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Heritage Impact Statement

Hurlstone Agricultural High School (Hawkesbury), NSW

Local Heritage Place

**Prepared for NSW Department of Education
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Documentation control

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Cover image: North-eastern façade of HW Potts block (R5). (**Source:** Conrad Gargett)

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1.0 Authorship

This report has been prepared by Salman Muhammad, Heritage Consultant at Conrad Gargett and Michael Scott, Senior Heritage Architect and Senior Associate at Conrad Gargett.

Salman Muhammad holds M.Sc. in Conservation of Monuments and Sites from University of Leuven, Belgium (2004-06). He has an experience of over 17 years in heritage conservation in Australia, United Arab Emirates, Belgium, Pakistan and Tajikistan. He is a conservation architect by training and was associated for six years (2010-16) with Tourism and Culture Authority (TCA) in Abu Dhabi, UAE and eleven years (1999-2010) with the Geneva based Aga Khan Trust for Culture (AKTC) in conservation, planning, management, documentation and inventory of built heritage in Pakistan and Tajikistan. As part of heritage conservation trainings he attended ICCROM's courses in Norway (2006), Italy (2007) and Japan (2009). He is a regular presenter in ICOMOS CIPA symposiums and co-authored papers on the conservation and documentation of cultural heritage.

Michael Scott's Conservation Architecture qualifications are based on experience with highly regarded Conservation Architects and Heritage teams since the mid-1980s, including:

- Robert Riddel Architects – 1986 till 1992 and 2006 till 2012
- Brisbane City Council Heritage Unit under the leadership of Laurie Jones – 1992 till 2002
- Conrad Gargett still working with Robert Riddel, from 2012 on.

During these thirty plus years working in the area of Conservation Architecture, Michael has prepared documentation and reports for the full spectrum of conservation architectural work and enjoys a good working relationship with heritage and planning assessment officers at State and Local Government levels.

Michael has sat on Brisbane City Council's Independent Design Advisory Panel for Heritage issues, was Toowoomba Regional Council Heritage Advisor from 2011 till 2016 and provides Heritage advice to Queensland State Government and Brisbane City Council as a pre-qualified Heritage services provider.

2.0 Introduction & project overview

2.1 Introduction

This Heritage Impact Statement (HIS) has been prepared for the NSW Department of Education in response to a proposal for a new school – Hurlstone Agricultural High School (Hawkesbury) and assesses its impact on the Heritage Place – the Hawkesbury Agricultural College, now part of the University of Western Sydney, Hawkesbury Campus. The subject site for this proposal is located within the 1300 hectares of the Hawkesbury Agricultural College in north-western Sydney, Richmond, NSW (**Figure 1**), at 2 College Street, Richmond, Hawkesbury, NSW. The main entry to Hawkesbury Agricultural College is from College Street on the northeast off Bourke Street. The site is bordered by Blacktown Road to the northeast, Londonderry Road to the northwest and west and The Driftway to the south (**Figure 2**).

The Hawkesbury Agricultural College is now part of the Western Sydney University (WSU), Hawkesbury Campus which comprises many buildings of varying sizes, built at different times. Four buildings at the college site are listed as local heritage items in the schedule 5 - environment heritage - of the Hawkesbury Local Environmental Plan (HLEP 2012) of Hawkesbury City Council (**Figure 4**).

- Item I9; Administrative Block, Blacksmith Shop and Stable Square Building (**Figures 5 & 6**).
- Item I10; Grandstand

This development is proposed on open land located on the south-western side of Vines drive, over 100m from the nearest heritage listed item of the campus - Stable Square and separated from that complex by other buildings and mature landscape and therefore will have no impact on the buildings or settings of any heritage buildings of the Heritage Place as confirmed in this report. The proposed development comprises five modern buildings with varying sizes arranged in circular formation around a central linking ring structure.

This HIS has been prepared to best conservation architecture practice, following the guiding principles of Australia ICOMOS Burra Charter and the relevant NSW Heritage Office and Department of Urban Affairs & Planning guideline 'Statements of Heritage Impact' (1996, revised 2002). This report summarises the heritage values of the subject site, describes the proposal and assesses the impacts of the proposal on the heritage values of the Place. This assessment includes reference to the heritage conservation regulations of the City Council described in the *Hawkesbury Local Environmental Plan* (HLEP 2012). Under the HLEP 2012, any development on heritage sites and heritage conservation areas identified in schedule 5 of HLEP 2012 should be assessed to retain the heritage significance.

2.2 Planning considerations for the subject site

The site of Hawkesbury Agricultural College has two listed local Heritage Items. Both items are listed as item I9 and I10 on the schedule 5 of Environmental Heritage of Hawkesbury Local Environmental Plan (HLEP) 2012 (**figure 4**). The subject site is included in the SP1 zone (Special Activities) and is not zoned in height of the building map (**figures 2 & 3**).

Any development activity on the subject site requires prior planning approval from the Hawkesbury City Council.

2.3 Methodology

This HIS has been prepared to best conservation architecture practice, following the guiding principles of Australia ICOMOS Burra Charter and the relevant NSW Heritage Office and Department of Urban Affairs & Planning guideline 'Statements of Heritage Impact' (1996, revised 2002). This report summarises the heritage values of the subject site, describes the proposal and assesses the impacts of the proposal on the heritage values of the Place.

As the two heritage items on the subject site are included on the *Hawkesbury Local Environmental Plan 2012* (HLEP) as local heritage items this assessment includes reference to the local heritage regulations in that plan. Under the HLEP 2012, any development on listed heritage items and heritage conservation areas identified in schedule 5 of HLEP 2012 should be assessed to retain the heritage significance and in detail comply with the following provisions:

- Clause 5.10 (Heritage Conservation) of Hawkesbury Local Environmental Plan (LEP) 2012
- Chapter 10 (Heritage Conservation) of Part C – General Guidelines - of Hawkesbury Development Control Plan 2002 (HDCP)



Figure 1: 1946 aerial image of the Hawkesbury Campus and the proposed site for development (with heavy outline) and its surrounding context. (Source: Masterplan/UWS)



Figure 2: Aerial image of the over all Hawkesbury Campus and the proposed site for development (heavy outline filled in red). (Source: Jackson Teece Masterplan 2011/UWS)

