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# **HERITAGE IMPACT STATEMENT**

71 Fig Hill Lane, Dunmore

Prepared for

**CONTRACT PROPERTIES PTY LTD**

20 October 2020

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# EXECUTIVE SUMMARY

Urbis has been engaged by Contract Properties Pty Ltd to prepare the following Heritage Impact Statement to accompany a Development Application for the construction of an eco-tourism facility to be located at 71 Fig Hill Lane, Dunmore, New South Wales.

The subject site is not identified as a heritage item; It is, however, located within the vicinity of locally listed heritage item Dunmore House, (item no. 207). The site also contains a portion of locally listed landscape heritage item Minnamurra Vegetation Area (item no. 358).

This Heritage Impact Statement is required to assist the consent authority, City of Shellharbour, in determining the impact of the proposed development on the above heritage items.

The assessment carried out in Section 5.0 of this report finds the proposed development would not generate any adverse impacts on the heritage significance of Dunmore House. Conversely, the development proposed is considered a substantial improvement in comparison to the existing structure located on site. The existing structure (constructed c2000) is visually intrusive in the context of Dunmore House.

The development is largely concentrated to areas outside the established visual catchment area associated with Dunmore House as established under the Shellharbour DCP 2013. Visibility of the proposed development is limited to the northern façade only. Appropriate treatment of the northern façade has been undertaken to ensure there are no impacts to the visual catchment, summarised below:

- The development is to utilise the existing floorplate located on site (previously excavated) to ensure principal building sits below existing ridgelines.
- The principal building form is limited to two (2) storeys, limiting visibility of development within the visual catchment area.
- The northern façade works to adopt a recessive, modulated appearance featuring a first floor wrap-around balcony and glass balustrading. The recessive forms are concentrated at the top of the building, that which would be, if at all, visible from Riverside Drive.
- Materials and finishes have been selected for their compatibility with defining aspects of the surrounding natural environment including timber, glass and stone-like finishes.
- The development proposal is overall, considered a substantial improvement to the visually intrusive structure located on the site.
- The proposed development is generally sympathetic to the setting, and would have detrimental impacts on the heritage significance of Dunmore House.

Additionally, the site is considered for its treatment of historical landscape elements including:

- The retention of Moreton Bay Figs and dry stone retaining walls as a boundary marker between the subject site and the heritage item.
- Introduction of additional native plantings and inclusion of a landscaped roofscape (principal building).
- Introduction of walking tracks to facilitate access through, and engagement with, the wetlands leading to the banks of the Minnamurra River (note. ecological impact assessed under a separate cover).

The assessment carried out in this report finds the development proposal to satisfy all relevant legislation, guidelines and policies relevant to the subject site and the proposed works.

The proposal is considered for its façade treatment where visible from inside the designated visual catchment area associated with Dunmore House. The development generally respects and enhances the historic setting of Dunmore House, whilst facilitating continued use of a unique ecological precinct. The proposed development incorporates appropriate design, layout and finishes to promote the natural setting. Where necessary design development has ensured the works remain subservient to the heritage item.

The development proposal is therefore supported from a heritage perspective.

# 1. INTRODUCTION

## 1.1. BACKGROUND

Urbis has been engaged by Contract Properties Pty Ltd to prepare the following Heritage Impact Statement ('HIS') to accompany a Development Application for the construction of an eco-tourism development on site at 71 Fig Hill Lane, Dunmore.

It is proposed to demolish existing structures on the site to facilitate re-development of the site as an eco-tourist facility. The development is to include a principal building containing gym, pool, spa, and restaurant facilities, as well as two additional pavilions containing guest accommodation. It is also proposed to construct a walking track extending from the development site to the shoreline of the Minnamurra River to encourage education, conservation and enjoyment of natural flora and fauna associated with the Minnamurra River.

## 1.2. SITE LOCATION

The subject site is located at 71 Fig Hill Lane, Dunmore, between the Princes Highway (west) and Riverside Drive (east). The subject site is legally identified Lot 3 of DP 717776, located within the City of Shellharbour Local Government Area (Figure 1-Figure 2).



Figure 1 – Location Map, boundaries of subject site indicated in red. Location of subject dwelling indicated in blue.

Source: SIX Maps with Urbis Overlay.





Figure 2 – Detailed location map, subject dwelling located in blue, heritage item indicated in red.

Source: SIX Maps 2020 with Urbis overlay.

The subject site is located in a rural-residential setting. It is surrounded by rural-residential properties to the north-east, north, west, and south-west and bordered by the Minnamurra River to the east and south-east. The proposed development precinct is confined to the north-western portion of the site, currently occupied by a derelict structure, and associated outbuildings. The land slopes in a southerly direction towards the Minnamurra River.

### 1.3. HERITAGE CONTEXT

The subject site is not listed as a heritage item. It is, however, within the vicinity of locally listed heritage item, *Dunmore House*.

Additionally, the subject site is located on the north western portion of Minnamurra Vegetation Area which borders the Minnamurra River estuary. Both *Dunmore House* and the Minnamurra Vegetation Area are listed as item of local significance under the *Shellharbour Local Environmental Plan 2013*, Schedule 5 Environmental Heritage, outlined below:

- *Dunmore House Complex, Dry Stone Walls and Trees*, (item no. I207), located at 471 Riverside Drive, Dunmore.
- *Minnamurra Vegetation Area*, (Item no. I358), located in Dunmore.

Figure 3, included below demonstrates the above heritage context.

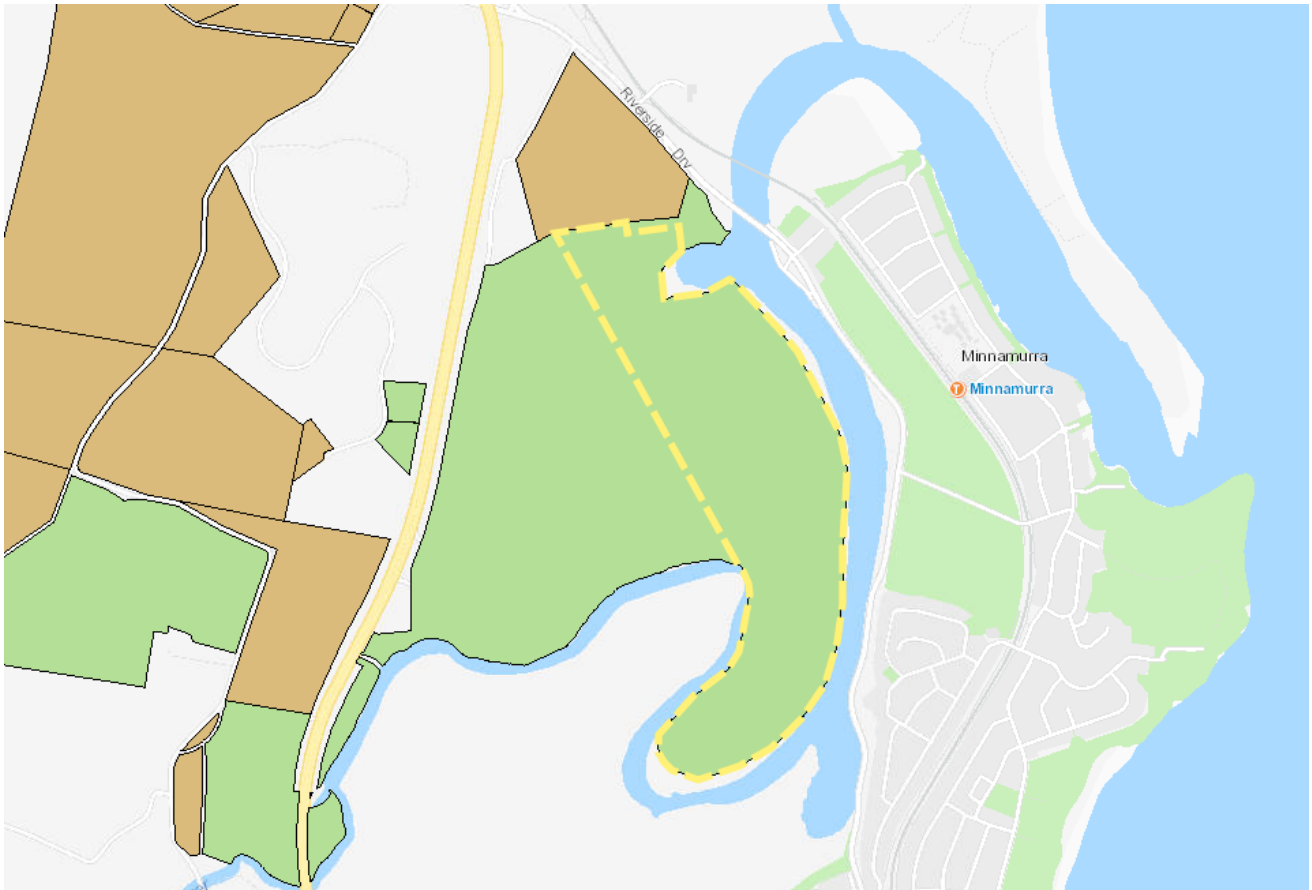


Figure 3 – Extract of map indicating neighbouring heritage item to the north, *Dunmore House* (ochre) and environmental heritage item *Minnamurra Vegetation Area* (green). Boundaries of subject site indicated in yellow.

