

# APPENDIX **H**

## Statement of Heritage Impact (Ozark, 2014a)

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VIEW OF ATHOL HOMESTEAD FROM THE PROJECT SITE, BLAYNEY NSW.

## STATEMENT OF HERITAGE IMPACT

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84 Newbridge Road, Blayney NSW

October 2014

Report Prepared by  
**OzArk Environmental & Heritage Management Pty Ltd**  
for SLR Consulting Australia Pty Ltd  
on behalf of  
**Metziya Pty Ltd**



**Environmental and  
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## EXECUTIVE SUMMARY

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OzArk EHM has been commissioned by SLR Consulting Australia Pty Ltd (SLR; the Client) on behalf of Metziya Pty Ltd (the Applicant) to prepare a Statement of Heritage Impact for the Heritage Inventory listed property 'Athol' Homestead (the Homestead) located at 84 Newbridge Road, Blayney NSW.

The Applicant proposes to seek a single new development consent for the continued operation of the existing Blayney SeaLink Cold Store Complex, previously approved under numerous development applications determined by Blayney Shire Council, and to develop a small stock abattoir within the site (herein collectively referred to as the Project). This report has been prepared as a supporting document for an Environmental Impact Statement (EIS) required to accompany the Development Application (DA).

The Homestead is listed on Schedule 5 of the Blayney Local Environmental Plan (LEP) 2012 (item number I79) and is located on a knoll overlooking the Project site.

OzArk archaeologist Jennifer Bertolani visited the Project site on Wednesday 4 June 2014. Based on this site visit, photographic evidence and the location of the Project in relation to the Homestead, it is concluded that the heritage listed property will be visually impacted by the Project. However, due to the previously disturbed nature of the landscape and the proposed mitigative measures discussed in **Section 4.2** undertaken by the Applicant, the Project will have a low additional impact on the views from and the curtilage around the Homestead.

The following aspects of the Project ensure that impacts to the heritage listed item (the Homestead) are kept to a minimum:

1. Landscaping works including the construction of a visual bund and tree planting, as well as the use of appropriate colours on the buildings within the Project site, will reduce the visual impact of the Project on the Homestead;
2. Lighting will be installed in accordance with the Australian Standard for the Control of the obtrusive effects of outdoor lighting (AS 4282 – 1997). Existing light installations, including the flood light on the administration building, will be adjusted to minimise potential for light spill, particularly towards the Homestead.
3. There will be no outdoor stock holding areas within the Project site. All loading and unloading of stock will occur within the building out of sight of the Homestead;
4. The Project will be set back from the adjoining Newbridge Road further reducing the visual impact of the Project from the Homestead; and
5. There will be no on-site rendering of raw animal waste products (offal, bone, blood, fat and trimmings). All waste products will be transported to an off-site rendering facility. There will also be no waste water treatment ponds, with waste water treatment

occurring in tanks within a specifically designed waste water treatment system. These measures will minimise odour from the Project affecting visitors to the Homestead.

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# **1 INTRODUCTION**

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## **1.1 BACKGROUND**

OzArk Environmental & Heritage Management Pty Limited (OzArk) has been commissioned by SLR Consulting Australia Pty Ltd (SLR; the Client) on behalf of Metziya Pty Ltd (the Proponent) to prepare a Statement of Heritage Impact for the Heritage Inventory listed property 'Athol' Homestead located at 84 Newbridge Road, Blayney NSW (**Figure 1-1**).

The Proponent proposes to seek a single new development consent for the continued operation of the existing Blayney SeaLink Cold Store Complex, previously approved under numerous development applications determined by Blayney Shire Council, and to develop a small stock abattoir within the site (herein collectively referred to as the Project). The area in which this development is proposed is referred to as the Project site. This report has been prepared as a supporting document for an Environmental Impact Statement (EIS) required to accompany the Development Application (DA).

The nearby Athol Homestead, Mill/Stable & Garden (the Homestead) that overlooks the Project site is listed on Schedule 5 of the Blayney Shire Council Local Environmental Plan (LEP) 2012 (item number I79) and is located on a knoll overlooking the Project site.

**Figure 1-1: Location map (Source: SLR).**

## 1.2 PROPOSED WORKS

The Project will include the development of an abattoir and associated infrastructure, an access road from Newbridge Road to the abattoir and a car park (**Figures 1-2, 1-3**). The Project site is located approximately 1km east of Blayney within DP 1161062, Lots 103, 104, 105 and 107.

The abattoir will have the capacity to process up to 4,500 head per day consisting primarily of rangeland goats, and some sheep/lambs. Livestock will be transported to the Project site in semi-trailers and/or B-doubles and off-loaded at ground level within the abattoir building via an undercover unloading bay.