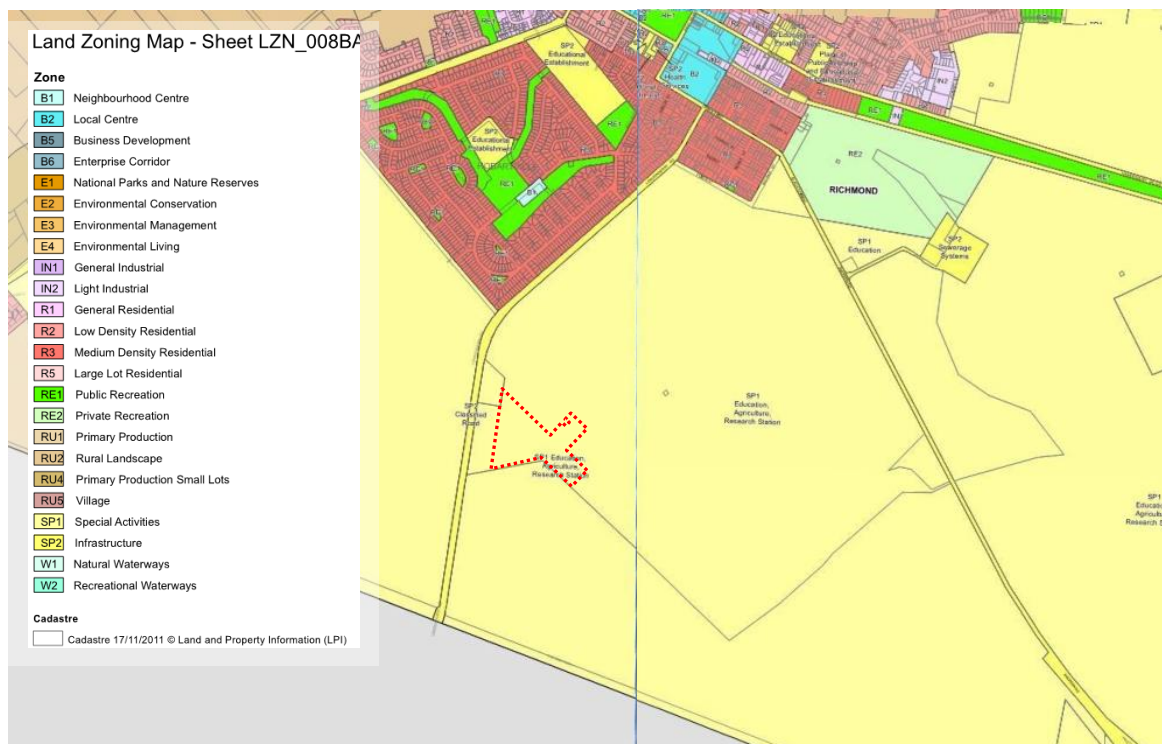


Figure 3: Zoning map for the immediate area showing the subject site – with heavy outline. Note that the subject site is zoned SP1 (*Special Activities*). (Source: NSW Government, Hawkesbury City Council)

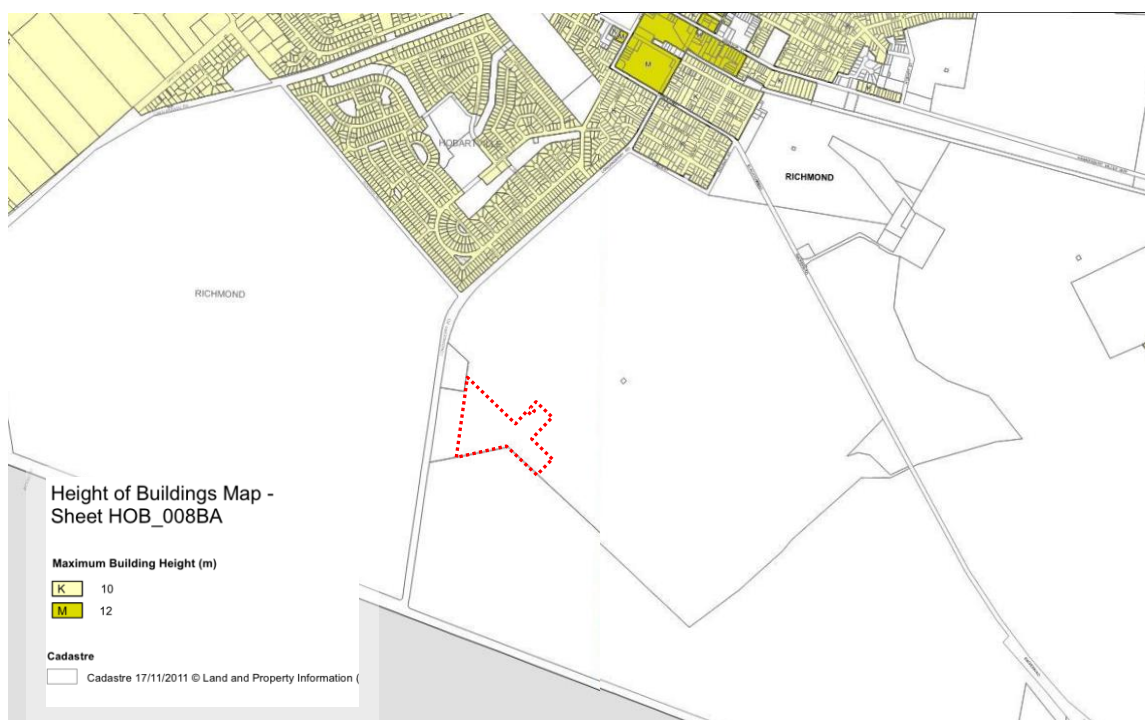


Figure 4: Height of building map for the immediate area showing the subject site - with red heavy outline. Note that the subject site is not included in the HOB zone. (Source: NSW Government, Hawkesbury City Council)

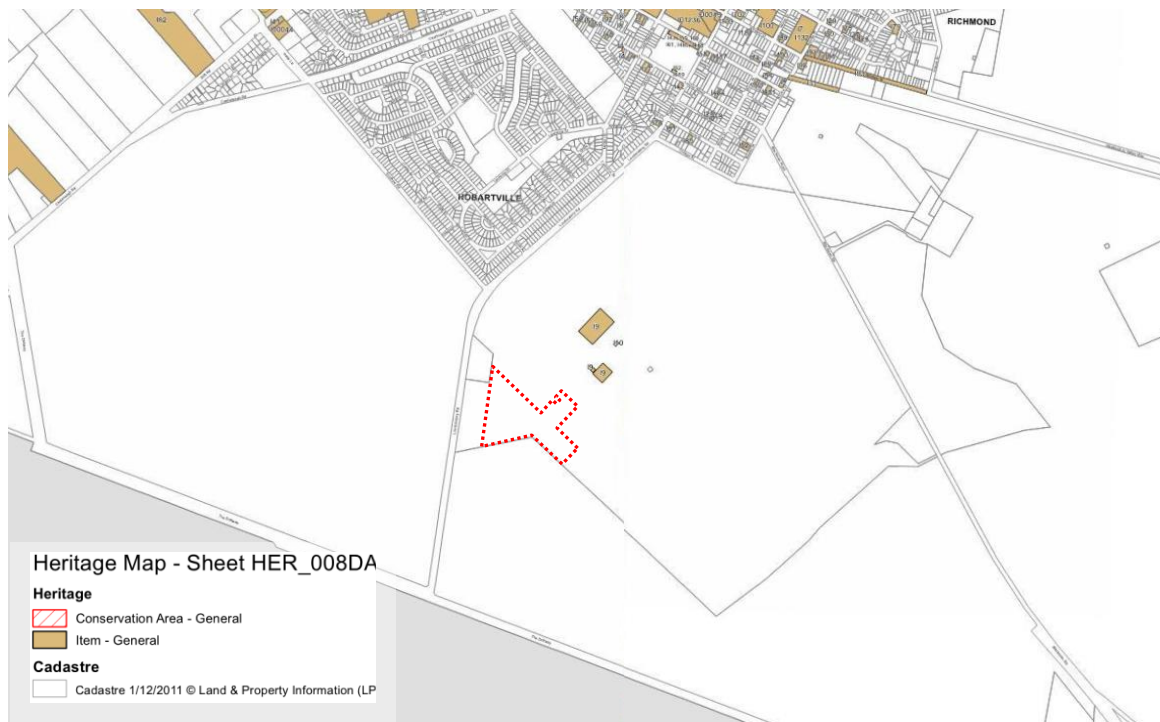


Figure 5: Heritage map for the immediate area showing the subject site – with red heavy outline and listed heritage items (I9 & I10). (Source: NSW Government, Hawkesbury City Council)