Source: NSW Planning Portal, 2020

## 1.4. METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Division guidelines 'Assessing Heritage Significance', and 'Statements of Heritage Impact'. The philosophy and process adopted is that guided by the *Australia ICOMOS the Burra Charter 1999* (revised 2013).

Site constraints and opportunities have been considered with reference to relevant controls and provisions contained within the *Shellharbour Local Environmental Plan 2013* and the *Shellharbour Development Control Plan 2013*.

## 1.5. AUTHOR IDENTIFICATION

The following report has been prepared by Annabelle Cooper (Heritage Assistant) and Lynette Gurr (Associate Director).

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

## 1.6. THE PROPOSAL

The subject site currently contains a large, derelict structure and various associated outbuildings. The structure is primarily concrete. It is proposed to demolish the structure, and use the existing floorplate to inform the layout of the proposed eco-tourism facility. Details of the proposal are outlined hereunder:

- Demolition of the existing principal building at basement, ground and first floor (excluding concrete slabs at the ground and first floor in the north-western portion of the building footprint).
- Demolition of existing circular concrete driveway.



- Demolition of existing outbuildings and ancillary structures including pavilion, external stairways, retaining walls and concrete tunnel.
- Construction of a principal building, proposed to house reception area, gym, pool, spa, and restaurant facilities.
- Construction of two (2) pavilions for guest accommodation (to be set below the principal building).
- Retain access to the subject site via the existing driveway off Fig Hill Lane.
- Provision of 50 x on-site parking spaces, separate loading dock/waste collection area and turn table.
- Landscaping including sunken lawns, private gardens, swimming pool area, nature walks, rooftop garden and native tree plantings including endemic species of the Illawarra-Shoalhaven Subtropical Rainforest. It is proposed to retain established fig trees and various cultural plantings currently located on the site.
- Construction of one (1) walking track extending from the development precinct through the Minnamurra Vegetation area, culminating at the shoreline of the Minnamurra River.

The following report has been prepared with reference to the architectural plans outlined in Table 1, provided by Nordon Jago Architects October 2020 and landscape plans provided by Sturt Noble, & Associates October, 2019, Table 2.

Table 1 – Architectural Plans

<b>Title</b>	<b>Drawing No.</b>	<b>Rev.</b>	<b>Date</b>
Site Plan	DA.001	G	01.10.20
Zoning and Walking Track	DA.008	I	01.10.20
Walking Track	DA.010	F	01.10.20
Basement Clifftop Lodges	DA.100	H	01.10.20
Ground Floor	DA.101	I	01.10.20
First Floor Plan	DA.102	H	01.10.20
Roof Top Plan	DA.103	H	01.10.20
Roof Plan	DA.104	H	01.10.20
Basement Clifftop Lodges	DA.110	H	01.10.20
Ground Floor Detail	DA.111	I	01.10.20
First Floor Plan	DA.112	H	01.10.20
Roof Top Plan Detail	DA.113	H	01.10.20
Section 3D	DA.200	H	01.10.20
South & West Elevations	DA.300	H	01.10.20
North & East Elevations	DA.301	H	01.10.20

Table 2 – Landscape Plans

<b>Drawing Title</b>	<b>Drawing No</b>	<b>Rev</b>	<b>Scale @ A3</b>	<b>Date</b>
Cover Page	-	C	N/A	11.10.2019
Location & Context	DA-1919-01	C	N/A	11.10.2019
Site Masterplan	DA-1919-02	C	1:600	11.10.2019
Carpark / Entry Plan	DA-1919-03	C	1:600	11.10.2019
Pool Plan	DA-1919-04	C	1:200	11.10.2019
Gym Courtyard and Private Gardens	DA-1919-05	C	1:200	11.10.2019
Rooftop Bar Plan	DA-1919-06	C	1:200	11.10.2019
Nature Walk	DA-1919-07	C	1:200	11.10.2019
Nature Walk Section	DA-1919-08	C	1:40	11.10.2019
Plant Schedule & Palette	DA-1919-09	C	N/A	11.10.2019
Precedent Images	DA-1919-10	C	N/A	11.10.2019

## 2. SITE DESCRIPTION

### 1.1. THE SETTING

Dunmore is coastal suburb located south of Wollongong and south-west of Shellharbour. The subject site is located at 71 Fig Hill Lane, Dunmore, between the Princes Highway and Riverside Drive, immediately west of the Minnamurra peninsular.

The subject site occupies an irregular shaped lot located south-east of the intersection of the Princes Highway and Riverside Drive. The land occupies the crest and southern slope of *Wants Hill*. The Minnamurra River runs along the southern and eastern boundaries of the site, and eventually reaches the ocean at Boyd's Beach. East of the subject site is the northern portion of Kiama Downs and Minnamurra. The suburbs are located on a peninsular bound by the Minnamurra River and the South Pacific Ocean. The upper portion of the peninsular is an extensive golf course, fronting the river. West of the site is forest, farmland and acreage. South of the subject land are mangroves which border the Minnamurra estuary. North of the subject site is heritage item *Dunmore House*. The house is located on the upper portion of the southern slope, overlooking Riverside Drive to the north and east and the Princes Highway to the west. *Dunmore House* is located in the centre of the lot and is surrounded by open paddocks currently used to keep horses. The property contains several outbuildings and a tennis court.

East of the subject site is a dwelling, located at 431 Riverside Drive Dunmore. The modest dwelling is oriented to the east, obtaining coastline and ocean views. South-west of the dwelling is a dwelling located at 69 Fig Hill Lane. The dwelling is oriented south-west obtaining views of the sloping farmlands and ecological conservation area.

North-west of the subject land is the site of a quarry, currently in operation under *Boral*. East of the quarry is a large recycling facility for the areas of Shellharbour and Dunmore. Directly north-east of the subject site is a recycling depot for residents of Kiama and Minnamurra.

Immediately south-west of the subject site is a modest, late 20<sup>th</sup> century home located on a large lot, extending south to the Minnamurra River. Immediately east of the subject site is a modest cottage oriented to the east, obtaining views over the Minnamurra peninsular towards the ocean.

### 1.2. THE SITE

The subject site contains a large, existing structure located in the northern portion of the site, accessed via Fig Hill Lane which extends off Riverside Drive. Pedestrian access to the site is limited. The existing structure is the largely concrete foundations and early formwork for a house that has been abandoned since the early 2000s. The structure extends over three levels (basement, ground floor and first floor), and includes an indoor pool, spa, extensive bedroom, living and basement areas, concrete circular drive and outdoor pavilions. The structure has been severely vandalised. Considerable damage has occurred to areas of the roof where tiles have been removed and broken, and plasterboard has been torn. The site is generally, littered with debris from the structure.

The structure is oriented to the south-east, obtaining views of the river, coastline, ocean and surrounding farmland. It is situated atop a hill sloping south towards the mangrove area, in the southern portion of the lot. To the north, the site shares a common boundary with heritage item *Dunmore House*. The boundary is defined by a retaining wall. The southern side of the retaining wall is constructed of concrete blockwork. The northern side of the retaining wall is the heritage listed dry stone walls pertaining to *Dunmore House*. The southern portion is occupied by *Minnamurra Vegetation Area*. This area of the site remains undeveloped and is currently limited to river access only.



