APPENDIX 6

APPLICANT'S RESPONSE TO DEFERRED MATTERS

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HEATHCOTE HALL DA17/0467
1-21 Dillwynnia Grove, Heathcote

Response to Record of Deferral

A. Heritage Curtilage

In accordance with the General Terms of Approval issued by the Heritage Council (dated 17 May 2018), and in consultation with the Heritage Council; the following must be demonstrated:

i) Amended plans overlaid with the development and setback zones identified in the CMP are required to clarify that the residential development is contained wholly within the areas identified as being of moderate significance to the north and north-west of Heathcote Hall, and the recommended setback areas have been kept free of development.

ii) Information/amended plans to clarify how the private open space of townhouses that encroaches into the reduced landscaped setting/ pleasure garden of Heathcote Hall, as well as the original east-west drive, will be detailed to mitigate any potential adverse heritage impacts.

Architects Response

i) We have overlaid the Amended Plans with the Development and Setback Zones identified in the CMP. It is now wholly within the areas identified as being of moderate significance. The recommended areas have been kept free of development. (refer to Drawing **DA-07 CMP**)

ii) Amended plans illustrate setbacks from the Pleasure Gardens and east-west drive. Landscape drawing illustrates the privacy buffer that mitigates any potential adverse heritage impact. (refer to Landscape drawings **L-22**)

We have included The proposal for the location and interpretation of the Carriageway by Tropman and Tropman Architects.

B. Building Height

Submit amended plans indicating:

i) The height of Building A must be no greater than 9.1m, with a maximum RL of RL221.534 above existing ground level (ground level at the date of issue of the decision), excluding lift overrun.

ii) The height of Building B must be no greater than 8.5m, with a maximum RL of RL221.076 in height above existing ground level (ground level at the date of issue of the decision), excluding lift overrun.

iii) The height of Townhouses 30 and 31 must be no greater than 8.5m in height above existing ground level (ground level at the date of issue of the decision). The maximum RL of Townhouse 30 must be RL217.759 and the maximum RL of Townhouse 31 must be RL217.731.

Architects Response

i) The height of Building A has been reduced to be no greater than 9.1 m as requested, with a maximum RL 221.235, below the maximum permissible of RL 221.534 (refer to Drawing **DA-12** Section J-J)

ii) The top most level of Building B has two apartments. Apartment B 22 which is compliant with 8.5 m maximum height and maximum RL of 220.852, below the maximum permissible RL of 221.076. Apartment B 21 is slightly over the maximum 8.5 height control plane due to the sloping terrain but is compliant with the maximum permissible RL of 221.076 showing a maximum RL of 220. 633 (please refer to drawing **DA-10 Height Plane**)

Total roof area of Building B is 381 m². The portion of the roof that breaks the 8.5 m height plane is 88 m², equivalent to 23 % of the roof area.

iii) The height of Townhouses 29, 30 and 31 is lower than 8.5m in height above existing ground level (ground level at the date of issue of the decision). The maximum RL of Townhouses 29, 30 and 31 is RL216.072. (please refer to drawing **DA-12** Section H-H)

C. Additional Commercial Basement Parking

Submit amended plans indicating:

Separate commercial visitor parking must be provided at Basement Level B2, associated with the use of Heathcote Hall. This parking is to replace the proposed commercial parking in Basement Level B1 and lift (to the east of Dwelling 23) in accordance with the following:

Basement level B2 is to be increased in size to provide additional parking area under the footprint of under Residential flat Building B and extend north towards Residential Flat Building A.

i) This parking area is to be accessed via the driveway to Basement Level B2 from Dillwynnia Grove.

ii) The vehicular entry to the commercial car parking is to be separate to the residential entry to Basement Level B2, with a secure gate to be provided to the residential entry.

iii) A minimum of eight (8) parking spaces must be provided in accordance with AS2890.1 2014.

iv) Provide a separate lift and stair core from this parking area, to be used for the commercial basement parking area. This lift shall be located so as not to have any connection and/ or conflicts with the private residential components of the development and shall be erected in the vicinity of the Heritage Interpreted Carriageway to the south of the residential flat buildings. This carriageway must provide pedestrian access to Heathcote Hall and gardens.

Architects Response

i) Separate commercial visitor parking has been provided at Basement Level B2. (please refer to **drawing DA-05**. This parking is provided on the basis that it may be required to comply with requirements once a separate DA has been lodged for the use of Heathcote Hall. This additional parking has been provided under Building B and extends north towards Building A.

ii) This parking area is now accessed via the driveway to Basement Level B2 from Dillwynnia Grove.

iii) The vehicular entry to the commercial car parking is separate to the residential entry to Basement Level B2, with a secure gate provided to the residential entry.

iv) Eight (8) parking spaces have been provided in accordance with AS2890.1 2014.

v) A separate stair from this parking area has been provided, to be used for the commercial basement parking area. This stair is located so as not to have any connection and/ or conflicts with the private residential components of the development and is located in the vicinity of the Heritage Interpreted Carriageway to the south of the residential flat buildings. This carriageway will provide pedestrian access to Heathcote Hall and gardens.

Disabled parking is provided in the immediate vicinity to Heathcote Hall for convenient and at grade access to the Hall.

D. Setbacks to Boronia Grove

Submit amended plans indicating the following:

i) *Dwellings 2 - 7:*

a) The first-floor voids must be reduced in depth to no greater than 1m, in order to achieve this the screen must be set 1m from the façade of these dwellings. The walls associated with the voids must also be reduced in depth to no greater than 1m (except where required as common walls for fire separation), as must the roof areas.

b) The northern deck off the master bedroom for these dwellings must be reduced in depth to no more than 300mm, with the roof form to change over the balcony to align with the amended depth of the deck.

ii) Dwellings 11 and 12

The extent of the eave/ roof overhang off the master bedroom, is to be reduced to be no grater than 1 m, measured from the northern façade.

iii) Dwellings 2-14

In addition to D(i)(a) and D (i) (b) above, where there is an eave/ roof overhang, it shall measure no greater than 1 m in depth from the northern façade where overhang is proposed for these dwellings.

Architects Response

i) *Dwellings 2 - 7:*

a) The First-Floor voids have been reduced in depth to 1m. In order to achieve this, the screens have been set 1m from the façade of those dwellings. The walls associated with the voids have also been reduced in depth to no greater than 1m (except where required as common walls for fire separation). (please refer to **drawing DA-08**)

b) The northern deck off the master bedroom for these dwellings have been reduced in depth to 300 mm, with the roof form to change over the balcony aligning with the amended depth of the deck. (please refer to **drawing DA-08**)

ii) Dwellings 11 and 12

The extent of the eave/ roof overhang off the master bedrooms, have been reduced to 1 m, measured from the northern façade.

iii) Dwellings 2-14

In addition to D(i)(a) and D(i) (b) above, where there is an eave/ roof overhang, it now measures 1 m in depth from the northern façade, as an overhang is proposed for those dwellings.

E. Adaptable and Livable Dwellings

Submit amended plans indicating the following:

A total of eleven (11) adaptable dwellings and six (6) livable dwellings must be provided in accordance with the following:

i) Adaptable dwellings must be provided in accorded with AS 4299 (Adaptable Housing) at the following rates:

a) Townhouses: Seven (7) dwellings; and

b) Apartments: Four (4) dwellings

ii) In addition to Adaptable dwellings as per (a) above, Livable dwellings must be provided designed to *Silver Standard Livable Housing Design Guidelines*, at the following rates:

a) Townhouses: Four (4) dwellings; and

b) Apartments: Two (2) dwellings.

Architects Response

i) Adaptable Dwellings have been designed to comply with AS 4299(Adaptable Housing) at a rate of 20%, with a total of 11. Please refer to drawing **DA-16** for details.

ii) In addition to Adaptable dwellings, we have provided 10% of Livable dwellings, with a total of 5, (to Silver Standard Livable Housing Design Guidelines). Please refer to drawing **DA-16** for details.

F. Design Changes

Submit amended plans indicating the following:

i. An underground rainwater storage tank or tanks must be provided under the footprint of a building/s (i.e. not within a deep soil zone) to provide adequate water supply for the irrigation of the heritage garden and the communal landscaped areas. The rainwater tank/s shall have a minimum volume of 50,000L.

ii. Replace bitumen driveway on the eastern side of Heathcote Hall with gravel paving to match the reinstated heritage drive on the western side of the building.

iii. Hydrant boosters and meters must be fully enclosed and incorporated within the building fabric associated with the townhouses and residential flat buildings.

iv. The following changes to the basement must be made:

(a) Ten (10) bicycle parking spaces must be provided in the basement.

(b) Three (3) dedicated car wash bays, with a minimum dimension of 3x 7.6m are to be provided in the basement.

(c) The provision of blind aisles, and parking spaces in both basements (B1 and B2) are to comply with AS2890.1.

(d) The driveway gradients must be in accordance with AS2890.1 with a 10m length at 5% to facilitate access by a Heavy Rigid waste collection vehicle.

(e) Waste collection areas should also be incorporated into the Basement Level (B2).

(f) Where waste cannot be collected for Dwellings 29, 30 and 31 from Boronia Grove/ Basement level B1, kerbside waste collection may only occur for dwellings 29, 30 and 31 from Dillwynia Grove for these three dwellings only.

(g) A temporary waste holding area is to be provided adjacent to the collection area on Boronia Grove and Dillwynnia Grove.

(h) Parking bays in Basement Level B2 must not be enclosed, caged or a door provided, except for the 3 double garages.

(i) Curved access to Basement Level B2 must be widened to a minimum 6.3m wide to facilitate 2-way movement in accordance with table 2.2 of AS2890.

v. The existing soil profile and ground levels must be retained around the ALL existing trees to the north of townhouses 1 to 17 inclusive along Boronia Grove, and townhouses 18 to 21 on Tecoma Street, both on the Council verge and within the site.

No reshaping, battering, excavating or filling of the original ground surface is permitted within this area.

Where building edges or feature walls are required adjoining/adjacent to the trees on Council verge or within the site; they must be constructed so as to minimize impact upon the adjoining landscape, and present a vertical face to the street.

vi. The wall on the northern side of the external stairs to Dwelling 2 must be deleted and replaced with a 1m balustrade constructed of a light weight material, either a clear glass or palisade type fence.

vii. The façades of all dwellings facing Heathcote Hall, Heritage Gardens, and the 'no development zone' (as per the endorsed Conservation Management Plan dated 18 July 2017) in the south western corner of the site must be constructed of finishes dark and recessive in colour.

Architects Response

i) An underground Rainwater tank has been provided on Level B1 Basement with an estimated volume of 68,000 lt., to provide adequate water supply for irrigation of the Heritage Garden and Communal Landscape spaces. (please refer to **drawing DA-06**)

ii) The driveway on the eastern side of Heathcote Hall will be gravel paved to match the reinstated Heritage Drive on the western side of the Hall.

iii) Hydrant boosters and meters will be fully enclosed and integrated within the building fabric associated with the townhouses and residential flat buildings. Services design needs to be completed before we integrate and coordinate those into architectural drawings for construction.

iv) The following changes have been made to the Basement:

a) Ten bicycle parking spaces have been provided near the access of Boronia Grove. (please refer to **drawing DA-06**)

b) Three dedicated car wash bays have been provided. Two on Basement 1and one on Basement 2. (please refer to **drawings DA-05 and DA-06**)

c) Blind aisles and parking spaces have been designed to comply with AS 2890.1

d) All driveway gradients have been designed to comply with AS 2890.1

e) Waste Collection has been incorporated to Levels B1 and B2.

f) Waste collection for dwellings 29, 30 and 31 should be through Basement B2 instead of kerbside waste collection.

g) A temporary waste holding area has been provided for B1 Boronia Grove and B2 Dillwynnia Grove. (please refer to **drawings DA-05 and DA-06**)

h) Parking bays in Basement B2 are not enclosed, except for double garages belonging to dwellings 29, 30 and 31.

i) Curved access to Basement B2 has been widened to 6.3 m to facilitate two-way movement in accordance with table 2.2 of AS 2890. (please refer to **drawings DA-05**)

v) Existing soil profiles at Ground levels will be retained around all existing trees to the north of townhouses 1-17along Boronia Grove and townhouses 18 – 21 along Tecoma Street.

vi) The wall on the northern side of external stairs to dwelling 2 has been replaced with a 1 m light weight metal balustrade. (please refer to **drawings DA-10 North – East Elevation Boronia Grove**)

vii) The facades of dwellings facing Heathcote Hall, Heritage Gardens and the "no development zone" in the South Western corner will be constructed of finishes dark and recessive in colours

Tropman & Tropman Architects

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3 October 2018

OUR REF: 1609:TS:LS

Sutherland Shire Council
4 Eton Street
Sutherland NSW 2232

Attention: Lisa Pemberton
Environmental Assessment Officer, Major Projects
Shire Planning

lpemberton@ssc.nsw.gov.au
ssc@ssc.nsw.gov.au

Dear Ms Pemberton

Re: Archaeological Exploration Heathcote Hall Driveway Testing DA17/0467

Following direction from the Heritage Branch, Mr Tony Lowe Archaeologist was employed to excavate a series of exploratory trenches in the vicinity of the Driveway to Heathcote Hall.

It was proposed to determine the:

- Alignment
- Width
- Nature of edging, whether shallow ditch or tiled edge
- Nature of the surface and camber

Five trenches in all were excavated along the perceived direction of the driveway.

The results according to the report were varied, with a number of materials in evidence. The investigations revealed that a driveway was present and a modest example without the refinement of the internal tiled edge.

The width also varied from a path width of 1300mm to a wider 2200mm. The driveway was generally cambered, no gutter was evident while some build up was apparent in Trench 5.

Note Trench 5 is more central, not the last of the trenches.

The five trenches were plotted by a registered and qualified surveyor and it can be concluded that the found path/driveway relic is outside the building alignment buffer zone except for one minor location at trench T5.

The nature of the driveway is consistent with the contentions in the TTA report (dated 07/092018).

The variation in width cannot be readily explained with the 1300 width section being quite well made while some of the 2200 section is referred to as gravel.

However the Archaeologist considers that the width may vary due to displacement over time, also noted in our report.

Figure 2.1: Detail of surveyed plan showing location of trenches and alignment of metalling in relation to previously extrapolated alignment.

In each location the driveway is of primitive construction and as expected more of an opportunistic alignment than grand and Italianate.

