

Godden Mackay Logan

Heritage Consultants



Catherine Fields (Part) Precinct

Post Exhibition Heritage Advice

Report prepared for NSW Department of Planning and Infrastructure
September 2013

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Report Register

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1.0 Introduction

1.1 Background

The Catherine Fields (Part) Precinct Draft Precinct Plan and Planning Agreement were exhibited for public comment between 21 November and 21 December 2012, and a total of 24 submissions were received. GML was engaged in February 2013 to provide a response to the Department of Planning and Infrastructure on the key heritage issues raised in these submissions regarding the conservation of Oran Park House and its landscape context. This has involved analysis of the submissions, iterative advice and workshops with the project working group as well as meetings with the Heritage Branch of the Office of Environment and Heritage.

GML was previously involved in an iterative master planning process with stakeholders to develop a subdivision design, Indicative Layout Plan (ILP) and complementary Development Control Plan (DCP) for future planning of the precinct. In 2012, following finalisation of the draft ILP, GML prepared the Catherine Fields (Part) Precinct Non-Indigenous Heritage Assessment. This report was submitted as part of the planning documents for the Draft Catherine Fields (Part) Precinct Plan.

1.2 Site Description

The area is in the south western growth centre, close to Narellan (Figure 1.1). The site is in the vicinity of a number of heritage items listed on the NSW State Heritage Register (SHR), including: Denbigh; Gledswood; Harrington Park; Orielton; and Raby.

Dominated by the hilltop prominence of Oran Park House and its landmark garden, the Catherine Fields (Part) Precinct site comprises a number of lots and owners. The study area is shown on Figure 1.2 and includes:

- The Oran Park House site, owned by Hixson Pty Ltd which comprises Lot 27 and 28 of DP 213330 and Lots 24, 25, and 26 of DP 31996. The major features and components of the site include the house, the carriage loop in front of the house, the tennis court and pool, the two caretakers' houses, the coach house, the dairy sheds, dams, the two driveways and paddocks. The orientation of the principal façade of the house is south, terminating at the carriage loop and Cobbitty Road driveway. The house and associated elements are still appreciably dominant in the setting, sited on a small knoll within a semi-rural landscape.
- The Greenfields Development Company No. 2 Pty Ltd site, which comprises Lot 7 DP DP1173813 to the north of Oran Park House.
- The Dandaloo Pty Ltd site, which comprises Lot 293 DP 708154 to the east of Oran Park House.
- A number of small hobby farms and dwellings along Cobbitty Road and Camden Valley Way. The Trustees of the Roman Catholic Church own five of these properties along Cobbitty Road and have current development approval for a proposed primary school.

The Catherine Fields (Part) Precinct is planned to be developed as a community of dwellings with associated education, recreational and neighbourhood business facilities.

1.3 Author Identification

This report has been prepared by Sheridan Burke, Director of GML assisted by Nina Pollock, Consultant.

1.4 Acknowledgements

Godden Mackay Logan acknowledges the assistance of the following people in the preparation of this report:

- Mr Trevor Jensen, Harrington Estates (NSW);
- Mr Lee Mulvey and Nathan Herborn, NSW Department of Planning & Infrastructure;
- Mr Cameron White and Lucy Moore, Heritage Branch of the Office of Environment and Heritage; and
- Messrs Carlos Frias, Mark Blanche and Kester Ko of AECOM.

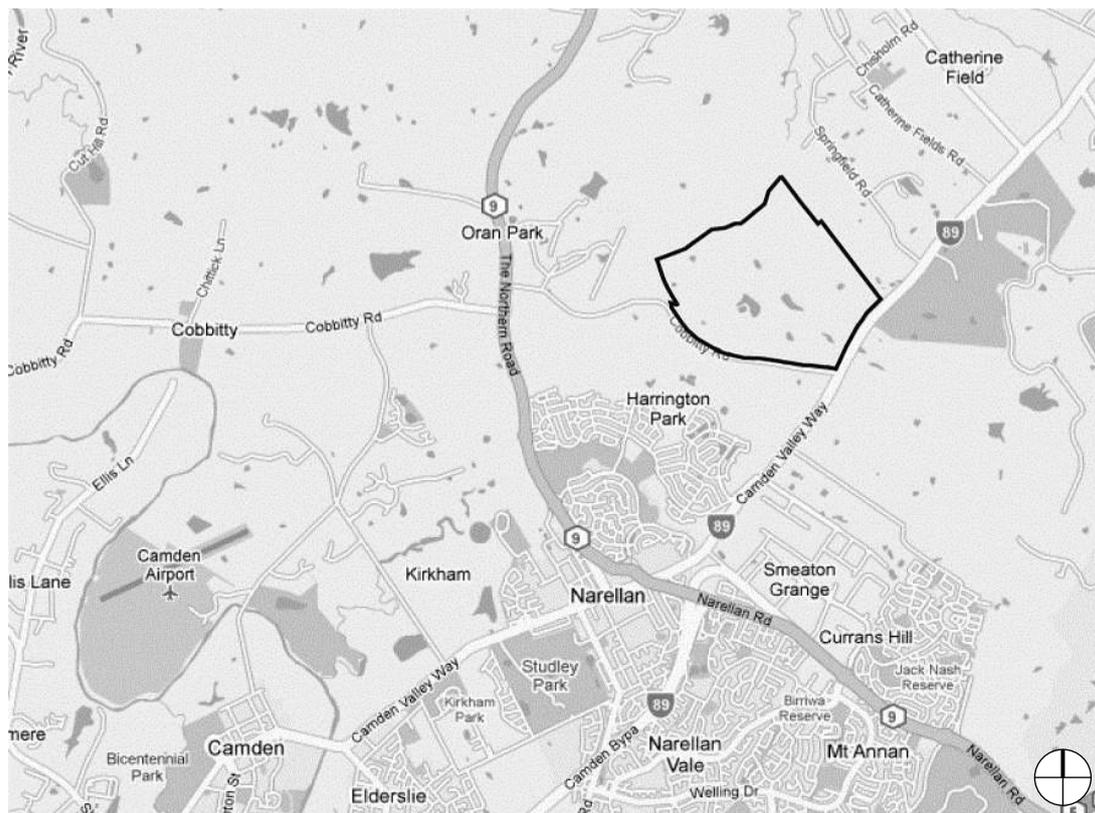


Figure 1.1 Study area, Catherine Fields (Part) Precinct. location plan. (Source: Google Maps)



Figure 1.2 Study area. (Source: AECOM)

2.0 Summary of Heritage Submissions

2.1 Review Process

Following a preliminary review of submissions by GML, a briefing meeting with the Department of Planning and Infrastructure (DPI) identified the likely main heritage issues arising in relation to the agreed objectives for the precinct.

Detailed review of submissions (Appendix A) followed and a summary comments log was established to track the interrelated heritage issues and cross reference comments on key issues (Appendix B) to the statutory documents and background papers. A range of public agencies (11) and landowners (7) made submissions that did not relate to heritage issues, other than a request to change the precinct name to Catherine Fields and a comment from the YMCA regarding the adaptive reuse of the coach house.

Workshops with AECOM and DPI in March 2013 discussed the key heritage issues and identified matters that required further testing by AECOM or additional information and discussion by DPI with stakeholders. A meeting with DPI then outlined the major findings and conclusions of the heritage submissions review.

A meeting with the Heritage Branch of the Office of Environment and Heritage was recommended given its long involvement with the site and the proposed State Heritage Register (SHR) listing of Oran Park House (OPH)—since no submission had been received from the Heritage Branch during the exhibition period. A meeting subsequently took place in April and written submissions were received on 9 April 2013 and 8 May 2013. These have been included in the comments log, together with the minutes of the NSW Heritage Council (May 2012 presentation by DPI) as the last formal opinion provided by the NSW Heritage Council.

The summary comments log and draft heritage advice report was reviewed by DPI in April and finalised by GML in June 2013.

2.2 Non-Indigenous Heritage Management Framework

The Precinct Planning Report (PPR) identified the heritage conservation objectives and strategies for the precinct designed to accommodate 3000 dwellings, explaining the implications for precinct planning, the importance of its landscape character and views, and the conservation of a heritage item of State significance, Oran Park House and garden, situated on the crown of the ridge (Sections 5.7 and 5.8).

This framework was outlined in the exhibited Non-Indigenous Heritage Assessment 2012, which was based on extensive consultation with landowners and stakeholders over several years, in particular with the former owners of Oran Park House (Valad Commercial Management Ltd) which had commissioned a Conservation Management Plan for the site; the Heritage Council of NSW, which had proposed the listing on the State Heritage Register of Oran Park House in a large curtilage since 2004; and Camden City Council, which had listed OPH as a heritage item in a large curtilage in the LEP 2010.

The PPR identified that the three key heritage objectives for the precinct are to:

1. *Retain the prominence of Oran Park House as a local landmark, crowning the hilltop of the new residential Precinct, through careful management of the Precinct layout, landscaping and built form.*
2. *Interpret the cultural landscape, historic views and linkages in the Precinct layout.*
3. *Identify appropriate potential State Heritage Register curtilage and support mechanisms (e.g. Heritage Agreement or conditions of development consent to conserve and support OPH).*

The PPR identified a series of strategies to be implemented through the ILP, to locate and manage new uses in the Precinct through sympathetic subdivision layout and density patterns, retaining and interpreting historic views and landscape features, using an SEPP amendment and DCP provisions to ensure the finer grain guidance needed to achieve compatible built forms, building heights, landscape planting, building setbacks, building forms and colours. The heritage outcomes for OPH and its landscape context have thus had a significant bearing on the precinct planning process from the outset.

The PPR noted:

... given the identified heritage significance of OPH, future development should

- *not detract from Oran Park as a cultural landscape;*
- *not detract from the visual prominence of OPH and its cultural landscape setting;*
- *minimise adverse impacts on identified vistas to and from OPH; and*
- *maintain, protect and enhance views from OPH.*

It is within this context that the submissions are considered. They are grouped in response to their impact on the three key heritage planning objectives for the precinct—plus general heritage management issues—but obviously have cross referencing between the groupings.

2.3 Impact of Submissions on Key Heritage Objectives

2.3.1 Objective 1: Retain the prominence of Oran Park House as a local landmark, crowning the hilltop of the new residential Precinct, through careful management of the Precinct layout, landscaping and built form.

The exhibited ILP used a combination of road and subdivision layout planning, land use locations, building density provisions and finer grained DCP controls to retain the hilltop prominence of OPH as a local landmark. Submissions recommended changes to several of these controls, suggesting alternative measures and provisions.

The submissions indicated some understandable confusion in sometimes using the term ‘curtilage’ in relation to the proposed OPH and coach house ownership allotments as well as in relation to the proposed SHR curtilage—a larger area encompassing both proposed ownership allotments, both driveways, land adjacent to the OPH ownership allotment and parts of the riparian corridor, retaining the visual and functional relationships of these elements.

Development Planning Strategies (DPS) prepared two major submissions: one for the developers of land to the west of OPH (Greenfields), also the developers of the adjacent Oran Park Town; and one for Hixson Pty Ltd who have recently acquired the land including Oran Park House and are the developers of the adjacent Harrington Park area. Both submissions propose alternative ILPs and seek the refinement of the exhibited planning package controls on behalf of the two major precinct landowners.

The DPS submission for Hixson includes a specialist heritage commentary on the revised ILP proposed by DPS from Tropman and Tropman Architects. The DPS for Hixson indicates that whilst supporting the heritage objectives regarding development surrounding OPH and the coach house, it seeks comprehensive changes to the controls regarding height, density and management controls culminating in a revised design approach for the precinct and revised ILP.