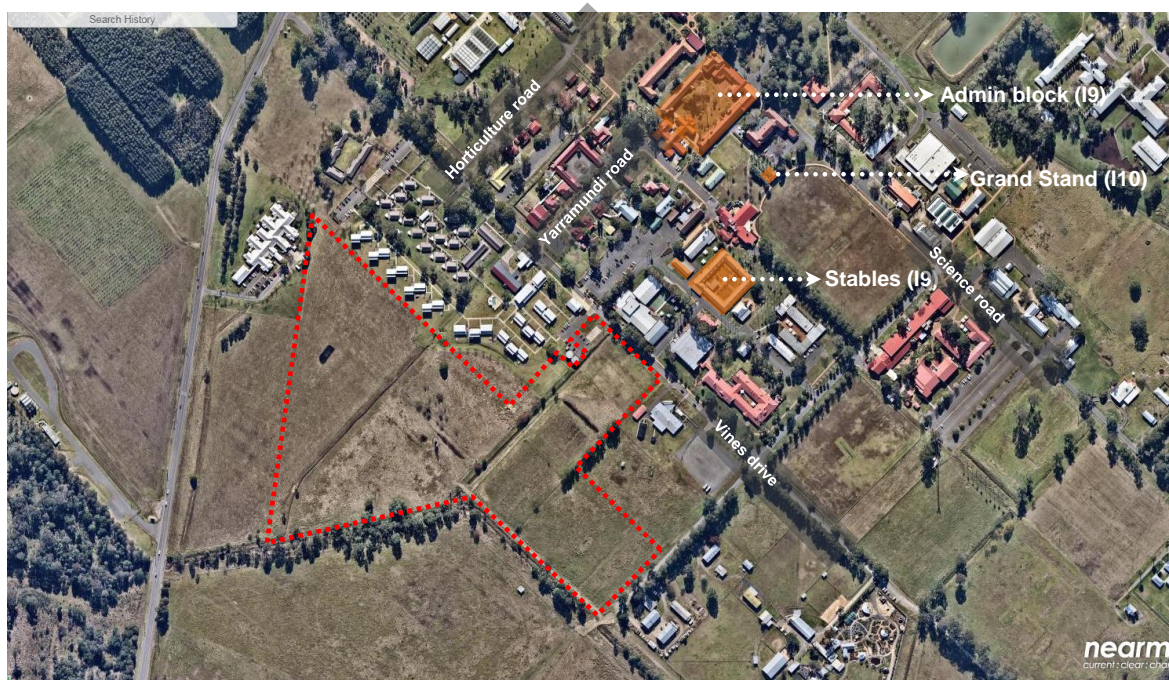


Figure 6: Current aerial image showing the significant listed heritage buildings (highlighted and labelled) in relation to the subject site - with red heavy outline. (Source: Nearmap/Conrad Gargett)

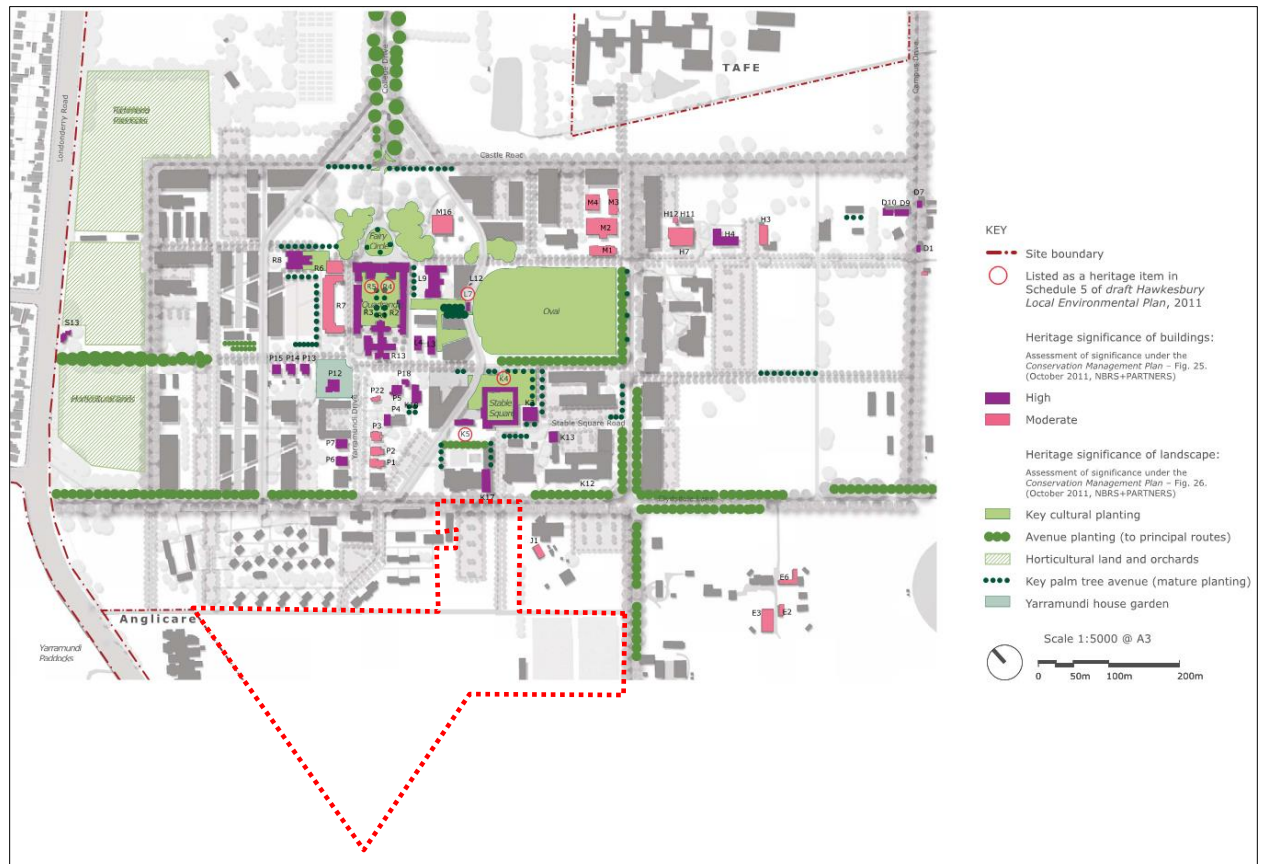


Figure 7: Key heritage components within the master plan of Hawkesbury Campus in relation to the subject site - with red heavy outline. (Source: Jackson Teece Masterplan 2011/UWS)

3.0 Understanding the heritage place

3.1 Brief history and description of the subject site

The following extract of history and description of **Hawkesbury Campus** is taken from the CMP prepared in 2011 by NBRSP+Partners:

Hawkesbury Agricultural College was founded in 1891 by the NSW Department of Agriculture. The College was originally based in Toxana House, Richmond. The foundation stone for the permanent College buildings was laid on the Ham Common site on 9 March 1895. The buildings were completed and occupied in 1896 when the stable square and Yarramundi House were also built. Brick accommodation wings were completed in 1907 for 200 male students. Numerous staff residences were also built across the campus.

The College rapidly expanded to become one of the leading training centres of agricultural education in Australia. The Memorial Hall was opened in 1928 and the Science Block in 1930. Further expansion took place after World War II with the construction of an Experimental Cannery in 1945, a Dairy Products building in 1948, a new accommodation block in 1949, and the War Memorial Library, in 1954. The the Animal Husbandry and Dairy Research buildings were completed in the 1960s.

