



Fraser Earthmoving Construction Pty Ltd

ABN: 84 476 527 814

Part 9b
Statements of
Heritage Impact
for the
Howlong Sand and Gravel
Expansion Project

State Significant Development 17_8804

Prepared by
Realm Design

March 2020

This page has intentionally been left blank

Statements of Heritage Impact

Howlong Sand and Gravel Quarry Expansion

Statements of Heritage Impact

Prepared for Fraser Earthmoving
Construction

Howlong Sand and Gravel Quarry
Expansion

SSD 17_8804

4343 Riverina Highway

Howlong NSW 2643

March 2020

Statements of Heritage Impact

Howlong Sand and Gravel Quarry Expansion

Table of Contents

STATEMENTS OF HERITAGE AND VISUAL IMPACT.....	2
ASSESSMENT OBJECTIVE	2
METHODOLOGY	2
PLANNING CONSIDERATIONS.....	3
FINDINGS	3
CONCLUSION	7
APPENDIX 1 GLOSSARY	8
APPENDIX 2 - COROWA LOCAL ENVIRONMENTAL PLAN 2012 - REG 5.10	9

Statements of Heritage Impact

Howlong Sand and Gravel Quarry Expansion

Statements of Heritage and Visual Impact for:

Fraser Earthmoving Construction

Howlong Sand Quarry Expansion

4343 Riverina Highway

Howlong NSW 2643

Date: 20 May 2018

Address: 4343 Riverina Highway, Howlong NSW

Local Government Area: Federation Council (formerly Corowa Shire)

Prepared by: Janita Norman - Heritage Consultant
BA (Indus Des), Grad Dip Cultural Heritage,
Assoc ICOMOS

Realm Building Design
292A Hare Street, Echuca Victoria 3564
(03) 5482 2001 | 0407824765
janita@realmbuildingdesign.com

Summary

The purpose of the assessment was to establish if the existing and proposed gravel extraction activities would diminish or impact on permanent or transitory sensitive receptors. The existing and proposed works at the Howlong Sand and Gravel Quarry will not impact on the 'Wyseworth' homestead, garden and outbuildings as the quarry is not visible from the Riverina Highway due to vegetation screening, distance, siting and topography. Similarly the activity area is not visible from neighbouring farmhouses, the Scout camp or the Murray River for the same reasons.

Statements of Heritage and Visual Impact

Howlong Sand and Gravel Quarry Expansion

Assessment Objective

The objective of the assessment was to conduct a visual inspection of the locality around and within the subject site in relation to sensitive receptors on neighbouring properties or where travellers on the Riverina Highway and the Murray River may perceive a visual impact.

Methodology

This report provides an assessment of the potential visual and heritage impacts on various receptors in the vicinity of the Howlong Sand and Gravel Quarry and proposed extension. It also seeks to respond to any identified cultural heritage items located within the subject site and address the impacts on the cultural heritage significance of the proposal to extend the existing quarry operations on land within the immediate vicinity (opposite) a parcel of land which contains an identified heritage item - the 'Wyseworth' Homestead, garden and outbuildings.

This Statement of Heritage Impact (SOHI) has been prepared with regard to The Burra Charter 2013: The Australia ICOMOS Charter for Places of Cultural Significance and in general adherence the NSW Office of Heritage and Environment guideline for the preparation of a SOHI.

Visual assessment was firstly conducted from the property gate (4343 Riverina Highway) by assessing the general vista to the south toward the quarry and north (including 'Wyseworth' Homestead). A second visual assessment was conducted from the surrounds along the north side (towards the receptors) and south side of the development footprint, toward potential recreational receptors on the Murray River.

The SOHI forms part of the Environmental Impact Statement for the proposal to extend the area and annual extraction tonnage at the property known as 4343 Riverina Highway, Howlong.

Sources of Information and references

- The citations and information (if any) contained within the NSW Heritage Database | Register;
- The Heritage Act 1977 (NSW);

- The Corowa Local Environmental Plan 2012 Part 5 clause 5.10 Heritage Conservation;
- The Corowa Local Environmental Plan Schedule 5 Environmental Heritage ;
- Site visit & Inspection 14 May 2018;
- Consultation with the Environmental Consultant and representative of the quarry property owner;
- Information and contextual information provided by Federation Council;
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

Planning Considerations

Federation Council (Corowa) Local Environmental Plan 2012

Part 5 Heritage conservation Clause 5.10 Clause 5 (c)

Pursuant to this Clause, consideration must be given to a development proposal on land that is within the vicinity of land on which a heritage item is located or on land that is within a heritage conservation area.

