
STATEMENT OF HERITAGE IMPACT

Palmerston Residence, 347
Dangarsleigh Road, Armidale

Proposed works: Petersons Solar Farm



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Document Details & History

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1. INTRODUCTION

1.1 Purpose and scope

This statement has been prepared to assess the impact of works proposed by ITP (Development) Pty Ltd on the heritage values of an historic residence located at Armidale. The works comprise the Petersons Solar Farm on the same property. Potential impacts on another historic residence in the vicinity of the works are also assessed.

The statement has been prepared having regard to the principles of *The Australia ICOMOS charter for the conservation of places of cultural significance*. Otherwise known as *The Burra Charter*, the charter includes principles to guide the conservation, maintenance, restoration and adaptation of heritage items.

All information referenced in this Statement has been sourced from publicly available documents or websites. The findings of this report are based on the information contained in those documents and websites.

1.2 The property

The site of the proposed Armidale 1B Solar Farm is described as Lot 494 DP 66672 and Lot 2 DP 569410, No 347 Dangarsleigh Road, Armidale, NSW. It is located approximately 4 kilometres south-east of the town centre of Armidale. The site is occupied by 'Palmerston' house.

The majority of the property has been cleared in the past for agricultural use other than scattered eucalypt and exotic trees. A mix of native and exotic trees are located in the vicinity of the residence. The entire property is surrounded by a hawthorn hedge on the boundaries. The topography is gently sloping to the north and flat in the development area. There are several outbuildings in addition to the residence.

The site and surrounding countryside is gently undulating and is predominantly agricultural with scattered farm houses and rural lifestyle dwellings.

1.3 Legislative and policy framework

1.3.1 Australian Heritage Database

Palmerston, including Stables and Grounds, is listed on the *Register of the National Estate* which is an archived non-statutory list now known as the *Australian Heritage Database*. It is maintained by the Commonwealth Department of the Environment and Energy.

There are no properties in Armidale listed on the National Heritage List. There are two properties within the township of Armidale listed on the Commonwealth Heritage List. These are the Armidale Post Office and the Hunter River Lancers Training Depot.

1.3.2 National Trust Register

Palmerston, stables and grounds was listed in the *National Trust Register (NSW)* in 1976. The reasons given for listing are *the uniqueness and dash of the architectural design, especially at the entrance and reception hall, and the historic associations with the Dangar family.*

Although the listing on the *National Trust Register (NSW)* is not statutory, it validates the heritage values of the property and its significance to the people of NSW and Australia.

1.3.3 Armidale Dumaresq Local Environmental Plan 2012

There are many properties in and around the historic town of Armidale listed as heritage items in *Schedule 5 Environmental heritage of Armidale Dumaresq Local Environmental Plan 2012*. Fourteen of these properties are listed as being of state significance in the State Heritage Register. Roseneath, located at 36 Roseneath Lane, Armidale which is approximately 300 metres north-west of the development site at the closest point is of state significance. The House, “Palmerston”, including outbuildings and grounds is listed as an item of local heritage significance in Schedule 5.

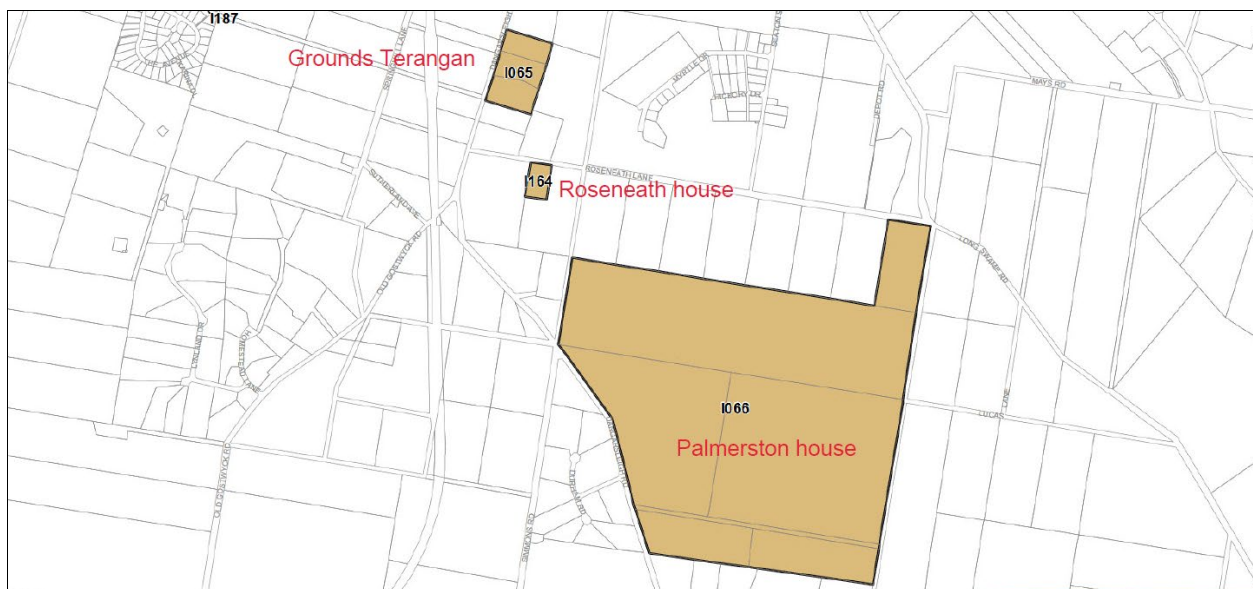


Figure 1: Extract from Heritage Map Sheet HER_002A showing heritage items I066, I065 and I164 listed in Armidale Dumaresq LEP 2012

Clause 5.10 Heritage conservation of *Armidale Dumaresq LEP 2012* applies to these items, buildings and structures within the conservation area and to development within the vicinity of a heritage item. The relevant objective of clause 5.10 is *to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views.*

Clause 5.10 (5) enables a consent authority to require that a heritage management document be prepared for development in the vicinity of a heritage item or heritage conservation area, that assesses the extent of effects on heritage significance. As requested by Council, this statement has been prepared in accordance with clause 5.10(5) to assess the extent to which the proposed development would affect the heritage significance of the Palmerston residence. Any impacts on the heritage values of Roseneath house are also assessed due to the proximity of the development area to that property and, potentially, visual connections.