Public open space adjacent OPH: The DPS for Hixson proposes '*a contiguous expanse of open space that connects with the two driveways and core land associated with the heritage item...linking with the Eastern Creek line and the driveways that were a significant component of the mid twentieth century garden development*'. This landscape concept is supported in principle, setting out an alternative approach by delivering through 'borrowed' public landscape, creating stronger linkages between the heritage items of Oran Park House and the coach house, and through the removal of a proposed intervening road.

Silo: The DPS revised ILP design of the open space adjacent to the OPH ownership allotment has several problems in heritage terms; for example, the isolation of the silo in an area of public open space is not supported on heritage grounds. As a relatively small, stand-alone and unusually shaped structure, the silo needs to remain independent, rather than be added to or extended. In order to support a new function it is best used in conjunction with other nearby structures. DPS' proposal to locate the silo in public open space is not supported as this delivers Camden Council heritage maintenance responsibilities (which it has already indicated it will not accept). There are also issues of public safety.

GML recommends that the silo structure be retained within the OPH ownership allotment and remain in its ownership/management. New roads and paths should be at least 10m from the silo, noting also the archaeological potential in its vicinity. Camden Council's submission also noted these issues.

The OPH coach house: The building is robust and appropriate for a wide range of adaptive reuses. It needs 10m curtilage all round, rather than the circa 4m curtilage shown in the exhibited ILP. This error was identified in Camden Council's submission. It should also retain an open frontage and visual linkages to OPH. Community or commercial use can support its long-term conservation and ensure that public accessibility is maintained and sustainable.

Camden Council's submission notes that the passive open space provision in the precinct is undersupplied, so further adjustments to OS boundaries are likely which can address these concerns.

Reduction of OPH ownership allotment: Whilst some reduction of the OPH ownership allotment to the rear (north) to excise the modern car sheds and make modest adjustments in relationship to the road realignments to the east can be supported on heritage grounds. The exhibited OPH allotment should be generally retained to ensure it stays of an adequate size to maintain the independence of

the house and garden and its surrounding land, allowing room for effective privacy planning and to incorporate the silo building within the ownership allotment. Further reduction in the heritage boundaries of the OPH ownership allotment is not supported on heritage grounds as it fundamentally reduces the dominance of the house on the hill in its setting detracting from OPH as a cultural landscape. Modest boundary adjustments to the ownership allotment (as mentioned above) should be tested for impact before finalisation.

Development immediately surrounding OPH: DPS for Hixson proposes reductions in lot size and height controls on the land surrounding the OPH ownership allotment. DPS considers that the proposed large lots (1000 square metres) will encourage houses that compete with OPH in scale, and is concerned that one-storey houses will have adverse impacts. DPS recommends more flexibility regarding height controls and suggests removal of the 5m height limit. These proposals need testing (eg through views analysis) to demonstrate whether they can avoid adverse impacts on the heritage values and heritage planning objectives for the precinct which are set out in the PPR.

Camden Council's submission confirms its desire to have 1000 square metre allotments adjoining OPH and to increase the setback requirements in the DCP for these allotments, as well as including controls on the front and side fences. It further sought confirmation that the strategies designed to protect the identified views and vistas can effectively be carried out.

The other major landowner on the crown of the hill to the west of OPH is Leppington Pastoral Company, which has a developments rights agreement with GDC No. 2, Greenfields, which is delivering the Oran Park Town adjacent. Its submission, also prepared by DPS, considers that the precinct planning controls are generally too rigid and an alternative layout plan has been prepared, relocating the proposed school and open space areas. DPS notes that Greenfields considers the controls pertaining to the 'very low density area' around OPH not to be economically feasible and seeks removal of FSR and lot size mapping from the DCP, with only dwellings directly adjoining the curtilage area of OPH being height restricted to 5m. Greenfields also seeks the removal of the western 'cone' of the special heritage conservation area from the area near the school.

The impact of such changes needs testing to demonstrate how they would impact the heritage planning objectives for the precinct; the height controls in particular appear likely to adversely impact OPH's prominence and visibility and the retention of historic views to and from the house.

Both the DPS for Hixson and DPS for Greenfields submissions suggest the development of integrated housing concepts for the larger allotments surrounding OPH. Provided a maximum number of integrated developments is set, this may prove an alternative approach, using the DCP guidance policies to meet the PPR heritage objectives. However, when coupled with relaxed height controls, the potential for adverse impact from this approach could be increased.

Preliminary discussions with AECOM have indicated that an integrated housing approach with a nominated (small) number of developments and detailed controls regarding setbacks etc, may work for the larger allotment area surrounding the OPH ownership allotment. This will ensure that the prominence of the house and garden on the hill is retained in close and more distant views.

GML recommends that, subject to testing the integrated housing approach, the surrounding area of larger lot subdivision (minimum 1000 square metres) should be retained, with one-storey height

limits and setback controls. The transition area of single-storey housing surrounding the ownership allotment should be specifically designed to address the OPH ownership allotment.

2.3.2 Objective 2: Interpret the cultural landscape, historic views and linkages in the Precinct layout.

There were some inconsistencies noted between the background planning reports and the PPR which several submissions, notable Camden Council's, articulate. Significant in heritage terms is the inconsistency in the way that views have been variously shown.

The views identified in the AECOM Landscape and Visual Analysis report (Figure 17) should have been transferred directly to the Precinct Planning Report (Figure 16), which includes the five historic views identified in Figure 5.6 of the GML report (See Figure 2.1).

The term 'view lines' is preferred to indicate direction, rather than 'view corridor', as the scope/width of these views has not yet been assessed

Driveway access to ownership allotment: The DPS for Hixson submission proposes the creation of a new 'grand entrance to OPH' from Moore's Prospect and the development of a densely developed residential edge to both sides of the original farm access way (Dawson Damer Drive). Both of these concepts will have likely impacts on the visual prominence of the house on the hill from Cobbitty Road. It will also impact on the archaeological resources which will need to be managed by careful testing, driveway design and construction monitoring. This proposed shift of access routes to OPH also represents a fundamental change of cultural landscape character and historic linkages, changing the approach to OPH from its historic access route (DDD) to reconstructing the abandoned second entrance to OPH (Moore's Prospect). This change facilitates DPS for Hixson's proposal for denser residential development alongside DDD, which will have significant impacts on the visual prominence of OPH on the hilltop and on the views and vistas to and from the house.

Although the Tropman and Tropman comments on the DPS revised ILP recommends that 'the curtilage of the place should allow for the interpretation of the place as a homestead, and as it was last used by the Dawson Damers as a city retreat from 1969–2008', the DPS submission challenges that interpretation, by proposing to alter the size and scale of the OPH ownership allotment and changing the approach to the house established by the Dawson Damers along the historic Harrington Park access road, preferring instead the 1940s driveway created by Robbins.

The DPS submission for Hixson suggests that this will benefit the precinct by reducing the 'gun barrel' effect of DDD, and re-emphasising the Robbins period of occupation. However, this is based on a misunderstanding of the historic nature of DDD, which was the original linking access to Harrington Park, its home farm, and places an undue emphasis on the Robbins Period, detracting from the longer Dawson Damer occupation and reconstruction of the garden and house as the cultural landscape layer most evident today.

Moore's Prospect: DPS landscape report does not mention the management of the potential archaeological resources of the historic driveways, and the necessary monitoring and management of the potential archaeology. Due consideration regarding finished ground levels—especially along Moore's Prospect—will be needed. As a general principle, it is always preferred to leave archaeological resources undisturbed, so raising ground levels rather than cutting and excavation should characterise development in the vicinity of the identified potential archaeological resources of the precinct (Figure 2.2).

GML recommends that Moore's Prospect should be respected as a historic driveway, retaining and strengthening its historic plantings and retaining and monitoring its archaeological potential.

The DPS for the Hixson proposal for a collector road against the historic driveway and changes to levels/flood management of land to its north poses a potential threat to historic plantings and archaeological conservation (through change to drainage, water table, etc).

GML recommends that the name of Moore's Prospect should be retained, commemorating long-term owner Edward Lomas Moore and family, and the connection with Badgally House. Hixson's recommendation for alternative historic names can be accommodated elsewhere in the precinct through the development of an Interpretation Strategy.

Dawson Damer Drive: The bulk and scale of medium density development proposed by Hixson along both sides of Dawson Damer Drive (DDD) is likely to adversely impact views of OPH from Cobbitty Road. This would facilitate fundamentally dense urban development along the driveway area and is not supported on heritage grounds. The proposed minimal setbacks, minimal landscaping and changes to existing landscaping will also impact the DDD eucalyptus avenue. The testing of visual impact is needed (noting the dip in land near dam) to assess how such changes would impact the heritage planning principles for the precinct. There is, however, potential to explore an increase of density to the east of DDD.

It is considered important from a heritage perspective to keep allotments/houses fronting Dawson Damer Drive rear loaded/accessed. The Public Domain Plan needs to consider how Dawson Damer Drive trees and the bike path will be conserved and managed in the long term.

Development beside DDD: The DPS for Hixson revised ILP proposes to use the DDD as a pedestrian and cycle path, flanked by blocks of medium density multi-unit housing with minimal setbacks, and an increased number of roadway crossings. The impact of the medium density development on the Dawson Damer Avenue of Eucalypts will be significant as more than 50% are proposed for removal. There will be visual impacts on views from Cobbitty Road to OPH and vice versa.

The reuse of the original road as a pedestrian and cycle path is welcome and will need monitoring to ensure the archaeological resources of the original road are conserved, but the number of cross roads and driveways proposed will have adverse impacts on its integrity. Opportunities to rear load/access allotments facing DDD and to minimise crossroads warrant further consideration. The DCP provisions regarding height, density, materials and colour controls will be important as guidance in this sensitive area of the precinct, and testing the impacts of the building envelopes created by the recommended changes to controls will be necessary to minimise the impacts on identified historic views and linkages.

Management of heritage items: DPS submission for Hixson recommends fundamental change to the DCP controls (7, 8, 9) regarding management of heritage items by adding the words 'or recorded', suggesting that recording a heritage item instead of conserving it is a generally acceptable alternative outcome for a heritage objective. This could not be supported on heritage grounds.

The DCP and SEPP also need to define the heritage item as the house, garden, silo and coach house of OPH, not just 'OPH and Grounds' and the heritage planning principles for the precinct.

Although detailed in the Non-Indigenous Heritage Assessment Report 2012, the areas of archaeological potential were not included in the ILP documents. Standard archaeological provisions need to be included in Schedule 3 of the DCP for the identified areas of archaeological potential—both the historic driveways and the OPH SHR curtilage (See Figure 2.2). Camden Council's submission notes the need for appropriate archaeology provisions in the DCP.

The exhibited ILP proposed to create two new opportunities for views to and from OPH from small parks on nearby knolls. This was achieved through street layout and the development of special provisions for a Special Heritage Control Area in the DCP for an area larger than the proposed SHR curtilage, which sought to protect landscape, urban design and heritage matters. For example, new views to OPH were made possible in the exhibited ILP from the Western Knoll. Greenfield's proposed relocation of the school and introduction of adjacent medium density areas appear to reduce retention of these views and, in concert with other proposed density changes in the area between Cobbitty Road and OPH, may adversely impact the prominence of the house and its gardens within the precinct. A visual analysis testing is needed to gauge the cumulative impacts.

The proposed park on the eastern knoll provided a new opportunity to view OPH. Submissions propose that it be significantly reduced in size, but its management is an urban design issue, not a heritage consideration.

2.3.3 Objective 3: Identify appropriate potential State Heritage Register curtilage and support mechanisms (e.g. Heritage Agreement or conditions of development consent to conserve and support OPH).