Findings

No heritage items in the form of building structures or remains thereof have been identified on the site during the recent visual inspection carried out on 14 May 2018.

State Heritage Register of NSW

No listings that affect this site or any site within the surrounding vicinity are noted in the State Heritage Register

Corowa Local Environmental Plan 2012

There are no listings for the subject site. The subject site does not contain any identified items of cultural heritage significance, however the site is located opposite a locally listed heritage item.

There is one listing located 1.7 km from the subject site - Heritage Item Registration Number 173 - 'Wyseworth' Homestead, garden and outbuildings, Riverina Highway, Howlong.

The 'Wyseworth' Homestead is located at Lot 147, DP753744, Riverina Highway, Howlong. There is no Statement of Significance for the

'Wyseworth' Homestead garden and outbuildings, however it is noted that the property has cultural heritage significance to the local area of Federation Council.

It is estimated that the quarry has been in operation on the subject site in conjunction with agricultural activities for over 60 years. Therefore the expansion of the quarry operations is not considered to create any adverse amenity impact on the heritage item or the landscape, as they have co-existed for a considerable time.

The existing quarry is located approximately 1.7 km south of the 'Wyseworth' heritage item and the quarry itself is surrounded on all sides by either farming land or native bushland which creates an extensive buffer around the quarry site. As the Homestead is located a considerable distance from the existing quarry site and the location of the proposed quarry works, there will be no impact on the physical fabric of the Homestead, the garden surroundings or outbuildings. The quarry itself is located well within the property boundaries with no interface to the Riverina Highway, the heritage item or potential receptors (other farmhouses) adjoining the property where the activity is being conducted.

The quarry is located on lower lying land than the Riverina Highway and is visually isolated from the front of the property by large remnant Red Gums and riparian vegetation on the Black Swan Anabranch. In addition, the quarry is below the sightlines and the ground level of the 'Wyseworth' Homestead and the Highway. It can therefore not be seen from the heritage item or the public realm.

Visual impacts on the site or changes to the landscape around the heritage item have been considered against relevant heritage principals as noted in the Burra Charter (Article 8 - Setting) and it is determined that the proposed works at the quarry will not impact the heritage item as the quarry is not being visible from the Riverina Highway or the 'Wyseworth' Homestead due to distance, siting and topography. In relation to recreational users on the Murray River, the quarry is not visible from the river invert which is about 2.5 m below the top of the river bank. In addition, the development footprint at its closest point to the river is visually buffered by mid and upper story vegetation. Future extension will be into areas that are also out of the sightline of river users.

It is unlikely that there will be dust impacts on the Wyseworth property other than from agricultural operations as dust suppression measures are continuously used for the quarry operations. Noise, vibration, lighting and waste are also not expected to impact on the Wyseworth property due to distance, topography and vegetation.