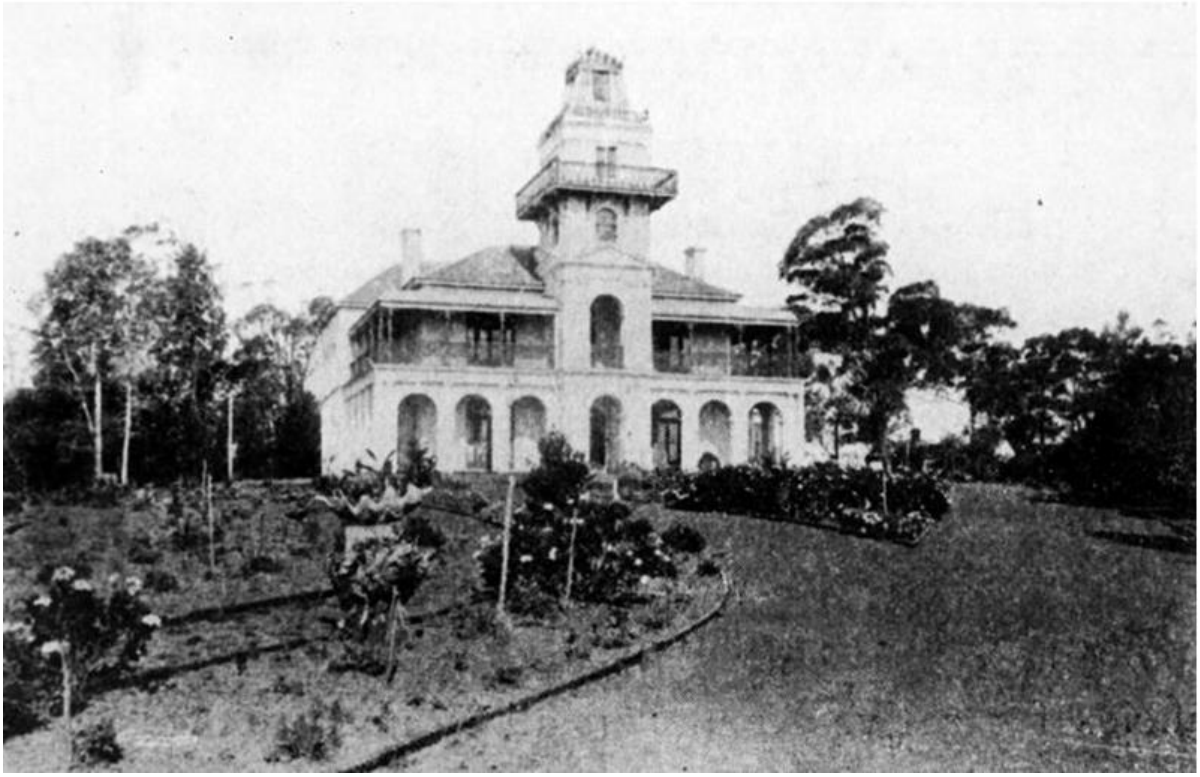
The buffer zone as designed will be sufficient to meet the Heritage Branch criteria.

Kind regards

Tasman storey FRAIA
Design Principal
Tropman & Tropman Architects

Heathcote Hall
Driveway Testing Results

SEPTEMBER 2018



View of turning circle c1900, looking eastwards.

REPORT TO

TROPMAN & TROPMAN

ON BEHALF OF

Fuzortinn

CASEY & LOWE
ARCHAEOLOGY & HERITAGE

HEATHCOTE HALL
1-21 DILLWYNNIA GROVE, HEATHCOTE
RESULTS OF DRIVEWAY TESTING

1.0 INTRODUCTION

1.1 Background

The report examines results of testing of the alignment of the nineteenth-century carriage drive that ran up to the western side of Heathcote Hall from the western side of the property. Originally providing access to the Princes Highway and Heathcote Station, it was truncated with the subdivision on the adjacent land.

The testing was undertaken on 25 September 2018 by Tony Lowe, assisted by Adam Adam Pietrzak, Casey & Lowe Pty Ltd, and expedited by John Innes, Fuzortinn, and Tasman Storey, Tropman & Tropman Architects. This report was written by Tony Lowe.

1.2 Methodology

The main evidence for the drive and its alignment is the 1943 aerial photograph (Figure 1.1). In order to determine the position of the drive, approval was obtained to excavate trenches across the extrapolated alignment in order to pick up evidence of its alignment, which had been hidden by the dumping of soils and the accumulation of leaf litter.

Figure 1.1: Detail of 1943 aerial photograph.

This photograph shows what appears to be an ill-defined track running westwards from the house. The track is less well defined when it leaves the house's fenced area and crosses into the paddock beyond, where at one point it appears to split into two (Figure 1.2). It was not

possible from this photo to determine whether the track had edging such as brick drainage and it was noted that the public roads around the property also appear to be dirt tracks through half-cleared bushland, although they may have had some sort of metaling such as lateritic gravel.

Figure 1.2: Track ill-defined in this area where it leaves the house's main fenced area, appearing to split into two (arrowed). 1943.

A photograph looking at the house c1900 shows that the turning circle adjacent to the house was defined by terracotta tiles as well as plantings, and it was metalled (Figure 1.3). This well-defined drive appears to have not been maintained, hence it is not apparent on the 1943 aerial, although the terracotta edging is still visible within the house's fenced area (Figure 1.4).

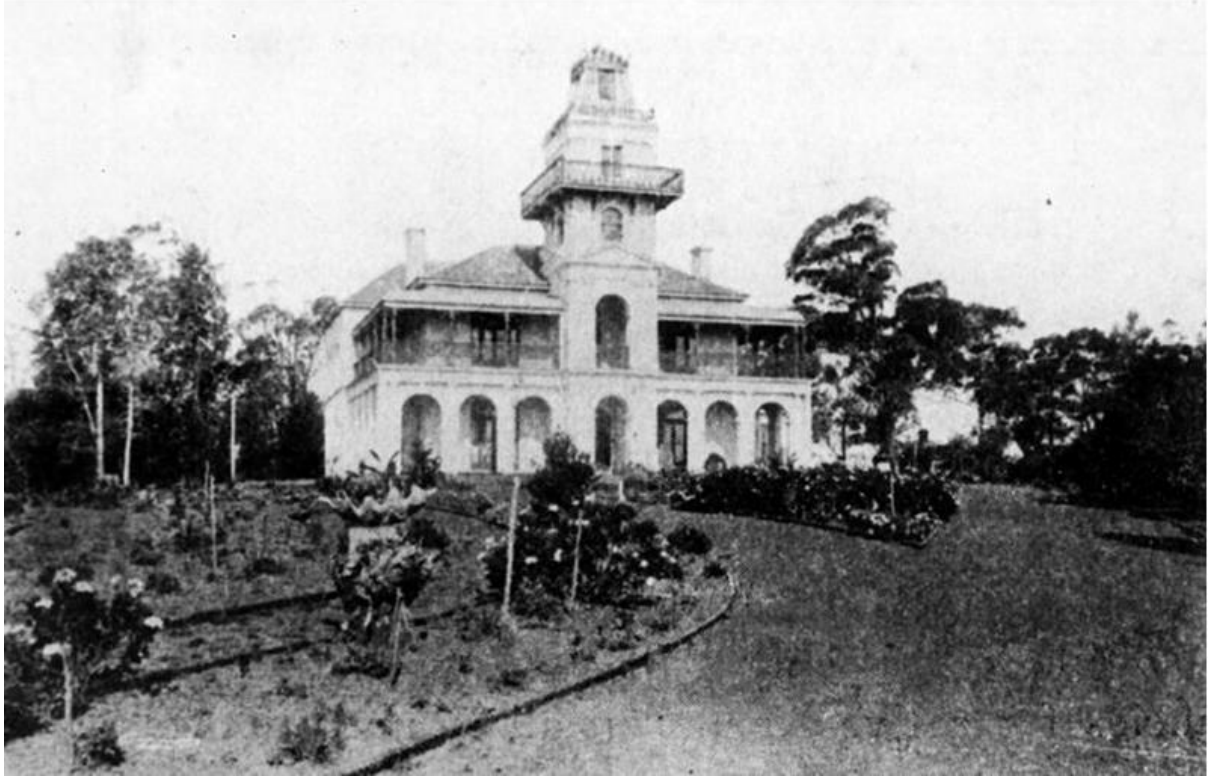


Figure 1.3: View of turning circle, c1900, looking eastwards. The drive and pathway to the left are edged, possibly with terracotta tiles, and the driveway appears to be metalled.

Figure 1.4: Section of edged path and driveway (right) within the house's grounds. The pathway has a concrete base.

In terms of archaeological features, the alignment of the drive and any pathways adjacent to the house would be defined by the terracotta edging and concrete surfacing. The c1900 photograph does not show any dish drainage along the sides of the drive. There was no evidence that the drive outside the main yard area was defined as clearly as it was adjacent to the house, and the 1943 aerial photograph would suggest that it was not.

As the alignment of the drive was not obvious as it approached the house, it was thought that its location could be determined through machine testing, the locations of the test trenches being determined by overlaying the alignment of the drive as shown on the 1943 aerial onto a modern aerial (Figure 1.5). This would enable the alignment to be recorded (Figure 1.6).

Figure 1.5: Overlay of driveway alignment from 1943 aerial onto modern photograph.

It was proposed to excavate several trenches across the drive to determine its:

- Alignment
- Width
- Nature of edging, whether shallow ditch or tiled edge
- Nature of surface and camber.

A S57(2) Standard Exemption 4: Excavation was obtained, whereby:

b) the excavation or disturbance of land will have a minor impact on archaeological relics including the testing of land to verify the existence of relics without destroying or removing them.

Figure 1.6: View of line of drive running away from the house showing its current undefined state in comparison with metalling in Test Trench 1 marked by the tape.

The testing was done with a three-tonne excavator with 1.4m-wide flat bucket.

2.0 RESULTS

2.1 Test Results

Five trenches were excavated (Figure 2.1). The results of each trench were:

Trench	Size	Results
1	9.0 x 1.4m	Orange ironstone / grey gravel metalling, 2200mm wide. 220mm below surface. Cut by rubbish pit S end.
2	8.5 x 1.4m	Blue metal gravel metalling, 2200mm wide. Camber – 150mm below surface at middle, 250mm below at S edge.
3	6.0 x 1.2m	Small gravel / ironstone northern 2/3 of trench between pines. 2500mm wide. Immediately under grass / leaf litter.
4	10.0 x 2.0m	Blue metal gravel S half, sand / ironstone N half. 50mm below surface.
5	12.0 x 1.5m	Ironstone gravel S half with rough ironstone edging along S side. Metalling 350mm below surface. Edging 600mm below.

Figure 2.1: Detail of surveyed plan showing location of trenches and alignment of metalling in relation to previously extrapolated alignment.

Figure 2.2: Looking west along line of driveway commencing excavation of Trench 1. Note overgrown nature of driveway.

Figure 2.3: Looking west along line of driveway from just inside fenced yard area. Both sides of the drive are marked by embedded timber sleepers.

Figure 2.4: Trench 1, showing camber, looking east along line of drive. Scale 2m.

Figure 2.5: Trench 1 in foreground looking towards pine trees. Scale 2m.

Figure 2.6: Trench 2, showing camber, looking east along line of driveway. Scale 2m.

Figure 2.7: Trench 3 looking west. The tape marks gravel on sandy subsoil. Scale 2m.

Figure 2.8: Gravel metalling in Trench 3.

Figure 2.9: Gravel metalling Trench 4. Scale 2m.

Figure 2.10: Trench 5 looking east, showing gravel metalling 1300mm wide. Scale 2m.

Figure 2.11: Trench 5 showing stone edging on southern edge of metalling. Looking north. Scale 2m.

2.2 Overall Results

The results of the testing in the five trenches was that a line of metalling was distinguished running from the house entrance down to the western fenceline, running between two pine trees near the property boundary. These trees appear to mark the entrance of the drive into the main allotment adjacent to the house and its yard. A neighbour in the adjacent house who has lived there for 12 years remembered seeing evidence for a driveway running on the northern half of the space between the pines (pers com 25/9/18). The findings indicate that the preliminary overlay of the line of driveway as shown of the 1943 aerial photograph onto the modern aerial (Figure 1.5) is accurate (Figure 2.1).

The metalling differs in nature, from ironstone and blue metal gravel, to small gravels of indeterminate nature. Trench 5 was the only trench with stone edging. The width of the metalling varied but this is thought to relate to survival of the surfacing rather than a real variation in width. As noted above, the 1943 aerial photograph shows variation in the driveway's width, probably relating to avoiding potholes and providing carriage and vehicle passing spaces.

2.3 Recommendations

Prior to future earthworks, further exposure of the driveway should be undertaken in the vicinity of Trench 5 to ascertain whether there is additional edging present in this section of the drive.

Heathcote Hall

1-21 Dilwynnia Grove, Heathcote, NSW

PROPOSAL for the LOCATION OF AND
THE INTERPRETATION OF THE CARRIAGEWAY TO HEATHCOTE HALL
HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL - IDA/2017/55
HEATHCOTE HALL SHR 00191 (1-21 DILLWYNNIA GROVE, HEATHCOT

Prepared for Fuzotinn Pty Ltd For submission to
Sutherland Shire City Council
5th September 2018 Version 3

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Report Register

The following table is a report register tracking the issues of the 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	01	Carriageway location submission	Tasman Storey		Client	21/08/18
1609	02	Carriageway location submission	Tasman Storey		Client/Architect	30/08/18
1609	02	Carriageway location submission	Tasman Storey		Client/Sutherland Shire City Council	5/09/18

Picture on the front page by Jane Dyson.

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Abstract

This paper has been prepared as additional information in regards to the significance of the carriage way at Heathcote Hall where it traverses the site outside the Pleasure Garden boundary and meets the neighbour's boundary fence on the western boundary.

The issues are that the proponent does not agree that the location may be exactly plotted by the photograph taken in an aerial survey by the Departments of Main Roads in 1943 or by an excavation along the assumed line of the path which appears in those photographs.

The paper examines the CMP requirements and values placed on the carriageway and it is concluded that the essence of the CMP policy is the maintenance of the View corridor. The carriageway has been evaluated as being of little significance in both the CMP and the Archaeologists report mapping. Both anticipate its removal for deep excavation. The location is therefore notional as the original carriageway is ephemeral having been subjected to climatic extremes and as an opportunistic route through the trees to the main Road and the Railway station.

Even after excavation the likelihood of an accurate finding is remote

The Grande Italian garden setting in the CMP has not been established by any factual evidence and remains conjectural.

The assumed location from the CMP and the Archaeologist has been mapped on the submission by Ink Architects and it is considered by the proponents to reasonable and in accordance with the CMP and the Heritage Council directive for interpretation.

Tasman Storey FRAIA

ARBNSW 3144

Contentions

- All roads in the vicinity were gravel or dirt in the 1870 and not Macadamised so the track from a dirt road to Heathcote Hall will most likely be of a lesser standard and from the archaeologist description may at best have had a light gravel topping. It is that topping which may be discovered if it is indeed present.
- The paddock outside the Pleasure Grounds by definition in the CMP would be considered, as having only local significance
- A Buggy/gig had an overall width of 1500 mm. The overall width of a Cobb &Co Coach is 2000 mm. This was the largest coach for inter-city travel and unlikely to arrive at Heathcote Hall. The track would not be 3 metres (10ft) wide as suggested.
- By 1943 the track was overground in the paddock and cars had used the established roads from the 1920s as illustrated in the CMP
- The CMP and Archaeological report anticipate and suggest the removal of the carriageway
- The view up Dillwynia Road is of paramount importance and the carriageway is a marker albeit an inaccurate one.
- The 1943 photograph shows one dirt track now partially overgrown with another track outline beside it this is the more logical alignment but demonstrates the lack of accuracy in using the 1943 photograph.
- The concept of a grand drive is misplaced in the CMP and conjectural; the carriageway was more likely an opportunistic track through the trees.
- Interpretation of the location is therefore reasonable.Background

Following the Sydney South Planning Committee meeting the proponent was required to address a number of matters. Discussions with Sutherland Council have centre on issues which relate to the consent Issued by the Heritage Council of NSW.