The aerial image below shows Palmerston house and immediate curtilage which includes outbuildings, the second dwelling and entrance driveway.



Figure 2: The residence, curtilage and driveway entry. Source: SIX Maps

2. HERITAGE SIGNIFICANCE

2.1 Brief history of Armidale

Below is a brief history of the settlement of Armidale. This is based on information contained in the *Armidale Heritage Study* by Perumal Murphy Pty Ltd prepared for Armidale City Council in 1991 and Armidale Tourism www.armidaletourism.com.au.

The Aboriginal language group whose traditional lands lie in the area around Armidale was the Anaiwan. Aboriginal people used the landscape as both a natural and cultural resource and there is a strong oral history indicating seasonal movement of Aboriginal people through the rugged gorge system, between the coastal plains and tablelands.

The tablelands were occupied during summer and autumn, communities moving either to the coast or the western river systems for winter. Archaeological evidence suggests the tableland Aborigines traded stone tools such as jagged spears, boomerangs and waddies. Mammals such as kangaroo and possum were used for food, clothing and decoration. The region is also known for ornately carved trees, ceremonial bora grounds and art sites.

John Oxley first visited the New England Tablelands in 1818 during his early explorations of northern NSW. The first settlers were pastoralists who began to occupy the area in the 1830s and utilise the land for grazing. This resulted in substantial change to the landscape and a decrease in the local indigenous population. Some Aboriginal people worked as stockman and women were engaged in domestic duties on farm properties.

The site for the town of Armidale was chosen because it had ample water supplies and was in close proximity to the stations of Dumaresq, Dangar and McKenzie. A post office was built in 1843, followed by a court house, flour mill, churches and several inns. In 1848 the town was laid out in a grid pattern and became the central administrative town of the region. Gold was discovered nearby and attracted large numbers of miners giving Armidale an economic boost. Cattle grazing was the dominant land use of the area in the early days of European settlement but by the end of the 1800s sheep grazing was expanded due to improved pastures and better fencing.

Armidale became an established centre for education and strengthening its position as a regional centre and by the 1890s was incorporated as a municipality in 1863 and the town began to take on a more permanent character. Surrounding pastoralist holdings consolidated which constrained the town to its original grid. The coming of the rail line in the 1880s further boosted development. Growth was slow during the 1890s recession but the town prospered into the 20th century as commercial, government, religious and educational uses evolved.

2.2 The significance of Palmerston house

A description and statement of significance is provided below for House 'Palmerston' Including Outbuildings and Grounds, Armidale (Item 066). Information has been sourced from the Arimdale Heritage Study by Perumal Murphy in 1991 and the State Heritage Inventory sheet for database number 1010531 which in turn has been sourced from Noel Bell Ridley Smith, Architects, February 1996.

State heritage inventory

Palmerston house is an Edwardian bungalow. It is constructed of terra cotta tile shingles and brick with a low spreading hipped roof, vertical brick chimney, a bell-shaped turret and a porte cochere on granite columns. The hawthorn hedge around the perimeter of the property is of significance although scattered hawthorn trees are considered noxious weeds.

Henry Dangar held a licence for a squatters run of approximately 50,000 acres in the New England district from c.1834 which is believed to have included the present Palmerston Estate. In 1856, Dangar purchased 160 acres which now forms part of the Palmerston Estate. The property was sold to A. H. Palmer in 1857 and re-purchased by Grace Dangar in 1861. Palmer was Manager of Dangar's New England pastoral holdings in 1840 and continued in this role until 1863 accumulating much stock and capital, later becoming Premier of Queensland. Norman Napier Dangar, a descendant of Henry, in 1909 engaged F. G. Castleden an architect from Newcastle to design a second house on the estate. The stable and garage wing were designed in 1910. The second house was built on the site near the entry off Dangarsleigh Road in 1935 after the original house became the Manager's residence.

The period 1890-1915 during which Palmerston, the stable and garage wing were built was characterised by slow growth in Armidale. They were years of transition in architecture trending towards Edwardian. The combination of elaborate roof forms, decorative motifs with timber, brick and terracotta tiles produced the Federation style (Perumal Murphy 1991). Palmerston continued in Dangar family ownership until 1981.

Statement of significance

The building, grounds and property is of regional significance in evidencing the expansion of the Dangar pastoral interests into the New England area and the establishment of the family there in the mid 19th century. Aesthetically the design is of a type very rare in the region having been executed by an eminent Newcastle Architect. Socially the property has regional significance for its association with the early career of a Queensland Premier of the latter 19th century. The current home and property have regional social significance for their continuous association with the pioneering Dangar family over a period of almost ninety years. Scientifically the property and home are representative of the scale and type of changes in the lifestyle of an eminent New England family over the course of the 20th century.

Register of the National Estate

The Statement of Significance given for the property in the listing in the Register of the National Estate is:

The uniqueness and dash of the architectural design and the historic association with the Dangar family. Built 1910.

It is described in the listing as Indian Hill Station bungalow influence evident. Built of red bricks. Chiefly single storey with roof of red shingle tile. Round arched porte cochere striking feature of northern facade. Grand reception hall with exposed dark stained oregon beams and Art Nouveau plaster ornament. Also brass ornamentation. Formal spacious garden.

National Trust (NSW)

The following information concerning the design, architectural elements and gardens is provided on the National Trust (NSW) listing card:

Palmerston was designed by F.G. and A.C Castleden as a station homestead for A.A. Dangar, a grandson of the famous surveyor and pastoral magnate, Henry Dangar. The main building was completed in 1912, though a nursery was added to the east in c. 1916, and in recent times the house was altered in order to accommodate the family of the son of the present owner. It was named after Arthur hunter Palmer, at one time manager of Henry's entire estate.

The style has variously been described as Queen Anne and Edwardian, but a major influence was the Indian hill station bungalow. The red bricks, laid in stretcher bond, were baked on the property. it is chiefly single storeyed, with two in the servants' wing. The foundations are brick, and the roof is of red shingle tile.