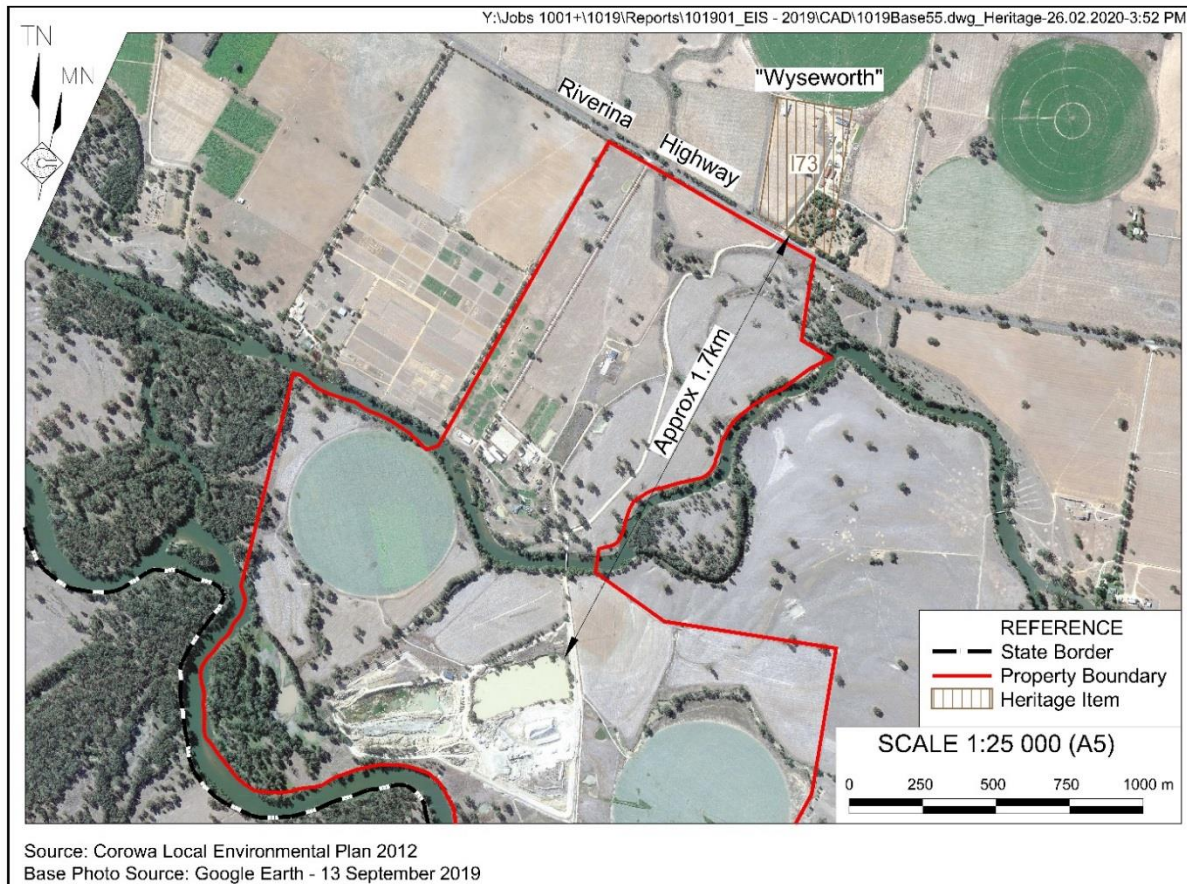


Figure 1. Aerial image - Quarry site and context
 (Adapted from Corowa LEP Heritage Map and NSW Government Six Maps)



Figure 2. View to the south highway outside "Wyseworth" Homestead
 toward the subject site