Extensive negotiations over some years between the Heritage Branch and the previous owner of Oran Park House, Camden Council, and DPI had evolved the configuration and detailing of the exhibited SHR curtilage for Oran Park House based on the surrounding development layouts, scale and planning controls which were incorporated in the exhibited Indicative Layout Plan (ILP). The final details of the SHR curtilage for OPH will be negotiated by the landowners with the Heritage Branch, including the development of detailed exemptions as required to remove any unnecessary administration.

To ensure that a 'heritage dividend' from the subdivision would be provided to conserve house and garden (including silo) a Heritage Agreement was discussed with the Heritage Council and the use of Conditions of Consent on early works was later proposed as an alternative mechanism by the Heritage Branch. A separate but similar Heritage Agreement or specific consent conditions were proposed for supporting the conservation of the coach house (to be in separate ownership).

The PPR objective of identifying an appropriate curtilage may need to be reflected in the SEPP, together with reference to the support mechanisms.

GML recommends that the OPH garden should be conserved and managed in accordance with a Landscape Management Plan (LMP). GML prepared a Draft LMP for Valad/Hixson in 2012 which has not yet been finalised. The LMP recommended development of a Tree Management Plan for existing trees and encouraging planting of new spire trees, respecting all periods of development of the garden without privileging one, and the provision of essential screen planting for the privacy/security of the house ownership allotment.

Camden Council's submission sought confirmation of the timing of the updating and finalisation of the OPH Conservation Management Plan to incorporate the Landscape Master Plan (LMP) and

Building Maintenance Plan as an annexure, and the inclusion of a reference to the integrated CMP and the Landscape and Visual Analysis Report in the DCP.

DPS Landscape consultant recommends the 'design and construct [ion] of a Victorian era estate garden' for OPH which is not supported, given the layered significance of the house and garden. This emphasizes the need for the SEPP to include a reference to the CMP as the benchmark document in relationship to the SHR listed item.

The landscape interface between OPH and public open space needs to be clearly readable and adept handling of privacy and security issues in the Public Domain Landscape Plan. The need for clearly defining tree management issues and the conservation of the garden is identified in Camden Council's submission.

2.3.4 Heritage Management Provisions

A number of base documents relating to the conservation of OPH and Garden also require referencing in the statutory planning documents, notably the CMP, integrating the Landscape Management Plan and Building Maintenance Plan and integrated CMP (which are awaited), and it is recommended that they be finalised by May 2014.

The DPS for Hixson submission places emphasis on Robbins' city retreat phase, which GML considers to be undue. GML identifies that it is a combination of historic layers of the OPH estate that are significant rather than any one period dominating. The Dawson Damers re-emphasized Robbins' neo-Georgian layer, which tends to give it more visibility but not historical pre-eminence. DPS also recommends a number of street naming concepts for consideration. These should form part of the development of an Interpretation Strategy for the precinct. The commemoration of early owners' names as street or park names is generally endorsed.

GML notes that the proposal for naming the area Catherine Park has no historic resonance or justification presented.

An Interpretation Strategy is recommended to tease out these issues and identify interpretation opportunities more fully in the final ILP. The name of Dawson Damer Drive should be retained to commemorate the Dawson Damer family's long-term ownership (Robbins' access was via Moore's Prospect). Robbins' and Graham's names should be used elsewhere in the precinct. An Interpretation Strategy is recommended for the precinct to interpret heritage stories within the new residential areas.

2.4 Recommended Changes to Statutory Documents

Review of the major heritage issues raised by the submissions leads to the recommendations for change to statutory controls listed below.

2.4.1 State Environmental Planning Policy

Minor changes to the SEPP are recommended in relation to OPH:

- Include heritage conservation objectives and planning principles for OPH and Garden. Such a local provision is needed to give strategic certainty and weight to this issue in the SEPP.
- Refer to OPH, silo, coach house and gardens (rather than OPH and grounds).

- Include reference to SHR curtilage (Figure 2.1) and Heritage Agreement/Conditions of consent and establish what will trigger timing of consent conditions/conservation works/Heritage Agreement.

2.4.2 Development Control Plan

Changes recommended to the draft DCP:

- Include archaeological provisions in Schedule 3 for potential areas of both driveways and curtilage (refer to Figure 2.2). Add reference to DCP 4.1 objectives 14, 16, 26 and 31.
- Illustrate the historic views as in Figure 2.1.
- Use the term 'view line' rather than 'view corridor'.
- View line/corridor should align with Moore's Prospect (see Figure 2.1).
- Interpretation Strategy should be integrated with Public Domain Landscape Plan.
- The name Catherine Park has no heritage significance (or resonance) and should not be preferred.
- Reference should be made to the OPH CMP/LMP/BMP and AECOM Landscape and Visual Analysis reports in the DCP. Timing for completion of reports is also needed.
- GML recommends no front fencing to lots facing OPH curtilage (delete from DCP Table 4.1).
- DPS' submission suggesting rewording of DCP control 2.3.4 to include 'recording as an alternative to conservation' is not supported. It is specifically opposed as being contrary to conservation principles.
- An arborist's assessment of trees is needed to accurately locate the tree groups identified in Figure 1.7 and assess their SULE.

2.4.3 Indicative Layout Plan

- Special Heritage Control Area needs reconsideration; GML recommends separating the heritage objectives from the desired urban design issues.
- Camden Council recommends that the SHR curtilage should be shown on the ILP.
- Silo curtilage: distance from road needs to be 10m all round.
- Coach house: curtilage needs to be 10m all round.



Figure 2.1 Recommended SHR curtilage for Oran Park House and garden (with views). (Source: 2012 GML Non-Indigenous Heritage Assessment)



Figure 2.2 Areas of historical archaeological potential. (Source: GML 2012 Non-Indigenous Heritage Assessment)

3.0 Appendices

Appendix A

List of Submissions

Appendix B

Summary Comments Log

Appendix A

List of Submissions

Appendix A—List of Submissions

Submission	Date of Submission
Greenfields Development Company No. 2 Pty Ltd (GDC2)	21 December 2012
Hixson Pty Ltd	21 December 2012
Camden City Council	February 2013
NSW Heritage Branch	9 April 2013, 8 May 2013
Housing NSW	23 November 2012
State Emergency Service	30 November 2012
Family and Community Services	4 December 2012
Department of Primary Industries	13 December 2012
Endeavour Energy Submission	12 December 2012
NSW Rural Fire Service	11 December 2012
Sydney Water	17 December 2012
Landowner (1)	18 December 2012
Camden Valley Way Landowners	20 December 2012
Mr & Mrs P & R Sicari	20 December 2012
YMCA	Undated
Mr T O'Neill	Undated
Catholic Education Office	21 December 2012
Mr & Mrs M & C Sammut	21 December 2012
Mr E Lupitt	18 December 2012
South Western Sydney Local Health	24 December 2012
Mr A Martin	26 December 2012
Office of Environment & Heritage	17 January 2013
State Emergency Service 2	18 January 2013
NSW Heritage Council Minutes	May 2012

Appendix B

Summary Comments Log

Appendix B—Summary Comments Log

1.0 Submissions Received Summary

NB The GML Report referred to is the Catherine Fields (Part) Precinct Non-Indigenous Heritage Assessment, Draft Exhibited Report, June 2012

Submission	Key Issues Raised	GML Response
GDC2	For detailed discussion refer to Section 2.0.	For detailed discussion refer to Section 2.0.
Hixson	For detailed discussion refer to Section 3.0.	For detailed discussion refer to Section 3.0.
Camden City Council	For detailed discussion refer to Section 4.0.	For detailed discussion refer to Section 4.0.
Heritage Council Meeting 2 May 2012	For detailed discussion refer to Section 5.0.	For detailed discussion refer to Section 5.0.
NSW Heritage Branch	For detailed discussion refer to Section 6.0.	For detailed discussion refer to Section 6.0.
Housing NSW	Draft Precinct Plan is currently under review by Housing NSW.	Awaiting further submission.
State Emergency Service	Draft Precinct Plan is currently under review by SES.	Refer to State Emergency Service 2 below.
Family and Community Services	Community/Youth centre is supported, however, requests further provision of day care centres, etc.	Not relevant to European heritage. Investigate potential adaptive re-use of the coach house for community use. Can be commercial or community use as long as maintained, interpreted and conserved.
Department of Primary Industries	Supports the planned riparian zones in the ILP.	Not relevant to European heritage.
Endeavour Energy Submission	Zone substation required. Transmission lines to remain overhead. Distribution substations required on easements in individual lots, setbacks required for houses. Cable easements required for distribution mains on lands other than public roads.	Proposed housing in the 'very low density' area specified in Figure 4.3 of Schedule 3 of the DCP should provide deep enough setbacks for distribution substations on individual lots. Otherwise the key issues are not relevant to European Heritage.
NSW Rural Fire Service	Bushfire prone land—should take a strategic approach to bushfire protection.	Not relevant to European heritage.
Sydney Water	Water and wastewater services required.	Not relevant to European heritage.
Landowner (1)	Too many roads proposed which would reduce the number of lots available for housing. Front of property culvert water run-off to be diverted so that it runs along Oran Park Drive.	Dawson Damer Drive and Moore's Prospect roads to be retained for their heritage significance. Other roads and culverts not relevant to heritage.

Camden Valley Way Landowners	Requests rezoning of their properties (located in the southeast sector of Catherine Fields) in the proposed ILP.	Not relevant to European heritage.
P & R Sicari	Concern regarding Hixson submission for proposed rezoning of their land.	Not relevant to European heritage.
YMCA	Community facilities should be located near the neighbourhood centre.	Potential adaptive re-use of coach house area.
T O'Neill	Proposed drainage from the riparian corridor in location of family home.	Not relevant to European heritage.
Catholic Education Office	Concerning the Traffic and Access Strategy.	Not relevant to European heritage.
Mr & Mrs Sammut	Proposed public recreation zoning on landholder's property.	Not relevant to European heritage.
E Lupitt	Requests changing name of precinct to 'Catherine Field'.	The name Catherine Field would be consistent with the neighbouring suburb Catherine Field, named after George Molle's 1817 property by the same name.
South Western Sydney Local Health	Regarding provision of public health infrastructure.	Not relevant to European heritage.
A Martin	Proposed riparian corridor running through back of property.	Not relevant to European heritage.
Office of Environment & Heritage	Comments in relation to biodiversity, floodplain risk management and Aboriginal cultural heritage.	The Aboriginal Cultural Heritage Assessment does not affect aspects of European heritage.
State Emergency Service 2	General floodplain risk management advice.	Not relevant to European heritage.

