects

H.H. - Heathcote Hall

DA - Development Application

CMP - Conservation Management Plan

HIS - Heritage Impact Statement

Architects - Ink Architects

Landscape Designer - Site Design Studios

ARAP - Architectural Review Advisory Panel

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1.0 INTRODUCTION

1.1 Background

This Heritage Impact Statement has been amended as per recommendations of Sutherland Shire Council, Heritage Branch Office and Architectural Review Advisory Panel (ARAP).

The Hall will be the subject of a further Section 60 and Development Application specific for any further use. This HIS is for the restoration of the original fabric only.

The design has been amended to reflect this.

The plan layout of the new development has been extensively amended to provide the setbacks required by the Heritage Council Report.

The subject is known as Heathcote Hall located at 1-21 Dilwynnia Grove, Heathcote for submission to Sutherland Shire City Council. The aim of this report is: to review the works proposed and to produce a statement of heritage impact relating to heritage issues for the existing building and proposed works.

This report should be read in conjunction with the drawings prepared by Tropman & Tropman Architects.

In general, the following amendments have been provided to this report:

- The proposed Community Room to the rear garden has been withdrawn,
- The proposed tea room/cafe to the Ground floor of the Hall has been withdrawn,
- The proposed lift to connect Ground and First Floor of the Hall has been withdrawn,
- The infill of the rear verandah of the Hall has been withdrawn,
- The new development to the south-west corner of the site has been recessed to give space for the reconstruction and interpretation of the formal carriageway.

1.2 Author Identification

This report has been prepared by the following Tropman & Tropman Architects team members:

Tasman Storey Design Director, Architect

Michele Grande Italian Master Degree in "Storia e Conservazione dei Beni Architettonici ed Ambientali", Architecture + Conservation.

Unless otherwise stated, all images are by the authors and were taken during the course of this study.

1.3 Methodology

The method for the Heritage Impact Statement follows that set out in the "NSW Heritage Manual" Update August 2000 produced by the NSW Heritage Office. The method is outlined below:

Heritage Impact Statement

The statement of heritage impact should identify what impact the proposed works will have on the significance of the item/site, what measures are proposed to mitigate negative impacts and

why more sympathetic solutions are not viable. Recommendations are developed in order to maintain the heritage significance of the site.

1.4 Study Area

The site is located at 1-21 Dillwynnia Grove, Heathcote (Lots 1 & 2, DP 725184) within the Sutherland Shire Local Government Area (LGA), approximately 500m from Heathcote Railway Station. It is also in close proximity to the Royal National Park to the south, east and north (refer to Figure 1). As Figure 2 shows, the site is in a rectangular shape and has a total area of approximately 1.76 hectares.

The boundaries of the site are as follows:

- To the south - public domain frontage to Dillwynnia Grove (approximately 161m)
- To the east - public domain frontage to Tecoma Street (approximately 117m)
- To the north - public domain frontage to Boronia Grove (approximately 160m)
- To the west - common boundary with No.24 Boronia Grove and No.23A Dillwynnia Grove (approximately 97m)

Located immediately west of the subject site are No.24 Boronia Grove, a single-storey dwelling house and No.23A Dillwynnia Grove, a double-storey dwelling house. They both share a common boundary with the subject site.

For the purposes of this report the *place*, as defined in the Burra Charter is to be known as the subject place, subject site or study area.

For the purposes of this study, the **local** area refers to the council area of Sutherland Shire. The **state** refers to the state of New South Wales and **national** refers to the country of Australia.

1.5 Heritage Listings and Brief Historical Background

Heathcote has been recognised with a Permanent Conservation Order under the NSW Heritage Act 1982, with listing on the State Heritage Register in 1999 and listing as an item of local heritage significance under the Sutherland Shire LEP 2000 and recent 2015. In 2000, the NSW Heritage Council provided a grant of \$150,000 to undertake emergency work on the property, notably the tower. A Conservation Management Plan (CMP) was prepared on the property in February 2016 by Anne Warr Heritage Consulting.

Originally owned and built by Abel Harber and his family, to a design by the leading Sydney architectural firm of Rowe and Green for a sum of £7,000.00. It is described on the State Heritage Register as being "an imposing two storey building designed in the Victorian Italianate style and is one of the oldest and greatest building in the Sutherland Shire". In the 1892 the property was taken over by the mortgagees and offered as prize in a Queensland lottery. The winner of the lottery, Samuel Gillette sold the property to Mrs Jessie Fotheringham Brown in 1901. In 1927, the fifty acre property was subdivided into 168 suburban lots with Heathcote Hall remaining on a 4 acre block. The blocks sold very slowly, and in 1945, the Heathcote Hall Estate Limited sold the Hall on its reduced 4 acre block to Mrs Mimina Farrelly, wife of Mr Joseph Farrelly. The Farrelly family continued to live in the property until July 2015 when it was sold to Fuzortinn Pty Ltd.

1.6 References

- *Heathcote Hall Conservation Management Plan*, Anne Warr Heritage Consulting, 24 March 2017.
- *Archaeological Assessment Heathcote Hall 1-21 Dillwynnia Grove*, Casey & Lowe, February 2017.
- *Aboriginal Archaeological Assessment, Heathcote Hall*, CMR, March 2017.
- Australia ICOMOS 2000, Australia ICOMOS *Charter for the Conservation of Cultural Significance (The Burra Charter)* and *Guidelines to the Burra Charter: Cultural Significance, Conservation Policy, and Undertaking Studies and Reports*, Australia ICOMOS, ACT.
- Heritage Office 2001, *Assessing Heritage Significance*, Heritage Office, Sydney.
- Heritage Office, *Statements of Heritage Impact Guideline*, Heritage Office, Sydney.

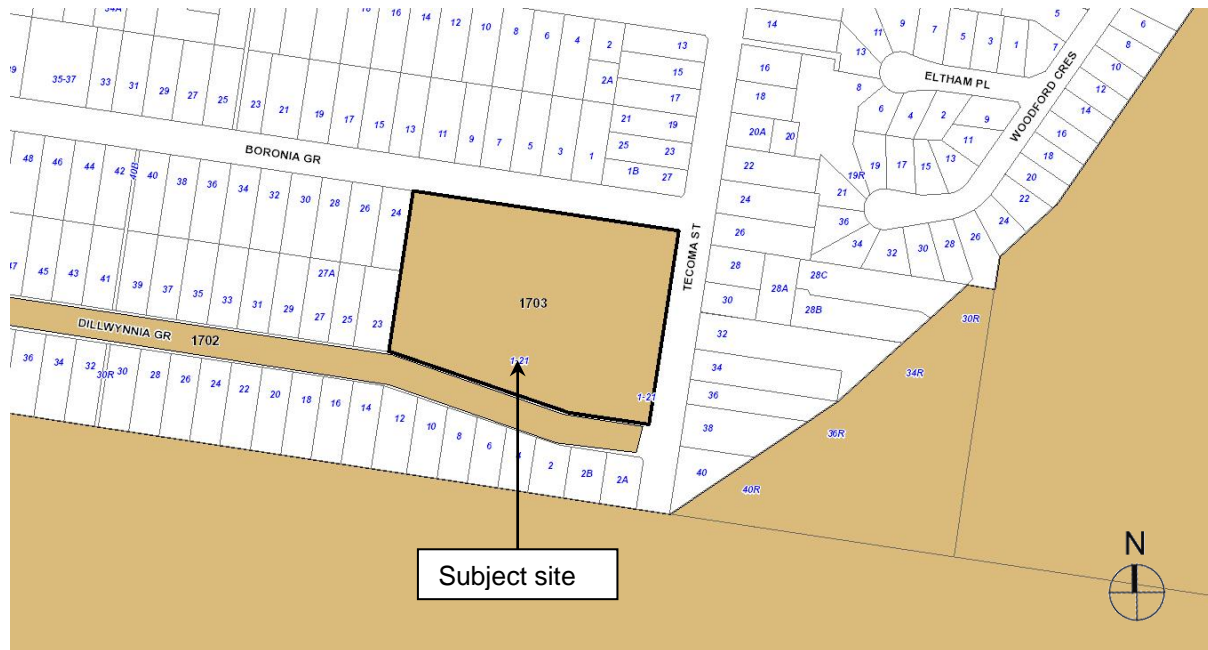


Figure 1: Map, Site outlined in black and identified as an item of heritage in the Sutherland Shire Local Environmental Plan 2015. Not to scale.

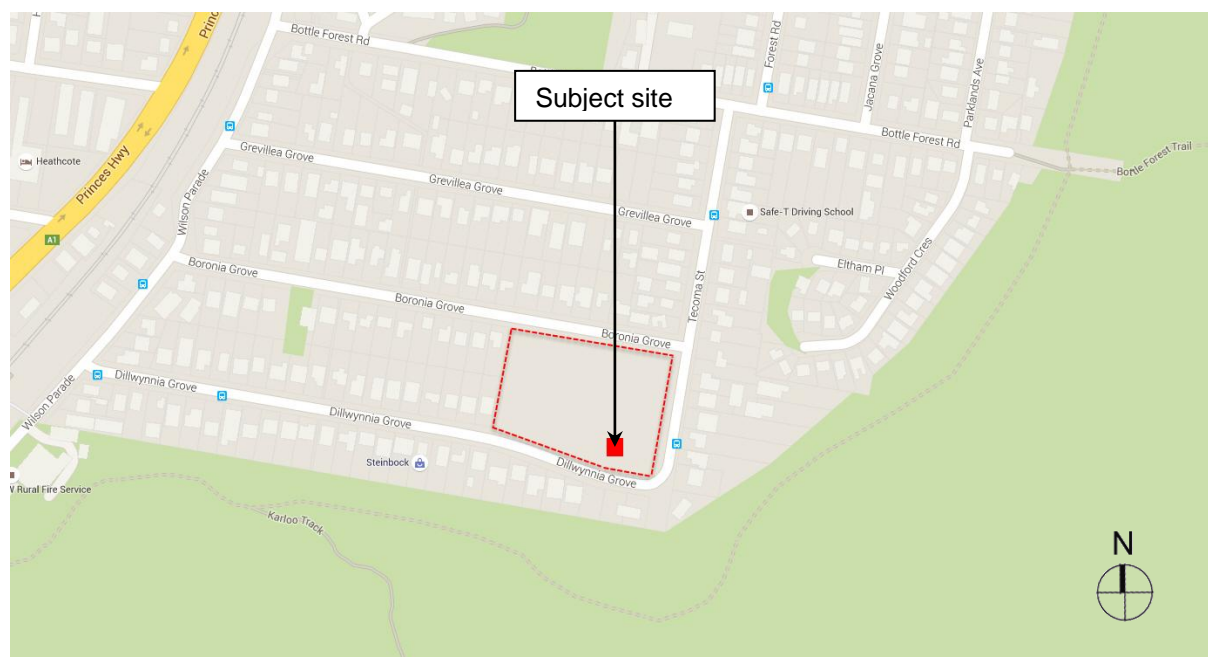


Figure 2: Map showing location of "Heathcote Hall", Heathcote. Not to scale. Google maps.



Figure 3: Aerial photograph of the area. The subject site is approximately marked in red. Not to scale. Google maps.

1.7 Historical Background and Chronology

Heathcote Hall was completed in 1887 for Sydney businessman, Abel Harber and his family, to a design by the leading Sydney architectural firm of Rowe and Green, for a sum of £7,000.

Heathcote Hall is described on the State Heritage Register as being 'an imposing two storey building designed in the Victorian Italianate style and is one of the oldest and grandest buildings in the Sutherland Shire'. In 1892 the property was taken over by the mortgagees and offered as first prize in a Queensland lottery. The winner of the lottery, Samuel Gillette, sold the property to Mrs Jessie Fotheringham Brown in 1901.

In 1927, the fifty-acre property was subdivided into 168 suburban lots with Heathcote Hall remaining on a four-acre block. The blocks sold very slowly, and in 1945 the Heathcote Hall Estate Limited sold the Hall on its reduced four-acre block to Mrs Mimina Farrelly, wife of Mr Joseph Farrelly. The Farrelly family continued to live on the property until July 2015 when it was sold to Fuzortinn Pty Ltd.

Date	Event
Phase A	Pre-settlement
c 40,000 BCE	Aboriginal settlement in areas around Sydney
Phase B	Forestry and initial subdivision
1788	First European settlement in Sydney Cove
1815	First European landholder at Kurnell – James Birnie
1835	Parishes of Sutherland, Heathcote, Bulgo and Wattamolla proclaimed.
1843	Bottle Forest appears on maps
1845	9 April 1845, Crown Land Sale, Lots sold for one pound per acre. Lot 16 sold to John Annan, 20 acres Lot 17 sold to W. T. Flemming, 31 acres Lot 22 sold to G. Coleson, 24 acres
1845	The Illawarra Road, which ran from Sydney via Lugarno through Heathcote to the Illawarra, was completed.
Mid 1860s	Bottle Forest almost deserted – Illawarra Road proved a failure.
1864	Main Illawarra Road via Tom Ugly's Point completed, replacing the failed Illawarra Road as the main road into the Illawarra.
April 1879	The National Park (now Royal National Park) proclaimed.

Phase C	Land speculation, property development, boom and bust
1883	13 March Portion 9 conveyed to Abel Harber.
1885	Railway works camp established at Cawleys Creek, south of Waterfall.
March 1886	Waterfall, Heathcote and Loftus railway line began operating
3 July 1886	Western side of Heathcote, gazetted as <i>Village of Heathcote</i> , was subdivided and sales began. Eastern side and Portion 12 on western side remained Bottle Forest.
c 1885-1886	Gatekeeper's cottage built
1886	November A school established at Heathcote
1887	'This is one of the plans referred to in a contract signed by us this 25 th day of April 1887' - note on architectural drawings prepared by Rowe and Green Architects, headed: 'Plans of villa for A. Harber Esq. Heathcote.
1887	19 May. Abel Harber mortgaged his property.
c 1887	Heathcote Hall built. Cost £7,000.
1889	5 January. Lot 11 DP 2264 (part of Portion 8) transferred to Abel Harber.
1889	After building the Imperial Arcade in the city Harber sustains heavy financial losses and is forced to mortgage the property to Edward Terry.
c 1892	Liquidation of Abel Harber. The bank crashes of 1892 meant that it was difficult to find a purchaser for such an expensive property in an outlying area. The property had been transferred to the mortgagees in 1892 and efforts to sell it had not been realized.
1896	28 January. Conveyance to Samuel Gillett for £7,000.
1897	Converted to Torrens Title.
Phase D	Single family occupation
1901	10 May. Heathcote Hall transferred to Mrs Jessie Fotheringham Brown, wife of Edmund Lamb Brown
1906	Sutherland Shire proclaimed
1925	10 November. Edmund Brown dies. His widow, Jessie resides in Heathcote Hall for several years.

1926	27 February. Heathcote Hall Ltd formed. Heathcote Hall held by company under Contract for Sale from Jessie Fotheringham Brown.
Phase E	Leaseholders, subdivisions and public use
1927	Heathcote Hall Ltd subdivided the estate and began selling lots in 1927 with two lots sold in December of that year.
1928	September. Heathcote Hall was advertised for lease 'for a period of from 1 to 3 years with or without its considerable furnishings'. At the time, the house was occupied by Mr Harry Stork, a local building contractor and Director of Heathcote Hall Estate. The grounds were leased to Miss I Pocklington who opened tearooms. Around this time, Heathcote Hall was being used as a guesthouse, and was considered to be the centrepiece of the estate.
1928	Rail motor introduced between Sutherland and Waterfall.
Phase F	Single family occupation and commercial use
1945	2 May. The remainder of the property, which contained the house named 'Heathcote Hall', was sold by Heathcote Hall Estate Limited to Mrs Mimina Consuelo Farrelly, wife of Joseph Michael John Farrelly, a Naval Petty Officer of Sydney.
1980	Electric train introduced to Loftus, Engadine, Heathcote and Waterfall.
1987	2 July. The Heathcote Hall property transferred to Mr Joseph Farrelly, on the death of Mrs Farrelly (aged 65).
1996	The movie <i>The Munsters' Scary Little Christmas</i> is filmed at the property.
Phase G	Search for development options
1999	Draft Conservation Management Plan prepared for Heathcote Hall by Glen Cowell, Heritage Consultant for Mr Joseph Farrelly (owner). The plan was preliminary, and not endorsed by Heritage Office.
2000	31.10.00, A3 sketch by Stuart Read and Bruce Edgar of NSW Heritage Office, showing site details, remnant of old drive and significant plantings.
2003	Heathcote Hall undergoes repairs worth \$120,000 after a Heritage Council grant. The building's signature turret is stabilised and painted. In addition, \$15,000 was allocated for a detailed schedule of conservation works.
2004	Tanner Architects, <i>Draft Conservation Management Strategy for</i>

	Heathcote Hall, Aug 2004.
2005	1 March. Joseph Michael Farrelly dies.
2006	G & C Waller Builders, variation: <i>Project, Heathcote Hall</i> , Report Number: Hea001, 24.05.06
2006	Sutherland Council commissioned Truman, Zaniol & Associates to prepare: <i>Heathcote Hall: Budget Estimate – Summary of Building and Landscape Works</i> , Tecoma Street, Heathcote, NSW, August 2006. This schedule identified and costed works to renovate the buildings and grounds.
2007	14 December. A pre-DA meeting was held with representatives of the Heritage Office, Sutherland Council and Megan Jones of Tanners Architects representing the owner, Maxine Farrelly. The scheme presented was for a subdivision of the property into 9 allotments, with Heathcote Hall sitting on one of the larger allotments.
2008	January. The Heritage Office and Sutherland Council reached a joint position on the subdivision of Heathcote Hall – being that 'the proposal as presented by the owner...was not acceptable'.
2008	Preliminary estimate for conservation works to Heathcote Hall. Tanner Architects, June 2008.
2015	Site purchased by FUZORTINN Pty Ltd Contracts exchanged July 2015. Design Architects and Heritage Architects engaged.
2016	27 th January. Maxine Farrelly vacates Heathcote Hall.

2.0 PHYSICAL EVIDENCE



Figure 4: Heathcote Hall from a distance. From Sutherland Library MF003MF003118.

2.1 Streetscape

The suburb of Heathcote is located 36 kilometres south of the Sydney central business district in the Sutherland Shire, NSW. Heathcote is bordered by Engadine to the north, Waterfall to the south, the Royal National Park to the east and Heathcote National Park to the west. At the 2011 census, Heathcote had a residential population of 5,977. A train line connects Heathcote to Sydney city to the north and Wollongong to the south. Heathcote is built on the highest elevation in the area, 191 metres above sea level as described by Peach Brothers, selling agents for Heathcote Hall Estate in 1928.



Figure 5: Site Analysis. Drawing by GMU.

Key

- | | | | |
|--|--|--|---|
| | The site | | Characteristic embankment to Dillwynia Grove
(As per the conservation policies of CMP) |
| | Environmentally sensitive land
(As per draft SSDCP 2015) | | Historical views towards Heathcote Hall and its gardens
to be recreated (As per CMP) |
| | Low-density residential area
With minimum 40% landscape area | | Historical views from Heathcote Hall and its gardens to
be recreated (As per CMP) |
| | Existing street setback | | Existing dense vegetation to the west |
| | Heathcote Hall (state-significant heritage) | | Trees to be retained
(As per arborist report) |
| | Street setback required on the subject site
(As per draft SSDCP 2015) | | Royal National Park - environmentally sensitive land
(as per draft SSDCP 2015) |
| | High cultural significance zone
(Defined by CMP) | | |

2.2 Site

The subject site, Heathcote Hall, is owned by Fuzotinn Pty Ltd. The site is almost regularly shaped with a gentle slope and is mostly scattered with a few mature plantings Turpentine and Ironbarks. The site contains the residence known as Heathcote Hall and its recent outbuildings including a WC, few sheds and animal's houses. Paling fencing remains along Dillwynnia Grove and along part of Tecoma Street. There are various access points to the house from the three street frontages. The main vehicular entry points to the site are from Boronia Grove and a back-of-house access between piers from Tecoma Street. There is also a pedestrian entry with rendered piers, iron gate and a brick threshold from off the bank at Dillwynnia Grove to the southern end of the house and an access from northern gate along an internal fence leading to the back verandah. The front of the house retains elements of a complex earlier layout with numerous paths and a drive loop that has been defined by glazed edging tiles. Close to this layout is a formed bench for an earlier tennis court. At the corner of the bench is an old hardwood gatepost with embedded rusted bolts.

The fencing around the property has been replaced in recent years but there is the remnant of an original iron archway and gate, immediately south of the front of the house giving access to Dillwynnia Grove (Cowell & Associates, 1996, 35-6).



Figure 6: Kitchen garden fence dividing kitchen garden from formal garden



Figure 7: Gate to Tecoma Street entry

2.3 Subject Buildings

2.3.1 The house

As stated previously, Heathcote Hall was completed in 1887 for Sydney businessman, Abel Harber and his family, to a design by the leading Sydney architectural firm of Rowe and Green. The building was designed in the Victorian Italianate style and deliberately sited on the highest knoll of land in the area. The inclusion of a glass roofed tower ensured views to the Blue Mountains to the west and the Pacific Ocean to the east. The entrance to the building, below the protruding tower, faced west towards the railway station, with a driveway of red gravel linking the two, up until the subdivision of the land in 1927 and the establishment of Dillwynnia Grove. Family and guests, arriving by train from Sydney or Wollongong, would travel by carriage along

the gently curving driveway through semi-cleared bush, until they arrived at the white painted picket fence demarking the outer estate from the inner formal garden which was dominated by a large oak tree to the north. Once the gates were opened the carriage would proceed along the triangular carriageway lined with camellias and edged with glazed terra-cotta tiles, dropping the passengers at the front door before proceeding to the rear of the house, where provisions from the city may have been unloaded at the kitchen or the cellar below the house, before the carriage was deposited in the coach house facing Tecoma Street.

After the subdivision and the establishment of Dillwynnia Grove, the access was less distinct with the side and rear access being from Boronia Grove and Tecoma Street.

A divert route was established to Dillwynnia Grove between the two large Monterey Pines¹.

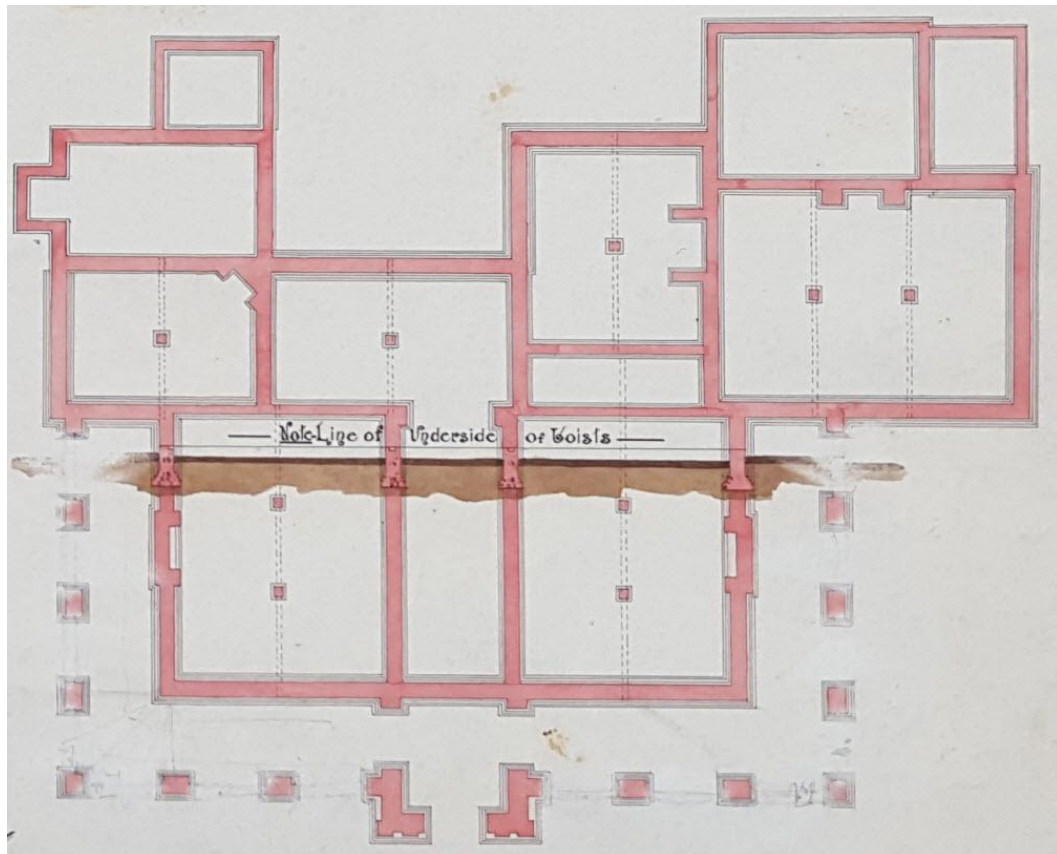


Figure 8: Rowe and Green, 'Plans of Villa for A. Harber Esq.

¹ Conversations with the former owner' son.

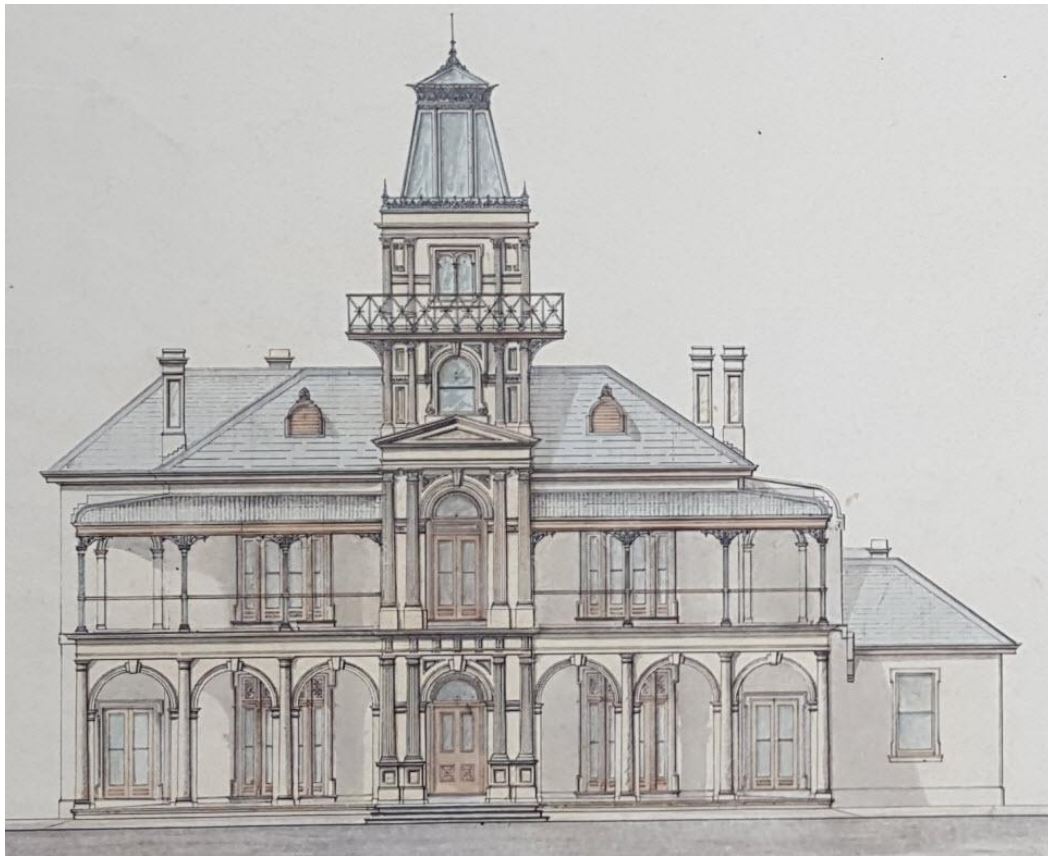


Figure 9: Rowe and Green, 'Plans of Villa for A. Harber Esq.
Note the glass cupola was in the original design.



Figure 10: Rowe and Green, 'Plans of Villa for A. Harber Esq.
Note the water tanks on the roof to the left hand side.



Figure 11: Rowe and Green, 'Plans of Villa for A. Harber Esq.

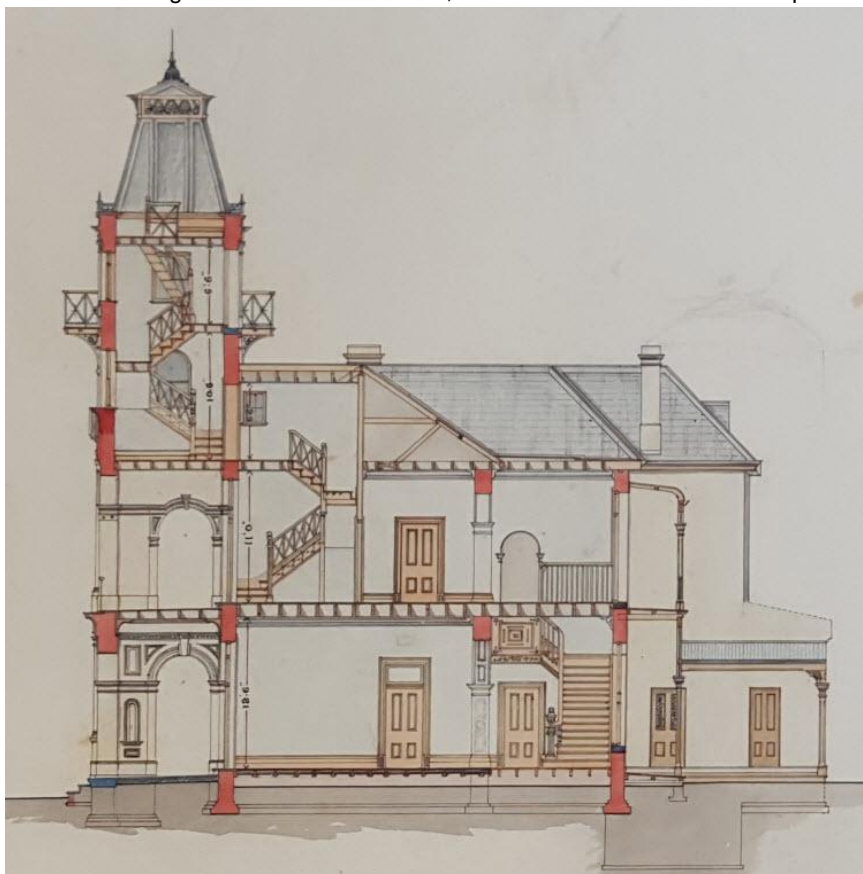


Figure 12: Rowe and Green, 'Plans of Villa for A. Harber Esq.

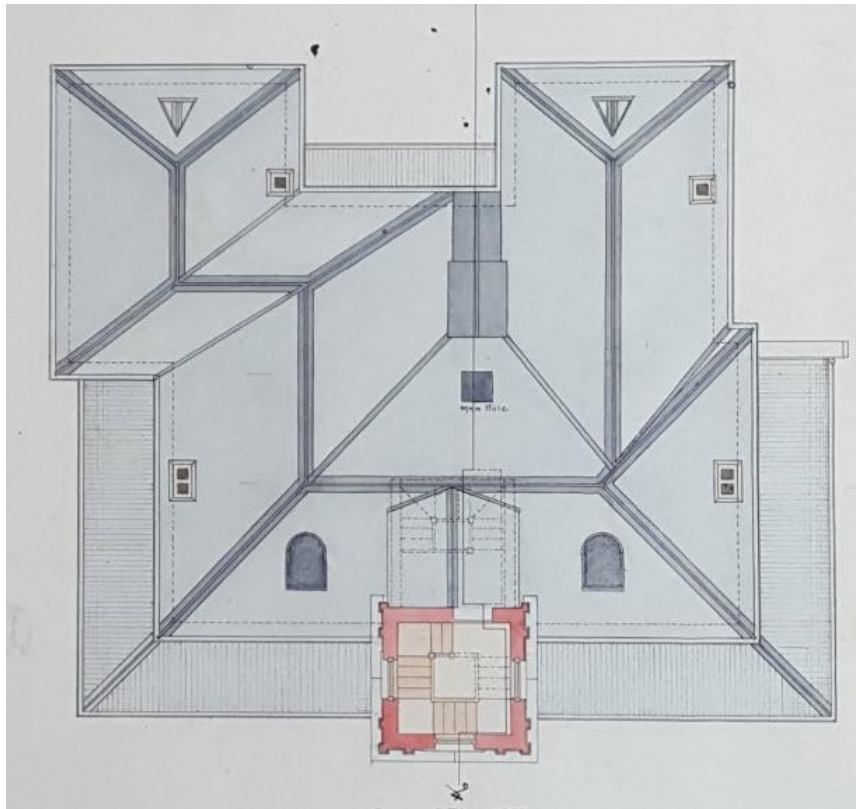


Figure 13: Rowe and Green : 'Plans of Villa for A. Harber Esq.



Figure 14: Main facade looking SE



Figure 15: Rear of the building looking SW

2.3.2 Ground Floor

This grand house has had very few alterations during its life and remains very much intact. The built form does not vary significantly from the original plans.

From the impressive front entrance flanked by arched colonnaded verandahs, family and guests would have proceeded through the tessellated tiled porch to the front hall, also laid with tessellated tiles, from which opened the dining room to the north and the drawing room to the south. The two formal reception rooms were identically shaped with central fireplaces and French doors opening on to the western verandah, with the dining room having an additional door for easy access to and from the kitchen. At the end of the entrance hall, a large stair hall

with 2 imposing stained glass windows on the east face followed the two-quarter-landing staircase to the first floor. Leading off the stair hall at ground floor were the library to the north, a passage leading to the billiard room to the south, and a door to the rear verandah which allowed access to the utilitarian back-of-house with kitchen, store room, bathroom and kitchen garden.

