

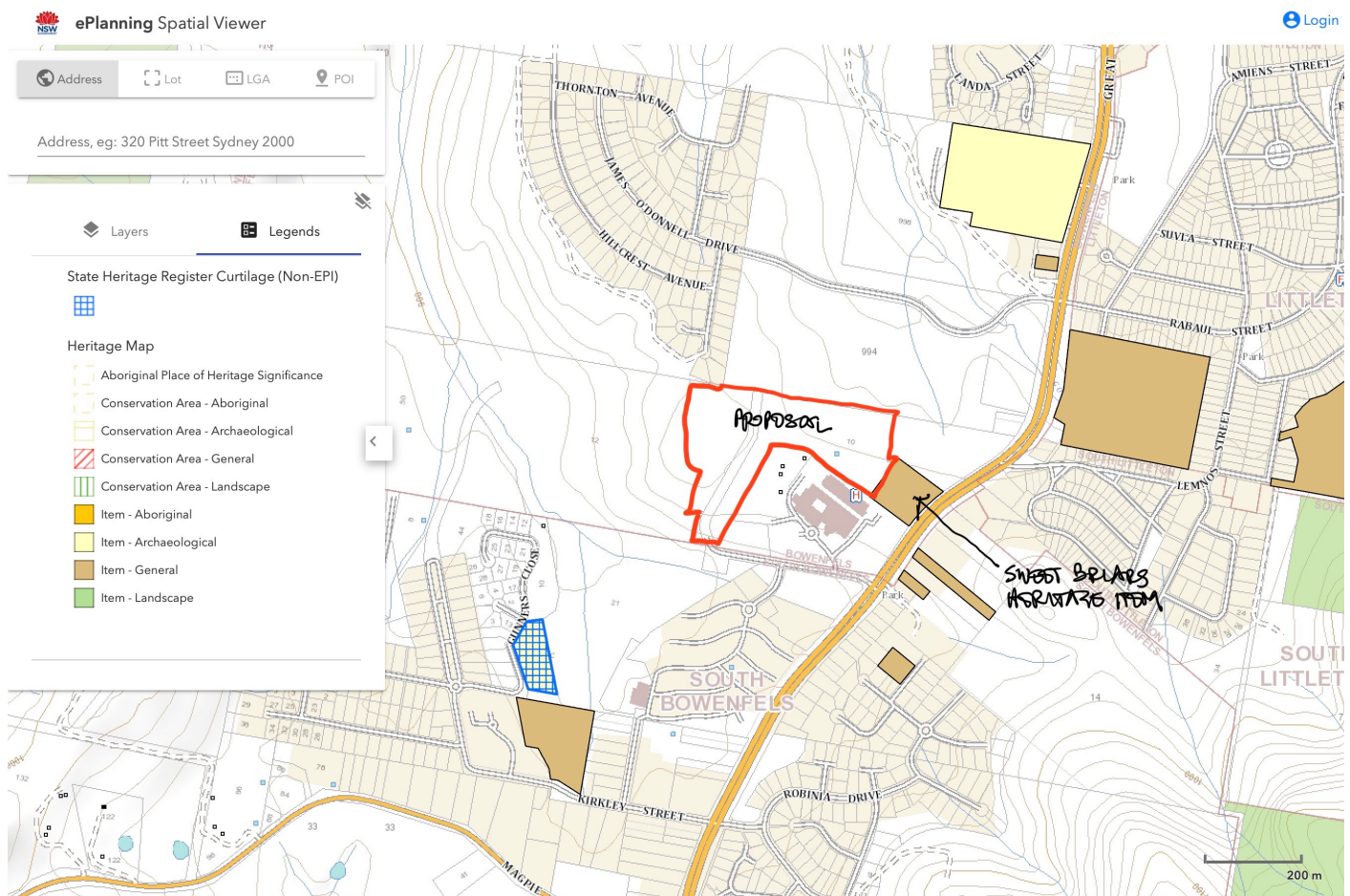
HERITAGE IMPACT STATEMENT

8 December 2022

10 Col Drewe Drive
SOUTH BOWENFELLS NSW 2790

RE: "Sweet Briars" - Great Western Highway, South Bowenfells, NSW 2790

The Heritage Item "Sweet Briars" adjoins the proposed subdivision of 10 Col Drewe Drive, Bowenfells, NSW, 2790 (Lot 1 DP 1268778). Within the scope of Lithgow Local Environment Plan 2014, Cl 5.10, The Item SHR/LEP/S170 "has historic significance and is assessed as rare on a state basis". The Item Details within the LEP schedule identifies a cottage, office, shop, etc and a range of outbuildings and agricultural activity and associated archeological sites. The Heritage Map identifies the extent of the item adjoining but not within the proposed development site.