At the Council meeting of the 2nd August 2018 the following matters were identified as requiring specific action.

- Submit an accurate overlay of the CMP diagrams over our proposed Site Plan. (“Curtilege” line not to be used anymore)
- Clearly demonstrate that all Development is contained within the Development Zone, respecting buffers and access carriageway zones.
- Conduct further investigation into the existence of any traces of the original carriageway, as the 1943 Aerial pictures don’t match the CMP diagrams.

Part of the discussion to date has revolved around the fact that the 1943 photograph is not a map and is oblique not orthographic and as such measurements are likely to be inaccurate and unreliable.

As a result The Heritage Branch has looked to a confirmation of the carriageway location by physically excavating along the assumed extended line. The key position of the actual carriage way cannot be accurately seen from the 1943 photograph and it is a contention described below that the location is not able to be plotted by excavation unless there is evidence of a formed road with drains and a laterite or gravel topping in place.

The archaeologist is in agreement with this proposition.

Levels of Significance

The CMP for Heathcote Hall has described the grounds and the access to the Heathcote Hall building as follows

"Rarity Value

- "Heathcote Hall is rare at a State level as the relatively intact core of a once large Suburban/semi s rural villa estate. **Heathcote Hall CMP** | Assessment of Cultural Significance 128

- Generally, the grounds would have rarity at a **local LGA level,** though the specific intactness of the detailed drive loop and path layout immediately adjacent Heathcote Hall as defined by the Original glazed edging tiles would extend its rarity value to a broader (State) context

Likelihood of Finding the Location of the Carriageway

The existence of the terra cotta border to the boundary would seem unlikely and the opportunistic route through the trees from the Highway was one of convenience.

We do not expect to find remanent of these relics or gravel and if remnants are found the accuracy of location will still be in doubt as Sydney's (the Sutherland Shire's) extremes of wet and dry catastrophic weather events which are well documented in local publications and histories, may have altered the alignment in the fragile landscape prior to the 1943 photograph.

Villa d'Este

Villa Fracazan Piozone Ingresso

The Significance of the Italian Garden Setting

Heathcote Hall gardens are not Italianate in the design layout .We are not in agreement with the author of the CMP's theoretical assumption based on Renaissances philosophies that Italianate villa (Heathcote Hall) was set out by Thomas Rowe to be civilization discovered after an entrance through an artificial wilderness.

This is a post rationalisation which adds higher significance to the carriage way than it would warrant and flies in the face of the realty surrounding what was a failed property development from its beginning. An Italian garden would have a grand drive punctuated by well ordered features unlike Heathcote Hall There is no historical record of this intention by the architect Thomas Rowe, learned though he was.

Basilica Palladiana

Ashton at Elizabeth Bay by Thomas Rowe

Basilica Palladiana the model Italian villa and highest order of the genre, was symmetrical and well ordered. Rowe's Heathcote Hall was modest and suburban and reflected a Victorian fashion in architectural design. The loop drive was uncharacteristically asymmetrical and a naturalistic form, within a mix of landscape styles. There is no guarantee of a consistency in the design, location or form of the carriageway from the now Princes Highway.

Ashton by Thomas Rowe is a similar design to Heathcote Hall, and has no such pretentions in its loop drive. It is a waterfront suburban villa in the same mode as Heathcote Hall, which can only be described as a suburban villa transplanted to a bush setting.

We have included above examples which demonstrate that while an interesting speculation, the importance of the carriageway has been over emphasised. *Ashton* does have the circular carriage loop and this is noted in the Statement of significance. *Ashton* has a grand palisade fence fronting the road. In the case of Heathcote Hall without any other evidence, it can be assumed that the loop road stopped at the Paddock fence where the gate post can still be found.

Victorian Eclecticism

"*The synthetic use of multiple stylistic sources in late nineteenth-century British art, known today as 'Victorian eclecticism', is generally understood as either a product of aesthetic over-confidence (a demonstration of British artists' certainty that they were able to master all styles from all periods) or as an example of Victorian under-confidence (evidence that British artists, unlike their French peers, were unable to come up with an original modern style, and so returned endlessly to historical precedents*).
https://www.tate.org.uk/research/publications/in-focus/the-singer-and-applause-edward-onslow-ford/victorian-eclecticism

Newington College Founders Wing Stanmore by Thomas Rowe has the same iconic tower as Heathcote Hall is here described as Victorian "Gothic". These mixed and eclectic styles were employed by the Victorians as an expression of wealth, culture and outright showiness. The application of pure architectural philosophies by the CMP is misplaced. Victorian Eclecticism allows for multiple overlays and stylistic interpretations of any genre. This leads to an application of the application of the Grande Drive theory which if a principle in Thomas Rowe's architecture, would have appeared most certainly here at Newington in Stanmore, where it would have been entirely convincing in the landscape. As stated previously there is no evidence that Thomas Rowe used the grand drive as a landscape theme.

History of Roads in Australia

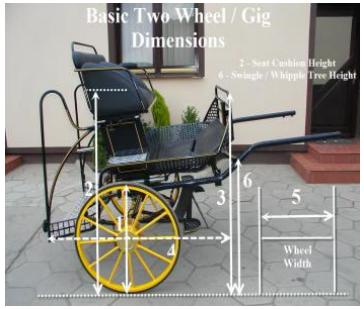
In the context of what could be expected in a development like Heathcote hall, it is important to understand the technical parameters of the era. We are of the opinion that the carriageway was a track well below the standard of a road, as the roads around the site even in the 1940s were nothing more than dirt tracks There is no reason or evidence to summarise that the bush track to Heathcote Hall would have adopted a higher standard.

Late in the 19th Century, road travel was still slow and the journey uncomfortable. Most roads outside country towns were still unsealed, as crushed metal (used in macadamisation) was costly....*
By 1900 the technical problems of the time had largely been solved. Until motor vehicles imposed new demands on road surfaces, the roads which had been developed were satisfactory for the traffic carried. (Although motor vehicles appeared on the roads before the end of the century, they were of little influence until after World War I.) In country districts most roads were of earth or gravel with no foundation, with a macadamised pavement used only on heavily trafficked roads. In cities, suburban streets with light traffic were macadamised, while a Telford base with a water-bound macadam surface was used only on roads with heavier traffic and on experimental and specialised types of pavement in areas with the heaviest traffic.

In 1890, another improvement in road building was made with the successful use of asphalt as a surfacing material.

http://www.abs.gov.au/ausstats/abs@.nsf/0/2e904c15091c39a5ca2569de0028b416?OpenDocument

The width of the carriage way is also a matter of contention as the mode of transport would be by Buggy or gig and not by car. Note the size of vehicle in the left hand image compared to the Cobb and Co coach.



Carriage widths indicate that the drive way would be a maximum of 2 metres wide.

Subdivision Plans

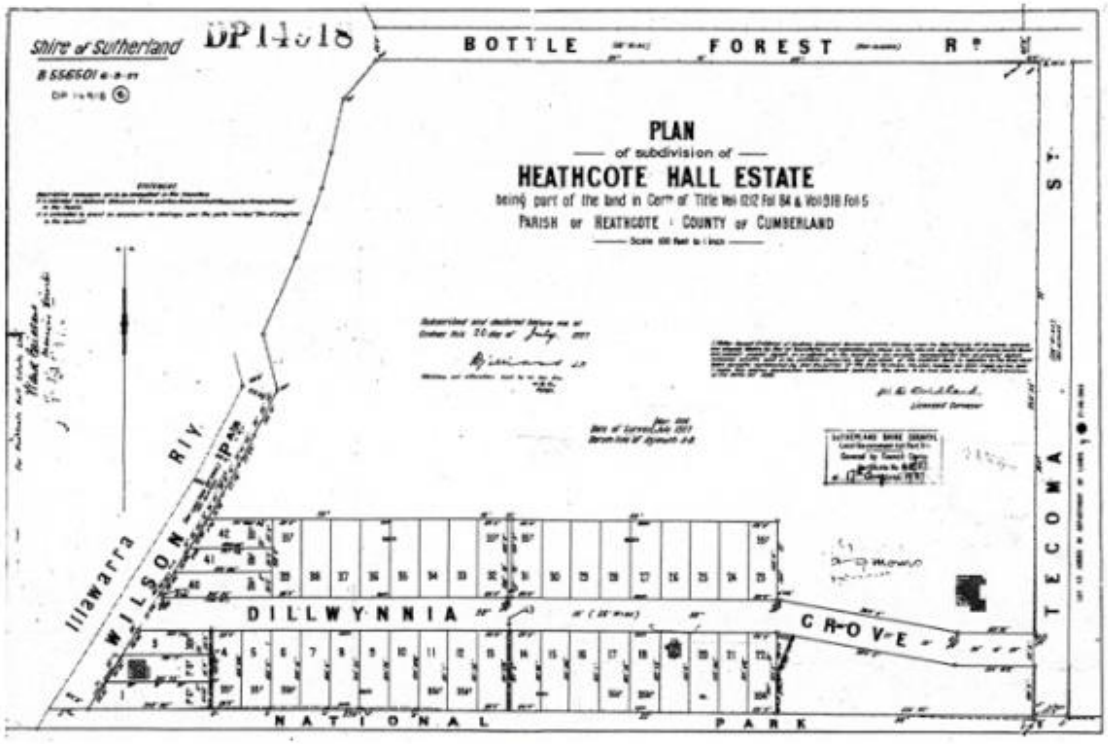


Figure 23: The original subdivision of lots along Dillwynnia Grove. Source: DP 14918, n.d.

The 1920s plan of subdivision did not define any routes to Heathcote hall or show any pathways or established tracks or carriageways. Such features would be normally apparent if they were in existence at the time of the registration of the subdivision. This indicates that the carriageway was an informal rather than a formal route to the Heathcote Hall contrary to the assumption in the CMP.

Sales Plans

Figure 26: The auction sale litho for Heathcote Hall. Source; Heathcote Subdivision Plans, ML, ZSP H4/6, n.d.

While showing other identifying features The 1928 sales flyers shows no tracks of pathways indicating an existing carriageway

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This sales brochure shows an anticipated addtional carving off of the north half of Heathcote Hall and similarly shows no other salient features such as relevant roads or pathways.

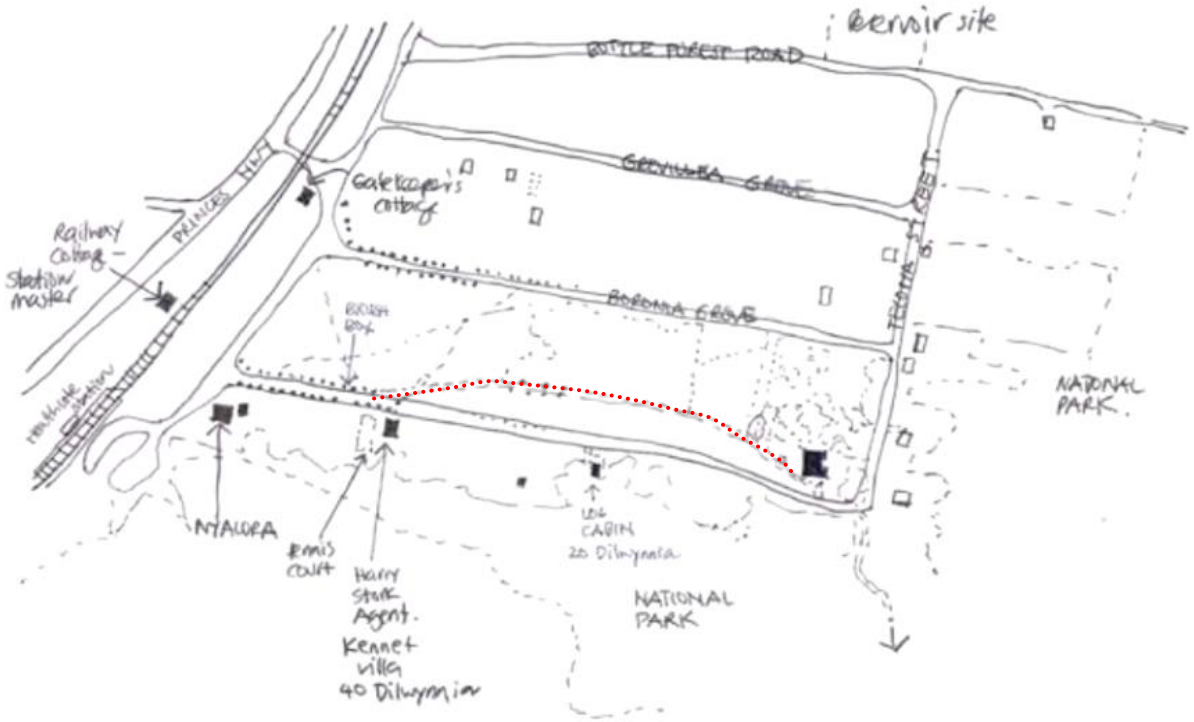


Figure 99: Showing relationship between Heathcote Hall and the Heathcote Hall estate subdivision, based on 1943 aerial photograph. Note Harry Stork's house located directly opposite junction of Heathcote Hall carriageway and Dilwynnia Grove. Anne Warr, dated March 2016.

The Assumption of the Carriageway Alignments

The CMP diagram acknowledges the opportunistic nature of the carriage way as it traverses the hillside to the station.

It is not the grand drive alluded to.

However the location is only an assumption drawn in freehand.

Figure 32: The archway at the entrance to Dillwynnia Grove. Source: Sutherland Library MF003\MF003441, n.d.

The Established Access from the 1920s

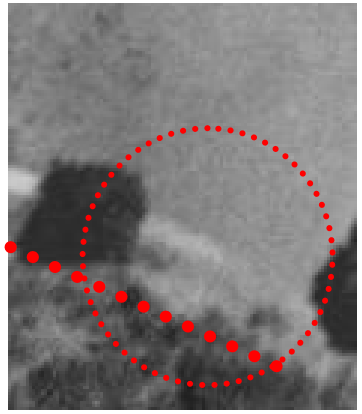
The established trees and road system by the early 1920s demonstrates that the cross country route would have been the least option of choice.

A car can be seen in the distance.

Figure 38: The 1943 aerial photograph with the current cadastral overlay. Source: SIX, LPI, dated 1943.

Defining the Alignments

This figure demonstrates that if the alignment of the Road is followed the cleared area in front of the tree has potential to be the position of the carriageway



Two path ways are evident on closer examination.

The enlarged area shows the possible outside edge of the carriageway. Note the tree is in the middle of the original carriage way.

This examination is in our opinion equal to any other and demonstrates that the actual location is not able to be determined by forensic enlargement of the image.

By the 1920s and prior to the 1943 photo, vehicle traffic was by the road network which was still unmade dirt tracks The paddock grass had over grown the existing pathway and trees had ground within it.

The various photographs and records show that the subdivide land was accessed by the road system

The carriageway is over grown and halts 8 metres (approx) from the picket fence

.

Figure 70: Area of level land in the southwest of the site. View to the southwest. Source, C&L, dated 2017.

The Current Condition With Over Burden

The current situation in the zone of the carriage way may make an archaeological dig difficult. The former owner allowed large quantities of woodchip and other fill to be dumped in the exact location seen on the1943 photograph

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.

Policy 5.3.4

Ensure the conservation of those components of the site – layout and fat including drives, former gates and entries, fence lines, garden bed layouts, vegeta assessed as having high cultural value – that form the integral, immediate setting for H cote Hall.