2.0 Greenfields Development Company No. 2 (GDC2) Submission

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
6, 12, 31 Attachment 5 DCP Review Table (p 8)	<p><u>Dwelling Design Restrictions Surrounding OPH</u></p> <p>Generally the DCP controls and associated SEPP maps released for exhibition are considered to be an extreme response to the GML recommendations and extend to housing beyond that adjacent/adjoining OPH.</p> <p>The 'very low density' area is not seen as economically feasible. Particularly the requirement to provide 32m wide housing lots.</p> <p>Requests DCP Section 4.1 (7) and SEPP mapping be amended to require single-storey dwellings to be erected directly adjacent to/adjoining Oran Park House (DCP review table p 8).</p> <p>Notation should be included on the Building Height Map which required only dwellings directly adjoining the curtilage area to be restricted to a maximum height of 5m (p 6).</p> <p>Requests Table 4.1 and Figure 4.3 be deleted as they are inconsistent with the GML report (DCP Review Table p 8).</p> <p><i>Oran Park House is located on a localised hill top with the land form falling away... the existing topography will greatly assist in protecting key view lines to and surrounding Oran Park House... the natural topography will reduce the need to provide extensive restrictions to building heights surrounding Oran Park House.</i></p>	<p>DCP Schedule 3 Section 4.1 (7) <i>Residential development adjacent to OPH shall be visually subservient, lower density, single storey, appropriately landscaped and consistent with the built form controls in Table 4.1.</i></p> <p>DCP Figure 2.10.</p> <p>DCP Schedule 3 Section 4.1 (2) <i>Applications for subdivision and development within the broader Special Heritage Control Area (refer to Figure 4.1) shall be generally consistent with the specific controls contained in this section (see below) and demonstrate no significant adverse impacts upon OPH.</i></p> <p>DCP Schedule 3 Section 4.1 Figure 4.2 identifies lots surrounding OPH as 'large lot residential'.</p> <p>GML report 7.3 Conservation Strategies.</p> <p>GML report Section 7.3.5 (5) 'buildings facing OPH to be no more than single storey'.</p> <p>GML report Section 7.3.1(8) 'Use of larger lot subdivision (min 1000sqm) to surround the OPH allotment as a transition area of single storey houses designed to address OPH...'</p>	<p>The dwelling design restrictions surrounding OPH appears to be generally consistent with the recommendations of the AECOM Landscape and Visual Analysis report.</p> <p>The DCP identifies an extended area surrounding OPH as 'very low density' development limited to one storey (Figure 2.10). However, GML only recommend that lots surrounding OPH be limited to one storey (with controls).</p> <p>The GML report did not identify a Special Heritage Control Area (this is identified in the AECOM report and PPR).</p> <p>Section 4.1 Figure 4.2 identifies the lots surrounding OPH as 'large lot residential'; the SEPP Land Zoning Map identifies the area as 'low density residential' and the ILP 'very low density residential'. There is inconsistency in the zoning of the areas surrounding OPH.</p> <p>GML cannot comment on the economic feasibility if the proposed 'very low density' area.</p> <p>Discussion regarding the inclusion of the entire Special Heritage Control Area is required.</p> <p>The restrictions to building heights</p>	<p>Eastern Knoll Park (within the Special Heritage Control Area) is a vantage point to maintain views for OPH, but is an urban design matter and not a heritage issue.</p> <p>Cone extension created to protect the main view towards the house from the west. AECOM to test. View that can be achieved if possible, but not a heritage view. Should not be included in the Special Heritage Control Area.</p> <p>AECOM feels that the Special Heritage Control Area may be a useful mechanism for managing built form in relationship to heritage curtilage?</p> <p>AECOM recommends 750m² lots; minimum subdivisions (no more than four separate subdivisions of the areas surrounding OPH curtilage, minimum subdivision of four houses) required to work effectively. Needs to be tested and demonstrated.</p> <p>Possibly revise to reflect one storey for houses surrounding OPH, step up to two storeys in the development behind and control built form.</p> <p>AECOM to prepare north and west double block sections of Special Heritage Control Area to assess the impacts. Three-dimensional</p>

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
		<p>SEPP Maps:</p> <ul style="list-style-type: none"> - Height of building map (5m limit in Special Heritage Control Area surrounding OPH). - Lot size map (1000m² minimum in Special Heritage Control Area surrounding OPH). - Land Zoning Map (entire area zoned as low density residential). <p>ILP (very low density residential in Special Heritage Control Area surrounding OPH).</p> <p>AECOM Landscape and Visual Analysis report Section 2.2.5 <i>special development controls need to apply to the area of residential development adjoining and within close proximity to the house (refer Figure 12). The extent of this area needs to be sufficient to ensure that the visual dominance of the knoll and house will be maintained when viewed from other areas of the site, and from beyond the site. Development controls should include: large lots with low, contemporary single storey housing that exhibits sensitivity to the presence of OPH...</i></p> <p>2.2.5 Figure 12 indicates the same area as described as very low density in the ILP.</p>	<p>for properties surrounding OPH is not only to retain key view lines, but also to retain the prominence of OPH and gardens as a local landmark.</p> <p>The Catherine Fields Precinct Landscape and Visual Analysis Report (AECOM) identifies historically important views and significant views in light of the existing topography. The '<i>Large lots with low, contemporary single storey housing</i>' are recommended to ensure visual dominance of the knoll, garden and house (2.2.5).</p>	<p>analysis may be needed.</p>

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
15	<p><u>Revised ILP</u></p> <p>GDC2 have provided a Preferred Indicative Layout Plan in response to the ILP, including the following changes (relevant to European heritage).</p> <p>A low–medium density residential area proposed within views towards the western knoll and a school location proposed to the northeast of OPH. The proposed school is partially within the SHR curtilage and both are within the Special Heritage Control Area (however, there is no key provided).</p> <p>Road alignments towards Denbigh Hill and the Western Knoll have been significantly altered.</p>	<p>ILP (very low density residential in the Special Heritage Control Area surrounding OPH).</p> <p>DCP Schedule 3 Figure 4.1 Special Heritage Control Area.</p> <p>GML report Section 7.3.2(6) and Figure 5.6.</p> <p>DCP.</p> <p>AECOM Landscape and Visual Analysis report Figure 17.</p> <p>Planning Precinct Report Figure 16.</p>	<p>GDC2 to provide a key on the revised ILP to confirm the proposed residential densities and school location.</p> <p>Development is not recommended where it may threaten the prominence of OPH as a hilltop landmark, or obscure views of the precinct (specifically to and from the western knoll and towards Denbigh Hill).</p> <p>A school location to the north of OPH within the proposed SHR boundary may impact on the prominence of OPH in its setting.</p> <p>AECOM to assess the alterations to the road alignments along historic view lines.</p> <p>The view corridors of the Precinct Plan are not consistent with the recommendations of the AECOM Landscape and Visual Analysis report. The AECOM report (Figure 17) is also inconsistent with those identified (See Figure 2.1)</p>	<p>Mapping inconsistency needs correction. Agreed view corridors identified in AECOM Landscape and Visual Analysis Master Plan report.</p> <p>Prefer to use the term view lines instead of view corridors.</p> <p>Could primary school to stay in existing location or moved slightly to avoid western knoll view line? Medium density not supported in this area if it impacts OPH prominence. AECOM to test a longer section of this view line to Cobbitty Road.</p> <p>DoPI to resolve.</p>
29	<p><u>DCP Provisions</u></p> <p>Current DCP provisions are written in an inflexible manner, restricting ability for assessments to respond to changing urban design and housing preferences over time.</p> <p>Requests the DCP be amended to provide more flexibility in assessment of subdivision and housing applications over time.</p>	<p>DCP provisions, specifically: Schedule 3–3.1, 4.1.</p> <p>GML report 7.3 Conservation Strategies.</p> <p>DCP 4.1 (2) identifies controls for the Special Heritage Control Area as 'generally consistent with the specific controls for development surrounding OPH'.</p>	<p>Schedule 3–3.1: Coach House Provisions have been prepared to retain the prominence of OPH as a local hilltop landmark, as per GML Conservation Strategy 7.3.1 (3) and (4).</p> <p>DCP Figure 3.2 provides an indicative layout for the design of the coach house neighbourhood centre. However its curtilage</p>	<p>Special Heritage Control Area: Eastern Knoll Park is a vantage point to maintain views toward OPH. Cone extension was created to protect main view towards the house from the west, but this is not an historical view.</p> <p>AECOM believes the Special Heritage Control Area is a useful mechanism for managing built form</p>

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
		<p>DCP 4.1 Table 4.1 and Figure 4.3.</p> <p>As proposed development will be subject to the integrated development application process, GML supports some flexibility in the housing design provisions in the DCP, as long as the prominence of OPH as a hilltop landmark, the cultural landscape and historic views are retained and the application is subject to a S60 application, including within Special Heritage Control Areas (which would be considered within the vicinity of the heritage item).</p>	<p>should be 10m on all sides.</p> <ul style="list-style-type: none"> Schedule 3–4.1: Development Surrounding OPH <p>The GML report does not identify a Special Heritage Control Area (this is identified in the AECOM report and DCP) that would also be subject to these provisions.</p>	<p>in relationship to heritage curtilage.</p> <p>GML recommends distinguishing heritage controls from urban design issues in the Special Area Control provisions of the DCP.</p> <p>GML recommends a series of changes to DCP provisions</p>
Attachment 2, 31	<p><u>Revisions to Height of Buildings Controls</u></p> <p>GDC2 have provided a revised proposed height of buildings map showing a reduction in areas that are limited to 5m in height. This includes only the area located within the SHR curtilage (Appendix 2), and excludes the Special Heritage Control Area. The proposed height of buildings for the remainder of the site is 9m.</p>	<p>SEPP Height of Buildings Map</p> <p>GML report 7.3 Conservation Strategies, 7.3.5(5).</p> <p>DCP 4.1 (2).</p>	<p>As noted above, 7.3.1 (8) of the GML report recommends guidance in the DCP regarding a transition area of single-storey houses surrounding the OPH allotment, however, does not identify a Special Heritage Control Area (this is identified in the AECOM report and DCP).</p> <p>Further review of the SEPP mapping and controls within the Special Heritage Control Area should be resolved by DPI.</p>	<p>Revise DCP to reflect one storey for houses surrounding OPH, perhaps potential to step up to development behind with controls on built form.</p> <p>AECOM to prepare north and west double block sections of Special Heritage Control Area to assess these impacts. Three-dimensional modelling may be needed.</p> <p>GML recommends that the lots surrounding OPH be no more than one storey (with associated controls) (7.3.5(5)).</p>

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
DCP Review Table (p 2)	<u>DCP Objectives</u> The objectives in the main body of the DCP are additional to the provisions in Schedule 3, are considered unnecessary and should be removed.	DCP Section 2.3.4. DCP Schedule 3.	Objectives are overarching and should not be removed. (NB Need to include archaeology provisions in Schedule 3.	Areas of archaeological potential (See Figure 2.2) should be specifically included in DCP Schedule 3 with standard provisions.
DCP Review Table (p 7)	<u>Special Heritage Control Area and Key Views</u> Refers to 'cone extension' of Special Heritage Control Area to west of SHR curtilage towards western knoll and claims that the GML report identifies the western knoll as an 'additional new view' that does not form part of any historical links. Recommends removal of the 'cone extension' to the Special Heritage Control Area.	DCP Schedule 3 Sections 4.1. AECOM Landscape and Visual Analysis report Figure 9. GML report 7.3.2 and Figure 5.6. Planning Precinct Report Figure 16. ILP.	The GML report does not refer to the western knoll view as a 'new view'. The AECOM Landscape and Visual Analysis report identifies the western knoll as a key view (p 35–38). The 'cone extension', however, is part of the Special Heritage Control Area identified in the AECOM report and ILP. Further review of the extent of the Special Heritage Control Area should be discussed with DPI and AECOM. The view corridors are consistent with the recommendations of the AECOM Landscape and Visual Analysis report. However, those shown in the AECOM report (Figure 17) are inconsistent with those identified in the GML report and the Planning Precinct Report, which identifies additional views.	Eastern Knoll Park (within the Special Heritage Control Area) is a vantage point to OPH, but not an historic view. Cone extension was created to protect the view towards the house from the west. AECOM believes that the Special Heritage Control Area is a useful mechanism for managing built form in relationship to heritage curtilage in urban design terms. Agreed view lines are identified in AECOM Landscape and Visual Analysis report (See Figure 2.1). Prefer to use term view lines instead of corridors.
DCP Review Table (p 8)	<u>Development Surrounding OPH</u> Refers to Control 4.1 (3) 'Development immediately surrounding OPH shall be generally consistent with the indicative OPH Quarter Concept (refer to Figure 4.2)' Requests change of wording from development	DCP Schedule 3 Section 4.1(3) and Figure 4.2. GML report 7.3 Conservation Strategies need to be implemented.	Control 4.1(3) refers to dwellings immediately surrounding OPH. Figure 4.2 visually represents the conservation strategies proposed in GML's report 7.3.1 (1) (2) (3) (4) (8) to retain the prominence of OPH as a local hilltop landmark.	Revise to reflect one storey for houses surrounding OPH, perhaps step up in development behind and control in built form. AECOM to prepare north and west double block sections of Special Heritage Area to assess the