The proposed development is located generally topographically 'below' and 'to the rear' of the heritage item, beyond outbuildings, fencing and limited vegetation that define a natural curtilage of the identified item. Aspects of the development, especially toward the west on Three Tree Hill will form a midrange to distant backdrop to the item, though key views of the heritage item from public spaces are not readily available (due to foreground landscaping), nor likely to be greatly impacted by the proposal.

The residential forms likely to result in close proximity to the heritage item will be of a smaller bulk than extant component parts of the heritage context. Notwithstanding, the heritage item itself is constituted of a disparate combination of existing and previous rural outbuildings, forming a productive precinct. In this regard the proposal is somewhat compatible with the nature of an arrangement of buildings to create a 'place'. In particular, 'the Circuit' precinct of the proposal, which is the closest part of the development adjoining the heritage item, is itself, such a compilation of individual buildings arranged around a central space.



It is possible, if appropriate, that 'the circuit' could contain heritage interpretive information within the public domain to describe the uses and history of the area and the adjoining item.

It is proposed that the interface between heritage item and development be defined with a rural type fence (ref Landscape section of the SEE), together with appropriate setback of built structures and selection of landscape treatment so as to maintain the rural character of the curtilage boundary. Similarly, materials selections for (eg roofing) new buildings could be considered with reference to elements of the heritage item to create a sympathetic (but not copyist) relationship and transition between new and old.

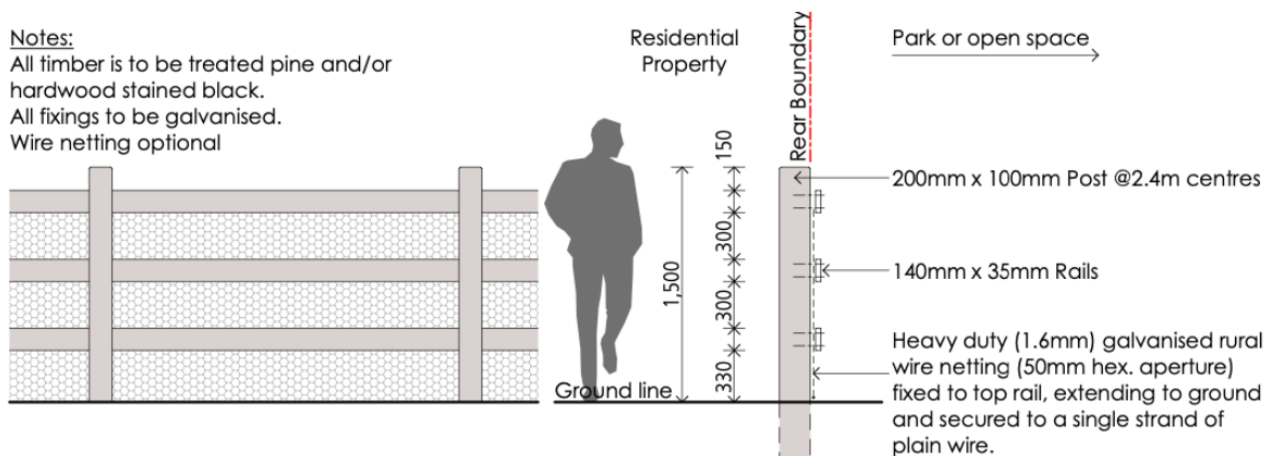


FIGURE 6. HERITAGE FENCE DETAIL

It is possible, though unexpected, that heritage 'finds' are encountered in the Works proposed for the development. In such an event the requirements of The Act should be met in respect of discovery, protection and interpretation.

There is no expected detrimental impact of the proposal, beyond what would have already been envisaged in the zoning of the subject site for residential purposes. Existing, approved and expected development of the area means the rural setting of the heritage item has already transitioned and the proposal continues this trajectory in an expected manner. Nonetheless, the proposal does demand sensitivity at the interface between development and heritage item but positively also creates interpretive opportunity of the heritage item within proposed public domain in close proximity.

SUMMARY

The heritage item includes a range of surviving buildings and archaeological evidence as a 'rural cluster' of "rare" and "state significance". The item represents a range of European historical agricultural and commercial endeavours. The components of these are described in the LEP item description.

The known extent of the heritage item is defined within the Mapping in the LEP. It is not expected that the subject site includes additional items of significance but, if discovered during development, will be treated in accordance with The Act.

The interface between development and item will be treated sympathetically with a rural type fence according to the attached detail and material as adjoining buildings can be considered sympathetically.

There is no negative impact on the heritage item expected, beyond what is envisaged in the zoning of the subject site and already evidenced in the transition of the precinct. There is potential for positive interpretation of the heritage item within public domain of the development if this is deemed appropriate, either in the course of development or at some future time.