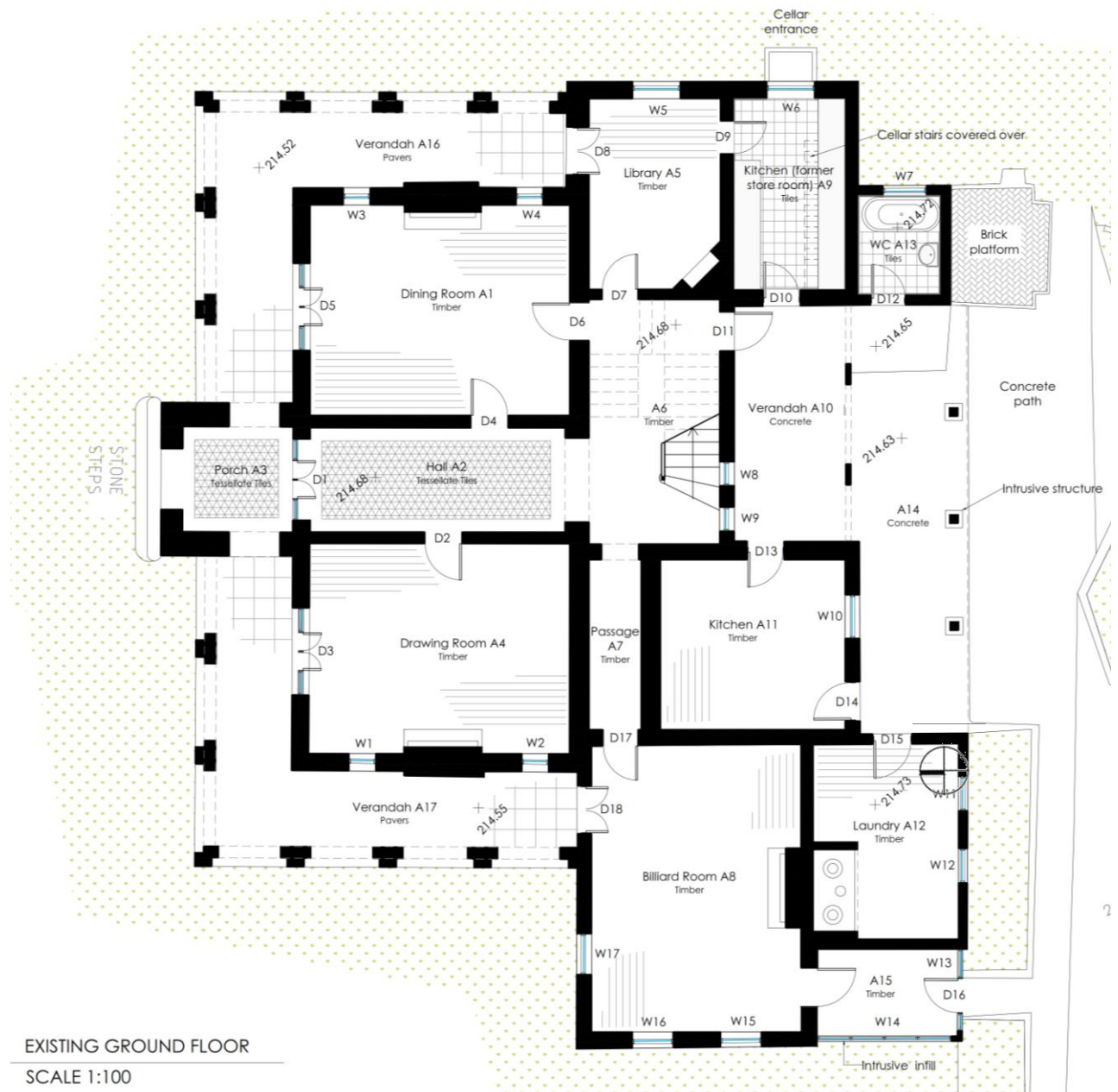


Figure 16: Existing ground floor plan. Not to scale. Site measured and draw by TTA.

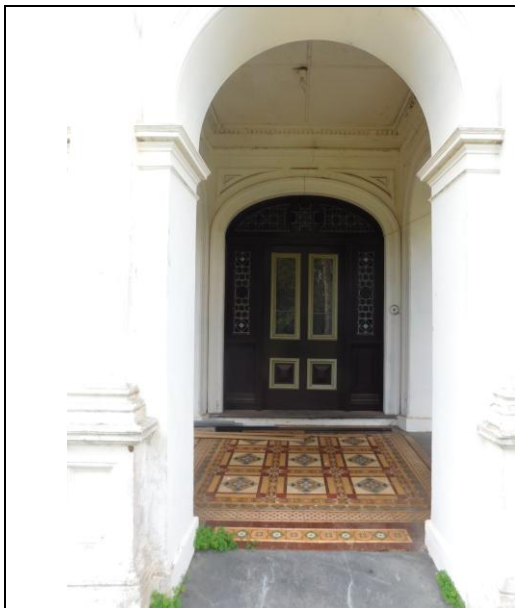
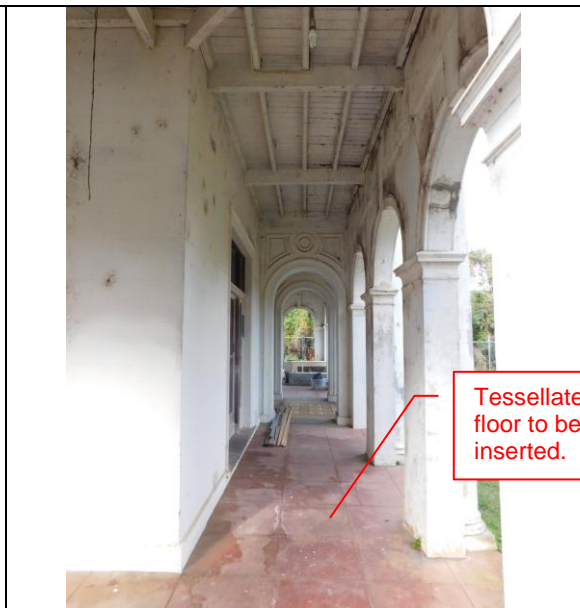


Figure 17: Room A3 - Porch



Tessellated
 floor to be
 inserted.

Figure 18: Room A16 - Verandah

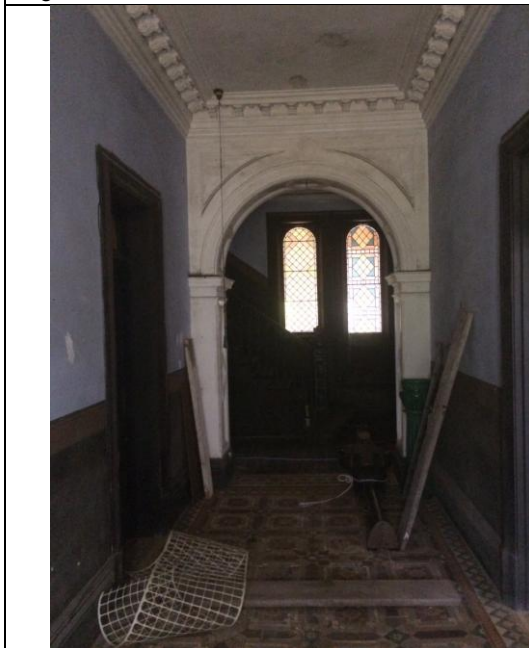


Figure 19: Room A2 - Hall



Floor to be
 repaired.

Figure 20: Room A2 - Hall



Figure 21: Room A4 - Drawing room



Fireplace to
 be restored

Figure 22: Room A4 - Fireplace



Figure 23: Room A8 - Billiard room



Figure 24: Room A8 - Fireplace



Figure 25: Room A15 - In filled verandah



Figure 26: Room A11 - Kitchen



Figure 27: Room A1 - Dining room



Figure 28: Room A1 - Fireplace



Figure 29: Room A9 - Kitchen (former store room)



Figure 30: Room A18 - Bathroom



Figure 31: Room A12 - Laundry



Figure 32: Room A12 - Kitchen stoves



Figure 33: Room A14 - Back verandah



Figure 34: Room A14 - Back verandah



Figure 35: Room A6 - Stair-hall



Figure 36: Room A6 - Stair-hall

2.3.3 First Floor

Upstairs, two large bedrooms mirrored the dining room and drawing rooms below, while two smaller bedrooms were accessed from the stair hall landing, and behind these bedrooms were a spare room and a servants' bedrooms with a central rear balcony between which looked over the back garden.

A stairway leading to the tower was accessed from the passageway at the front of the house between the two principal bedrooms. The room at the top of the tower had sloping glazing on all facades and a galvanized steel pyramid roof. The original drawings show a small balcony with cast iron balustrade surrounding the tower, which was removed during emergency repair works in the early 2000s.

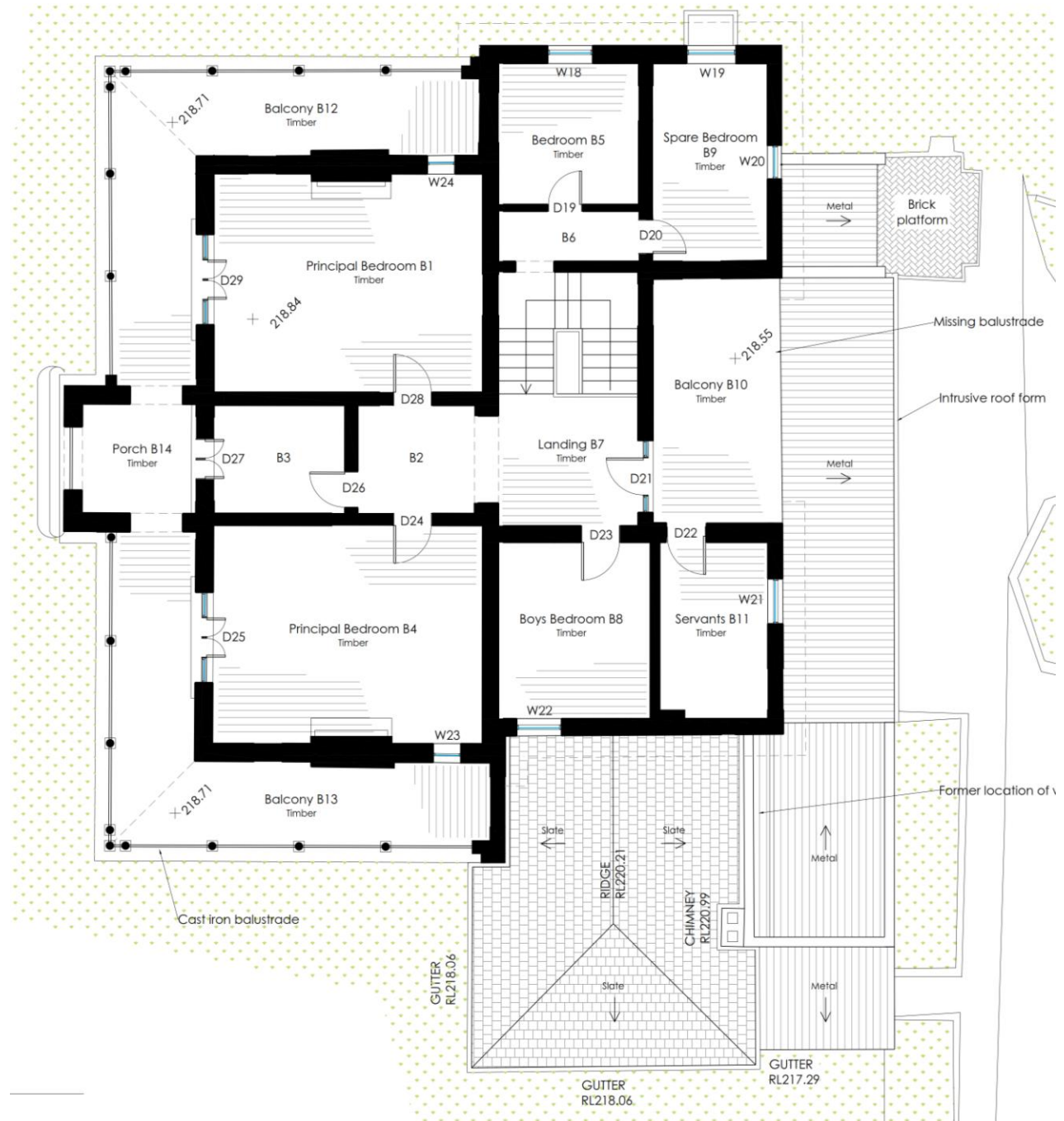


Figure 37: Existing First floor plan. Not to scale. Site measured and draw by TTA.



Figure 38: Room B7 - Landing



Figure 39: Room B7 - Landing



Repair
ceiling

Figure 40: Room B7 - Landing



Figure 41: Room B2 - Anteroom



Repair roof
or replace

Figure 42: Room B10 - Balcony



Repair
balustrade

Figure 43: Room B10 - Corner columns



Figure 44: Room B11 - Servants room



Figure 45: Room B11 - Corner wardrobe



Figure 46: Room B4 - Principal bedroom

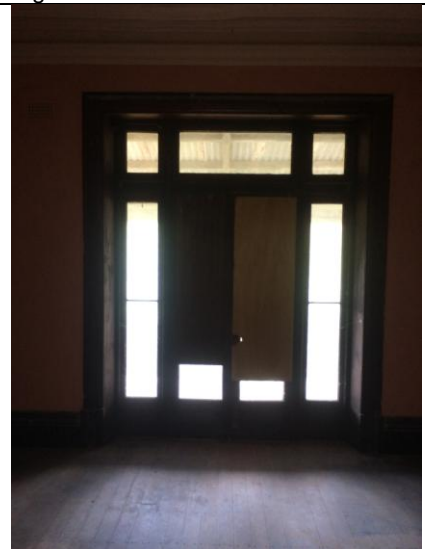


Figure 47: Room B4 - Principal bedroom



Figure 48: Room B1 - Principal bedroom

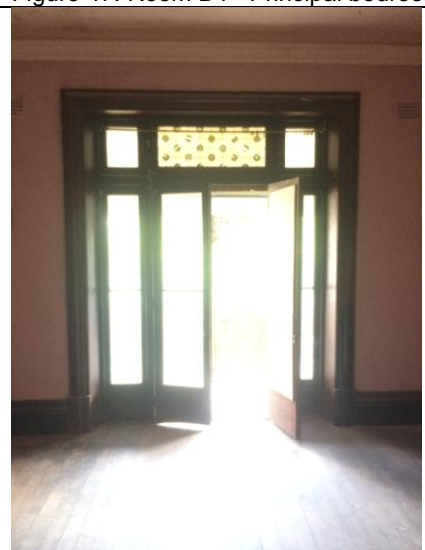


Figure 49: Room B1 - Principal bedroom

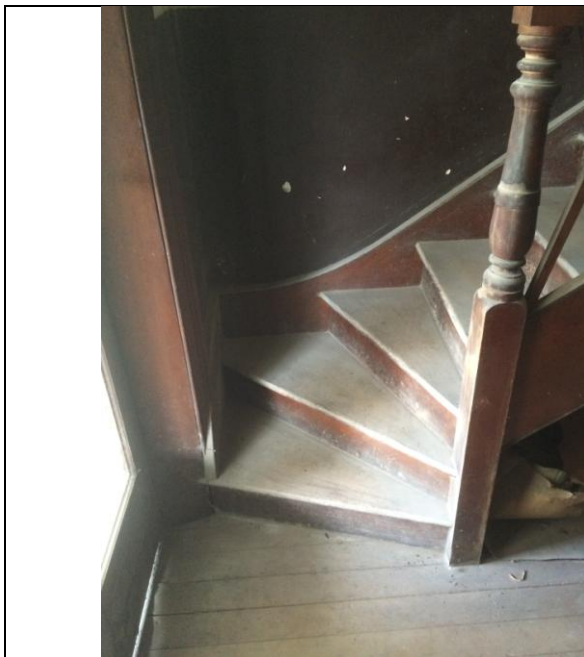


Figure 50: Room B3 - Stairs



Figure 51: Room B3 - Stairs



Figure 52: Room B15 - Tower's stairway



Figure 53: Room B15 - Tower's stairway



Figure 54: Room B15 - Tower



Figure 55: Room B15 - Tower



Figure 56: Existing West Elevation. Not to scale. Drawing by TTA.



Figure 57: Existing North Elevation. Not to scale. Drawing by TTA.



Figure 58: Existing East Elevation. Not to scale. Drawing by TTA.

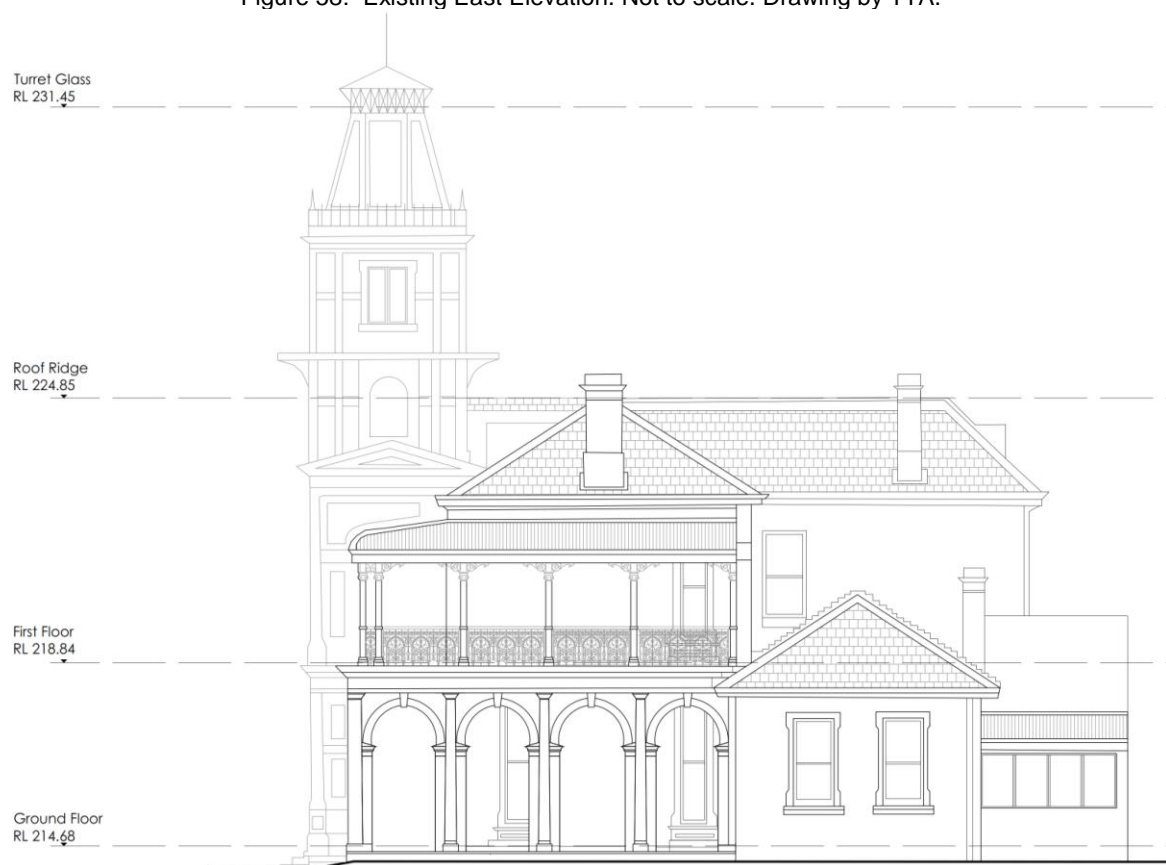


Figure 59: Existing South Elevation. Not to scale. Drawing by TTA.

2.3.4 Summary of recent alterations

Remarkably, over the nearly 130 year life of the building, the house has hardly changed from the original plan designed by Rowe and Green architects. The plans below show the changes to the house, from the original plans, made principally during the occupancy of the Farrelly family between 1945 and 2016. The principal changes are:

Ground floor:

- New doorway between library and store room (now kitchen)
- Access to cellar stairs covered over (stairs still extant beneath)
- Original back verandah roof removed and replaced with bull-nosed verandah
- Former kitchen converted to bedroom
- Render removed from laundry walls.
- New brush box floor installed in billiard room in 2000s, now buckled.
- New steel-framed, corrugated steel roofed car-port added to the south. Purlins appear to be salvaged timbers from elsewhere on the property.
- East verandah from billiard room in-filled with light-weight material.
- Water tanks removed from eastern roofs
- Plasterboard ceilings installed to old laundry and billiard room (including new cornice).

First floor:

- Water tanks removed from roof at rear
- Cast iron balustrade removed from east facing balcony, with panels used to repair balustrade on front verandah.
- New ceramic tiles installed on floor of east facing balcony
- Ceiling to balcony removed.
- New plaster board ceilings installed below water-damaged lath and plaster ceilings to north-east spare room and servant's room.

2.3.5 Structure and details

The two-storey house is constructed of load bearing solid brickwork, timber framed floors and the main roof which is clad in slate tiles. Rear roofs over bathroom and laundry had parapets and corrugated iron roofs, with structures to support water tanks. The ground floor verandah is colonnaded in rendered brickwork, while the first floor verandah has cast-iron balustrade and ionic-order cast-iron columns, covered with a bull-nosed verandah which appears painted in alternating stripes in early photographs.

The cast-iron balustrade to the rear balcony has been removed and replaced with a temporary timber structure. The narrow cast-iron balcony to the tower has also been removed. Internally the floors are hardwood except for the entrance hall which is finished with tessellated tiles. The main doors has 3 different set of decorative glasswork.



Figure 60: Ground floor verandah colonnade



Figure 61: Ground floor verandah colonnade



Figure 62: First Floor balcony's corner columns



Figure 63: First Floor balustrade



Figure 64: Porch floor



Figure 65: Hall floor room in room A2

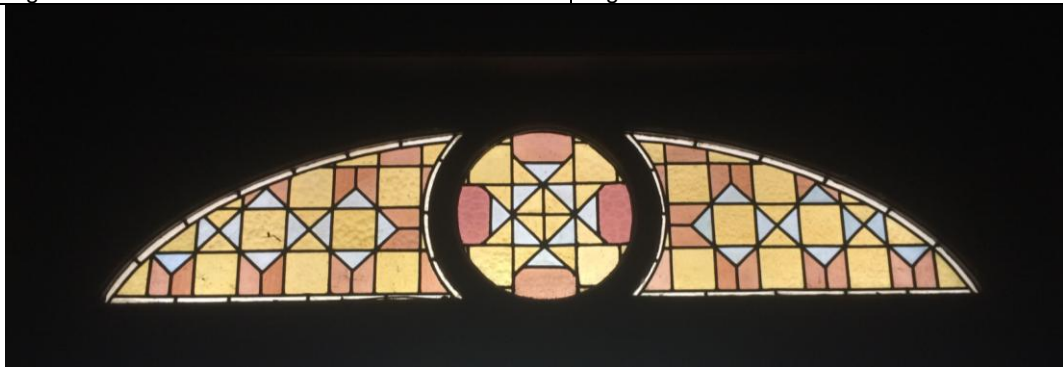


Figure 66: Main door's fanlight

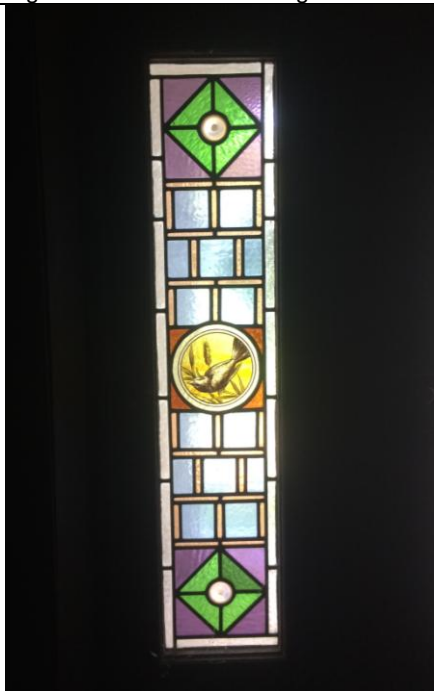


Figure 67: Main door sidelight

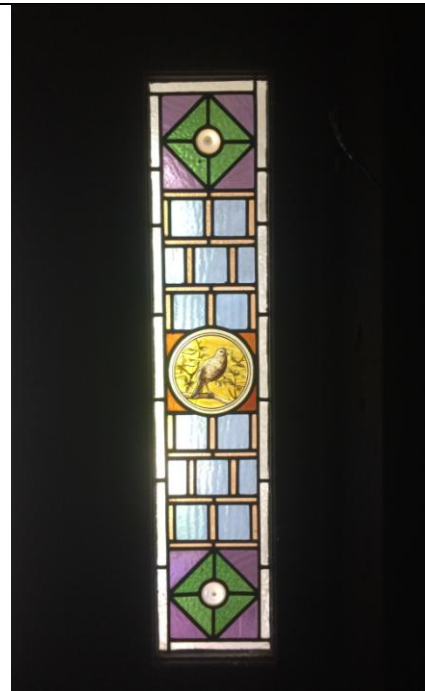


Figure 68: Main door sidelight



Figure 69: Main stair's newel cap



Figure 70: Ceiling medallion in room A1



Figure 71: Main stair's skirting on painted Dado



Figure 72: Fireplace's decoration

2.3.6 Garden outbuildings

There are numerous smaller structures throughout the grounds including various timber and metal sheds, remnant stabling, concrete slabs, abandoned vehicles, fencing defining a rear yard to the house and, immediately behind the house, a brick-edged pond with a bird bath. Near the northern boundary of its garden is a small WC building in brick and corrugated iron. This is hooked up to a septic system.

Remnants of a small garden shed remain on the eastern boundary near the rear gate from Tecoma Street and the eastern wall of the shed actually makes up part of the rear back fence. A more recent timber framed structure is partly constructed on the southern side of the Tecoma Street gate. This has a galvanised steel roof but is not fully enclosed. It is being used to store building materials.

A coach house building is said to have been located just to the north inside the existing rear gate on Tecoma Street. The remnants of the coach house were demolished (c.1945) soon after the present owners took up residence and the bricks were used to fill the ground at the rear of the main house.

Immediately south of the main house is a reasonably modern laundry building which houses a laundry and storage shed. It is constructed of timber frame and lined with fibro and lattice.

Outside the main formal garden area of the house is the remnant of the larger estate. A number of stables constructed of timber frame and corrugated iron and steel are located in both the north-eastern and western sections of this area of the site.

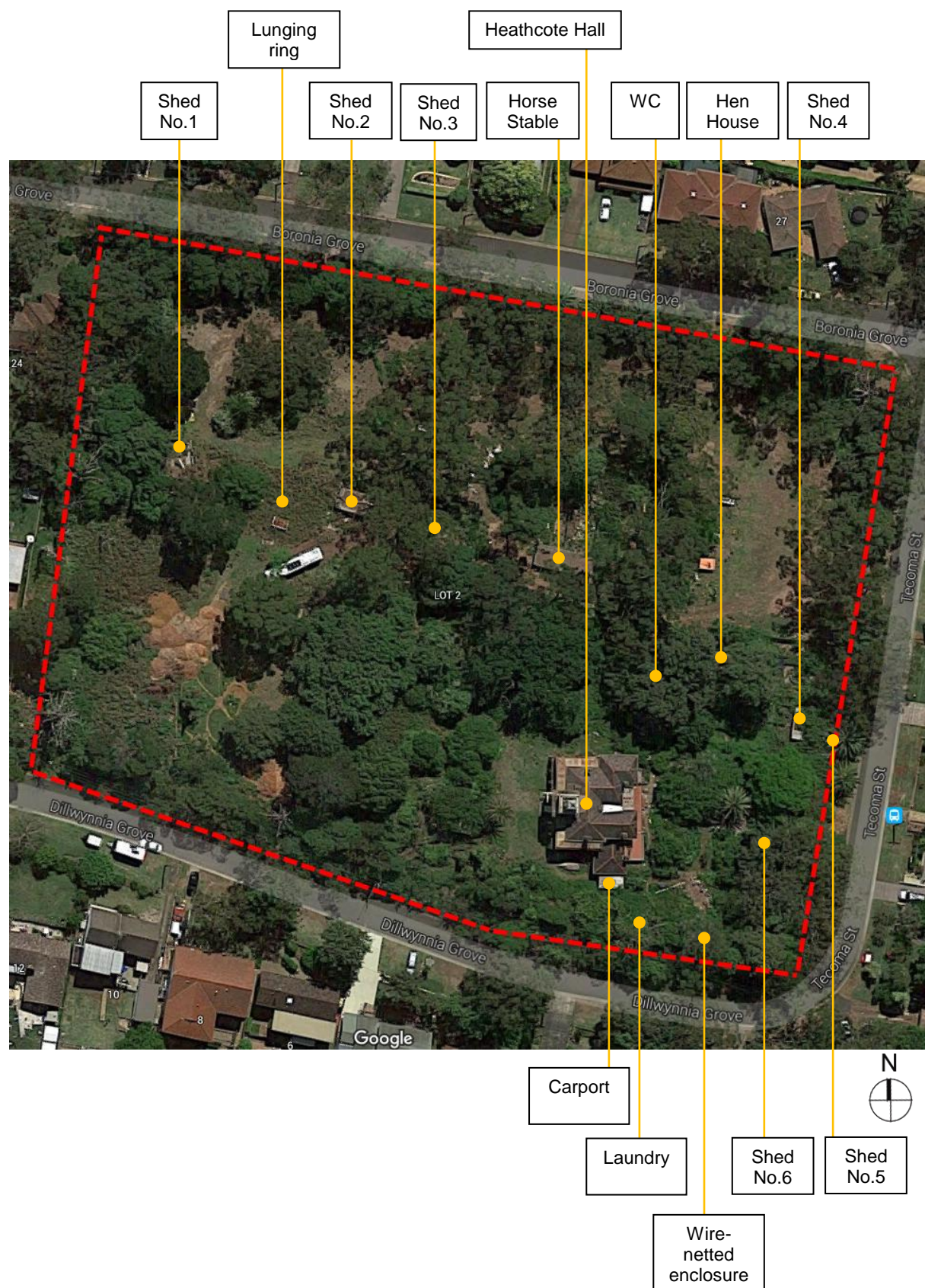


Figure 73: Detailed aerial photograph of the site and features. Not to scale. Google maps.



Figure 74: External WC



Figure 75: Shed No.4



Figure 76: Shed No.6



Figure 77: Shed



Figure 78: Laundry



Figure 79: Laundry



Figure 80: Floor tiled in front of the laundry



Figure 81: Bricked path-way N-S behind the WC

4.0 GRADING OF SIGNIFICANCE

This section is extracted from the Heathcote Hall CMP and it clarifies what the culturally significant attributes of the place are. All aspects of significance are discussed and assessed to formulate clear statements of cultural significance.

Different components of a place may make a different relative contribution to its heritage value.

Grading	Justification	Status
Exceptional	Rare or outstanding elements directly contributing to an item's local or state significance	<i>Fulfills criteria for local or state listing.</i>
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	<i>Fulfills criteria for local or state listing.</i>
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	<i>Fulfills criteria for local or state listing.</i>
Little	Alterations detract from significance. Difficult to interpret.	<i>Does not fulfill criteria for local or state listing.</i>
Intrusive	Damaging to the item's heritage significance	<i>Does not fulfill criteria for local or state listing.</i>








As the house has retained its original layout, form and most of its elements and detailing, all of the original elements of the house, externally and internally, are considered to be of Exceptional significance. The list below identifies those elements of the house that are not original and therefore not of Exceptional significance.






Room	Element	Description	Significance
Ground floor			
A5 Library	New doorway to current kitchen	Doorway inserted by Farrellys during 1950s when this room used as a dining room.	Neutral
A8 Billiard Room	Brush Box flooring, New Plaster board ceiling. New cornices.	The original flooring had deteriorated and was replaced c2005 by Maxine Farrelly, with brush box flooring which has subsequently buckled.	Intrusive
A9 current Kitchen	Kitchen fit-out – benches, sink.	The recent use of the original store room as a kitchen by the Farrellys has made access to the cellar very difficult, and has accelerated the deterioration of the original fabric such as plastered walls and ceiling.	Intrusive
A10 semi-enclosed Verandah	Recent changes include removal of one column supporting tri-partite arch, and removal of one semi-circular lead-light window	Remove current ad-hoc changes and reconstruct tri-partite supporting wall.	Intrusive
A11 original Kitchen	New PB ceiling, flooring, changes to fireplace.	All recent changes by Farrellys are intrusive. Investigate and seek to restore / reconstruct original finishes	Intrusive
A12 original Laundry	New PB ceiling, flooring, changes to fireplace and changes to wall finishes. Relocation of fuel stove.	All recent changes by Farrellys are intrusive. Investigate and seek to restore / reconstruct original finishes	Intrusive
A13 Bathroom	Some changes.	Room was unavailable for detailed inspection. Investigate further.	Investigate further.