6.3 Mitigation of Impacts

It is likely that development works in the vicinity of the carriage drive on the western side of the property will involve below-ground impacts. Therefore, archaeological testing should be undertaken in targeted locations to determine if below-ground archaeological remains of the carriage drive survive in order to record its fabric and alignment prior to removal. An archaeologist should also monitor or periodically inspect excavation works in area igh to moderate potential, and remain on call to respond to any unexpected archaeological fin ch as unrecorded late 19th and early 20th-century structures such as cisterns in the garden ar nd artefact deposits in the form of rubbish dumps.

The Significance Value of the Carriageway from the CMP

The archaeological report and the CMP both anticipate the removal of the carriageway.

The location will be a memory and as such has little merit other than in an interpretation.

Therefore the insistence by Council of an accurate plotting and alignments is misplaced as both documents considered that its existence/restoration is not necessary for interpretation.

Figure 117: Critical views out from the villas and its pleasure grounds, n.d.

An important component of the original estate grounds is the western open space where there is preserved the moment the early carriage drive emerged from the retained bushland allowing climactic views of the principal elevation of Heathcote Hall to spectacular effect. It is imperative that this critical space is preserved as such in order to allow an appreciation of the mansion as intended when arriving from the west.

The Maintenance of the View Corridors

The CMP has placed exceptional value on the view corridor and to that effect the carriageway was used as a marker

The views and the notion of the carriageway is maintained in the submission and addressed in detail in the revised submission.

The views are of the highest level of importance.

The Proposal has achieved the views required and the buildings are aligned with the carriageway and do not have any substantial affect on the views in their submitted locations.

The matter of the exact location is not emphasised in the CMP and to do so diverts the significance away from the view corridor which should be the focus of the assessment.

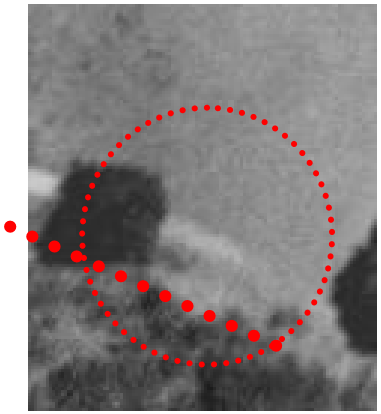
Figure 3.20: Areas of archaeological potential overlaid onto 1943 aerial photo.

The Archaeological Significance of the Carriageway

The archaeologist report indicates that the area in which the carriageway is located is of low significance and that the location is notional.

The carriage way from this interpretation is about 25 metres away from the boundary.

This measurement varies with each attempt at measuring from the 1943 photograph. The archaeologists have made their alignment to the most southern mark on the ground plain in the photograph



The following table sets out, in general terms, the appropriate treatment level for areas, elements and building fabric, as related to their level of significance.

Table 20: Appropriate treatment for each level of significance

Level of Significance	Appropriate Treatment
E- Exceptional	*Preservation, restoration, reconstruction.* Key objectives and actions for Exceptional significance are: • Retain and conserve all significant spaces, structures and elements in situ. • Retain and conserve significant elements and qualities of context and setting. • Removal or demolition of Exceptional structures and elements not permitted. • Changes or alterations to spaces, structures and elements to be minimal except where this will strengthen and support significance. • All changes, alterations and repairs must retain and respect as much as possible of the significant fabric, detail, qualities and values of the element or space. • Adaptation and/or interpretation may be acceptable only where a significant amount of the original layout, elements and/or fabric is missing or has been substantially altered.
H - High	As for E with greater tolerance for adaptation, where this is in accord with the overall significance, intactness/integrity and use. Key objectives and actions for High significance are: • Retain all significant spaces, structures and elements in situ. • Removal or demolition of elements of High significance are not permitted unless allowed by another policy specific to that element. • Changes or alterations to elements of High significance are allowed as long as their significant values and relationships to other significant elements are retained and respected. • Evidence of removed significant elements should be retained in situ.
M - Moderate	Retain where possible by *preserving*, *restoring* or *reconstructing*. If this is not feasible, then *adaptation* is permissible. Removal is possible subject to policies in section 5.2.3 below. Key objectives and actions for elements of Moderate significance are: • Spaces, structures and elements may be retained, substantially adapted or removed. • Retention and adaptation is preferred to removal. • Where these structures or elements form part of, or are adjacent to a group or space of higher significance, any action must respect that higher significance.
L - Little	Elements of Little significance may be adapted substantially or removed. Key objectives and actions for elements of Low significance are: • Spaces, structures and elements may be retained, substantially adapted or removed. • Where these structures or elements f[illegible] of, or are adjacent to a group or space of higher significance, any a[illegible]espect that higher significance.
N - Neutral	Can be retained, adapted or removed.
I - Intrusive	Remove / modify to reduce adverse imp[illegible] remaining items of significance. Key objectives and actions for elements[illegible]d Intrusive are: • Intrusive structures and elements can[illegible]oved or substantially altered in order to restore key views or otherwis[illegible] a positive contribution to the significance of adjacent spaces and e[illegible]s.

Assessments of Significance by the OEH Standard Measure

This Chart is supplied by the Archaeologist and is the way in which significance is allocated and the tool by which it is assessed for relics and places.

The assigning of a Little/low Significance as approved by the Heritage Council means that the carriageway can be removed.

Policy 5.3.14

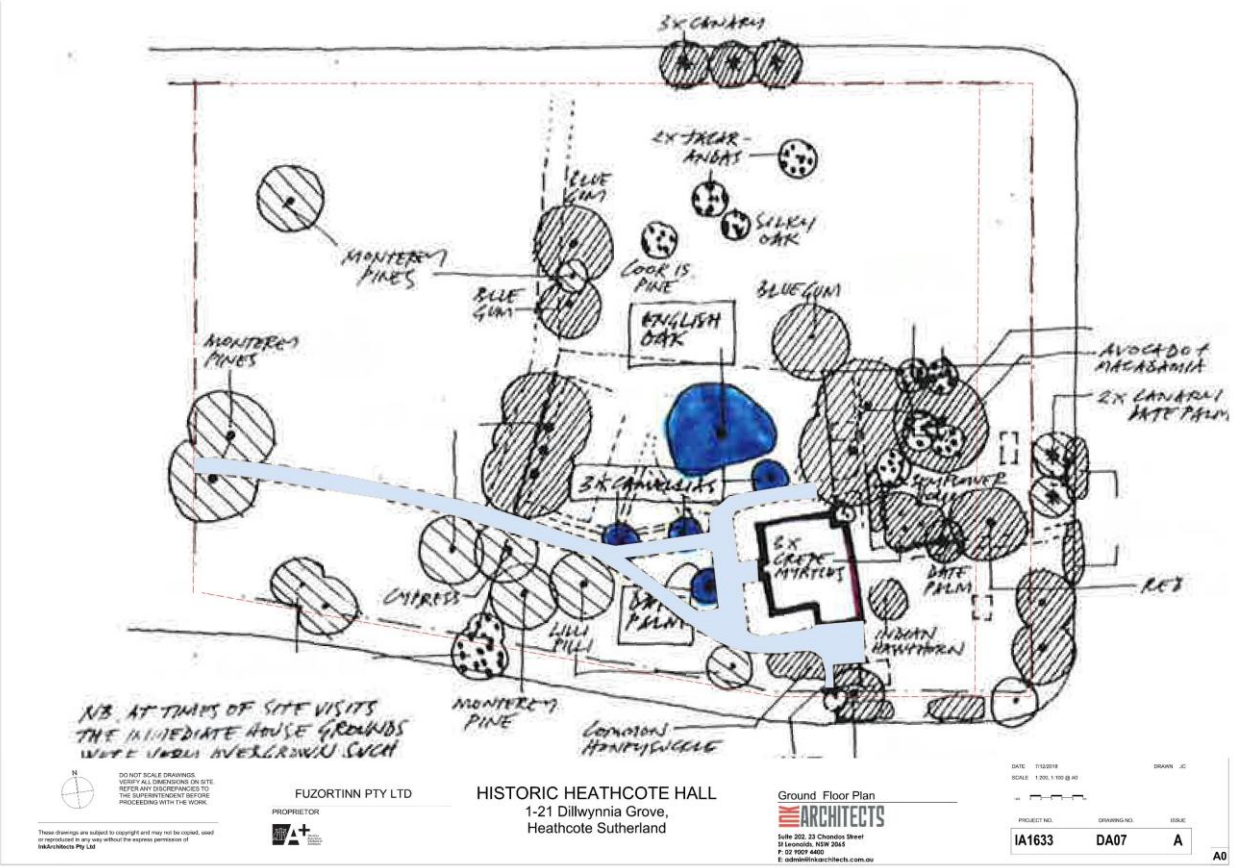
As part of the recovery of the evidence of the old carriage drive down to the western boundary, ensure this process is undertaken with particular care under the direction of an experienced archaeologist or heritage advisor.

Plotting The Carriageway

The carriaeway location has been sketched onto the satelite image. The over burden can be seen as well as the location of the adjoining house which is in the direct line of the projection.

Substantial trees and shrubs have overground the route.
The photo montage illustrates the archaeologists version of the postion.

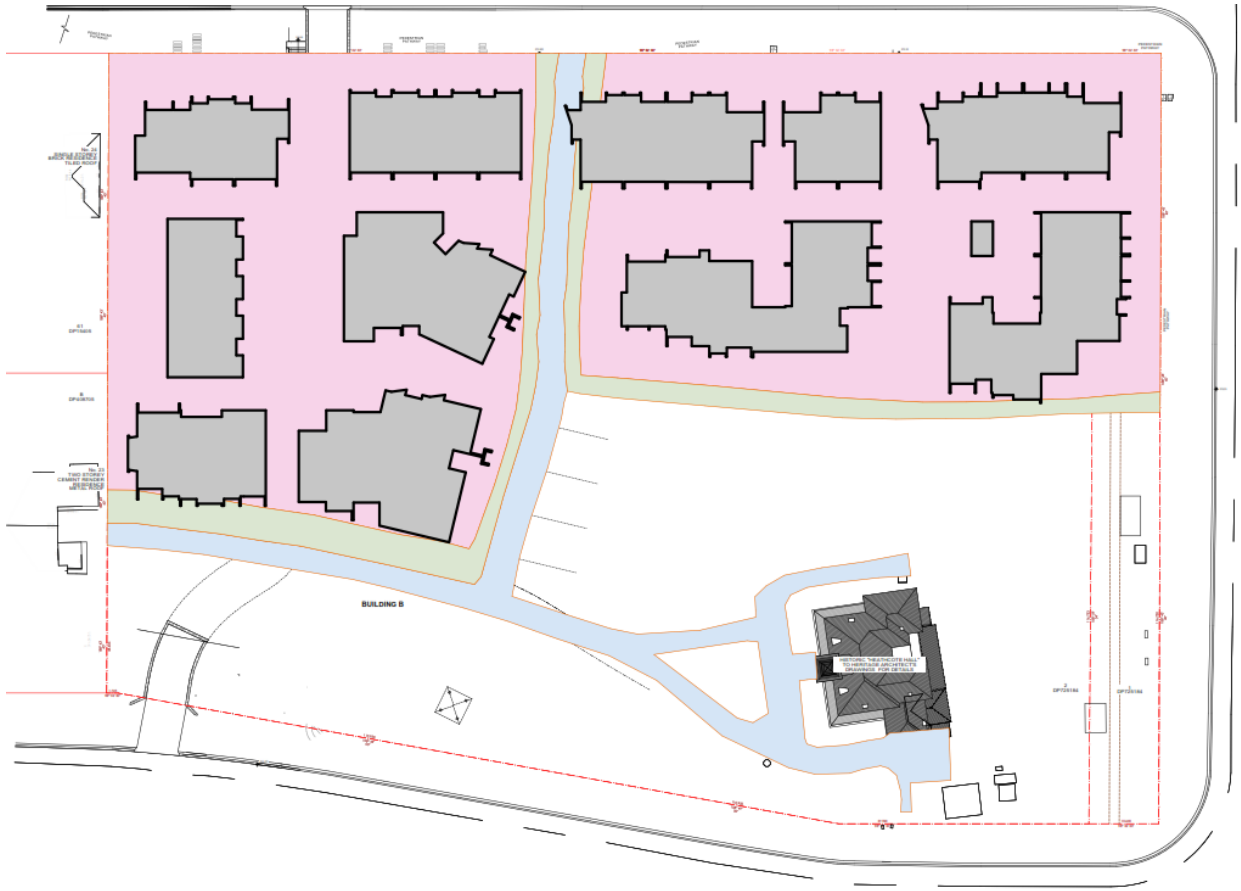
Interpretation
It is proposed, in accordance with the CMP to conduct archaeological investigations and this area will be set aside for a special exhibition which discusses the importance of Heathcote Hall and its garden setting with emphasis on any archaeological discoveries and the methods used.



The CMP location

The location plotted in the CMP is coloured to show how the features of the landscape were aligned approximately with the 1943 aerial photograph and significant trees and boundaries

DA/1943 Overlay
Comparison with 1943 photo and the proposed developmenet



DA Overlay and the CMP Plot
This diagram shows the buffer zones and path ways as required by the CMP and the OEH

Conclusion

There has been an emphasis placed on finding the exact location of the “Carriageway” described in the CMP as a precursor to approval of the planned residential development at Heathcote Hall.

The CMP has placed a great deal of significance on an assumed formal entry into the Heathcote Hall gardens via a grand arrival through the forest but this implies an unsubstantiated conscious planning along Renaissance Italian garden and estate design.

The Architect of Heathcote Hall and it is presumed the grounds, Thomas Rowe, was a well educated in the classics and a highly skilled Victorian practitioner who employed the full gambit of Victorian eclecticism to the advantage of his clients in his many works.

The CMP has not produced evidence in examples of the works of Thomas Rowe or his writings to justify the elevation of the “Carriageway” of Heathcote Hall beyond the garden paddock, to high significance. In fact the area is nominated as being of low significance..

The subdivision plans and other evidence shows no record of what should be a grand drive

The CMP, despite the adherence to this theme, does not insist on the restoration of the carriageway, and in both it and the archaeologist list report, by Tony Lowe, that area is noted as of little/local significance and as such is permitted under the Heritage Guidelines to be removed.

The process prior to removal will require a ‘Dig”. The dig may have dubious results as it is the opinion of the archaeologist that unless laterite or gravel or any man made drains can be found the location will not be discovered.

The1943 photograph and its various reproductions and overlays cannot be scaled or used except as a guide and approximation.

More importantly the CMP has used the carriageway as a marker to preserve the view corridor. The design proposal honours that intent.

It s our opinion that the carriageway location can be assumed by using the CMP sketch as an interpretation as it follows the extension of the track and is supported by the archaeologists report.

Tasman Storey FRAIA

Heritage Architect ARBNSW 3144
Design Principal Tropman and Tropman

Appendix

Archaeologists Research Paper for permission to dig
S57(2) Application Submitted

CASEY & LOWE
ARCHAEOLOGY & HERITAGE

Heathcote Hall, 1-21 Dillwynnia Grove, Heathcote
Determination of Alignment and Nature of Drive
S57(2) Exemption Documentation

Background
It is proposed to undertake an archaeological investigation to determine the alignment of the historic driveway that ran up to the western side of Heathcote Hall. This will be used to define the curtilage of the proposed properties on either side of the driveway.