The campus underwent substantial change in the 1970s when the Hawkesbury Agricultural College became a College of Advanced Education (CAE). It severed its connection with the NSW Department of Agriculture in 1975. New buildings completed in the 1970s include the Resources Centre, Administration Building, Field Services Unit, Doman Hall, Biology and Plant Science Building and Alexander Bruce Hall. Coinciding with the transition to a CAE, Principal Swain was responsible for the diversification of the College away from agriculturally based courses. Simultaneously, the College admitted female students and removed the residential requirements for all students.

In 1989, the University of Western Sydney was established and Hawkesbury Agriculture College became part of a federated university system. By this time, the University of Western Sydney Hawkesbury Campus offered undergraduate and graduate education in food and environmental science, property management, development and valuation, nursing and community studies; agriculture and horticulture.

In 2001, the University of Western Sydney, Hawkesbury became a campus with over 3000 students. Undergraduate and graduate courses offered at the campus include tourism, agriculture and horticulture, animal sciences, food technology, general sciences, nursing, forensic science, business, medical science and nanotechnology. To support the modern educational environment of the campus, several older buildings were converted to new uses, upgraded, renovated, and in some instances, demolished. Some new buildings were completed, including the Food Services Unit, extensions to the Resources Centre with a new Business and Computing Centre, Sir William Vines Villas and a Conference Centre.

Description of Hawkesbury Campus

The UWS Hawkesbury Campus at Richmond, comprises administrative, educational and residential buildings, farming structures, agricultural landscapes, infrastructure, and farming equipment have been adapted to form a UWS multi-disciplinary campus. Buildings on the campus reflects the various stylistic phases - ranging from Federation style buildings designed by the office of WL Vernon, Government Architect, to Interwar Californian bungalows, Post-War buildings associated with Government Architect, Farmer and late-twentieth century modernism and early twenty-first century adaptive reuse of earlier buildings. The campus has a predominance of vernacular style, utilitarian farm construction.

The UWS Hawkesbury Campus comprises a two-storey administrative quadrangle and single-storey educational and vernacular farm buildings, student and staff residences set within rural, open-space.

The cultural landscape setting comprises open space of paddocks supporting crops, grazing and farm production and experimentation and recreational areas, interlocked by road networks, farm and cultural plantings, including tree-lined drives and groves. The farming lands are a remnant of former orchards, piggery, dairy, apiary and equine.

Administrative Block (Main Quadrangle with buildings R1, R2, R3, R4 and R5)

Located in the precinct R of the campus, the main quadrangle designated as heritage item 9 (administrative block) comprised of buildings R1, R2, R3, R4 and R5. This block of buildings represents the earliest phase of development at the Hawkesbury Agricultural College. It is assessed as having high heritage significance.

The foundation stone of the HAC was laid by the Hon. Sydney Smith, Minister for Agriculture, on 9 March 1895.



Figure 8: View of the Administrative block (I9), Thompson block and Quadrangle, 1912. (Source: CMP/UWS)

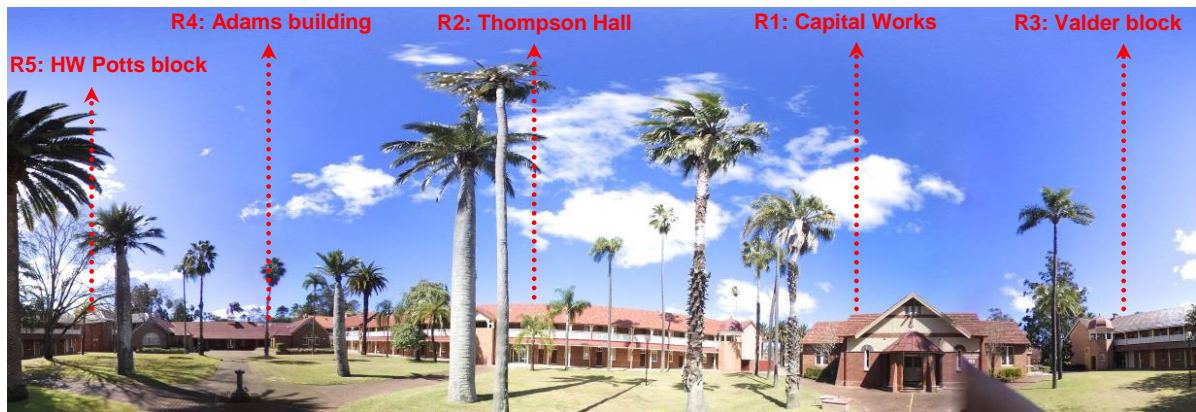


Figure 9: 360 panoramic view of the heritage building around quadrangle. (Source: Conrad Gargett)

Building R1 (Capital works and facilities)

The dining hall was built in 1895 and the kitchen block was completed by mid-1896. The dining hall and kitchens were extended in 1906 in conjunction with the construction of additional dormitory blocks. Additional rooms for bacon curing, salting and drying rooms were built at the kitchen in 1910.



Figures 10 & 11: Recent views of R1 from quadrangle. Eastern façade (left) and northern facade (right). (Source: Conrad Gargett)

Building R2 (Thompson Hall Block)

Construction of Block F, otherwise known as the eastern wing of the administration building, commenced in 1904 and was completed in 1905. Block A, the western wing, was also completed in 1905. In 1948, when construction commenced on a new residential accommodation block Southee (R07), wings of both Valder and Thompson halls were demolished adjoining the dining room and kitchen block, originally labelled Blocks C and D respectively. The building underwent major renovations and refurbishment in 1959/60. In 1971, the Department of Public Works prepared plans for the renovations of Thompson Block.



Figures 12 & 13: View of quadrangle with R2 (left, undated) and a recent view (right). (Source: CMP/UWS Archives & Conrad Gargett)

Building R3 (Valder Block)

2 storey building constructed from face cavity brick walls & concrete slab floors, timber roof structure with large strutted expressed eaves, timber lined. Pitched gable/hip roof with Marseille pattern tiles and a 2 storey timber verandah with timber boarded awnings to ground level. External balcony access to upper floor. Lead clad turreted roof to face brick clad tower housing an external timber stair element with discrete window elements. Generally timber double hung multi-pane sash windows and doors with coloured glass panels.

The building underwent major renovations/refurbishment in the 1950s. In 1986, Southee residential hall was extensively refurbished and renovated.



Figures 14 & 15: View of quadrangle in 1917 with former kitchen R3 and Valder block R3 (left) and a recent view of R3 (right). (Source: CMP/UWS Archives & Conrad Gargett)

Building R4 (Adams Building)

Symmetrical "U" shaped floor plan, single storey building with face cavity brick walls, timber framed roof construction and a front verandah supported on masonry columns facing main University entrance gates and the Fairy Circle. The high pitched roof has iron sheeting with ventilators to all four gable ends. Timber multi-pane sash windows and doors. Principal gable roof forms, lower pitched verandahs to perimeter on masonry columns and hip roofed porches to southwest, facing the Quadrangle. Diocletian arched openings to gable ends, bell-tower to centre and principal roof ridge. Brick buttresses are evident on both wings to front and rear of building and lined eaves and verandahs are both timber boarded and A.C. batten sheathed. A Discovery Centre has been added to rear of the building.