Figure 4 – View north-west, south-eastern façade of existing structure.

Source: Urbis, Feb 2020



Figure 5 – View north-west, internal staircases.

Source: Urbis, Feb 2020



Figure 6 – View north-west, internal spaces including staircases and roof trusses.

Source: Urbis, Feb 2020



Figure 7 – Indoor pool area.

Source: Urbis, Feb 2020



Figure 8 – View south-west, northern portion of building and outdoor pavilions.

Source: Urbis, Feb 2020



Figure 9 – View north-west, outdoor pavilion area.

Source: Urbis, Feb 2020





Figure 10 – Detail of dry-stone wall along northern boundary of site.

Source: Urbis, Feb 2020



Figure 11 – View south-east showing the Minnamurra Vegetation Area, river, coastline and ocean.

Source: Urbis, Feb 2020



Figure 12 – Detailed location map showing immediate setting. Subject dwelling indicated in blue, heritage item indicated in red, 69 Fig Hill Lane indicated in pink, 341 Riverside Drive indicated in yellow.

Source: SIX Maps, 2020 with Urbis Overlay.

### 1.3. SIGNIFICANT VIEWS

The subject dwelling is situated at the crest of a hill. The larger site comprises the land sloping south towards the Minnamurra River. Located on the northern side of the ridge of the hill is heritage item *Dunmore House*. The two lots share a common boundary which extends along northern side of the ridgeline. This boundary is defined by a dry-stone wall dating to the Fuller era, and sections of retaining wall constructed from concrete blockwork. Hedging provides additional screening along the fence line. This limits visibility to *Dunmore House* facing north from the subject site (Location 1).



Accessibility to *Dunmore House* and the subject site is currently via Riverside Drive. The driveways to each property are located side by side. The driveway belonging to *Dunmore House* extends from Riverside Drive up the northern slope of the hill. The driveway pertaining to the subject site extends around the western side of the hill, to the existing house. From the gates of both properties at the base of the hill, off Riverside Drive, the heritage item is visible, partially obscured by mature trees and outbuildings. There is limited visibility of the dwelling located on the subject lot. The roof of the dwelling is largely obscured, however the massing and colour of the roof allow it to be seen from Riverside Drive, both at the gates to Dunmore House and the subject site (Location 2), as well as at various points along the road.

The heritage item is clearly visible from Riverside Drive, near the entrance to the Recycling depot (Location 3). The subject house is obscured by the hill from this location. Moving south along Riverside Drive, which follows the contours of the Minnamurra River, the heritage item becomes obscured, as the subject dwelling comes into visibility (Location 4). From the area near the entrance to the Minnamurra Village the subject site and dwelling are clearly visible. Where Riverside Drive crosses over the Princes Highway, north-west of the subject site, both the heritage item and the subject dwelling are visible from the bridge facing south-east (Location 5).

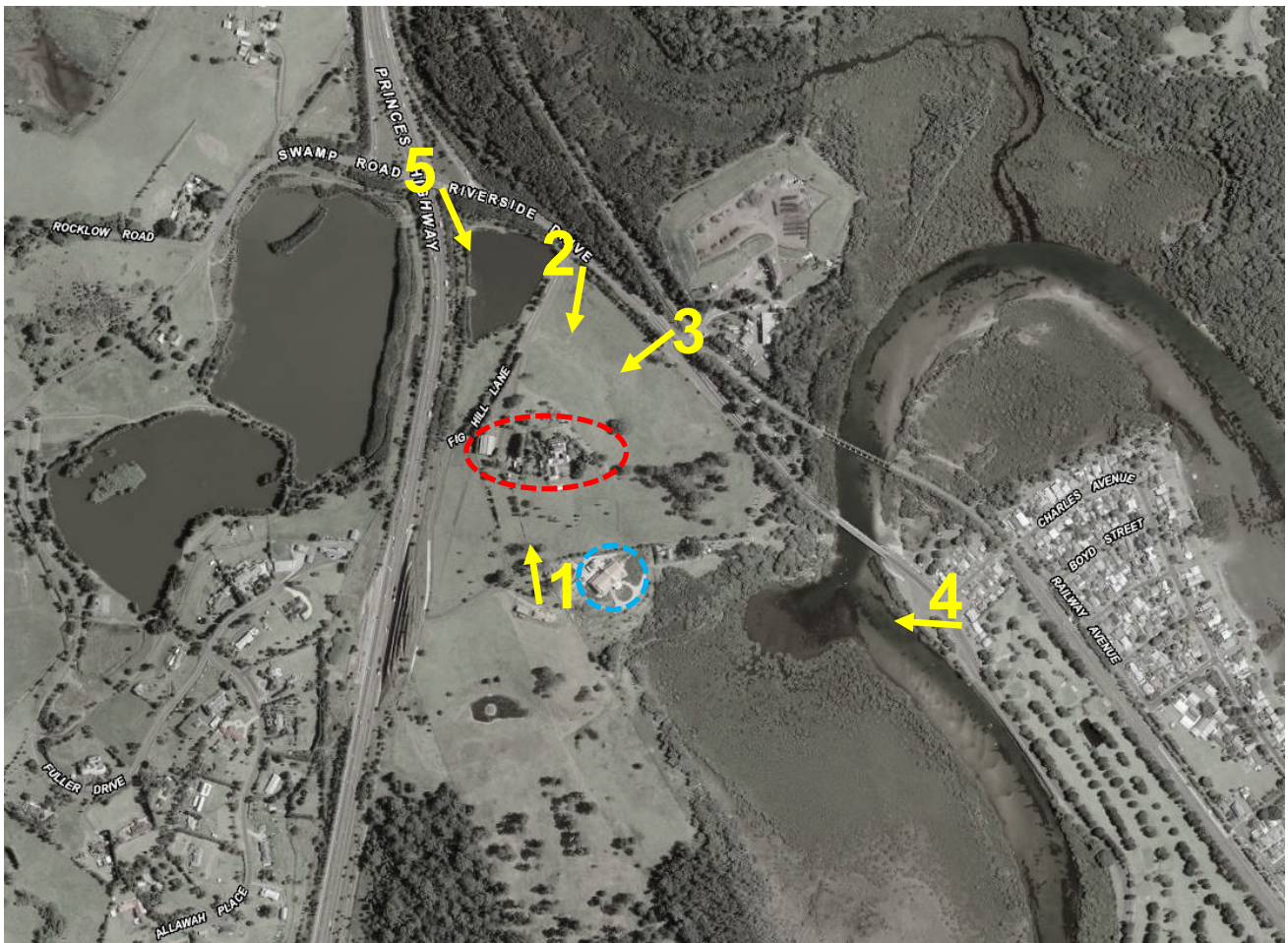


Figure 13 – Significant views to *Dunmore House*. Subject dwelling indicated in red, heritage item indicated in red. Existing views to *Dunmore House* indicated in yellow.

Source: SIX Maps, 2020 with Urbis Overlay.





Figure 14 – View of heritage item through hedging from Location 1. Heritage item indicated in red.

Source: Urbis, Feb 2020



Figure 15 -View of heritage item over retaining wall from Location 1. Heritage item indicated in red.

Source: Urbis, Feb 2020



Figure 16 – View of heritage item and subject dwelling behind from Location 2. Heritage item indicated in red, subject dwelling indicated in blue.

Source: Urbis, Feb 2020



Figure 17 – Close-up of heritage item and subject dwelling behind from Location 2. Heritage item indicated in red, subject dwelling indicated in blue.

Source: Urbis, Feb 2020



Figure 18 – View of heritage item from Location 3. Heritage item indicated in red.

Source: Urbis, Feb 2020



Figure 19 – Close up view of heritage item from Location 3.

Source: Urbis, Feb 2020





Figure 20 – View of subject dwelling from Location 4, indicated in blue.