The property has been subject to an archaeological assessment (Casey & Lowe 2017). While it is known from photographic evidence that the turning circle and drive adjacent to the house was defined by terracotta edging and appears to have been gravel surfaced (Figure 1), the driveway approaching the house appears to be a dirt track, and its exact alignment is difficult to determine. Its surface and edges are currently hidden by a thick humic layer (Figure 2, Figure 3).

It is proposed to excavate two to three trenches across the drive (Figure 4) to determine its:

- Alignment
- Width
- Nature of edging, whether shallow ditch or tiled edge
- Nature of surface and camber.

The type of Exemption sought is Standard Exemption 4: Excavation, whereby:

b) the excavation or disturbance of land will have a minor impact on archaeological relics including the testing of land to verify the existence of relics without destroying or removing them.

Archaeological Methodology
Defining the drive will be done with a mechanical excavator with wide flat bucket. Two to three shallow trenches will be scraped through the accumulated humic layers to expose the drive (Figure 4). The trenches are unlikely to be particularly deep. Once the level of the driveway surface, probably gravel metaling, has been determined it will be cleaned up using hand tools. The edges will also be exposed to determine how the drive was defined, whether it had shallow dish drains or terracotta-tiled edges like the turning circle adjacent to the house.

The alignment of the driveway and any features such as drains will be recorded by photography and survey.

Figure 1: Photograph c1900 showing terracotta edging around the turning circle adjacent to the house.

Figure 2: View of drive showing its current undefined state.

CASEYANDLOWE.COM.AU (02) 9569 1130 ABN: 32 101 370 129
STREUSS STREET / LEICHHARDT NSW 2040

Figure 1: Photograph c1900 showing terracotta edging around the turning circle adjacent to the house.

Figure 2: View of drive showing its current undefined state.

Figure 3: View of drive showing its current undefined state.

Figure 4: The general location of the proposed test trenches on the 1943 aerial photograph.

Research Design
The focus of the testing program will be to expose evidence for the alignment of the driveway to Heathcote Hall, and record evidence for its width, edging, surfacing and camber. It is not the intent of the testing to disturb any part of the driveway. The testing is unlikely to find or remove artefacts. Any features like dish drains that were part of the roadway will be recorded and retained in situ.

Staffing
The testing would be carried out by Tony Lowe, Director, Casey & Lowe, and assisted by another archaeologist from Casey & Lowe.

TONY LOWE
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Archaeology & Heritage Pty Ltd
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0409 988 846

HEATHCOTE HALL

1-21 DILLWYNNIA GROVE HEATHCOTE SUTHERLAND NSW

PROPOSED BUFFER ZONE PLANTING

DEVELOPMENT APPLICATION

LANDSCAPE DRAWING SCHEDULE

No	Drawing Name	Revision	Scale
L100	DRAWING TITLE SHEET	01	1:100
L101	PROPOSED BUFFER ZONE PLANTING	01	1:500
L102	PROPOSED DETAIL SHEET 1	01	1:150
L103	PROPOSED DETAIL SHEET 2	01	1:150
L104	PROPOSED BUFFER ZONE PLANTING DRAWING	01	1:500
L105	PROPOSED DETAIL SHEET 1 DRAWING	01	1:150
L106	PROPOSED DETAIL SHEET 2 DRAWING	01	1:150

LEGEND

- GYMEA LILY *Doryanthes excelsa*
- AZALEA *Rhododendron*
- HYDRANGEA (WHITE & BLUE) *Hydrangea macrophylla*
- CLIVIA *Clivia miniata*
- AGAPANTHUS *Agapanthus africanus*
- KENTIA PALM *Howea forsteriana*
- MURRAYA HEDGE *Murraya paniculata*
- CANNA LILY *Cana indica*
- FLAX LILIES *Dianella*
- CECILE BRUNNER ROSE *Rosa x Cecile Brunner*
- GREVILLEA (RED) *Grevillea speciosa*
- GREVILLEA (Green) *Grevillea muncronulata*
- TREE FERN *Cyatheales*
- CALLISTEMON *Callistemon citrinus*
- CAMELLIA *Camellia japonica*

PLANT LIST

GYMEA LILY
Doryanthes excelsa

AZALEA
Rhododendron

HYDRANGEA
Hydrangea macrophylla

CLIVIA
Clivia miniata

AGAPANTHUS
Agapanthus africanus

KENTIA PALM
Howea forsteriana

MURRAYA HEDGE
Murraya paniculata

CANNA LILY
Cana indica

FLAX LILIES
Dianella

CECILE BRUNNER ROSE
Rosa x Cecile Brunner

GREVILLEA
Grevillea speciosa

TREE FERN
Cyatheales

CALLISTEMON
Callistemon citrinus

CAMELLIA
Camellia japonica

NOTE: Refer to all Schedule of Works for detail as schedules take precedence over drawings.

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PRELIMINARY - NOT FOR CONSTRUCTION

DEVELOPMENT APPLICATION

General Notes

The Builder shall check all dimensions and levels on site prior to construction.
Notify any errors, discrepancies or omissions to the architect. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings.
All boundaries and contours subject to survey obtained by *Surveyor*. All dimensions to be checked on site prior to commencement of work.
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Rev	Issue Name	Date
01	DA ISSUE FOR APPROVAL	9/04/2019

PROJECT NAME : HEATHCOTE HALL

CLIENT : INK ARCHITECTS

SITE : *HEATHCOTE HALL*
1-21 DILLWYNNIA GROVE HEATHCOTE SUTHERLAND NSW

DRAWING TITLE : DRAWING TITLE SHEET

N

ISSUE NO. 01

DRAWING NO. L100

DRAWN BY : KP

CHECKED BY : TS

PROJECT NO. 1609

SCALE 1:100 @ A3

LEGEND

- GYMEA LILY *Doryanthes excelsa*
- AZALEA *Rhododendron*
- HYDRANGEA (WHITE & BLUE) *Hydrangea macrophylla*
- CLIVIA *Clivia miniata*
- AGAPANTHUS *Agapanthus africanus*
- KENTIA PALM *Howea forsteriana*
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- CALLISTEMON *Callistemon citrinus*
- CAMELLIA *Camellia japonica*

NOTE: REFER TO ARCHITECT'S DRAWINGS FOR DETAILS

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Rev	Issue Name	Date
01	DA ISSUE FOR APPROVAL	9/04/2019

PROJECT NAME : HEATHCOTE HALL

CLIENT : INK ARCHITECTS

SITE : *HEATHCOTE HALL*
1-21 DILLWYNNIA GROVE HEATHCOTE SUTHERLAND NSW

DRAWING TITLE : PROPOSED BUFFER ZONE PLANTING

N

ISSUE NO. 01

DRAWING NO. L101

DRAWN BY : KP

CHECKED BY : TS

PROJECT NO. 1609

SCALE 1:500 @ A3

LEGEND

- GYMEA LILY *Doryanthes excelsa*
- AZALEA *Rhododendron*
- HYDRANGEA (WHITE & BLUE) *Hydrangea macrophylla*
- CLIVIA *Clivia miniata*
- AGAPANTHUS *Agapanthus africanus*
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DEVELOPMENT APPLICATION

General Notes

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Rev	Issue Name	Date
01	DA ISSUE FOR APPROVAL	9/04/2019

PROJECT NAME : HEATHCOTE HALL

CLIENT : INK ARCHITECTS

SITE : *HEATHCOTE HALL*
1-21 DILLWYNNIA GROVE HEATHCOTE SUTHERLAND NSW

DRAWING TITLE : PROPOSED DETAIL SHEET 1

N

ISSUE NO. 01

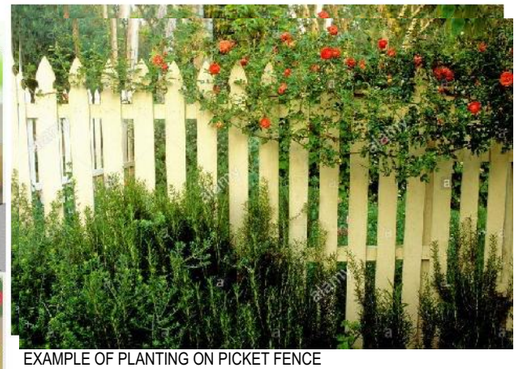
DRAWING NO. L102

DRAWN BY : KP

CHECKED BY : TS

PROJECT NO. 1609

SCALE 1:150 @ A3



EXAMPLE OF PLANTING ON PICKET FENCE

LEGEND

- GYMEA LILY *Doryanthes excelsa*
- AZALEA *Rhododendron*
- HYDRANGEA (WHITE & BLUE) *Hydrangea macrophylla*
- CLIVIA *Clivia miniata*
- AGAPANTHUS *Agapanthus africanus*
- KENTIA PALM *Howea forsteriana*
- MURRAYA HEDGE *Murraya paniculata*
- CANNA LILY *Cana indica*
- FLAX LILIES *Dianella*
- CECILE BRUNNER ROSE *Rosa x Cecile Brunner*
- GREVILLEA (RED) *Grevillea speciosa*
- GREVILLEA (Green) *Grevillea muncronulata*
- TREE FERN *Cyatheales*
- CALLISTEMON *Callistemon citrinus*
- CAMELLIA *Camellia japonica*

NOTE: Refer to all Schedule of Works for detail as schedules take precedence over drawings.

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PRELIMINARY - NOT FOR CONSTRUCTION

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CLIENT : INK ARCHITECTS

SITE : *HEATHCOTE HALL*
1-21 DILLWYNNIA GROVE HEATHCOTE SUTHERLAND NSW

DRAWING TITLE : PROPOSED DETAIL SHEET 2

N

ISSUE NO. 01

DRAWING NO. L103

DRAWN BY : KP

CHECKED BY : TS

PROJECT NO. 1609

SCALE 1:150 @ A3

LEGEND

- GYMEA LILY *Doryanthes excelsa*
- AZALEA *Rhododendron*
- HYDRANGEA (WHITE & BLUE) *Hydrangea macrophylla*
- CLIVIA *Clivia miniata*
- AGAPANTHUS *Agapanthus africanus*
- KENTIA PALM *Howea forsteriana*
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01	DA ISSUE FOR APPROVAL	9/04/2019

PROJECT NAME : HEATHCOTE HALL

CLIENT : INK ARCHITECTS

SITE : *HEATHCOTE HALL*
1-21 DILLWYNNIA GROVE HEATHCOTE SUTHERLAND NSW

DRAWING TITLE : PROPOSED BUFFER ZONE PLANTING DRAWING

N

ISSUE NO. 01

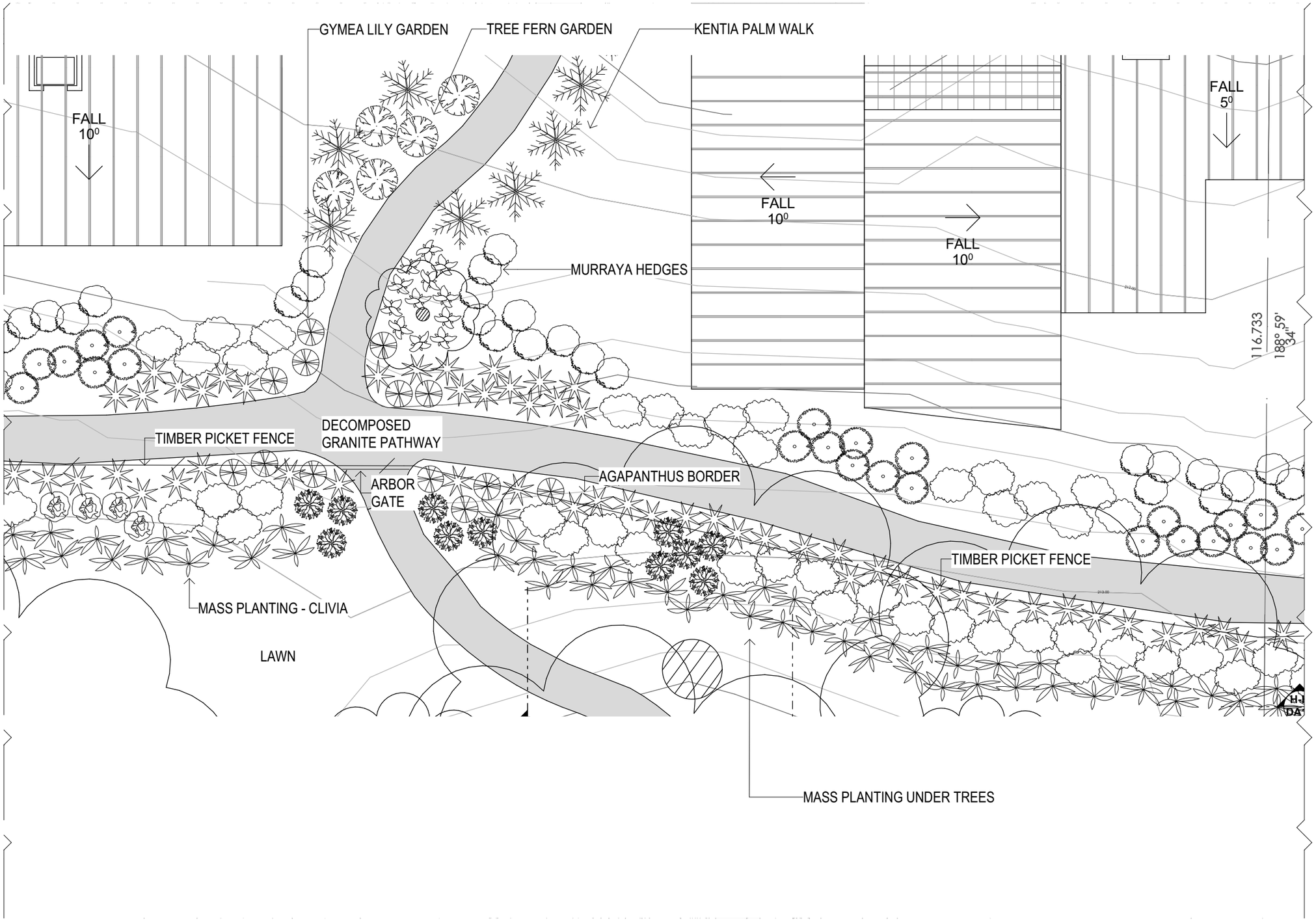
DRAWING NO. L104

DRAWN BY : KP

CHECKED BY : TS

PROJECT NO. 1609

SCALE 1:500 @ A3



LEGEND

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- AZALEA *Rhododendron*
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CLIENT : INK ARCHITECTS

