Figure 28: The northern boundary of the corral and part of the oval road viewed west (Source: CRM 2017)

Figure 29: The road runs between two former stables buildings in the north-west quadrant (Source: CRM 2017)

6.4.4 North-east Quadrant

- The north-east quadrant contains a long, corrugated iron stables building along the southern boundary of the quadrant.
- This quadrant is the least overgrown and contains the remains of the oval road which encircled the horse stables in the 1980s and 1990s. Decayed exposures of bitumen and blue gravel indicate the road was paved at some point (***Error! Reference source not found.*** *and* ***Error! Reference source not found.***).
- Decayed remains of a former fence running east-west can be seen dividing the area of formal gardens surrounding the house from the remainder of the property (***Error! Reference source not found.***).
- The ground surface here slopes gently towards the north-eastern corner of the property which is level with the current road surface (**Error! Reference source not found.**).
- Soils observed here comprised of light grey to dark grey, loose sand.

Figure 30: Remnant of the oval road in the north-east quadrant looking east towards the property boundary (Source: CRM 2017)

Figure 31: Remnant of the oval road that is behind the stables building in the north-east quadrant looking west (Source: CRM 2017)

Figure 32: Remnant fence separating the formal gardens surrounding the house from the rest of the property (Source: CRM 2017)

6.5 Predictive Model for Aboriginal Occupation in the Heathcote Area

The section provides an assessment of the potential of the project area to encompass Aboriginal archaeological evidence. This assessment is based on the environmental and archaeological evidence of the local region including local Aboriginal site patterning recorded in the AHIMS. This evidence is weighted against the evidence for historical disturbance to the natural landforms. The key to developing an understanding of the Aboriginal archaeological potential of any area is to first outline a predictive model for Aboriginal occupation and site patterning within the local area.

Archaeological evidence in the Heathcote area indicates that the plateau was occupied extensively by Aboriginal people for thousands of years prior to the arrival of the British colonisers. The Heathcote area contains extensive evidence of Aboriginal occupation, site types include rock-shelters with rock art and/or archaeological deposit, rock engravings in open contexts, axe grinding grooves, stone artefacts, scarred trees and potential archaeological deposits.

Current evidence for site patterning indicates that Aboriginal people used sandstone rock-shelters within the upper to mid-hillslopes of the dissected gullies as places for habitation as well as the production of pigmented and engraved art. Rock engravings were produced, albeit infrequently, on flat sandstone exposures where available.

Shellfish gathered from the estuarine stretches of the Hacking River were brought up to rock-shelters far above the tidal limit at Audley within the Royal National Park. Ground edge stone tools were sharpened and produced close to the numerous streams which dissect the sandstone plateau. Water would have been available from multiple sources across the Plateau, including permanent and semi-permanent streams and creeks. Added to this are the seeps and springs of freshwater which emerge from aquifers within the sandstone and which are fed by the swampy, upland dells. This additional source of likely year round freshwater would have extended the ability of Aboriginal people to utilize various parts of the landscape.

It is likely, based on ethnographic evidence that broad, convex ridgelines such as the one Heathcote is situated across were originally used by Aboriginal people to travel through the rough country[74]. It is possible that the exposed and sometimes foggy ridgelines were not ideal places for camping overnight especially when sheltered rock overhangs were frequently available just below the ridgeline.

The use of ridgelines by Aboriginal people and the corresponding archaeological signature remains poorly understood. No subsurface archaeological investigations of these landforms have yet been undertaken within the Heathcote region as much of the archaeological investigation has centred on deposits within rock-shelters. All previous surveys note the difficultly of observing Aboriginal sites within the ridgeline context due to heavy vegetation and leaf litter coverage. Open artefact sites and subsurface artefactual deposits are unlikely to be observable on the ground surface.

6.6 Archaeological Potential of the Study Area

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

[74] Dibden, J (2011); *Drawing in the Land: Rock Art in the Upper Nepean Sydney Basin New South Wales* PhD thesis submitted to the School of Archaeology and Anthropology, Australian National University Canberra

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

Table 2. 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	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. 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.
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.

Table 2 Potential for Aboriginal Archaeological Site Types to Occur 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

7

Management

7.1 Proposed Works

Detailed plans for the proposed works have not yet been prepared as the project remains within the concept design phase. This limits the extent to which the impacts on the archaeological resource can be assessed. The following possible impacts have been determined at this time:

- Development of the north and western portion of the site for residential purposes comprising forty-five two-storey townhouses along Boronia Grove and a three-storey apartment block located north-west of the hall.
- The construction of an underground basement car-parking facility and storage area below the townhouses fronting Boronia Grove; excavation is likely to extent to RL 208.0
- Restoration of Heathcote Hall and the formal gardens and carriageway

7.2 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.

7.3 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.

7.4 Appendix

AHIMS Search : 06 February 2017 – Basic Search and Extensive Search Results

Appendix 4:
Cyclic Maintenance for the Heathcote Hall Grounds, Geoffrey Britton, February 2017

Cyclical Maintenance for the Heathcote Hall grounds

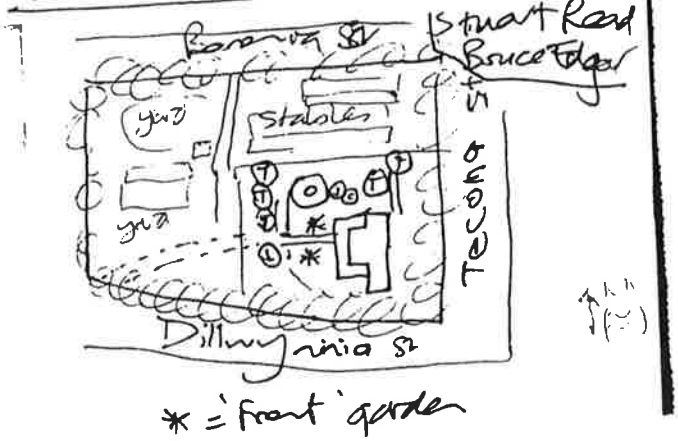
Area/Task	Timing
Lawn Areas:	
* Aerate where worn and reseed/returf at appropriate times	As necessary
* Condition soil and topdress; fertilise turf at appropriate times (such as with combined topdressing and organic fertilizer	When appropriate
* Where necessary, spray lawn weeds with selective herbicide at the start of the active growth season	Start of active growth season
* Increase frequency of mowing, depending on growth	As necessary
* Gradually increase frequency of watering & mowing to full summer program ensuring watering is only as much as necessary	Seasonally and as required
* Adjust mowing frequency and watering as appropriate through the year	As necessary
* Spray winter lawn weeds with selective herbicide as required	As necessary
Trees & Large Shrubs:	
* Check every 6 months for evidence of disease, rot or deadwood and treat as necessary	6 monthly
* Prune as required to maintain safety and plant health without compromising sculptural form and a sense of age; mulch within dripline with leaf mulch	Annually
* Ensure watering in times of drought and fertilise if required	Seasonally
* Check for recent seedlings of any of the plantings and promptly remove any belonging to potential nuisance species to ensure grounds remain as intended	Monthly
Smaller Shrubs:	
* Check smaller shrubs 6 monthly for evidence of disease, rot or deadwood and treat as necessary	6 monthly
* Prune to broad, rounded forms typical of the late 19th and early 20th centuries	As necessary
* Check for fungal attack during humid weather conditions and spray as required	Seasonally
* Ensure watering in times of drought and fertilise if required	Seasonally
* Check for recent seedlings of any of the plantings and promptly remove any belonging to potential nuisance species to ensure grounds remain as intended	Monthly
Herbaceous Areas:	
* Prune as necessary in the context of particular species requirements to improve vigour, flowering or fruiting	As necessary
* Check for fungal attack during humid weather conditions and spray as required	Seasonally
* Ensure watering in times of drought and fertilise if required	Seasonally
* Check for recent seedlings of any of the plantings and promptly remove any belonging to potential nuisance species to ensure grounds remain as intended	Monthly
Weeds/Vegetative Opportunists:	
* Ensure nuisance species are kept in check through regularly site inspections. Remove small seedlings promptly and use roundup (to manufacturers directions) for large woody weeds	Monthly
Fences & Gates:	
* Check condition and operation of gates and fences and repair where necessary	3 monthly
Paved Surfaces:	

* Inspect paving for wear and trip hazards and rectify where necessary	Annually

Appendix 5:
Site notes and plans by Stuart Read, 2000

Heathcote Hall

Plants noted on site (31.10.00



* = 'front' garden

Shrubs (ctd)

creeping fig, Ficus pumila
winter/himalayan jasmine, Jasminium mesnyii
Banksian rose, Rosa banksiae 'Lutea'
star-of-the veldt, Dimorphotheca sp (daisy)
Fatsia sp
flowering quince/Japonica apple, Chaenomeles japonica
variegated fuschia, F. sp.
maple orange, Philadelphus coronaria
apple blossom, Escallonia sp.
hydrangea, H. macrophylla
spirea/may, S. cantoniensis
pittosporum tenuifolium cv
kohuhu/NZ pittosporum
spider plants, Chlorophytum comosum
ladder ferns, Nephrolepsis sp.

Sub-shrubs
Ragrowth + weeds
turpentines
pittosporum undulatum
small leaved privet, Ligustrum vulgare
large " L. ovalifolium
potato weed, Senecio sp.
honeysuckle, Lonicera japonica
jasmine, Jasminium polyanthum
St John's wort, Hypericum perforatum
wandering jew, Tradescantia sp.
Montbretia (bulb), M. sp.
honesty, Lunaria annua
[illegible]
Nasturtium, Tropaeolum [illegible]

Herbs
fennel
wormwood
2 types mint
horehound

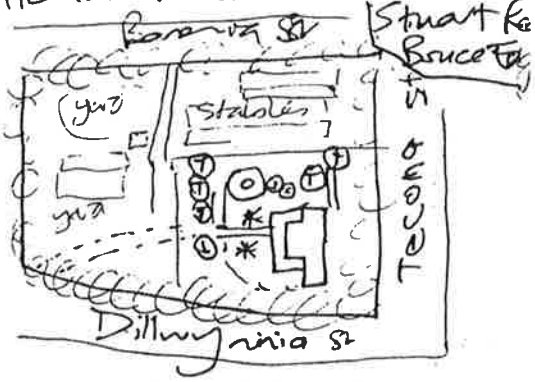
weld
Melissa/
lemon balm

Heathcote Hall 1/3
Plants noted on site (Stuart Read)

Trees:
English Oak, Quercus robur
Jacaranda, J. mimosifolia (dead)
Camellia, C. japonica cus (several, large) 5-6 m
turpentine, Syncarpia glomulifera (remnant pre-house? regrowth?)
date palms, Phoenix sp.
lilly pilly, Syzygium sp.
sloe plum, Prunus domestica
Pepper tree, Schinus areira
guava, Psidium cattleyanum
Strawberry tree, Arbutus unedo
Japanese maple, Acer palmatum
flowering cherry, Prunus serrulata
Camphor laurel, Cinnamomum camphora
Radiata/Monterey pine, Pinus radiata
Bay tree, Laurus nobilis
Crape myrtle, Lagerstroemia indica
Ash, Fraxinus velutina? /oxycantha
Canary Island date palm, Phoenix canariensis