A striking feature of the main northern façade is the round-arched porte cochere, which gives access through elaborate cedar double doors to a grand reception hall, with exposed dark stained Oregon beams, and Art Nouveau plaster ornament in the panels. Here brass ornamentation is much in evidence, sustaining the Indian image. Elsewhere the furniture is diverse in style and period, with fine paintings in many rooms.

The garden is formal, spacious, and well maintained; a gravel road bordered by lawn and hedge leads to magnificent stables. On the surrounding pastures graze beats which have made up one of the great Hereford Studs in Australia.

The aerial image below shows the positioning of the residence and the hawthorn hedge around the perimeter of the property. The approximate curtilage of the residence comprises a 6.5 hectare area within which the garden and tree plantings are located. The unsealed driveway is lined with exotic deciduous trees along both sides. The house is currently used as visitor accommodation and is known as Petersons

Guesthouse and Winery. Grazing continues on most of the property with some land given over to viticulture. The aerial image below shows the whole property surrounded by the hawthorn hedge. Photographs are provided of Palmerston house and grounds, the second dwelling and the hawthorn lined entrance driveway.

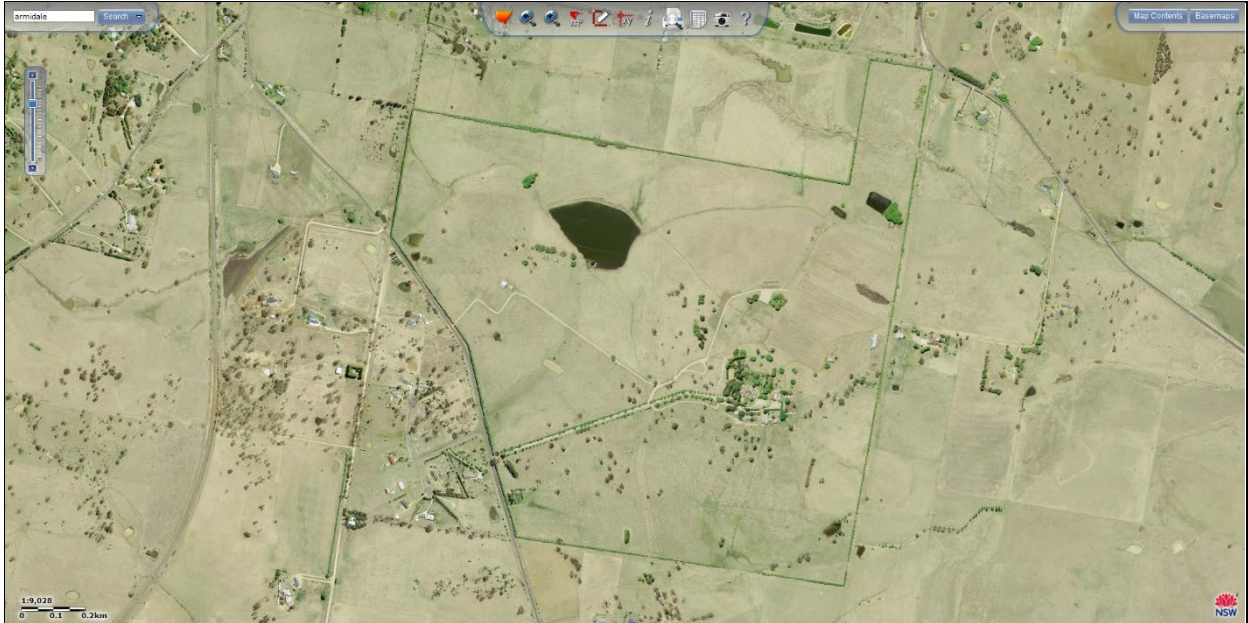


Figure 3: The Palmerston property with the surrounding hawthorn hedge. Source: SIX Maps



Plate 1: the south-facing façade of Palmerston house



Plate 2: the west-facing face of Palmerston house



Plate 5: the main entrance driveway



Plate 6: the second dwelling near the property entry

2.3 The significance of Roseneath house

A description and statement of significance is provided below for Roseneath house located at 36 Roseneath Lane, Armidale (Item 164). Roseneath is listed in Schedule 5 of *Armidale Dumaresq LEP 2012* as a state significant heritage item. Information has been sourced from the State Heritage Inventory sheet database number 5045528 which in turn has been sourced from the *Northern Magazine* dated May 1981 and the *Directors Report to the Heritage Council* dated April 1978.

Roseneath house is located 500 metres north-west of the development site. Although not visually or physically connected to Palmerston house, the potential impact on Roseneath house is assessed in chapter 3 *Heritage Impact Assessment* of this Statement due to the proximity and the significance of this item.

Roseneath is a two storey Colonial Georgian style residence of rendered brick construction on basalt foundations. It was constructed by Thomas Lamb, the first town clerk of Armidale, who was granted 24 acres of land in May 1854. The house has a central main entrance of heavy double doors framed by multi-coloured venetian glass, balanced by symmetrically placed eight pane French doors. The first floor verandah has light cross-braced timber balustrade. The interior features a cedar stair and hallway with timber joinery.

The house is set in a formal garden, contemporary with the house and featuring two Bunya Bunya pines, Sierra redwoods, elms and wisteria with tiled walks. Associated outbuildings include a smokehouse, outhouse and stables. The stables are of random masonry construction with a wooden style roof overlaid with galvanised iron.

On 27 October 1978 an Interim Conservation Order was placed over the property to ensure that a proposal to construct new buildings for the purpose of selling antique furniture from a gallery would be erected in a sympathetic manner with respect to the house, garden and outbuildings. In November 1978, the Heritage Council approved the construction of the gallery and furniture restoration workshop. A Permanent Conservation Order was placed over Roseneath on 20 March 1981 and on 2 April 1999 Roseneath was listed on the State Heritage Register.