Source: Urbis, Feb 2020

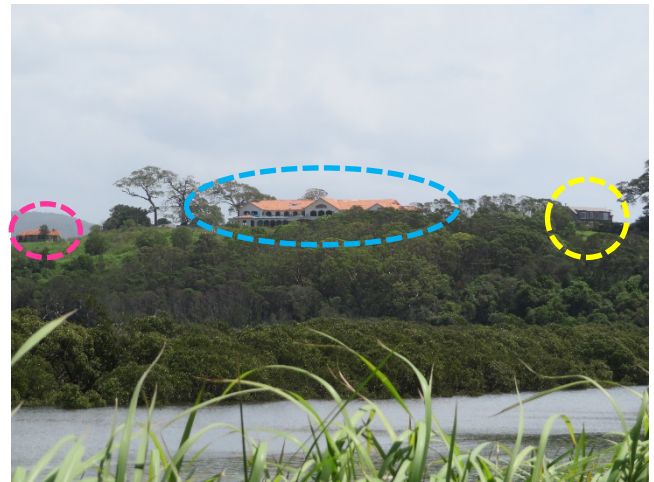


Figure 21 – Close up of subject dwelling from Location 4. Subject dwelling indicated in blue, 69 Fig Hill lane indicated in pink, 431 Riverside Drive indicated in yellow.

Source: Urbis, Feb 2020



Figure 22 – View of heritage item and subject dwelling from Location 5.

Source: Urbis, Feb 2020

## 3. HISTORICAL OVERVIEW

### 3.1. AREA HISTORY

The following extract has been sourced from Shellharbour City Museum<sup>1</sup>.

Shellharbour Village was part of a grant of over 13,000 acres to D'Arcy Wentworth, named Peterborough. The grant included all the land from the Minnamurra River in the south to Lake Illawarra in the north.

Five of Wentworth's children, Martha, Sophia, MaryAnn, Catherine, and Robert inherited the estate in 1827. Captain Towns, Captain Addison and Captain Darley married three of Wentworth's daughters, and the main streets in Peterborough (now Shellharbour Village) are named after them

In 1843, Caroline Chisholm brought 23 families to settle at Peterborough on clearing leases. Captain Robert Towns allowed settlers to live on his part of the estate rent-free for six to seven years, on the condition they clear the land of all trees and scrub. Each family was given a lease to clear the land and set up a self-sufficient farm. The families were dropped off at the beach in the afternoon and spent the night under the roots of a large fig tree near the harbour. The next morning, they were picked up by bullock and dray, and transported to the site of their farm.

On 22 September 1851, the private town of Peterborough was laid out and registered. It was predicted that the town would become an important shipping port on the coast. In 1856, the Illawarra Mercury reported that Shellharbour was beginning to assume the appearance of a 'hamlet or little town'. Eleven families lived in eleven houses and farmers came and went with drays, horseback or on foot, carrying the produce of the Peterborough Estate, Macquarie River and Stoney Creek to be shipped to Sydney. By 1857, many of the families had secured or leased homes and properties. They turned mainly to dairying.



Figure 23 – Early photograph of Shellharbour.

Source: Shellharbour City Museum.

### 3.2. SITE HISTORY

The subject site originally formed part of the crown grant awarded to Randolph John Want on 28<sup>th</sup> May 1861 in the parish of Terragong, in Camden county. The area was initially known as 'Round Hill', and later became 'Wants Hill'. By October 1866, the subject land was transferred to George Lawrence Fuller. George Lawrence Fuller acquired much of the surrounding lands, which originally formed part of the 'Peterborough Estate'.

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<sup>1</sup>Shellharbour City Museum, 2020.

### 1.3.1. George Laurence Fuller

George Laurence Fuller sailed from Ireland to Australia in 1839 with his family when he was seven years old. Upon leaving school, George helped his mother in her shop before leaving for the goldfields when he was twenty-three. Fuller became established financially as a result of his ventures in the goldfields. In 1865, the southern portion of the Peterborough Estate at Shellharbour was advertised for sale on the Minnamurra River adjoining the Terry's Meadow Estate. Fuller purchased the land and named the new estate after his family home in Ireland.<sup>2</sup>

By 1880 Fuller had acquired nine thousand acres of the original Peterborough Estate, extending from Lake Illawarra to the Minnamurra River and west to Croom. He had also established a blue metal trade at Bass Point, located north-east of the subject site and south-east of Shellharbour South Beach. George Lawrence Fuller is noted for his contribution to farming, expansion of the blue metal trade and provision of work and accommodation for quarrymen<sup>3</sup>. Fuller dedicated two acres of land in 1883 for the Minnamurra School and also gifted a fully equipped operating theatre at the Sarah Fuller Memorial Ward, named after his wife at Kiama Hospital<sup>4</sup>.

### 1.3.2. Dunmore House

George Lawrence Fuller commissioned the construction of 'Dunmore House' in 1865. This property is located north of the subject site. The house and associated outbuildings were constructed of sandstone and basalt rubble harvested from the nearby quarries along the coastline. The house was constructed as two-storey U-shaped house, originally comprising four main rooms with attics above. It currently contains 14 rooms, 7 of which are located in the main block. The dwelling contains significant interiors including original cedar joinery and plaster cornices in the main hall. It has a distinctive symmetrical front and gabled projection, set on a prominent hillside location overlooking the Princess Highway. The garden contains significant cultural plantings including 6 Moreton Bay figs. There are remnant stone dry walls dating from the Fuller era. An old well still stands in the central courtyard. The property was refurbished during the 1960s<sup>5</sup>.

George Lawrence Fuller and his wife, Sarah, had twelve children, two of which died. One of Fuller's sons, George Warburton Fuller, studied law to become a barrister and eventually became Premier of New South Wales during the 1920s. Another one of Fuller's sons, Colin Dunmore, Fuller served with distinction in the World War I Light Horsemen and was awarded the prestigious Order of the Nile. Colin Dunmore Fuller later inherited the land on which the subject site is located<sup>6</sup>.

### 1.3.3. The Site

The land remained under the ownership of George Lawrence Fuller throughout the late 1800s, operating under various names associated with the equestrian industry. In the 1920s, the land was transferred to George Lawrence Fuller's son, Colin Dunmore Fuller. The land remained under the ownership of Colin Dunmore until the early 1950s, at which time it was acquired by Phillip Kingsman Parbury of Dunmore. In 1973 the land was transferred to Mathew Abel.

In the early 2000s the land was developed by Wollongong businessman John Kosseris. Kosseris began construction of a palatial home, dubbed by locals as the 'Minnamurra Mansion'. Kosseris' business went into administration during the early phases of construction and the property was sold to a consortium of businessmen from St George Bank. The structure was abandoned after this time. The property was purchased in 2015 by horse breeder, Tony Peterson. The remainder of the site is undeveloped.

## 3.3. PROPERTY OWNERS

Table 3 - Property Owners

Date	Owner	Title Reference
Crown Grant May 1861	Randolph John Want	Appn no. 1192

<sup>2</sup> Shellharbour Local History Blog, Tongarra Museum and Shellharbour City Libraries.

<sup>3</sup> Fuller Family, Shellharbour City Museum.

<sup>4</sup> *Ibid*.

<sup>5</sup> New South Wales State Heritage Register, Dunmore House.

<sup>6</sup> Dunmore House, Shellharbour City Museum.



October 1866	George Laurence Fuller	Vol. 33 Fol. 227
March 1920	Colin Dunmore Fuller	Vol. 3033 Fol. 100
June 1953	Phillip Parbury	Vol. 6678 Fol. 87
August 1973	Mathew Abel Pty Ltd	Vol. 6678 Fol. 87
Circa early 2000s	John Kosseris	-
Circa early 2000s	St George Bank	-
2015	Tony Peterson	-

### Neighbouring Allotments

The neighbouring allotments, Lot 51 of DP 1012246 and Lot 1 of DP 1116072 were originally part of the land granted to Randolph John Want. They later became part of the 'Peterborough Estate', belonging to Fuller. During the 1950s the land was under the ownership of Phillip Parbury before it was subdivided in 1963 under DP 219199. In October 1985, the land was further into the lots that exist today.

## 3.4. DATE OF CONSTRUCTION

The subject land remained undeveloped until the early 2000s until it was purchased by Wollongong businessman John Kosseris. Kosseris began construction of a private home, however, went into administration mid-construction. The property was sold to a consortium of Illawarra businessmen from St George Bank. In 2015, the property was sold to horse breeder, Tony Peterson.