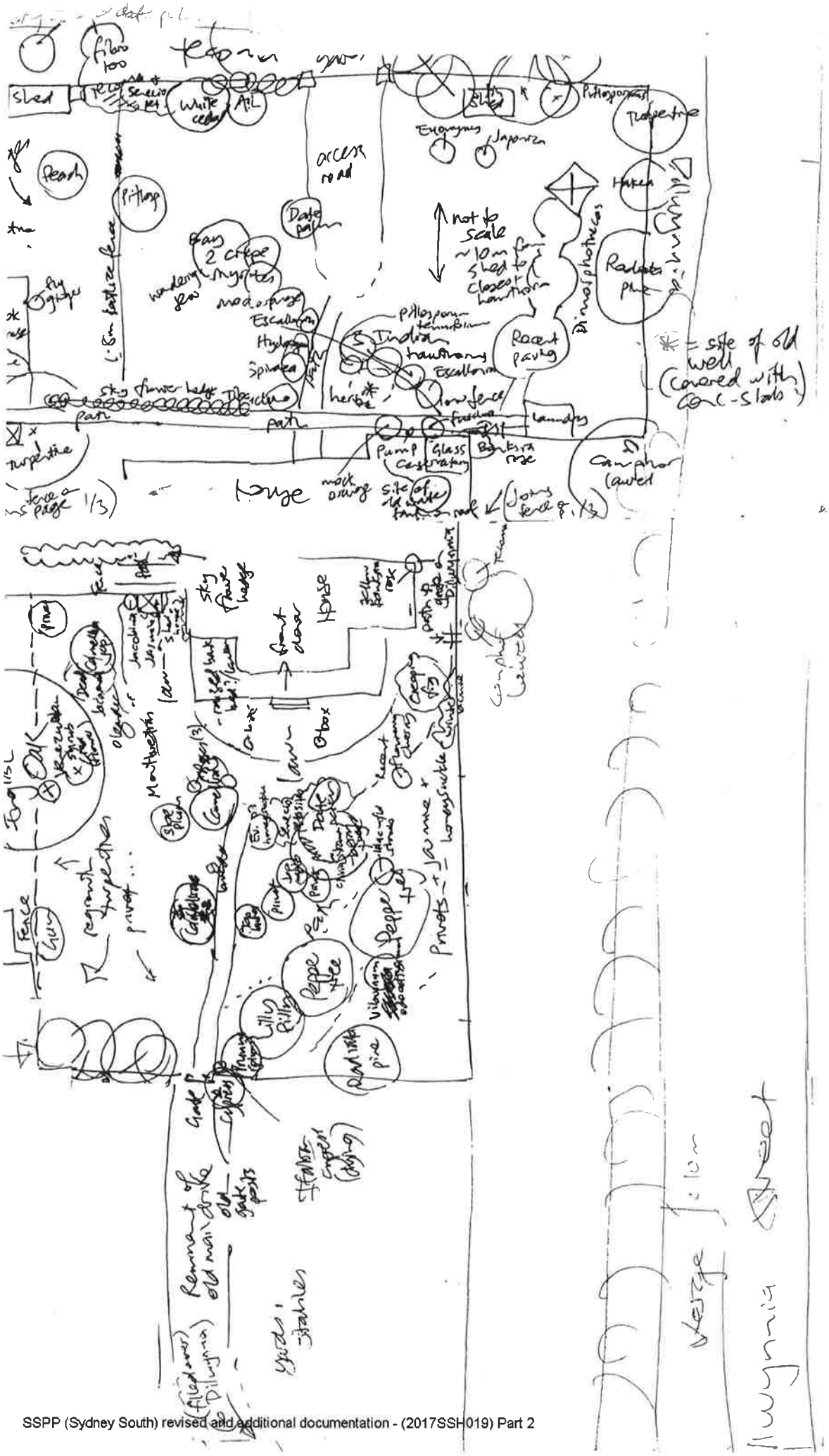
Shrubs
Camellias (as in trees)
Senecio petasites
roses
Indian hawthorn, Raphiolepis indica
Japanese laurel, Euonymus japonicus
ornamental flowering ginger, Hedychium
evergreen honeysuckle gardenia
Lonicera fragrantissima
sky flower (hedge) Duranta sp
Tecoma/Cape honeysuckle Tecomaria capensis
Ageratum sp.
Venezuelan shrub, — erythrochiamus?
(check - Bot. Gdns. next to Stables)
Jacob's candle, Jacobinia sp.
purple/blue flowered shrub,

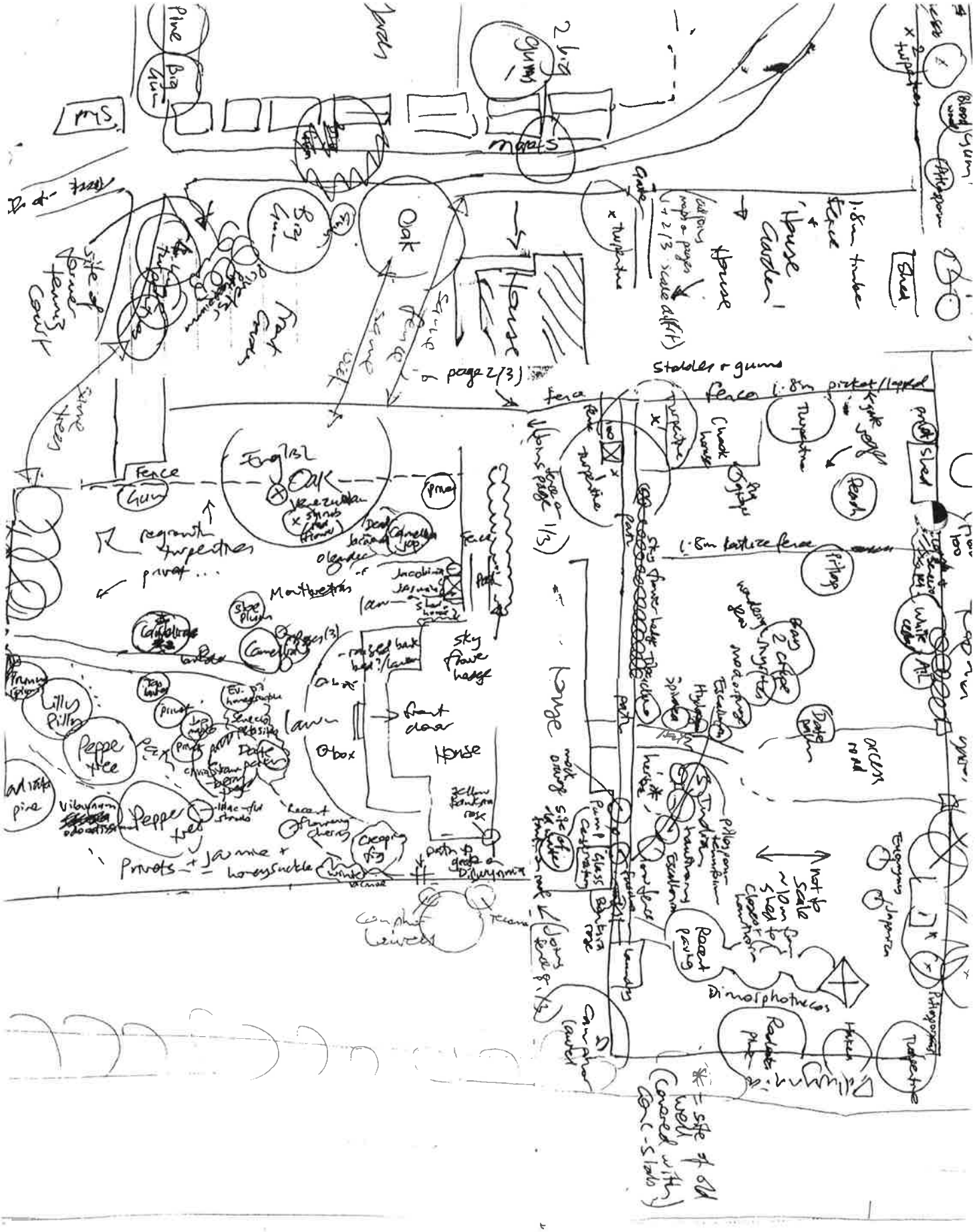
Symbol
O
J
C
T
L

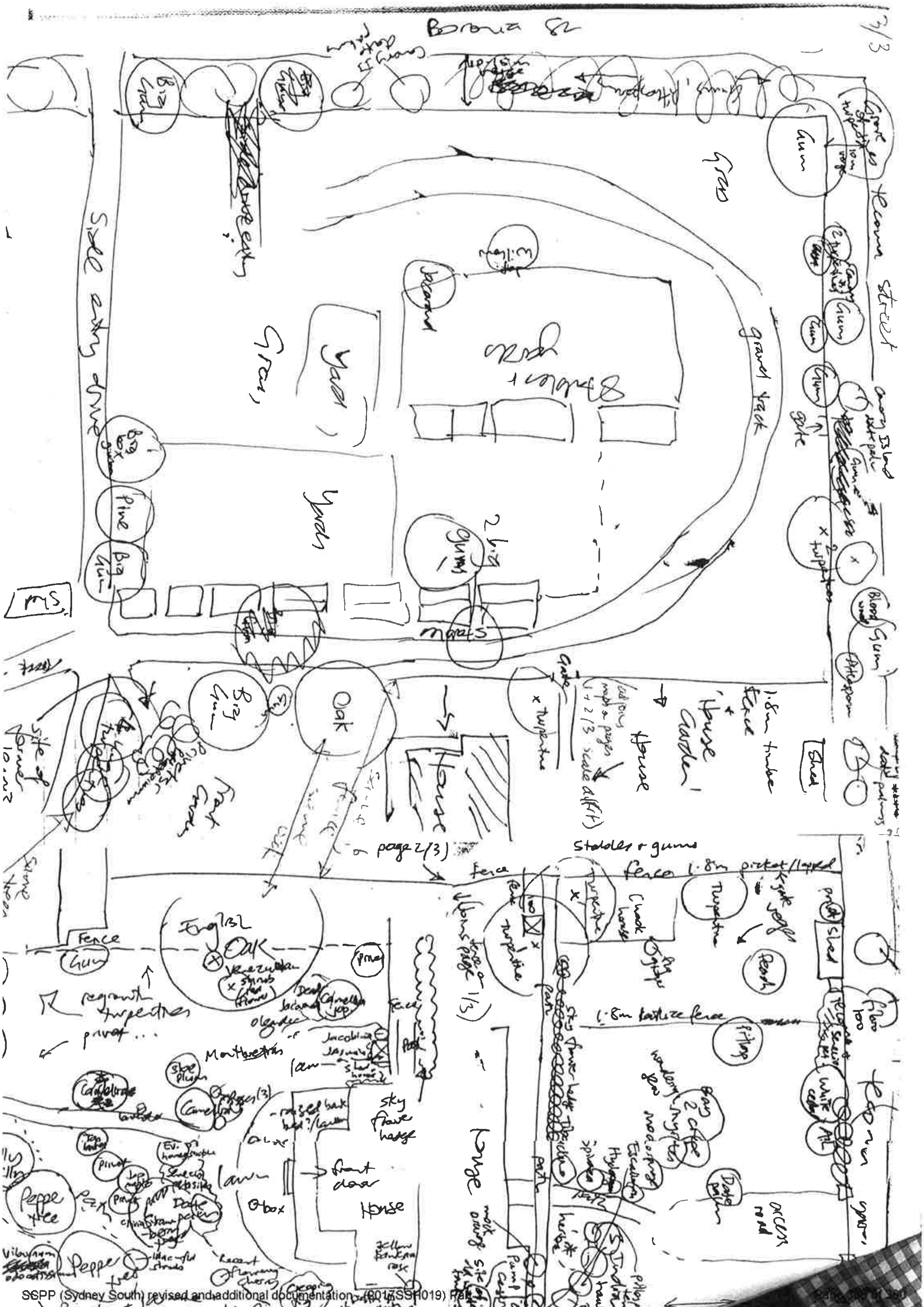
Heathcote Hall visit 31.10.0


* = front garden

Stuart Read.
Heritage office
Landscape specialist.