Plate 7: Roseneath House. Source: NSW State Heritage Register (database number 5045528)

Statement of significance

Roseneath is a Colonial Georgian style residence built by Thomas Lamb, the first Town Clerk of Armidale, in 1854. Roseneath is reputed to be the oldest substantial home in the immediate environs of Armidale and is unique to the area. It is a fine example of its type and period and includes a formal garden and outbuildings. (Directors Report to the Heritage Council April 1978).

2.4 The significance of Grounds 'Terangan'

A description and statement of significance is provided below for Grounds 'Terangan' located at 39-41 and 43-53 Dangarsleigh Road, Armidale (Item 065). 'Terangan' is listed in Schedule 5 of *Armidale Dumaresq LEP 2012* as a locally significant heritage item. Information has been sourced from the State Heritage Inventory sheet for database number 1010221 which in turn has been sourced from the *Armidale Heritage Study* by Perumal Murphy Pty Ltd 1990.

Terangan is one of a few properties still used to graze livestock within the boundaries of the Armidale. The farmhouse is located on a hillside with fine views over the centre. The property contains many notable trees in the garden, an Himalayan cypress windbreak, a hawthorn hedge and an avenue planting of radiata pines along the internal driveway. The farmhouse and its garden which are surrounded by a privet hedge.

Statement of significance

Grazing property on edge of City with notable period layout, indigenous eucalyptus and cultural tree planting from the 1920's era. Local significance.

Grounds 'Terangan' is located approximately 1 kilometre north-west of the development site at the closest point. It is not connected visually or physically to the development site or Palmerston house. Therefore it is not considered any further in this Statement.

3. HERITAGE IMPACT ASSESSMENT

3.1 Proposed works

The proposed Petersons Solar Farm is to be located at 347 Dangarsleigh Road, south-east of the town of Armidale. The site comprises two allotments which are approximately 100.5 hectares in combined area and are used for agricultural purposes. The solar farm with an AC output of 5MW would be capable of generating 12,700MWh annually and will occupy 13.7 hectares at the north-western corner of the property.

Visible above-ground elements of the proposed Petersons Solar Farm comprise the panels and supporting frames, two inverter stations, the internal site access track, security fencing and landscaping. Each of these elements is described below.

Components of the solar farm have been carefully selected to be efficient, non-reflective and visually acceptable. The panels and security fencing are the most apparent elements. Internal access ways will have the appearance of farm tracks. Inverters will be located within the arrays of panels and not be easily seen from the perimeter of the site. The layout of components is designed to optimize absorption of solar radiation.

a) The panels and supporting frames

There are proposed to be 16,000 solar modules installed in about 200 mounting structures, or rows, running north to south. Each row of PV modules will rotate to track the sun across the sky from east to west each day. The hub height of each tracker is 1.7 metres with the peak of the modules reaching an approximate height of 2.5 metres when the array is fully tilted to 60 degrees from horizontal, i.e. in the early morning and late evening. The layout of the solar farm is shown on General Arrangement Plan (Drawing No ARM1B-G-210) submitted with the development application.

b) Two inverter stations

Two 2.5 MW AC inverter stations will be installed at the solar farm. These inverters are to be located within the array and are each mounted on a 6 metre long skid.

c) Internal site access and car parking

It is proposed to use existing access points for construction of the solar farm which may entail some tidying up of vegetation at the intersections with Dangarsleigh Road. An internal four metre wide access track will run north then west along the southern edge of the arrays. A temporary car parking and materials laydown area is to be sited at the south centre of the array of panels.

d) Security fencing

Petersons Solar Farm is to be enclosed within a 1.8 metre high security fence setback 23.2 metres from the northern boundary and 13.1 metres from the western boundary and surrounding the array. The hawthorn hedge will be on the outer side of the security fence, between the fence and property boundaries. Solar arrays are to be setback 10 metres from the security fence. The proposed fence is to be chain mesh steel topped with three rows of barbed wire giving a total height of 2.1 metres.

No landscaping is proposed as the hawthorn hedge which has grown to a height ranging from 3.5 metres to 8 metres will provide effective screening of the arrays from private property in the vicinity of the development site and from public places such as Dangarsleigh Road.

3.2 Potential impacts

Visual – Palmerston house, outbuildings and grounds

Palmerston house is sited on a flat knoll above the northern section of the property. The house and outbuildings are surrounded by mature vegetation comprising a mix of native and exotic trees within a landscaped curtilage. This vegetation provides effective screening in all directions and the solar farm would not be visible from the residence. However, the eastern section of panels may be visible from the outer northern edge of the house's curtilage, however, the slope to the north means that the eye is attracted to the horizon and distant hills rather than downwards over the lower part of the property.

A low rise in the level of the land between the second dwelling located near the main property entrance and the development area would shield the solar farm from being viewed from the that dwelling. Glimpses of the solar farm may occur between the hawthorn trees that line the entrance driveway to Palmerston house across dips in the land.

The panels and security fencing are the most apparent elements. Security fencing is likely to blend into the surrounding hawthorn hedge and internal access ways will have the appearance of farm tracks. Inverters will be located within the arrays of panels and not be easily seen from anywhere on the grounds. Generous setbacks to the security fencing surrounding the solar farm along the northern and western boundaries are intended to protect the hawthorn hedge. The panels will reach a maximum height of 2.5 metres in the early morning and late evening. This is significantly less than the height of the hedge which ranges from 3.5 metres to 8 metres high. The hedge would still be visible rising above the arrays from the grounds of Palmerston house and the entrance driveway.

The development site is approximately 450 metres from the curtilage of the residence at the nearest point an over 900 metres from the second dwelling. Plate 3 demonstrates that there is a minor visual connection between the outer vegetated grounds of the house and the development area. Plate 4 indicates that the

grounds also overlook an existing vineyard to the north-east which has similar attributes in terms of uniformity of height and layout.