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
	<p>immediately <u>surrounding</u> to immediately <u>adjoining</u>.</p> <p>Notes that Figure 4.1 (Special heritage control area) presents an expanded site to that shown in Figure 4.2, which creates some confusion. Requests the Special Heritage Control Area be removed from Figure 4.1.</p>		<p>GML recommends that Figure 4.2 be revised to show the SHR curtilage and include a quarter concept for the entire SHR curtilage.</p> <p>The GML report did not identify a Special Heritage Control Area (this is identified in the AECOM report). Further review of the suggestion of removing this area should be discussed with AECOM and DPI.</p>	<p>impacts. Three-dimensional analysis may be needed.</p>

3.0 Hixson Submission

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
37, 45, 54	<p><u>Revised ILP for Neighbourhood Centre</u></p> <p>Hixson generally supports the objectives but indicates that the controls relating to the neighbourhood centre are too specific. Seeks refinement to ILP, SEPP and Schedule 3 of DCP.</p> <p>Hixson requests that the controls be amended to support the neighbourhood centre design provided in the revised ILP proposed by Hixson. Refer to Section 9.0 of the DPS report for further detail.</p> <p>Hixson design response to the neighbourhood centre is included in Section 7.3 Revised ILP (p 45). Also refer to the figure on p 54:</p> <p><i>The Neighbourhood Centre continues to be located in association with the Coach House. Other buildings to contain services and facilities are to be consolidated with the Coach House to create a small, sustainable service centre for local residents. It is envisaged that the service centre could contain such uses as a convenience store, cafe, child care centre, medical suite, real estate office, etc. Whilst the reporting in the Precinct Planning documentation suggests the community/youth centre could be located within this facility, it is believed that one of the playing field sites would be better suited for this use.</i></p> <p><i>The Neighbourhood Centre will</i></p>	<p>DCP Schedule 3 Section 3.1 (1-14).</p> <p>GML 7.3.1 (3,4) 7.3.3 (5,6).</p>	<p>The controls in Section 3.1 have been prepared to retain the prominence of OPH as a local hilltop landmark in line with the GML Conservation Strategy 7.3.1 (3) and (4).</p> <p>The controls and figures in this section specify a layout for the design of the coach house neighbourhood centre. GML supports the arrangement provided in Schedule 3, provided that it is amended to show a 10m curtilage all round and makes reference to archaeological management is included; however, GML would also support some flexibility in its design, as long as views and historical connections to OPH to and from the coach house are retained.</p> <p>A plan showing an indicative layout of the proposed revised SHR curtilage including OPH and the coach house is provided on page 54 of the Hixson report. This plan shows retention of the coach house, however, its relationship with South Creek, the neighbourhood centre and associated buildings is unclear.</p> <p>Section 9.0 of the DPS for Hixson submission does not include further detail of the proposed revised</p>	<p>Coach house needs 10m curtilage surrounding it, which can be flexibly developed, noting the potential for archaeological remains in vicinity.</p>

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
	<p><i>continue to front a collector road. However, the collector road will be on the eastern side of the Coach House. This will create a 'quality outlook' as the Neighbourhood Centre will have a stronger visual connection to South Creek. In addition, it consolidates the green space area for the Coach House and Oran Park House, as there will be no roads or similar physical barriers between these items of heritage significance, being a significantly improved outcome.</i></p> <p>Requests Controls 1–14 be deleted and replaced by revised ILP controls recommended by Hixson.</p>		<p>Schedule 3 controls.</p> <p>There is no indication in the submission whether the coach house would be under separate ownership.</p> <p>It is unclear how the proposed collector road to the east of the coach house will create a quality outlook and provide a stronger visual connection to south creek.</p>	

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
37, Appendix 5, Appendix 8	<p><u>DCP Provisions Regarding Landscaping Surrounding OPH</u></p> <p>Hixson seeks removal of Section 4.1 objective (f) which states 'to facilitate a long-term planning framework for the garden of Oran Park House that more closely reflects the historic 'summit model' design intent, whilst retaining an appropriate level of privacy'.</p> <p>Hixson states the following: <i>The garden of Oran Park House also has significant connection with the 1940s Georgian Revival homestead and landscaping. This appreciation of the heritage values as a country homestead garden and retreat are important in conserving its heritage significance (Refer Appendix 5). In addition, there is a need to preserve privacy for future occupants of the House, which is contrary to this control.</i></p> <p>However, in Appendix 8 Hixson includes a landscape design statement for Oran Park House Garden that states it is to be developed in accordance with Clause 2.2.3 <i>Oran Park House Garden</i> in the AECOM report, which informed the above DCP objective (f).</p> <p>Requests removal of all controls for development surrounding OPH (Schedule 3, 4.1) and replacement with revised ILP by Hixson.</p>	<p>DCP Schedule 3 Section 4.1, Figure 4.2.</p> <p>GML report 5.4, 7.3.5 (4).</p> <p>AECOM Landscape and Visual Analysis report Section 2.2.3.</p> <p>LMP.</p> <p>SEPP maps.</p>	<p>The historical layering of the site (including the 1940s Georgian Revival period) is an important attribute to the significance of OPH and its gardens, however, there should be flexibility to allow interpretation of all significant layers of OPH's history in the landscape.</p> <p>Note that the GML report does not recommend gardens that reflect the 'summit model' design intent.</p> <p>The DCP objective and control both specifically request 'retaining an appropriate level of privacy' (4.1.6). GML does not agree that the need to preserve privacy is contrary to the proposed controls.</p> <p>This control should be retained and could be reworded as follows: <i>... to facilitate a long-term planning framework for the garden of Oran Park House in accordance with an LMP whilst retaining an appropriate level of privacy.</i></p> <p>A draft Landscape Management Plan was prepared for the previous owners, Valad, prior to the purchase of the site by Hixson. GML recommends that this or a similar document is finalised and referenced.</p>	<p>The LMP reflects the garden as a 'layered garden', not a re-creation of the 1940s period, or a 'summit model', which implies a colonial garden.</p> <p>Replace with reference to need for final CMP to include LMP. Note that GML prepared a LMP for Valad/Hixson.</p> <p>DoPI to advise on referencing of CMP and LMP in statutory documents going forward.</p> <p>AECOM to prepare a public domain strategy that needs to interface/refer to the LMP and an Interpretation Strategy.</p> <p>SEPP needs to include reference to garden of OPH, silo and Coach House (not just "grounds").</p> <p>Change to say 'Oran Park House, silo, Coach House and Garden'.</p> <p>DoPI to include reference to a CMP (including LMP) in the SEPP.</p> <p>AECOM Landscape and Visual Analysis report to be referenced in DCP.</p>

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
	OPH Quarter Concept to reflect revised design approach.			

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
46, 42, 53, 54, 55, Appendix 5	<p><u>Hixson Revised ILP and SHR curtilage:</u> <i>Following more detailed onsite heritage assessment, the allotment and the adjacent open space, and access driveways have been reconfigured to achieve a superior heritage outcome. The intent is to create a contiguous expanse of open space that connects with the two driveways and existing core land associated with the heritage item. In addition, contemporary residential housing is to frame the House to define an area that celebrates its historic significance. This has been a major consideration in reviewing the design of the Draft ILP and more detailed discussion on the heritage aspects of Oran Park House is included later in this section of the submission. (p 46)</i></p> <p><i>The intent is to create a contiguous expanse of open space that connects with the two driveways and existing core land associated with the heritage item.... The curtilage for Oran Park House should allow the interpretation of the place as a Homestead and as it was last used by the Dawson-Damers as a city retreat. (p 53)</i></p> <p><i>... the curtilage emphasises the heritage significance of the place as a 1940s country retreat as emphasised by Robbins.</i></p> <p>Special design controls for residential development interfacing the house (not specified in the document).</p>	<p>ILP. SEPP Maps. DCP Schedule 3. GML report 7.3.3, Figure 5.6.</p>	<p>The DPS proposed revised SHR curtilage significantly reduces the extent of the SHR curtilage and does not include a Special Heritage Control Area.</p> <p>The proposed SHR curtilage in DCP Schedule 3 complies with GML's Heritage Conservation Strategy 7.3.3 SHR Curtilage Considerations and the recommended SHR curtilage in Figure 2.1.</p> <p>The proposed SHR curtilage and proposed layout within the curtilage has been established through numerous technical and heritage studies, discussions between DoPI, the owners and relevant stakeholders including the Heritage Council prior to the purchase of the site by Hixson.</p> <p>As noted above, the GML report does not identify a Special Heritage Control Area (this is identified in the AECOM report).</p> <p>Further review of the SEPP mapping and controls within the Special Heritage Control Area should be discussed with DPI and AECOM.</p> <p>The revised special design controls for residential development interfacing the house are not provided by Hixson.</p> <p>Respect for historic</p>	<p>Open public space proposed is not as accessible by road in Hixson ILP proposal. AECOM would prefer road connection through site</p> <p>Creates planning issues regarding roads and management of public open space. Is there a layout that can balance both outcomes?</p> <p>Silo needs to be in ownership allotment of OPH, not in public open space</p> <p>Coach house should be in separate ownership, with a 10m curtilage surrounding it. Coach house needs active commercial or community use so neighbourhood centre zoning will help to sustain its adaptive re-use.</p> <p>Care regarding management of landscape/interface between OPH private open space and adjacent parkland required.</p> <p>Reduced curtilage to the north (remove sheds)—AECOM to test impacts on views to the north. Is subdivision coming a bit closer at the back Of OPH?</p> <p>South Creek area—medium density may impact on views of Moore's Prospect?</p> <p>Connecting house and coach house with OS and no road in between is positive outcome.</p> <p>Not good maintenance-wise or in terms of public safety to have the</p>

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	<p>Creation of a 'grand entrance' aligning with the original driveway entry.</p> <p>Removal of the northern sheds from the SHR curtilage.</p> <p>Special Heritage Control Area to be removed as per the draft ILP, replaced with reduced 'OPH Heritage Curtilage' and 'Heritage Curtilage' along Moore's Prospect and towards eastern knoll.</p>		<p>entrances/archaeology/landscape should not be overridden by a new 'grand' entrance.</p> <p>Removal of northern car sheds from the SHR curtilage is acceptable from a heritage perspective.</p>	<p>Coach House and silo in public open space. Unlikely Council will support the funding and management responsibility.</p> <p>Retain visual access and SP2 zoning between coach house and South Creek. The connectivity with riparian area and house much better in ILP.</p> <p>Need to push roads around potential bittern habitat.</p>