Shed
White cedar
Pittosporum
Turpentine
Eucalyptus
Japonica
access road
Peach
Pittosp
Date palm
not to scale
~10m from shed to closest hawthorn
Hakea
Radiata pine
Pittosporum tenuifolium
Indian hawthorns
Escallonia
Hydrangea
Spiraea
Recent paving
= site of old well (covered with conc slabs)
Sky flower hedge
The Wicket path
path
herbs
low fence
Fuchsia
Laundry
Pump
Glass Greenhouse
Banksia rose
Camphor laurel
house
mock orange
site of old water tank
(Jonny fence p. 1/3)
(see page 1/3)
Sky flower hedge
house
Front door
Yellow Boxes
path to garden
Pine
Jacobinia
Olyndra
Lawn
Box
Camphor laurel
Fence
Gum
regrowth turpentines
privet
Pepper tree
Pepper tree
Pepper tree
Pivots
Jasmine
Lawnsnuble
Lilly Pilly
Pine
Remnant of old main drive
old gate posts
Gate
Lawn
Verge
Hungry Head


Pine
Big Pine
Oak
Big Oak
Oak
Big Oak
House
House
House
House
Shed
Shed
Fence
Fence
Fence
Fence
Lawn
Lawn
Lawn
Front door
Pepper tree
Pepper tree
Pivots + Jasmine + honeysuckle
Sky flower hedge
Site of former tennis court
Dinorphotheca
Access road
Stadler r gums
1.8m timber fence
1.8m picket/lapped
1.8m lattice fence
Turpentine
Peach
Pittosporum
Date palm
Camphor laurel
Camellia
Olive
Olive box
Cooper's Lewis
Creeping fig
Yellow kangaroo paw
Not to scale
~10m
Shed to closest boundary
* = site of old well (covered with C-S slab)


Boronia St
3/3
Gum
Big Gum
Pine
Side entry drive
Stables + yards
Yard
Grass
gravel track
Oak
House
page 2/3
Stables + gums
Fence
Fence 1.8m picket/lapped
Turpentine
Shed
Peach
1.8m lattice fence
English Oak
Camellia
Pepper tree
Privets
honeysuckle
lawn
front door
House
Sky flower hedge
Date palm
access road

Appendix 6:
Heathcote Hall Site Survey, Crux Surveying Australia Pty Ltd, 2015

"HEATHCOTE HALL"
TOPOGRAPHIC SURVEY

LOCALITY DIAGRAM

SYMBOLS

- DENOTES TREE
- DENOTES NATURAL SURFACE LEVEL
- DENOTES FENCE LINE

NOTES:

1. ORIGIN OF LEVELS PM 62402, R.L. 213.813 (A.H.D.).
   EASTING - 316910.325
   NORTHING - 6226241.017
2. BEARINGS ARE ON MGA NORTH. AZIMUTH PM 62402 TO SSM 56897. MGA INFORMATION SUPPLIED BY S.C.I.M.S. DATED 08/10/2015
3. NO BOUNDARY SURVEY HAS BEEN UNDERTAKEN. THE BOUNDARIES HAVE NOT BEEN MARKED
4. RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY
5. CONTOURS ARE AN INDICATION OF THE TOPOGRAPHY ONLY. SPOT LEVELS SHOULD BE USED IF DETAILED DESIGN IS TO BE UNDERTAKEN
   MINOR CONTOUR: 0.5m
   MAJOR CONTOUR: 2.5m
6. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY. FIELD CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO EXCAVATION. ALL SERVICE AUTHORITIES SHOULD BE CONTACTED PRIOR TO ANY DEVELOPMENT. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.
7. TREES ARE NOT DRAWN TO SCALE. THE SPREAD & HEIGHT AND UNIQUE TAG IDENTIFIER OF EACH TREE ARE SHOWN IN TREE DETAIL TABLE ON SHEET 11
8. AREA OF LOTS 1 & 2 IN DP725184:
   1 1205.6m²
   2 16296.5m²
9. THE MGA NORTH POINT SHOWN IS APPROXIMATE ONLY.

THESE NOTES FORM AN INTEGRAL PART OF THE PLAN AND SHOULD ALWAYS BE SHOWN

REV.	BY	DATE	DESCRIPTION	APPD.
B	DMG	2/11/15	ADJOINING BUILDING AND KERB INFORMATION ADDED	MTS
A	DMG	15/10/15	ISSUED FOR INFORMATION	MTS

SCALES: 0 10 20 metres — 1:500 @ A1

A1 Original | Co-ordinate System: MGA Zone 56 | Height Datum: A.H.D. | This sheet may be prepared using colour and may be incomplete if copied

CLIENT: FUZORTINN PTY LTD

REGISTERED SURVEYORS — CRUX SURVEYING PTY LTD AUSTRALIA

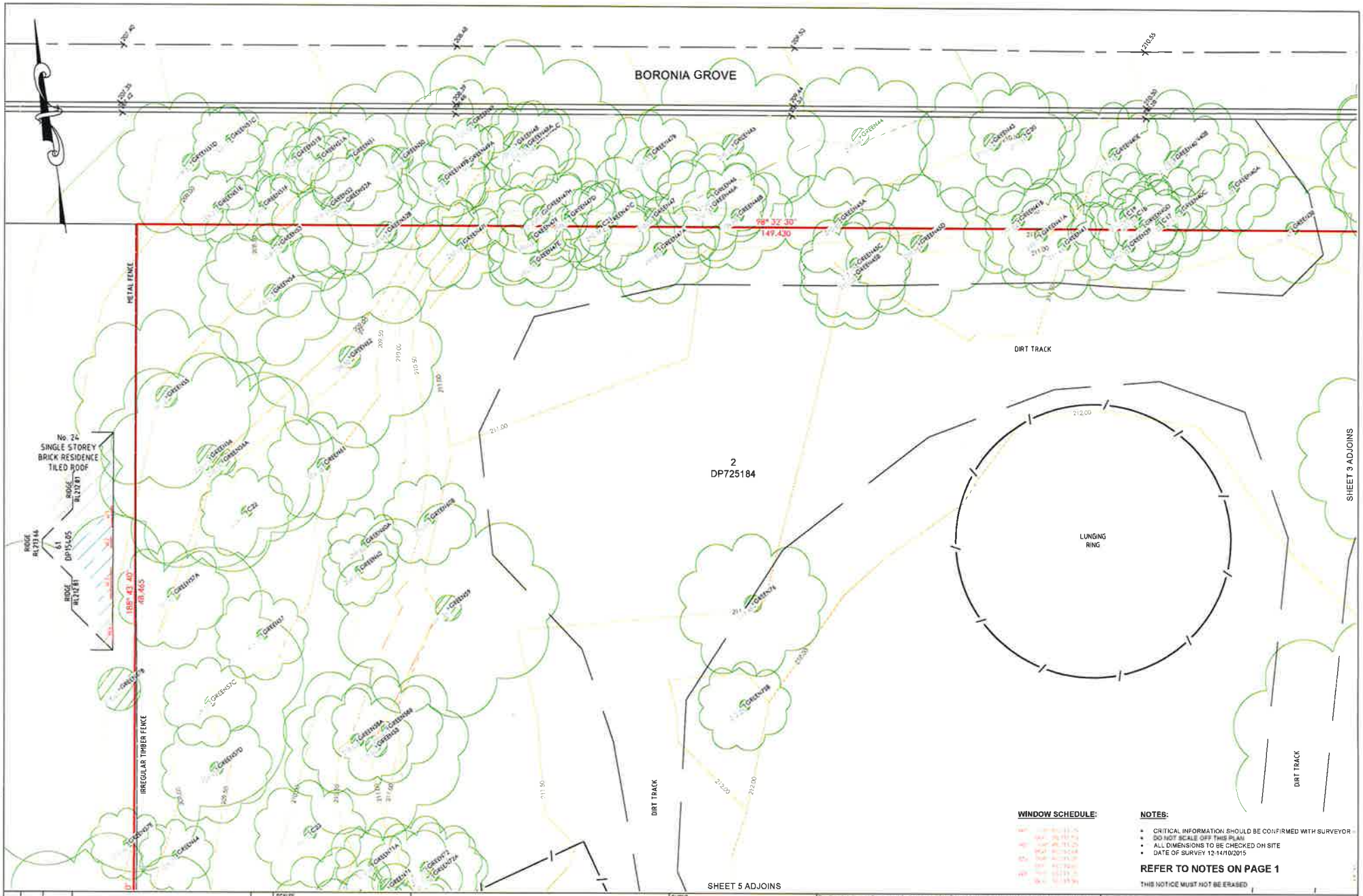
SURVEYED	DEAN GARDINER
DRAWN	DEAN GARDINER
SURVEY CHECK	DEAN GARDINER
DRAWING CHECK	DEAN GARDINER
APPROVED	MARK SUMMERS 2/11/2015

RESIDENTIAL DEVELOPMENT

'HEATHCOTE HALL'
1-21 DILLWYNNIA GROVE, HEATHCOTE
LOTS 1 & 2 IN DP725184
TOPOGRAPHIC SURVEY

STATUS: ISSUED FOR INFORMATION | SHEET 1 OF 11 | ©

CRUX Drg No. 120131-SU-DT-001 | REV. B



WINDOW SCHEDULE:

NOTES:

- CRITICAL INFORMATION SHOULD BE CONFIRMED WITH SURVEYOR
- DO NOT SCALE OFF THIS PLAN
- ALL DIMENSIONS TO BE CHECKED ON SITE
- DATE OF SURVEY 12-14/10/2015

REFER TO NOTES ON PAGE 1

THIS NOTICE MUST NOT BE ERASED

REV.	BY	DATE	DESCRIPTION	APPD.
B	DMG	27/11/15	ADJOINING BUILDING AND KERB INFORMATION ADDED	
A	DMG	15/10/15	ISSUED FOR INFORMATION	MTS

SCALES: 1:100 (@ A1) — 0, 3, 6 Metres

A1 Original | Co-ordinate System: MGA Zone 56 | Height Datum: A.H.D. | This sheet may be prepared using colour and may be incomplete if copied

CLIENT: FUZORTINN PTY LTD

REGISTERED SURVEYORS: CRUX SURVEYING AUSTRALIA PTY LTD

SURVEYED	DEAN GARDINER
DRAWN	DEAN GARDINER
SURVEY CHECK	DEAN GARDINER
DRAWING CHECK	DEAN GARDINER
APPROVED	MARK SUMMERS 27/11/2015

RESIDENTIAL DEVELOPMENT

'HEATHCOTE HALL'
1-21 DILLWYNNIA GROVE, HEATHCOTE
LOTS 1 & 2 IN DP725184
TOPOGRAPHIC SURVEY

STATUS: ISSUED FOR INFORMATION | SHEET 2 OF 11

CRUX Drg No 120131-SU-DT-001 | REV. B

100mm AT FULL SIZE Plot Date 27/11/15 - 11:23 Cad File T:\120131 HND - Nathan Fuzzi\Drawings\Civil\Dwg\120131-SU-DT-001 [B].dwg