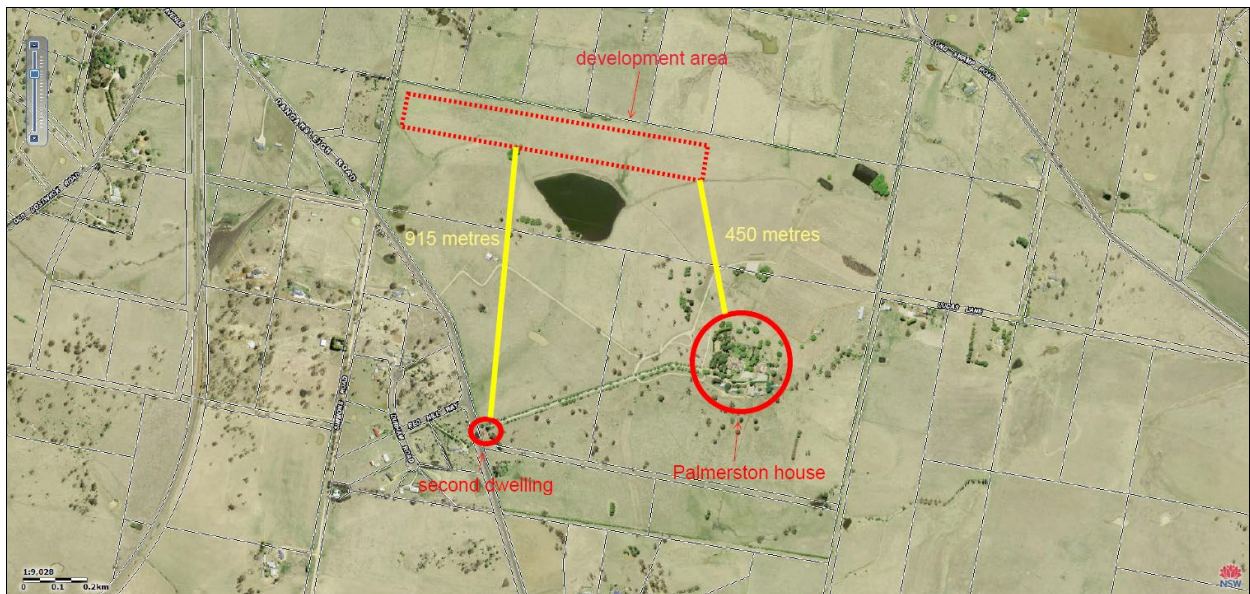


Figure 4: Separation distances between the solar farm and Palmerston house and the second dwelling.
Source SIX Maps



Plate 3: looking north-west from the grounds of Palmerston house towards the eastern section of the proposed solar farm



Plate 4: looking north-east from the grounds of Palmerston house towards the vineyard

Visual – Roseneath house

Roseneath house is located on the northern side of Roseneath Lane and is 500 metres to the north-west of the development area at the closest point as shown in Figure 5 below. The house itself is setback a further 115 metres from the front boundary giving a total distance separation of over 600 metres between the development site and the historic residence.

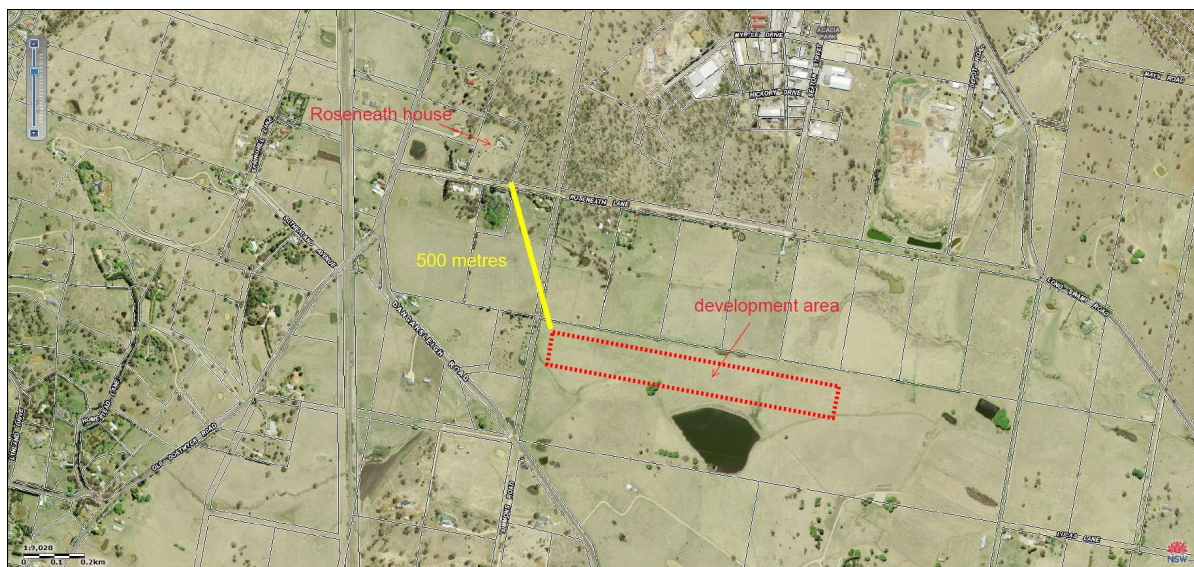


Figure 5: Separation distances between the solar farm and Roseneath house. Source SIX Maps

Mature native and exotic trees are sited at the south-eastern corner of the property and a row of mature trees line the southern side of Roseneath lane, both in the road reserve and within private property on the south side. This vegetation is shown in the following photographs that have been taken from Roseneath Lane roughly opposite Roseneath house looking towards the development site. In addition, the hawthorn hedge that is located along the northern boundary of the development site will provide effective screening of the solar farm to dwellings located north of the development site. The photographs demonstrate that there is no visual connection between Roseneath house and the development site.



Plate 5: looking south-east from Roseneath Lane towards the development site



Plate 6: looking south from Roseneath Lane across the development site

The solar farm would not be visible to Roseneath house or from its gardens due to the presence of mature vegetation within the curtilage of the house, vegetation on the southern side of Roseneath Lane and the hawthorn hedge located along the northern boundary of the development site which together provide effective screening of the proposed solar farm. Recent structures comprising dwellings and outbuildings would also screen the development site and have already severed any visual connection between Roseneath and Palmerston houses.