## 4. HERITAGE SIGNIFICANCE

### 4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, an item within a heritage conservation area, or an item located in proximity to a heritage listed item, it is important to understand its values and the values of its context. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise the heritage values of a place – why it is important and why a statutory listing was made to protect these values.

### 4.2. SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local. The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' guides.

Table 4 - Assessment of Heritage Significance

Criteria	Significance Assessment
<b>A – Historical Significance</b>  <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	<p>The land occupied by the subject dwelling has incidental connections with George Laurence Fuller as it was formerly part of Fuller's estate, the 'Peterborough Estate'. It has since been subdivided and remained undeveloped until the early 2000s.</p> <p><b><i>The subject site does not meet the threshold for heritage listing for Criterion A, historical significance.</i></b></p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> <li>shows evidence of a significant human activity <input type="checkbox"/></li> <li>is associated with a significant activity or historical phase <input type="checkbox"/></li> <li>maintains or shows the continuity of a historical process or activity <input type="checkbox"/></li> </ul>	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important activities or processes <input checked="" type="checkbox"/></li> <li>provides evidence of activities or processes that are of dubious historical importance <input checked="" type="checkbox"/></li> <li>has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<b>B – Associative Significance</b>  <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	<p>The subject site has incidental connections to George Laurence Fuller and the development of the local area.</p> <p><b><i>The subject site does not meet the threshold for heritage listing under Criterion B, associative significance.</i></b></p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> <li>shows evidence of a significant human occupation <input type="checkbox"/></li> <li>is associated with a significant event, person, or group of persons <input type="checkbox"/></li> </ul>	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> <li>has incidental or unsubstantiated connections with historically important people or events <input checked="" type="checkbox"/></li> <li>provides evidence of people or events that are of dubious historical importance <input checked="" type="checkbox"/></li> </ul>

	<ul style="list-style-type: none"> <li>has been so altered that it can no longer provide evidence of a particular association <input type="checkbox"/></li> </ul>
<b>C – Aesthetic Significance</b>  <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	<p>The subject site does not possess aesthetically distinctive features, nor does it demonstrate technical innovation or achievement. The structure that occupies the site was never completed and has been severely damaged and defaced.</p> <p><b><i>The subject site does not meet the threshold for heritage listing under Criterion C, Aesthetic significance.</i></b></p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> <li>shows or is associated with, creative or technical innovation or achievement <input type="checkbox"/></li> <li>is the inspiration for a creative or technical innovation or achievement <input type="checkbox"/></li> <li>is aesthetically distinctive <input type="checkbox"/></li> <li>has landmark qualities <input type="checkbox"/></li> <li>exemplifies a particular taste, style or technology <input type="checkbox"/></li> </ul>	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> <li>is not a major work by an important designer or artist <input checked="" type="checkbox"/></li> <li>has lost its design or technical integrity <input checked="" type="checkbox"/></li> <li>its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded <input type="checkbox"/></li> <li>has only a loose association with a creative or technical achievement <input type="checkbox"/></li> </ul>
<b>D – Social Significance</b>  <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	<p>The subject site has no known associations with any particular community or cultural group of the local area.</p> <p><b><i>The subject site does not meet the threshold for heritage listing under Criterion D, Social significance.</i></b></p>
<u>Guidelines for Inclusion</u> <ul style="list-style-type: none"> <li>is important for its associations with an identifiable group <input type="checkbox"/></li> <li>is important to a community's sense of place <input type="checkbox"/></li> </ul>	<u>Guidelines for Exclusion</u> <ul style="list-style-type: none"> <li>is only important to the community for amenity reasons <input checked="" type="checkbox"/></li> <li>is retained only in preference to a proposed alternative <input type="checkbox"/></li> </ul>
<b>E – Research Potential</b>  <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	<p>The subject site does not contain potential to yield further historical or archaeological information which is not readily available from publicly accessible sources.</p> <p>The portion of <i>Minnamurra Vegetation Area</i> located in the southern portion of the site, bordering the Minnamurra estuary would possess information relevant to the area's natural history. However, it is beyond the scope of this report to assess the archaeological or ecological significance of the <i>Minnamurra Vegetation Area</i>.</p>

	<b><i>The subject site does not meet the threshold for heritage listing under Criterion E, Research potential.</i></b>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>has the potential to yield new or further substantial scientific and/or archaeological information <input type="checkbox"/></li> <li>is an important benchmark or reference site or type <input type="checkbox"/></li> <li>provides evidence of past human cultures that is unavailable elsewhere <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>the knowledge gained would be irrelevant to research on science, human history or culture <input checked="" type="checkbox"/></li> <li>has little archaeological or research potential <input checked="" type="checkbox"/></li> <li>only contains information that is readily available from other resources or archaeological sites <input checked="" type="checkbox"/></li> </ul>
<p><b>F – Rarity</b></p> <p><i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i></p>	<p>The structures on the subject site are neither unique nor distinctive in their design or materiality. The subject site is not rare.</p> <p><b><i>The subject site does not meet the requirements or threshold for heritage listing under Criterion F, Rarity.</i></b></p>
<p><u>Guidelines for Inclusion</u></p> <ul style="list-style-type: none"> <li>provides evidence of a defunct custom, way of life or process <input type="checkbox"/></li> <li>demonstrates a process, custom or other human activity that is in danger of being lost <input type="checkbox"/></li> <li>shows unusually accurate evidence of a significant human activity <input type="checkbox"/></li> <li>is the only example of its type <input type="checkbox"/></li> <li>demonstrates designs or techniques of exceptional interest <input type="checkbox"/></li> <li>shows rare evidence of a significant human activity important to a community <input type="checkbox"/></li> </ul>	<p><u>Guidelines for Exclusion</u></p> <ul style="list-style-type: none"> <li>is not rare <input checked="" type="checkbox"/></li> <li>is numerous but under threat <input type="checkbox"/></li> </ul>
<p><b>G – Representative</b></p> <p><i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i></p> <ul style="list-style-type: none"> <li><i>cultural or natural places; or</i></li> <li><i>cultural or natural environments.</i></li> </ul>	<p>The subject structures located on the site are not representative of important cultural or natural places pertaining to the local area.</p> <p>The land occupied by the subject structures contains a portion of the <i>Minnamurra Vegetation Area</i> on the southern portion of the site. This vegetation area is well-outside the curtilage of the site, predominantly around the Minnamurra River and its tidal plains. Therefore, it is beyond the scope of this report to assess the significance of this heritage item of environmental significance.</p>

	<b><i>The subject property does not meet the threshold for heritage listing under Criterion G, Representative.</i></b>	
<b>Guidelines for Inclusion</b>	<u><b>Guidelines for Exclusion</b></u>	
<ul style="list-style-type: none"> <li>is a fine example of its type <input type="checkbox"/></li> <li>has the principal characteristics of an important class or group of items <input type="checkbox"/></li> <li>has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity <input type="checkbox"/></li> <li>is a significant variation to a class of items <input type="checkbox"/></li> <li>is part of a group which collectively illustrates a representative type <input type="checkbox"/></li> <li>is outstanding because of its setting, condition or size <input type="checkbox"/></li> <li>is outstanding because of its integrity or the esteem in which it is held <input type="checkbox"/></li> </ul>	<ul style="list-style-type: none"> <li>is a poor example of its type <input checked="" type="checkbox"/></li> <li>does not include or has lost the range of characteristics of a type <input checked="" type="checkbox"/></li> <li>does not represent well the characteristics that make up a significant variation of a type <input checked="" type="checkbox"/></li> </ul>	

## 4.3. STATEMENT OF SIGNIFICANCE

### Dunmore House, 471 Riverside Drive, Dunmore

This statement of significance has been reproduced from the State Heritage Inventory Sheet pertaining to *Dunmore House Complex, Dry Stone Walls and Trees*:

*'Dunmore House' possesses an individual architectural style and makes use of materials that were readily available in the surrounding area; basalt rubble and cedar.*

*The home has strong associations with the early 1920s Premier of NSW, George Warburton Fuller, and is therefore of significance to the development of NSW.*

*It has links with early industry and Shellharbour (quarrying, shipping, dairying) and the Fuller family who were prominent citizens in the locality and large landholders of the 19th century (SHR statement). Also noteworthy is the setting of the impressive early colonial house, built by George Laurence Fuller, on a prominent hilltop site beside the Princes Highway.*

*It is surrounded by large mature trees including substantial Moreton Bay figs 'Ficus Macrophylla' that contribute to the wide cultural landscape, and dry stone walls that were instigated by Fuller for his surrounding tenant farms.*

### Minnamurra Vegetation Area, Dunmore

This statement of significance has been reproduced from the State Heritage Inventory Sheet pertaining to *Minnamurra Vegetation Area*.