NOTES:

- CRITICAL INFORMATION SHOULD BE CONFIRMED WITH SURVEYOR
- DO NOT SCALE OFF THIS PLAN
- ALL DIMENSIONS TO BE CHECKED ON SITE
- DATE OF SURVEY 12-14/10/2015

REFER TO NOTES ON PAGE 1

THIS NOTICE MUST NOT BE ERASED

REV.	BY	DATE	DESCRIPTION	APPR.
B	DMG	27/11/15	ADJOINING BUILDING AND KERB INFORMATION ADDED	MTS
A	DMG	15/10/15	ISSUED FOR INFORMATION	MTS

SCALES: 1:100 @ A1 — 0 1 2 4 Metres

A1 Original | Co-ordinate System: MGA Zone 56 | Height Datum: A.H.D. | This sheet may be prepared using colour and may be incomplete if copied

CLIENT: FUZORTINN PTY LTD

REGISTERED SURVEYORS: CRUX SURVEYING AUSTRALIA PTY LTD

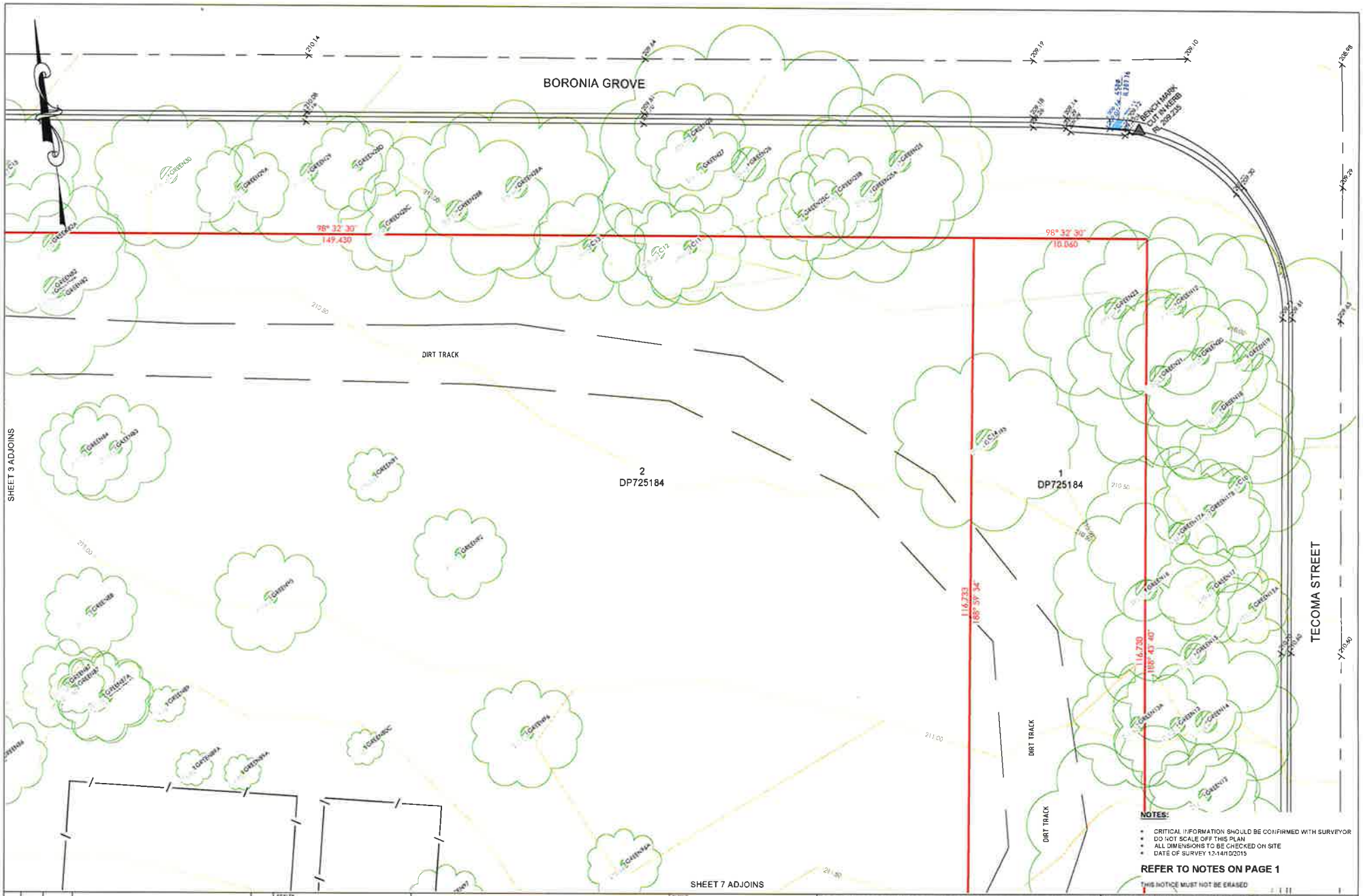
SURVEYED	DEAN GARDINER
DRAWN	DEAN GARDINER
SURVEY CHECK	DEAN GARDINER
DRAWING CHECK	DEAN GARDINER
APPROVED	MARK SUMMERS 27/11/2015

RESIDENTIAL DEVELOPMENT

'HEATHCOTE HALL'
1-21 DILLWYNNIA GROVE, HEATHCOTE
LOTS 1 & 2 IN DP725184
TOPOGRAPHIC SURVEY

STATUS: ISSUED FOR INFORMATION | SHEET 3 OF 11

CRUX Drg No. 120131-SU-DT-001 | REV. B



NOTES:

- CRITICAL INFORMATION SHOULD BE CONFIRMED WITH SURVEYOR
- DO NOT SCALE OFF THIS PLAN
- ALL DIMENSIONS TO BE CHECKED ON SITE
- DATE OF SURVEY 12-14/10/2015

REFER TO NOTES ON PAGE 1

THIS NOTICE MUST NOT BE ERASED

REV.	BY	DATE	DESCRIPTION	APPD.
B	DMG	27/11/15	ADJOINING BUILDING AND KERB INFORMATION ADDED	MTS
A	DMG	15/10/15	ISSUED FOR INFORMATION	MTS

SCALES: 1:100 @ A3

A1 Original | Co-ordinate System: MGA Zone 56 | Height Datum: A.H.D. | This sheet may be prepared using colour and may be incomplete if copied

CLIENT: FUZORTINN PTY LTD

REGISTERED SURVEYORS: CRUX SURVEYING AUSTRALIA PTY LTD

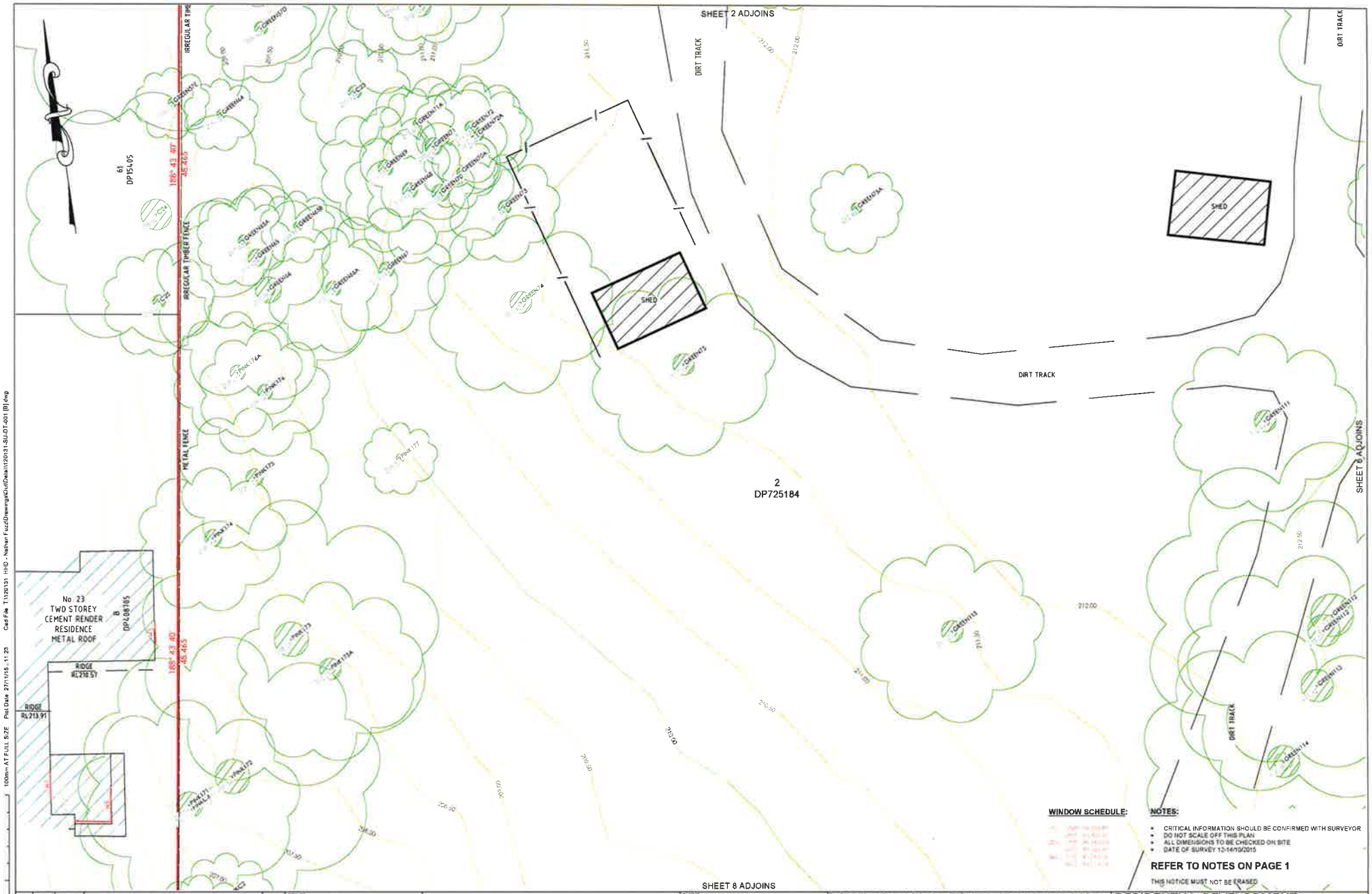
SURVEYED	DEAN GARDINER
DRAWN	DEAN GARDINER
SURVEY CHECK	DEAN GARDINER
DRAWING CHECK	DEAN GARDINER
APPROVED	MARK SUMMERS 27/11/2015

RESIDENTIAL DEVELOPMENT

'HEATHCOTE HALL'
1-21 DILLWYNNIA GROVE, HEATHCOTE
LOTS 1 & 2 IN DP725184
TOPOGRAPHIC SURVEY

STATUS: ISSUED FOR INFORMATION | SHEET 4 OF 11

CRUX Drg No: 120131-SU-DT-001 | REV. B



REV.	BY	DATE	DESCRIPTION	APPD.
B	DMG	27/11/15	ADJOINING BUILDING AND KERB INFORMATION ADDED	MTS
A	DMG	15/10/15	ISSUED FOR INFORMATION	MTS

SCALES: 0 3 6 Meters (1:300 @ A1)

A1 Original | Co-ordinate System: MGA Zone 56 | Height Datum: A.H.D. | This sheet may be prepared using colour and may be incomplete if copied

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REGISTERED SURVEYORS: CRUX SURVEYING PTY LTD AUSTRALIA

SURVEYED	DEAN GARDINER
DRAWN	DEAN GARDINER
SURVEY CHECK	DEAN GARDINER
DRAWING CHECK	DEAN GARDINER
APPROVED	MARK SUMMERS 27/11/2015

RESIDENTIAL DEVELOPMENT

'HEATHCOTE HALL'
1-21 DILLWYNNIA GROVE, HEATHCOTE
LOTS 1 & 2 IN DP725184
TOPOGRAPHIC SURVEY

STATUS: ISSUED FOR INFORMATION | SHEET 5 OF 11

CRUX Drg No. 120131-SU-DT-001 | REV. B

100mm AT FULL SIZE Plot Date 27/11/15 - 11:23 Cad File T:\120131 HID - Nathan Fuzz\Drawings\Dwt\Data\120131-SU-DT-001 [B].dwg

NOTES:

- CRITICAL INFORMATION SHOULD BE CONFIRMED WITH SURVEYOR
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- ALL DIMENSIONS TO BE CHECKED ON SITE
- DATE OF SURVEY 12-14/10/2015

REFER TO NOTES ON PAGE 1

THIS NOTICE MUST NOT BE ERASED

REV.	BY	DATE	DESCRIPTION	APPD.
B	DMG	27/11/15	ADJOINING BUILDING AND KERB INFORMATION ADDED	MTS.
A	DMG	15/10/15	ISSUED FOR INFORMATION	MTS.