Design and placement

The solar farm is designed to be unobtrusive whilst at the same time optimized to absorb solar radiation. The layout is compact and occupies a minimal amount of land. Components of the solar farm have been carefully selected to be non-reflective and visually acceptable. Any reflectivity indicates inefficiency in that solar energy that is reflected is energy that is not being absorbed.

The placement of the proposed solar farm at the north-western corner of the Palmerston property is positioned to prevent impacts on the heritage values of Palmerston and is sufficiently distant to avoid interference with the operations of the guesthouse or the occupants of Roseneath house.

The use of both the primary and secondary access during construction activity by splitting loads and determining access based on the size of the vehicle will avoid widening of the entrance and the excessive removal of hawthorn trees at the intersections with Dangarsleigh Road. There will be no interference to the second dwelling or the rows of hawthorn trees that line the driveway to Palmerston house.

3.3 Conclusion

The findings of this Heritage Impact Statement are that the impacts of the proposed Petersons Solar Farm on Palmerston house, outbuilding and grounds (Item 066 in Schedule 5 of *Armidale Dumaresq LEP 2012*) or Roseneath house (Item 164 in Schedule 5) are minimal.

Any visual impacts on the grounds of Palmerston house are considered acceptable as they are mitigated by vegetation and topography. It is acknowledged that the outline and panels of the solar farm may be able to be seen from the outer edge of the vegetated curtilage of Palmerston house and possibly from Roseneath Lane during winter months when the exotic deciduous trees are devoid of leaf. However, vegetation within the curtilage of both houses and on intervening land in the case of Roseneath house will provide effective screening for most of the year and serve to distract the eye of viewers.

The design and placement of the proposed solar farm and the impact of the land use for renewable energy generation would not impact on the heritage significance of Palmerston house, any outbuildings or the grounds within the curtilage of the item. This is due to distance separation and the slope of the land away

from the house to the north. Similarly, the solar farm would not impact on the heritage significance of Roseneath house due to distance separation and development on intervening land to the south of that item.

Petersons Solar Farm would not adversely affect the rural settings of either Palmerston house or Roseneath house and would be consistent with *Article 8 Setting* of the conservation principles of *The Burra Charter* which states *conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate.*

The introduction of a new rural use into the property will serve to contribute financially and materially to property operations, ensuring that the farm remains viable. Being a working farm that accommodates visitors in Petersons Guesthouse and Winery, the development will serve to promote and display an alternative means of energy production at a town scale.

It is not considered necessary to make any alteration to the design or placement of Petersons Solar Farm to reduce impacts on the heritage values of either Palmerston house or Roseneath house.

Petersons Solar Farm is intended to remain in operation indefinitely in order to contribute to the sustainable electricity power supply to the state of NSW. When decommissioned all infrastructure, panels, mounting frames including footings, inverters, cabling and other sub-surface materials, and gravel accessways would be disassembled and removed from the site to enable the development area to again be used for grazing purposes. All structures and ancillary works associated with the solar farm are removable and the land can be returned to its pre-development state.

REFERENCES

Australian Heritage Places Inventory, Commonwealth Department of Environment & Energy, <http://www.environment.gov.au/apps/ahpi/about.html>

National Trust Register, National Trust (NSW), <https://www.nationaltrust.org.au/nsw/>

Armidaale Heritage Study, Perumal Murphy Pty Ltd, 1991

Armidaale Dumaresq Local Environmental Plan 2012,
<https://www.legislation.nsw.gov.au/#/view/EPI/2012/589/full>

State Heritage Inventory, NSW Office of Environment & Heritage, <https://www.environment.nsw.gov.au/>

The Burra Charter, Australia ICOMOS Inc, 2000



NSW Department of Planning, Industry and Environment

Attachment A

[Home](#) > [Topics](#) > [Heritage places and items](#) > [Search for heritage](#)

House 'Palmerston' Including Outbuildings and Grounds

Item details

Name of item: House 'Palmerston' Including Outbuildings and Grounds**Type of item:** Built**Group/Collection:** Farming and Grazing**Category:** Homestead Complex**Primary address:** 345 and 347 Dangarsleigh Road, Armidale, NSW 2350**Local govt. area:** Armidale Dumaresq

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
345 and 347 Dangarsleigh Road	Armidale	Armidale Dumaresq			Primary Address

Statement of significance:

The building, grounds and property is of regional significance in evidencing the expansion of the Dangar pastoral interests into the New England area and the establishment of the family there in the mid 19th century. Aesthetically the design is of a type very rare in the region having been executed by an eminent Newcastle Architect. Socially the property has regional significance for its association with the early career of a Queensland Premier of the latter 19th century. The current home and property have regional social significance for their continuous association with the pioneering Dangar family over a period of almost ninety years. Scientifically the property and home are representative of the scale and type of changes in the lifestyle of an eminent New England family over the course of the 20th century.

Date significance updated: 11 Dec 13

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [OEH copyright and disclaimer](#).

Description

Designer/Maker:	Frederick George Castleden of Newcastle
Builder/Maker:	Unknown
Construction years:	1909-
Physical description:	Edwardian Bungalow Building Materials: Terra cotta tile shingles, vertical brick chimney element, bell shaped turret, brick walls. Other local buildings designed by Castleden include the Chapel at NEGS in 1936. Notable hawthorn hedge of significance.
Further information:	Low spreading hipped roof, porte cochere on granite columns.