SITE : *HEATHCOTE HALL*
1-21 DILLWYNNIA GROVE HEATHCOTE SUTHERLAND NSW

DRAWING TITLE : PROPOSED DETAIL SHEET 1 DRAWING

N

ISSUE NO. 01

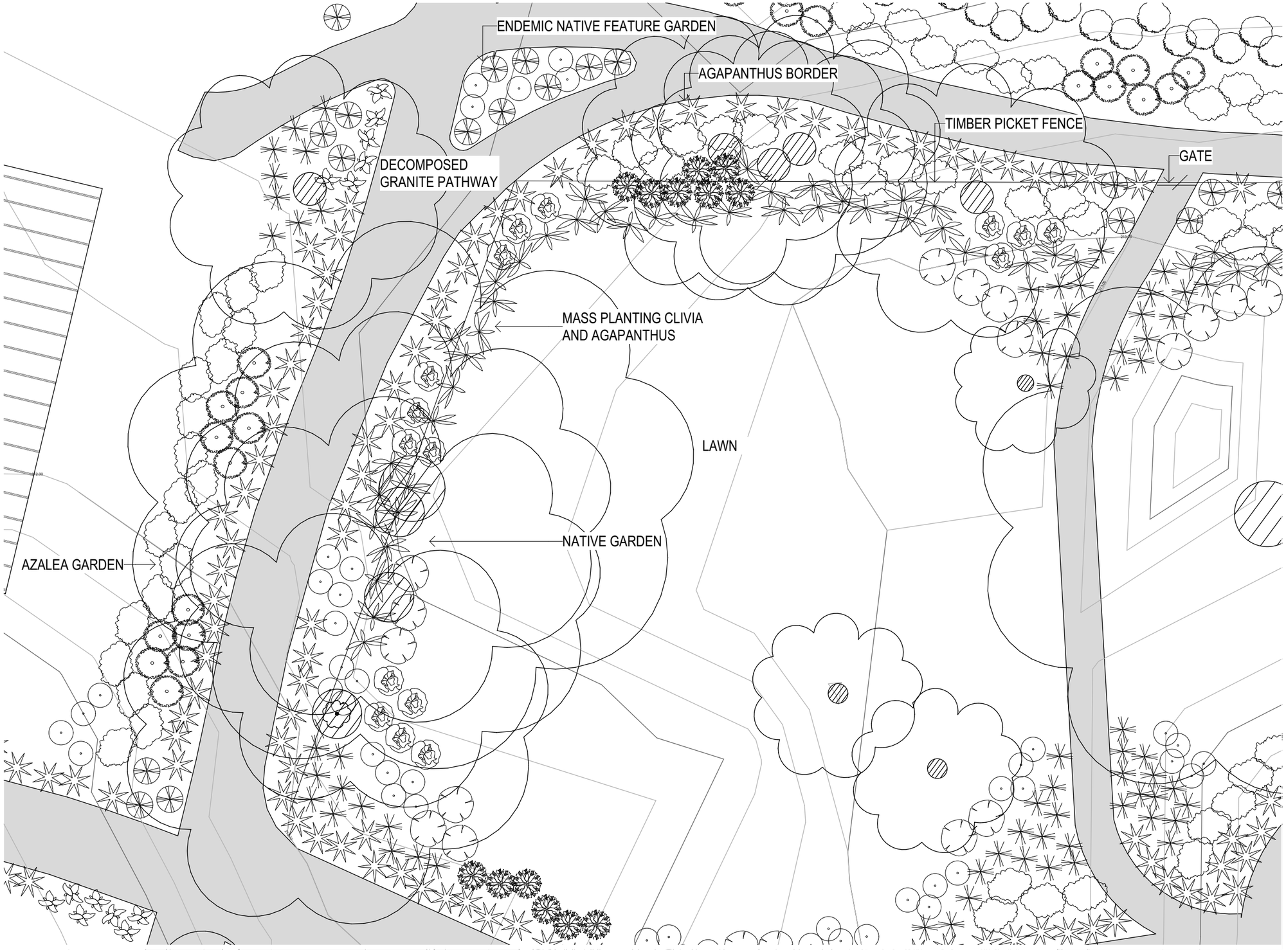
DRAWING NO. L105

DRAWN BY : KP

CHECKED BY : TS

PROJECT NO. 1609

SCALE 1:150 @ A3



LEGEND

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1-21 DILLWYNNIA GROVE HEATHCOTE SUTHERLAND NSW

DRAWING TITLE : PROPOSED DETAIL SHEET 2
DRAWING

N

ISSUE NO. 01

DRAWING NO. L106

DRAWN BY : KP

CHECKED BY : TS

PROJECT NO. 1609

SCALE 1:150 @ A3

HEATHCOTE HALL BUFFER ZONE PLANTING REPORT

Introduction

This design is to be read in conjunction with the detailed design prepared by Michael Lehany and *Site Design*. The detail plans are shown on *Site Design* Drawing L7 A.

The Heritage Council has expressed concern regarding the Buffer Zone between the proposed new Town Houses and the Italianate maison Heathcote Hall.

The design has been amended to take into account a number of requirements of Council and in this report some amendments are proposed to the perimeter of the Pleasure Grounds and immediate surrounds of Heathcote Hall.

Architecture Conservation Landscape Interiors Urban Design Interpretation Wyong House 55 Lower Fort Street Sydney NSW 2000 E-mail: tropman@tropmanarchitects.com.au Fax: +61 2 9251 6109 Phone: +61 2 9251 3250

Prepared for FUZZORTINN Pty Ltd 9th April 2019

Buffer Zone Garden Design Rationale

The garden planting chosen for the buffer zone at Heathcote Hall uses the familiar favourites from the Victorian and Edwardian planting palette in the Italianate style. The CMP and garden designers *Site Design's* and Michael Lehany's assessment are considered in the approach to the buffer zone in this report.

These are species that still endure in gardens of the 1880s and 1900s in both Sydney and Melbourne.

Coincidentally, planting of Agapanthus Hydrangeas and Clivea, familiar and well loved today also provide a suitable under storey **fire retardant** properties in bushfire prone areas.

Sadly, the history of Heathcote Hall would indicate that the succession of owners did not enhance the grounds with a well laid of garden setting and, if at times, the picturesque garden setting was installed, it was never been maintained because of the failed financial fortunes of successive owners. (See notes form the CMP and Michael Lehany below)

With that in mind, this proposal looks to establish a new garden which reflects on the gardens of the era and provides an interlude in an historic sense between the new and the old.

With the new buildings facing south, opportunities present themselves for shade loving plants favoured by the Victorian gardener.

The Victorian love of the exotic and the eclectic, intermingled at discreet locations with Australian native species has been incorporated in this proposal.

We have suggested at discreet positions the use of Callistemon Viminalis (Captain Cook bottle Brush) and the delicate endemic Pink Spider plant and similar species, including the native Grevillea oleoides.

The proposed design seeks a balance between the exotic European planting and endemic varieties from with the Royal National Park.

It is proposed to under plant the existing trees in Clivea Minutia with its dark green leaves an orange flowers. The path ways will be bordered in White and pink Azaleas in hardy varieties as these take both shade and full sun.

The pathway borders are proposed to be planted in White and Blue varieties of Agapanthus with small ground cover planting along the path borders in clumped planting of the native Dianella Longifolia which has tiny purple flowers with vivid yellow stamens in summer.

The Town Houses will be hedged in Murrayia, a popular plant choice and a suitable robust species providing year long flowering.

The shaded areas created by the south facing buildings will be planted in white and blue Hydrangeas while the edging plants and borders are proposed to be a dense planting of Agapanthus.

This traditionally themed garden will also feature groups or singular Gymea Lilly sets with clumps of Canna Lilies offering purple highlights in sunny locations.

We also suggest that despite the barren nature of the current site the introduction of the new buildings and walkways between will provide especially to the east suitable conditions for tree ferns and iconic plantings of Kentia Palms using advanced stock.

The white painted Picket Fence will be reintroduced at appropriate positions within the planting as it would have been had the garden been allowed to flourish and grow.

A seed bank and cuttings of original species is proposed and cuttings from the large camellia trees will be used in the final garden plan.

It is noted that large original Camellia Trees remain as original planting and these will be maintained and pruned.

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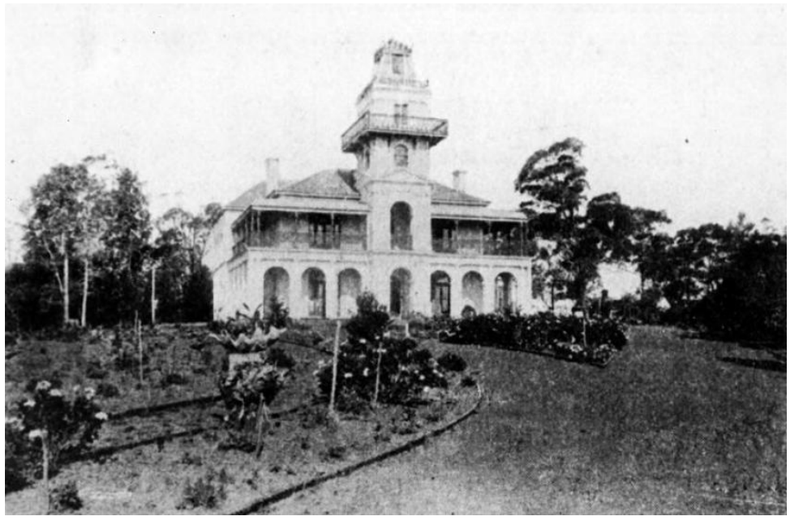
The Historic Garden

1943 Photo shows no remnant garden

1928 shows an untidy rambling garden with Camellias and no laid out rose garden



Note these photos are acknowledged in the CMP by Anne Warr

The 1915 photograph on the left shows the Canary palm in its infancy with native planting and the camellias well established behind the picket fence while the earlier photograph on the right shows well laid out garden beds sparsely planted.

The Canary Palm is missing from that image so it can be assumed to some years earlier. Remnants of the ceramic borders will remain as interpretation of the earlier garden.

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The CMP

The CMP identifies the possible existing plant species and early photographs show an extensive rose garden laid out along the curved path.

Michael Lehany, Heritage Garden expert, in his report has shown the potential for planting within the Pleasure Grounds he states after extensive investigation:

a. *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.

The CMP observes from earlier reports that vestiges of original planting and weed species exist but are uncontrolled. The provenance of many of the species is in doubt except for the Camellias and larger trees and the Canary Palm which was NOT in the original design rather planted in the early 1900s.

"Around the house are diverse plantings of various ages. Some are clearly recent and othersmay be survivors of earlier periods. The latter include hedges of Primrose Jasmine (Jasminum mesnyi), Sky Flower (Duranta repens), Spider Plant (Chlorophytum comosum), Japanese Quince (Chaenomeles japonica), Indian Hawthorn (Raphiolepis indica), Crepe myrtles (Lagerstroemia indica), Cook Island Pine (Araucaria columnaris), a white Rosa banksiae at the southern side of the house, mounds of Cape Honeysuckle (Tecomaria capensis), Common Honeysuckle (Lonicera japonica), Roldana petasitis (syn. Senecio petasitis) and, growing up adepauperate Camphor laurel (Cinnamomum camphora), a large Queen of the Night (Selenocereus grandiflorus).

Also at the front of the house and defining the extent of a former fence line is a mature cypress (Cupressus sp.) and a Monterey Pine (Pinus radiata) nearby.

More obviously recent plantings include an Australian Red Cedar (Toona ciliata), Macadamia tetraphylla, Mulberry (Morus nigra), Avocado (Persea americana), Flame tree (Brachychiton\ acerifolius) and Bay Tree (Laurus nobilis)"

This presents a challenge to engage with the heritage intent of a restored Victorian garden while respecting the earlier primitive attempts depicted in the photographic record of the era.

The original species highlighted above are to be propagated and used within the Pleasure Garden setting along with the new garden design.

The Ceramic garden edging will be identified and layout for interpretation.

The submitted design by *Site Design* will be modified at the buffer zone to accommodate the proposed palnting plan included here.The drawing L7A will be the basis for the reamining detailed design, as it refects the CMP policies.

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Camellias to be restored

White Hydrangeas are proposed in shady and semi shaded southerly aspects

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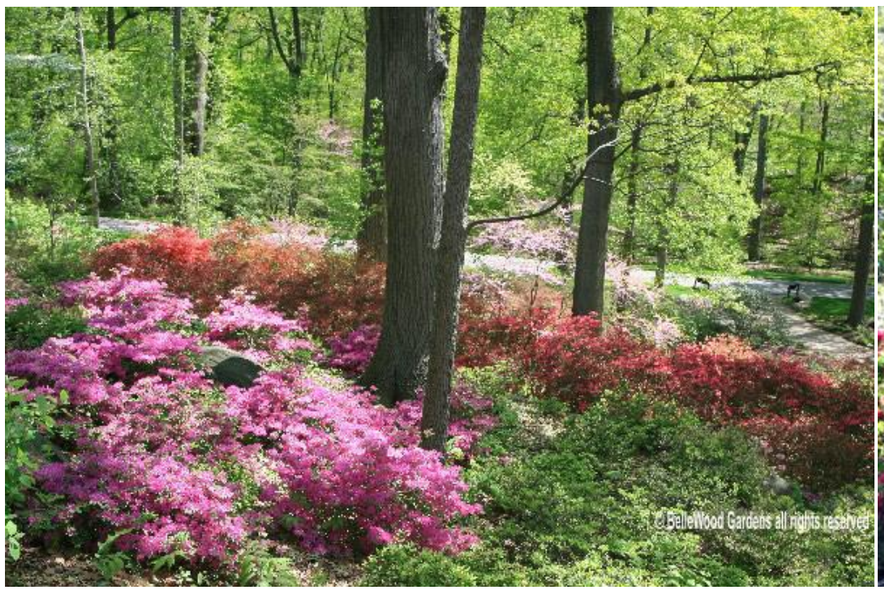
Examples of Victorian Garden exotic species proposed



gf

Grevillea sericea Pink Spider plant white Azaleas and pink Azaleas are proposed as under planting in semi shaded areas and in some open spaces along the pathway.

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Examples of Victorian Garden hedging and picket fence arrangements

Murrayia

Murrayia hedging is proposed as a garden border to soften the private open space between the Pleasure Garden and the new buildings. The Picket Fence will be over planted as illustrated with the gates bordered by Cecil Bruner Rose or selected Victorian era climbing rose varieties.

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Endemic native species proposed to link the bushland with the Victorian Garden

Australian native Grevillea oleoides, Captain Cook Bottle Brush and Dianella Longifolia will be set among the exotics and under planting at intersections in a mixed array as a connection with the Bushland of the Royal National Park.

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Examples of Victorian Garden exotic and native species in an eclectic array

Key points along the pathways will be punctuated with the ubiquitous Gymea Lily as vertical features and foliage with high lights of native endemic bottle brush. The under planting of the large trees will be predominately mass planted Clivea species.

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Examples of Victorian Garden hedging and borders

An example of Murrayia hedges with hydrangea back drops as per proposed in shaded locations to the South.

The pathway borders will be bounded by Agapanthus mass planting while at sunny locations Cana Lilies are proposed in large garden clumps.

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Examples of Victorian Garden exotic and native signature species

In keeping with a Victorian garden setting some shaded south facing or internal intersections are proposed to have small groups of Kentia Palms and very shade zones in corner plots are intended to have tree fern planting which was popular in the Victorian and Edwardian era.

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Examples of restored Victorian Pleasure Gardens including Melbourne's Rippon Lea

The Victorian Garden was influenced by the Italianate garden designs among other factors but most of all it was a period of eclecticism and playfulness throwing the exotic and traditional together. Formal layouts in the Italianate style were fashionable but it is doubtful based on the photographic evidenced that Heathcote Hall ever achieved more than a token gesture towards the genre. The proposal shown here seeks to redress that failure with plantings of the era blending the buffer from the historic Mansion to the contemporary Townhouses.