*Bordering and supporting the nationally important wetland of the Minnamurra River estuary, the vegetative area has very high conservation value for both terrestrial and aquatic biodiversity. It contains endangered populations, endangered threatened ecological communities, and threatened flora and fauna species.*

*Significant mangrove and salt marsh communities, support several vulnerable and migratory bird species, protected under international agreement, and nationally recognised threatened fish species.*



# 5. IMPACT ASSESSMENT

## 5.1. STATUTORY CONTROLS

### 5.1.1. Shellharbour Local Environmental Plan 2013

The proposed works are addressed in the table below in relation to the relevant clauses from the Shellharbour LEP, 2013.

Table 5 – Shellharbour Local Environmental Plan, 2013

Clause	Discussion
<p><b>(1) Objectives</b></p> <p>The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of the City of Sydney,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<p>The assessment carried out in this HIS indicates that the proposed development generally has minimal negative impact on the heritage item of <i>Dunmore House</i> and would not detract from, or obscure significant views of, the heritage item.</p>
<p><b>(2) Requirement for consent</b></p> <p>Development consent is required for any of the following:</p> <p>(a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</p> <p>(i) a heritage item,</p> <p>(ii) an Aboriginal object,</p> <p>(iii) a building, work, relic or tree within a heritage conservation area,</p> <p>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</p> <p>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being</p>	<p>The proposed works involve demolition of the existing structures in preparation for redevelopment of the site as an eco-tourism facility.</p> <p>This HIS has been prepared to assess the impact of the proposed works the following vicinity items listed under Schedule 5 of the <i>Shellharbour LEP, 2013</i>:</p> <ul style="list-style-type: none"> <li>▪ <i>Dunmore House Complex, Dry Stone Walls and Trees</i>, (Item no. I207), located at 471 Riverside Drive, Dunmore.</li> <li>▪ <i>Minnamurra Vegetation Area</i>, (Item no. I358), Dunmore.</li> </ul> <p>It is beyond the scope of this HIS to assess ecological impact of the proposed development on a portion of the heritage item of <i>Minnamurra Vegetation Area</i>.</p>

<p>discovered, exposed, moved, damaged or destroyed,</p> <p>(d) disturbing or excavating an Aboriginal place of heritage significance,</p> <p>(e) erecting a building on land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</p> <p>(f) subdividing land:</p> <p>(i) on which a heritage item is located or that is within a heritage conservation area, or</p> <p>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</p>	
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</p>	<p>This HIS has been prepared to assist the consent authority, City of Shellharbour, in ascertaining the potential impact of the proposed development on the heritage significance of <i>Dunmore House</i>, and <i>Minnamurra Vegetation Area</i>.</p>
<p><b>(5) Heritage assessment</b></p> <p>The consent authority may, before granting consent to any development:</p> <p>(a) on land on which a heritage item is located, or</p> <p>(b) on land that is within a heritage conservation area, or</p> <p>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</p> <p>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development</p>	

<p>would affect the heritage significance of the heritage item or heritage conservation area concerned.</p>	
<p><b>(7) Archaeological sites</b></p> <p>The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):</p> <p>(a) notify the Heritage Council of its intention to grant consent, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p>	<p>The Historical Overview, outlined in Section 3.0 of this report indicates there are no known previous structures to have occupied the site. Notwithstanding the above it is beyond the scope of this report to assess the archaeological potential of the subject site.</p>
<p><b>(8) Aboriginal places of heritage significance</b></p> <p>The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:</p> <p>(a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p>	<p>It is beyond the scope of this report to assess archaeological potential or impacts.</p>

## 5.1.2. Development Control Plan

The proposed works are addressed in the table below in relation to the relevant provisions from the *Shellharbour Development Control Plan 2013*.

Table 6 – Shellharbour Development Control Plan, 2013

Clause	Discussion
<p><b>Shellharbour DCP, Chapter 28 – European Heritage</b></p> <p><b>28.2 Context advice – rural landscape (suburbs of Calderwood, Tongarra, Yellow Rock, Macquarie Pass, Dunmore, Croom, Tullimar, North Macquarie.</b></p> <p><b>Development in the vicinity of heritage items</b></p> <p><b>28.2.15</b> If a new building or subdivision is proposed for lots adjacent to a heritage item within the visual catchment of that item, then a heritage impact assessment will be required with the development application.</p>	<p>The Shellharbour DCP, 2013 establishes 'visual catchment areas' in relation to heritage items. Figure 28.1 of the DCP identifies the visual catchment area pertaining to Dunmore House as views from Riverside Drive looking North towards the heritage item (Figure 29 of this report). The proposed development is found to be partially visible from Riverside Drive looking north. This heritage impact statement has therefore been prepared to establish potential impacts to the heritage significance of Dunmore House.</p>
<p><b>Development in the vicinity of heritage items</b></p> <p><b>28.2.16</b> New buildings and structures are to be located so that they do not visually intrude into the setting of the heritage item.</p>	<p>The subject site is located at the crest of a hill, sloping south towards the banks of the Minnamurra River. Heritage item, Dunmore House is located mid-slope on the northern side of the hill. Part of the proposed development is to occupy the existing floorplate located on site, specifically, the 'principal building' and associated carparking facilities. The existing floorplate has been excavated as part of the previous development and as such, sits below the natural ridgeline of the hill. Additionally, the proposed ridgeline of the 'principal building' is set substantially lower than that of the existing structure on site. The roofscape is proposed to be appropriately landscaped such that it remains compatible with the natural setting of the site. It is proposed to thoroughly screen the carparking area with bush plantings. The two pavilions containing guest accommodation are to be located along the southern slope and are assessed to have no visual impact on heritage item, Dunmore House. For these reasons, there are no detrimental impacts to the visual catchment area of Dunmore House and Dunmore House would not be visually dominated by the proposed development.</p>

Clause	Discussion
<p><b>Development in the vicinity of heritage items</b></p> <p><b>28.2.17</b> New development must be located below the floor level of the heritage item, the natural ground ridge line and outside the primary view catchment of the heritage item.</p>	<p>See 28.2.15 &amp; 28.2.17</p>
<p><b>Development in the vicinity of heritage items</b></p> <p><b>28.2.19</b> Roof forms of new development must be modulated to reduce its visual bulk.</p>	<p>The proposed development comprises multiple buildings which have been appropriately separated and sited such that the development generally adopts a modulated form. With the exception of the northern elevation, all views of the development are located outside the visual catchment area of Dunmore House. The northern elevation, partially visible from Riverside Drive, from behind the heritage item is arranged such that any visual bulk is considerably reduced.</p> <p>Massing is concentrated to the west (principal building), which features a wrap-around balcony at the first floor with glass balustrade. The balcony adopts a recessive appearance which contributes to a generally modulated façade.</p> <p>The two pavilions are to be located in a staggered arrangement along the southern slope, towards the banks of the Minnamurra River. As such, when viewed from the north, the pavilions contribute to an overall recessive, heavily modulated roof form. The development is therefore assessed to have no detrimental impacts on the setting or designated visual catchment area of Dunmore House.</p>
<p><b>Development in the vicinity of heritage items</b></p> <p><b>28.2.19</b> Roof forms must be pitched where they are within the visual catchment of a heritage item.</p>	<p>The northern elevation of the proposed development falls within the visual catchment area of Dunmore House. The two pavilions, located west of the principal building are single-storey, set well below existing ridgelines. This component of the development is assessed to have no intrusion on the visual catchment area of Dunmore House. Visibility of the principal building within the visual catchment area of Dunmore House is significantly reduced as a result of the following measures:</p> <ul style="list-style-type: none"> <li>▪ The location of the principal building is proposed to occupy the existing floorplate, which was previously excavated as part of the prior development on site. As such, the building will sit well below existing ridgelines on site.</li> <li>▪ The profile of the proposed principal building has been designed such that it is considerably lower than that of the existing roofscape. Visibility of the proposed roof form will therefore be limited from within the visual catchment area of Dunmore House.</li> </ul>