A14 Rear covered space	Bull-nosed verandah	Original verandah has been removed. Bull-nosed verandah is c2000s replacement by Farrellys	Intrusive
A15 Verandah	Rendered brick and timber framed windows, with original bull-nosed verandah roofing above.	According to Ramon Farrelly, the verandah was enclosed when their family purchased the property in 1945. It may have significance associated with its use as a guest house.	Moderate
A16 Carport	Steel framed and corrugated steel roofed carport	Built by Farrellys in past 20 years.	Intrusive

First floor			
B5 Bedroom	New plaster board ceiling	Plaster board ceiling added underneath original lath and plaster ceiling. Remove PB ceiling and conserve and repair original ceiling	Intrusive
B9 Bedroom	New plaster board ceiling	Plaster board ceiling added underneath original lath and plaster ceiling. Remove PB ceiling and conserve and repair original ceiling	Intrusive
B10 Balcony	Glazed ceramic floor tiles. Ad hoc balustrading	Remove ceramic tiles. Reconstruct original timber flooring and cast-iron balustrade	Intrusive
B11 Servant's bedroom	Repairs to ceiling	Remove PB ceiling.	Intrusive
B15 Tower	Some stop-gap repairs undertaken in 2000.	Requires extensive investigation. Much original material remains, but some of the 2000 repairs are stop-gap and require removal and reconstruction to original design and standard.	Investigate
B12 Balcony	Ad hoc repairs to balustrading	Remove ad-hoc repairs and reconstruct balustrading to original standard and design.	Repairs - Intrusive
B13 Balcony	Ad hoc repairs to balustrading	Remove ad-hoc repairs and reconstruct balustrading to original standard and design.	Repairs - Intrusive

Ancillary site buildings and structures

Building No.	Description	Significance	Photo
A1	Corrugated walled and roofed shed associated with riding school and horse stables. Shown in far left of image.	Neutral	
A2	Corrugated walled and roofed shed associated with riding school and horse stables. Fallen tree has damaged roof.	Neutral	
A3	Corrugated walled and roofed shed associated with riding school and horse stables	Neutral	
A4	Corrugated walled and roofed horse stables with attached brood stalls.	Neutral	
A5	Corrugated iron and flat sheet W.C. Currently the only functioning W.C. on the property. According to Ramon Farrelly, it has not been moved from this location for the duration of the Farrelly's residence.	High	
A6	Hen house, pig pen.	Intrusive	
A7	Garden shed. Appears to have been constructed in past 40 years. Needs further investigation	Neutral	

A8	Shed currently inaccessible under overgrowth. Maxine and Ramon Farrelly indicate this shed may contain elements of the former coach-house which was demolished by their father in the late 1940s.	Potentially high.	
A9	Corrugated iron walled and roofed shed built by Maxine Farrelly	Neutral	
A10	Wire-netted enclosure	Neutral	
A11	Laundry. Contains a copper. According to Ramon Farrelly, this structure was in existence when their family moved to the property, and was where his mother did the laundry. Copper is shown in far left hand corner of structure.	Medium	
A12	Carport. Built by Maxine Farrelly in past 20 years. Purlins are timber and appear to be salvaged from elsewhere.	Intrusive – demolished 2017	

A13	Lunging ring, c 1970s.	Neutral	
A14	Water supply system which included 2 corrugated iron water tanks located on the rear roofs, which fed into underground water tanks which held 36,400 gallons of water from which water was pumped to the kitchen, laundry and bathroom. The 1929 sales brochure for the Hall described it as having an overhead water tank with an emergency electric pump drawing water from a very large underground overflow cistern.	High	

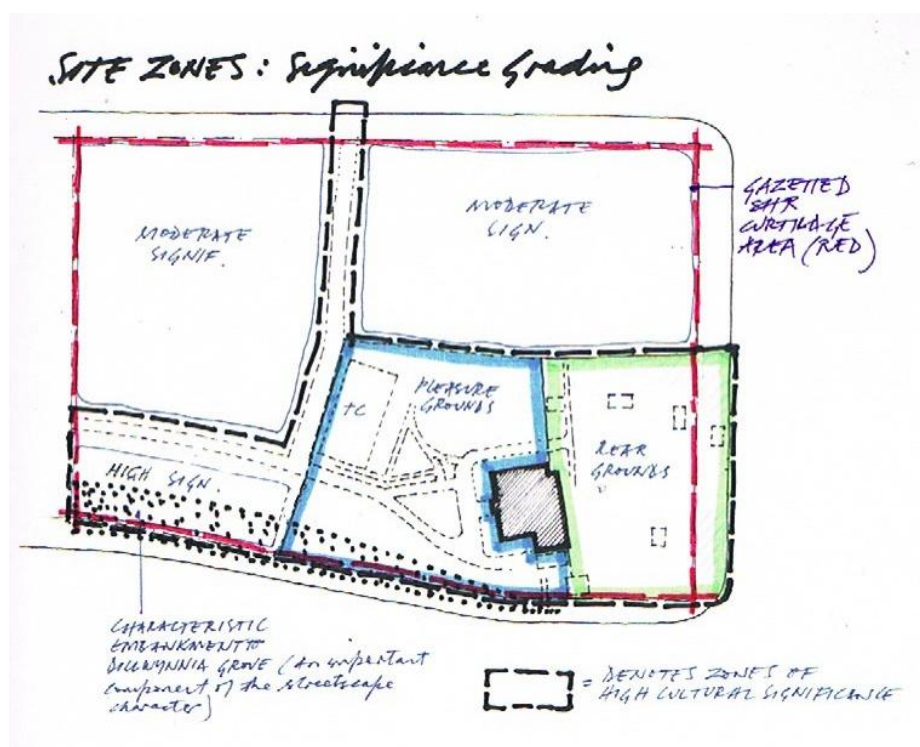


Figure 82: Site analysis showing zones of significant. From Heathcote Hall CMP.

5.0 ARCHAEOLOGICAL ASSESSMENT

The following paragraphs are extracts from the *Archaeological Assessment - Heathcote Hall 1-21 Dillwynia Grove, Heathcote*, February 2017, by Casey & Lowe.

5.1 Archaeological Criteria

"A series of gradations of potential have been identified and mapped to indicate the degree to which archaeological remains are likely to survive within the study area. Material remains dating to after the 1930s are not considered to have any research potential within the context of this site and have therefore been excluded from the following discussion.

The overlay maps show the likely location of remains within the study area (Figure 85). The potential mapping (Figure 86) takes into consideration the likely remains and the impact from the existing state of the study area. In addition to the main building, the study area contains a number of outbuildings in various states of repair which indicate the ongoing and changing use of the grounds of the estate over the years. Historical research indicates that there have been no major impacts to the study area, but that various structures, landscaping and infrastructure have been constructed, altered and demolished throughout the last 130 years.

The identified levels of archaeological potential are:

- **High to Moderate Potential:** *Aerial photographs and historic plans indicate that there were several small structures in these areas, including water closets, coach house, garage and other buildings of unknown purpose. Below ground remains of these structures are likely to survive in situ, including the cistern.*
- **Moderate to Low Potential:** *The proximity to the house means there may be unrecorded structures including possible early cesspits and other archaeological features such as rubbish dumps, garden features and evidence of land use including the formal gardens and kitchen garden. The old carriage loop was also located in this area. Substantially intact archaeological remains could survive in these areas.*
- **Low Potential:** *The main house itself is assessed as having only a low potential to contain possible occupation material. The north and west of the site are also assessed as having only low archaeological potential. No structures are recorded in these areas prior to the mid-20th century, however, unrecorded structures are possible. The old line of driveway which led toward the carriage loop was also located in this area. Other archaeological features such as rubbish dumps, garden features and evidence of land use are also possible."*

5.2 Archaeological Potential

5.2.1 High Archaeological Potential

"Three isolated areas have been assessed as having high archaeological potential. All three are within the back yard area of the house, and include the supposed location of the backfilled cistern, the water closet and a strip of land along the eastern boundary in which several 19th and early 20th-century outbuildings were located. Lack of development within this area means that it is likely evidence of these structures remains in situ.

The cistern may contain artefact deposits. Such deposits may have been formed during deliberate backfilling when the cistern was decommissioned. Because of their potential fill deposits, cisterns are generally considered to have research potential, although this cistern is likely to have been backfilled at a relatively late date. When the Water & Sewerage Board built

a reservoir in Heathcote in the 1930s, the water could not be reticulated to Heathcote Hall. Eventually the Board resumed an area of land on the highest point of the estate and erected a reservoir and pumping plant, however, work was delayed by the Second World War. Any potential artefact deposits are therefore likely to date to the 1940s or possibly later, and are therefore of limited research potential. The cistern is also a significant structure associated with the house.

The water closet located to the north of the house has been in this location since at least the early 1940s, and is possibly an original cesspit. Today it is hooked up to a septic system and it is possible that the early cesspit has been backfilled and contains artefact deposits. Such deposits are likely to have been formed both through accidental and deliberate discard of items during the lifetime of the structure, as well as deliberate backfilling when the cesspit was decommissioned. Because of the deep nature of cesspits, artefact deposits tend to survive at the bottom, even if subsequent activities have damaged or removed the tops the structures. Cesspits are therefore considered to be of research potential. Like the cistern, however, these deposits may be relatively late and therefore of little research potential.

An additional water closet is located on the eastern boundary of the yard on the 1941 blueprint, along with another structure in the southeast corner of the site which may have been a fowl house. Two other structures, including the coach house, are also located on the eastern boundary of the 1889 subdivision plan (Figure 2.3). It should be noted, however, that inaccuracies in the historic plans means that these structures may be found to have shifted during archaeological investigation. This strip of land has been assessed as having high archaeological remains as it may contain evidence of these late 19th and early 20th-century structures. This evidence would be in the form of footings with associated foundation trenches, as well as pre-construction levelling fills and demolition fills. These footings may help to illuminate the uses of these structures, and help to better understand the configuration of the yard since the early plans are largely schematic. Artefact deposits associated with these structures are also possible, but unlikely. One possible exception to this is the water closet, which may contain similar material to the water closet located to the north of the house."

5.2.2 High to Moderate Archaeological Potential

"The front and back yard area surrounding the house has been assessed as having high to moderate potential to contain archaeological remains. Historic aerial photographs indicate that there has been relatively little development within this area, except for small outbuildings which might have had a minor impact upon potential archaeology. The roots of dense vegetation may have also disturbed potential archaeological remains. The proximity to the house means this area may contain archaeological features such as unrecorded structures, rubbish dumps, garden features and evidence of land use.

Cesspits pre-dating those shown in the 1941 blueprint may be located in this area, and may be backfilled with artefact deposits associated with the early phases of occupation at the site. Unrecorded wells are also possible, and may similarly contain artefact deposits of some research potential.

The former tennis court is located within the area of high to moderate archaeological potential and is likely to survive in situ, however, its date of construction means archaeological remains of the structure are likely to be of little or no research potential.

Remains of the carriage loop and pathways survive in front of the house, and further evidence of the loop and pathways are likely to remain in situ below ground. Evidence is likely to consist of edging tiles and surfaces. Exposure of the loop would help to provide accurate information about its original alignment as well as any changes which may have occurred in the late 19th and early 20th centuries. Exposure of the garden edging and pathways would allow for the original garden design to be reconstructed."

5.2.3 Low Archaeological Potential

"The main house itself is assessed as having only a low potential to contain possible occupation material. The Schedule of Conservation Works notes that many of the floors throughout the house are original tongue and groove floor boards, and this was also noted during the inspection of the house (see Section 3.2.2 above). This, along with the 1887 date of construction, implies that buttboarded floorboards were never used in the house.

The likelihood of occupation deposits forming below tongue and groove flooring is nil to low, since this type of flooring did not have gaps through which occupation material could fall.

The archaeological potential within the house is therefore low.

It should be noted that the house's cellar has been blocked off for some time and was not able to be accessed during the inspections. It may contain refuse and artefacts belonging to the occupation of the house. The nature of the cellar's flooring is also unknown but is presumed to be sandstone flagging.

The north and west grounds of the site are also assessed as having only low archaeological potential, as well as part of the back garden where a number of structures were built in the 1970s and 1980s. There is no record of late 19th or early 20th-century structures in the area assessed as having low archaeological potential, however, a range of archaeological features such as unrecorded structures, rubbish dumps, and evidence of land use and cultivation may be present. The early carriage drive leading from the train station may also survive in situ in this area, and may provide supplementary evidence to the carriage loop, such as whether it was also edged with tiles. Remains of the later access drives created after the 1920s subdivision, north to Boronia Grove and south to Dillwynia Grove, also survive but are considered to be of little research potential.

Much of the area of low archaeological potential was built upon during the mid to late 20th century. These structures, which mostly appear to have been related to stabling, appear to have been fairly insubstantial. Land levelling has also been undertaken in much of the area assessed as having low archaeological potential. In areas where the level of the land has been built up, archaeological remains may be preserved below. Conversely, where the level of the land has been reduced, potential archaeological remains are likely to have been truncated or removed. Finally, much of this area is heavily vegetated and the roots of larger vegetation may have disturbed potential archaeological remains, although as discussed above, these remains are mostly connected to later twentieth-century stabling facilities and therefore have little research potential."

5.3 Results

The site of Heathcote Hall, Heathcote has the potential to contain archaeological evidence relating to its use as a grand estate in the late 19th and early 20th centuries. This Archaeological Assessment has shown that the study area has the potential to contain the following remains:

- *Structural remains and artefact deposits associated with the 19th and early 20th-century outbuildings.*
- *Rubbish pits and backfilled wells, cisterns and/or cesspits in which may contain quantities of artefacts belonging to the main household.*
- *Evidence for infrastructure including the carriage drive and loop, land use and garden design in the late 19th and early 20th centuries.*

These remains are considered to have historical and technical/research significance and share the estate's State significance. The potential archaeological remains within this site are relics

under the Heritage Act 1977 and any impact on this site would require an approval under S60 of the Heritage Act 1977. The level of survival of the potential archaeological remains can only be determined through archaeological investigation.

5.4 Recommendations

The following recommendations are made to Fuzortinn Pty Ltd based on the historical research, archaeological analysis and Statement of Significance.

- 1. The proposed design indicates the likelihood that archaeological remains of State and local heritage significance may be impacted during construction works. As the proposed works are within the curtilage of a SHR-listed site, a S60 application should be made and approval for the works should take into account the results of this Archaeological Assessment report and its recommendations.*
- 2. No excavation or ground disturbance of the site can be undertaken prior to the issuing of a S60 approval for the works. An Archaeological Research Design report will need to be written by a qualified archaeologist to accompany the S60 application for the proposed works.*
- 3. A copy of this report should be sent to the Heritage Division, Office of Environment and Heritage as part of the S60 application.*
- 4. If works in the vicinity of the carriage drive on the western side of the site are to involve below-ground impacts, archaeological testing will need to be undertaken in targeted locations to determine if below ground archaeological remains of the carriage drive survive. Archaeological remains of the drive will need to be archaeologically recorded prior to removal.*
- 5. An archaeologist should monitor or periodically inspect excavation works in the areas assessed as having high to moderate potential for remains, such as around the house and in the areas where structures such as the coach house were located.*
- 6. The archaeologist should supervise exposure of the garden elements around the house such as the carriage loop and pathways.*
- 7. The archaeologist should remain on call during excavation works at the site to respond to any unexpected finds.*
- 8. A report presenting the results of the archaeological testing and monitoring program will be a condition of consent and will need to be prepared at the end of the archaeological testing/monitoring. If significant artefacts are recovered during the project, then these will need to be cleaned, labelled, bagged and catalogued according to the conditions of consent. The client will need to provide storage for these artefacts in perpetuity.*

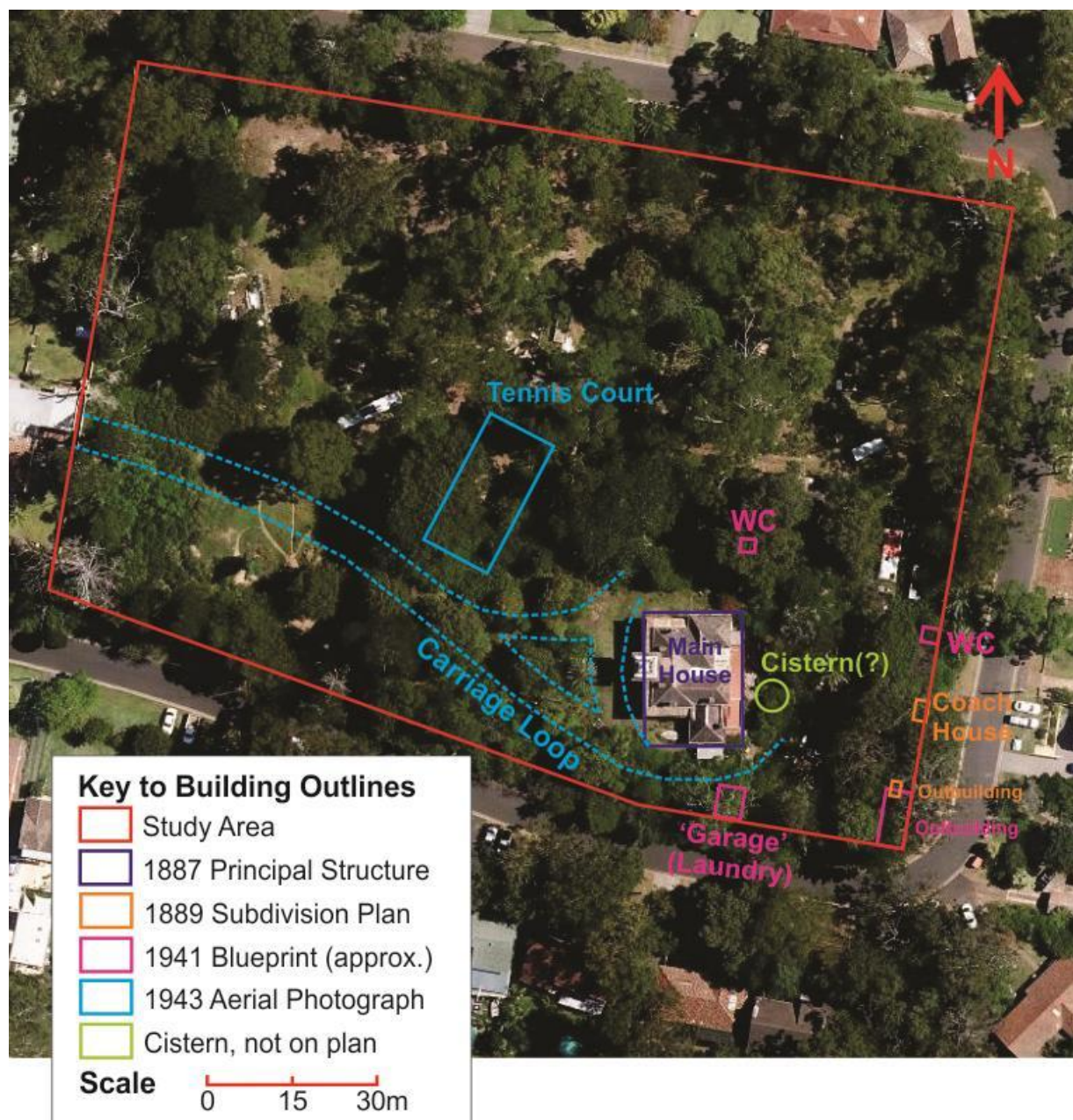


Figure 83: Satellite view of the current state of the study area with outlines showing the location of the outbuildings and other structural features shown on historic plans and aerial photographs of the site. This overlay shows where the expected archaeological remains are located. From the *Archaeological Assessment - Heathcote Hall 1-21 Dillwynnia Grove, Heathcote*, February 2017, by Casey & Lowe.



Figure 84: Areas of archaeological potential overlaid onto 1943 aerial photo. From the *Archaeological Assessment - Heathcote Hall 1-21 Dillwynnia Grove, Heathcote*, February 2017, by Casey & Lowe.

6.0 ABORIGINAL ARCHAEOLOGICAL ASSESSMENT

The following paragraphs are extracts from the *Aboriginal Archaeological Assessment - Heathcote Hall*, March 2017, by CRM.

The study area has been subject to vegetation clearance in the nineteenth century as well as some farming and gardening and construction activities associated with Heathcote Hall.

Development during twentieth century was limited to lightweight corrugated iron structures which would have had little impact on the natural landforms. Observations made during the site inspection indicate that shale/laterite capping of the underlying sandstone geology may be present within parts of the study area and large quantities of fill have been introduced to the site, particularly within the northwest and southwest quadrants.

Based on the constituents of the fill and the land-formed appearance of the artificial terraces along the western boundary it appears likely that this fill comprises the remains of the extensive horse stabling complex which was established in the 1980s and 1990s by the Farrally family.

Also present are layers of gravel surfaces likely introduced for the construction of the original carriageway leading to the house as well as later bituminized roads around the site. These fills are likely to have capped much of the site, preventing further erosion or modification of the natural underlying landforms.

The archaeological potential of the study area is summarised in the following table. Each Aboriginal site type commonly found in the Heathcote region is discussed in regards to the likelihood of its occurrence and integrity within the project area.

Site Type	Likelihood of Occurring within the Study Area	Discussion
Rock-shelters with art and/or archaeological deposit	None - Highly Unlikely	The ridgetop location of the study area significantly limits the likelihood of rocky overhangs occurring within it. No evidence for rock-shelters was observed during the site inspection.
Rock engravings	None - Unlikely	Unlikely due to the lack of suitable sandstone exposures within the study area. While much of the study area appears to have been filled with introduced materials, evidence for shale capping of the Hawkesbury Sandstone which is reported at Heathcote was also noted during the site inspection. If a shale/laterite cap is present across the study area it is unlikely that any substantial sandstone benches would have been available for the production of open rock engravings.
Axe Grinding Grooves	None - Unlikely	Unlikely to occur within the study area due to the lack of streams and drainage channels which they are most commonly associated with.
Stone Artefacts as surface scatters	Low to Moderate	<p>Stone artefact scatters may occur within the study area. Most likely to occur as a dispersed background scatter or as isolated finds representing travel across the ridgeline but possibly not habitual camping in this location.</p> <p>The lack of permanent water on the ridgeline and the exposed nature of the landform is unlikely to have promoted repeated habitation. The clearing and farming of the ridgetop is likely to have significantly displaced in situ artefactual material and any remaining materials would likely have poor intra-site spatial integrity. The introduction of large quantities of fill across much of the study area may have capped the natural ground surface, effectively sealing and reducing the effects of erosion on artefactual evidence within the study area.</p>
Potential archaeological deposits	Low to Moderate	Evidence for the shale capping known at Heathcote was observed across some areas of the site during the site inspection. These clay based soils would have a higher degree of structural integrity and may be less prone to erosion than sandy soils associated with Hawkesbury Sandstone. Any Aboriginal artefactual material deposited on the surface may be worked into the upper strata of the soil deposit through trampling, bioturbation and historical activity such as ploughing. Subsurface artefactual deposits may exist within the study area although it is likely that artefacts would be found in low quantities representing travel by Aboriginal people across the ridgeline but possibly not habitual camping in this location. Subsurface deposits would likely have little stratigraphic integrity.
Scarred Tree	Low	No scarred trees were noted during the site inspection. Much of the property was cleared during the nineteenth and early twentieth centuries. Few trees of an appropriate age to exhibit Aboriginal modification are likely to remain within the study area.
Shell Middens	None – Unlikely	Shell middens within the plateau hinterland are most commonly found within rock-shelters, indicating habitation by Aboriginal people. The protected context of a rock-shelter is also likely to improve the chances of preservation of this organic material. No rock-shelters with the potential to contain midden material have been observed or are likely to exist within the study area.

It may be concluded that:

- *There is no visible surface evidence of Aboriginal occupation or use and there have been substantial impacts to the landform that would have removed, reduced or fragmented much of the profile*
- *However, some parts of the site have been capped by European features such as levels of fill or hard paving and this work may have acted to preserve some parts of the natural soil profile and archaeological evidence within it*
- *Most archaeological evidence and investigations to date have been focussed on rock-shelters. This evaluation has been unable to find any work in this region on open sub-surface sites on the plateau. Therefore the potential of sub-surface areas on the ridge tops and the archaeological profile of those areas, such as that within the project area, is largely unknown*
- *Based on the evidence of existing investigation and the predictive model of the environmental context of this region it is concluded that the most likely type of Aboriginal site that may be preserved within the project area is a sub-surface deposit associated with the intermittent use or passage of Aboriginal people across these areas. They are unlikely to be dense or complex sites*
- *The probability of the preservation of this type of evidence in the project area is assessed as low to moderate*
- *The potential research value of sites of this type in this regional context is their contribution to establishing a representative and holistic view of Aboriginal occupation and land use that would expand the current state of knowledge that is weighted to one dominant site type*

6.1 Assessment of Impacts

The excavation required for the sub-surface garage and storage area is likely to remove all archaeological deposit that may exist within the footprint.

Excavations required for other buildings works, landscaping and services also has the potential to remove, reduce or fragment archaeological evidence.

The principal issue to be determined in respect of impacts is whether an Aboriginal archaeological resource does exist within the project area and specifically within those areas to be impacted. The conclusions of this assessment are that there is the potential for the preservation in some places of deposits containing low densities of Aboriginal artefacts. There is insufficient evidence from previous investigations to more accurately define areas of greater or lesser potential. As well, the historical impacts of past works are untested and the scope of preservation afforded by introduced fill and capping deposits is also unknown.

6.2 Management and Recommendations

The issues raised by the assessment of impacts need to be resolved to enable appropriate and timely management of Aboriginal cultural heritage. Specifically work is required to address the issues of the impacts of historic period development, archaeological preservation, and the

nature of any intact archaeological profile. The processes required to achieve these outcomes will entail consultation with the Aboriginal community and their evaluation of the Aboriginal cultural heritage values of the place.

- It is recommended that a programme of test excavation be undertaken on the site to specifically address the issues identified of integrity and scope. The test excavation programme should be undertaken before any other works commence on site*

To implement this recommendation the following steps will be required:

- Commence the consultation process with Aboriginal stakeholders in accordance with the OEH's (2010) "Aboriginal Cultural Heritage Consultation Guidelines for Proponents". This will result in a list of Registered Aboriginal Parties (RAPs) who are to be consulted at all stages in the process.*
- Provide the RAPs with the Due Diligence Assessment and a methodology for the test excavation. This methodology must be developed in accordance with the OEH's (2010) "Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW" in order to proceed with the test excavation without an AHIP. The RAP's are allowed twenty-eight days to review this methodology and provide comments, recommendations and feedback.*
- Proceed to the test excavation; the results to inform the evaluation of Aboriginal archaeological potential and cultural heritage values and specifically the potential for harm to occur with respect to Aboriginal objects and cultural heritage values through the impacts described in this section.*
- Determine whether those impacts may be managed to avoid or minimise harm to Aboriginal cultural heritage.*

The results of this programme may have several outcomes:

- If significant deposits are identified an AHIP is likely to be required to undertake salvage excavations prior to the commencement of development work. If this is the case the evidence recovered from the test excavation will be documented and presented in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This report accompanies the application for the AHIP. Much of the preliminary information required for the ACHAR has been reviewed in this Due Diligence report.*
- The testing programme may identify isolated objects with a low value of scientific significance. Consultation is required with the Aboriginal community to determine an appropriate form of ongoing management. An AHIP may be required to disturb those sites but further archaeological work might not be required; the application will require the ACHAR to accompany it.*
- The testing programme finds no Aboriginal objects or that harm to identified objects or places may be avoided. The programme is documented in the ACHAR which is provided to the OEH and Aboriginal Heritage Information Management System. Development could proceed with the provision that the identification of any archaeological evidence requires work to stop in that area, protection is given to the object and consultation is undertaken with the OEH and stakeholders.*

The results of this programme of work, in addition to managing the specific impacts of the proposed development, can be used to more adequately address the role of Aboriginal people in the cultural landscape of Heathcote Hall and the significance of that landscape and other Aboriginal cultural values.

7.0 DESIGN PROPOSAL

7.1 Superseded Options

The following layouts reflects the different proposals as a result of different analysis of the 'Place'.

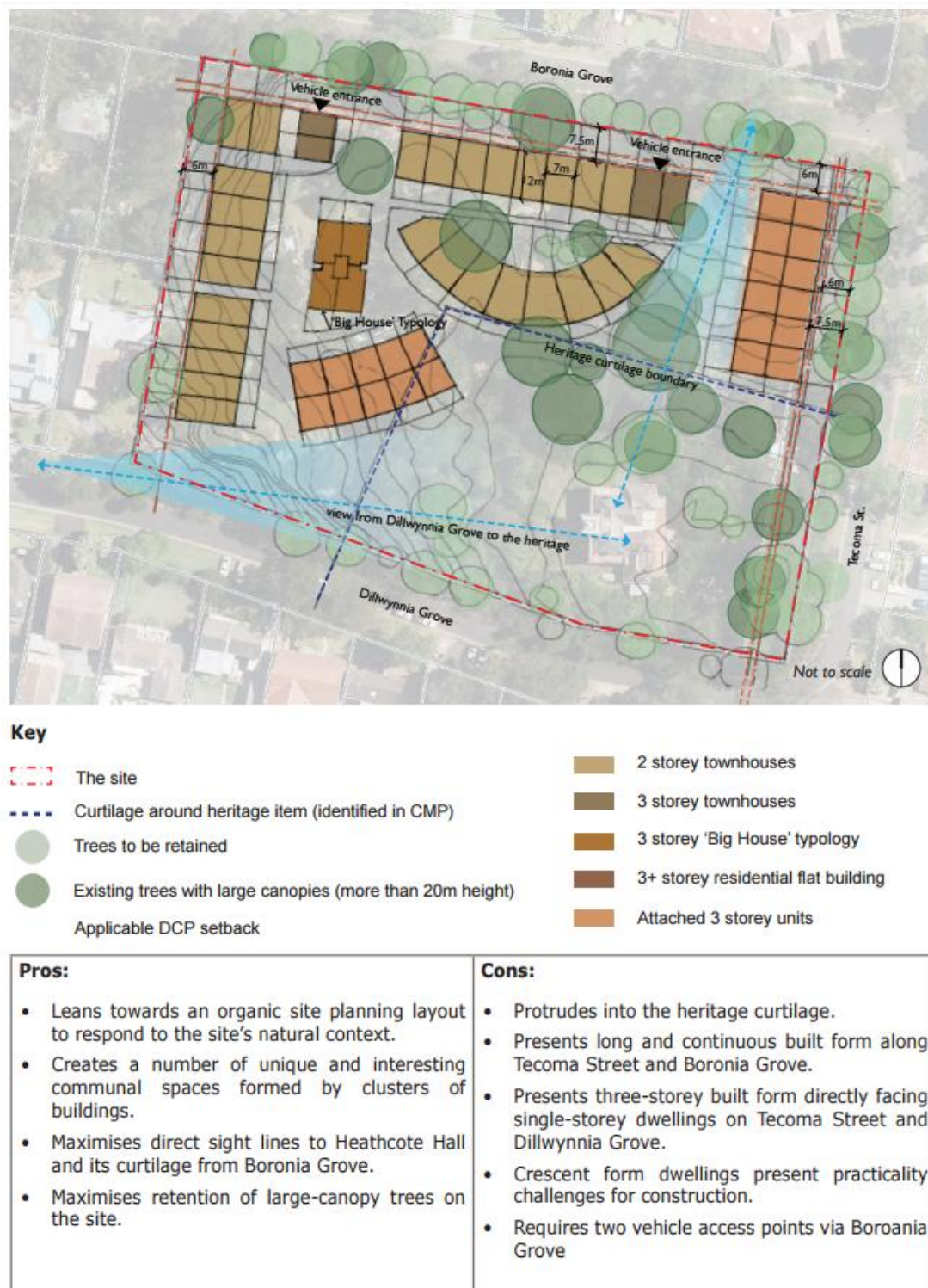


Figure 85: Superseded option 1, by GMU.



Key

	The site		2 storey townhouses
	Curtilage around heritage item (identified in CMP)		3 storey townhouses
	Trees to be retained		3 storey 'Big House' typology
	Existing trees with large canopies (more than 20m height)		3+ storey residential flat building
	Applicable DCP setback		Attached 3 storey units

Pros:

- Provides a generous central courtyard as the 'heart' of the new community.
- Maximises open views from the central courtyard to Heathcote Hall.
- Maximises direct sight lines to Heathcote Hall and its curtilage from Boronia Grove.
- Respects the heritage curtilage.
- Provides vehicle site entry at the lowest point of the site to minimise its visual impacts.

Cons:

- Three+ storey residential flat building might be considered excessive to achieve a contextual fit.
- Has a strict rectilinear site configuration, which lacks a sensitive response to the site's natural setting.
- Presents three-storey built forms to face single storey dwellings on Dillwynnia Grove.
- Does not provide any direct views to Heathcote Hall from Boronia Grove.

Figure 86: Superseded option 2, by GMU.



Key

 	The site		2 storey townhouses
 	Curtilage around heritage item (identified in CMP)		3 storey townhouses
	Trees to be retained		3 storey 'Big House' typology
	Existing trees with large canopies (more than 20m height)		3+ storey residential flat building
	Applicable DCP setback		Attached 3 storey units

Pros:

- Retains generous existing vegetation along the western boundary as a green buffer.
- Introduces a residential flat building which has the appearance of a stately home.
- Provides a low density transition area to the streets.
- Retains direct sight lines to Heathcote Hall from Boronia Grove.
- Respects the heritage curtilage.
- Forms clusters of buildings within existing vegetation.

Cons:

- Provides two vehicle entries via Boronia Grove.

Figure 87: Superseded option 3, by GMU.

7.2 Final Design

The proposal is to undertake conservation works, alterations and additions to the existing residence to allow the building and grounds to be adaptively reused as a residence and subdivision of the northern and western portion of the site for the construction of town houses, and 3 storey residential flat building.

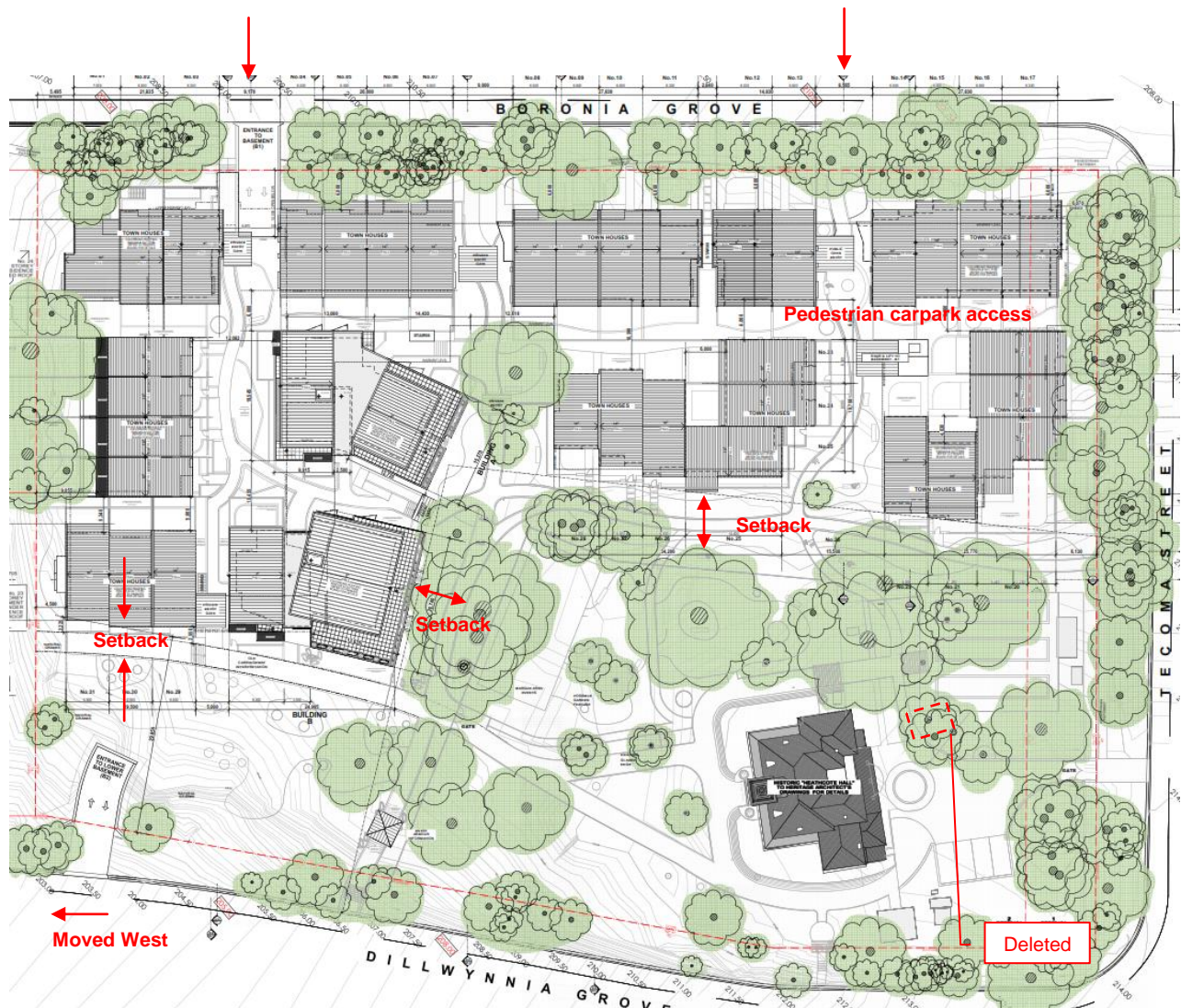


Figure 88: Proposed and amended to the requirements of the OEH residential development. Drawing by the Architects.