Figures 16 & 17: Looking south from north in 1920's (left) and a recent view of north-eastern façade of R4 (right) (Source: CMP/UWS Archives & Conrad Gargett)

Building R5 (HW Potts Block)

Block A, the western wing of the Administration Building, was completed in 1905. Block A was officially named after HW Potts, Principal 1902-20. The building underwent major renovations and refurbishment in the later 1950s and early 1960s. The building was used as student accommodation until 1974 when the School of Management (later Faculty of Business) moved into Potts Block and it became staff offices. Further repairs to the building were undertaken in 1984. The building was renovated in 1987 when the Faculty of Business was moved into Doman Building.



Figures 18 & 19: Southern corner looking east in 1910-12 (left) and the recent view (right) of R5. (Source: CMP/UWS Archives & Conrad Gargett)

Blacksmith Shop (K5)

Single-storey Flemish Garden Wall bond face brick (painted) building with Dutch-hipped roof of corrugated galvanized sheeting with timber louvres in gablette and skylights. Timber-framed windows with timber panels to lower portion. Two pairs of timber doors. Verandah addition on Northeast Elevation. There is a close relationship with the Stable.

Adam Brooks, College Foreman Carpenter, supervised the erection of a brick blacksmith's shop in 1897-98 which contained three forges and equipment necessary for work on the College farm and student instruction in general smith's work. When a wheelwright was appointed to the College in 1913 the Blacksmith's Shop was extended. It was used as a maintenance shop and teaching shop for many years. The shop is equipped with a full range of swages, fullers, hot and cold sets, swage block, anvil and forge. Alterations to the building were undertaken by Phillip Cox & Partners in 1979.



Figures 20 & 21: Old view north-eastern façade (left) and a recent view (right) of Blacksmith Shop. (Source: CMP & Conrad Gargett)

Stable Square (K4)

Planned as a single-storey timber-framed quadrangle structure surrounding a paved courtyard. All walls are clad in timber boarding with some walls constructed in brickwork many walls are later additions after use as stable ceased. Timber framed windows are timber-louvered on the lower pane. Corrugated Colorbond sheeting to gabled roof. Arched openings over entries to courtyard.

Dating to 1895 and designed by Colonial Architect Walter Vernon. Much of the building was rebuilt by student labour after a fire in April 1896 under the supervision of Adam Brooks, College Foreman Carpenter. The stables were enlarged in 1899 to incorporate an additional five loose boxes and three stalls. A percheron stud was established in 1945.

At the beginning of the 1950s at least two of the bays were used as bulk storage by the foreman carpenter. During 1953-55 the College replaced horses with tractors, thereby changing the use of the Stable Square complex. The College Union and Old Boys' Union joined forces in 1978 to raise funds for the maintenance and adaptation of the building for the College Union. The alterations/renovations were designed and supervised by Phillip Cox & Partners in 1979. Work commenced in 1980 on the first stage of restoration and renovation of the complex as a Student Union. Stage I of the Stables Square redevelopment was officially opened on 23 August 1981. A student bar area was opened in Stable Square in 1983. The bell was donated by 3rd year students

also in 1983. The bar was given a “facelift” in 1988 including construction of toilets on the southern side, minor renovations to the floor and walls and painting.



Figure 22: View of the stables (I9), undated. (Source: CMP/SLNSW)



Figures 23 & 24: Views of stable from north (left) and north-east (right). (Source: Conrad Gargett)

Grandstand (L7)

Base of the stand, formerly changes rooms, is constructed in patent cast concrete blocks (rock-faced) on concrete slab with timber-framed casement windows (later additions). The stand is timber framed with timber boarding and lined ceiling with original timber benches mounted to raked flooring. Hipped bell-cast shaped roof is finished with terracotta Marseilles tiles and gutters.

Recreation ground, two practice pitches (for cricket) and one match wicket were formed on this site in 1900. The sports oval was originally laid out for rugby union and general field events. The Old Boys’ Union raised funds for the construction of the Grandstand in 1912. The turf wickets, located between the two football fields, were completed in October 1930 together with the scoreboard. The College Scoring Board was officially opened in March 1933.

The grandstand underwent refurbishment in 1986. In 2009, the University’s Capital Works and Facilities (CWF) undertook to restore and repair the grandstand. It was reopened by the Provost in a ceremony at the end of 2009.



Figures 25 & 26: View of grandstand (L7) from north (left) and a recent view from south (right). (Source: CMP & Conrad Gargett)

3.2 Cultural heritage significance of the site

The following extract of the Statement of Significance of **Hawkesbury Campus** is taken from the Office of Environment and Heritage of NSW Government web site:

Founded in 1889, with 1360 ha. Of associated farmland, to instruct students in agriculture. The range of main buildings was designed by the Govt. Architect's office under Walter Liberty Vernon, and built after 1895. The red brick buildings fronted by wide green lawns and bordered by large trees form an attractive institution. Even more Edwardian, with its panoply of tall Pacific Island palms, is the impressively large wooden stable quadrangle. Approximately 16metres square, it housed the draught horses used in farming. First built in 1896, two wings were rebuilt in 1906 after a fire. (Helen Proudfoot, Exploring Sydney's West, 1987 (National Trust, 1976) Horticulturist and garden designer William Guilfoyle designed the Hawkesbury Agricultural College grounds, on/after a visit there (c.1890s) - which makes these rare in NSW, as most of his work is in Victoria. (Proudfoot, 1989, amended Read, S., 2006).

Additionally, in 2011 NBRSP+Partners compiled the conservation management plan (CMP) of Hawkesbury Campus and here is the extract of the statement of cultural significance:

The UWS Hawkesbury Campus, Richmond, formerly Hawkesbury Agricultural College, is a place of cultural significance at State level for historic, aesthetic, technical/research and social values. The UWS Hawkesbury Campus comprises a reasonably intact complex of historic fabric from NSW's first agricultural college dating from 1891 to 1989. Administrative, educational and residential buildings, farming structures, agricultural landscapes, infrastructure, and farming equipment have been adapted to form a UWS multi-disciplinary campus.

The UWS Hawkesbury Campus has high historic significance at State level for being founded in 1891 by the NSW Department of Agriculture, as the Hawkesbury Agricultural College. It is rare for being the first agricultural training college in NSW to be established in the late nineteenth century, as part of a world-wide movement to provide training in the science of farming. The former Hawkesbury Agricultural College, owned and managed by the Department of Agriculture until 1976, made a significant contribution to NSW's advancement in agricultural practices, technological development and productivity. The college provided significant training and research in production of dairy cattle, pigs, poultry, pastures, field crops, fruit and grain.

The UWS Hawkesbury Campus has high aesthetic significance at local level associated with its setting as an educational precinct comprising a two-storey administrative quadrangle and single-storey educational and vernacular farm buildings, student and staff residences set within rural, open-space. The open space cultural landscape setting of paddocks supporting crops, grazing and farm production and experimentation and recreational areas, interlocked by road networks, farm and cultural plantings including tree-lined drives and groves have associations with the educational role of the place. The farming lands are a remnant of former orchards, piggery, dairy, apiary and equine.

The early principal buildings set around a quadrangle were designed under the direction of WL Vernon, Government Architect. Other stylistically significant buildings include student residential blocks, the college principal's cottage of "Yarramundi, and housing for the registrar, masters, teachers, officers and staff. The buildings and farmland have significance as an educational and training place and the evolution of rural industrial technologies. The complex of modified structures - including stables, blacksmith's shop, barns, sheds, lecture rooms, laboratories, fences, mature cultural plantings, grandstand and recreational grounds - provides an understanding of the former use of the campus and its evolution.