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
46, 54	<p><u>Amendment to ILP Passive and Active Open Space:</u></p> <p><i>The distribution of parks and playing fields is generally consistent with the Draft ILP and the quantum of open space is generally the same. The local parks adjacent to Oran Park House have been slightly realigned to support the improved overall approach to preserving the heritage significance of the residence...The local park sited near the top of the knoll in the east, which has significance for its views back to Oran Park House, has been retained generally in the same location. This park will retain uninterrupted views back towards the heritage item and still be of a size that will accommodate the local resident's passive open space needs. However, the size of the park has been reduced due to the need to provide a local park north of the tributary (where the playing fields were formerly located) plus the new location for the playing fields provides a greater amount of open space in this general area.</i></p>	<p>ILP. SEPP Maps. DCP Schedule 3.</p>	<p>The ILP was established through numerous technical and heritage studies, discussions between DoPI, the owners and relevant stakeholders prior to the purchase of the site by Hixson.</p> <p>The revised layout reduces the size of the park on the eastern knoll which may impact the potential for visual connection between OPH and the eastern knoll.</p> <p>Also noted is the removal of the park towards the western knoll which may impact upon views from the western knoll.</p>	As above.
22, 23	<p><u>Rewording Conservation Controls</u></p> <p>DCP Control 7 identifies that features contributing to an understanding of the history of the item, or key periods of its development, are to be conserved.</p> <p>DCP Control 8 significant landscape element and/or views associated with the item are to be conserved.</p>	<p>DCP (main body) Control 2.3.4 (7,8,9).</p>	<p>GML does not support the addition to the control of the words 'or recorded' as it essentially allows for the removal of significant elements if they are recorded. Conversation must remain as the objective.</p>	

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
	<p>DCP Control 9 significant historical property boundaries if identified as part of the significance of the item, are to be conserved.</p> <p>Hixson requests addition to control 'or recorded'.</p>			

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
57, 59, 62, Appendix 6	<p><u>Convert Dawson Damer Drive to pedestrian and bike path and rename</u></p> <p><i>It is proposed to utilise the current entry road to Oran Park House as a pedestrian and cycle path within a 15 metre wide green strip, which incorporates the existing row of trees on the eastern side of the road. A second row of trees is proposed for the western side of the path. It is proposed that there will be no road extending along the former driveway as proposed in the exhibited Draft ILP. However, low traffic local roads will interface with the green space to enhance the openness of the former driveway and its significance as an element of Oran Park House extent. The path will connect with pedestrian and cycling paths within the northern verge of Oran Park Drive and provide a strong off-road connection to public open space adjacent to the House and the neighbourhood activity centre associated with the former coach house. This will therefore provide a convenient safe non-vehicular access route for local residents to nearby shopping, recreational and community facilities and really celebrate this historic element.</i></p> <p>Hixson requests that the entry road currently named 'Dawson Damer Drive' be renamed 'Robbins Lane' because Robbins is responsible for OPH's appearance as a Georgian Revival homestead and the formally laid out gardens. This access way should not</p>	<p>SEPP Maps.</p> <p>Height of building map (9m in this area).</p> <p>Lot size map (not specified in this area).</p> <p>Land Zoning Map (area zoned as low density residential).</p> <p>ILP (very low density residential in Special Heritage Control Area surrounding OPH).</p> <p>DCP Schedule 3 Section 4.1 (18–21) Figure 4.4, 4.5, 4.6.</p> <p>GML report 7.3.1(4).</p>	<p>The land adjoining Dawson Damer Drive is identified as a 'low density residential' area in the draft ILP.</p> <p>GML Policy 7.3.1(4) stipulates that open space is required on both sides of the driveway to protect archaeology and further enhance prominence of OPH within its landscaped setting.</p> <p>The controls in DCP Schedule 3 Section 4.1 (18–21) include significant setbacks, a limitation to the number of driveways, fencing and the retention of existing Eucalypt trees to ensure the visual subservience of any new development.</p> <p>The DCP controls regarding Dawson Damer Drive were established through numerous technical and heritage studies, proposed discussions between DoPI, the owners and relevant stakeholders prior to the purchase of the site by Hixson.</p> <p>The revised ILP proposes medium density two-storey small lot development (including within the proposed SHR curtilage), contrary to GML's policies and the draft DCP.</p> <p>Medium density (height to 12m proposed by Hixson) will impact on view lines.</p> <p>Dawson–Damer created avenue</p>	<p>AECOM feels that medium density could provide continuous uninterrupted entryway vista to the house if better designed. Access to some sections is from behind. There is concern regarding setbacks and limited landscaping fronting onto the street.</p> <p>Building forms terrace houses and bulky blocks. Medium density in the driveway area was recommended originally by AECOM but not agreed to by Valad (or GML).</p> <p>Need to reduce the bulk of triplexes and eight lot flats. Not enough room for landscaping; need to establish a setback, screening and privacy provisions.</p> <p>Mixed plantings are not clear in submission. Too much ambiguity.</p> <p>Trees disrupt archaeology below the road. 'Urban' high density is not appropriate to the historically rural context.</p> <p>Fundamentally changing the approach to the house will diminish its prominence by introducing a densely urban approach.</p> <p>Policies to maintain and strengthen the avenue of eucalypts and retain the archaeology potential is essential.</p> <p>Three-dimensional modelling could test the impact of additional roads</p>

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	<p>be given higher status than lane as it was a lesser used track leading to the house.</p> <p>The revised ILP shows smaller lots adjacent to the entranceway rezoned as medium density housing, described as 'a mixture of integrated attractive attached or semi-attached buildings'.</p>		<p>from lane, planting and formal entry road. Appropriate to include Robbins name elsewhere but retain the Dawson Damer name for the Cobbitty Road driveway.</p>	<p>and reduced landscape density elements on Dawson Damer Driveway</p> <p>Medium density is not supported in this DDD area by GML on heritage grounds.</p> <p>Hixson heritage advisor Tropman and Tropman provides no guidance about driveway management or comment on the Dawson Damer Drive proposed development.</p>
62, Appendix 6	<p><u>Changes to Moore's Prospect Driveway</u></p> <p>Hixson requests that Moore's Prospect be renamed Graham's Walk because the land runs through what was 'Grahams Farm' and would have provided the original main access to the house.</p>	<p>DCP Schedule 3 Figure 4.1.</p> <p>GML report.</p>	<p>GML understands that OPH is historically associated with various phases of ownership. However, these names have specific relevance. An Interpretation Strategy would assist for the precinct.</p> <p>What will change of levels do? What will be the impact of the associated road?</p>	<p>Set within OS, right next to Collector Road, change of levels issue could lead to water problems for road, trees and archaeology.</p> <p>Historic alignment, archaeology and planting must be protected and retained.</p> <p>Refer to Figure 2.1 for archaeological sensitivity.</p>

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
63	<p><u>Renaming Other Roads Within the Precinct</u></p> <p>Hixson request that the following names be used when naming streets throughout the new estate:</p> <ul style="list-style-type: none"> • Dawson Damer Circuit • Moore Drive • Cleary Road • Inglis Street • Johnson Avenue 	ILP.	Interpretation Strategy needed.	An Interpretation Strategy including Aboriginal cultural heritage is recommended for the precinct to identify opportunities and locations for heritage interpretation within the precinct.
66, Appendix 8	<p><u>Public Domain/Landscaping</u></p> <p>A revised landscape design has been prepared for the area surrounding Oran Park House and Robbins Lane (Dawson Damer Drive).</p> <p>In Appendix 8 Hixson includes a landscape design statement for Oran Park House Garden that states it is to be developed in accordance with Clause 2.2.3 <i>Oran Park House Garden</i> in the AECOM report.</p> <p>The design intent of Robbins Lane landscaping is <i>to retain and enhance landscape character of the pastoral avenue from the entry at OPH Drive to OPH.</i></p> <p>Drawings are included showing the proposed planting layout for Robbins Lane but not for OPH.</p> <p>Requests public domain and landscaping provisions included Schedule 3 addressing:</p>	<p>ILP.</p> <p>DCP Schedule 3 Section 4.1 (19–23). 4.1 (f).</p> <p>GML report 7.3.5 (2).</p> <p>AECOM Landscape and Visual Analysis report 2.2.3.</p>	<p>Schedule 3 already includes public domain and landscape provisions for Robbins Lane (Dawson Damer Drive) and Grahams Walk (Moore’s Prospect) in Section 4.1 Controls 19–23.</p> <p>The design intent of the revised landscape design is consistent with GML’s Heritage Conservation Strategies; however, the proposed planting layout is required from Hixson and should comply with the LMP.</p> <p>Further assessment by a landscape specialist is required to establish if the revised landscape design for Robbins Lane complies with Schedule 3 4.1 Control 19–20 and GML Policy 7.3.5 (2) ‘...new plantings should not compete with or mimic the historic plantings of the OPH garden.’</p> <p>The proposed revised landscape design should be subject to review</p>	<p>DoPI to \ to include reference to CMP with LMP in DCP or preferably SEPP.</p> <p>AECOM Landscape and Visual analysis report also needs to be referenced in DCP, or updated via a Landscape Master Plan</p>

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
	<ul style="list-style-type: none">• Oran Park and its surrounds.• Treatments for Robbins Lane (Dawson Damer Drive) and Grahams Walk (Moore's Prospect).		by the Heritage Branch and AECOM.	

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
68, Appendix 5, 11, 17	<p><u>Building Heights</u></p> <p>An assessment of the heritage response has been reviewed by Tropman & Tropman Architects in Appendix 5 and includes testing of building heights and view lines along numerous points around the heritage item.</p> <p>Tropman reviewed the 1000m² minimum lot size for the 'very low density' area, noting that the imposition of allotments this size encourages the construction of large houses up to 400m² under the provisions of the precinct package, which is inconsistent with the heritage objectives of the DCP.</p> <p>Hixson proposes an alternative approach to the development of built form surrounding OPH, designed and packaged as a single integrated development proposal.</p> <p>Hixson suggests a close-of-exhibition workshop to evolve development to controls, including all stakeholders, landowners, DoPI, Heritage Office and Council.</p> <p>Hixson requests the removal of 5m and 9m height limits and 12m height limits throughout.</p>	<p>DCP Schedule 3 Section 4.1 (7): <i>Residential development adjacent to OPH shall be visually subservient, lower density, single storey, appropriately landscaped and consistent with the built form controls in table 4.1.</i></p> <p>DCP Schedule 3 Section 4.1 (2): <i>Applications for subdivision and development within the broader Special Heritage Control Area (refer to figure 4.1) shall be generally consistent with the specific controls contained in this section (see below) and demonstrate no significant adverse impacts upon OPH.</i></p> <p>DCP Schedule 3 Section 4.1 Figure 4.2 identifies lots surrounding OPH as 'large lot residential'.</p> <p>GML report 7.3 Conservation Strategies.</p> <p>GML report Section 7.3.5 (5) 'buildings facing OPH to be no more than single storey'.</p> <p>GML report Section 7.3.1(8) <i>Use of larger lot subdivision (min 1000sqm) to surround the OPH allotment as a transition area of single storey houses designed to address OPH...</i></p> <p>SEPP Maps:</p> <p>Height of building map (5m limit in Special Heritage Control Area surrounding OPH).</p>	<p>The Dwelling Design Restrictions Surrounding OPH are generally consistent with the recommendations of the AECOM Landscape and Visual Analysis report.</p> <p>The DCP identifies the entire Special Heritage Control Area surrounding OPH as 'very low density' development limited to one storey. However GML only recommend that lots surrounding OPH be limited to one storey.</p> <p>The GML report does not identify a Special Heritage Control Area (this is identified in the AECOM report).</p> <p>Section 4.1 Figure 4.2 identifies the lots surrounding OPH as 'large lot residential', the SEPP Land Zoning Map identifies the area as 'low density residential' and the ILP 'very low density residential'. There is inconsistency in the zoning of the areas surrounding OPH.</p> <p>The restrictions to building heights for properties surrounding OPH is not only to retain key view lines, but also to retain the prominence of OPH as a local landmark.</p> <p>The Catherine Fields Precinct Landscape and Visual Analysis Report (AECOM) identifies historically important views and significant views in light of the existing topography. The 'large lots with low, contemporary single-</p>	<p>The GML agreed view lines (See Figure 2.2) are identified in AECOM Landscape and Visual Analysis report. These should have been copied into the Precinct Planning Report.</p> <p>Prefer to say view lines instead of corridors.</p> <p>AECOM recommends lots 750m², minimum subdivisions (no more than four separate subdivisions of the areas facing OPH curtilage minimum subdivision four houses) required to work effectively. Needs to be tested.</p> <p>Hixson to provide subdivision details (sections elevations) showing impact of 600m² lots in the vicinity of the OPH curtilage.</p> <p>Major change from intended larger lot precinct landscape; however, the average size in the wider area is 600m², now reducing further (eg Turner Road).</p> <p>Only allotments facing onto OPH curtilage are proposed to be larger.</p> <p>An integrated housing approach could be the alternative, with some additional criteria.</p> <p>A 12m building height throughout the precinct is not supported and would not be approved in the R2 zone.</p> <p>Photographs of the balloon tests regarding heights are not</p>