The existing Blayney SeaLink Cold Store Complex currently operates 24 hours a day, seven days per week and will continue to do so. It is proposed the abattoir will also operate 24 hours a day,

seven days per week. However, activities during the hours of 11 pm – 6 am will generally be limited to stock delivery and operation of the waste water treatment plant.

Ancillary infrastructure will support the abattoir, including separate vehicular ingress and egress from/to the adjoining Newbridge Road, heavy vehicle manoeuvring and turning areas, car parking and a wastewater treatment system.

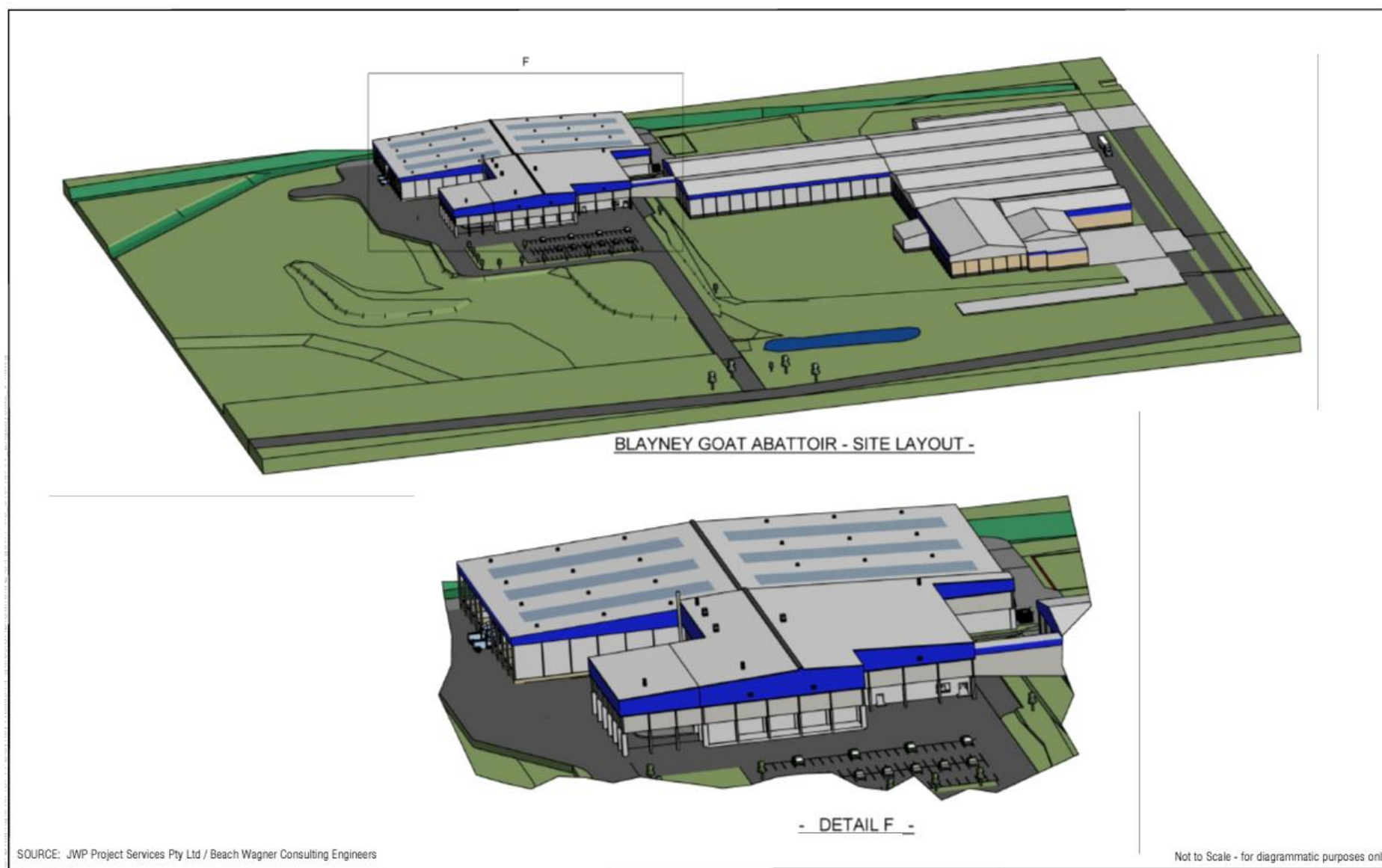
The disturbance footprint for the abattoir will be relatively small at approximately 3.1 hectares, including the rooved building area, vehicle manoeuvring and parking areas, and wastewater treatment plant. The commercial activities associated with the abattoir will also be largely confined to this area. The overall development footprint, including the existing Blayney SeaLink and proposed abattoir, will comprise approximately 9.5 hectares.