The UWS Hawkesbury Campus has moderate technical/research significance at State level for its association with the potential to yield substantial technical and archaeological information about the practice of agriculture in NSW and those who worked and studied there. As an important reference site, it provides evidence of past technologies at a representative and possibly rare level. The place provides a useful research and educational role in understanding our agricultural heritage.

The UWS Hawkesbury Campus has high social significance at State level for the esteem in which it is held by groups within the agricultural community of NSW who trained and worked at the Hawkesbury Agricultural College, an institute of high repute responsible for the development of agricultural industries in NSW.

4.0 Proposed development work

4.1 Proposal

The scope of the proposed work includes the following:

- The site for the proposed five new buildings, for the Hurlstone Agricultural High School (Hawkesbury) is open land located on the south-western side the Vines Drive at the WSU Hawkesbury Campus (**Figures 27 - 29**).
- Four buildings (B1, B2, B3 and B4) are arranged in a circular formation around a central circular connecting ring structure (B5) which would provide a covered circulation to all buildings (**Figure 32**). Access from Vines Drive to this central circular ring is provided via an entry spine going through the single storey administration building (B1). (**Figures 29 & 30**).
- Building 1 is a single storey administration building, building 2 is three-storeys and will provide library and learning spaces, building 3 is a three-storey building and will provide laboratory, workshops and learning spaces and building 4 is single storey sports and performance unit (**Figures 29 - 33**).
- No works are proposed to any of the locally listed heritage items including the Administrative Block, Blacksmith Shop and Stable Square as I9 and Grandstand as I10 and the rest of the significant heritage buildings at the Campus. (**Figures 6 & 7**).
- The overall height of the proposed buildings is within the limits of council's guideline in LEP (**Figures 3 & 4**). As the proposed new development is not close to any heritage listed buildings it will not impact on the setting and views of these buildings.
- None of the proposed new building is close to heritage buildings therefore it will not impact on the setting of heritage buildings at the campus. The closest listed heritage building (stables square) is more that 110 meter away from the north-eastern boundary of the proposed site (**Figure 27**).
- The two proposed buildings (B2 and B3) closest to the southern boundary are well setback and will not affect the mature trees lining the existing open drain running outside this boundary – the mature trees are part of the Shales Plains Woodland. The setback of the proposed buidlings also complies with separation distances from an established fire source feature. All trees and the existing open drain running outside the southern boundary are unaffected by the proposed work (**Figures 28 & 29**).
- The open drain within the subject site, running southwest from Vines Drive will be retained (**Figure 27**). It will be housed in concrete box culverts or reinforced concrete pipes where it runs under the two new buildings (B3 and B4). The rest of the drain will continue to operate as a type of dry creek bed before becoming an enclosed drain under the buildings. The drain will be re-modelled with a rock base finish to give it a dry creek appearance.



Figure 27: View of the subject site looking northeast. Note the buildings of university campus are visible in the background (on north-eastern side of Vines Drive) and the open drain towards left. The closest listed heritage building - Stable Square (marked & labelled) is more that 110 meters away from the north-eastern boundary of the proposed site. (**Source:** Conrad Gargett)



Figure 28: View of the subject site looking southeast near the southern boundary (on right). Note the trees on the right of this image line the open drain outside this boundary of the site. (Source: Conrad Gargett)

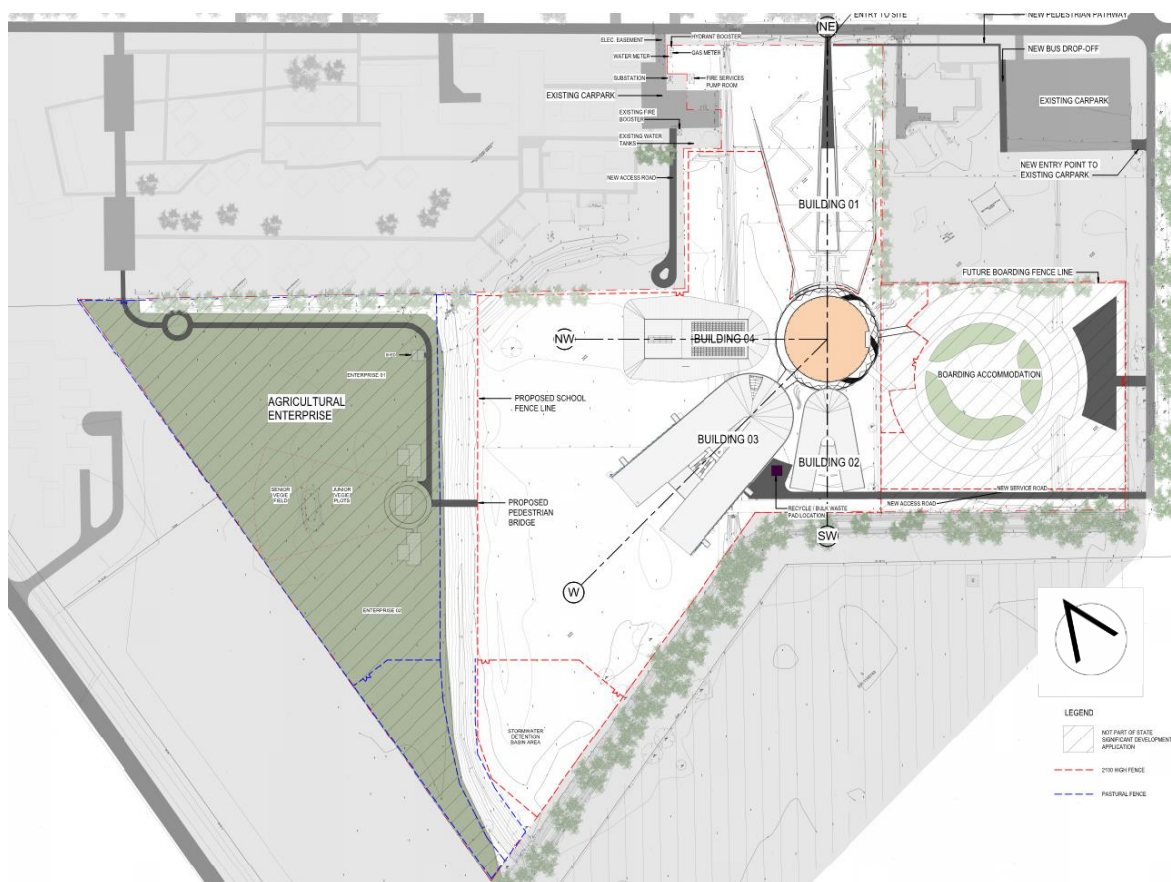


Figure 29: Proposed site plan of the School. Note: Main entry to Building 01 aligns with entry and roadway linking this site to Stable Square. (Source: Conrad Gargett)