SCALES: 0 2 4 Meters 1:100 @ A1

A1 Original | Co-ordinate System: MGA Zone 56 | Height Datum: A.H.D. | This sheet may be prepared using colour and may be incomplete if copied

CLIENT: FUZORTINN PTY LTD

REGISTERED SURVEYORS: CRUX SURVEYING AUSTRALIA PTY LTD

SURVEYED	DEAN GARDINER	
DRAWN	DEAN GARDINER	
SURVEY CHECK	DEAN GARDINER	
DRAWING CHECK	DEAN GARDINER	
APPROVED	MARK SUMMERS	27/11/2015

RESIDENTIAL DEVELOPMENT

'HEATHCOTE HALL'
1-21 DILLWYNNIA GROVE, HEATHCOTE
LOTS 1 & 2 IN DP725184
TOPOGRAPHIC SURVEY

STATUS: ISSUED FOR INFORMATION | SHEET 6 OF 11

CRUX Drg No. 120131-SU-DT-001 | REV. B

SHEET 4 ADJOINS

SHED

DIRT TRACK

DIRT TRACK

SHEET 6 ADJOINS

2
DP725184

1
DP725184

SHED

SHEET 10 ADJOINS

NOTES:

- CRITICAL INFORMATION SHOULD BE CONFIRMED WITH SURVEYOR
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- DATE OF SURVEY 12-14/10/2015

REFER TO NOTES ON PAGE 1

THIS NOTICE MUST NOT BE ERASED

REV.	BY	DATE	DESCRIPTION	APPD.
B	DMG	27/11/15	ADJOINING BUILDING AND KERB INFORMATION ADDED	MTS
A	DMG	15/10/15	ISSUED FOR INFORMATION	MTS

SCALES: 1:100 @ A1

A1 Original | Co-ordinate System: MGA Zone 56 | Height Datum: A.H.D. | This sheet may be prepared using colour and may be incomplete if copied

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REGISTERED SURVEYORS: CRUX SURVEYING AUSTRALIA PTY LTD

SURVEYED	DEAN GARDINER	
DRAWN	DEAN GARDINER	
SURVEY CHECK	DEAN GARDINER	
DRAWING CHECK	DEAN GARDINER	
APPROVED	MARK SUMMERS	27/11/2015

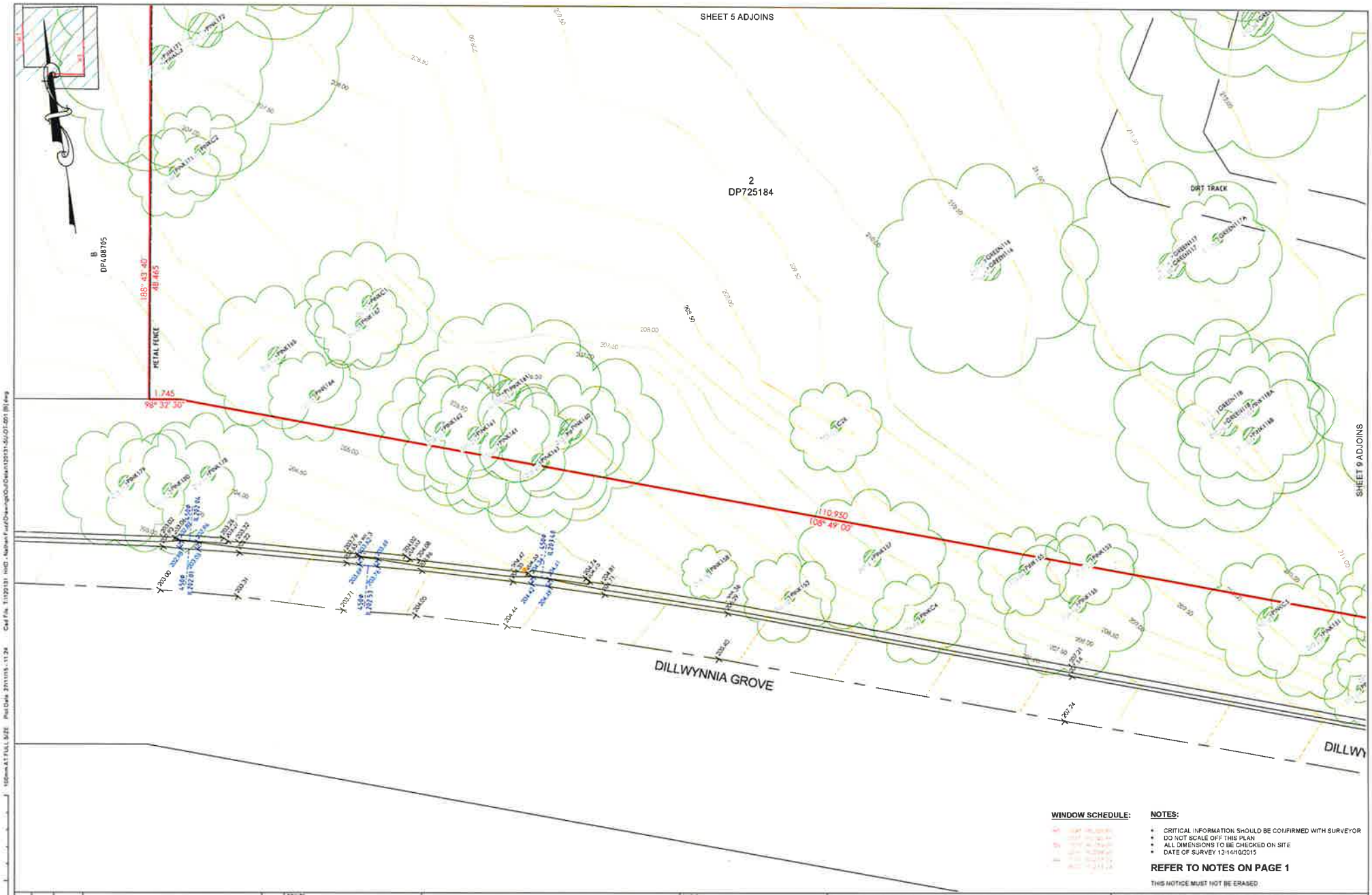
RESIDENTIAL DEVELOPMENT

'HEATHCOTE HALL'
1-21 DILLWYNNIA GROVE, HEATHCOTE
LOTS 1 & 2 IN DP725184
TOPOGRAPHIC SURVEY

STATUS: ISSUED FOR INFORMATION | SHEET 7 OF 11

CRUX Dwg No. 120131-SU-DT-001 | REV. B

100mm AT FULL SIZE Plot Date 27/11/15 - 11:24 Cad File T:\120131 HHD - Nathan Fuzz\Drawings\Out\Detail\120131-SU-DT-001 [B].dwg



WINDOW SCHEDULE:

NOTES:

- CRITICAL INFORMATION SHOULD BE CONFIRMED WITH SURVEYOR
- DO NOT SCALE OFF THIS PLAN
- ALL DIMENSIONS TO BE CHECKED ON SITE
- DATE OF SURVEY 12-14/10/2015

REFER TO NOTES ON PAGE 1

THIS NOTICE MUST NOT BE ERASED

REV.	BY	DATE	DESCRIPTION	APPD.
B	DMG	27/11/15	ADJOINING BUILDING AND KERB INFORMATION ADDED	MTS
A	DMG	15/10/15	ISSUED FOR INFORMATION	MTS

SCALES: 0 2 4 Meters 1:102 @ A1

A1 Original | Co-ordinate System: MGA Zone 56 | Height Datum: A.H.D. | This sheet may be prepared using colour and may be incomplete if copied

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REGISTERED SURVEYORS: CRUX SURVEYING AUSTRALIA PTY LTD

SURVEYED	DEAN GARDINER
DRAWN	DEAN GARDINER
SURVEY CHECK	DEAN GARDINER
DRAWING CHECK	DEAN GARDINER
APPROVED	MARK SUMMERS 27/11/2015

RESIDENTIAL DEVELOPMENT

'HEATHCOTE HALL'
1-21 DILLWYNNIA GROVE, HEATHCOTE
LOTS 1 & 2 IN DP725184
TOPOGRAPHIC SURVEY

STATUS: ISSUED FOR INFORMATION | SHEET 8 OF 11

CRUX Dwg No. 120131-SU-DT-001 | REV. B

NOTES:

- CRITICAL INFORMATION SHOULD BE CONFIRMED WITH SURVEYOR
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- ALL DIMENSIONS TO BE CHECKED ON SITE
- DATE OF SURVEY 12-14/10/2015

REFER TO NOTES ON PAGE 1

THIS NOTICE MUST NOT BE ERASED

REV.	BY	DATE	DESCRIPTION	APPC.
B	DMG	27/11/15	ADJOINING BUILDING AND KERB INFORMATION ADDED	MTS
A	DMG	15/10/15	ISSUED FOR INFORMATION	MTS

SCALES: 1:100 @ A1

A1 Original | Co-ordinate System: MGA Zone 56 | Height Datum: A.H.D. | This sheet may be prepared using colour and may be incomplete if copied

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REGISTERED SURVEYORS: CRUX SURVEYING AUSTRALIA PTY LTD

SURVEYED	DEAN GARDINER
DRAWN	DEAN GARDINER
SURVEY CHECK	DEAN GARDINER
DRAWING CHECK	DEAN GARDINER
APPROVED	MARK SUMMERS 27/11/2015