SITE CALCULATIONS - HISTORIC HEATHCOTE HALL DEVELOPMENT						
A. SITE AREA (Lots 1&2)		17502.3 m2				
B. DEVELOPMENT AREA		10722.48 m2				
TOWN HOUSES	TYPES	BASEMET LEVEL	GROUND LEVEL	FIRST LEVEL	TOTAL m2	TOWN HOUSES - PARKING
No1	1	66.08	62.13	0	128.21	2
No2	2	0	66.92	73.09	140.01	2
No3	3	0	68.7	76.69	145.39	2
No4	4	0	66.93	66.92	133.85	2
No5	4	0	66.93	66.92	133.85	2
No6	4	0	66.93	66.92	133.85	2
No7	4	0	66.93	66.92	133.85	3
No8	5	0	77.3	83.35	160.65	2
No9	6	0	70.85	69.5	140.35	2
No10	6	0	70.85	69.5	140.35	2
No11	7	0	72.52	79.16	151.68	3
No12	7	0	72.52	79.16	151.68	3
No13	6	0	70.85	69.5	140.35	2
No14	8	0	77.22	83.35	160.57	2
No15	9	0	66.92	73.09	140.01	2
No16	10	0	68.45	67.99	136.44	2
No17	11	0	68.7	81.27	149.97	2
No18	12	0	68.5	73.19	141.69	3
No19	12	0	68.5	73.19	141.69	2
No20	13	0	88.46	75.75	164.21	2
No21	14	0	72.47	72.45	144.92	2
No22	15	0	68.12	73.09	141.21	2
No23	16	0	66.93	66.92	133.85	3
No24	16	0	66.93	66.92	133.85	2
No25	17	0	78.99	80.45	159.44	2
No26	18	0	71.48	76.76	148.24	2
No27	18	0	71.48	76.76	148.24	4
No28	19	0	53.06	59.27	112.33	2
No29	20	70.77	74.86	0	145.63	2
No30	21	74.85	73.08	0	147.93	2
No31	22	72.05	74.2	0	146.25	2
No32	23	39.68	23.27	59.27	122.22	2
No33	23	39.68	23.27	59.27	122.22	2
No34	23	39.68	23.27	59.27	122.22	2
No35	23	39.68	23.27	59.27	122.22	2
					4919.42 m2	77
UNITS - BUILDING A						
No1 & No11	70.09	2			140.18	
No2 & No12	97.1	2			194.2	
No3 & No13	84.72	2			169.44	
No4 & 14	75.84	2			151.68	
No21	107.69	1			107.69	
No22	98.97	1			98.97	
Total Building A					862.16 m2 (10 APARTMENTS)	
UNITS - BUILDING B						
No1 & No11	95.71	2			191.42	
No2 & No12	88.67	2			177.34	
No3 & No13	72.61	2			145.22	
No4 & No14	72.36	2			144.72	
No21	81.39	1			81.39	
No22	145.77	1			145.77	
Total Building B					885.86 m2 (10 APARTMENTS)	
HISTORIC HEATHCOTE HALL						
253.96	GROUND	184.61	FIRST			
Heathcote Hall Area					438.57 m2	
C. FSR TOTAL		0.406004354 m2			0.4:1	
D. FSR DEVELOPMENT AREA		0.621818833 m2			0.6:1	
UNITS - PARKING		38		UNITS - VISITORS PARKING		19
LOWER BASEMT B2-LOCATION				BASEMT B1-LOCATION		
MOTORCYCLE PARKING		7		BASEMT B1-LOCATION		

Figure 89: Proposed residential development site calculation.

The proposed development site is screened by a mature and characteristic landscape. The pleasure Gardens have a classic European style, whereas the reminder of the site is native and reflects the proximity to the National Park. The proposed built form is recessive and respects the heritage significance of one of Sutherland Shire's most significant buildings.

Two storey town house style dwellings are grouped in clusters, respecting the grain and scale of neighbouring residential dwellings. These buildings are setback from Boronia Grove and Tecoma streets to respect an existing grain and streetscape. Along Dillwynia Grove however the buildings are setback further to respect the natural characteristics of the site. The embankment that extends from the western boundary towards the higher part of the site that forms a natural podium where the Historic Heathcote Hall is located.

The proposed buildings are low in scale and bulk, respecting the historic value and nature of this site. The proposed built form is contemporary and does not intend to copy the style of the Historic Hall or the surrounding architectural style.

The buildings have been set out after consultation with the Heritage Council and commentary from the Sutherland Shire architectural design review committee. They represent a reduced number of units and town houses following that advice and the concerns of local residents.

The urban concept planning along the streets has been reviewed by GMU Urban Planners who are skilled and acknowledged experts in precinct design. The basic planning follows the guidelines in the CMP and allows a pathways and vistas in accordance with the CMP.

The Boronia Grove elevation has been broken down into small blocks of two storey buildings. The two storey genre is present in the Streets and in Tecoma. The cross sectional design steps a respectfully around Heathcote Hall and it remains predominant in the landscape. The terrain varies abruptly to the west and at the south west falls quickly to Dillwynia. There is a higher plateau on which the Hall is sited and this "House on the Hill" aspect is maintained in the design.

The natural terrain is used to keep the overall heights in comparison to Heathcote hall lower than the verandah height. The overall planning is consistent with the various patterns suggested by authorities including the Heritage Branch during the years of attempted restoration of Heathcote Hall.

IMPACT: Moderate. All development will have impact on the existing situation the proposed design is recessive and without grand gestures while deferring to Heathcote Hall and its original garden layout. The design has been amended to reduce bulk, scale and setback from the cartilage.

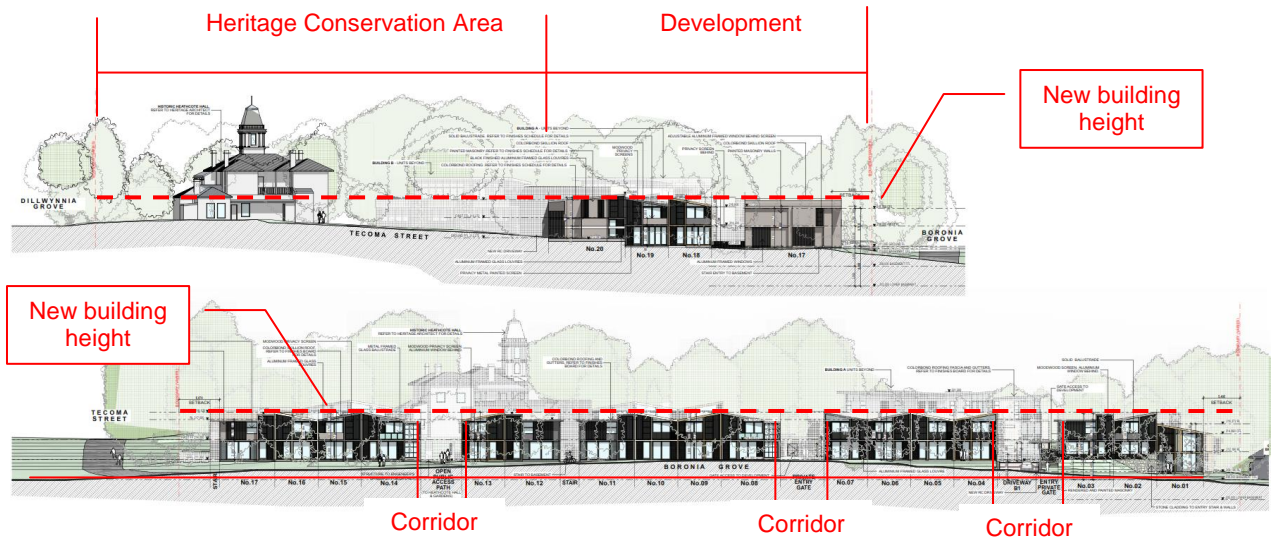


Figure 90-91: Proposed and amended residential development, S-E & N-E elevations. Drawing by the Architects.

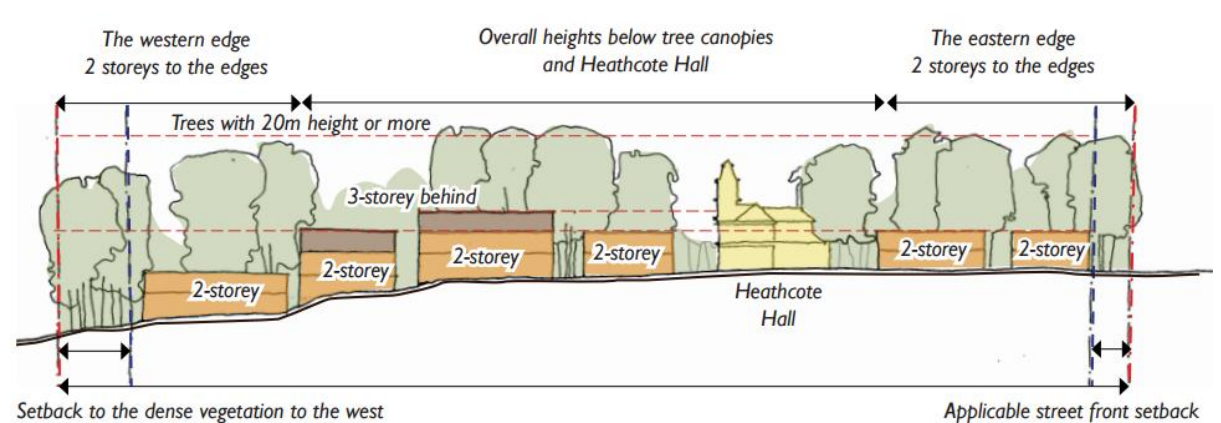
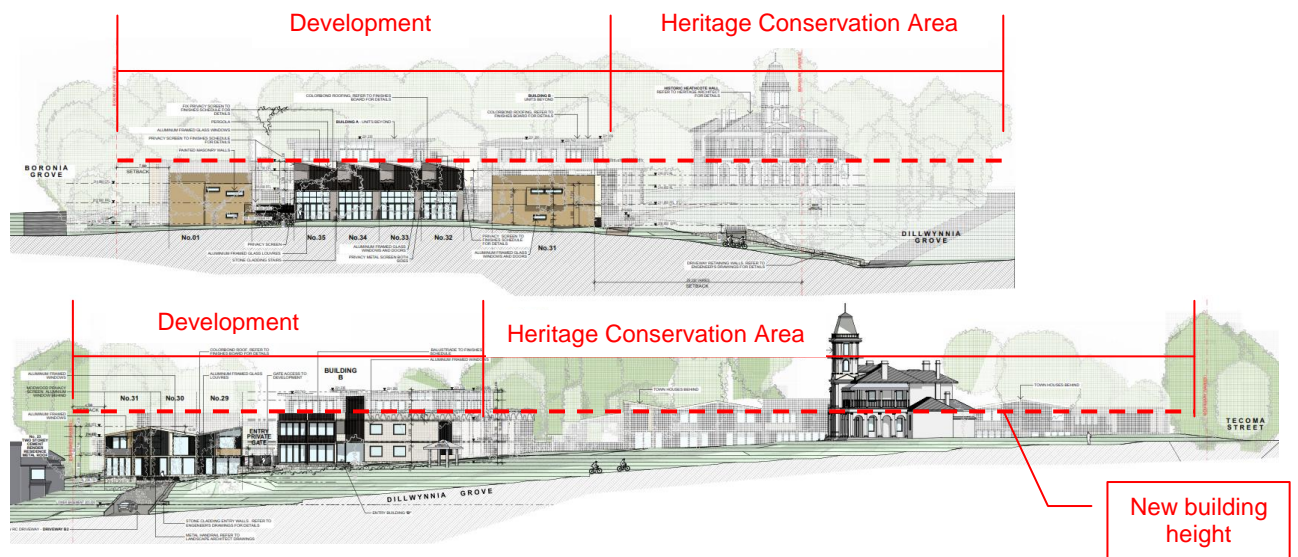


Figure 92-93-94: Proposed and amended residential development, N-W, S-W elevations and S-W study of heights. Drawing by the Architects.

**Impact: Positive. The new development respects the scale and height of the Hall.
It appropriately sets back from the formal garden with a buffer zone.
Materials, forms and roof-lines set a differentiation from the heritage building.
Pathways and views through the site maintain the idea of an Italianate approach to the Hall.**

7.2.1 Design Principles

The following paragraph is an extract from the *Urban Design Report*, April 2017, by GMU.

"Building upon the opportunities and constraints identified in the previous chapter, GMU set out design principles for site planning as follows:

- Celebrate the importance of Heathcote Hall in the organisation of built form, arrival sequence, address and orientation of dwellings.*
- Create and preserve significant views, elements, existing structures, trees, gardens and curtilage to Heathcote Hall.*
- Create and preserve significant views and curtilage to Heathcote Hall from important public domain vistas.*
- Create a unique proposal and architectural language that complement the built and natural features of the setting, to achieve an integrated lifestyle of 'living amongst the trees'.*
- Create a responsive built form height that stays below the tree canopy and the Heathcote Hall, concentrating taller forms toward the centre of the site and away from the edges.*
- Create a compatible built form at the edges of the site to respect the single detached residential character of the surrounding area and minimised view impacts to the public domain.*
- Respond to the existing vegetation on site by locating built forms around significant trees and enhance through-site links, views and vistas.*
- Recreate historical views to Heathcote Hall and open new views and vistas whenever possible from the surrounding public domain.*
- Utilise the site's topography to allow the built form to cascade and respond to the level changes, providing landscape buffering between proposed built forms and existing adjacent dwellings.*
- Concentrate, minimise and encapsulate vehicular entry points into the site.*
- Provide a variety of housing choice for future occupants."*

7.2.2 Parking

Parking entrances are located at the south-western boundary and northern boundary. It is excavated below the ground surface and while this has a significant impact during construction, the result is that there are no cars or drive ways at the Streets edge.

Boronia Grove retains the existing tree pattern which is augmented in the landscape design. The entrance at Dillwynia is in the same alignment as 1940s access to the station post the subdivision north south fencing being installed. (Refer to the previous commentary on this aspect).

The entrance is as low as permitted and will be lined with sandstone and landscaped. The width will be in accordance with RMS and Sutherland Council statutory requirements. An arborist report identifies the issues related to planting in this zone.

IMPACT: Significant initially reverting to moderate on completion. Additional planting is accordance with landscape design will reduce almost all impact at the entry and exit points. Positive reduce vehicle entry points and no onsite parking.

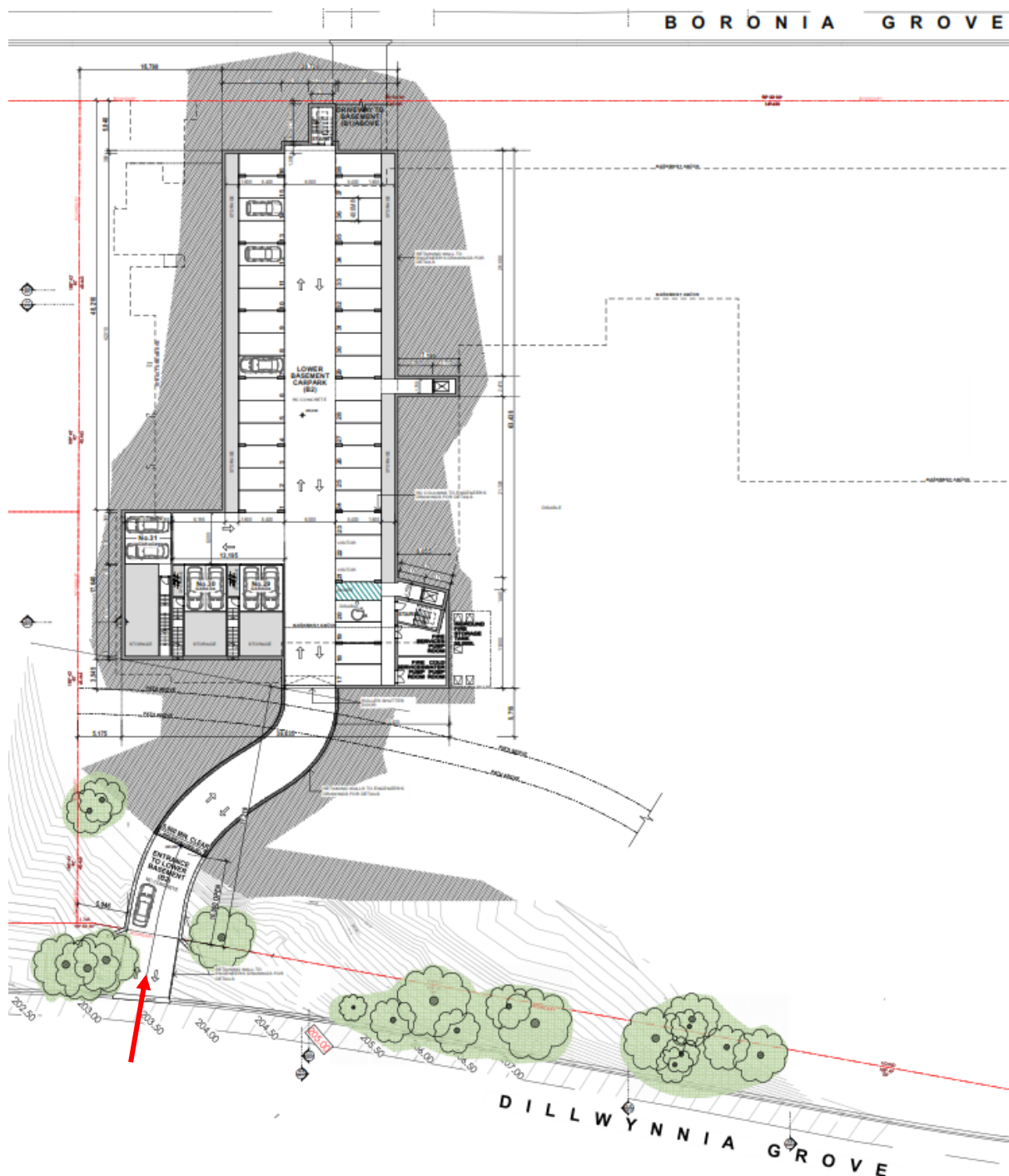


Figure 95: Lower Basement Parking, by Ink Architects.

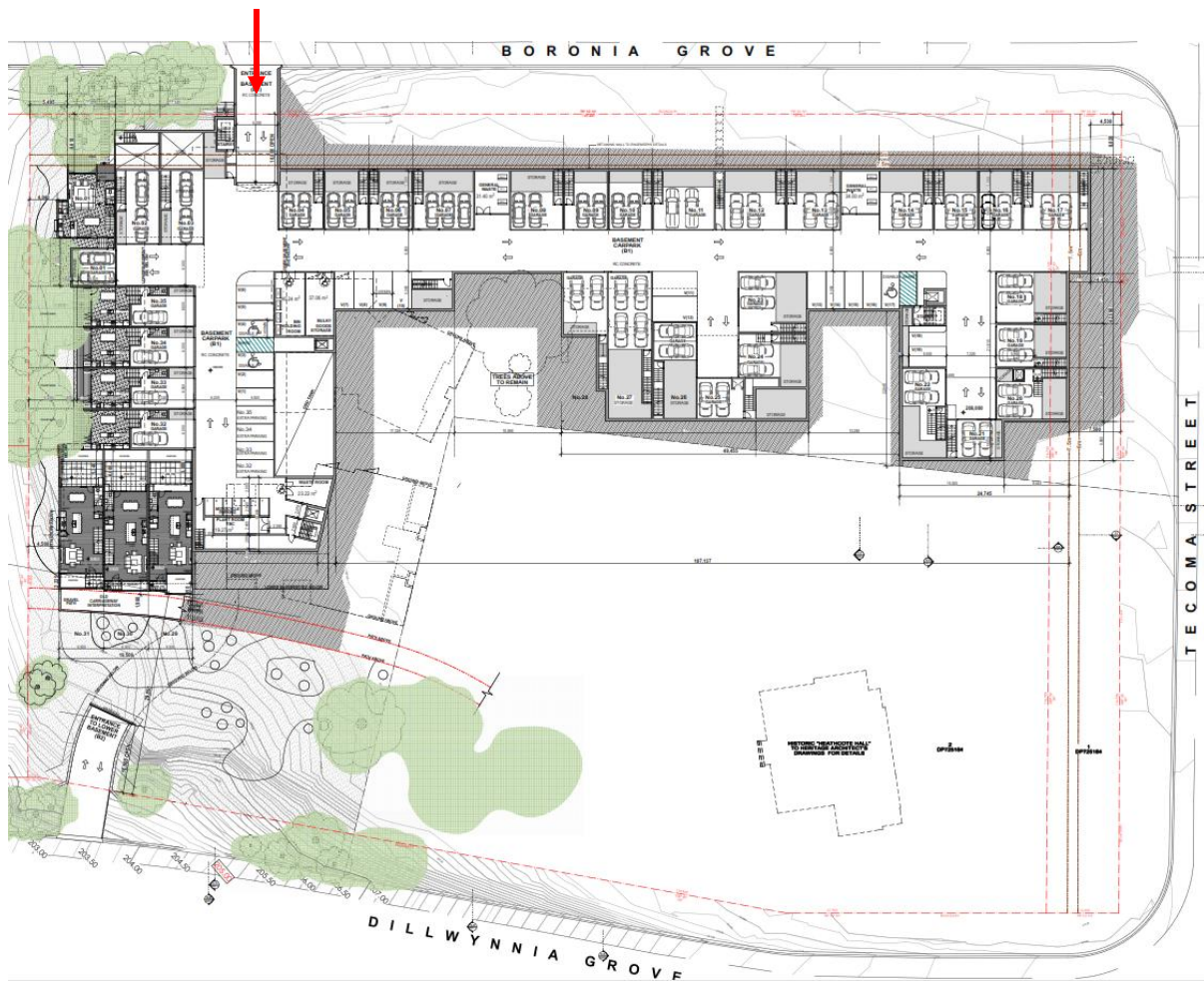


Figure 96: Basement Parking, by the Architects.

Note: Lift access point now relocated. Carpark access direct to most apartments/town houses.

7.2.3 Fencing and Setbacks

The new development is broken in form at the edge of the picket fence line and the pathways wander in gentle planted curves around the rear gardens of the Town houses.

The fencing will be as instructed by the Heritage Branch in their review of the scheme and will be moderated and planted against to soften the bordering townhouses. The fences are the subject of final detail.

The setbacks are generous and the 3-storey building will be perceived as a 2-storey development from street level.

IMPACT: Moderate The fencing design will be similar to the suburban boundary fence design without any artifice and blend into the existing suburban landscape pattern as required by the Heritage Branch CMP review notes.

The setbacks vary from 6 to 30 metres, giving enough visual space to neighbours and streets.

7.2.4 Architectural Style

The architectural language is contemporary and does not attempt to mimic or copy the Victorian Italianate Style.

The facades are panels of rendered brick and, materials are a subtle combination of both natural and manufactured

Full height painted louvre panels give solidity to the north and avoid open balconies which would have fragment the scale.

There is sufficient distance along Dillwynia between the original buildings and the new buildings to allow a visual curtilage.

The Boronia Grove Boundary buildings continue the existing residential buildings form as was intended in the initial subdivision planning.

The number of two storey buildings will increase within the precinct as demonstrated by new development in Boronia and Tecoma.

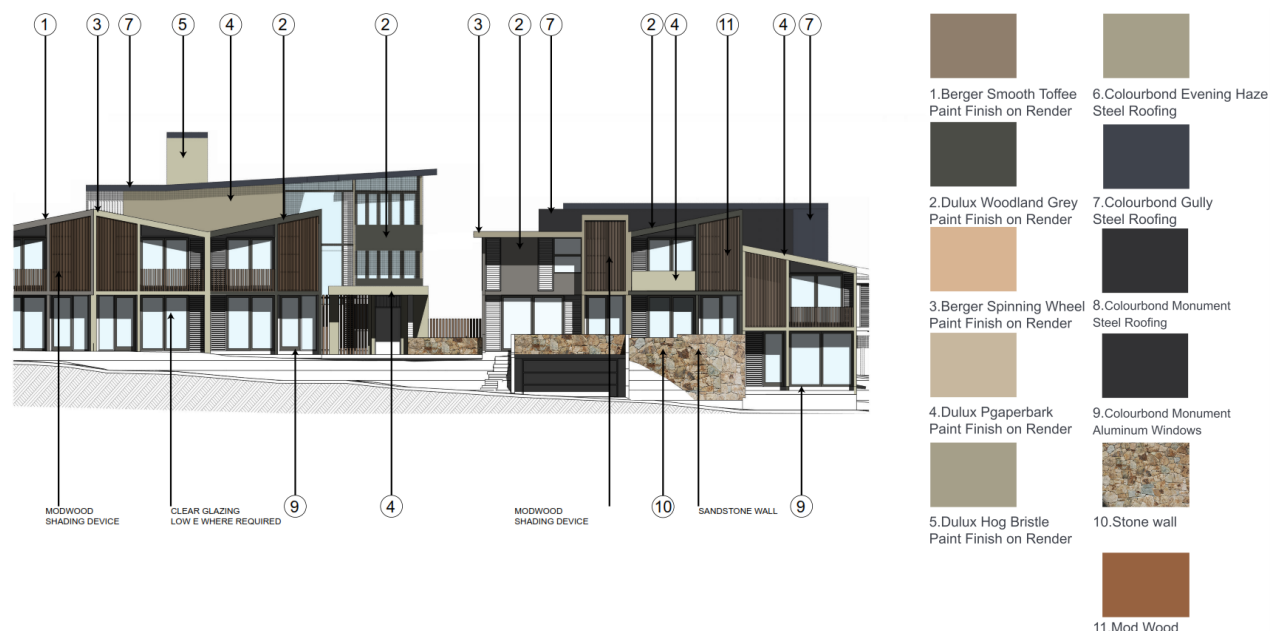


Figure 97: Material Finishes by the Architects.

IMPACT: Moderate. All development will have impact on the existing situation the proposed design is recessive and without grand gestures while deferring to Heathcote Hall and its original garden layout.

Without the development the funding will not be available to restore and maintain the asset.

7.2.5 Ingresses and Pathways

The CMP Policy 5.3.17:

"Retain traditional entry points to Heathcote Hall from Boronia Grove (vehicular or pedestrian), Tecoma Street (vehicular) and Dillwynnia Grove (pedestrian only)".



Figure 98: Site and context analysis, by GMU.

- Key**
- The site
 - Heathcote Hall (state-significant heritage)
 - Lower built form interfacing with low-density development
 - Potential location of taller buildings
 - Landscaped setback zone along boundaries
 - Reinterpreted heritage landscaped area
 - Internal landscaped open space
 - Existing trees with large canopies (More than 20m height)
 - Trees to be retained as per arborist report
 - Pedestrian link to the existing trails -shortcut to the station
 - > Visual permeability into the site
 - > Key views to Heathcote Hall and its gardens

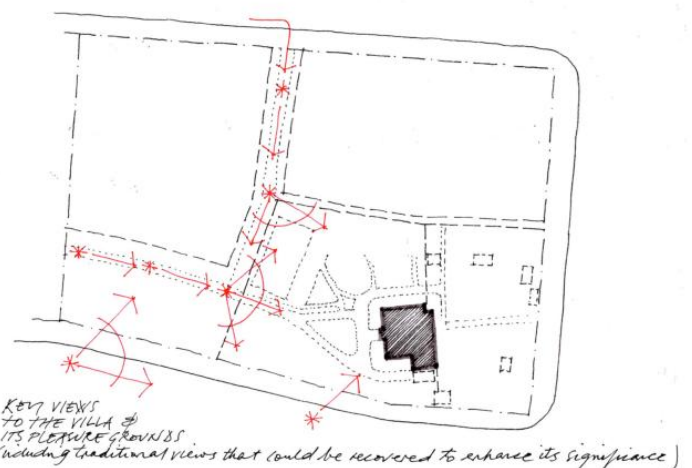


Figure 99: Key views into the villa, from Heathcote Hall CMP.

The proposal maintain and interpret the ingress to the area.

Tecoma Street entry will remain as a vehicular access to serve the Hall exclusively.

Vehicular access via Boronia and Dillwynnia Grove only to the basement parking for residents and visitors.

Pedestrian public access in maintained from Dillwynnia Grove, Tecoma Street and Boronia Grove.

The proposal keeps accessible a corridor through the development that allows a public use of the area around the Hall, to have always a full appreciation of the building.

The inner heritage garden of the Hall will have a public regulated use open during commercial hours.

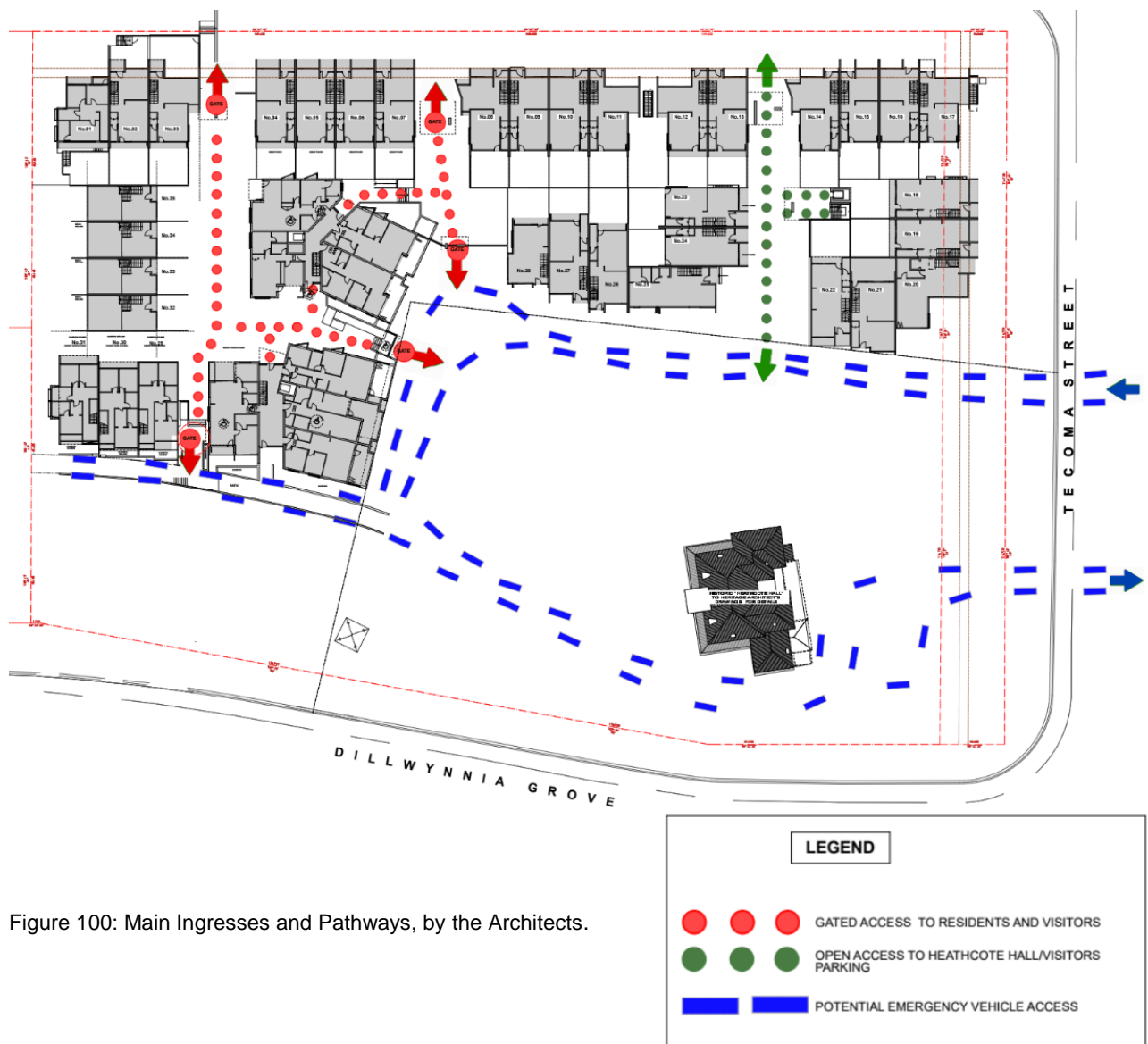


Figure 100: Main Ingresses and Pathways, by the Architects.

IMPACT: Positive. The historical accesses to the area are retained and kept public.