Clause	Discussion
	<ul style="list-style-type: none"> <li>▪ The first floor of the principal building is defined by a wrap-around balcony and glass balustrade which assumes a recessive appearance.</li> <li>▪ The roof of the proposed principal building is to be appropriately landscaped in a manner sympathetic to the natural setting.</li> <li>▪ The proposed carparking area, to be located in front of the principal building is to be thoroughly screened from the heritage item.</li> </ul> <p>In light of these contributions, views to the roofscape of the proposed development are assessed to be exceptionally limited. The nominated roof height and form is considered to be less intrusive than a pitched scheme. It is therefore reasonable that the proposed development be exempt from incorporating a pitched roof form.</p>
<p><b>Development in the vicinity of heritage items</b></p> <p><b>28.2.21</b> Building colours must not include white, black, cream, beige or primary colours or any colours close to these tones. Mid tone colours that are neutral in their rural setting are recommended.</p>	<p>Architectural plans prepared by Nordon Jago Architects indicate the proposed works seek to incorporate materials sympathetic to the natural landscape, including but not limited to exposed timber, glass and stone-like finishes accompanied by a neutral colour palette.</p>

**Figure 28.1 - New development to be located outside the primary view catchment**

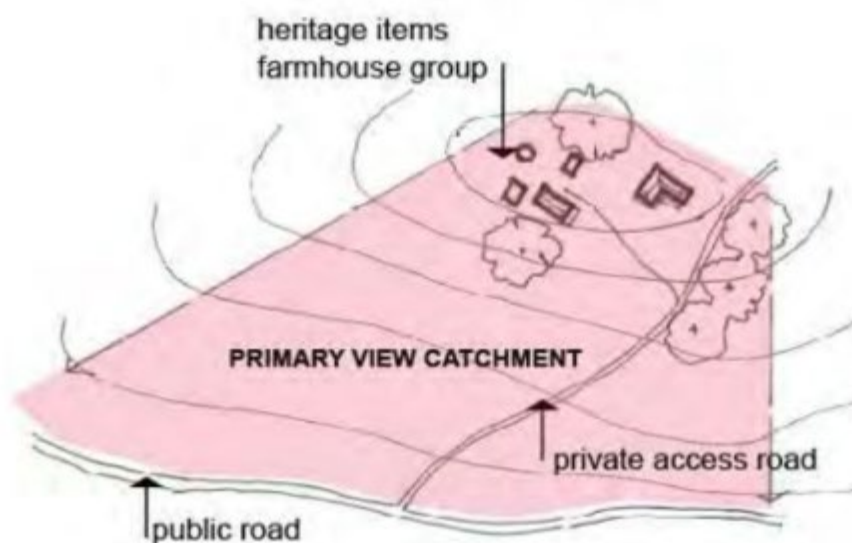


Figure 24 – Extract from Shellharbour DCP 2013, demonstrating the concept of primary view catchment.

Source: Shellharbour DCP 2013

**Figure 28.2 - New development to be located below the elevation of the lowest heritage item**

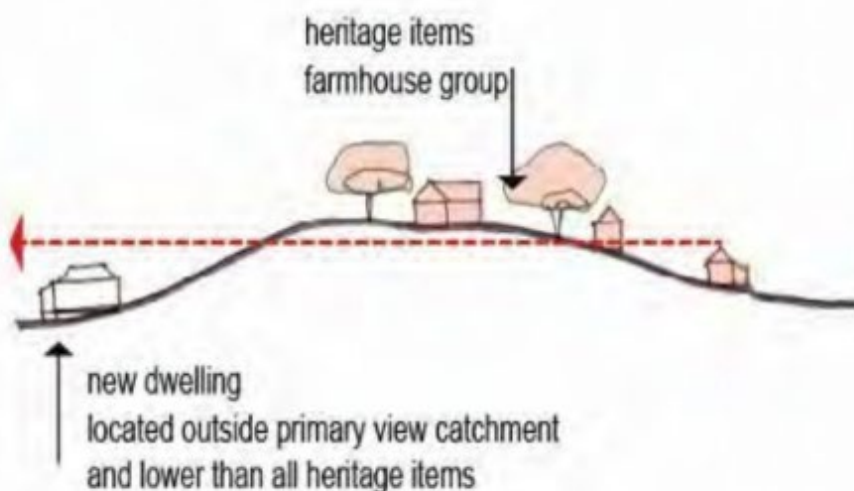


Figure 25 – Extract from Shellharbour DCP 2013 indicating building height requirements in relation to heritage items.

Source: Shellharbour DCP 2013

## 5.2. HERITAGE DIVISION GUIDELINES

The proposed works are addressed in relation to relevant questions posed in the Heritage Division’s ‘Statement of Heritage Impact’ guidelines.

Table 7 - Heritage Division Guidelines

Clause	Discussion
<p>The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:</p>	<p>The proposed development comprises three buildings located across a south sloping hill towards the banks of an inlet of the Minnamurra River. The bulk of the development and associated amenities is concentrated towards the southern slope, with the exception of the carparking area and the northern elevation of the principal building which fall within the visual catchment area of neighbouring heritage item, Dunmore House. The following measures have been implemented to ensure that there are no detrimental impacts on the visual catchment area of Dunmore House:</p>
<p>The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:</p>	<ul style="list-style-type: none"> <li>▪ The principal building form is to occupy the existing floorplate located on site, which was excavated as part of a previous development. The proposal seeks to make use of this, ensuring the roof of principal building will sit well below the ridgeline of the existing structure, and the heritage item.</li> <li>▪ The principal building is limited to two (2) storeys. Visibility of the roofscape within the visual catchment area of Dunmore</li> </ul>



	<p>House is therefore considerably reduced when compared to the existing structure.</p> <ul style="list-style-type: none"> <li>▪ The upper form of the principal building is defined by a wrap-around balcony and glass balustrade which contributes to an overall recessive, modulated appearance.</li> <li>▪ The roofscape is proposed to be adequately and appropriately landscaped such that it reflects and adopts those characteristics of its natural setting.</li> <li>▪ The proposed car parking area, to be located immediately north of the principal building, is to be thoroughly screened from the neighbouring heritage, further mitigating any visual disturbance to the designated visual catchment area.</li> <li>▪ The proposed materials and finishes are an appropriate, subtle response to the defining natural features of the site.</li> <li>▪ It is acknowledged that the proposal includes the retention of the six (6) Moreton Bay Fig Trees located at the crest of the hill and the dry stone retaining walls located along the southern boundary of Dunmore House which border the subject site.</li> <li>▪ Minimum vegetation will be removed to create walking tracks through the Minnamurra Vegetation Area such that the character of the natural landscape is maintained. The proposed walking tracks are considered for their amenity in facilitating ongoing use and appreciation of a unique ecological precinct.</li> </ul> <p>For these reasons, the development proposal is considered a well-integrated design response to both the natural setting and neighbouring development. It is found to have no impact on the setting of neighbouring heritage item Dunmore House. Any visual impact on the identified visual catchment area associated with Dunmore House has been appropriately mitigated through design development as is assessed to be significantly reduced. As such, no further sympathetic solutions have been considered.</p>
<p>The following sympathetic solutions have been considered and discounted for the following reasons:</p>	
<p><b>Partial Demolition</b></p> <p>Is the demolition essential for the heritage item to function?</p> <p>Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?</p>	<p>The proposed works involve the re-development of a derelict site for the purposes of an eco-tourist facility. The existing structure on site largely comprises concrete form work. Though it is proposed to occupy the existing floorplate, considerable demolition will need to be undertaken in preparation for the proposed works. The required demolition is</p>