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		<p>Lot size map (1000m² minimum in Special Heritage Control Area surrounding OPH).</p> <p>Land Zoning Map (entire area zoned as low density residential).</p> <p>ILP (very low density residential in Special Heritage Control Area surrounding OPH).</p> <p>AECOM Landscape and Visual Analysis report Section 2.2.5: <i>special development controls need to apply to the area of residential development adjoining and within close proximity to the house (refer figure 12). The extent of this area needs to be sufficient to ensure that the visual dominance of the knoll and house will be maintained when viewed from other areas of the site, and from beyond the site. Development controls should include: large lots with low, contemporary single storey housing that exhibits sensitivity to the presence of OPH...</i></p> <p>2.2.5 Figure 12 indicates the same area as described as very low density in the ILP.</p>	<p>storey housing' are recommended to ensure visual dominance of the garden and house (2.2.5).</p> <p>The balloon testing of building heights in Appendix 5 shows a considerable difference in the visibility of buildings heights at 5m and 10m, and does not support the argument for an increase in building heights.</p> <p>The proposed revisions to the DCP, specifically the 1000m² lot sizes, should be subject to further discussion with AECOM, Council and the Heritage Council.</p>	<p>convincing. There is still potential to impact landscape context and enclose the OPH curtilage area with building density.</p>

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Appendix 5	<p><u>Significance of OPH</u></p> <p>The Tropman & Tropman report assesses OPH as primarily significant for its 1940s Georgian Revival design style, with a summary statement of significance as follows:</p> <p><i>The homestead is significant because of its siting, 1940s Georgian Revival design style and the landscaping and garden development.</i></p>	GML report 5.4.	<p>GML's statement of significance notes specifically that the 1940s period of development adds to the wider historical record of OPH, although it affected the intactness of the homestead.</p> <p>Its significance is a combination of each period. While the 1940s Georgian Revival changes are now very prominent, they are not its primary significance. The Dawson Damers re-introduced the Georgian Revival appearance extensively, and altered the authenticity of the place.</p>	The significance of this site is one of historic layering, both in its buildings and its cultural landscape.

4.0 Camden City Council Submission

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
1	<p><u>Inconsistencies in Planning Documents</u></p> <p>Council notes that there are inconsistencies between many of the background reports and studies for the precinct.</p>	<p>GML report.</p> <p>DCP.</p> <p>SEPP Maps.</p> <p>AECOM Landscape and Visual Analysis report.</p> <p>ILP.</p> <p>Precinct Planning Report.</p>	<p>GML also notes that there are inconsistencies between the GML report, AECOM Report, the Precinct Planning Report and the Heritage Provisions proposed in the DCP.</p> <p>Inconsistencies in identified views.</p> <p>Inconsistencies in zoning surrounding OPH curtilage.</p>	<p>The agreed view corridors are identified in AECOM Landscape and Visual Analysis report. These should have been copied into the Precinct Planning Report. Refer to Figure 2.2</p> <p>Agree view lines not 'corridors'.</p>
1	<p><u>Zoning and Land Use Flexibility</u></p> <p><i>Council requests that the Department continue</i></p>	ILP.	The 'very low density' area within the proposed SHR curtilage is	Requires testing to confirm changes to controls can achieve

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	<p><i>to discuss this matter with Council as part of the post exhibition work to be carried out.</i></p> <p><i>Council notes that the exhibited land zoning maps for Catherine Fields Part precinct show the majority of residential land as R2 Low Density Residential. In addition, specific zonings have been applied to the future parks/reserves and drainage land.</i></p> <p><i>It has been Council's experience that the use of the R1 General Residential zone in the Oran Park and Turner Road precincts, in conjunction with the ILP and DCP to inform the location of higher residential densities, has provided sufficient flexibility regarding the subdivision pattern and the location of various uses throughout the precincts. A more rigid zoning regime would have resulted in a significant number of planning proposals to enable the eventual subdivision pattern to be approved, creating significant delays in releasing residential land to the market. It is considered essential that the zoning regime allows for the subdivision layout to be 'ground truthed' during the development application process without the need for amendments to the SEPP via planning proposals.</i></p> <p><i>Notwithstanding the above, Council understands the need to provide certainty in the precinct and in particular one where there is a level of land fragmentation. The certainty provided by the proposed regime also ensures that the Contributions Plan is supported. Council looks forward to continue to discuss this matter with the Department through the post exhibition</i></p>	<p>SEPP maps. DCP.</p>	<p>proposed to retain the heritage significance of OPH in accordance with the 7.3 Heritage Conservation Strategies of the GML report.</p> <p>Due to its assessed State heritage significance, GML supports a 'more rigid' zoning process in the area within the proposed SHR curtilage of OPH, however, does not recommend the Special Heritage Control Area, which is also subject to rigid zoning. To be further discussed with DPI and AECOM.</p>	<p>the conservation objectives.</p>

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	<i>work.</i>			
10	<p><u>Land Use Control Tables Required</u></p> <p><i>a. There are no land use control tables for 'very low' and 'low-medium' density zones that surround the Oran Park House (OPH) lot. Council requests that the zoning of this area be reconsidered or uses be further controlled in the DCP having regard to the importance of the curtilage and the uses that should be carried out in such a sensitive area.</i></p>	<p>DCP Schedule 3 Section 4.1. Figure 4.2 identifies lots surrounding OPH as 'large lot residential'.</p> <p>SEPP Maps: Land Zoning Map (entire area zoned as low density residential). ILP (very low density residential in the Special Heritage Control Area surrounding OPH).</p>	<p>The draft ILP shows the area within and surrounding the OPH allotment as 'very low' and 'low-medium' density residential; however, the SEPP Land Zoning Map shows the area as 'low density residential zoning'.</p> <p>Section 4.1 Figure 4.2 identifies the lots surrounding OPH as 'large lot residential', the SEPP Land Zoning Map identifies the area as 'low density residential' and the ILP as 'very low density residential'.</p> <p>There is inconsistency in the zoning of the areas.</p> <p>Key controls for the very low density area are included in DCP Schedule 3 Section 4.1 Table 4.1.</p>	<p>Inconsistencies to be resolved with AECOM and DoPI.</p> <p>The inclusion of the 3 precinct heritage planning objectives these issues.</p>
11	<p><u>Revisions to the ILP</u></p> <p><i>b. Draft Indicative Layout Plan (ILP): The SHR curtilage should be plotted on the ILP to show the heritage sensitive area. Colours are too close to distinguish low and very low density. Fig 28 in the Precinct Planning Report is clearer.</i></p>	ILP.	Colours used on the ILP map should be revised to be more easily differentiated.	SHR curtilage is shown sufficiently in the DCP, but should also be mentioned in SEPP? Discuss with DPI. Refer to Figure 2.1.
11	<p><u>Camden Growth Centre Precincts DCP—Schedule 3</u></p> <p><i>a. Suggested minor hand written wording alterations are attached.</i></p>	DCP Schedule 3.	<p>Attachment is not included in documents supplied to GML by DoPI.</p> <p>Attachment requested from DoPI for GML review.</p>	GML didn't receive these notes.

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11	<p><u>Coach House</u></p> <p><i>b. Section 3.1—should make reference to potential archaeology in Coach House area.</i></p>	<p>DCP Schedule 3 Section 3.1. GML report Figure 4.1, 7.3.1(3), 7.4.6.</p>	<p>Potential archaeology is identified in the vicinity of the coach house in the GML report (See Figure 2.2). It is also located in the vicinity of OPH and along the 2 driveways.</p> <p>Section 3.1 and Section 4.1 (Development Surrounding Oran Park House) should include reference to the potential archaeology identified in Figure 4.1 of the GML HA report and refer to the policies identified in 7.4.6 of that report. Management of Areas of Historical Archaeological Potential in the Precinct.</p> <p>Recommended addition to DCP 3.1 objective (f) to manage the potential archaeological resources of the coach house and land in its vicinity.</p>	<p>Areas of archaeological potential should be included in Schedule 3 with standard provisions.</p>

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
11	<p><u>Key Views</u></p> <p><i>Fig 4-1: is missing figure number and title. The figure should indicate the views as per fig 16 in Precinct Planning Report as the controls require these views to be maintained. The figure should plot the OPH perimeter road.</i></p>	<p>DCP Schedule 3 Section 4.1. AECOM Landscape and Visual Analysis report Figure 9. GML report 7.3.2 and Figure 5.6. Planning Precinct Report Figure 16 ILP.</p>	<p>GML notes that the missing figure number and title is a formatting error, and included on the following page.</p> <p>While there is an indication of key views in Figure 4.1, GML agrees that the key historic views should be clearly identified. Furthermore, the views should reflect those shown in Figure 5.6 of the GML report and Figure 17 of the AECOM report, as opposed to Figure 16 of the Precinct Planning Report.</p> <p>The view corridors are consistent with the recommendations of the AECOM Landscape and Visual Analysis report. However, those shown in the AECOM report (Figure 17) are inconsistent with those identified in the GML report and the Planning Precinct Report, which identifies additional views.</p> <p>GML queries revisions to the key views in the Precinct Planning Report (Figure 16, p 67).</p>	<p>The agreed views are identified in AECOM Landscape and Visual Analysis report. These should have been copied into the Precinct Planning Report.</p> <p>Prefer to say view lines instead of corridors. Refer to Figure 2.1.</p>
11	<p><u>Oran Park House Quarter Concept</u></p> <p><i>e. Fig 4-2: is inconsistent with the ILP in the densities southeast of OPH (areas 6 and 7). It is considered that fig 4-2, being the detailed design, is correct and the ILP should be amended accordingly.</i></p>	<p>DCP Schedule 3 Figure 4.2 ILP.</p>	<p>The density shown in Area 7 of Figure 4.2 (low density residential) is inconsistent with the ILP, which shows this area as low-med density residential. Also, Area 8 is identified as 'large lot residential' in Figure 4.2 and 'very low density residential' in the ILP.</p> <p>GML recommends that Figure 4.2</p>	<p>DoPI to resolve.</p>

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			be revised to show Area 8 as 'very low density residential', and Area 7 be changed to Area 6 to be consistent with the ILP and DCP Schedule 3.	
11	<u>Minimum Lot Sizes in the 'very low density' area</u> <i>f. Fig 4-3: min lot width must be 31.25 to comply with 1000m² min lot area.</i>	DCP Schedule 3.	AECOM to review if the subdivision layout provides 1000m ² allotments.	AECOM to check sketch dimensions.
11	<u>Planting along Dawson Damer Drive</u> <i>g. Fig 4-6: should indicate the 1m high low planting described in Schedule 3, Section 4.1 Control 15.</i>	DCP Schedule 3, 4.1(15), Figure 4.6.	GML agree that Figure 4.6 should be amended accordingly and note potential archaeology issues here.	Map amendment.
11	<u>Moore's Prospect Driveway Provisions</u> <i>h. Fig 4-7: for clarity should cross reference the different precincts shown in Fig 17 in the Precinct Planning Report and/or description on pg. 50 of the Landscape and Visual Analysis Report.</i>	DCP Schedule 3 Figure 4.7, 4.1 (22–26). ILP. DoPI Precinct Planning Report Figure 17. AECOM Landscape and Visual Analysis report 2.2.5.	DCP Figure 4.7 should not cross reference to Figure 17 of the Precinct Planning Report as it has been revised in the ILP. The Controls 22–26 reflect the description on p 50 of the Landscape and Visual Analysis Report and do not need to be integrated into Figure 4.7. AECOM to confirm.	See previous comments regarding views. Refer to Figure 2.1.