Additional value for creating a public space in a private site.

The vistas to the H.H. building are enhanced by the landscape design. The tennis court and Turpentine Grove have been acknowledged while a buffer zone along the picket fence line has been established.

The site divisions of public/private space have been revised to match the Design Review Panel and Heritage Division requirements.

7.2.7 View to the Station and Former Carriageway

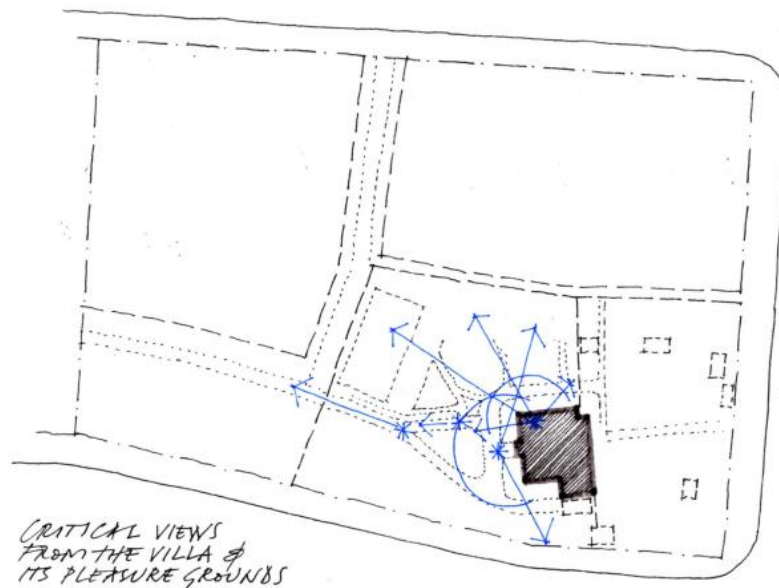


Figure 101: Key views from the villa, from Heathcote Hall CMP.

The view from/to the Train Station was a very high link to the site.

Today this strong connection is lost due to the tall trees along all Dillwynnia Grove and the grown trees in the west corner on Heathcote Hall pertinence.

The housing subdivision of 1927 with the gradual building of residences along Dillwynnia Grove has reduced the impact of the vista.

The proposal aims to reinstate as possible this view corridor by a sensitive landscaping and pruning of the vegetation inside Heathcote Hall site and avoiding new buildings in the mentioned corridor.

Unfortunately this won't be enough to reinstate the visual connection even with external pruning to the council trees along Dillwynnia Grove. This has been suggested to the Council and it will be taken in consideration.

The former carriageway in the inner garden is proposed to be fully reconstructed while the remanent section is today lost from Heathcote Hall boundary to the Train Station cause to the built environment. A mural to the dead end of the carriageway will interpret the old formal connection to the train station.

A new pathway that leads to Dillwynnia Grove becomes a preferable sensitive way to re-celebrate the "entry" of the Hall.

The intersection highlighted in the following image will take an important and sensitive role on the project.

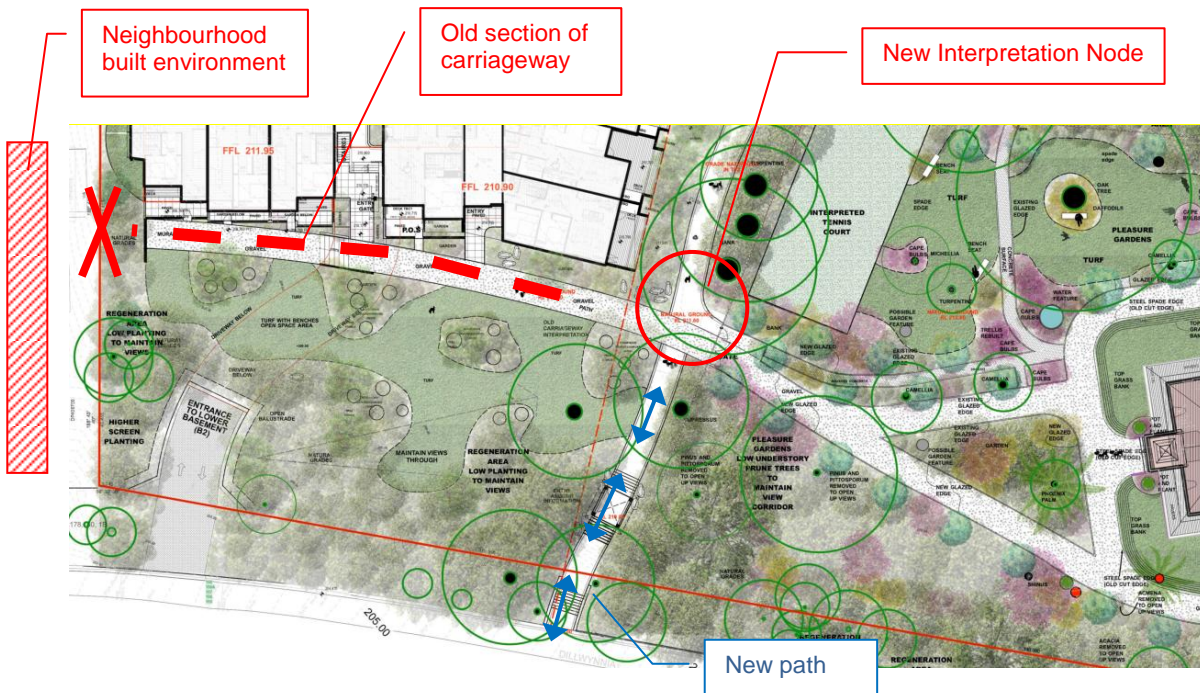


Figure 102: Proposed general landscape of the development, by the landscapers. Former driveway curtilage respected as required.

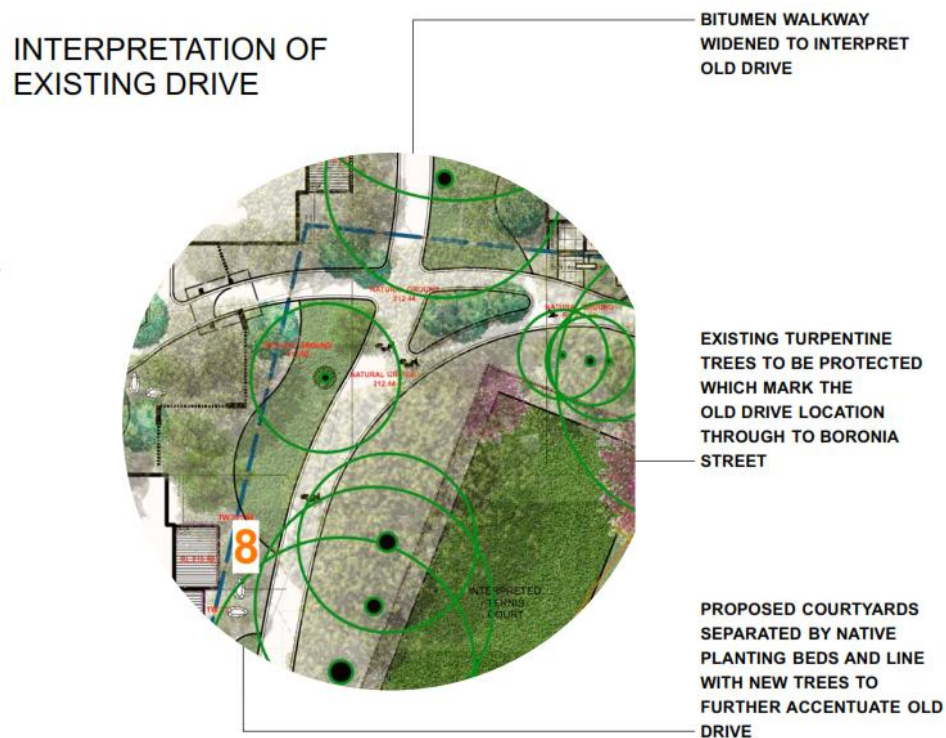


Figure 103: Interpretation of existing driveway, drawing by the landscapers. Former driveway curtilage respected as required.



Figure 104: Perspective over Dillwynnia Grove, by the Architects. Un-obtrusive entry using local Sandstone and planting.

IMPACT: Positive. Additional value to a new interpretation of the formal carriageway.

The natural slope of the terrain is maintained.

The new car park entrance has been discreetly located into the hill side below the line of sight.

The location aligns with the secondary extension of the original access.

The creation of Dillwynnia Grove and the subdivision has meant for the past 90 years the Carriageway has not been linked as it was in the initial occupation.

The original driveway will be reinterpreted.

7.2.8 Design Statement by Gustavo Thiermann Design, Director Ink Architects Pty Ltd

The Cultural significance of this site and the Heritage significance of Heathcote Hall have inspired our team to produce the best possible solution that integrates sustainability from an economic, social and environmental point of view.

A Conservation Management Plan has been prepared for this site of State Significance and its analysis and policy sections should be adopted in order to guide all future works.

A detailed site analysis prepared by GMU team has identified constraints and opportunities, creating a framework before we started exploring the preferred Masterplan options from an architectural point of view.

Step by step advice by Tasman Storey from Tropman & Tropman Architects has guided this team during the preparation of the concept options through to the final development of the preferred design.

We are proposing extensive restoration and adaptive re-use works to Heathcote Hall as well as the gardens and curtilage in accordance with the guidelines described on the CMP. All changes, alterations and repairs must retain and respect as much as possible of the significant fabric and values of the space, structure or element. They should be positive and supportive of the significance of the element or precinct, and the place as a whole.

Design Principles

- *Create a unique site specific proposal and architectural language that is sensitive to the existing built and natural features of the setting to achieve an integrated life style with the natural features of the site of “living amongst the trees”.*
- *Create a responsive built form that stays below the tree canopies and Heathcote Hall, concentrating taller forms towards the centre of the site and away from the edges.*
- *Create a responsive built form of two storey dwellings around the perimeter respecting the residential character of the surrounding area achieving zero overlooking and overshadowing impact to the public domain.*
- *Respond to existing vegetation and reduce impact of excavation in proximity to mature landscape, enhancing through site links and vistas towards the Hall.*
- *Preserve and recreate significant views to Heathcote Hall by clearing undergrowth and strategically placing building clusters.*
- *Utilize the site’s topography to allow the built form to cascade and adapt to the level changes providing landscape buffering between existing and proposed dwellings.*
- *Concentrate, minimise and capsule vehicular entry points into the site.*
- *Celebrate the importance of Heathcote Hall in the placement of built form, arrival sequence, and open spaces.*

The development proposal

The proposed Development is concentrated in the areas described as Development Zones generally, avoiding any encroachment into the curtilage zone. The development is proposing low scale buildings facing Dillwynnia Grove along the South-West corner of the site, respecting site lines and visual connection from the Hall to the West. We are also proposing vehicular access to a Basement Carpark at the lowest level of the site, minimising visual impact. Carpark access is split between Dillwynnia Grove and Boronia Grove minimising vehicular impact on the existing road network.

The proposed Development respects the traditional access to the site via Boronia Grove and Dillwynnia Grove. These important connections to the Hall will be reinstated as pedestrian through site links allowing local residents to permeate through to the grounds and refurbished Hall and its future functions. Existing Blue Gums and Turpentine are to be protected during construction and will form part of the integrated Landscape Design.

Streetscape planting will be retained along Boronia Grove and Dillwynnia Grove as proposed on figure 2.33 of the CMP. It is important to retain the existing natural characteristics of the site as well as providing scale and screening.

Existing English Oak, Camellias and Date Palm in the vicinity of the Hall should be protected during Construction and included in the proposed Landscape Plan as proposed in the CMP.

The landscape character of Dillwynnia Grove and the long embankment is retained and will remain as a strong topographic feature of the site. Universal access to the grounds and Heathcote Hall will be provided via the gentle frontages at Boronia Grove and Tecoma Street.

The retention of the topographic character of Dillwynnia Grove will ensure that key views to the Villa and Pleasure Gardens are preserved. Clearing of the undergrowth will be essential to reinstate the glimpses of the Hall and its tower to those approaching from the West.

The proposed development is reduced in scale to two storeys along the western boundary to ensure it sits below the height of existing tree canopies. The built form will step down from Boronia Grove towards Dillwynnia Grove. The buildings will transition in height and rotate from an east-west axis that fronts the pleasure gardens and the Hall, to engage with Dillwynnia Grove Streetscape.

Traditional entry points to Heathcote Hall are proposed to be reinstated as pedestrian access, allowing site permeability to local residents. We propose Vehicular access to basement parking from Boronia Grove and Dillwynnia Grove as they are the best opportunity to bring vehicles into the development. Vehicles should not compete visually with the pedestrian nature and garden setting of the Hall and its grounds.

The proposed development respects old trees of high significance to the site: The Turpentine cluster near the western end of the reduced Heritage curtilage in addition to the English Oak and mature Camellias that form part of the Pleasure Garden are an essential asset and will preserve the character of the Pleasure Garden.

The building design takes an inspiration from the classical elements of Heathcote Hall. Vertical proportions of the tower / entry element of the Hall are reinterpreted as the entry element on the town houses. Solid timber doors with vertical proportions clearly demarcate an access element that is expressed as a vertical circulation connecting ground floor and first floor spaces. The upper section is glazed and will be partially operable, providing natural cross ventilation to eliminate the need for air conditioned spaces.

The second element in the main street elevation is a rotated roof form that becomes a contemporary interpretation of the bedrooms. These bedrooms also open up to a veranda. This element varies in density to achieve various levels of privacy from a solid nature to a transparent metal balustrade when we emphasize the connection with the Pleasure Gardens.

The building floor plans are largely dual aspect to maximise solar access to habitable rooms and minimise privacy issues. Dual aspect design encourages natural cross ventilation. Most dwellings are oriented towards the perimeter streets providing easy access and passive surveillance. The nature of the clusters allows for the buildings to be grouped creating courtyards that have their own nature and identity; Grevillea courtyard, Jacaranda Court, etc.

Different typology responds to corner elements enclosing private open spaces thus connecting with communal open space and streetscape. Three storey elements emerge from the centre of the site, masked from the surrounding streets by two storey buildings and the existing vegetation. They contain one and two bedroom apartments with universal access directly from the basement car park level. These units provide variety in the housing offer and affordability level.

Solid rendered masonry elements of the Hall become the inspiration source for our proposed buildings. A combination of earthy rendered walls with timber and metal balustrades will create enough variety whilst defining a subtle palette of materials and colours that is complimented by four shades of metal roof cladding. Articulated facades will create a unique expression that respects the Heritage nature of the site whilst living amongst the trees.

7.3 Garden works

While the house – particularly the front composition featuring the tower - dominates the aesthetic values of the site, the front grounds with intact layout, edging tiles, date palm, English Oak and Camellias also contribute to these values as part of Heathcote Hall's integral immediate setting. Individual mature trees such as the largest indigenous trees and the English Oak also carry aesthetic value.

Regeneration areas have the intent to maintain the views through to the Hall.

The Heritage Garden identifies few Phoenix palms, Camellia and Oak trees that are all to remain and be protected. All weed species to be identified and removed. The Inner Garden won't be screened off but highlighted instead and a picket fence will delimited the border. The fall of the land will be maintained and not levelled. The orchid garden will be restored and the planting design will adopt findings from other heritage gardens of the area.

Michael Lehany, heritage garden expert, has been employed by the owners of Heathcote Hall to design and to provide advice on the heritage garden setting and liaise with Site Plan the landscape designers on aspects of the remaining the garden setting and planting within the development.

The site represents a dialogue between the ideals of the controlled Italianate garden (as described in the CMP) with its stylised natural landscape and the Australian Bushland in the iconic Heathcote National Park and Royal National Park.

There is a surviving garden layout which has been partially mapped and currently is, in a number of places, crushed by earlier vehicle traffic.

As well it is heavily over grown by weeds and uncontrolled planting and much of the finer the detail is obscured. Earlier mapping prepared by Stewart Reed has shown some of the pattern.

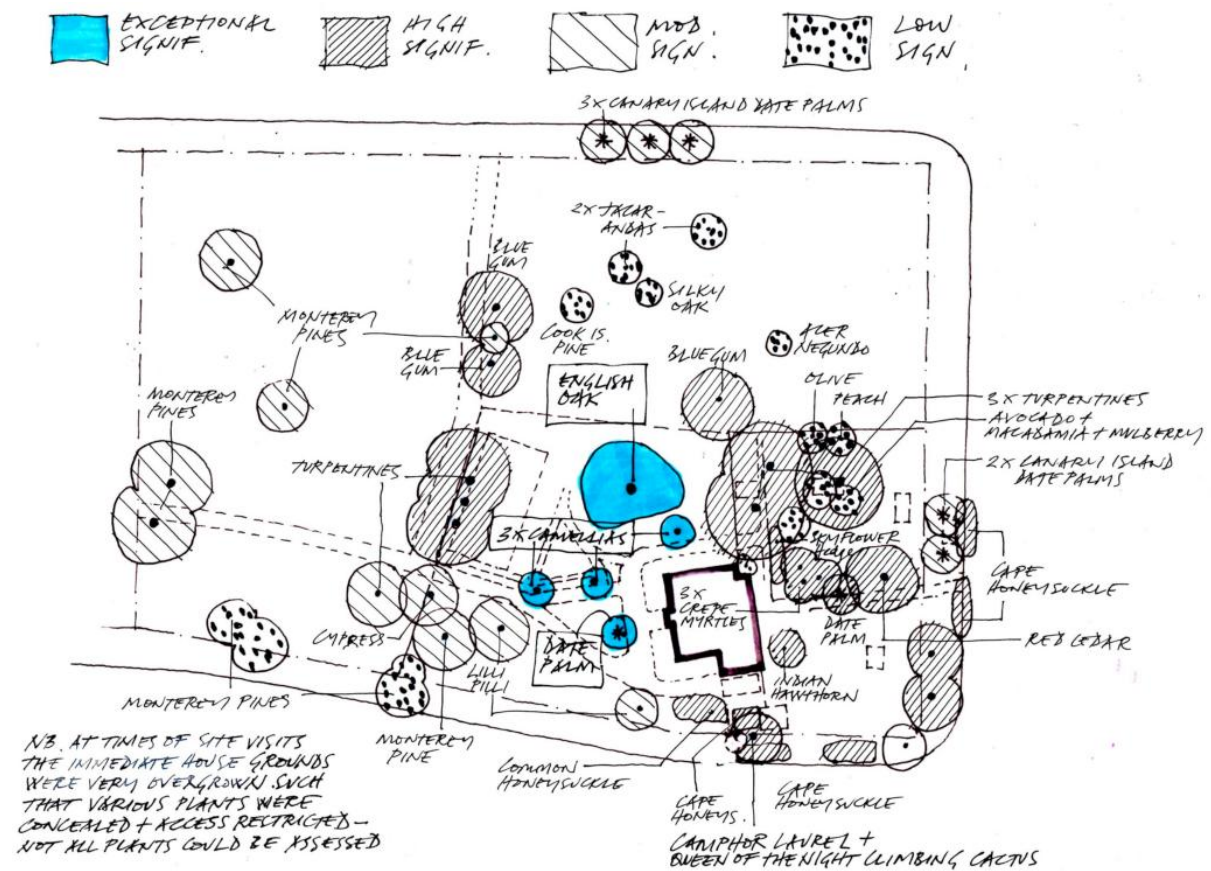


Figure 105: Grading of Significance of existing plants.



Figure 106: Proposed general landscape of the development, by the landscapers.

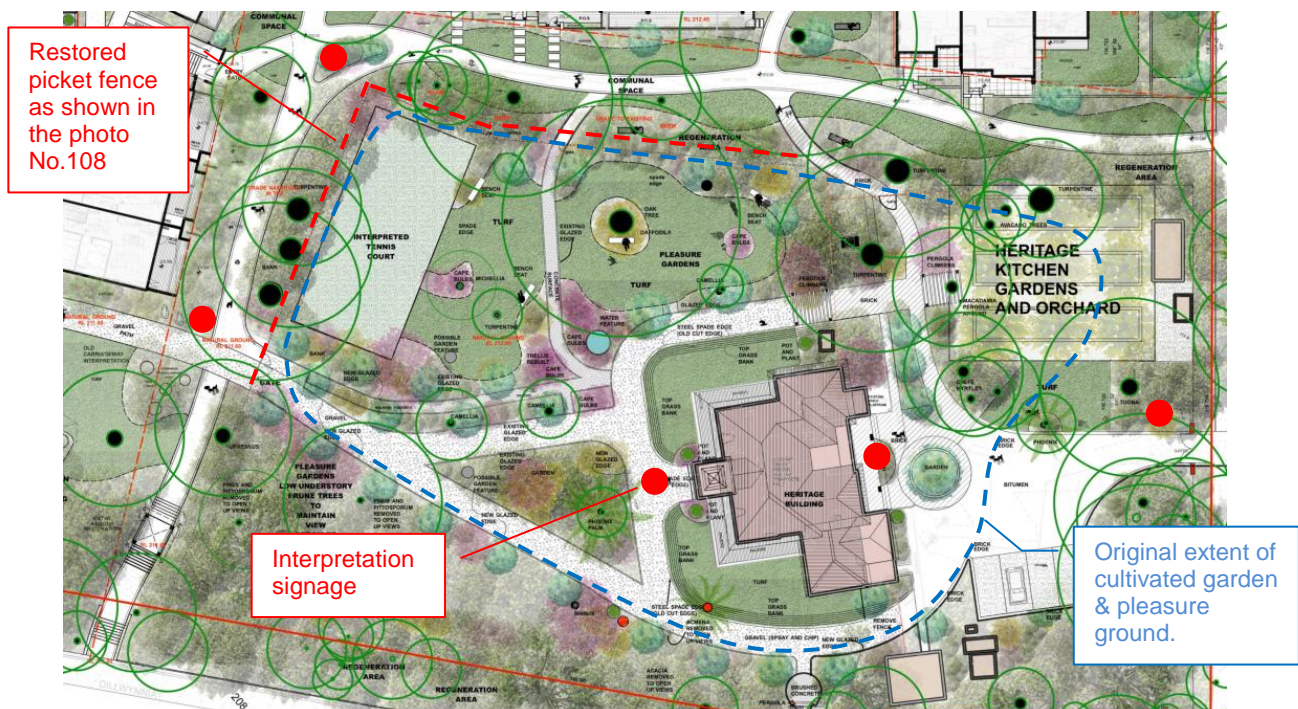


Figure 107: Proposed Heritage restoration of the inner garden and the 'approach' to Heathcote Hall, by the landscapers.



Figure 108: Existing timber fence to be retained and restored. Possible original relic.

Figure 109: Existing tiled garden edge to be located, marked out and garden beds restored and replanted.



Figure 110: Proposed garden beds in Corten steel, possible mural along the carriageway's wall and sandstone seating proposed as informal seating to soften ground plane.

Comment on the picket fence and tiled edge: Positive. The restoration of the picket fence will maintain the separation between the inner garden and the out garden. This type of fence allows visual permeability to and from the Hall.

The restoration of the glazed edge, reusing the remaining tiles where possible, is a positive outcome to preserve and re-establish aspect of the inner garden.

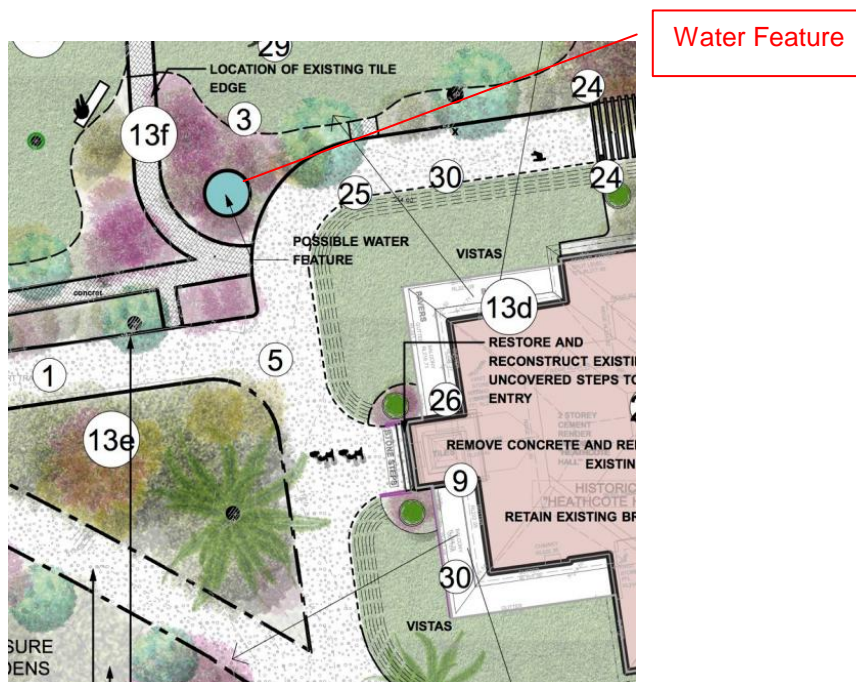


Figure 111: Proposed water feature, by Site Design.

Comment on the water feature: Positive. The introduction of a water feature as a fountain in this Italianate Garden will enhance his Status. The new element is completely in harmony with the idea of the Italianate style and it completes and evolves the idea of the original architect.

7.3.1 Italianate Garden Design Concept at Heathcote Hall

Michael Lehany the client's heritage garden expert has advised that the Italianate garden concept was not fully developed at Heathcote Hall, and has confirmed from his observations it stopped the edge of the bush encroached randomly and while these cleared areas remain even today, the full site never developed its potential as a grand garden in the Italianate style.

He has illustrated his view on the drawings prepared in conjunction with Site Plan which show the confined grassy area and garden contained within the fenced area and a swale of native planting following a naturalistic edge not reach to the site edges. It his opinion that the garden was not as extensive as described in the CMP.

IMPACT: Positive the origins of the garden pattern are preserved in this design.

7.3.2 The Proposed Garden Design

The proposed garden design acknowledges the vistas and margins set out in the CMP, and takes its form from the beginnings of the garden as it developed. The proposed design interprets the lawn and pleasure grounds abutting the natural bush through the introduction of the curvaceous natural bush replanting.

It may also be considered that the approach and “arrival vista ” to Heathcote Hall, through the natural landscape to a cultivated formal garden as alluded to in the CMP section on Italianate gardens, was more likely accidental and as result of the easiest access across the terrain rather than a planned gesture from natural forest to a manicured garden setting.

The garden is constrained by the recreated picket fence which is a reflection of the assumed fence line beside the tennis court and 3 turpentine trees. This is taken from three sources first the historic photograph which shows the actual fence, secondly the existing fence albeit not original fabric and finally the find of the gate hinge and post adjacent the site of the tennis court, discovered by Michael Lehany and Site during the initial mapping study in March 2017.

The design acknowledges the CMP requirements and has allowed a margin around the key vistas and circulation points beside the fences and pathways.

The red gravel paving is proposed to be installed throughout the pathways as they are rediscovered.

The Tennis court is proposed to be reinstated in the same location as an interpretation. It is not proposed to provide a 6 metre high chain wire fence around it or reproduce the original surface.

The out buildings are kept in this design and restored in accordance with the CMP.

The neutral buildings and horse wrangling facilities are not kept as they are intrusive.

IMPACT: Positive the main features of the garden are preserved and restored.

7.3.3 Vistas from Dillwynia Grove to Heathcote Hall

There is some encroachment onto the bank in Dillwynia but this is in the main obscured by the existing houses.

This vista and area are noted as having **High** significance in the CMP.

The encroachment is modest and in the same alignment as the existing houses and the effect is considered to be moderate.

The vista and views to Heathcote hall are not affected.

The access point between or around the Monterey Pines on Dillwynia has been confirmed by Ramon Farrelly as being the quickest and often used access point to Dillwynia and the station despite the steep gradient.

The CMP has suggested via the Tanner report that this was a little further east. Regardless the new car park tunnel entrance has been located at the suggest entry after discussion held with Ramon Farrelly. (A recorded discussion was held at Heathcote Hall with Mr Farrelly where he described his childhood and teenage years and his life at Heathcote Hall in the 1950s and 60s.

Ramon has also advised Tropman and Tropman a recorded interview that the original path terminated by the subdivision was from his earliest recollection reduced to a walking path which diverted behind the fences to the north as the houses were developed later in the 1960 from his recollection and thence through the unfenced properties adjoining Boronia Grove.

IMPACT: Moderate and ameliorated by the existing houses and their alignment to the west.

7.3.4 Existing And Proposed Trees And Vegetation

The arborists report describes in detail the existing trees their species and provenance.

This report is compliant with the Heritage Branch and Sutherland Council Requirements. It has specific reference to the national parks adjoining the site.

The landscape design documentation by Site Plan Landscape has adequately described the location and cultivation methodologies. The landscape planting design addresses the ecological and biodiversity requirement for sites adjacent the Heathcote National Park and the Royal National Park in accordance with all State government and local government authority requirements.

These are legal requirements and are specific in the need to eradicate weed species which may invade the National Parks. The ecological planting and biodiversity planting requirement therefore are of greater significance than the historic plantings where former garden species can be seen as noxious or invasive.

IMPACT: Positive as this design allowing regeneration and native fauna pathways. Site Plan landscape designers in conjunction with Michael Lehany Heritage Landscape consultant. have combined the native and biodiversity requirements of Sutherland Council and state authorities with the heritage planting species which are appropriate.

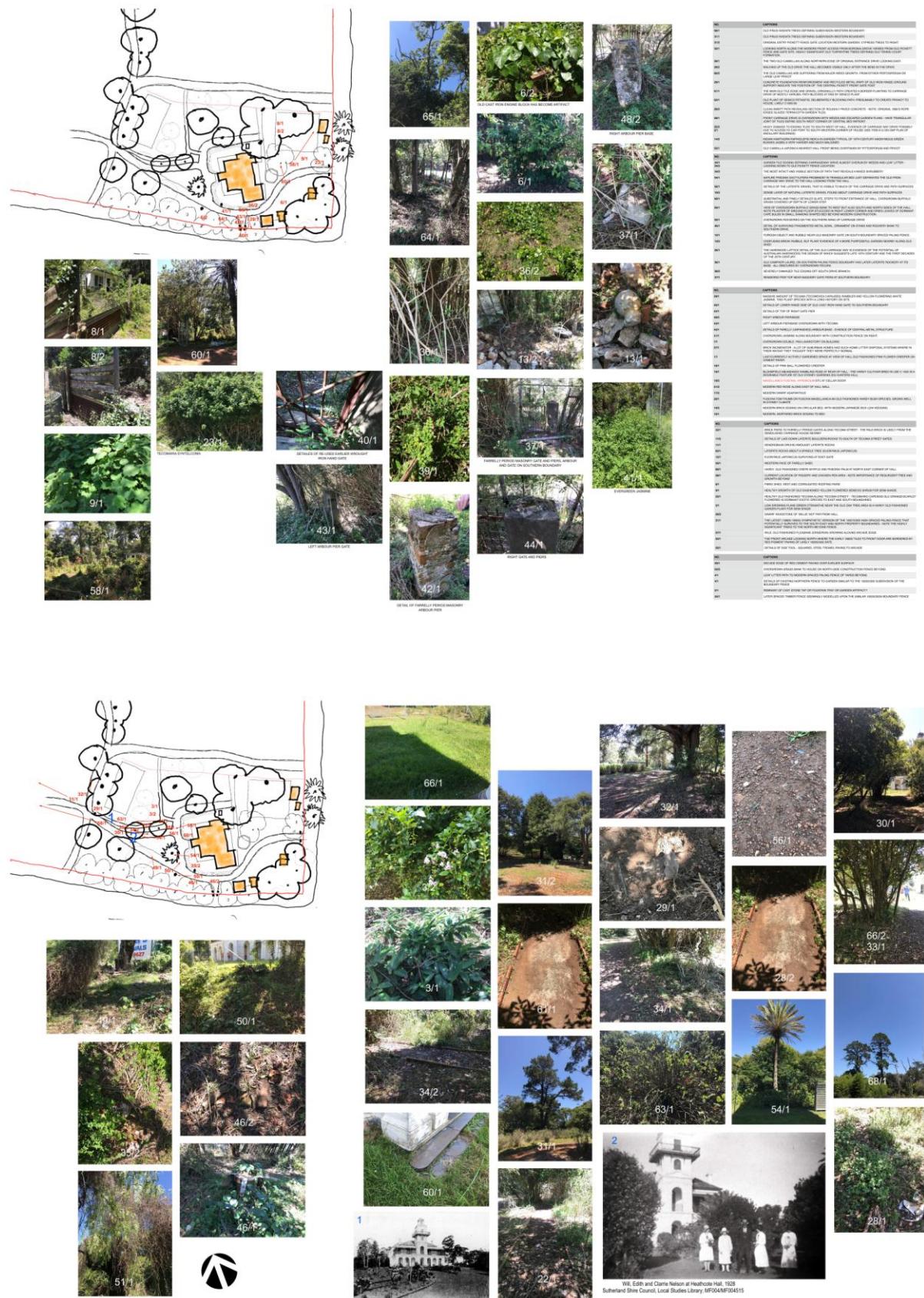


Figure 112-113: Heritage Site Analysis, by the landscape designers.



Figure 114: Heritage Site Analysis, by the landscape designers.

7.3.5 The Design of the Heritage Garden Planting and Layout

The picket fenced areas will be reconstructed around the old tennis court line and along the paddock line as would appear to have been the case illustrated in one of the early photographs.

Michal Lehany describes the aspirational beginnings and the slow decline of the grounds and finally the somewhat ruinous period from the 1950s onwards as hard times effected the viability of Heathcote Hall the proposed design around the house and within the picket fence line is an interpretation of the original garden.

The dichotomy between the National Park and the cultivated garden remains, as a reflection of the attempt at taming the bush.

Michael Lehany has advised that a detailed research is necessary to reconstruct the heritage area planting which would have formed the gardens in the first few years of the development of Heathcote Hall.

Views along Dillwynia Grove are obscured by the current built form and existing Streets trees and foliage. It is debateable if the views along Dillwynia existed as that street was designed and built as part of the subdivision.

Views from Boronia and Tecoma are enhanced by wide view corridors and planted margins in accordance with the CMP

The main view to Heathcote Hall from the station and Dillwynia is maintained and not obscured by the development.