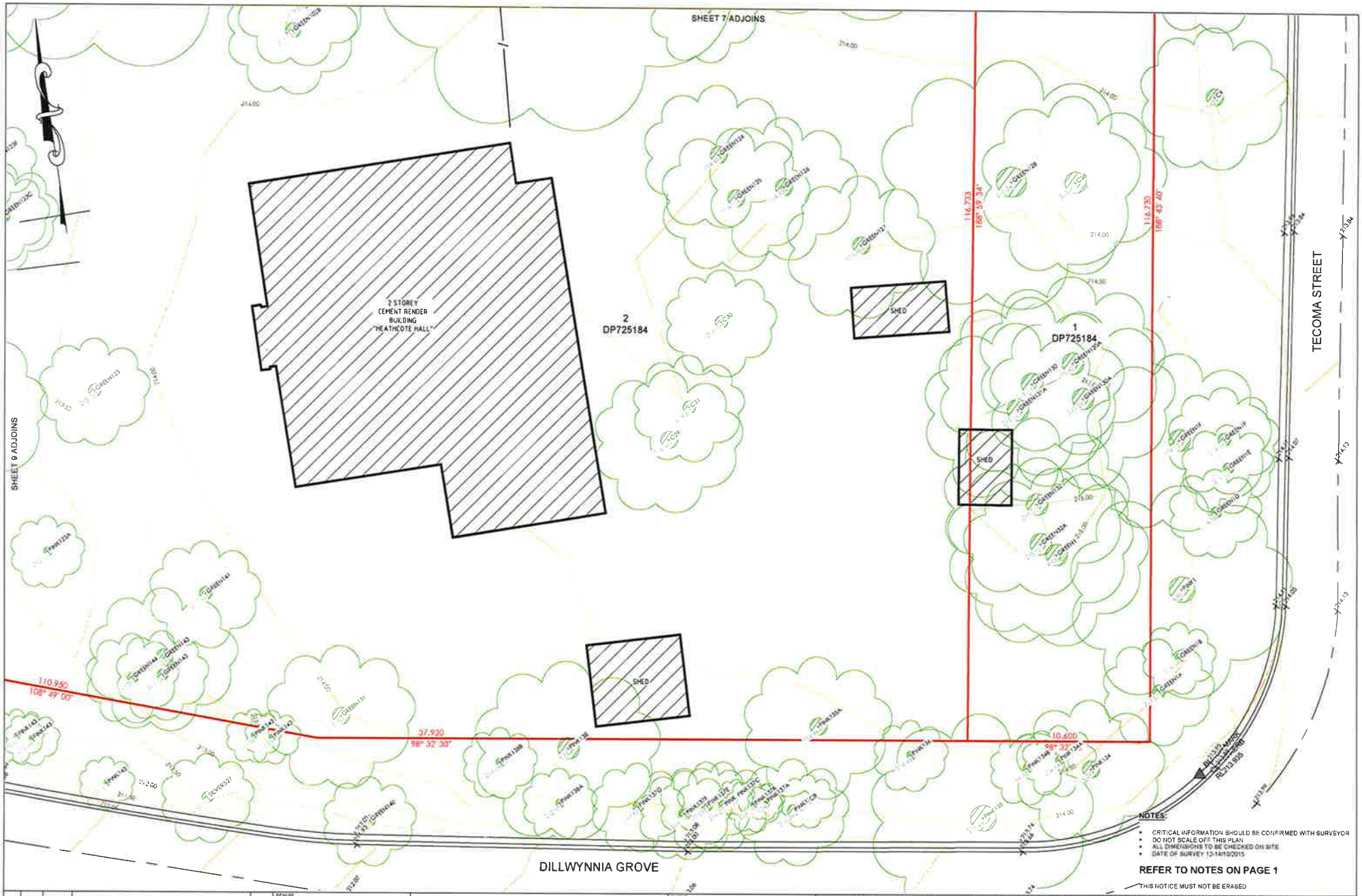
RESIDENTIAL DEVELOPMENT

'HEATHCOTE HALL'
1-21 DILLWYNNIA GROVE, HEATHCOTE
LOTS 1 & 2 IN DP725184
TOPOGRAPHIC SURVEY

STATUS: ISSUED FOR INFORMATION | SHEET 9 OF 11

CRUX Drg No 120131-SU-DT-001 | REV. B

Cad File 1:\120131 HHD - Nathan Fuz\Drawings\Out\Details\120131-SU-DT-001 (B).dwg Plot Date 27/11/15 - 11:24 100mm AT FULL SIZE



NOTES:

- CRITICAL INFORMATION SHOULD BE CONFIRMED WITH SURVEYOR
- DO NOT SCALE OFF THIS PLAN
- ALL DIMENSIONS TO BE CHECKED ON SITE
- DATE OF SURVEY 12-14/10/2015

REFER TO NOTES ON PAGE 1

THIS NOTICE MUST NOT BE ERASED

REV.	BY	DATE	DESCRIPTION	APPD.
B	DMG	27/11/15	ADJOINING BUILDING AND KERB INFORMATION ADDED	MTS
A	DMG	15/10/15	ISSUES FOR INFORMATION	MTS

SCALES: 1:100 @ A1

A1 Original | Co-ordinate System: MGA Zone 56 | Height Datum: A.H.D. | This sheet may be prepared using colour and may be incomplete if copied

CLIENT: FUZORTINN PTY LTD

REGISTERED SURVEYORS: CRUX SURVEYING AUSTRALIA PTY LTD

SURVEYED	DEAN GARDINER
DRAWN	DEAN GARDINER
SURVEY CHECK	DEAN GARDINER
DRAWING CHECK	DEAN GARDINER
APPROVED	MARK SUMMERS 27/11/2015

RESIDENTIAL DEVELOPMENT

'HEATHCOTE HALL'
1-21 DILLWYNNIA GROVE, HEATHCOTE
LOTS 1 & 2 IN DP725184
TOPOGRAPHIC SURVEY

STATUS: ISSUED FOR INFORMATION | SHEET 10 OF 11

CRUX Drg No. 120131-SU-DT-001 | REV. B

100mm AT FULL SIZE Plot Date 27/11/15 - 11:24 Cad File T:\120131 HHD - Nathan Fuzz\Drawings\Civil\Data\120131-SU-DT-001 [B].dwg

TREE DETAILS

TABLE

TAG IDENTIFIER		DIAMETER (m)	SPREAD (m)	HEIGHT (m)
GREEN	1 A	0.5	6.0	10.0
GREEN	1 D	0.4	5.0	6.0
GREEN	1 E	0.4	5.0	6.0
GREEN	1 F	0.7	10.0	14.0
GREEN	1	0.7	10.0	10.0
PINK	1	0.8	12.0	14.0
GREEN	4	1.0	8.0	8.0
GREEN	5 A	0.3	7.0	8.0
GREEN	5 B	0.9	7.0	8.0
GREEN	5	1.3	12.0	16.0
GREEN	6	0.5	10.0	14.0
GREEN	7 A	0.2	5.0	6.0
GREEN	7 B	0.4	5.0	6.0
GREEN	7	0.8	10.0	12.0
GREEN	10 A	0.4	8.0	10.0
GREEN	10	1.1	14.0	20.0
GREEN	11	1.7	14.0	20.0
GREEN	12	0.8	6.0	6.0
GREEN	12	1.4	10.0	14.0
GREEN	13 A	0.6	7.0	8.0
GREEN	13	0.4	7.0	8.0
GREEN	14	0.7	10.0	20.0
GREEN	15 A	0.3	4.0	6.0
GREEN	15	0.7	10.0	20.0
GREEN	16	0.6	10.0	12.0
GREEN	17 A	0.5	10.0	16.0
GREEN	17 B	0.3	6.0	6.0
GREEN	17	0.7	6.0	6.0
GREEN	18	0.2	4.0	10.0
GREEN	18	0.5	8.0	12.0
GREEN	19	1.0	14.0	20.0
GREEN	20	0.5	8.0	12.0
GREEN	21	0.7	10.0	14.0
GREEN	23	1.4	10.0	16.0
GREEN	25 A	0.6	10.0	16.0
GREEN	25 B	0.4	5.0	6.0
GREEN	25 C	0.4	5.0	6.0
GREEN	25	0.7	10.0	16.0
GREEN	26	1.2	16.0	20.0
GREEN	27	0.2	5.0	4.0
GREEN	28 A	0.9	10.0	12.0
GREEN	28 B	0.7	10.0	8.0
GREEN	28 C	0.3	5.0	6.0
GREEN	28 D	0.3	5.0	6.0
GREEN	28	0.7	6.0	8.0
GREEN	29 A	0.6	5.0	8.0
GREEN	29	1.0	8.0	8.0
GREEN	30	1.0	8.0	8.0
GREEN	32 A	1.0	10.0	15.0
GREEN	34	0.8	14.0	18.0
GREEN	36	0.7	8.0	8.0
GREEN	37	0.7	8.0	8.0
GREEN	38	0.6	6.0	8.0
GREEN	39	0.4	6.0	10.0
GREEN	40 A	0.3	5.0	6.0
GREEN	40 B	0.3	5.0	6.0
GREEN	40 C	0.3	5.0	6.0
GREEN	40 D	0.3	5.0	6.0
GREEN	40 E	0.4	6.0	6.0
GREEN	40	0.3	8.0	8.0
GREEN	41 A	0.4	6.0	6.0
GREEN	41 B	0.4	6.0	6.0
GREEN	41	0.5	6.0	12.0
GREEN	43	0.4	8.0	14.0
GREEN	44	0.5	8.0	14.0
GREEN	45 A	0.3	6.0	6.0
GREEN	45 B	0.3	6.0	6.0
GREEN	45 C	0.3	6.0	6.0
GREEN	45 D	0.3	8.0	8.0
GREEN	45	0.5	10.0	16.0
GREEN	46 A	0.4	6.0	8.0
GREEN	46 B	0.5	6.0	8.0
GREEN	46	0.4	6.0	8.0
GREEN	47 A	0.4	6.0	8.0
GREEN	47 B	0.3	5.0	6.0
GREEN	47 C	0.3	5.0	6.0
GREEN	47 D	0.3	5.0	6.0
GREEN	47 E	0.4	5.0	6.0
GREEN	47 F	0.4	5.0	8.0
GREEN	47 G	0.4	8.0	12.0
GREEN	47 H	0.3	5.0	8.0
GREEN	47 I	0.3	5.0	6.0
GREEN	47	0.5	8.0	12.0
GREEN	48 A	0.3	5.0	8.0
GREEN	48 C	0.3	5.0	8.0
GREEN	48	1.0	12.0	18.0
GREEN	49 A	0.3	5.0	8.0
GREEN	49 B	0.4	5.0	8.0
GREEN	49	0.3	5.0	6.0

TABLE CONT.