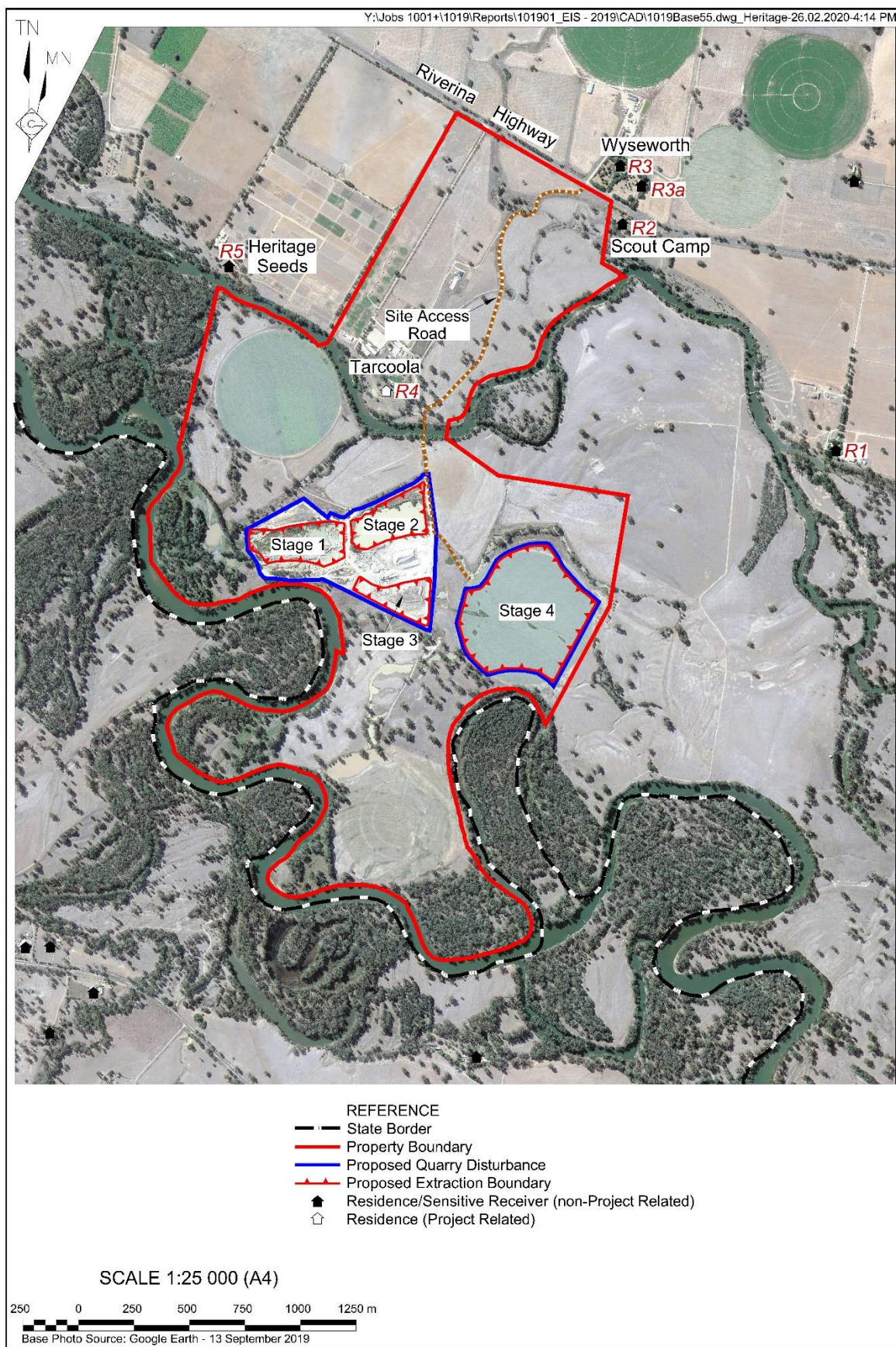


Figure 3: Locality overview with receptors numbered R1, R3, R4 and R5 are farm houses, R2 is a scout camp

Conclusion

The impacts of the existing and proposed works at the Howlong Sand and Gravel Quarry on the visual amenity for neighbouring receptors, travelers and recreational river users, as well as the heritage item have been considered.

As the works at the quarry site are not visible from the Murray River, the Riverina Highway, the public realm or the heritage item, the development will not create visual intrusion or cause any impact on the amenity of the heritage item, the surroundings, setting or nearby potential receptors.

The proposed quarry expansion development is supported by the Author as it is considered that the development will not diminish the Cultural Heritage Significance of the 'Wyseworth' Homestead site, garden and outbuildings and will not cause a visible intrusion on the heritage item or the wider landscape for the reasons stated in this report.

A handwritten signature in dark ink, appearing to read 'Janita Norman', with a stylized, flowing script.

Janita Norman

Heritage Consultant

BA (Indus Des), Grad Dip Cultural Heritage, Assoc ICOMOS

REALM Building Design

292A Hare Street, Echuca Vic 3564

(03) 54 82 2001 | 0407824765

janita@realmbuildingdesign.com

Appendix 1 Glossary

Definitions from The Burra Charter - The Australia ICOMOS charter for the conservation of places of cultural significance 2013

Article 1. Definitions

For the purposes of this Charter:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents and objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

Maintenance means the continuous protective care of a place, and its setting.

Maintenance is to be distinguished from repair which involves restoration or reconstruction.

Preservation means maintaining a place in its existing state and retarding deterioration.

Restoration means returning a place to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material.

Adaptation means changing a place to suit the existing use or a proposed use.

Use means the functions of a place, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character.

Related place means a place that contributes to the cultural significance of another place.

Related object means an object that contributes to the cultural significance of a place but is not at the place.

Associations mean the connections that exist between people and a place.

Meanings denote what a place signifies, indicates, evokes or expresses to people.

Interpretation means all the ways of presenting the cultural significance of a place

Appendix 2 - COROWA LOCAL ENVIRONMENTAL PLAN 2012 - REG 5.10

Heritage conservation

5.10 Heritage conservation

Note : Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Maps as well as being described in Schedule 5.

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Corowa
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,
- (c) to conserve archaeological sites,
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.

(2) Requirement for consent

Development consent is required for any of the following:

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):
 - (i) a heritage item,
 - (ii) an Aboriginal object,
 - (iii) a building, work, relic or tree within a heritage conservation area,
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,

(f) subdividing land:

(i) on which a heritage item is located or that is within a heritage conservation area, or

(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

(3) When consent not required

However, development consent under this clause is not required if:

(a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:

(i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and

(ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or

(b) the development is in a cemetery or burial ground and the proposed development:

(i) is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and

(ii) would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or

(c) the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or

(d) the development is exempt development.

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of

the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

(6) Heritage conservation management plans

The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.

(7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the Heritage Act 1977 applies):

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(8) Aboriginal places of heritage significance

The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:

- (a) consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and

(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.

(9) Demolition of nominated State heritage items

The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:

(a) notify the Heritage Council about the application, and

(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

(10) Conservation incentives

The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

(a) the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and

(b) the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and

(c) the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and

(d) the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and

(e) the proposed development would not have any significant adverse effect on the amenity of the surrounding area.