History

Historical notes:	Henry Dangar held a licence for a squatters run of approximately 50,000 acres in the New England district from c.1834. This area is thought to have included the present Palmerston Estate. Dangar sought to consolidate the freehold of his estate under the provisions of the 1847 Order in Council which gave squatters who held licences on the promise of lease, a pre-emptive right of purchase. In 1856, Dangar purchased 160 acres which now forms part of the Palmerston Estate and was subsequently purchased by A. H. Palmer in 1857 and later in the century re-purchased by Grace Dangar in 1861. Palmer was Manager of Dangar's New England pastoral holdings in 1840 and continued in this role until 1863. Palmer was to become Premier of Queensland. During this period, Palmer accumulated much stock and capital of his own. Following Grace Dangar's death in 1869 the Palmerston Estate was operated by her children. No physical evidence of early structures or farming processes appear to survive on the site. Norman Napier Dangar in 1909 engaged the Newcastle Architect, F. G. Castleden to erect a house on the estate. A second house was built on the site in 1935, when the old homestead became the Manager's residence. The stable and garage wing were designed in 1910. Palmerston continued in Dangar family ownership throughout most of the 20th century until offered for sale in 1981. The main activity of the present owners is the breeding of Hereford Cattle.
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Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy-Developing local, regional and national economies	Pastoralism-Activities associated with the breeding, raising, processing and distribution of livestock for human use	(none)-

Assessment of significance

SHR Criteria a) [Historical significance]	REGIONAL
Assessment criteria:	Items are assessed against the  State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	LEP 2012	I066	07 Nov 12		
Local Environmental Plan	LEP No 17				
Heritage study		ARMI/R001			

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Dumaresq Heritage Study	1997	ARMI/R001	EJE	EJE	N o

References, internet links & images

Type	Author	Year	Title	Internet Links
Written			Noel Bell Ridley Smith, Architects, February 1996.	

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

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 1010531

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Roseneath

Item details

Name of item:	Roseneath
Type of item:	Built
Group/Collection:	Residential buildings (private)
Category:	House
Location:	Lat: -30.5437324517 Long: 151.6696712040
Primary address:	36 Roseneath Lane, Armidale, NSW 2350
Parish:	Armidale
County:	Sandon
Local govt. area:	Armidale Dumaresq
Local Aboriginal Land Council:	Armidale

Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	1		DP	526699

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
36 Roseneath Lane	Armidale	Armidale Dumaresq	Armidale	Sandon	Primary Address

Owner/s

Organisation Name	Owner Category	Date Ownership Updated
	Private	29 Mar 99

Statement of significance:

Roseneath is a Colonial Georgian style residence built by Thomas Lamb, the first Town

Clerk of Armidale, in 1854. Roseneath is reputed to be the oldest substantial home in the immediate environs of Armidale and is unique to the area. It is a fine example of its type and period and includes a formal garden and outbuildings. (Directors Report to the Heritage Council April 1978)

Date significance updated: 11 Aug 06

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [OEH copyright and disclaimer](#).

Description

Builder/Maker: Thomas Lamb

Physical description: Roseneath is a Colonial Georgian style residence of rendered brick construction on basalt foundation. Roseneath has a central main entrance of heavy double doors framed by multi-coloured venetian glass, balanced by symmetrically placed eight pane French doors. The first floor verandah has light cross-braced timber balustrade. The interior features a cedar stair, hallway with excellent joinery.

The house is set in a formal garden, contemporary with the house and featuring two Bunya Bunya pines (*Araucaria bidwillii*) and Sierra redwood /big tree (*Sequoiadendron giganteum*, syn. *Wellingtonia*)s, elms (*Ulmus* sp.) and wisteria, with tiled walks.

Associated outbuildings include a smokehouse, outhouse and the stables. The stables are of random masonry construction with a wooden style roof overlaid with galvanised iron.

Date condition updated:03 Dec 13

Current use: Residence

Former use: Residence

History

Historical notes: Thomas Lamb, the first Town Clerk of Armidale was granted 24 acres of land in May 1854. On this land in the same year he built a two storey home for himself and called it Roseneath.

Thomas Lamb later sold Roseneath to John McNeill Simpson, surveyor of Barraba. In 1866 Simpson bought other land grants and extended the Roseneath property to 144 acres. (Northern Magazine 51/5/1981)

In 1877 Roseneath was bought by Agnes Scott of Surveyor's Creek, near Walcha. Following the marriage of her grand-daughter Marion Glas Connal to John Adam McDonald, Solicitor and Notary Public of Armidale, Roseneath became the McDonald family home 1879 to 1966. Adeline and Edwin were the two eldest children.

In 1966 the owners Adeline Marion and Edwin John Scott McDonald subdivided the original 24 acres to form a 4 acre block containing the house, outbuildings and garden and a 20 acre block to be retained by the vendor. In 1967 Mr and Mrs Henderson purchased the 4 acre block and subsequently began restoring Roseneath. (Directors Report to the Heritage Council April 1978)

In 1978 a proposal to construct a new premises beside the historic two-storey building, for the purpose of selling antique furniture from a gallery was referred to the Heritage and Conservation Branch for comment. Two different sets of proposals were considered, both of which were found to significantly impact upon the significance of Roseneath. To ensure the new buildings would be erected in a sympathetic manner with respect to the house, garden and outbuildings an Interim Conservation Order was recommended.

On 27 October 1978 an Interim Conservation Order was placed over the property.

In November 1978, the Heritage Council approved the construction of a gallery for antiques and furniture restoration workshop at the rear of Roseneath.

A Permanent Conservation Order was placed over Roseneath on 20 March 1981.

On 2nd April 1999 Roseneath was transferred to the State Heritage Register.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
4. Settlement- Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	(none)-

Assessment of significance

SHR Criteria a)

[Historical significance]

Roseneath is a Colonial Georgian style residence built by Thomas Lamb, the first Town Clerk of Armidale, in 1854. Roseneath is reputed to be the oldest substantial home in the immediate environs of Armidale and is unique to the area. (Directors Report to the Heritage Council April 1978)

SHR Criteria c)

[Aesthetic significance]

Roseneath is a fine example of its type and period and includes a formal garden and outbuildings. (Directors Report to the Heritage Council April 1978)

Assessment criteria:

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

Procedures /Exemptions

Section of act	Description	Title	Comments	Action date
57(2)	Exemption to allow work	Standard Exemptions	SCHEDULE OF STANDARD EXEMPTIONS HERITAGE ACT 1977 Notice of Order Under Section 57 (2) of the Heritage Act 1977 I, the Minister for Planning, pursuant to subsection 57(2) of the Heritage Act 1977, on the recommendation of the Heritage Council of New South Wales, do by this Order: 1. revoke the Schedule of Exemptions to subsection 57(1) of the Heritage Act made under subsection 57(2) and published in the Government Gazette on 22 February 2008; and 2. grant standard exemptions from subsection 57(1) of the Heritage Act 1977, described in the Schedule attached. FRANK SARTOR Minister for Planning Sydney, 11 July 2008 To view the schedule click on the Standard Exemptions for Works Requiring Heritage Council Approval link below.	Sep 5 2008