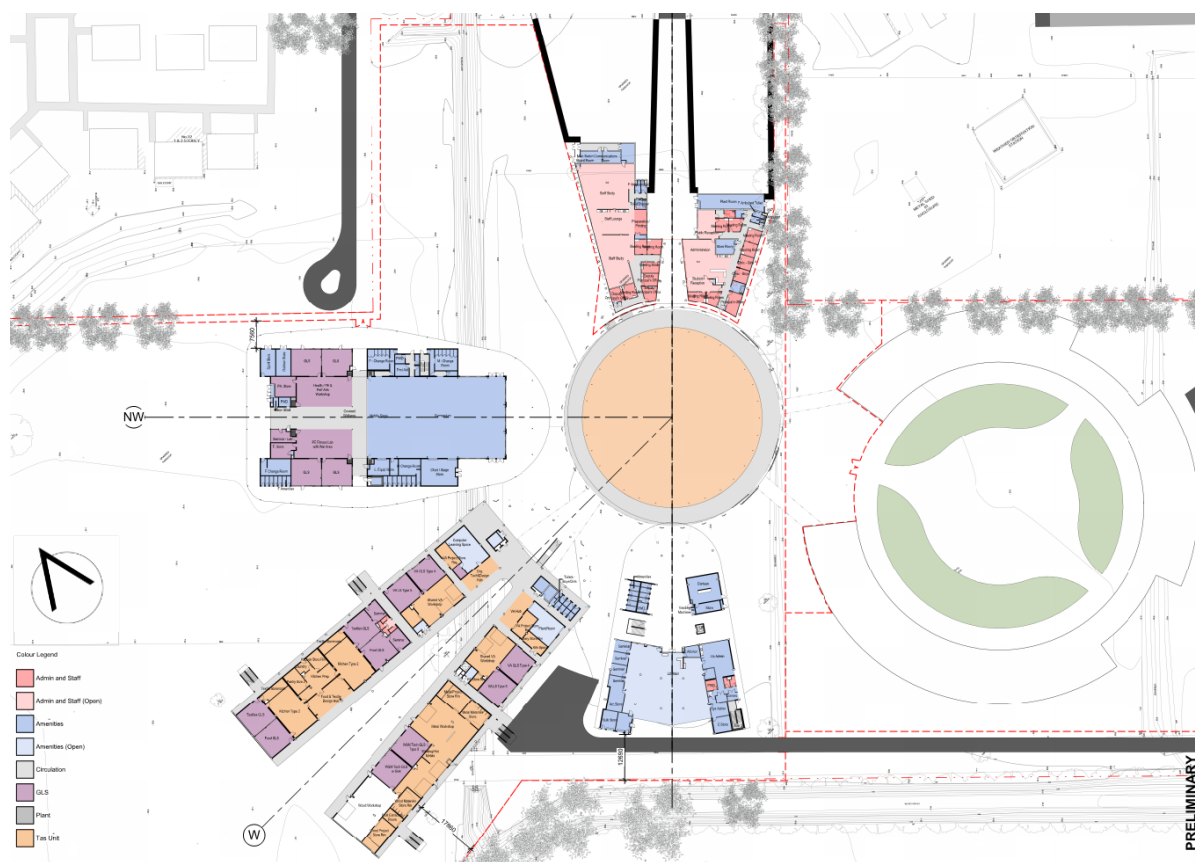


Figure 30: Ground floor plan of the proposed school (Source: Conrad Gargett)

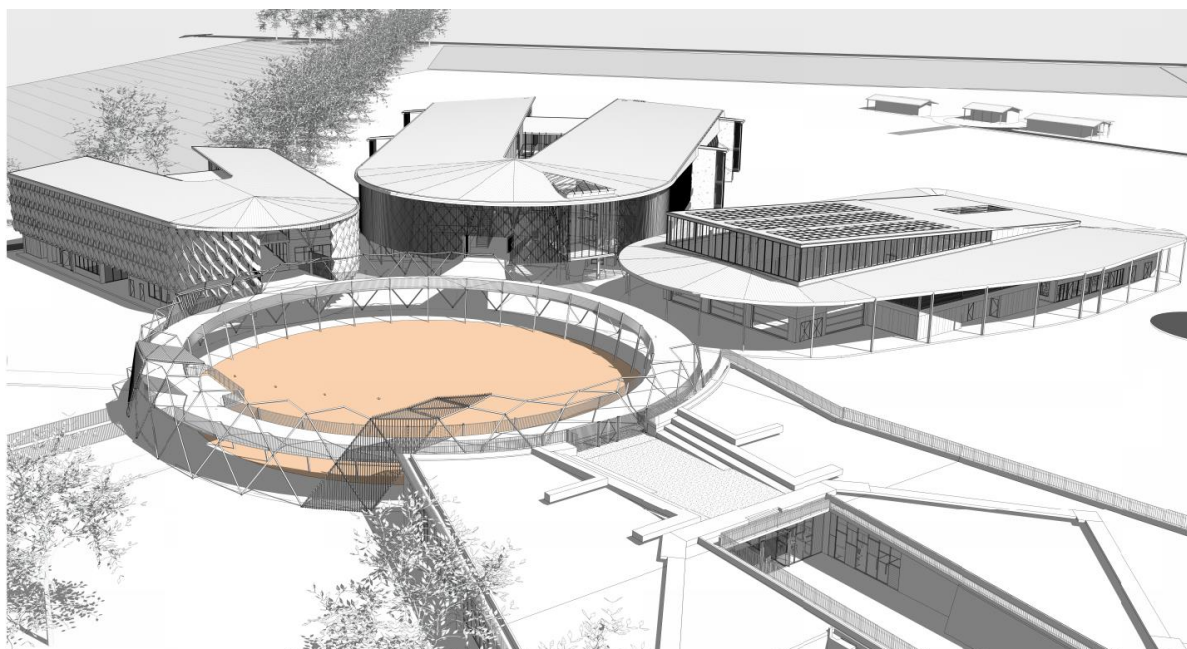


Figure 31: 3D view of the proposed school looking west. (Source: Conrad Gargett)



Figure 32: 3D view of the proposed school looking southwest. (Source: Conrad Gargett)

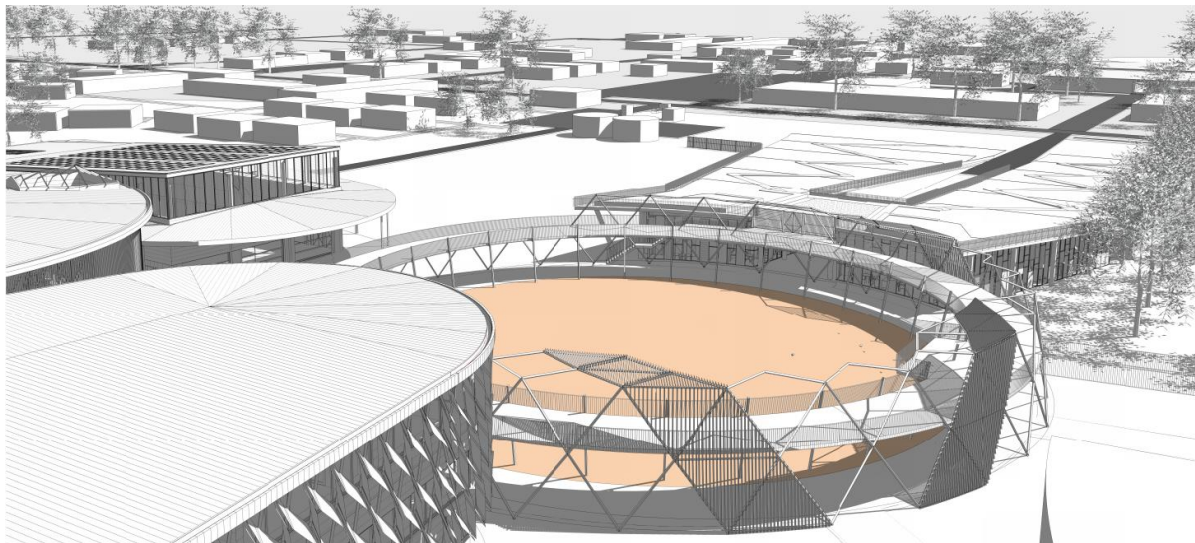


Figure 33: 3D view of the proposed school looking north. (Source: Conrad Gargett)



Figure 34: Plan detail showing setback from southern boundary with significant mature trees to southern (outside) of school site boundary.