TAG IDENTIFIER		DIAMETER (m)	SPREAD (m)	HEIGHT (m)
GREEN	50	0.6	10.0	14.0
GREEN	51 A	0.2	4.0	6.0
GREEN	51 B	0.2	4.0	6.0
GREEN	51 C	0.3	4.0	8.0
GREEN	51 D	0.5	6.0	10.0
GREEN	51 E	0.2	4.0	6.0
GREEN	51 F	0.2	4.0	6.0
GREEN	51	0.4	6.0	8.0
GREEN	52 A	0.7	8.0	10.0
GREEN	52 B	0.6	10.0	14.0
GREEN	52	0.4	8.0	10.0
GREEN	53	0.4	8.0	10.0
GREEN	54	0.5	8.0	12.0
GREEN	55	0.5	10.0	12.0
GREEN	56 A	0.8	12.0	18.0
GREEN	56	0.8	12.0	18.0
GREEN	57 A	0.6	6.0	8.0
GREEN	57 B	1.3	20.0	20.0
GREEN	57 C	0.3	5.0	6.0
GREEN	57 D	0.3	6.0	8.0
GREEN	57 E	0.4	4.0	8.0
GREEN	57	0.3	5.0	8.0
GREEN	58 A	0.4	6.0	8.0
GREEN	58 B	0.4	6.0	8.0
GREEN	58	1.3	10.0	8.0
GREEN	59	1.5	12.0	16.0
GREEN	60 A	0.4	4.0	8.0
GREEN	60 B	0.3	5.0	8.0
GREEN	60	0.4	4.0	8.0
GREEN	61	0.5	6.0	8.0
GREEN	62	0.5	10.0	14.0
GREEN	64	0.6	4.0	10.0
GREEN	65 A	0.3	5.0	10.0
GREEN	65 B	0.3	4.0	6.0
GREEN	65	0.5	8.0	12.0
GREEN	66 A	0.5	7.0	8.0
GREEN	66	0.7	12.0	16.0
GREEN	67	0.5	7.0	8.0
GREEN	68	0.5	7.0	8.0
GREEN	69	0.5	7.0	10.0
GREEN	70 A	0.3	4.0	10.0
GREEN	70	0.4	8.0	10.0
GREEN	71 A	0.4	4.0	6.0
GREEN	71	0.4	8.0	10.0
GREEN	72 A	0.3	6.0	6.0
GREEN	72	0.5	6.0	10.0
GREEN	73	0.5	6.0	6.0
GREEN	74	0.6	10.0	10.0
GREEN	75 A	0.7	3.0	6.0
GREEN	75 B	0.4	5.0	10.0
GREEN	75	0.7	10.0	18.0
GREEN	76	1.0	8.0	10.0
GREEN	77	1.2	10.0	12.0
GREEN	78	1.0	15.0	18.0
GREEN	79	0.8	3.0	10.0
GREEN	80 C	0.2	2.0	4.0
GREEN	80	0.8	5.0	10.0
GREEN	81	1.0	5.0	15.0
GREEN	82 A	0.4	8.0	8.0
GREEN	82	0.5	6.0	8.0
GREEN	82	1.0	6.0	20.0
GREEN	82	0.8	10.0	14.0
GREEN	83	0.5	6.0	15.0
GREEN	84	0.3	5.0	10.0
GREEN	85	0.4	3.0	12.0
GREEN	86	0.9	5.0	15.0
GREEN	87 A	0.2	5.0	10.0
GREEN	87	0.4	3.0	8.0
GREEN	87	0.5	5.0	10.0
GREEN	88	0.7	5.0	10.0
GREEN	89 A	0.2	2.0	4.0
GREEN	89	0.4	2.0	8.0
GREEN	90	0.5	6.0	10.0
GREEN	91	0.2	3.0	4.0
GREEN	92	0.5	5.0	10.0
GREEN	95	0.4	3.0	10.0
GREEN	96 A	0.2	4.0	3.0
GREEN	96	0.5	6.0	10.0
GREEN	97	2.0	4.0	10.0
GREEN	97	2.0	4.0	10.0
GREEN	98 A	1.0	3.0	18.0
GREEN	98	0.5	4.0	10.0
GREEN	99 A	0.3	6.0	6.0
PINK	99 B	0.3	6.0	6.0
PINK	99 C	0.3	6.0	6.0
GREEN	99 D	0.4	6.0	6.0
GREEN	99	1.0	18.0	20.0
GREEN	100	1.0	18.0	20.0
GREEN	101 E	0.3	5.0	5.0

TABLE CONT.

TAG IDENTIFIER		DIAMETER (m)	SPREAD (m)	HEIGHT (m)
GREEN	101	1.3	20.0	20.0
GREEN	102 A	0.6	7.0	8.0
GREEN	102 B	0.6	7.0	8.0
PINK	102	1.2	20.0	18.0
GREEN	103	0.6	8.0	12.0
GREEN	105 B	0.7	6.0	8.0
GREEN	106	2.0	10.0	15.0
GREEN	107 A	0.4	6.0	8.0
GREEN	107 C	0.4	6.0	8.0
GREEN	107 G	0.3	5.0	8.0
GREEN	107	0.3	10.0	5.0
GREEN	107	0.3	5.0	10.0
GREEN	108	0.8	10.0	8.0
GREEN	109	0.7	10.0	10.0
GREEN	110	0.6	10.0	10.0
GREEN	111	0.8	10.0	20.0
GREEN	112	0.8	20.0	16.0
GREEN	112	1.5	15.0	20.0
GREEN	113	1.5	15.0	20.0
GREEN	114	1.0	15.0	20.0
GREEN	114	2.0	15.0	20.0
GREEN	115	0.7	10.0	18.0
GREEN	116	0.5	5.0	10.0
GREEN	116	1.0	12.0	14.0
GREEN	117 A	1.0	5.0	10.0
GREEN	117	1.0	10.0	15.0
GREEN	117	1.0	12.0	16.0
PINK	118 A	0.6	8.0	8.0
PINK	118 B	0.6	8.0	8.0
GREEN	118	1.0	10.0	15.0
GREEN	118	1.0	12.0	16.0
PINK	119	0.7	12.0	12.0
PINK	121 A	0.6	4.0	6.0
GREEN	121 B	0.9	10.0	12.0
GREEN	123 C	0.4	5.0	6.0
GREEN	123 E	0.4	6.0	6.0
GREEN	123 F	0.4	5.0	6.0
GREEN	123 G	0.4	6.0	6.0
GREEN	123 H	0.4	6.0	6.0
GREEN	123 I	0.4	5.0	6.0
GREEN	123 J	0.4	6.0	6.0
GREEN	123	0.7	6.0	8.0
GREEN	124	0.7	8.0	8.0
GREEN	125	0.7	8.0	8.0
GREEN	126	0.6	6.0	8.0
GREEN	127	0.6	8.0	12.0
GREEN	128	0.9	14.0	16.0
GREEN	130 A	1.0	10.0	20.0
GREEN	130	1.2	10.0	15.0
GREEN	131 A	1.0	10.0	15.0
GREEN	131	0.7	8.0	8.0
GREEN	132	1.0	10.0	15.0
PINK	134 A	0.3	4.0	6.0
PINK	134 B	0.3	4.0	6.0
PINK	134	0.6	8.0	14.0
PINK	135 A	0.8	8.0	16.0
PINK	135	1.0	12.0	14.0
PINK	136	0.6	4.0	10.0
PINK	137 A	0.3	2.0	6.0
PINK	137 B	0.3	3.0	6.0
PINK	137 C	0.3	2.0	6.0
PINK	137 D	0.3	5.0	6.0
PINK	137 E	0.3	5.0	6.0
PINK	137 F	0.3	5.0	6.0
PINK	137 G	0.3	5.0	6.0
PINK	137	0.4	6.0	12.0
PINK	138 A	0.3	4.0	4.0
PINK	138 B	0.3	4.0	4.0
PINK	138	1.0	10.0	14.0
GREEN	140	0.4	5.0	10.0
PINK	141	0.4	4.0	10.0
GREEN	141	0.4	6.0	8.0
PINK	142	0.7	6.0	12.0
PINK	143	0.4	5.0	10.0
PINK	143	0.2	3.0	6.0
PINK	143	0.3	3.0	6.0
PINK	143	0.3	3.0	6.0
GREEN	143	0.4	5.0	6.0
PINK	143	0.2	3.0	6.0
PINK	143	0.2	3.0	6.0
GREEN	143	1.0	8.0	8.0
GREEN	144	0.4	5.0	8.0
PINK	145	0.3	6.0	6.0
PINK	147	0.5	5.0	10.0
PINK	151	0.7	7.0	10.0
PINK	153	0.4	5.0	7.0
PINK	153	0.9	5.0	16.0
PINK	155	0.5	5.0	6.0
PINK	156	0.9	8.0	16.0

TABLE CONT.

TAG IDENTIFIER		DIAMETER (m)	SPREAD (m)	HEIGHT (m)
PINK	157	0.5	8.0	14.0
PINK	158	0.2	3.0	5.0
PINK	160	0.9	10.0	14.0
PINK	161	0.3	8.0	10.0
PINK	161	0.4	8.0	10.0
PINK	161	0.3	8.0	6.0
PINK	161	0.9	7.0	12.0
PINK	161	0.9	10.0	14.0
PINK	162	0.5	7.0	12.0
PINK	164	0.3	5.0	10.0
PINK	165	1.0	8.0	20.0
PINK	165	0.9	7.0	13.0
PINK	167	0.3	5.0	10.0
PINK	171	0.3	5.0	10.0
PINK	171	0.9	12.0	12.0
PINK	172	1.2	16.0	20.0
PINK	173 A	0.6	10.0	10.0
PINK	173	1.0	16.0	20.0
PINK	174	0.7	8.0	12.0
PINK	175	0.7	8.0	12.0
PINK	176 A	0.5	7.0	6.0
PINK	176	0.5	7.0	8.0
PINK	177	0.5	4.0	6.0
PINK	178	0.5	7.0	10.0
PINK	179	0.5	7.0	10.0
PINK	180	0.5	7.0	10.0
SILVER	S27	0.4	5.0	8.0
SILVER	S71	0.9	7.0	6.0
PINK	C1	0.4	7.0	10.0
PINK	C2	0.2	5.0	8.0
PINK	C3	0.7	5.0	12.0
PINK	C4	0.5	5.0	6.0
PINK	C5	0.7	7.0	10.0
PINK	C6	0.3	4.0	4.0
PINK	C7	0.5	4.0	6.0
	C8	0.3	3.0	6.0
	C9	1.0	8.0	8.0
	C10	0.4	8.0	10.0
	C11	0.5	6.0	8.0
	C12	0.5	6.0	8.0
	C13	0.5	6.0	8.0
	C14	0.7	10.0	12.0
	C15	1.0	8.0	8.0
	C16	0.7	8.0	8.0
	C17	0.3	5.0	6.0
	C18	0.3	5.0	6.0
	C19	0.3	5.0	6.0
	C20	0.4	6.0	6.0
	C21	0.3	5.0	6.0
	C22	0.4	5.0	6.0
	C23	0.4	6.0	8.0
	C24	0.7	14.0	18.0
	C25	0.4	6.0	12.0
	C26	0.3	5.0	6.0
	C27	0.6	7.0	8.0
	C28	0.6	10.0	12.0
	C29	0.4	8.0	6.0
	C30	0.4	6.0	4.0
	C31	0.4	6.0	6.0

NOTES:

- CRITICAL INFORMATION SHOULD BE CONFIRMED WITH SURVEYOR
- DO NOT SCALE OFF THIS PLAN
- ALL DIMENSIONS TO BE CHECKED ON SITE
- DATE OF SURVEY 12-14/10/2015
- TREES WITHOUT A UNIQUE TAG, WERE GIVEN IDENTIFIER C1-C31

REFER TO NOTES ON PAGE 1

THIS NOTICE MUST NOT BE ERASED

REV.	BY	DATE	DESCRIPTION	APPD.
B	DMG	27/11/15	ADJOINING BUILDING AND KERB INFORMATION ADDED	MTS
A	DMG	15/10/15	ISSUED FOR INFORMATION	MTS

SCALES: NOT TO SCALE

A1 Original | Co-ordinate System: MGA Zone 56 | Height Datum: A.H.D. | This sheet may be prepared using colour and may be incomplete if copied

CLIENT: FUZORTINN PTY LTD

REGISTERED SURVEYORS

CRUX SURVEYING PTY LTD AUSTRALIA

SURVEYED: DEAN GARDINER
DRAWN: DEAN GARDINER
SURVEY CHECK: DEAN GARDINER
DRAWING CHECK: DEAN GARDINER
APPROVED: MARK SUMMERS 27/11/2015