The landscaped bank is proposed to be at a natural slope and replanted.



Image 115: Heathcote Hall facing towards the railway station in 1915.

7.3.6 The original Track to the House

The 1943 photo shows the decline of the original track to the house ending in the fence of the last house in the subdivision as it became a track and then disappearing completely. This indicates that it was a simple unpaved cleared road most likely akin to a bush tack or fire trail.

It may not be easily discoverable even by an archaeological dig.

The expert's advice is that the detailed garden design within the picket fenced area will require considerable research and this is best carried out along with the first phase of the archaeological explorations. The pathways are obscured by the undergrowth and random dumping which has occurred in the 1970s and later during the horse wrangling period.

It is recommended that the garden within the picket fence boundary be further investigated after clearing and light excavation.

IMPACT: Positive Further research will ensure and accurate reconstruction and interpretation of the Garden around the house.

7.3.7 Recommendations Heritage Planting and Layout

The heritage garden of Heathcote Hall and its Pleasure Grounds will require detailed research after extensive clearing of the under growth and some minor excavation of the surface.

This will offer a better understanding of any existing surviving flora species and reduce the likelihood of a conjectural design.

Michael Lehany Heritage Landscape expert should address the Plant Mapping and suggest species proposed prior to commencement of work and in discussion with the Heritage Branch specialists to ensure a positive outcome.

Watering and cultivation may induce some germination of earlier species after the clearing of damaging weed species that have invaded the garden.

The Heritage Branch should make this a Condition of Consent to allow time to adequately clear and excavate the historic garden precinct around the house and properly plot the pathways and garden beds and topography.

7.3.8 Michael Lehany Heritage Landscape Assessment

The following script is the assessment on the heritage inner garden written by Michael Lehany, 9 March 2017.

Heathcote Hall – Conservation Of Historic Garden

Some site issues and observations regarding existing fabric and implications for conservation and adaption of the historic garden.

- ***Rationale***

This report aims to canvas various issues regarding the conservation/restoration and adaption of the important garden of the heritage listed 1880's Heathcote Hall, located at Heathcote, South of Sydney. The report enlarges and further investigates the site in detail based on the documented record of both its chronology of garden development and the site as found in the conservation management plan prepared for Fuzortinn Pty Ltd by Anne Warr Heritage Consultant, of 17th March 2016.

- ***The Extent of Original Garden as found in early 2017***

In February 2017, a detailed site investigation was carried out by this author assisted by two days of garden labour help. This involved a little "bush bashing" in overgrown areas in order to verify extent of original garden/planting areas as well as some surficial "archaeology" on-site, (approved by the consultant Archaeologist, Anthony Lowe of Casey & Lowe Archaeology and Heritage). The detailed site investigation was limited to the garden proper as described in the 2016 CMP.

- ***Brief History of Site***

Heathcote Hall is unusual in that for such a substantial building and estate with the hall designed by a very fashionable and successful late 19th Century architect, Thomas Rowe of Rowe & Hall, it was only

in the ownership of the Client for a few years but already with a well-developed large garden and orchard, changing hands in 1901 and lived in by one Family until 1925.

Following this occupation there were plans to subdivide the original estate in 1925 leaving 4 acres around the house. Between 1925 and C1943 the grounds & Hall appear to have been in sharp decline and the time of subdivision was unfortunate leading onto the Great Depression of the late 1920's and Early 1930's. As a consequence, the planned residential development dribbled on for many decades with only a few sites having had 1920's and 1930's houses, several of which survive. Subsequently with the financial failure of the enterprise the property was sold in 1945 to the Farrelly family who occupied the Hall and grounds until 2015 when it was sold to the Developers Fuzortinn Pty Ltd. Thus the occupation of the 4 acre estate had been in the Farrelly family for the longest period of all, some 70 years. Beyond the garden proper the outer grounds were developed into agistment, training and stabling of horses, bringing in some income for the site at its peak in the 1980's and 1990's.

- **The Farrelly period and Site Evidence C1945-2015**

With the design of the 1925 Subdivision cutting off the original western carriage drive entry this eventually resulted in the rear entry to the east and a casual "Farm" entry from the north becoming the only vehicular entry points to the Hall proper.

The ornamental painted picket fence with hand gate and double vehicle gates (sharing the same hinge post) across the front drive are shown to be surviving well in a photograph of 1915 (CMP P.26, Fig 2.9) and from this a reasonable assumption can be made that these elements survived to after C1925 and perhaps to C1945 or beyond. Fences of this type were usually made from highly durable Australian Eucalypt and could last for well beyond fifty or sixty years (and became vulnerable where inground posts rotted at ground level from continual wet and dry environment). An aerial photograph shows a clearly recognisable fence in the position of the front picket fence (1943 aerial photo, Fig 2.28 P.46 of CMP).

From the 1943 aerial photograph it is clear that the garden has declined, with only major trees & shrubs of the original garden (1880's) being prominent. No detail planting or cultivation is immediately identifiable. The original carriage drive that returned about either side of the house to the north and south appears to have reduced use on the northern side while some use is evident where the entrance drive from Heathcote Station was still trafficable through the un-built allotments of the "Heathcote Hall" estate (Fig 2011, P29 of CMP) connecting to Dillwynia Grove further west. The old clay tennis court formation adjoining the front gates to the north is also clearly visible

- **Detail Site Garden Investigations – West (Original Front Entry)**

- a. During the recent February 2017 detail site investigations the precise location of the shared hinge post for the hand gate and carriage drive left gate were found – indicated by an iron strap (old hinge re-purposed as support) for the failing hardwood hinging post for both picket gate and left half of the two carriage drive gates.*
- b. The original large rope-edged clay garden edging tiles survived in much of the main western garden and delineate the old cultivated shrubberies even where early planting has long vanished. However travelling towards the Hall from the old front picket fence and gates alignment all evidence of what is expected to be the tile edging beginning at the front gates appears to be totally removed to the path bordering the drive shrubbery and both sides of the carriage drive tile edging, likewise up to the triangular central bed.*

Further on along the southern return drive, the tile edging has gone or been severely damaged/destroyed – the latter possibly the result of regular vehicle traffic in and out to carport located at the end of the south drive (see “Ancillary Buildings” diagram item A12, P.168 CMP). Archaeological investigations may establish further and accurate evidence of carriage drive and garden bed alignments.

A large collection of tiles either collected generally or just in the area as found (both broken and whole collected in a derelict wheelbarrow and on the ground) suggest the very extensive use of them for all the early layout (see Fig2.20 P.37 CMP).

- c. Along the old entrance carriage drive to the left, the narrow linear shrubbery tile edging suddenly appears intact and coincides with a curious and deliberate old planting of ubiquitous yellow flowing Senecio bush (supported by ad-hoc rubble forming a raised bed blocking the original path). This section of surviving path has been concreted but evidence of the original laterite gravel can be found beneath where the concrete has failed. A small piece of this concrete surface is found down beside the old tennis court formation, suggesting that the pathway may have been concreted continuing down to the old entrance gates but virtually all surface evidence of it has been demolished/removed. It would be informative to investigate whether the concrete path surface survives beneath the blocking Senecio plant.*

- **Detail Site Investigations – South and South West**

- a. The southern border to the old carriage drive shows to be deliberately raised to form a low embankment that supports the early existing driveway plantings shown in the 1943 aerial photo. This formation continues around the drive to the south where it peters out at the Farrelly period masonry gate piers and arbour posts/pillars.*
- b. Although very overgrown, a masonry and metal garden element (masonry plinth and remnant steel bowl/planter) survives to indicate a C. mid 20th century rockery of elements of brick steps and extensive ground coverage of laterite boulders, the latter extending to a fade-out towards the west but densely surviving on the outer edge of the old carriage drive embankment right up to the “rustic” masonry gate piers and arbour in the surviving estate period spaced paling fence.*
- c. Evidence of a more engaging garden effort and romantic use of plants was “excavated” via some “bush bashing” in the heavily overgrown area directly south of the Hall. This space has already been identified by the CMP recording of the old Camphor Laurel tree with the climbing cactus in the tree survey and CMP. This space has evidence of Laterite boulders placed around the trunk of the Camphor Laurel tree and shows the aerial roots of the climbing cactus achieving access to the earth. The old Camphor Laurel has the estate paling fence terminating on either side suggesting that the tree pre-dates C1925. The space further has evidence of random stone/concrete paving covering a considerable area beneath existing overgrown Tecomaria and Jasminum covering the surface performing a sort of ground cover.
*This (likely mid 20th work) gives a glimpse of garden detail useful in the revival of a site that has become very “boney” or “skeletal” and where little or nil evidence survives of what probably was originally little detail anyway (except in planting) in masonry or metal ornament.**

- **Detail Site Investigation – East and South East**

- a. This part of the site appears to have been the only active garden area in the last decade or so – modern brick edging and Japanese box hedging form the dominant design elements with a border garden at the rear of the building that has plants documented in the photographic evidence on the site survey.*
- b. The Eastern (main) vehicular gates are now the principal user entry to the Hall and have irregular masonry piers using some of the original cream brick of the demolished carriage house, these date from the Farrelly period. To the south of the gates beneath Turpentine trees a ground covering of laterite stones with just surviving small orchid (*Dendrobium Knightii*) suggest a continuation for the laterite rockery intent along the southern driveway embankment.*

- **Detail Site Investigation – North East**

In the old vegetable garden/fowl area and orchard work shed is serviced by two outdoor lavatories totally “camouflaged” by an old Tecomaria planting covering roof and walls. These have conventional flush toilets but are likely to be originally one of a pair of pan lavatories noted in a 1938 description. “Lumps and bumps” of this area indicate use beyond vegetable gardening (stock-pigs??).

- **Detail Site Investigation – North & North East**

- a. The space adjoining the modern fence separating “back” from “front” gardens (where WC Bldg. A5 P.168 CMP is located) demonstrates a more active gardening regime of several decades ago. A small ornamental pond and paving/paths are found near a casual walk to the northern garden boundary. A large Skyflower bush (*Duranta Repens* CV) in rear of gate in the separation fence demonstrates the durability of this species, but is a modern cultivar of multi-hued pale blue/mauve flowers rather than the namesake blue of the earlier species, much used in the 19th century and up to modern times.*
- b. The Hall has been set upon a prominent grassed bank to its 3 main frontages where Buffalo grass remains in part indicating the typical early grass in much use for the mid 19th century to the mid 20th century. Some common Fleabane Daisy has self seeded next to the arcade and is a useful species for inclusion in detailed garden restoration plans.*

The evidence is clear for the Hall side edge of the grassed bank/carriage drive junction now grassed over, and the glazed tile edging survives intact along the northern edge of the drive where an old Camellia Japonica grows (one of the 1930's descriptions mentions; “red driveways lined with Camellia trees” P.41 CDMP)

It's unlikely that the grassed bank side of the carriageway was edged with the rope pattern glazed tiles which would have made mowing the grass very difficult if damage was to be avoided to them – rather a spade “cut edge” was used. Here at the Hall as elsewhere in similar 19th and early 20th century gardens in Australia, tile/brick edging tended to be used at garden/path interfaces and cut edging where lawn met paving. Bedding in lawns were maintained by a sharply spade edged cut, always the evidence of the highest level of horticultural standard and style and today re-created with “Aust End” self rust coated steel (“Aust End” the Australian Patent for the USA ‘Corten’ steel where the rust coating ‘protects’ the steel).

- c. *Apart from the grassed bank about the Hall, no other lawned areas survive in the garden but it suggests in 1930's descriptions that lawn within the garden was an important feature of its recreational amenity and such an area seems likely near the very old English Oak tree (Quercus Obur), now severely storm damaged. Here there is on ground evidence of a fallen clump of native Stagfern and the surviving clump still held in the undamaged canopy. These could have been "blow-ins" (ie: introduced by 'voluntary' distribution from outside the garden and grounds) or are progeny of deliberately attached ferns onto the old Oak.*

The Oak tree needs urgent Arborist repair work (eg. cabling, pruning etc) if it is to be saved – the broken branch and stump epical regrowth is being constantly grazed (by possums?) and if continued will drastically reduce the chances of the old stump (half the tree!) regrowing. Nearby 'weed' growth of Pittosporcims etc provide a bridge access for grazing Possums and ideally they need to be removed. In addition contact of either trees to be surviving healthy canopy should be pruned away and a wide band of acrylic sheet attached to the trunk to deter climbing Possums. The old Oak tree is highly significant and needs to be treated as a valued relic rather than a purely viable or non-viable botanical species.

• **Detail Site Investigation – North West**

- a. *A tile edged path leads out to the garden boundary where it did or did not continue as a tile edged path. Archaeological evidence may be hard to determine extent of paved surface (the 'red'Laterite gravel of P.41 CMP), and in the current sense the path could well continue as a 'bark' track around the north part of garden.*
- b. *Further northwest, mature tree plantings survive as evidence of the original planting (eg. The old Port Wine Magnolia near the northeast corner of old tennis court formation).*
- c. *Beyond the tennis court a large and heavy transport 'jinker' survives as a rustic artefact. This may be a survivor of the site use as a "scrap metal stove" mentioned in the CMP. Yesterdays "scrap metal" can now be "todays valuable motor vehicle history" and it would be good to have the relic identified.*

• **Creative Resolutions required for Conservation and Restoration of Elements**

a. **Glazed garden tile edging**

Although much of the tile edging survives intact, almost the same length has been seriously broken or is missing.

The edging could be reproduced as cast from an original, however if glazed terracotta/clay, it would be expensive.

It could be cast in suitably coloured cement and would be more economic than in terracotta.

Where tile edging survives, but is broken off at ground level, presents a special challenge for the restored garden. Matching broken pieces together is unrealistic given so many pieces and impractical if placed back in the ground. This could be a workshop project of the restoration process.

b. Original Garden Design

The original Entry Carriage Drive is the central design element in all major historic gardens. It is the thread that defines the spaces in the garden, and at Heathcote Hall, although abandoned since the 1925 Estate Sub-division still reads within the garden proper (and its remnant to be found beyond). Not only the layout, but the extent of paving type (here the 'red' Laterite gravel) as for the paths is a major impact and has a story to tell of social status, user history and historic garden design and its interpretation in this restoration is a major challenge. All issues from philosophical to practical cost have an influence on a viable solution. To simply replace old gravel drive with lawn eg. around the grassed banks to the house would deny the legitimate expression of the highly significant design and original function but would also endanger the 130 plus year old antique glazed tile garden edging. This would also be a good subject for a workshop as part of the conservation/restoration process.

The more 'accurate' detail of a restored carriageway and path gravel surface would not extend beyond the site of the original picket fence and gate – bush drives were usually just the suitably drained and perhaps excavated natural surface up until the garden proper was reached.

c. Plants and Planting Proposed

Some extra plants were discovered in this Detail Site Investigation (eg. the 'Bloomfield Abundance' rambling Rose against the rear of the Hall) and many plants (Chronologically) have been documented in the CMP from historic Sources (eg. the hundreds of daffodils in full bloom in the 1930's when Heathcote Hall Tea Rooms were operating) and when Stuart Read, Landscape Specialist, Heritage Office created a detail site 'Mud Map' on 31/10/2000 (in back of CMP).

The gardens truly represents a continuum of introduced plants over 130 years, some old hardy species and some modern species.

With creative and sensitive garden design, the garden can be restored and interpreted for modern use with both 'heritage values' and 'practicality' in mind.

7.4 Heathcote Hall Proposed Works and Impact on Heritage values

The proposal aims for a full restoration of the Hall and a new use of the building.

The Ground Floor has the potential to be leased as a cafe with a 5m setback from the external walls as exclusive use for it.

The first Floor has the potential to be leased as commercial space.

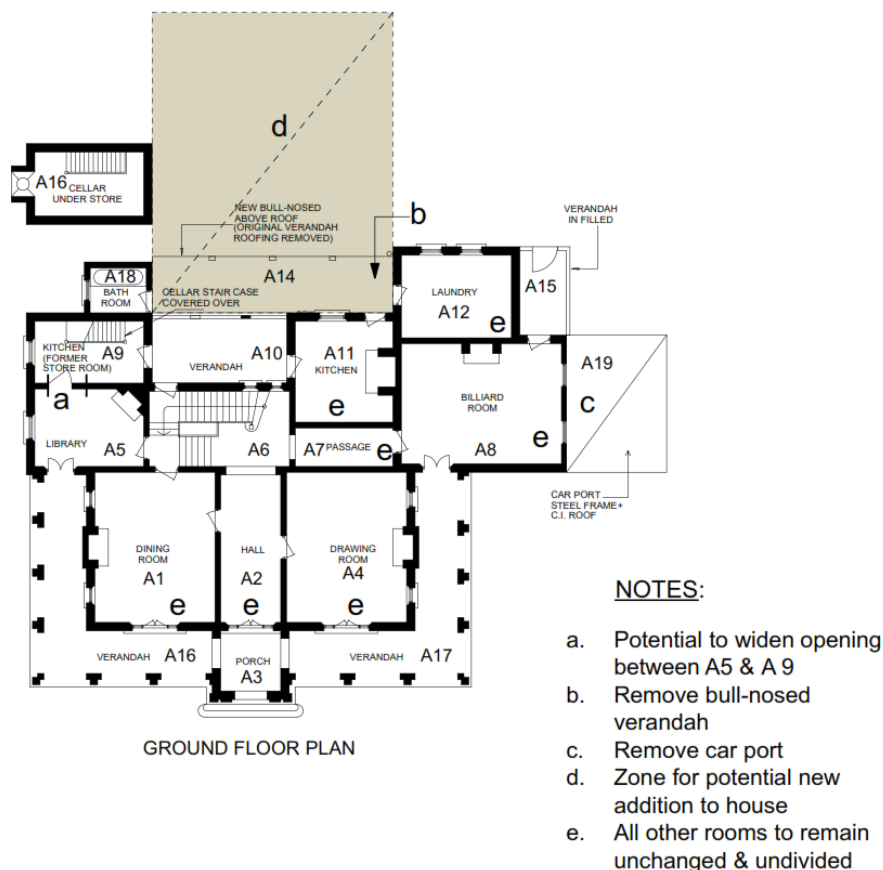
A lift may need to be inserted in the Hall for disabled accessibility.

The proposed community room has been deleted from this proposal.

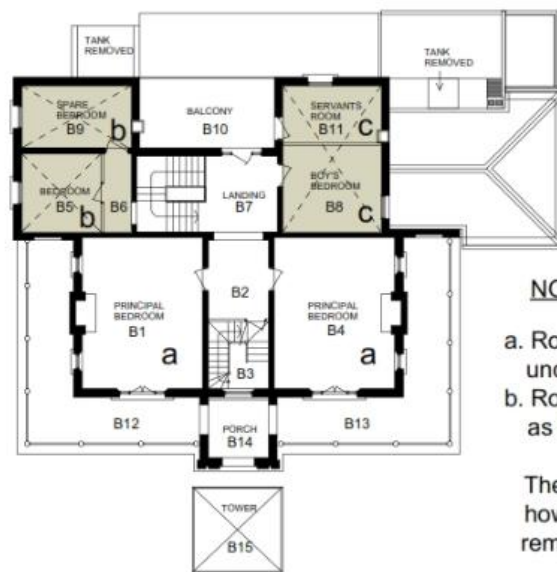
The following table lists general works proposed for Heathcote Hall. An additional report "Schedule of Works" accompanies the proposal for more detailed specifications.

Refer to the full set of drawings attached to this report as an Appendix.

A further application will be made for any new works other than restoration to Heathcote Hall.



Figures 116: Policy recommendations for adaptive re-use, ground floor, from Heathcote Hall CMP.



FIRST FLOOR PLAN

NOTES:

- a. Rooms B1 & B4 to remain unchanged & undivided
- b. Rooms B5 & B9 have potential for adaptation as bathroom facilities.

The wall between B5 and B6 can be removed, however some indication of the original wall is to remain, such as nibs or as archway.
- c. Rooms B8 & B11 have potential for adaptation to one space - provided some indication of dividing wall is retained, such as nibs or as arched opening

Figures 117: Policy recommendations for adaptive re-use, first floor, from Heathcote Hall CMP.

The proposed works provide an adaptive reuse of H.H.

The intervention is modest while the remainder of the building will be restored in accordance with the Burra Charter.

7.4.1 Ground Floor Works:

Room	Design Proposal	Positive and Negative effects
A1 Dining Room	The space with its elements to be preserved.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
A2 Hall	A hole is present in the tiled timber floor. To be fixed and the whole subfloor reconstructed with identifiable finishing on close inspection.	- A compatible new floor patch will restables the use of the room. - Positive effects.
A3 Porch	The space with its elements to be preserved.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
A4 Drawing Room	The space with its elements to be preserved.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
A5 Library	The space with its elements to be preserved.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
A6 Stair-hall	The space with its elements to be preserved.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
A7 Passage	The space to be preserved.	- Positive effects.
A8 Billiard	New brush box floor installed in billiard room in	- This will reestablish the original spirit of

Room	2000s, now buckled. Plasterboard ceilings and new cornice installed. Intrusive element to be replaced with some sympathetic upgrading. Floorboard bent and swollen need to be repaired. Fireplace to be reconstructed.	the room. - Minimal negative effects for losing recent fabric.
A9 Kitchen	No current proposal for this room.	N/A
A10 Rear Semi-enclosed Verandah	Recent changes include removal of one column supporting tri-partite arch and removal of one semi-circular lead-light window. Current ad-hoc changes will be removed, tri-partite supporting wall reconstructed and the lead-light windows relocated.	- This will reestablish the original spirit of the space. - Minimal negative effects for losing recent fabric.
A11 Kitchen	This space has been used as bedroom. Ceiling, floor and fireplace have been changed recently. The space with its elements to be preserved.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
A12 Laundry	Render removed from laundry walls. Plasterboard ceilings and new cornice installed. - The accessible toilet is proposed in this area.	- Minimal negative effects for losing recent fabric. - This is the best location to minimize impact.
A13 Bathroom	No current proposal for this room.	N/A
A14 Rear Verandah	Original back verandah roof removed and replaced with bull-nosed verandah. Bull nosed verandah is proposed to be replaced with a flat roof instead.	- This will reestablish the original idea of the roof.
A15 In filled Verandah	East verandah from billiard room in-filled with light-weight material. Rendered brick and timber framed windows, with original bull-nose verandah roofing above. Infill is proposed to be removed and a corner post relocated as per original detail.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
A16 Cellar	No current proposal for this room.	N/A
A17 Verandah	The space with its elements to be preserved. New floor tiling is proposed.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
A18 Verandah	The space with its elements to be preserved. New floor tiling is proposed.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
A19 Carport	New steel-framed, corrugated steel roofed carport added to the south side of the property in the last 20 years. Already removed.	N/A

7.4.2 First Floor Works:

Room	Design Proposal	Positive and Negative effects
B1 Main Bedroom	The space with its elements to be preserved.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
B2 Anteroom	Floor boards to be repaired.	- This will reestablish the use of the room. - Minimal negative effects for losing part of damaged fabric.
B3 Stairs	The space with its elements to be preserved.	- This will maintain the fabric in its existing

		state and retard deterioration. - Positive effects.
B4 Main Bedroom	The space with its elements to be preserved.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
B5 Bedroom	The space with its elements to be preserved.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
B6 Anteroom	The space with its elements to be preserved.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
B7 Landing	The space with its elements to be preserved.	- This will maintain the fabric in its existing state and retard deterioration. - No negative effects.
B8 Bedroom	The recent wall between rooms B8 and B11 is proposed to be removed. A toilet is proposed in this area. To be detailed.	- This will reestablish the original layout. - Minimal negative effects for loosing recent fabric.
B9 Spare Bedroom	Recently added ceiling plaster board to be removed and original ceiling to be restored.	- This will reestablish the original spirit of the room. - Minimal negative effects for loosing recent fabric.
B10 Balcony	The floor has been recently tiled and the balustrade removed. Tiles to be removed. Timber flooring and cast-iron balustrade to be reconstructed.	- This will reestablish the original spirit of the area. - Minimal negative effects for loosing recent fabric.
B11 Servants Room	The recent wall between rooms B8 and B11 is proposed to be removed.	- Minimal negative effects for loosing fabric.
B12 Balcony	Few ad-hoc recent repairs require removal and balustrade requires reconstruction. Timber floor to be repaired.	- This will reestablish the original spirit of the area. - Minimal negative effects for loosing recent fabric.
B13 Balcony	Few ad-hoc recent repairs require removal and balustrade requires reconstruction. Timber floor to be repaired.	- This will reestablish the original spirit of the area. - Minimal negative effects for loosing recent fabric.
B14 Porch	The space with its elements to be preserved.	- This will maintain the fabric in its existing state and retard deterioration. - Positive effects.
B15 Tower	Few of the 2000 repairs are stop-gap and require removal and reconstruction to original design and standard.	- This will reestablish the original spirit of the structure. - Minimal negative effects for loosing recent fabric.
Water Supply	2 water tanks have been removed from eastern roofs which fed into underground water tanks. A pump used to distribute water to the services room.	- This will reestablish the original spirit of the structure and preserve the fabric. - No negative effects.

	<p>The original pump will be restored and preserved indoor.</p> <p>New sympathetic water tanks will be re-positioned on the roof. There isn't need to feed the underground water tanks.</p>	
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7.4.3 Outbuilding and Garden Works:

Item	Design Proposal	Positive and Negative effects
Shed No. A1	Corrugated walled and roofed shed associated with riding school and horse stables. Neutral significance. Proposed to be removed.	<ul style="list-style-type: none"> - This will restore the original state of the garden. - Minimal negative effects for loosing recent fabric.
Shed No. A2	Corrugated walled and roofed shed associated with riding school and horse stables. Neutral significance. Proposed to be removed.	<ul style="list-style-type: none"> - This will restore the original state of the garden. - Minimal negative effects for loosing recent fabric.
Shed No. 3	Corrugated walled and roofed shed associated with riding school and horse stables. Neutral significance. Proposed to be removed.	<ul style="list-style-type: none"> - This will restore the original state of the garden. - Minimal negative effects for loosing recent fabric.
Shed No. 4	Corrugated walled and roofed horse stables. Neutral significance. Proposed to be removed.	<ul style="list-style-type: none"> - This will restore the original state of the garden. - Minimal negative effects for loosing recent fabric.
Shed No. 5	Corrugated iron and flat sheet W.C. High Significance. Proposed to be removed. This is a health hazard.	<ul style="list-style-type: none"> - This will restore the original state of the garden.
Hen/Pig House No. A6	Intrusive element to be removed.	<ul style="list-style-type: none"> - This will restore the original state of the garden. - Minimal negative effects for loosing recent fabric.
Shed No. A7	Garden shed. Appears to have been constructed in past 40 years. Neutral significance. Proposed to be removed.	<ul style="list-style-type: none"> - This will maintain the fabric in its existing state and retard deterioration. - No negative effects.
Shed No. A8	Shed currently inaccessible under overgrowth. Further investigation required.	
Shed No.A9	Corrugated iron walled and roofed shed. Neutral significance. Proposed to be removed.	<ul style="list-style-type: none"> - This will restore the original state of the garden. - Minimal negative effects for loosing recent fabric.
Shed No.A10 Wire-netted enclosure	Recent enclosure. Neutral significance. Proposed to be removed.	<ul style="list-style-type: none"> - This will restore the original state of the garden. - Minimal negative effects for loosing recent fabric.
Shed No.A11 Laundry	Corrugated roof and masonry walls. Medium significance. Proposed to be retained and restored as a garden shed.	<ul style="list-style-type: none"> - This will maintain the fabric in its existing state and retard deterioration. - Minimal negative effects for loosing recent fabric.
Carport No.A12	Intrusive element already removed.	<ul style="list-style-type: none"> - This is a positive achievement.
Lunging Ring No.A13	Neutral significance. Proposed to be removed.	<ul style="list-style-type: none"> - This will restore the original state of the garden.

		- Minimal negative effects for loosing recent fabric.
Water system No.A14	Water supply system. High significance. It will be maintained and interpreted.	- This will restore the original state of the garden.
Carriage Driveway	Re-establish the original route	The original carriage access to the site will be re interpreted as pedestrian paths, allowing local traffic to permeate the site and access the Hall.
Paling Fence and Timber Gate	Corner Tecoma and Dillwynnia Grove. Proposed to be retained and restored.	- This is a positive achievement for maintaining original aspect of the garden.
Brick Gate Pier	To Tecoma Street entry. Proposed to be kept and restored.	- This is a positive achievement for maintaining original aspect of the gate.
Rear Pedestrian Entry Point	Dillwynnia Grove gate. Rendered piers, iron gate and brick threshold. Proposed to be retained and restored.	- This is a positive achievement for maintaining original aspect of the entry.
Northern side fence	Paling fence recently constructed. Proposed to be removed.	- This is a recent intrusive construction.
Original gate post	Original gate posts to the picket fence demarking arrival into the formal garden of Heathcote Hall. Proposed to be retained and conserved.	- This is a positive achievement for maintaining original aspect of the garden.
North Access	From Boronia Grove. Un-official entry. Proposed to be used as pedestrian access to the development.	- This is a positive achievement for maintaining the entries to Heathcote Hall.
Kitchen Garden Fence	New fence. Proposed to be removed.	- This is a positive achievement for removing recent intrusive constructions.

Impact: Positive. Additional value for keeping public the ground floor area.

7.4.4 Recommendations

- I. All new works should be the most sustainable solution for the present and foreseeable future demands for the building.
- II. All new works should be appropriate and clearly interpreted as new so as to not obscure interpretation of the original.
- III. All new services need to be carefully considered, installed and worked so that they are appropriate and do not negatively impact on the existing spaces and to ensure that the maximum amount of heritage fabric is retained.
- IV. Original fabric should be appropriately protected during construction and subsequently maintained.
- V. Priority for the reconstruction of the slate shingles to the roofs from salvaged shingles (if able to be located on the site) should be given first to the main roofs of the pavilions, and then to the west pavilion's verandah roof.

- VI. Repair and reconstruction of lathe and plaster finishes in spaces of exceptional or considerable significance should be given priority over spaces of lower significance. If the budget allows, consideration should be given to repairing and reconstructing the lathe and plaster to areas of some or little significance.
- VII. The landscape plan, in particular relating to the proposed pathways between the pavilions and the former bath house, should be revisited if evidence of earlier pathways are uncovered during the works.

7.5 Site Cost analysis

In order to restore Heathcote Hall and maintain it for at least 30 years, the developer Fuzotinn has prepared the following financial model demonstrating the manner in which the perpetual funding will be managed.

It is proposed to prepare a strata plan with bylaws, levies and responsibilities that require Heathcote Hall and the grounds to be maintained by the owners' corporation.

This is explained below in the following cost analysis extracted from the *Quantity Surveyors Construction Cost Report* prepared by Mitchell Brandtman, April 2017.

1.0 SITE AND COMMERCIAL ANALYSIS

Preface

Mitchel Brandtman were engaged to assess the feasibility sensitivity around the required development density to achieve the following

- Assess development density to achieve sufficient revenue to allow for the full heritage restoration of Heathcote hall and its heritage significant gardens
- Analyse the development density required to achieve supportable contributions to a maintenance sinking fund for the ongoing upkeep of the restored Heathcote Hall on a maintenance life cycle of 30 years

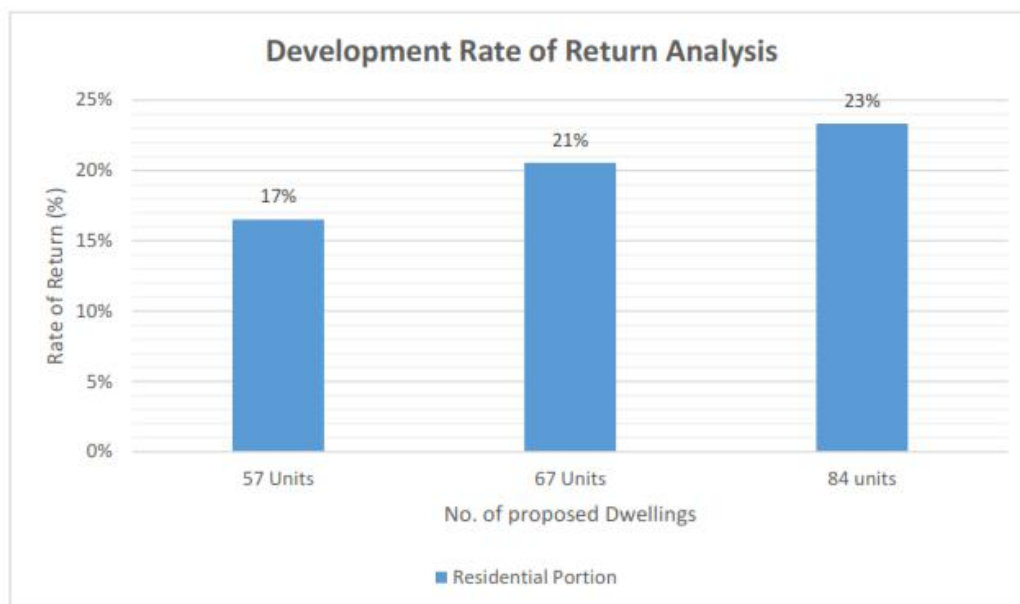
Development Profitability Analysis

* The graphical representation below indicates the forecast profit or percentage rate of return estimated for the 3 proposed schemes

* Based on a **57 Unit Scheme** there is a forecast profit of approximately **17%**

* Based on a **67 Unit Scheme** there is a forecast profit of approximately **21%**

* Based on a **84 Unit Scheme** there is a forecast profit of approximately **23%**



Supportable Contribution's Analysis

As requested the following graphical representations have been undertaken in order to demonstrate the supportable contributions each residential strata owner would be liable for per annum to support and maintain the historic Heathcote Hall building that exists on the proposed site.

Two separate scenarios' have been requested to be analysed including a 90% to 10% split between residential and heritage / commercial and the second scenario being an 80% to 20% split between residential and heritage / commercial.