<p>Is the resolution to partially demolish sympathetic to the heritage significance of the item?</p> <p>If the partial demolition is a result of the condition of the fabric, is it certain that the fabric cannot be repaired?</p>	<p>assessed to have no material impact on vicinity item Dunmore House.</p>
<p><b>New development adjacent to a heritage item</b></p> <p>How does the new development affect views to, and from, the heritage item?</p> <p>What has been done to minimise negative effects?</p> <p>How is the impact of the new development on the heritage significance of the item or area to be minimised?</p> <p>Why is the new development required to be adjacent to a heritage item?</p> <p>How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?</p> <p>Is the development sited on any known, or potentially significant archaeological deposits?</p> <p>If so, have alternative sites been considered? Why were they rejected?</p> <p>Is the new development sympathetic to the heritage item?</p> <p>In what way (e.g. form, siting, proportions, design)?</p> <p>Will the additions visually dominate the heritage item? How has this been minimised?</p> <p>Will the public, and users of the item, still be able to view and appreciate its significance?</p>	<p>The proposed development is to be located approximately 200 metres from local heritage item, Dunmore House. Given this separation and natural fall of the land there is no established visual connection between the two sites. Additional separation is achieved through established plantings along boundary lines.</p> <p>The proposed development involves the construction of a 'principal building', carparking facilities, a pool and two (2) pavilions to be located on the southern side of the hill extending from the crest of the hill towards the banks of the Minnamurra River. The 'principal building' is to occupy the existing floorplate of the derelict structure located at the crest of the hill. Additional accommodation and facilities are located at various points along the southern slope, below the natural ridgeline of the hill.</p> <p>The proposed works have been assessed for their impact on the visual catchment area of Dunmore House, as identified by the Shellharbour DCP, 2013. Visibility to the development within the visual catchment area is limited to the northern façade only. Views to the northern façade from Riverside Drive actively work to mitigate visual impact to the heritage item by way of the following measures.</p> <ul style="list-style-type: none"> <li>▪ The proposed principal building is to occupy the existing floorplate located on site. Previous excavation ensures the proposed building will site well below the ridgeline of the existing structure, and that of the heritage item.</li> <li>▪ The principal building is limited to two (2) storeys, further limiting visibility from Riverside Drive. The first floor form is defined by a wrap-around balcony and glass balustrading which contributes to a recessive, modulated appearance.</li> <li>▪ Proposed materials and finishes have been selected for their compatibility with natural surroundings. Additionally, the roofscape of the principal building is proposed to be landscaped to further mediate visual disturbance and encourage a perceived relationship with the natural environment.</li> <li>▪ The proposed carparking facilities are to be located immediate north of the principal building. This area is to be adequately screened with mature vegetation and as such will</li> </ul>

	<p>provide increased shielding of the proposed development from the neighbouring heritage item.</p> <ul style="list-style-type: none"> <li>▪ The proposal is considered for its retention of six (6) established Moreton Bay Fig Trees and dry stone retaining walls located between the heritage item and the development site.</li> <li>▪ Visual analysis of the proposal within the identified visual catchment area concludes the selected height, form siting and materiality of the principal building significantly reduces any potential impact to heritage item Dunmore House.</li> <li>▪ The proposed development is assessed to be a considerable improvement to the setting of Dunmore House. The visual catchment of Dunmore House is currently impacted by the intrusive structure located on the subject site. The proposal would see removal of the above.</li> </ul> <p>For the reasons outlined above, the development proposal is considered an appropriate design response and should be viewed favourably on heritage grounds.</p>
<p><b>New landscape works (including car parking and fences)</b></p> <p>How has the impact of the new work on the heritage significance of the existing landscape been minimised?</p> <p>Has evidence (archival and physical) of previous landscape work been investigated? Are previous works being reinstated?</p> <p>Has the advice of a consultant skilled in the conservation of heritage landscapes been sought? If so, have their recommendations been implemented?</p> <p>Are any known or potential archaeological deposits affected by the landscape works? If so, what alternatives have been considered?</p> <p>How does the work impact on views to, and from, adjacent heritage items?</p>	<p>The development site has previously been cleared of vegetation in the immediate vicinity of the derelict structure. Other areas of the site contain overgrown vegetation. Proposed landscaping for the site includes native tree plantings to be concentrated around the carparking area to the north of the principal building.</p> <p>The proposed development considered for its positive contributions to the natural landscape, detailed hereunder:</p> <ul style="list-style-type: none"> <li>▪ Retention of six (6) Moreton Bay Figs located near the driveway to the site.</li> <li>▪ Retention of dry-stone wall located along southern boundary of Dunmore House.</li> <li>▪ Introduction of native tree plantings, including endemic species of the Illawarra-Shoalhaven Subtropical Rainforest and from council lists.</li> <li>▪ Inclusion of a landscape rooftop (principal building) designed to reflect surrounding elements of the natural landscape.</li> <li>▪ Finishes and materials sympathetic to the natural setting, (glass, wood, stone-like finishes.</li> <li>▪ Minimum removal of vegetation to facilitate walking tracks through the Minnamurra Vegetation Area to the banks of the Minnamurra River.</li> </ul> <p>The proposal is found to have no impact on landscape items of heritage significance and is considered a sympathetic design</p>

response to defining features of the natural landscape. the collective treatment of landscape elements is generally encouraging of appreciation and engagement with the natural setting of the subject site.

## 6. CONCLUSION AND RECOMMENDATIONS

The proposed development involves demolition of a derelict structure (largely concrete form work) located at 71 Fig Hill Lane, Dunmore, in preparation for re-development of the site as an eco-tourism facility. The subject site is not a listed heritage item. It is, however, located within the vicinity of locally listed heritage item Dunmore House, (item no. 207). The site also contains a portion of locally listed landscape heritage item Minnamurra Vegetation Area (358).

The assessment carried out in Section 5.0 of this report finds the proposed development would not generate any adverse impacts on the heritage significance of Dunmore House. Conversely, the development proposed is considered a substantial improvement in comparison to the existing structure located on site. The existing structure (constructed c2000) is visually intrusive in the context of Dunmore House.

The development is largely concentrated to areas outside the established visual catchment area associated with Dunmore House. Visibility of the proposed development is limited to the northern façade only. Appropriate treatment of the northern façade has been undertaken to remedy potential impact to the visual catchment, summarised below:

- The development is to utilise the existing floorplate located on site (previously excavated) to ensure principal building sits below existing ridgelines.
- The principal building form is limited to two (2) storeys, limiting visibility of development within the visual catchment area.
- The northern façade works to adopt a recessive, modulated appearance featuring a first floor wrap-around balcony and glass balustrading. The recessive forms are concentrated at the top of the building, that which would be, if at all, visible from Riverside Drive.
- Materials and finishes have been selected for their compatibility with defining aspects of the surrounding natural environment including timber, glass and stone-like finishes.
- The development proposal is overall, considered a substantial improvement to the visually intrusive structure located on the site.
- The proposed development is generally sympathetic to the setting, and would have detrimental impacts on the heritage significance of Dunmore House.

Additionally, the site is considered for its treatment of historical landscape elements including:

- The retention of Moreton Bay Figs and dry stone retaining walls as a boundary marker between the subject site and the heritage item.
- Introduction of additional native plantings and inclusion of a landscaped roofscape (principal building).
- Introduction of walking tracks to facilitate access through, and engagement with, the wetlands leading to the banks of the Minnamurra River (note. ecological impact assessed under a separate cover).

The assessment carried out in this report finds the development proposal to satisfy all relevant legislation, guidelines and policies relevant to the subject site and the proposed works.

The design and layout of the proposed development generally respects and enhances the historic setting of Dunmore House, whilst facilitating continued use of a unique ecological precinct. The proposed development incorporates appropriate design, layout and finishes to promote the natural setting. Where the development would be visible from the public domain, appropriate façade treatment has been undertaken to ensure the development remains subservient to the heritage item.

The proposed development of an eco-tourism facility at 71 Fig Hill Lane, Dunmore is supported from a heritage perspective.

## 7. BIBLIOGRAPHY AND REFERENCES

### 7.1. BIBLIOGRAPHY

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*[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]*

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# APPENDIX A    **APPENDIX**



  
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