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
11	<p><u>Recommendation for Arborist Assessment</u></p> <p>The following Heritage Recommendations are recommended for inclusion in the DCP:</p> <p><i>a. Confirmation that an arborist assessment will be carried out on the tree groups identified in figure 17 of the Planning Precinct Report and as recommended in 2.6 and 2.8.1 in the Landscape and Visual Analysis Report. A location plan and control to retain the groups of trees (if supported by the arborist report) are required in the DCP.</i></p>	<p>DCP Schedule 3.</p> <p>DoPI Precinct Planning Report Figure 17.</p> <p>AECOM Landscape and Visual Analysis report 2.6, 2.8.1.</p>	<p>GML agrees that this recommendation should be included in the DCP.</p>	
11	<p><u>Recommendations for Timing</u></p> <p><i>b. Confirm the time frame when outstanding reports are to be completed including the revised Conservation Management Plan, Building Maintenance Plan, Landscape Management Plan and Interpretation Strategy.</i></p>	<p>DCP Schedule 3.</p>	<p>GML agrees that this recommendation should be included in the DCP.</p>	<p>CMP, BMP, LMP and CMP should all be finalised and integrated for consistency within 12 months (May 2014).</p>
11	<p><u>Coach House Controls</u></p> <p><i>c. The GML Heritage Report (pg. 52) recommends a 10m setback to the coach house on all sides. The DCP recommends 4m. How was the lower setback decided upon?</i></p>	<p>DCP Schedule 3, 3.1(7).</p> <p>GML report 5.6.8.</p>	<p>The GML report requests a 10m setback from all surrounding development and full frontage to Western Road.</p> <p>GML recommends amending Control 3.1(7) according to GML Policy 5.6.8.</p>	<p>AECOM doesn't want the coach house too separated from other neighbourhood buildings.</p> <p>GML notes potential archaeology in this area and the need for a 10m curtilage surrounding the coach house, but that development is not prevented within the curtilage—just need to be alert to issues and adjust accordingly. Refer to Figure 2.2.</p> <p>Potential adjustments in road alignments to allow curtilage to north and south of coach house.</p> <p>Potential controls similar to integrated housing surrounding the OPH allotment for the coach house and neighbourhood centre.</p>

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
11	<u>Development Surrounding Oran Park House</u> <i>d. The GML Heritage Report (pg. 52) recommends a 10m setback from the silo to the new road. Confirmation that this is satisfied is required.</i>	DCP Schedule, Section 4.1, Figure 4.2. GML report 5.6.8.	GML recommends the inclusion of a new control under 4.1 regarding a 10m setback surrounding the silo, and indication of the setback in Figure 4.2.	Silo shouldn't be in public OS, but in a 10m curtilage within the OPH curtilage for management and conservation.
11	<u>Long-term Planting Framework Controls</u> <i>e. Section 4.1, Control 6 should make reference to the revised Conservation Management Plan and Landscape and Visual Analysis Report, by AECOM, dated 6 March 2012.</i>	DCP Schedule 3 4.1(6). GML report. AECOM Landscape and Visual Analysis report.	GML recommends that Control 6 should refer to the OPH CMP and LMP.	DoPI to include reference to CMP and LMP in DCP or SEPP. LMP not yet in public domain? AECOM Landscape and Visual Analysis Report to be referenced in DCP.
11	<u>Revision to Proposed Setbacks</u> Revision of the DCP to include the following recommendations of the AECOM Landscape and Visual Analysis report: <i>a. Recommends substantial setbacks on the 1000m² lots. Fig 4-3 indicates a 5m façade setback which is a standard residential setback and not considered substantial.</i>	DCP Schedule 3 Figure 4.3. AECOM Landscape and Visual Analysis report 2.2.2. GML 7.3.1(8).	Further revisions to be discussed with the Heritage Branch, Council, GML, DoPI and AECOM.	AECOM thinks 5m is too close for a 1000m ² block but could be okay for 650m ² —60% landscaped area (SEPP FSR). AECOM to demonstrate thorough testing.

Page No.	Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
12	<p><u>Fencing</u></p> <p><i>b. Recommends no front or side fencing to the 1000m² lots throughout the report so as to not obscure the important views of OPH along the historic driveways. However in the DCP—Section 4.1, Controls 5, 21 and 24 permits fencing designed by an urban designer or landscape architect. It is considered that Section 4.1, Control 5, points ii, v, vii and viii; and Controls 21 and 24 should be designed by a person with suitable heritage qualifications and experience.</i></p>	<p>DCP Schedule 3 4.1 (5, 21, 24). AECOM Landscape and Visual Analysis report. GML report 7.3.5 (5).</p>	<p>GML recommends no front fences on roads surrounding OPH in Policy 7.3.5 (5).</p> <p>GML to discuss amendments to provisions regarding fencing with AECOM.</p> <p>GML agrees that DCP Schedule 3 Section 4.1, Control 5, points (ii), (v), and (vii) and (viii); and Controls 21 and 24 should be revised accordingly.</p> <p>Note that DCP 4.1 (5) vi should also be amended to 'interpretation' instead of 'acknowledgement', and include European cultural heritage values. Remove grouping of interpretive signage with play equipment in (iv).</p>	<p>No front fencing of allotments surrounding the OPH curtilage. Remove from DCP Table 4.1.</p>
12	<p><u>Key Views</u></p> <p><i>d. Confirmation is required that the strategies described to retain the views in the design of the public domain will be carried out as outlined in recommendations 2.3.1, 2.4.1 and the Appendix.</i></p>	<p>DCP Schedule 3. AECOM Landscape and Visual Analysis report 2.3.1, 2.4.1. GML report 7.3.2.</p>	<p>Specific controls regarding the retention of key historic views should be included in the DCP Schedule in line with Policy 7.3.2 Cultural Landscape and referencing the Historic Views in the GML report.</p>	<p>The agreed views are identified in AECOM Landscape and Visual Analysis report. These should have been copied into the Precinct Planning Report.</p> <p>Prefer to say view lines instead of corridors. Refer to Figure 2.1.</p>

5.0 Heritage Council Meeting 2 May 2012

Key Issues Raised	Relevant Planning Documents	GML Response	Notes and Actions from Discussion with AECOM (15 March 2013)
Following exhibition of precinct plan, anticipate formal nomination of OPH for the SHR from owner.	Nomination under S33 of Heritage Act.	Reflect SHR curtilage in SEPP. Refer to Figure 2.1.	DPI to seek Hixson intention.
Owner to adequately conserve and prepare the house and garden to a level fit for use.	Draft CMP, LMP and BMP prepared. Heritage Agreement or Conditions of consent trigger in subdivision DA.	Scope of works to be submitted to the Heritage Branch for approval.	DPI to note in final ILP. Ensure CMP, BMP and LMP are completed by May 2014.
Consider impact of medium density on OPH and curtilage.	SEPP, ILP.	SHR curtilage 2 May needs to be included on the ILP and referenced in SEPP.	Proposed medium density now far more extensive than when HC saw ILP.
Careful treatment and conservation of original entry drive, ensuring driveways of adjacent lots don't disrupt approach from Cobbitty Road to OPH.	DCP and SHR.	DCP needs to include archaeological provisions in detail and refer to GML Figure 2.2.	DPI to include appropriate archaeological provisions for Figure 2.2 in DCP.
Consider configuration of community centre to ensure connection to OPH is respected.		Connection by visual links through open space.	DPI to include in final ILP.
Long-term future and viability of OPH.	Heritage Agreement or Conditions of consent trigger in subdivision DA.	HC actioning SHR.	
Approves SHR curtilage as proposed May 2012.	SEPP, DCP.	As DCP.	Refer to Figure 2.1.

6.0 Submissions from NSW Heritage Branch, 9 April 2013 and 8 May 2013

Key Issues Raised	Relevant Planning Documents	GML Response
<p>Concurs with assessment that OPH, gardens, outbuildings, silo, coach house outbuildings and associated driveways as being of State heritage significance and that appropriate curtilage is necessary to protect the heritage values of the site and retain the prominence of its location after the residential subdivision of the precinct has occurred, acknowledging the NSW Government's broader objectives of providing affordable housing.</p> <p>Recommends that the SHR heritage curtilage be adopted for the site (GML HA Figure 5.6- Figure 2.1 of this report). HB considers it inaccurate to identify the coach house and OPH as separate heritage items.</p>	Figure 2.6, Schedule 3 of DCP.	SHR curtilage is shown sufficiently in the DCP, but should also be mentioned in SEPP.
<p>Supports the draft ILP layout and zoning (with minimum lot size of 1500m²) directly surrounding OPH, noting land adjacent to OP Drive will be zoned low density residential.</p>	<p>SEPP—South West Growth Centre Lot Size Map.</p> <p>GML report Section 7.3.1(8) 'Use of larger lot subdivision (min 1000sqm) to surround the OPH allotment as a transition area of single storey houses designed to address OPH...'</p>	The area directly surrounding OPH is zoned for minimum lot size 1000m ² , not 1500m ² .
<p>Once OP listed on the SHR, Heritage Council will establish appropriate controls to facilitate residential housing around OPH and within the curtilage that will be sympathetic to its heritage values while retaining view lines and the historic prominence of the house in its setting, while satisfying the NSW Government's broader housing objectives.</p>	<p>DCP provisions, specifically: Schedule 3—3.1, 4.1.</p> <p>GML report 7.3 Conservation Strategies.</p>	GML supports an integrated development application process for items within the SHR curtilage, the key heritage planning principles to be included in the SEPP- e.g. retaining the prominence of OPH as a hilltop landmark, the cultural landscape and historic views.
<p>The Heritage Council will continue to progress the SHR listing with owners.</p>	SHR Listing SEPP	Add SHR curtilage to SEPP.

Key Issues Raised	Relevant Planning Documents	GML Response
The Heritage Branch supports the removal of the roads separating Oran Park House from the coach house and open space.	Amended Precinct Plan 1 May 2013	GML agrees.
Reduction of Lot size for OPH is considered acceptable due to road being located to the north of the site and in an area of lesser heritage significance.	Amended Precinct Plan 1 May 2013	GML agrees that reduction of ownership allotment size for OPH is possible, subject to testing the impact of closer and potentially higher development on views to OPH from OPH Town Centre.
The Heritage Branch would be happy to consider minor amendment to the heritage curtilage for the house...once the road layout for the precinct has been determined.	Amended Precinct Plan 1 May 2013	The negotiation of the final curtilage of the SHR boundary will be resolved by the owner and the Heritage Branch.
The Heritage Branch would prefer not to have a reduction in the very low density area (1000sqm of residential) of lots directly fronting OPH. As a site of state heritage significance it must be ensured that the surrounding development is sympathetic to its scale and landscape....intended to be dominant buildings in the rural landscape and the objective of the HB in listing OPH on the SHR is to maintain its setting as much as possible.	Amended Precinct Plan 1 May 2013	