The exotic Palm House was often a part of the Victorian Garden

The tonal quality of the Victorian Pleasure Garden often contained deep blues and purples' contrasted with orange coloured flower like Clivea and Lilium varieties and white and pinks found in camellias and azalea

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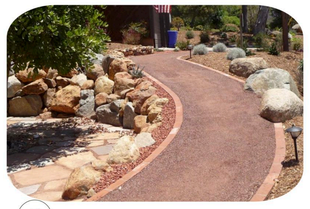
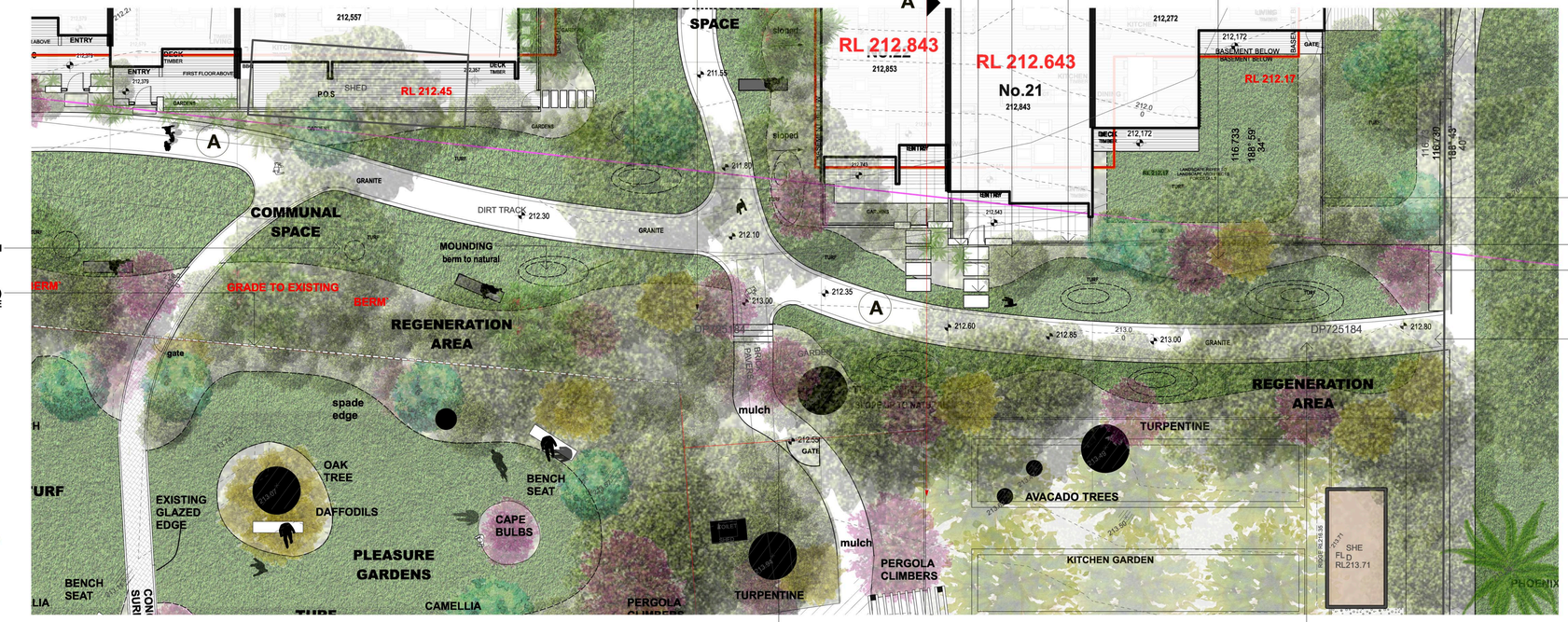
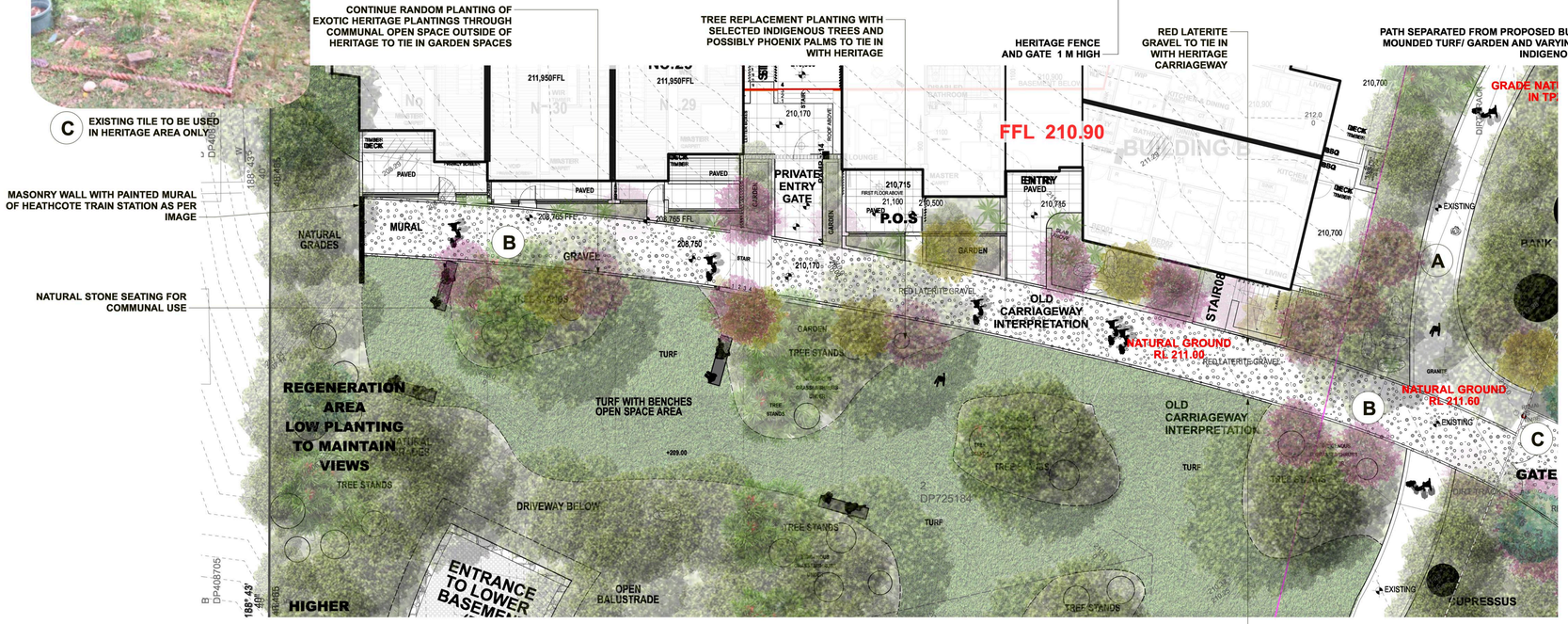
A DECOMPOSED GRANITE AND STONE EDGE TO PATHS

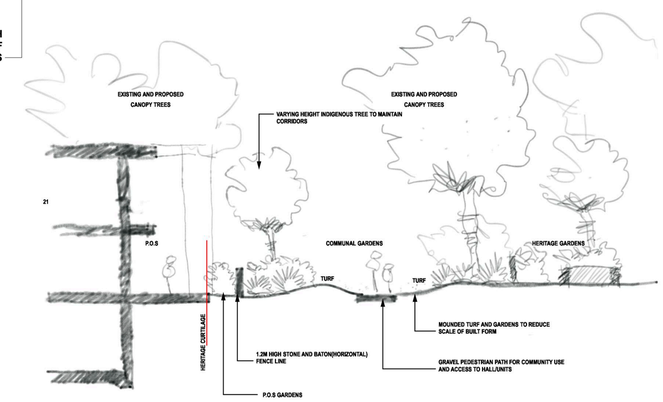


B RED LATERITE GRAVEL CARRIAGE WAY WITH BRICK EDGE (TILE EDGE IN HERITAGE AREA)

C EXISTING TILE TO BE USED IN HERITAGE AREA ONLY







SECTION A

ISSUE	DATE	COMMENT
F	18/9/18	UPDATED HERITAGE/LANDSCAPE
E	19/3/18	UPDATED HYDRAULICS AND LEVELS
D	6/3/18	UPDATED PLANTING ANALYSIS
C	27/11/17	ISSUE FOR REVIEW
B	17/1/17	ISSUE FOR REVIEW
A	5/1/17	ISSUE FOR REVIEW

AMENDMENTS

GENERAL NOTES
All work to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Authorities Regulations and all other relevant Authorities concerned.
All structural work and site drainage to be subject to Engineer's details or certification where required by Council. This shall include r.c. slabs and footings, r.c. and steel beams & columns, wind bracing to AS 1170
and AS4055, anchor rods or bolts, tie downs, fixings etc., driveway slabs and drainage to Council's satisfaction. All timbers to be in accordance with SAA Timber Structure Code AS1720 and SAA Timber Framing Code AS 1684. All work to be carried out in a professional and workman- shiplike manner according to the plans and specification.
NOTE
Do not scale off the drawings unless otherwise stated and use figured dimensions in preference.
All dimensions are to be checked and verified on site before the commencement of any work, all dimensions and levels are subject to final survey and set-out
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Project HEATHCOTE HALL
Address 1-21 DILLWYNNIA GROVE HEATHCOTE
Date 19/9/18
Drawing Title **HERITAGE PATHS**
Scale 1:100@A0
Drawing No. 2019

Page **L-22**

HWL EBSWORTH
LAWYERS

Our Ref: PNL:922785

10 April 2019

Sutherland Shire Council
Locked Bag 17,
SUTHERLAND NSW 1499

Attention: Lisa Pemberton

Dear Lisa

Development application DA 17/0467 - Heathcote Hall
Panel Reference: 2017 SSH019
Premises: 1-21 Dillwynia Grove, Heathcote

We refer to the above development application.

We note that on 28 June 2018 the South Sydney Planning Panel (Panel) deferred the development application for the following reasons:

The panel agreed to defer the determination of the application so the following matters can be addressed:

1. *Clear direction from the Heritage Office regarding:*

   - *setbacks and curtilage to the area of heritage significance surrounding Heathcote Hall*

   - *modification of the building heights to ensure the dominance of Heathcote Hall is retained, as per Council's draft conditions of consent.*

2. *A number of other design matters outlined in Council's report, for the details of all the above see attached.*

On 16 October 2018 Council deferred the development application to the Office of Environment & Heritage seeking its comment on setbacks, curtilage and height in accordance with the above.

A response by the Office of Environment & Heritage was provided to Council on 21 February 2019 providing the following comments on setbacks, curtilage and height:

- amended plans should be provided showing proposed residential development wholly contained within the developable areas identified by the CMP;

- further information is required to clarify encroachment of private open space into reduced landscape setting/pleasure garden of Heathcote Hall; and

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- the height of the proposed development was appropriate and consistent with maintaining Heathcote Hall's landmark qualities due to having a lower building height than the hall which is situated on the south eastern high point of the premises.

On 13 March 2019 by email Council provided John Innes and Gustavo Thiermann the Office of Environment and Heritage's letter to Council and additional matters that Council required to be addressed as follows:

- additional commercial basement parking;
- additional setbacks to Boronia Grove;
- adaptable and liveable dwellings to be provided; and
- various design changes.

Amended Plans

In response to the Office of Heritage & Environment and Council mentioned above please find **enclosed** the following documentation:

1. Ink Architects response to Council dated 10 April 2019;
2. Architectural drawings prepared by Ink Architects dated 9 April 2019:
   (a) Lower basement floor pan Drawin No. DA05 Issue D;
   (b) Basement Floor Plan Drawing No. DA06 Issue D;
   (c) Ground Floor Plan Drawing No. DA07 Issue D;
   (d) Ground Floor Plan CMP Drawing No. DA07 CMP Issue D;
   (e) First Floor Plan Drawing No. DA08 Issue D;
   (f) Second Floor Plan Drawing No. DA09 Issue D;
   (g) Roof Plan Drawing No. DA22 issue D;
   (h) Adaptable and Liveable Dwellings Drawing No. DA16 Issue D;
   (i) East, North, West & South Elevations Drawing No.10 Issue D;
   (j) Sections A-A, B-B, C-C, D-D Drawing No. DA11 Issue D;
   (k) Section E-E, F-F, G-G & I-I Drawing No. DA12 Issue D;
   (l) Sections H-H, J-J & K-K Drawing No. DA21 issue D; and
   (m) Material Finishes Drawing No. DA21 issue D;

3. Buffer Zone Planting Report prepared by Tropman & Tropman Architects dated 9 April 2019; and

4. Buffer Zone Planting plan drawing Nos. L100-106 Issue 1 prepared by Tropman & Tropman Architects dated 9 April 2019;

We note that the above amended plans satisfy the Office of Environment & Heritage and Council's comments in relation to setbacks and curtilage by ensuring that:

- the proposal is wholly contained within the developable area as identified by the CMP;
- the deletion of all private open space encroaching into landscape setting/pleasure garden of Heathcote Hall; and
- proposed mitigation methods dealing with any potential adverse impacts on Heathcote Hall's landscaped setting;

The amended plans further satisfy the additional information raised by Council as follows:

- additional disabled parking at grade level near Heathcote Hall;
- 1m setback to dwellings 2-14 and 11 and 12;
- provision of adaptable and liveable dwellings as requested by Council;
- provision of an underground rainwater tank;
- amending bitumen driveway on eastern side of Heathcote Hall to gravel;
- incorporation of hydrant boosters and meters within building fabric;
- provision of 3 car wash bays on B1 and B2;
- additional bin holding roos adjacent to collection points;
- amendment to garages 2 and 3 into alignment with AS2890.1;
- retention of existing soil profiles and trees along Boronia Grove and Tecoma Street;
- replace of external wall on northern stairs replaced with a metal open palisade type balustrade; and
- updated material and finishes to illustrate amended colour and materials to building facing Heathcote Hall.

We note that there has been no amendment to the height of buildings A and B and defer to the Office of Environment and Heritage's comments regarding height which has been assessed as being satisfactory.

Re-notification

The development application has already been the subject of extensive notification and public consultation.

The matters addressed by the amended plans respond solely to the issues raised by the Panel and do not materially amend the proposed development nor result in impacts different to those from the proposal as previously exhibited.

We note that members of the public will have an opportunity to address the panel meeting when the application is next listed for determination by the Panel.

In these circumstances there is no justification for further notification of the revised plans.

As previously stated in our correspondence dated 15 February 2019, clause 10.13 of the Planning Panel Operational Procedure (September 2016) requires the completed assessment report to be provided immediately to the Secretariat. Accordingly, we request that Council forward the amended plans together with its assessment report to the Panel in compliance with its obligations.

We look forward to receipt of confirmation when the application is listed for determination by the Panel.

Please contact us should you wish to discuss.