5.0 Assessment of heritage impact

5.1 Assessment against the Local Environment Plan 2012 (LEP) and the general conservation controls of Hawkesbury Development Control Plan 2002

Under the provisions of HLEP 2012 the subject site is zoned SP1 which is Special Activities.

Under the General Guidelines (Part C) of *Hawkesbury Development Control Plan 2002*, Chapter 10 on Heritage Conservation is the applicable guideline document in assessing the impact of the new development on a local heritage item. Hawkesbury City Council will ensure that, through these controls new development on a local heritage item in Hawkesbury should not impact the heritage significance of site. The relevant control guidelines and response are listed below:

Hawkesbury Local Environmental Plan (LEP) 2012	
Controls	Response
<p>5.10 Heritage conservation</p> <p>The objectives of this clause are as follows:</p> <p>(a) to conserve the environmental heritage of Hawkesbury,</p> <p>(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</p> <p>(c) to conserve archaeological sites,</p> <p>(d) to conserve Aboriginal objects and Aboriginal places of heritage significance.</p>	<ul style="list-style-type: none"> • The new development will provide a group of 5 buildings on the south-western side the Vines Drive. Four buildings (B1, B2, B3 and B4) are arranged in a circular formation around a central circular ring (B5) which would provide a covered circulation to other four buildings (Figure 31). • No works are proposed to any of locally listed heritage items at the Campus (Figures 6 & 7). • The proposed new development will not detrimentally impact on the views to any of the heritage listed buildings.
Hawkesbury Development Control Plan – Chapter 10 on Heritage Conservation	
Controls	Response
<p>a. <u>Where development is proposed on land adjacent to or within the vicinity of a heritage item or a heritage conservation area the following should be taken into consideration to ensure that it will complement the identified significance or setting of the heritage item or the heritage conservation area:</u></p> <p>b. The character, siting, bulk, scale, height and external appearance of the development.</p>	<ul style="list-style-type: none"> • The proposed development is proposed on open land located on the south-western side of Vines drive. New development is divided into five structures broken down in varying sizes and arranged in circular formation around a central connecting ring structure which will provide a covered entry and circulation to the school buildings. The overall height of the proposed buildings is within the limits of council's guideline in LEP. In terms of appearance and façade treatment all buildings look new and contemporary. • No works are proposed to the local listed significant heritage buildings in LEP and the significant heritage buildings identified in the CMP at the subject site (Figures 6 & 7).
<p>c. The visual relationship between the proposed development and the heritage item or conservation area.</p>	<ul style="list-style-type: none"> • None of the proposed new buildings are close to heritage buildings therefore will not impact visually on the existing setting of heritage buildings at the campus. The closest listed heritage building is more that 110 meter away from the northern boundary of the proposed site.
<p>d. The potential for overshadowing of the adjacent heritage item or any building within a heritage conservation area.</p>	<ul style="list-style-type: none"> • As the new development is located well away from the heritage buildings on open land it would not cause any overshadowing of neighbouring buildings. The closest listed heritage building is more that 110 meter away from the northern boundary of the proposed site.
<p>e. The colours and textures of materials proposed to be used in the development.</p>	N/A
<p>f. The landscaping and fencing of the proposed development. Allowance for suitable deep rooted landscaping such as trees in important in conservation areas and adjacent to heritage items.</p>	<ul style="list-style-type: none"> • All trees and an existing open drain running along outside the southern boundary are unaffected by this proposal. The open drain running southwest from Vines Drive would be retained and re-modelled with a rock base finish. Drainage will be housed in concrete box culverts or reinforced concrete pipes where it runs under the two new buildings (B3 and B4) (Figure 29).
<p>g. The location of car parking spaces and access ways into the development.</p>	<ul style="list-style-type: none"> • Public access from Vines Drive is provided via the main entry spine going through the single storey administration building (B1) (Figure 29).

h. The impact of any proposed advertising signs or structures.	N/A
i. The maintenance of the existing streetscape, where the particular streetscape has significance to the heritage item.	<ul style="list-style-type: none"> As the new development is proposed on open land located on the southwest side of Vines drive well away from heritage buildings none of the streetscapes within the Hawkesbury Campus are impacted.
j. The impact the proposed use shall consider the amenity of the heritage item.	N/A
k. The effect the construction phase will have on the wellbeing of a heritage item.	<ul style="list-style-type: none"> As the new development is proposed on open land located on the southwest side of Vines drive and well away from heritage buildings no impact will occur on the wellbeing of any heritage item during the construction phase.
l. Avoid making a replica of a heritage building for infill development.	<ul style="list-style-type: none"> The contemporary look of the proposed buildings will satisfy good conservation/design practice that the new buildings are distinguished from heritage buildings (Figures 31 & 32).
m. Development should retain and enhance any significant views to and from the heritage item or heritage conservation area.	<ul style="list-style-type: none"> As the new development is located well away from the heritage buildings on open land it would not impact on the views to and from the heritage buildings and landscape features. The new school buildings will be appropriately linked to Stable Square via the alignment of the main entry.
n. New development adjoin or adjacent to a heritage item should avoid incorporating large unbroken wall areas.	N/A

6.0 Conclusion

The heritage significance of listed heritage items and the other significant buildings at the Hawkesbury Agricultural College would not be impacted by the proposed building works. The heritage significance is retained as no works have been proposed to any of the local listed heritage items including Administrative Block, Blacksmith Shop and Stable Square as I9 and Grandstand as I10, nor any other significant heritage buildings at the Campus.

The new development is proposed on open land located on the southwest side of Vines drive significantly away from the heritage items and will have no impact on the heritage buildings and the overall settings of the site. Due to its location the new development would not impact on the views to and from the heritage buildings. This location and proposed design will also help to preserve the existing streetscape character of the Hawkesbury Campus. The new school buildings will be appropriately linked to Stables Square by the alignment of the main entrance with an entrance to the heritage building.

The two proposed buildings (B2 and B3) closest to the southern boundary are well setback and will not affect the mature trees lining the existing open drain running outside this boundary – the existing mature trees are part of the Shales Plains Woodland. The setback of the proposed buildings also complies with separation distances from an established fire source feature. All trees and the existing open drain running outside the southern boundary are unaffected by the proposed work.

The open drain within the subject site, running southwest from Vines Drive will be retained. It will be housed in concrete box culverts or reinforced concrete pipes where it runs under the two new buildings (B3 and B4). The rest of the drain will continue to operate as a type of dry creek bed before becoming an enclosed drain under the buildings. The drain will be re-modelled with a rock base finish to give it a dry creek appearance.

It is concluded that the proposed development within the local heritage place – Hawkesbury Agricultural College at the WSU Hawkesbury Campus, NSW is consistent with heritage conservation guidelines and fulfils the objectives provided in Hawkesbury Local Environmental Plan (HLEP 2012) and the General Guidelines (Part C) of Hawkesbury Development Control Plan 2002, Chapter 10 on Heritage Conservation and there are no heritage issues preventing the Hawkesbury City Council from approving this Development Application subject to the typical conditions of development consent.

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