 **Standard exemptions** for works requiring Heritage Council approval

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register		00063	02 Apr 99	27	1546
Heritage Act - Permanent Conservation Order - former		00063	20 Mar 81	44	1714
Register of the National Estate			21 Mar 78		

References, internet links & images

Type	Author	Year	Title	Internet Links
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Written		1981	Northern Magazine 51/5/1981	
Written		1978	Directors Report to the Heritage Council April 1978	

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



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

Data source

The information for this entry comes from the following source:

Name: Heritage Office

Database number: 5045528

File number: S90/06242 & HC 32021

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Grounds 'Terangan'

Item details

Name of item:	Grounds 'Terangan'
Type of item:	Landscape
Primary address:	39-41 and 43-53 Dangarsleigh Road, Armidale, NSW 2350
Local govt. area:	Armidale Dumaresq

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
39-41 and 43-53 Dangarsleigh Road	Armidale	Armidale Dumaresq			Primary Address

Statement of significance:

Grazing property on edge of City with notable period layout, indigenous eucalyptus and cultural tree planting from the 1920's era. Local significance.

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [OEH copyright and disclaimer](#).

Description

Physical description:	One of only few properties still within City boundary still grazing stock. House sited on hillside with fine view over City. Impressive Himalayan cypress windbreak along road and hawthorn hedge on opposite side. Further along a privet windbreak appears to be dying. Gravel drive with avenue planting of radiata pines (c 1930) winds up to the pleasing house and its garden which is surrounded by a well trimmed privet hedge. Notable trees in garden. Property lies within environmental protection zone.
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Modifications and dates:

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	LEP 2012	I065	07 Nov 12		
Local Environmental Plan	Amend No.7	L17	30 Jul 93		
Heritage study		3017			

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Armidale Heritage Study	1990	3017	Perumal Murphy Pty Ltd		Y e s

References, internet links & images

None

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

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 1010221

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Attachment B

Place Details

[Send Feedback](#)

Palmerston, including Stables and Grounds, Dangarsleigh Rd, Dangarsleigh via Armidale, NSW, Australia

Photographs



List	Register of the National Estate (Non-statutory archive)
Class	Historic
Legal Status	Registered (21/03/1978)
Place ID	298
Place File No	1/02/151/0001

Statement of Significance

The uniqueness and dash of the architectural design and the historic association with the Dangar family. Built 1910.

(The Commission is in the process of developing and/or upgrading official statements for places listed prior to 1991. The above data was mainly provided by the nominator and has not yet been revised by the Commission.)

Official Values Not Available

Description

Indian Hill Station bungalow influence evident. Built of red bricks. Chiefly single storey with roof of red shingle tile. Round arched porte cochere striking feature of northern facade. Grand reception hall with exposed dark stained oregon beams and Art Nouveau plaster ornament. Also brass ornamentation. Formal spacious garden.

History Not Available

Condition and Integrity Not Available

Location

Dangarsleigh Road, 4.5km south-south-east of Armidale.

Bibliography Not Available

Report Produced Mon Nov 4 14:12:35 2019

R 624

ARMIDALE		PALMERSTON, stables and grounds		Attachment C	
(Town or District)				Dangarsleigh Rd 5km S of Armidale <i>Portion 192, Parish of Armidale</i>	
Post Code 2350 Local Govt Area: Dumaresq Shire					
Author of Proposal A.T. Yarwood					
Date of Proposal 23/3/76		(Name or Identification of Listing)		(Address or Location)	
Suggested Listing Category CLASSIFIED		Bibliography		Owner and Address	
Committee (Trust Use) SEE OVER HBC		SOME NORTHERN HOMES, N. Griffiths pp. 22, 101-3 AUSTRALIAN DICTIONARY OF BIOGRAPHY Vol. I, p. 281, Vol. 4 p. 15 THE AUST. HOMESTEAD, Cox & Stacey		Mr. Peter Dangar	
Council (Trust Use) APPROVED CL 31/5/76				<i>Advised 21/6/76 copy to Armidale Council</i>	
Description		Briefly cover the points on the following check list where they are relevant and within your knowledge.			
Style Construction Use Architect/s Builder/s Date of Construction Present Condition History Owners Boundaries of proposed listing		Palmerston was designed by F.G. Castleden and A.C. A.A. Dangar, a grandson of the famous surveyor and pastoral magnate, Henry Dangar. The main building was completed in 1912, though a nursery was added to the east in c.1916, and in recent times the house was altered in order to accommodate the family of the son of the present owner. It was named after Arthur Hunter Palmer, at one time manager of Henry's entire estate. The style has variously been described as Queen Anne and Edwardian, but a major influence was the Indian hill station bungalow. The red bricks, laid in stretcher bond, were baked on the property. It is chiefly single storeyed, with two in the servants' wing. The foundations are brick, and the roof is of red shingle tile. A striking feature of the main northern facade is the round-arched porte cochere, which gives access through elaborate cedar double doors to a grand reception hall, with exposed dark stained oregon beams, and Art Nouveau plaster ornament in the panels. Here brass ornamentation is much in evidence, sustaining the Indian image. Elsewhere the furniture is diverse in style and period, with fine paintings in many rooms. The garden is formal, spacious, and well maintained; a gravel road bordered by lawn and hedge leads to magnificent stables. On the surrounding pastures graze beasts which have made up one of the great Hereford Studs in Australia.			
Reasons for listing		The uniqueness and dash of the architectural design, especially at the entrance and reception hall, and the historic associations with the Dangar family.			
Sketch plan and photos Attach additional photos if any.					

COMMITTEE REFERENCES:

HBC/156: 3/ 8/71: referred to
CSC/28: 19/ 6/73: " "
HBC/180: 3/ 7/73: deferred
HBC/212: 12/ 4/76: listing proposal approved
Council: 31/ 5/76: approved CLASSIFY

original draftsman's drawings, floor plans etc
are held by Castleden & Sara, Ph: 049-291814.