Yours faithfully

HWL Ebsworth

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Office of Environment and Heritage	Response
4a Amend plans to demonstrate the development is contained wholly within the areas identified as low to moderate significance, to the north and north-west of HH.	The proposed Development has been modified and is now wholly within the areas identified as low to moderate significance on the endorsed CMP. Please refer to **DA 07 CMP issue D**. Encroaching built elements have been deleted.
4b Information to clarify how the private open space of townhouses that encroaches into the reduced landscaped setting / pleasure garden of Heathcote Hall.	Encroaching elements have been removed or deleted. A detailed set of drawings produced by Tropman and Tropman Architects indicates how any potential adverse impact will be dealt with. **Please refer to HH Buffer zone drawings and HH Buffer zone drawings L100 to L106**
8 The applicant shall submit an Archaeological Research Design and Excavation methodology as part of a Section 60 application.	An Archaeological Research Design and Excavation Methodology report as part of a Section 60 application will be prepared by a suitably qualified and experienced historical archaeologist after Development Consent is reached.
9 Submit the name of an excavation Director, suitable to the Criteria of the Heritage Council of NSW	The name of the nominated excavation Director suitable to satisfy the Excavation Director criteria of the Heritage Council of NSW will be provided with the Section 60 application After Development Consent is obtained.
10 Following the receipt of the Archaeological Research Design and Excavation Methodology, the Heritage Council of NSW reserves the right to issue Archaeological Conditions as part of the S60 approval.	Noted
11 This Archaeological approval does not cover the removal of any State significant relics.	Noted
• It is noted that the SSPP also seeks heritage comments to Building height to ensure the dominance of HH.	We understand that the view of Office of Environment & Heritage is that the proposed development will be lower in height than the historic dwelling, and in combination with the topography of the site would ensure that the Heathcote Hall would retain its landmark qualities.

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Nominated Architect: Gustavo Thiermann 8527

Council Matters	Response
A Heritage Curtilage i)Amend plans to demonstrate the development t is contained wholly within the areas identified as low to moderate significance, to the north and north-west of HH. ii) Information/ amended plans to demonstrate how the private open space of townhouses will be detailed to mitigate any adverse effect.	i) Amended plans demonstrate how the development is contained wholly within the development and setback zones as identified in the CMP. Please Refer to **DA 07 CMP Issue D** ii) A detailed set of drawings produced by Tropman and Tropman Architects indicates how any potential adverse impact will be dealt with. **Please refer to HH Buffer zone drawings and HH Buffer zone drawings L100 to L106**
B Building Height Submit amended plans indicating: i) The height of Building A must be no greater than 9.1 m with a maximum RL of RL 221.534, excluding Lift overrun. ii) The height of Building B must be no greater than 8.5 m with a maximum RL of RL 221.076, excluding Lift overrun.	i and ii) Please note that the NSW Office of Environment and Heritage's General Terms of Approval (GTA) reads" Whilst views to Heathcote Hall would be altered by the proposal, the new development would be lower in height than the Historic Dwelling, and in combination with the topography of the site would ensure that Heathcote Hall sited on the south-eastern high point- would retain its landmark qualities".
C Additional Commercial Basement Parking v)Provide a separate lift and stair core from this parking area. This lift shall be located as not to have any connection with private residential component and shall be erected in the vicinity of the Heritage Interpreted Carriageway to the south of the residential flat buildings.	v)We propose Disabled parking at grade, near Heathcote Hall, to facilitate equal access to the Hall. Please refer to drawing **DA-07 Issue D** We believe a lift and additional intrusions are not required in the vicinity of the Heritage Interpreted Carriageway. The required eight spaces for commercial parking have been provided in accordance with AS2890.1 2014. Please refer to drawing **DA-05 Issue D.**
D Setbacks to Boronia Grove i) Dwellings 2-7 ii) Dwellings 11 and 12 extent of eaves inconsistency iii) Dwellings 2-14	i) Dwellings 2-7 previously satisfied ii) Amended plans show 1.0 m setback consistent between Ground Floor Plan, First Floor Plan and Second Floor Plan. iii) Amended plans show 1.0 m setback consistent between Ground Floor Plan, First Floor Plan and Second Floor Plan. Please refer to drawings **DA-07 Issue D**, **DA-08 Issue D** and **DA-09 Issue D**

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E Adaptable and Liveable i) Adaptable dwellings must be provided in the mix requested by Council ii) Livable dwellings must be provided in the mix requested by Council	i) Amended plans illustrate Livable / adaptable dwelling split according to Council's request. Please refer to drawings: **DA-07** Ground Floor **DA-08** First Floor **DA-09** Second Floor **DA-16** Adaptable and Livable Dwellings
F Design Changes Submit amended plans indicating the following:	
i) An underground rainwater storage tank to be provided under the building footprint to provide adequate water supply for the irrigation of the heritage garden and the communal landscape areas. The tank shall have a minimum volume of 50,000 lt.	i) Architectural plans illustrate location of 50,000 lt. rainwater tank as requested. Detailed Stormwater Plans will be submitted once Development Consent is obtained.
ii) Replace bitumen driveway on the eastern side of HH with Gravel paving to match reinstated Heritage drive on the western side of the building.	ii) Amended Architectural drawings include note in respect to gravel paving for driveway east and west of Heathcote Hall Please refer to drawing **DA-07 Issue D.**
iii) Hydrant boosters and meters must be fully enclosed and incorporated within the building fabric associated with townhouses and flat buildings.	iii) We have enclosed and incorporated Hydrant boosters and meters within the building fabric as illustrated on plans and elevations. Please refer to drawings **DA-07 Issue D** and **DA-10 Issue D.**
iv) The following changes to the basement must be made:	
a) 10 Bicycle parking	a) Satisfied previously
b) 3 dedicated car wash bays	b) 2 provided on B1 and 1on B2
c) Provision of blind aisles and parking spaces to comply with AS 2890.1	c) Basement B1 and B2 amended to comply with AS 2890.1
d) Driveway gradients	d) Satisfied previously
e) Waste collection areas	e) Satisfied previously
f) Collection for TH 29-31	f) Satisfied previously
g) Temporary waste holding areas is to be provided adjacent to collection area on Boronia and Dillwynnia Grove	g) Amended plans indicate additional Bin holding rooms adjacent to collection points. Please refer to drawings **DA-05 Issue D** and **DA-06 Issue D**

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Additional Engineering Comments	• Garages 2 and 3 (tandem parking) have been amended to comply with AS2890.1 Please refer to drawing **DA-06 Issue D** • Garages on Basement B1 have been amended to comply with AS 2890.1 Please refer to **DA-06 D.** • Basement B1 visitor spaces and all B1 and B2 spaces have been redesigned to comply with AS 2890.1 Please refer to drawings **DA-05 Issue D** and **DA-06 Issue D**.
v) The existing soil profiles and ground levels must be retained around all existing trees along Boronia Grove and Tecoma Street	v) Existing soil profiles and NGL are retained around existing trees. Sections E-E and G-G have been amended accordingly. Please refer to drawings **DA-12 Issue D** New section K-K illustrates interface between NGL and proposed built form of dwelling 03. Please refer to drawings **DA-23 Issue D**
vi) The wall of the northern side of the external stairs of dwelling 2 must be deleted and replaced with a 1 m balustrade constructed of light weight material.	vi) The wall of northern side of the external stair to dwelling 2 has been replaced with a metal open palisade type balustrade. Please refer to drawing **DA-10 Issue D, 2 North East Elevation**
vii) The facades of all dwellings facing HH, Heritage Gardens and the no development zones in the south-western corner of the site must be constructed of finishes dark and recessive in colour.	vii) Materials and finishes drawing **DA-21 D** have been provided to illustrate the amended colours and materials to all buildings facing Heathcote Hall and the no development zone in the south-western corner of the site

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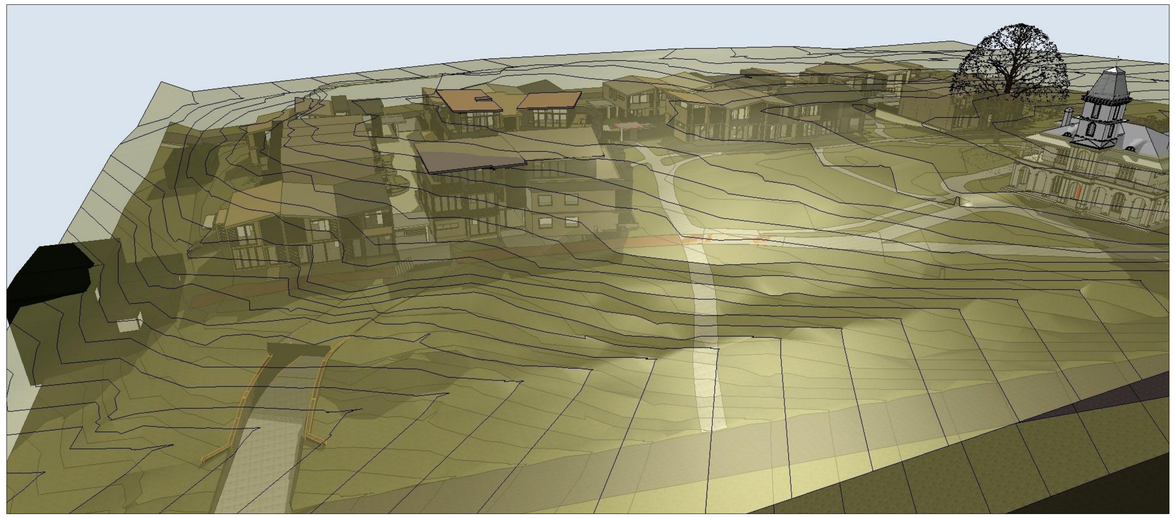

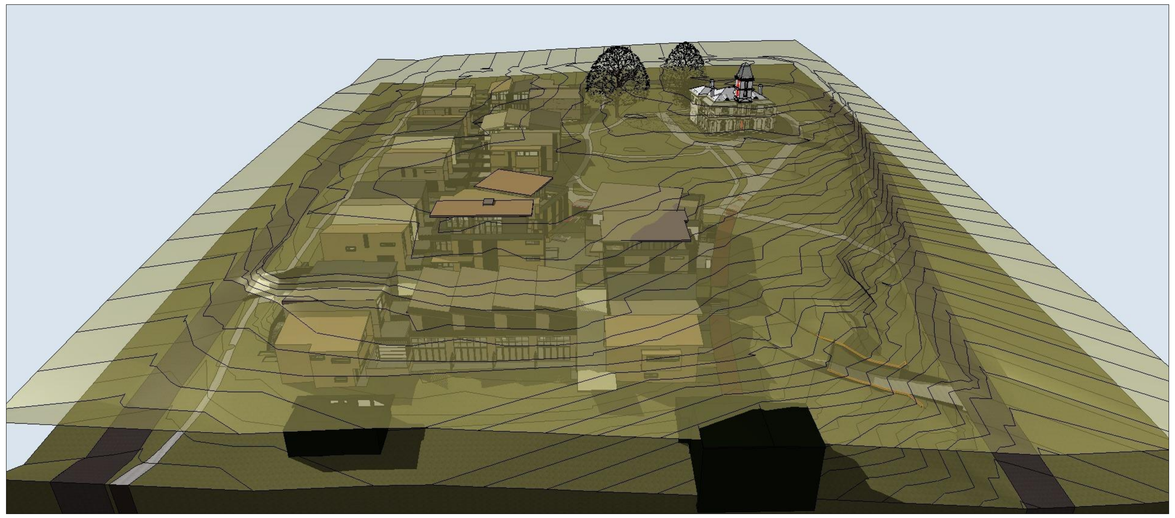

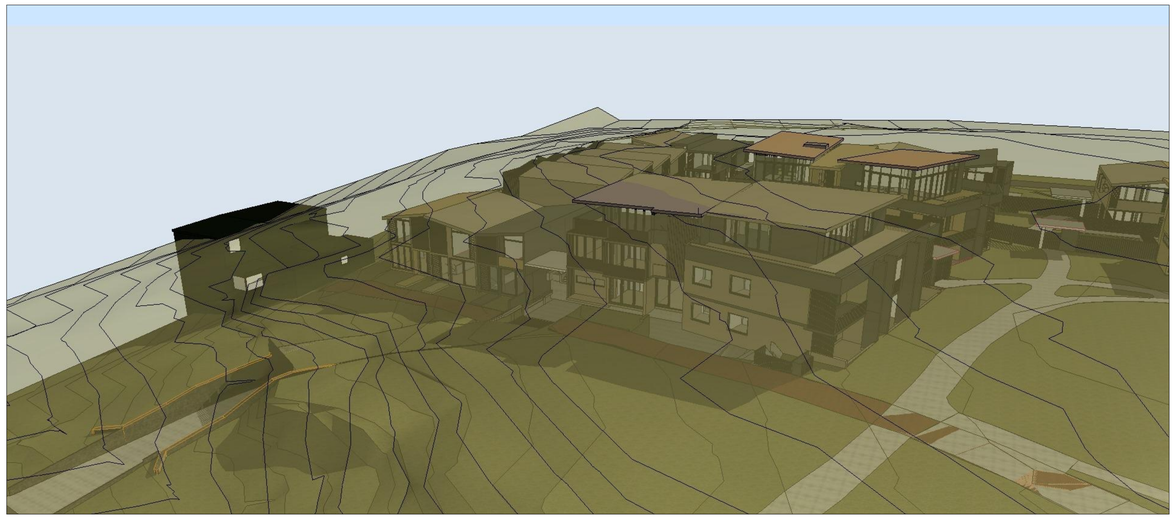

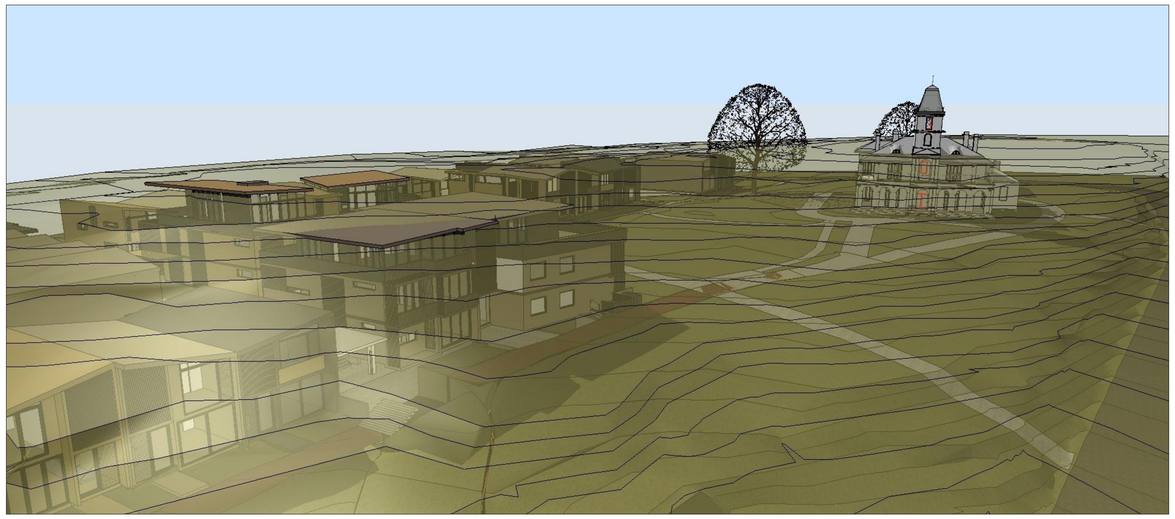

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RECORD OF DEFERRAL
HISTORIC HEATHCOTE HALL

1-21 Dillwynnia Grove,
Heathcote Sutherland

8.5M Heigtht Plane Overlay

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