Scenario 1

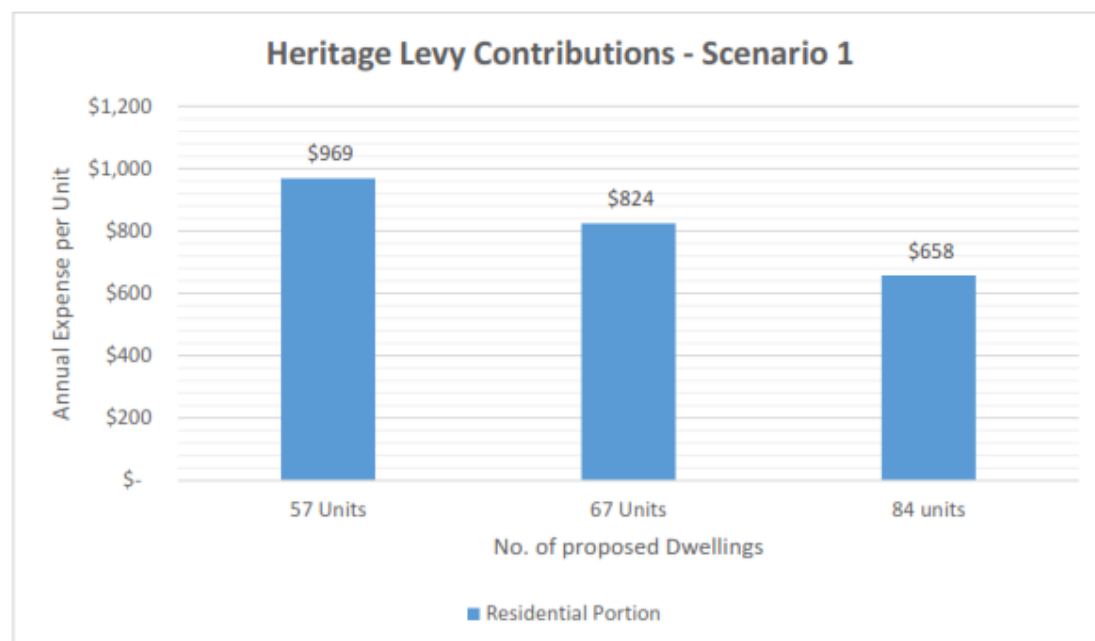
* The graphical representation below is based on a total sinking / maintenance fund required for the Heritage Building ONLY of **\$61,378 per annum**

* **Scenario 1** assumes that Residential Owners will contribute 90% per annum of this fund and heritage/commercial owners to contribute 10% per annum

* Based on a **57 Unit Scheme**, Levies borne by each residential strata owner will be **\$969 PA**

* Based on a **67 Unit Scheme** Levies borne by each residential strata owner will be **\$824 PA**

* Based on a **84 Unit Scheme** Levies borne by each residential strata owner will be **\$658 PA**



Scenario 2

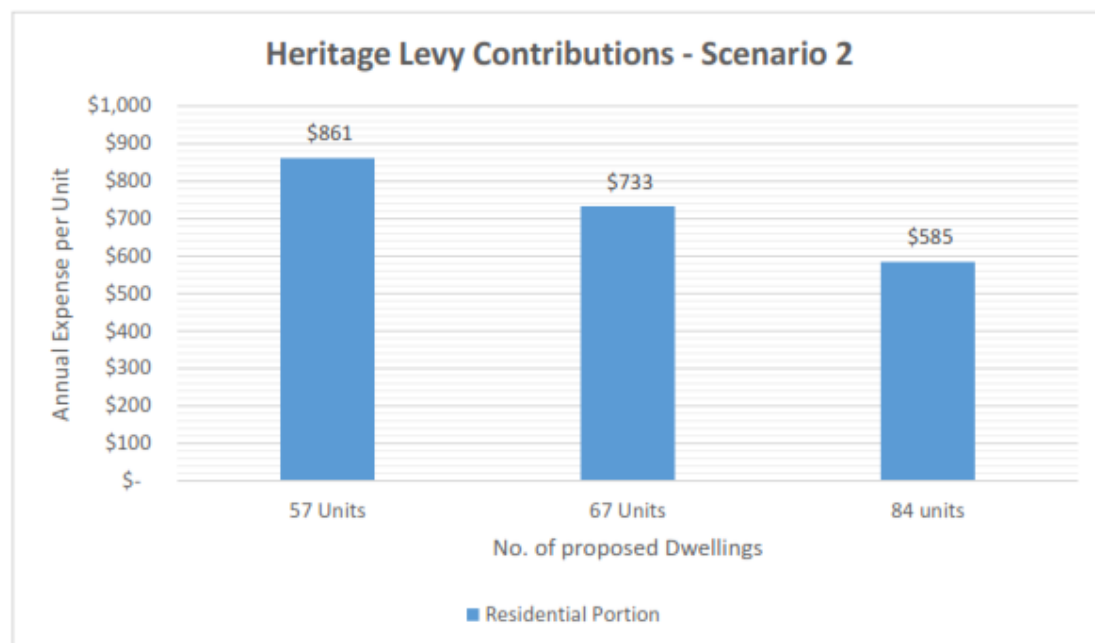
* The graphical representation below is based on a total sinking/maintenance fund required for the Heritage Building ONLY of **\$61,378 per annum**

* **Scenario 2** assumes that Residential Owners will contribute 80% per annum of this fund and heritage/commercial owners to contribute 20% per annum

* Based on a **57 Unit Scheme**, proposed levies contributed by each residential strata owner will be **\$861 P A**

* Based on a **67 Unit Scheme** proposed levies contributed by each residential strata owner will be **\$733 P A**

* Based on a **84 Unit Scheme** proposed levies contributed by each residential strata owner will be **\$585 P A**



2.0 SCOPE OF WORKS

2.1 Mitchell Brandtman has been provided with the preliminary development application documents in order to advise on the development feasibility and construction costs required to complete the following scope of works:















- restore the existing heritage hall and incorporate adaptive re-use modifications including amenities and accessibility lift
- a development feasibility analysis to support the heritage hall expenditure
- provide cost estimates associated with the construction of 36 No. residential townhouses and 21 No. low rise one and two bedroom residential units
- provide indicative sinking fund forecasts to estimate the likely contributions required from the proposed new residential dwellings to ensure satisfactory maintenance and upkeep of the heritage building in the future.

The purpose of this exercise is to confirm the client's preliminary project budget and provide support documentation to assist the consent authority in assessing the financial feasibility of the proposed development.

3.0 REFERENCE DOCUMENTS

The following documents/drawings have been used in the preparation of this estimate:

DA Plans prepared by INK Architects, dated April 2017 – Issue A.

-  DA01 Site Plan and FSR Calculations.pdf
-  DA02 CMP Set-out GR Floor Plan.pdf
-  DA03 Demolition Floor Plan.pdf
-  DA04 Lower Basement Floor Plan.pdf
-  DA05 Basement Floor Plan.pdf
-  DA06 Ground Floor Plan.pdf
-  DA07 First Floor Plan.pdf
-  DA08 Second Floor Plan.pdf
-  DA09 Elevations East & North.pdf
-  DA10 Elevations West & South.pdf
-  DA11 Sections A-A, B-B & C-C.pdf
-  DA12 Sections D-D, E-E, F-F & G-G.pdf
-  DA13 Sections H-H, I-I & J-J.pdf
-  DA14 Sections K-K & L-L.pdf

4.0 CONSTRUCTION ESTIMATES

- 4.1 Based on our detailed estimate the Heritage Restoration works can be summarized as follows:

Total Heritage Building Refurbishment Works \$3,300,430 (Excl. GST)

A full copy of our estimate relating to the Heritage restoration works is included in **Appendix A** of this report.

- 4.2 Costs associated with the construction of the 57 No. residential dwellings can be summarised as follows:

Construction Works Total \$23,518,183 (Excl. GST)

A full copy of our estimate relating to the residential construction works is included in **Appendix B** of this report.

5.0 DEVELOPMENT FEASIBILITY ANALYSIS

A copy of the Mitchell Brandtman detailed development feasibility analysis for the 3 proposed schemes are included in **Appendix C** of this report.

Note that assumptions have been made in regards to project timing, sales figures, interest on loans and other unspecified fees and charges not known during this phase of the project.

The full *Quantity Surveyors Construction Cost Report* done by Mitchell Brandtman, April 2017 is attached to this document as an Appendix and it includes the full Heritage Estimate Cost of the restoration.

6.0 SINKING FUND ANALYSIS

The below table outlines the indicative per annum sinking fund requirements to maintain the Heritage Building:

ITEM	LIFE EXPECTANCY	CURRENT COST	YEARS UNTIL REPLACEMENT	ANNUALISED REPLACEMENT COST PROVISION
1. Electrical Services				
Switchboards	20	\$9,520	20	\$476
Main Telephone Distribution Frame (MDF)	20	\$1,680	20	\$84
Lighting	10	\$7,633	10	\$763
Illuminated Exit Signs	10	\$896	10	\$90
2. Fire Services				
Fire Hose Reels	10	\$1,680	10	\$168
Smoke/Thermal Detectors	20	\$1,613	20	\$81
3. External Fencing / Paths				
External Paths and Roads	25	\$19,600	25	\$784
Timber Fencing & Gates	20	\$42,000	20	\$2,100
4. Painting				
Painting , to external & common areas surfaces	10	\$28,000	10	\$2,800
5. Lift				
Passenger Lifts	30	\$44,800	30	\$1,493
6. Hydraulic Services				
Irrigation System	5	\$5,376	5	\$1,075
Water Pumps	5	\$2,688	5	\$538
7. Metalwork / Signage				
Signage	10	\$1,680	10	\$168
8. Miscellaneous				
Door Hardware	10	\$5,880	10	\$588
Bathroom Fittings	10	\$1,568	10	\$157
<i>Total Amount Required Per Annum for Sinking Fund Heritage Building Only</i>				\$11,378
<i>Provision for unforeseen structural work, in ground services and concealed plumbing and contingency reserve (10%).</i>				\$1,138
<i>Annual Grounds Upkeep and Maintenance (20hours per week @\$50/hr for 50 weeks)</i>				\$50,000
Total Estimated Amount Required for Annual Sinking / Maintenance Fund				\$61,378

IMPACT: This is a positive outcome ensuring a legal mechanism.

8.0 COMPLIANCE WITH CONSERVATION MANAGEMENT PLAN POLICIES

The following table sets out the compliance of the design proposal with the relevant policies contained in section 5 of the *Heathcote Hall Conservation Management Plan* prepared by Anne Warr Heritage Consulting in March 2017.

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
5.1 ADOPTION, IMPLEMENTATION AND REVIEW		
Policy 5.1.1 This CMP, with its analysis and policy sections, should be adopted by the Heathcote Hall owners and used to guide all future works on the place including planning, building and landscape works. It should also be used as a basis to evaluate development applications, variations or exemptions to accepted statutory requirements.	Complies	The CMP is an important part of the process.
Policy 5.1.2 All works to the house and grounds, including any maintenance work able to be undertaken under the provisions of the NSW Heritage Act allowing for standard exemptions for work on State Heritage Register items, are to be guided by the policies in section 5.0.	N/A	Exempt Works are not part of the proposal.
Policy 5.1.3 Should earlier significant fabric or previously unknown evidence (not already covered by this CMP) relating to the place be uncovered, it should be recorded and added to the existing archive on the place, or incorporated into a report or as an addendum to this CMP, as appropriate. The analysis and policy sections should also be revised or updated, as necessary.	Complies	Any discovery will be recorded and documented.
Policy 5.1.4 Any archaeological or other findings or changes on site should be recorded and kept with the information in this CMP for later reference.	Complies	Any discovery will be recorded and documented.
Policy 5.1.5 Submit this CMP to the Heritage Council of NSW for endorsement.	Complies	The CMP has been sent.
Policy 5.1.6 A copy of this report, once endorsed, should be placed in permanent archives at the NSW Heritage Division, Sutherland Shire Council and the NSW State Library, and be made public at the owner's discretion. A copy must also be kept on site and be available for inspection or reference at the discretion of the owners.	Complies	A copy of the CMP is on site.

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
<p>Policy 5.1.7 This conservation policy document should be reviewed every 5 years or sooner if:</p> <ul style="list-style-type: none"> • the management structure of the place changes, • there is a major change of use proposed for the place (other than those that fall within the constraints of this CMP), • new physical or documentary evidence changes the known significance of the place. 	Complies	The CMP will be revised in 5 years or sooner if the case.
<p>Policy 5.1.8 The State Heritage Register statement of significance for Heathcote Hall should be amended to reflect the findings of this CMP and in particular the importance of the remnant grounds layout and fabric that constitute an integral part of the setting of Heathcote Hall.</p>	Complies	It is part of the proposal.
5.2 CONSERVATION OF THE HOUSE		
<p>Policy 5.2.1 While the planning approval process is underway, owners of the Hall should ensure that the house and grounds are secured from vandalism and secured from water damage, insect /termite damage etc.</p>	Complies	A metal fence has been erected around the house.
<p>Policy 5.2.2 Any and all works to Heathcote Hall should be carried out in accordance with the principles and processes set out in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (Burra Charter), 2013.</p>	Complies	It is part of the proposal.
<p>Policy 5.2.3 The Statement of Cultural Significant set out in this CMP is to be adopted as the basis for future conservation of the building and site.</p>	Complies	It is part of the proposal.
<p>Policy 5.2.4 Precede all conservation works by thorough investigation of the fabric and monitor the works to assess their efficacy and accuracy.</p>	Complies	It is part of the proposal.
<p>Policy 5.2.5 At the documentation and construction stages of any works on elements of the place of Exceptional and High significance, a qualified conservation architect should be appointed. This architect should be involved in the documentation of conservation and adaptation works and provide on-site assistance and direction as the work proceeds. For works affecting the historic landscape and grounds, a suitably qualified heritage landscape architect should be appointed.</p>	Complies	In regards to the works in the building, Tropman & Tropman Architects have been appointed.

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
Policy 5.2.6 Consultant advice and contractual work on significant elements should be limited to suitably qualified and experienced heritage consultants, historical archaeologists and heritage landscape consultants. Trades people should be approved by the conservation architect before work commences.	Complies	Tropman & Tropman are the conservation architect appointed; Casey & Lower are the archaeologist appointed; CRM is the aboriginal archaeologist appointed;
Policy 5.2.7 Any site excavations are to be carried out under the supervision of a qualified archaeologist.	Complies	Casey & Lower are the archaeologist appointed;
Policy 5.2.8 The existing site layout, key elements (including the residence both internally and externally, the formal front garden, and ancillary buildings and driveway to the west) should be appropriately recorded to the archival standard required for items of state significance prior to any intervention, including opening up for inspections, or other works on site. Heritage Office standards for archival recording of items of state significance require accurate measured drawings and archival photographic recording. Once completed, copies of the archival recording should be lodged with the NSW Heritage Division, the State Library of NSW and the Sutherland Shire Council Archives.	Complies	This has been undertaken and it will be completed as required.
Policy 5.2.9 During conservation works, keep a record of all works to the building and grounds, in accordance with the publication 'How to prepare archival records of heritage items' (NSW Heritage Division, 1999), and ensure a copy is lodged with the NSW Heritage Division, the State Library of NSW and the Sutherland Shire Council Archives.	Complies	This is part of the scope.
Policy 5.2.10 The statement of cultural significance and assessments of significance of individual elements and the site as a whole, as set out in this report, should guide all planning for, and carrying out of, work on the site.	Complies	The CMP is the principal guidance for the proposal.
Policy 5.2.11 All elements of Heathcote Hall and grounds, which contribute to its heritage significance, from Little significance to Exceptional significance, should be appropriately conserved as part of the future use and development of the site. Landscape elements of moderate, high or exceptional significance	Capable of Complying	We believe that elements of little significance can be removed without diminish the cultural significance and interpretation of the place. Any other element from Moderate, High significance is maybe maintained and

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
that are beyond conservation, or plantings that are senescing and dying/dead, should be propagated and replaced 'like-for-like'. In the case of significant plantings that are also potential environmental nuisance species (such as Monterey Pine), refer to Policy 5.3.37 for their replacement upon senescence.		restored.
Policy 5.2.12 All changes, alterations and repairs must retain and respect as much as possible of the significant fabric and values of the space, structure or element. They should be positive and supportive of the significance of the element or precinct, and the place as a whole.	Complies	This is part of the scope.
Policy 5.2.13 All significant fabric should, wherever possible, be repaired in situ without removal of fixings. Earlier finishes such as paint, polish, etc. should not be removed unless it is necessary for the repair of the elements, or the finish has deteriorated, or been substantially lost.	Complies	This is part of the scope.
Policy 5.2.14 The introduction of new fabric into an existing significant element should only occur where the original element is in danger of failure and the new fabric will ensure the long-term survival of the element.	Complies	This is part of the scope. Works will be led by a sensitive approach to the existing fabric and within the Burra Charter recommendations.
Policy 5.2.15 All new evidence uncovered during works to the place should be recorded and added to the existing archive on the place or incorporated into a report or addendum to this Conservation Management Plan, as appropriate.	Complies	This is part of the scope.
5.2.3 INTERVENTION IN THE BUILT FABRIC		
Policy 5.2.16 If changes to significant fabric are unavoidable, the approach is to be one of minimal intervention: do as much as necessary and as little as possible.	Complies	This is part of the scope. Works will be led by a sensitive approach to the existing fabric and within the Burra Charter recommendations.
Policy 5.2.17 The introduction of new fabric into an existing significant element should only occur where the original element is in danger of failure and the new fabric will ensure the long-term survival of the element.	Complies	This is part of the scope. Works will be led by sensitive approach to the existing fabric and within the Burra Charter recommendations.
Policy 5.2.18 Intervention for purposes other than conservation of the fabric is to occur in areas of Little, Neutral or no significance. Refer to	Capable of Complying	The general approach to the built fabric is to repair and conserve.

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
Table 3.5 for a list of significance of building elements. If new openings are necessary, for example to provide subfloor access for termite inspection and treatment, they are to be made in fabric listed as being of Moderate, Little, Neutral or lower significance. Ideally, new services should be installed where previous installations have already damaged the surviving fabric.		Minimal necessary interventions are proposed. The impact will result as little as possible (toilets and accessible toilet).
Policy 5.2.19 Removal of elements of Significance may only be permitted where: <ul style="list-style-type: none"> • such work makes possible the recovery of aspects of greater significance • the work helps ensure the security and viability of the place as a whole; • there is no feasible alternative (eg to meet safety and/or legal requirements); • the area, elements, fabric or other element of significance is adequately recorded and, where appropriate, interpreted; and • a full assessment of alternative options has been undertaken to minimise adverse impacts; 	Complies	Any elements of Significance will be removed if not necessary. If the case, it will be restored, labelled, documented and salvaged for future use.
Policy 5.2.20 Where intervention of significant fabric for non-conservation purposes is unavoidable, the loss of cultural significance should be minimised. Within these areas, fabric of a lower relative significance should be disturbed in preference to fabric with a higher relative value.	Complies	Minimal necessary interventions are proposed. The impact will result as little as possible (toilets and accessible toilet).
Policy 5.2.21 Where significant fabric is damaged, the repair of the original element should be done in preference to its replacement with new. This preserves the intactness and the significance of the place.	Complies	This is part of the scope.
Policy 5.2.22 Retain worn or damaged significant fabric and reduce associated Work Health & Safety (WH&S) risk by other compatible means that complies with the requirements of WH&S legislation but that does not damage significant building fabric.	Complies	This is part of the scope.
Policy 5.2.23 Protect, catalogue and store any significant materials or elements which have any likelihood of being re-used in future works. In accordance with the Burra Charter, storage is to be in a safe location on site.	Complies	Any elements of Significance will be removed if not necessary. If the case, it will be restored, labelled, documented and salvaged for future use.
Policy 5.2.24 Where later materials have replaced original, for example colobond zincalume roofing replacing galvanised roofing, remove the later material and replace with a material as close the original as possible. All colorbond	Complies	This is part of the scope.

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
zincalume roofing should be replaced with galvanised sheeting.		
Policy 5.2.25 As soon as possible, engage a historic paint surface expert to analysis and record the original and early surface decoration schemes at the Hall, both internally and externally. New colour schemes are to be based on the historically researched paint schemes.	Complies	This is part of Tropman & Tropman Architects work.
Policy 5.2.26 Preserve as much of the original paint finishes and surface treatments as possible in-situ. In particular investigate preservation of the original paint scheme to the main staircase.	Complies	This is part of the scope.
Policy 5.2.27 Where repairs are required, undertake patch repairs wherever possible, replacing original materials with new ones as close to the original in constituency as possible.	Complies	This is part of the scope.
Policy 5.2.28 Services can be upgraded as required, provided disturbance to significant fabric or impact on significant view-lines is minimised. (See Burra Charter Article 28.)	Complies	This is part of the scope.
Policy 5.2.29 New services, - electrical, mechanical, communications etc., - should not be chased into significant fabric, but should be located to minimise damage to original fabric and minimise visual disturbance to the aesthetics of the spaces, internally and externally.	Complies	This is part of the scope. Where necessary, false walls will be created to hide vertical piping between floors and avoiding wall chasing. Horizontal piping will be hidden under floors, behind ceiling on in the roof void.
Policy 5.2.30 Adaptation to new use and adaptation of spaces and elements must allow for ongoing access and maintenance to original and significant fabric.	Complies	This is part of the scope.
5.3 CONSERVATION OF THE GROUNDS AND ANCILLARY STRUCTURES		
Policy 5.3.1 Use the site significance gradings diagram to guide the level of conservation works on the Heathcote Hall grounds.	Complies	Architects Comments: The proposed Development has taken the CMP figure 5.1 Site zones: Significance Gradings to determine the potential developable area. Residential dwellings are grouped in small clusters along Boronia Grove and Tecoma Street respecting the height and scale of the existing streetscape but of most importance it is modest in scale, respecting the heritage significance of Heathcote Hall. The original access to the site off Boronia Grove is re interpreted as a pedestrian access, meandering past the tennis court

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
		and mature Turpentine. Built form facing Dillwynnia Grove is set back to respect the characteristic embankment and views to Heathcote Hall when approached from Dillwynnia Grove.
Policy 5.3.2 On the basis of the Australia ICOMOS Burra Charter, ensure the conservation of the Heathcote Hall site, where the remaining site layout and early fabric (including vegetation, drives and views) of high cultural significance are conserved, maintained, reconstructed and interpreted.	Capable of complying	The outcome of the project aims to preserve Heathcote Hall in all his aspects.
Policy 5.3.3 Ensure the Heathcote Hall site conservation imperatives provide a key basis in influencing any potential development on the site.	Complies	Architects Comments: The Heathcote Hall site conservation imperatives are the most relevant influence to the proposed design. <ul style="list-style-type: none"> • Zones of significance have been respected in order to determine potential building footprint. • The importance of the views to the Hall when approaching the site from Dillwynnia Grove are respected. Some clearing of undergrowth will be carefully executed as well as the removal of invasive vegetation in order to recover a view of the Hall which is currently obstructed. The recessive and modest nature of the built form is not intending to compete with the presence of Heathcote Hall
Policy 5.3.4 Ensure the conservation of those components of the site – layout and fabric (including drives former gates and entries).	Capable of complying	Architects Comments: The outcome of the project aims to preserve Heathcote Hall in all his aspects. Layout, fabric, gates and entry are conserved and interpreted. Only small adaptations are proposed to improve the viability and connections through the new general plan.
Policy 5.3.5 Ensure the retention of the existing (and now traditional) topographic character of the Dillwynnia Grove frontage to Heathcote Hall. The long sloping embankment and change of level between Dillwynnia Grove and the villa's elevated bench shall be retained and conserved. No benching, regrading or terracing of this land shall occur. Appropriate ground cover and low shrub planting shall be introduced and maintained that does not interrupt direct views both ways across this embankment to the villa's western front facade and belvedere.	Complies	Architects Comment: The proposed built form along Dillwynnia Grove is modest in scale and has been setback to retain the topographic character of the embankment. No benching or terracing is proposed in order to preserve its natural form. Most of the uncontrolled undergrowth of this embankment is proposed to be cleared and replaced with appropriate ground cover (refer to landscape plans). The intention is to recuperate the views to the front façade of the Hall when approaching Dillwynnia Grove from the

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
		west and reinstate its presence. Landscapers Comment: Retention of the topographic and landscape character of the Dillwynnia Grove frontage is to be determined by the architects and the client. Has been notated on plan. Appropriate ground cover and shrub planting and maintained with selected species that will not grow tall enough to obstruct views of Heathcote Hall.
Policy 5.3.6 Reclaim landmark qualities of the tower in the immediate neighbourhood and within the site as indicated in Figures 5.2 and 5.3. Note that will necessarily include preserving the important western space from which key views of the mansion were originally intended and are as yet capable of being recovered as part of the interpretation of the place.	Complies	Architects Comments: The proposed buildings facing Dillwynnia Grove are setback further than the existing buildings along Dillwynnia Grove. Currently the views to the Hall are blocked by the density of the existing vegetation. Some controlled clearing will be required and the original gardens should be rebuild in order to preserve the original intention.
Policy 5.3.7 Ensure that new and existing planting along the Dillwynnia Grove boundary be removed, structured and planned to afford glimpses of the house and tower to those approaching from the west. To be effective this also requires that the southwestern sloping ground (and forming a key part of the vital western open space) must remain topographically unaltered as well as largely open.	Complies	Landscapers Comment: As noted on the landscape plans to maintain existing topography and plant out with low species to maintain views through to the Hall, Species such as Lomandra will dominate the foreground with selectively placed canopy trees to frame the view from the west.
Policy 5.3.8 A suitably qualified horticulturist or landscape consultant, experienced on historic gardens shall prepare careful specification of the locations, types, heights and density of permitted plantings, especially trees and shrubs for this part of the site to ensure views into and out of the villa and of its belvedere tower are retained, reconstructed and conserved;	Capable of Complying	Landscape Designers Comment: Initial plans of garden fabric shown on landscape architectural plans. Further investigation of this policy shall be completed by a suitably qualified horticulturist at later stage of this project.
Policy 5.3.9 Removal of non-significant plantings blocking significant views shall be undertaken as a priority to reinstate and conserve these views.	Complies	Landscape Designers Comment: Refer to landscape plans showing existing tree plan. Species that are non significant culturally or environmentally to be removed including privet and pittosporum to open up the mid canopy view corridor.
Policy 5.3.10 Replacement of significant tree plantings lining the original drive, e.g. the two Monterey pines at the site's current western boundary flanking the drive; and the grove of four trees south of the drive and just west of the villa (a turpentine, cypress, lily pilli and Monterey	Capable of Complying	Landscape Designers Comment: Selectively remove trees lining existing drive that are deemed by arborist to be of low SULE rating. As per policy these species will be replanted in an area not blocking significant views.

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
pine) shall be planned and undertaken, subject to their replacement not blocking a view or views of greater significance;		
Policy 5.3.11 Ensure that new and existing planting along Dillwynnia Grove is structured to afford glimpses of the house and tower when approaching from the west.	Complies	Landscape Designers Comment: Planting heights and structure to be rectified onsite to ensure best retention of views. Noted on plans to maintain existing view corridors for future tree shrub planting and management of existing planting species.
Policy 5.3.12 Ensure the conservation of the extant layout of the Heathcote Hall Pleasure Grounds with particular attention to preserving the original features at the front of the house including its carriage drive as far as it remains intact and the various components of the original pleasure grounds layout and the important early western open space from which key views of the mansion were intended. Where possible, on the basis of physical evidence, reconstruct earlier layout using traditional materials and techniques.	Complies	Architects Comment: The Heathcote Hall pleasure grounds are retained and restored as close to its original form (refer to Landscape Design). The carriage drive is proposed to be retained as the main pedestrian access, allowing residents to traverse the site from Boronia Grove to the south, passing the interpretive tennis court and turpentine cluster. Landscape Designers Comment: Extensive site analysis with Michael Lehany, including re-surveying of significant findings such as tile edge, carriageways, excavated areas (for carriageways) and other features are identified and shown on plans
Policy 5.3.13 As an important part of the process of conservation of the site's layout, plan to undertake a detailed survey and archaeological investigation of the areas around the vicinity of the house (including the rear grounds, tennis court bench and former carriage drive) in order to properly map the extent of early evidence and provide a sound basis for the reconstruction of layout as well as the addition of any proposed new layout and structures as required by future uses of the place.	Complies	A survey and an archaeological assessment have been taken in early stages of project. <i>Refer to Archaeological Assessment Heathcote Hall 1-21 Dillwynnia Grove, Heathcote by Casey & Lowe Pty Ltd, February 2017.</i>
Policy 5.3.14 As part of the recovery of the evidence of the old carriage drive down to the western boundary, ensure this process is undertaken with particular care under the direction of an experienced archaeologist or heritage advisor.	Complies	This is part of the scope. Both an experienced heritage advisor and a experienced archaeologist have been appointed to study and advice for the proposal and during works.
Policy 5.3.15 Using the archival photography as a guide, reconstruct a traditional timber picket fence (painted white) to define the western edge of the pleasure grounds. In order to preserve the extant original gatepost, an offset of about a metre to the west should be used to align the new fence.	Complies	Landscape Designers Comment: To be rectified on site. Is notated on plans to do so. Plans show images of the traditional timber picket fence detail.

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
Policy 5.3.16 Ensure no additional layout is introduced within the immediate house grounds with the capacity to replace, obscure or confuse the legibility of the extant site's historic pleasure garden, kitchen garden and orchard layout of high significance. New layout should respect the site context and serve where practicable, to reconstruct, reinforce and enhance interpretation.	Complies	This is part of the scope. The inner garden is proposed to be fully restored. Only a new outbuilding is proposed at the back of the house as per CMP suggestion.
5.3.17 Retain traditional entry points to Heathcote Hall from Boronia Grove (vehicular or pedestrian), Tecoma Street (vehicular) and Dillwynnia Grove (pedestrian only).	Capable of Comply	Architects Comments: The proposed building clusters along Boronia Grove are separated to respect the original approaches to the site, creating openings that frame the views to the Hall and retain some of the tallest trees on site. Tecoma Street entry will remain as a vehicular access to serve the Hall exclusively. Vehicular access to the basement parking is provided for residents and visitors only via Boronia and Dillwynnia Grove entries.
5.3.18 Reconstruct the original carriage drive section west of the inner pleasure garden fence, based on careful archaeological investigation, monitoring and recording. As it is not feasible to reconstruct the driveway as a functioning vehicular drive (as it no longer not provides through access), consider reconstructing the carriage drive as a potential landscaping/interpretation element available for pedestrian use.	Comply	This is part of the scope. A landscaping interpretation of this carriage drive is proposed.
Policy 5.3.19 Reconstruct the inner pleasure garden picket fence and vehicular and pedestrian gates.	Complies	Landscape Designers Comment: To be rectified onsite. Shown on landscape plan, will be constructed with supervision of Landscape Architect.
Policy 5.3.20 Conserve and repair the grassed raised lawn between the pleasure garden carriage loop and the villa's loggia.	Complies	Landscape Designers Comment: Has been indicated on landscape plan. Will be rectified onsite with supervision of the Landscape Architect.
Policy 5.3.21 Reconstruct the pleasure garden carriage loop east of the picket fence line, based on careful archaeological investigation, monitoring and recording.	Complies	Landscape Designers Comment: The gardens will be reconstructed with careful supervision of commissioned Archaeologist/Heritage consultant and Landscape Architect. Has been notated on plan.
Policy 5.3.22 Reconstruct the estate era tennis court on its existing bench, with compacted gravel and enclosed with a fine wire mesh fence, painted black if feasible. Otherwise provide enough interpretation of the tennis court for it to be easily recognised as such.	Complies	Landscape Designers Comment: Indicated on landscape plan to be rectified on site by Landscape Architect during construction.

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
Policy 5.3.23 Opportunities to reconstruct the kitchen garden and orchard(s) should be encouraged, based on historical evidence and records, and (lacking these) on such typical Victorian/Edwardian era garden elements.	Complies	Landscape Designers Comment: The reconstruction of the kitchen garden and orchard have been suggested on landscape plan.
Policy 5.3.24 Opportunities to reconstruct lost plantings of species with precedent on the site, or surviving significant plantings that are senescing, dying or dead should be encouraged and staged by early propagation and planned succession planting.	Complies	Landscape Designers Comment: Lost planting species have been noted on the site analysis plan and photographed accordingly. Further plans for propagation of these species are to be achieved post DA approval.
Policy 5.3.25 Ensure the conservation of all of the remaining glazed edging tiles at the Heathcote Hall site with those currently displaced from their original positions used to restore known early layout based on archaeological investigations.	Complies	Landscape Designers Comment: Notated on plan. To be rectified onsite by supervising Heritage Consultant and Landscape Architect.
Policy 5.3.26 Ensure the stockpile of loose glazed edging tiles (currently stored in wheelbarrow and on ground) is stored securely to avoid theft while site is unoccupied. Also retain and conserve the stockpile of red carriage drive for exclusive future uses relating to the former carriage drive at the Heathcote Hall site.	Complies	Landscape Designers Comment: Notated on plan. Is the responsibility of site owner to protect existing tiles and retaining the stockpile of red carriage drive for future uses.
Policy 5.3.27 Investigate original bed and path layout and plan its reconstruction, based on careful archaeological investigation, monitoring and recording and documentary evidence.	Complies	Landscape Designers Comment: This is notated and demonstrated on the landscape plan and has been achieved with careful consultation and advice from the heritage consultant.
Policy 5.3.28 Ensure the conservation of the extant hardwood gatepost (including its integral remnant hardware) at the corner of the tennis court.	Complies	Landscape Designers Comment: Notated on plan.
Policy 5.3.29 Ensure earlier fence alignments assessed as being of high significance are either retained or interpreted in order to retain a sense of how the Heathcote Hall landscape functioned in its late 19th and early 20 century phases.	Complies	Landscape Designers Comment: Notated on plan.
Policy 5.3.30 New fencing may be introduced in conjunction with new development as long as it is appropriate and respectful of the site context of a major 1880s building and its immediate curtilage. Any new fencing around, and within, the Heathcote Hall grounds must be based on historically appropriate types, preferably through using archival images to justify forms, heights and materials. As a guide, a tall	Complies	Landscape Designers Comment: New fencing has been notated on plan and to be constructed as per this policy.