RESIDENTIAL DEVELOPMENT

'HEATHCOTE HALL'
1-21 DILLWYNNIA GROVE, HEATHCOTE
LOTS 1 & 2 IN DP725184
TOPOGRAPHIC SURVEY

STATUS: ISSUED FOR INFORMATION | SHEET 11 OF 11

CRUX Dwg No. 120131-SU-DT-001 | REV. B

100mm AT FULL SIZE   Plot Date 27/11/15 - 11:24   Cad File T:\120131 HHD - Nathan Fuzi\Drawings\Out\Detail\120131-SU-DT-001 [B].dwg

Appendix 7:
State Heritage Register Listing

Heathcote Hall

Item details

Name of item:	Heathcote Hall
Other name/s:	Heathcote Hall and Grounds; Bottle Forest
Type of item:	Complex / Group
Group/Collection:	Residential buildings (private)
Category:	Mansion
Location:	Lat: -34.0878552936 Long: 151.0146930480
Primary address:	1-21 Dillwynnia Grove, Heathcote, NSW 2233
Parish:	Heathcote
County:	Cumberland
Local govt. area:	Sutherland
Local Aboriginal Land Council:	La Perouse

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number

LOT	1	DP	725184
LOT	2	DP	725184

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type

Organisation Name	Owner Category	Date Ownership Updated
Maxine Farrelly	Private	25 Mar 99

Statement of significance:

Heathcote Hall is an imposing two storey building designed in the Victorian Italianate style and is one of the oldest and grandest buildings in the Sutherland Shire. Built in 1887 by Isaac Harber a wealthy Sydney brick maker who forfeited the residence following financial losses he made in connection with the building of the Imperial Arcade in Sydney. It is a particularly striking building whose tower is a prominent landmark in Heathcote

Date significance updated: 23 Nov 04

Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available

Description

Designer/Maker: Thomas Rowe

Builder/Maker: Isaac Harber

Physical description: Mansion:
Heathcote Hall is designed in the Victorian Italianate style. The house is a two storey brick structure rendered and scribed to look like sandstone. On three sides is a two storey verandah colonnaded on the ground floor, with a cast iron balustrade and cast iron columns supporting the verandah roof of bull-nosed corrugated iron.

The tall tower with its glazed turret and balcony is still a prominent landmark above the surrounding trees.

Ancillary buildings:
There are a small number of ancillary buildings around the site In line with the rear of the house and 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.

Immediately south of the timber framed structure is the remains of the foundation of a building which the owner has identified as dating from around the 1950s but which was never completed. However, these foundations appear to possibly be dated from the very early period of the estate as a small building shows in this location on the Certificate of Title for transfer of this portion of the land to Abel Harber dated 1889. A coach house building was originally 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. This area has archaeological potential and any excavation or disturbance of the ground in this area of the yard should be done under the supervision of a qualified historical archaeologist.

Immediately south of the main house is a reasonably modern laundry building which houses a laundry and storage shed. It is constucted 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. The ages of these stables vary with some showing evidence of being very old while others are more recent

The present owners stabled horses from the earliest days of their occupation in 1945 so some remnant stable structures in this complex could be approaching 60 years old and be an important part of the evolutionary process of the estate There is visual evidence that some of the structures are quite old and therefore the entire complex should be the subject of a further assessment by a qualified consultant prior to the removal of any fabric

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)

Physical condition and/or Archaeological potential: Physical condition is poor. Archaeological potential is high.

Date condition updated:24 Nov 04

Current use: Private residence

Former use: Private residence

History

Historical notes: Heathcote:
The development of the setting was primarily in response to construction of the Illawarra Railway line and extension of this line to this area in the 1880s. Early in 1886 the line was opened up as far as Waterfall. Up until then Heathcote was known as Bottle Forest. Bottle Forest proper and embraced an area of about

200 acres. This little pocket of fertile country extends north from Heathcote Railway Station for about half a mile, with the railway as its western boundary, runs back to the east in National Park for about 3/4 of a mile, over the crest of the Dividing Range, between the watershed of the Port Hacking and Woronora Rivers.

The new settlement of Como came alive with the construction of the railway bridge over the Georges River. Soon railway camps were set up at Sutherland township, Heathcote and Waterfall. Construction of the long tunnels near Helensburgh employed skilled contractors and consumed millions of bricks. Many were made at the brickworks established by Abel Harber at Heathcote. At the 1891 census most people lived at Sylvania and settlements clustered along the line at Sutherland, Como, Heathcote and Waterfall.

The establishment of Australia's first National Park (Royal NP) in 1879 also began to attract people to Sydney's south. Heathcote was one of a number of suburbs within the Shire of Sutherland that were to be established adjacent to land reserved as national park.

Heathcote retained its bushland setting for a number of years. It remained relatively undeveloped as a suburb until the 1920s, despite having a station in the vicinity. No doubt the reason for this neglect on the part of home-seekers lies in the fact that the Bottle Forest area, which adjoins the railway and embraces the most fertile soil and greatest elevation, had been locked up in two large family estates and never thrown open to the public for purchase (Norwood, 1926, 1, 3, 20, 34).

Heathcote Hall estate:
In the 1920s the Heathcote Hall estate was surveyed and the former 50 acre lot subdivided into numerous 1/4 acre blocks. Heathcote Hall was retained on a 4 acre block. The lot boundary has remained unchanged since (Tanner Architcts, 2004, 8).

Heathcote Hall:
Some 50 acres of freehold land was purchased about 1879 by Mr Isaac Haber, a wealthy brickmaker of that period. He built Heathcote Hall in 1887 and located it on the highest point of his land.

The hall was designed by leading Sydney architectural firm, Rowe and Green, for a sum of 7000 pounds (Anne Warr Heritage Consulting, 2017, 6).

Unfortunately, following financial losses in connection with the building of the Imperial Arcade, Sydney, Harber abandoned Heathcote Hall for the benefit of his creditors. However the mortgagees (Warr, 2017, 6: notes they took posession in 1892) into whose hands the property fell did not find the estate a disposable proposition, for New South Wales was then in the throes of the temporary financial collapse of the 1890s.

The Financial Institution, which had become the possessor, made arrangements with George Adams of Tattersalls to dispose of it by lottery. Issued from Brisbane, Heathcote Hall was made first prize at a value of seven thousand pounds. The winning ticket was held by Mr Samuel Gillette, a Sydney builder. He retained ownership for five years and then sold the whole estate for much less than its valuation. A mansion and park at Heathcote before the advent of the motorcar and with only one train a day service was not a good proposition for a city businessman struggling through the competitive times of the 1890s.

confounded his medical advisers and lived there until about 1923.

During the 1920s it was used for public tea rooms and limited accommodation, as well as a 36 hole putting green available for public use (Tanners, 2003).

In 1927 the 50 acre property was subdivided into 168 suburban lots with Heathcote Hall remaining on a 4 acre block. Blocks sold very slowly, and in 1945, the Heathcote Hall Estate Ltd. sold the reduced 4 acre Hall block to Mrs Minima Farrelly, wife of Mr Joseph Farrelly (ibid, 2017, 6). The property has been in the ownership of the Farrelly family since (Tanners, 2003) and land on the northern part of the property has been used for stabling and training of horses since the 1980s.

Joseph and Minima Farrelly bought Heathcote Hall in 1942, along with her parents Angelise & Hose. Joseph and Minima raised three children here, Michael, Ramon and Maxine. After Minima's death in 1986, Maxine stayed on, caring for her father and nursing him before he died in 2005 at age 86. She noted the tower was her favourite part, accessed by a narrow, winding staircase. Before trees obscured the view, she said it was possible to view the waves breaking on Jibbon Beach at Bundeena from here. Ms Farrelly sought to preserve Heathcote Hall and undertook some renovation works. The property was left to be shared by the children (Trembath, 27/1/2016).

In 2000 the Heritage Council of NSW provided a grant of $150,000 to undertake emergency works on the property, notably the hall's tower (ibid, 2017, 6).

The Farrelly family continued to live in the property until July 2015 when it was sold to Fuzortinn P/L (ibid, 2017, 6).

In early 2016, there were media reports indicating that Maxine Farrelly intended to sell the property.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes and gardens of domestic accommodation-
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes demonstrating styles in landscape design-
3. Economy-Developing local, regional and national economies	Environment - cultural landscape-Activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	Landscapes demonstrating styles in landscape design-
3. Economy-Developing local, regional and national economies	Events-Activities and processes that mark the consequences of natural and cultural occurences	(none)-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities	Gentlemens Mansions-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Housing the prosperous - mansions in town and

		country-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Naming places (toponymy)-
4. Settlement-Building settlements, towns and cities	Land tenure-Activities and processes for identifying forms of ownership and occupancy of land and water, both Aboriginal and non-Aboriginal	Sub-division of large estates-
8. Culture-Developing cultural institutions and ways of life	Leisure-Activities associated with recreation and relaxation	Gardening-
8. Culture-Developing cultural institutions and ways of life	Leisure-Activities associated with recreation and relaxation	Gathering at landmark places to socialise-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Thomas Rowe, architect-
9. Phases of Life-Marking the phases of life	Persons-Activities of, and associations with, identifiable individuals, families and communal groups	Associations with Abel Isaac Harber, German migrant brickmaker-

Recommended management:

A Conservation Management Plan for the property is currently being prepared.

Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
21(1)(b)	Conservation Plan submitted for endorsement	CMP for endorsement review process		
			I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order. 1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and 2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached. FRANK SARTOR Minister for Planning Sydney, 11 July 2008 To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.	

Standard exemptions for works requiring Heritage Council approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		00191	02 Apr 99	27	1546
Heritage Act Permanent Conservation Order - former		00191	08 Apr 82	50	1596
Local Environmental Plan			15 Dec 00	162	13340

References, internet links & images

Type	Author	Year	Title	Internet Links
Written		2003	Facelift for a grand old lady (St George & Sutherland Leader 26/8/03)	
Management Plan	Glen Cowell & Associates	1999	Conservation management plan for Heathcote Hall Tecoma Street, Heathcote	
Written	Glen Cowell & Associates	1996	Heathcote Hall, Heathcote, original ceilings consolidation and tower glazing - NSW Heritage Assistance Programme 1999/96 - project no. 96 498	
Written	Kennedy, Patrick	2001	From Bottle Forest to Heathcote: Sutherland Shire's first settlement	
Written	Norwood, Arthur	1926	Concerning Heathcote Hall, Bottle Forest and Heathcote District, including the story of the Old Illawarra Road	
Written	Richard	1887	Plans (1) of Villa for C.Harber, Esq., Heathcote	

	Rowe		
Written	Richard Rowe	1887	Plans of Villa for A.Harber Esq., Heathcote (4)
Written	Sutherland Shire Council		Local History File - Heathcote Hall (historical notes, photos, newspaper clippings and other documents)
Written	Tanner Architects P/L	2004	Heathcote Hall - Conservation Mangagement Strategy - Tecoma Street, Heathcote (draft)
Written	Trembath, Murray	2016	'Link with History Broken'
Written	Trembath, Murray	2016	'Community to have a say'

Note: internet links may be to web pages, documents or images.

PLAN
UNDER THE
HERITAGE ACT.
1977

(Click on thumbnail for full size image and image details)

Data source

Data source

The information for this entry comes from the following source:

Name: Heritage Office

Database number: 5045238

File number: 10/7772, S90/05841 & HC 32471