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(about 1800mm high) lapped (but not capped) timber paling type would be appropriate around the rear/service grounds while a lower (1200mm high) timber picket fence (painted white) is known to have enclosed the front pleasure grounds. A simple timber canted top rail fence (to 1200) around the remaining site boundary would be appropriate.		
Policy 5.3.31 Ensure designs for new perimeter and grounds fencing and gates in proximity to the house are of traditional types – height, materials, profiles – and appropriate to the relevant function. Existing fabric at the Tecoma Street and Dillwynnia Grove entries may be replaced with these reconstructed traditional types. Hedges behind fences are not considered appropriate, or permitted unless there is a clear precedent such as the Tecomaria capensis hedge around the rear grounds (Tecoma Street and Dillwynnia Grove).	Complies	Landscape Designers Comment: New fencing has been notated on plan and to be constructed as per this policy. The only hedges to be reinstated are hedges clearly precedent in previous photos and archives and contain Tecomaria Capensis hedge.
Policy 5.3.32 Ensure the conservation of those representative components of the earlier site vegetation assessed as having high significance.		
Policy 5.3.33 Where older indigenous forest trees are retained, they should be assessed and monitored by an experienced arborist to ensure they remain in good health and safe. Should older indigenous forest trees decline and need removal, they should be propagated and planned succession planting occur prior to their removal. Fencing off areas to encourage natural regeneration may be appropriate in some areas.	Complies	Landscape Designers Comment: A suitably qualified arborist has prepared an existing tree plan and has been monitoring all trees on site since the beginning of development proposal. See attached arborist report.
Policy 5.3.34 Ensure the conservation of all cultural vegetation of exceptional and high significance.	Complies	Landscape Designers Comment: All assessed culturally significant vegetation is marked and notated on plan to be retained and protected.
Policy 5.3.35 A suitably qualified and experienced horticulturist with experience in historic gardens shall: a) undertake a detailed grounds survey to identify all significant and contributory plant material, including ‘nuisance species’ or potential and actual environmental weeds; b) undertake training of all grounds maintenance staff to ensure they can recognise noxious or environmental weeds as seedlings and remove these, while retaining any significant and contributory plants;	Capable of Complying	Landscape Designers Comment: The Heritage Landscape consultant Mr Michael Lehany will prepare part (a). The matters (a) to (h) will be prepared by the owner using a qualified Horticulturist.

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
<p>c) recommend and take actions to improve the health, condition and longevity of the significant English oak tree, Canary Island palm and three Camellia japonica cultivars on site;</p> <p>d) Organise the propagation of the significant English oak, growing on and planting of a replacement oak in a nearby location outside the existing tree's shade, within the next five years;</p> <p>e) Organise the propagation of each cultivar of each camellia, raising of more specimens of each and planting more to line the driveway within the next five years to ensure continuity of these cultivars on site and in this particular location;</p> <p>f) Organise the propagation of all significant and contributory plants on or off site, planned succession and enrichment plantings of these species on the site in appropriate seasons before such plantings age, senesce or die, to ensure their continuity on site and the gradual replacement of weedy species with desirable species;</p> <p>g) Ensure the sloping lawn between the carriage loop and villa loggia is appropriately cared for; and</p> <p>h) prescribe and monitor the implementation of good horticultural maintenance, mulching and watering and weeding and pruning to ensure that existing and new plantings survive and thrive.</p>		
<p>Policy 5.3.36 Ensure arboricultural advice (by an arborist with demonstrated experience in the conservation of sites of high cultural significance) to carry out short-term remedial actions with a view to enhancing the long-term viability and conservation of the English Oak and the three old Camellias.</p>	<p>Complies</p>	<p>Landscape Designers Comment: An arborist has been present on site and has given advice on the health of all existing trees. More Arboricultural advice will be given after the DA approval.</p>

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
<p>Policy 5.3.37 For plantings of exceptional and high cultural significance, retain the plantings as long as possible and, where removal is eventually necessary for safety reasons, each plant should be replaced by another propagated off the parent and in a position as near as possible to the original. In some cases, significant plantings involve species with potential nuisance qualities such as Monterey Pine that may have unwanted consequences for the edges of nearby Royal National Park. In these cases, replacing dead and dying trees with similar (look-a-like) species (eg Pinus nigra in place of Pinus radiata) that are known to be of little environmental threat would be preferable.</p>	<p>Complies</p>	<p>Landscape Designers Comment: Allowances of keeping all plantings of high cultural importance have been made. These plants will continually be maintained and protected throughout the duration of their life.</p>
<p>Policy 5.3.38 The immediate grounds of Heathcote Hall contain many plant species that are entirely appropriate for an 1880s house and could be readily and conveniently incorporated into a restoration/reconstruction scheme of the pleasure grounds. It is important to ensure that the immediate grounds are not 'cleaned up' to the extent that valuable plant species are lost. A person with a sound knowledge of period plant species should be on site to direct any 'cleaning up' of the grounds.</p>	<p>Complies</p>	<p>Landscape Designers Comment: Various plant species and lists have been noted and recorded in an effort of reinstating the pleasure gardens to their original 1880's state. The horticulturist (to be commissioned) will be the supervising force in this policy.</p>
<p>Policy 5.3.39 As part of the review of grounds plantings for reuse in a restoration/reconstruction scheme, ensure the many existing plantings are carefully considered and not indiscriminately removed from the site. Plan for staged succession planting by timely propagation and (re-)planting of all significant and contributory plants in the grounds.</p>	<p>Capable of Comply</p>	<p>Landscape Designers Comment: A staged plan for propagating existing plans will be prepared at the approval of this DA.</p>
<p>Policy 5.3.40 Ensure the retention and appropriate regular pruning and control of more rampant species at the Heathcote Hall site such as Cape Honeysuckle (Tecomaria capensis), Common Honeysuckle (Lonicera japonica) and Skyflower (Duranta repens) while managing them horticulturally in places, where required, to improve access, open significant views and reduce damage to adjacent species. Appropriate heights for the maintenance of existing hedges will vary depending on the site context: those near taller fences should be maintained to a similar height as the fence while those elsewhere or potentially affecting important view lines should be maintained to a lower height (eg 1200 to 1500mm).</p>	<p>Complies</p>	<p>Landscape Designers Comment: This policy is to be supervised by the commissioned horticulturist onsite to ensure the health of the existing plants whilst maintaining the sight views of the house.</p>

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
Policy 5.3.41 Ensure those trees of high and exceptional significance within the site are retained and conserved.	Complies	Landscape Designers Comment: Careful consideration of all trees has been taken in the determination of these heritage landscape plans in conjunction with the advice from the heritage consultant. See attached arborist report.
Policy 5.3.42 Under the supervision of an experienced, qualified horticulturalist ensure the careful, concerted and specifically targeted removal of acknowledged nuisance plant species within the Heathcote Hall grounds. Cultural plantings of acknowledged nuisance species must be managed to prevent them spreading beyond their intended locations on site (including ensuring hedges are pruned regularly). Any seedlings of nuisance species must be removed as soon as possible on recognition.	Capable of Complying	Landscape Designers Comment: The owner will commission a horticulturist suitable for this policy and the works associated.
Policy 5.3.43 As part of a grounds maintenance plan, ensure a regular six-monthly program of site inspections by a qualified horticulturist with experience in historic gardens with a view to noting undesirable incursions of weedy species are promptly removed before they become established. Ensure appropriate pruning of hedge and other species to conserve and reinstate significant views into, out of and within the site.	Capable of Complying	Landscape Designers Comment: The owner will commission a horticulturist suitable for this policy and the works associated.
Policy 5.3.44 Do not use herbicidal sprays in a blanket application within the site. Where they are used, the application should only be limited, very selective and carefully focused on target plants while avoiding identified desirable species.	Capable of Complying	Landscape Designers Comment: The owner will commission a horticulturist suitable for this policy and the works associated.
Policy 5.3.45 Ensure an appropriate restoration/reconstruction scheme for the pleasure grounds at Heathcote Hall based on physical and archival evidence incorporating as many as possible of the existing plant species where these are consistent with a landscape of the late 19 and early 20 century.	Complies	Landscape Designers Comment: The entire heritage landscape scheme was formed through careful investigation and coordination with the heritage consultant to restore Heathcote Hall to its original 19th/20th Century state. See attached landscape concept drawings.
Policy 5.3.46 Ensure an appropriate maintenance and monitoring program, including six-monthly inspections, staged propagation, (re-)planting and bolstering of significant and contributory plantings on site, pruning etc.	Capable of Complying	Landscape Designers Comment: The owner will commission a horticulturist suitable for this policy and the works associated.

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Policy 5.3.47 Monitor the health and condition of all significant and contributory plants every six months by inspection and appropriate recommendations to grounds staff.	Capable of Complying	Landscape Designers Comment: The owner will commission a horticulturist suitable for this policy and the works associated.
Policy 5.3.48 Make annual reports on the progress of the garden and plantings to the Heritage Council of NSW. Copies of these reports shall also be sent to Sutherland Shire Council.	Capable of Complying	Landscape Designers Comment: The owner will commission a horticulturist suitable for this policy and the works associated.
Policy 5.3.49 The ancillary structures of Intrusive significance date from the Farrelly occupation, and are related to late 20th century domestic functions. They are designated as intrusive as they are located within the rear kitchen garden and detract from the potential to interpret and reconstruct the earlier, more significant, periods of occupancy of the house. These should be removed.	Complies	Architects Comment: The ancillary structures relating to recent domestic functions are proposed to be removed, allowing the new landscape features to complement and respect the traditional pleasure gardens.
Policy 5.3.50 The ancillary structures of neutral/ Intrusive significance date from the Farrelly occupation of the House and mainly relate to the horse stabling activities of the 1970s through to 2000. These structures are of neutral to intrusive significance, as they are not directly related to the development of the house or its occupants, and can be retained, adapted or removed.	Complies	Architects Comment: The ancillary structures that date from 1970s through to 2000 are proposed to be removed.
Policy 5.3.51 Investigate further the two buildings marked of moderate significance, the laundry and rear garden shed, after the buildings have been cleared internally and surrounding overgrowth reduced. The laundry has the potential to date from the early 20th century during the Hall's function as a guest house, and the laundry copper could also date from this period. The rear garden shed could contain fragments of original building material used to construct the coach house which was located along the Tecoma Street boundary.	Complies	Investigation will be undertaken by a qualified Archaeologist and a Heritage Architect.
Policy 5.3.52 The garden shed marked potentially high significance also needs further investigation once the overgrowth has been removed. It is located very close to the original location of the original coach house for the Hall and may have been constructed using remnant materials from the coach house.	Complies	Investigation will be By a qualified Archaeologist and a Heritage

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Policy 5.3.53 The water supply system has a high significance because of its potential to reveal information related to the technical functioning of 19 century water supply systems. The system was an integral part of the plans drawn by Rowe and Green which show the location of the two water tanks on the rear roofs and the piped drainage system below ground.	Complies	- Positive outcome. - The water supply system will be restored.
5.4 CONSERVATION OUTSIDE THE SHR CURTILAGE		
Policy 5.4.1 Investigate the creation of a Conservation Area within the Sutherland Shire Council LEP and DCP to encompass the extent of the original 1880s estate, now consisting of the inter-war housing estate and the Heathcote Hall site. Such a Conservation Area would recognise Heathcote Hall as the major focus of the area, as well as the significance of the inter-war housing sub-division and its associated street plantings, original cottages and social values.	Does Not Comply	Misplaced policy. Local Government responsibility.
Policy 5.4.2 Conserve the supremacy/ command of Heathcote Hall as the villa located on the district's highest point. Limit building heights on all new buildings in the suburb of Heathcote to ensure its retention.	Complies	The nature of the proposed buildings is modest in height and scale and should create a precedent for future developments in the suburb
Policy 5.4.3 The relationship of Heathcote Hall's belvedere tower and western front facade to Dillwynia Grove and Heathcote Railway Station should be conserved and where practicable recovered and reconstructed and managed actively to increase and retain its legibility;	Complies	Currently Heathcote Hall's belvedere tower is not visible from the railway station due to the extent of the existing vegetation. As part of the landscape plan we propose selective removal of obnoxious species in order to open up the views to the Hall on approach from Dillwynia Grove
Policy 5.4.4 Views of Heathcote Hall's belvedere tower from the railway and highway should be, where practicable, reconstructed and managed by periodic tree pruning or removals;	Complies	This is part of the scope.
Policy 5.4.5 Interpret original and early estate drives, entry gates, street tree avenues, estate and driveway plantings west of Heathcote Hall villa and north-west and south-west of it, where these do not impinge on or obstruct significant views into, out of or within the estate of greater significance.	Complies	This is part of the scope. Differentiation of plants and materials will highlight original paths and driveways.

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Policy 5.4.6 Original and early estate gates and entry points shall be conserved, reconstructed and interpreted, where practicable.	Complies	All official and unofficial entries are proposed to be maintained.
Policy 5.4.7 Both the brush box avenues and enclosing indigenous trees and Canary Island palms along Boronia Grove and Dillwynia make a substantial contribution to the current setting of Heathcote Hall and should be conserved.	Complies	It will be preserved.
Policy 5.4.8 Replanting or new street trees on surrounding streets should reflect the original 1920s species, including brush box, WA red flowering gums, Illawarra flame trees, New Zealand Christmas bush (Metrosideros excelsa), jacarandas, silky oaks and palms.	Does Not Comply	Local Government responsibility.
Policy 5.4.9 Significant early mature estate trees, exotic or native, surviving across subdivided lots of the former estate shall be assessed for their health, condition and longevity, appropriately locally heritage listed on Sutherland LEP heritage schedule and actively managed, i.e. propagated and replaced, 'like-for-like', when they fail and die.	Complies	An arborist has assessed existing planting.
5.5 SITE ARCHAEOLOGY		
Policy 5.5.1 The proposed design indicates the likelihood that archaeological remains of State and local heritage significance may be impacted during construction works. As the proposed works are within the curtilage of a SHR-listed site, a S60 application should be made and approval for the works should take into account the results of this Archaeological Assessment report and its recommendations.	Complies	An Integrated Development Application is proposed to be lodged. This covers S60 Application aspects.
Policy 5.5.2 No excavation or ground disturbance of the site can be undertaken prior to the issuing of a S60 approval for the works. An Archaeological Research Design report will need to be written by a qualified archaeologist to accompany the S60 application for the proposed works.	Complies	Any landscaping works would need to be approved by the Heritage Council.
Policy 5.5.3 A copy of this report should be sent to the Heritage Division, Office of Environment and	Complies	A copy of the CMP will be lodged with the Integrated Development Application.

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Heritage as part of the S60 application.		
Policy 5.5.4 If works in the vicinity of the carriage drive on the western side of the site are to involve below-ground impacts, archaeological testing will need to be undertaken in targeted locations to determine if below ground archaeological remains of the carriage drive survive. Archaeological remains of the drive will need to be archaeologically recorded prior to removal.	Complies	As recommended in the archaeological assessment.
Policy 5.5.5 The archaeologist should monitor or periodically inspect excavation works in the areas assessed as having high to moderate potential for remains, such as around the house and in the areas where structures such as the coach house were located.	Capable of Complying	As recommended in the archaeological assessment.
Policy 5.5.6 The archaeologist should supervise exposure of the garden elements around the house such as the carriage loop and pathways.	Capable of Complying	As recommended in the archaeological assessment.
Policy 5.5.7 An archaeologist should remain on call during excavation works at the site to respond to any unexpected finds.	Complies	This is a standard provision.
Policy 5.5.8 A report presenting the results of the archaeological testing and monitoring program will be a condition of consent and will need to be prepared at the end of the archaeological testing/monitoring. If significant artefacts are recovered during the project, then these will need to be cleaned, labelled, bagged and catalogued according to the conditions of consent. The client will need to provide storage for these artefacts in perpetuity.	Capable of Complying	Heritage Council requirement.
Policy 5.5.9 That a programme of test excavation be undertaken on the site to specifically address the issues identified of integrity and scope. The test excavation programme should be undertaken before any other works commence on site.		Casey and Lowe Comment: The assessment recommended limited testing only, chiefly to record aspects of the western driveway. I can't see the need for additional testing.
Policy 5.5.10 Commence the consultation process with Aboriginal stakeholders in accordance with the OEH's (2010) "Aboriginal Cultural Heritage Consultation Guidelines for	Complies	CRM in the person of Wendy Thorp is the expert engaged for the scope.

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Proponents". This will result in a list of Registered Aboriginal Parties (RAPs) who are to be consulted at all stages in the process.		
Policy 5.5.11 Provide the RAPs with the Due Diligence Assessment and a methodology for the test excavation. This methodology must be developed in accordance with the OEH's (2010) "Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW" in order to proceed with the test excavation without an AHIP. The RAP's are allowed twenty-eight days to review this methodology and provide comments, recommendations and feedback.	Capable of Complying	Heritage Council requirement.
Policy 5.5.12 Proceed to the test excavation; the results to inform the evaluation of Aboriginal archaeological potential and cultural heritage values and specifically the potential for harm to occur with respect to Aboriginal objects and cultural heritage values through the impacts described in this section.	Capable of Complying	Heritage Council requirement.
Policy 5.5.13 Determine whether those impacts may be managed to avoid or minimise harm to Aboriginal cultural heritage.	Capable of Complying	Heritage Council requirement.
Policy 5.5.14 If significant deposits are identified, an AHIP is likely to be required to undertake salvage excavations prior to the commencement of development work. If this is the case the evidence recovered from the test excavation should be documented and presented in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This report accompanies the application for the AHIP.	Capable of Complying	Heritage Council requirement.
Policy 5.5.15 If the testing programme identifies isolated objects with a low value of scientific significance, then consultation is still required with the Aboriginal community to determine an appropriate form of ongoing management. An AHIP may be required to disturb those sites but further archaeological work might not be required; the application will require the ACHAR to accompany it.	Capable of Complying	Heritage Council requirement.
Policy 5.5.16 If the testing programme finds no Aboriginal objects, or that harm to identified objects or places may be avoided, the programme	Capable of Complying	Heritage Council requirement.

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requires to be documented in the ACHAR which is provided to the OEH and Aboriginal Heritage Information Management System. Development could proceed with the provision that the identification of any archaeological evidence requires work to stop in that area, protection is given to the object and consultation is undertaken with the OEH and stakeholders.		
5.6 MANAGING CHANGE		
Policy 5.6.1 Ensure that a maintenance plan is prepared for Heathcote Hall and grounds that takes into account catch-up maintenance and on-going cyclic maintenance to cover a 35- year period.	Capable of Complying	The owner has a management plan and it will be part of the Strata Plan.
Policy 5.6.2 Any Development Application for major development of the site should include a financial statement that shows how the future maintenance needs of Heathcote Hall and grounds will be financially ensured.	Complies	A financial statement has been prepared by Mitchell Brandtman in April 2017 and it is attached as appendix to this report.
Policy 5.6.3 Any Development Application for changes to the site needs to be accompanied by a Statement of Heritage Impact, undertaken in accordance with NSW Heritage Division Guidelines.	Complies	This report is an Heritage Impact Statement.
Policy 5.6.4 Proposed changes to use or fabric and/or development of any part of the site should always be considered as part of a co-ordinated and documented plan for the whole.	Complies	This is part of the scope.
Policy 5.6.5 Relevant and experienced conservation advice and practitioners must be used to assist the development of work proposals for the site, for assessment and works programs for the residence, grounds and archaeological remains and for carrying out conservation and related works on significant elements and fabric.	Complies	Experienced Heritage Architects, Archaeologists and Landscapers have been engaged for the purpose.
Policy 5.6.6 The following work is acceptable within the zone of 'no development': <ul style="list-style-type: none"> all conservation works as outlined in the previous sections (including restoration, reconstruction, maintenance and adaptation). New fencing works A new entrance gate structure off Dillwynnia Grove for the purpose of 	Capable of Complying	This is part of the proposal. Minimal and interpretative development is proposed in the west corner of the site.

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<p>providing interpretation for the house and grounds</p> <ul style="list-style-type: none"> A potential single storey structure in the eastern, kitchen, garden area which can serve as an ancillary function centre for new uses within the Hall and grounds. 		
<p>Policy 5.6.7 Establish a buffer zone, as shown in Figure 5.7, to allow a breathing space between the new development and the historic zone of high significance. This buffer zone can take the form of new landscaping and/or fencing.</p>	Complies	This is part of the proposal. The landscape plan takes it in consideration.
<p>Policy 5.6.8 The current SHR curtilage to Heathcote Hall should remain intact and undivided.</p>	Complies	This is part of the scope.
<p>Policy 5.6.9 No new housing or buildings are permitted over the footprint of the original west-east driveway alignment, and northern setbacks outlined in Figure 5.7.</p>	Capable of Complying	<p>Minimal and interpretative development is proposed in the west corner of the site.</p> <p>An underground access is proposed to the carpark. It does not obstruct vistas to the Hall.</p>
<p>Policy 5.6.10 No new housing or buildings are permitted inside the east and west setbacks to the footprint of the interwar era north-south driveway shown in Figure 5.7.</p>	Capable of Complying	<p>Minimal and interpretative development is proposed in the west corner of the site.</p> <p>An underground access is proposed to the carpark. It does not obstruct vistas to the Hall.</p>
<p>Policy 5.6.11 Strict and mandatory design controls over the form, materials and textures of any new development internally facing both the two carriage drives, pleasure garden, kitchen garden area and villa shall be specified to be recessive in effect, colour and matt in finish, to minimise their visual impact as seen from the villa estate. Such controls shall form an amendment to the Sutherland LEP or a master plan, which shall be subject to the prior approval of the Heritage Council of NSW.</p>	Complies	<p>Architects Comments:</p> <p>Proposed materials, textures and colours are to be of recessive nature. Finishes as displayed on the Materials and Finishes board are matt in finish and capable of blending with the colours found in nature.</p> <p>No face brick is to be utilised in the expression of the proposed build forms. Materials and finishes are inspired in the Italianate nature of the Hall. Masonry walls are rendered and paint finished in a palette of natural colours they are considered recessive in nature and matt in finish. Balustrades are a combination of solid elements when privacy is sought but transparent in nature and a contemporary interpretation of the metal balustrading we can appreciate on the Hall.</p>
<p>Policy 5.6.12 Any new landscape scheme associated with new development within the site should always be considered within the context of the significance of Heathcote Hall and its immediate grounds. New landscape elements – both 'hard' and 'soft' - should be selected to enhance an appreciation of the immediate Heathcote Hall</p>	Complies	<p>Architects Comments:</p> <p>Proposed buildings within the site are grouped in clusters to allow for view corridors and landscape to dominate the site.</p> <p>The statue of existing trees around the perimeter and within the site is such that the buildings will be recessive and</p>

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
site rather than compete with, confuse, obscure or detract from the villa and its immediate grounds. New development within the Heathcote Hall site should compellingly demonstrate a respect for the existing mansion and its associated grounds by being of an approved height, setback, bulk, roof form, colours and materials while maintaining key view lines to and from the mansion. New fencing associated with any new development should be of a visually low-key, transparent and minimal design.		modest, retaining a strong feel and character of "living amongst the trees"
Policy 5.6.13 House and intensive garden. An intensive garden surrounding the historic house exists, comprising of important remnant cultural landscape elements. This should be maintained, propagated, enhanced and reinstated to continue to provide a good visual barrier protecting the immediate outlook from the house and any new development except where significant views in, out or within the site exist and must be conserved or reinstated.	Complies	This is part of the proposal.
Policy 5.6.14 The ideal future use for the whole site is one which sympathetically marries the identified significant features with any areas identified as capable of future development. Future uses should complement the value of the place and ensure that adequate financial provision is made for the long term conservation of Heathcote Hall.	Complies	This is part of the proposal.
Policy 5.6.15 Any new structures on the site are to be readily identifiable as new work on close inspection. Imitation should be avoided. Use of materials on the new work which are similar to the materials used on the Hall, such as rendered walls and galvanised steel roofing, would be appropriate. The use of lightweight walling such as weatherboard or equivalent would also be appropriate. However, imitation is to be avoided. (See Burra Charter Article 22 - New Work)	Complies	Architects Comments: The physical expression of the proposed build form is one of contemporary living. 100% of the dwellings are cross ventilated and dual aspect to provide optimum environmental performance. The buildings express a respect to the Hall's classic nature by keeping a low expression of scale and proportion. Earthy colours applied to the rendered masonry walls and galvanised steel roofing are combined with timber and metal screening. The roof expression is contemporary and allows for high ceilings to be achieved allowing excellent environmental performance.
Policy 5.6.16 New structures should follow the existing form and contour of the site where possible and not dominate or detract from the wider views to and from the site.	Complies	Architects Comments: New build form is fragmented into clusters to achieve a similar pattern to the existing streetscape. The buildings adapt to the terrain and are designed as split level

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
		buildings where the topography is more severe.
Policy 5.6.17 The existing Victorian Italianate style mansion, its immediate setting of original / early landscape elements are to be retained and conserved.	Complies	This is part of the proposal.
Policy 5.6.18 Ensure the significant views are retained. These views, as shown in Figures 5.2 And 5.3 include: <ul style="list-style-type: none"> Views of the house via the main drive; Views from the house to the northwest - to and through the pleasure grounds. Glimpses of the house from the boundary from the North East to South areas of the streetscape; Views to and from the house over a bushland setting. 	Complies	Architects Comments: Separation between building clusters will provide views and glimpses to the Hall from the site boundaries. Views to and from the House will actually be reinforced as part of the clearing of unwanted species.
Policy 5.6.19 Ensure that views from the house through and across its integral pleasure grounds are not compromised by inappropriate development adjacent to the grounds.	Complies	Architects Comments: The proposed buildings are set back from the pleasure grounds allowing views to and from the House to be preserved.
Policy 5.6.20 Significant views out from the villa and pleasure garden through and across the estate shall be retained and where possible reconstructed, through careful specification of appropriate new building locations, setbacks, footprints, heights, bulk, roof form and careful specification of appropriately scaled and located new plantings.	Complies	Architects Comments: Extensive modelling exercise has been performed during the various design phases of the project to be analysed and discussed with the Planning and Heritage experts. We believe the height, scale and nature of the buildings is respectful of the Heritage significance of the Hall.
Policy 5.6.21 Ensure that future development, including landscape plans, respect and enhance the views of the house from the original carriageway and central driveway. No new housing or buildings are permitted south of the northern setbacks shown in Figure 5.7 of the CMP.	Capable of Complying	Minimal and interpretative development is proposed in the west corner of the site. An underground access is proposed to the carpark. It does not obstruct vistas to the Hall.
Policy 5.6.22 Conserve the current form of the Hall as a complete and dominant entity within the site.	Complies	This is part of the proposal.
Policy 5.6.23 Conserve the relationship of the Hall to its historic garden setting.	Complies	This is part of the proposal.

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Policy 5.6.24 Any new structure connected to the house should not compromise the form of the building and should be distinguished from it by means of a link element to retain and conserve the integrity of the house's symmetry and internal spatial arrangement. Figure 5.7 gives an indication of a suitable zone, marked d, within which a new addition to the Hall could take place.	Complies	The proposed Heritage Kitchen is not connected to the Hall and it is distinguished from it.
Policy 5.6.25 Preserve spaces A1, A2, A3, A4, A5, A6, A7, A8, A16, A17 and cellar. This means retaining the spaces in their existing form and with existing finishes without making any new openings, dividing the spaces or infilling the colonnades.	Does not Comply	Only Room A11 need a light separation wall to introduce a toilet and a lift.
Policy 5.6.26 Reconstruct room A9 as a store room by removing the existing kitchen cupboards and to allow access to the cellar to be revealed. Reconstruct the timber-lined wall dividing the staircase from the store room. Repair and conserve cellar stairs as necessary.	Complies	This is part of the proposal.
Policy 5.6.27 Room A11, former kitchen. Investigate, conserve and reconstruct as necessary the elements that relate to the room's period as a kitchen in the late 19th and early 20th centuries. The room can be adapted for another use provided the evidence of its function as a kitchen is retained and available for interpretation.	Complies	This is part of the proposal.
Policy 5.6.28 Room A12 (CMP report wrongly A9), former laundry. Investigate, conserve and reconstruct as necessary the elements that relate to the room's period as a laundry in the late 19th and early 20th centuries. The room can be adapted for another use provided the evidence of its function as a laundry is retained and available for interpretation.	Does not Comply	This room will be an accessible toilet. It is the best location to reduce impact.
Policy 5.6.29 Remove intrusive bull-nosed verandah, A14, and intrusive carport, A19.	Complies	This is part of the proposal.
Policy 5.6.30 Reconstruct triple arched colonnade on eastern edge of space A14 to include three arches with lead-light windows.	Complies	This is part of the proposal.
Policy 5.6.31 Reconstruct verandah A15 if enough evidence of former detailing exists, or adapt as necessary.	Complies	The roof is proposed to be reconstructed and infill recent removed.

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Policy 5.6.32 Confine new ground floor additions and new uses to a single storey structure in zone marked(d) on figure 5.7.	Complies	This is part of the proposal.
Policy 5.6.33 Existing, mid 20th century, opening between rooms A5 and A9 can be widened if necessary.	Complies	This is not necessary in this proposal.
Policy 5.6.34 Preserve rooms B1, B2, B3, B4, B7, B12, B13 and Belvedere. This means retaining the spaces in their existing form without making any new openings, dividing the spaces or infilling the verandahs. Preserve original finishes to walls and joinery after detailed investigation has been carried out.	Complies	This is part of the proposal. All the mentioned rooms' spaces are proposed to be kept unmodified.
Policy 5.6.35 Rooms B5, B8, B9 and/or B11 can be adapted as bathroom(s) / utility spaces.	Complies	Room B11 is proposed for a toilet.
Policy 5.6.36 The wall between rooms B8 and B11 can be removed, provided that an indication of the original wall remains in the form of a squared archway and side nibs.	Complies	This is part of the proposal.
Policy 5.6.37 Consider reconstructing water tanks in original locations on rear roofs.	Complies	The water tanks at the rear are proposed to be reconstructed.
Policy 5.6.38 Reconstruct balcony B10 with cast iron balustrading, timber flooring and plaster ceiling.	Complies	This is part of the proposal.
Policy 5.6.39 Remove intrusive plasterboard ceilings to back bedrooms and conserve original lath and plaster ceilings underneath.	Complies	This is part of the proposal.
5.7 HISTORIC INTERPRETATION		
Policy 5.7.1 Investigate how the original experience of approaching the house via the historic carriage drive has the potential to be reconstructed, as part of a wider treatment of the site and its surroundings. (Figure 5.10 of CMP) indicates possibilities for interpretation of the original drive and approach to the Hall.	Complies	Detailed analysis has been conducted for this proposal.
Policy 5.7.2 Preservation, restoration and reconstruction of the significant elements, areas, and fabric are the preferred methods of meaningfully interpreting the important attributes of Heathcote Hall and its historic curtilage. In	Capable of Complying	An interpretation plan should be a condition of consent prior to occupation.

Policy Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Compliance Complies Capable of Complying Does Not Comply	Comment
addition, an Interpretation Plan should be prepared and submitted for approval by the NSW Heritage Council before any building work commences on site. The recommendations of the Interpretation Plan should be informed by the CMP and be implemented before occupation of the property.		
Policy 5.7.3 Ensure that conservation works on the house allow for clear interpretation of significant elements of the house and grounds.	Complies	This is part of the scope and TTA have been engaged.
Policy 5.7.4 Ensure that the original arrival route to the house is conserved and interpreted as clearly as possible.	Capable of Complying	The original arrival was altered with the subdivision of the 1920's. The route is restored.
Policy 5.7.5 Ensure that copies of historic documents, including this CMP, are kept permanently at the Hall.	Complies	A copy of any Historical Document will be kept in the Hall.
Policy 5.7.6 Preserve the use of the historic name, Heathcote Hall, or Heathcote Hall Estate, for the entire property.	Complies	This is part of the scope.
Policy 5.7.7 Consider providing a pavilion that is accessible to the public where a brief history and historic photographs can be available to the public, including information on the Heathcote hall estate and subdivision.	Complies	This is proposed in the new Community Room.
Policy 5.7.8 Investigate, in cooperation with Sydney Trains, a means of providing historic information at Heathcote Railway Station showing the relationship between Heathcote Hall and the Railway station, particularly through the use of early 20th century aerial photographs.	Capable of Complying	NSW Railway's responsibility.
Policy 5.7.9 Allow Heathcote Hall and grounds to be made available for public viewing at least one day per year. An appropriate day(s) should be chosen in consultation between the owners of the property, Sutherland Shire Council, the NSW Heritage Council and/or the National Trust of Australia, NSW branch.	Complies	The proposed use of the Hall is public.
Policy 5.7.10 Provide a mechanism whereby oral histories can continue to be collected from current and past residents of the local community and their families. Copies of these recordings shall be provided to the Heritage Council of NSW	Capable of Complying	An oral history programme will be completed prior to occupation.

Policy	Compliance	Comment
Heathcote Hall Conservation Management Plan, March 2017, by Anne Warr Heritage Consulting	Complies Capable of Complying Does Not Comply	
and to Sutherland Shire Council.		
Policy 5.6.9 During conservation works, including archaeological works, on the Hall and grounds, consider opening the Hall and grounds to the public so that the work on the place can be observed and appreciated. Consider seeking funding for preparation of a video to document the conservation process and celebrate the traditional trades.	Capable of Complying	A scheduled public site visit could be taken in consideration if it does not compromise the safety of people.

9.0 CONCLUSION

We believe that the proposed works to Heathcote Hall site and building are respectful of the heritage significance of the area and will positively contribute to the surrounding area.

The proposed development design is respectful of the significance of the building and enables the original layout and spaces to be used in contemporary applications.

We support the proposal providing the recommendations detailed in this report are undertaken.

The works planned for Heathcote Hall must be informed by the relevant controls and legislation and where issues arise these matters should be clearly supported by arguments based on the Australia ICOMOS Burra Charter.

This report has examined and reported on the information available as a resource for ongoing restoration of the Hall. Throughout the documentation a number of policies and constraints have been incorporated and compiled demonstrating the importance of the Place and to ensure that any use and ongoing maintenance complies with the Burra Charter, the standards required under the Heritage Act 1977 and Aboriginal heritage legislation in NSW as amended pertaining to items of State Significance.

The concept and developed design for Heathcote Hall is generally in accordance with Anne Warr CMP. The impact on the Hall is minimal especially in the language of adaptive reuse of the structure.

The continued sustainability of the Hall is reliant on the adaptive reuse of it while the development is vital to fund the restoration of the Place.