Figure 1-2: Proposed works (Source: SLR).





**Figure 1-3: Conceptual Engineering Design (Source: SLR).**



### 1.3 THE HOMESTEAD

The Homestead is located at 84 Newbridge Road, Blayney NSW within DP 1070085, Lot 400. It is situated on a knoll and incorporates a late Victorian homestead, mill / stable and garden with traditional windbreak planting. It is currently used as a function centre and wedding venue with overnight accommodation.

The Homestead was constructed in 1875 and is made of brick with an iron roof. The Homestead has had extensive renovations which reflect the original style. The mill / stable is an early brick and stone building which may have originally been a mill, later adapted as a stable and currently used for accommodation (State Heritage Inventory form: **Appendix 1**). The upper floor was modified for accommodation and as a result the original profile was altered.

DP 1070085 Lot 400 is zoned RU2 Rural Landscape and overlooks the Project site which is zoned IN1 General Industrial. Since 1875 the area surrounding the Homestead has been heavily impacted by agriculture, pastoralism and commercial development.

### 1.4 STATUTORY OBLIGATIONS

In NSW, the *Heritage Act 1977* and the *Environmental Planning and Assessment Act 1979* provide legal protection for heritage items.

#### 1.4.1 State Legislation

##### NSW Heritage Act 1977 (Heritage Act)

The Heritage Act provides protection to items of environmental heritage in NSW. This includes places, buildings, works, relics, moveable objects and precincts identified as significant based on historical, social, aesthetic, scientific, archaeological, architectural, cultural or natural values.

State significant items are listed on the NSW State Heritage Register (SHR) and are given automatic protection under the Heritage Act against any activities that may damage an item or affect its heritage significance.

The Heritage Act also protects 'relics', which can include archaeological material, features and deposits. Section 4(1) of the Heritage Act (as amended 2009) defines 'relic' as:

'relic' means any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or local heritage significance.

Section 139(1) of the Heritage Act states that:

A person must not disturb or excavate any land knowingly or having reasonable cause to suspect that the disturbance or excavation will, or is likely to result in a relic being discovered, exposed, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.

Permits to disturb or excavate 'relics' are issued by the NSW Heritage Council or a Delegate of the NSW Heritage Council under Section 140 (for relics not protected by an SHR listing) or Section 60 (for relics protected by an SHR listing) of the Heritage Act. Exceptions or exemptions to these permits may be applicable under certain conditions.

The Heritage Act also requires government agencies to identify and manage heritage assets in their ownership and control. Under Section 170 of the Heritage Act, Government agencies must keep a register which includes all local and State listed items or items which may be subject to an interim heritage order that are owned, occupied or managed by that Government body. Under Section 170A of the Heritage Act all government agencies must also ensure that items entered on its register are maintained with due diligence in accordance with State Owned Heritage Management Principles.

#### *The Environmental Planning and Assessment Act 1979 (EP&A Act)*

The EP&A Act establishes the framework for cultural heritage values to be formally assessed in planning and development consent process. The EP&A Act requires that environmental impacts are considered before land development; this includes impacts to cultural heritage items and places as well as archaeological sites and deposits.

The EP&A Act also requires that local governments prepare planning instruments, such as LEPs and Development Control Plans (DCPs) in accordance with the EP&A Act, to provide guidance on the level of environmental assessment required. Demolition or alteration of a heritage item requires development consent from the Council.

#### **1.4.2 Applicability to the Current Study**

The Project site does not contain any items of heritage significance and the Heritage Act is not applicable.

The nearby Homestead is listed as having local heritage significance on the Blayney Shire Council LEP 2012 (item number I79) and the State Heritage Inventory (1160092). Due to these statutory listings, the Homestead is afforded protection under the Heritage Act.



## **2 THE HERITAGE ASSESSMENT**

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### **2.1 PURPOSE AND OBJECTIVES**

The purpose of the study is to identify and assess heritage constraints relevant to the proposed works.

The objectives of the study are to assess the likely impacts of the Project to the heritage listed Homestead in accordance with the *Statement of Heritage Impact* (NSW Heritage Manual).

### **2.2 METHODOLOGY**

A desktop search of heritage databases was conducted to identify the current listing status and any potential heritage issues or items concerning the Project. A site survey of the Project site was undertaken by the author on Wednesday 4 June, 2014.

This report has been prepared in accordance with and adheres to the NSW Heritage Manual *Statements of Heritage Impact*<sup>1</sup>.

### **2.3 OZARK INVOLVEMENT**

#### **2.3.1 Field Assessment**

The fieldwork component of the current project was undertaken by:

- Fieldwork Director: Jennifer Bertolani (OzArk Project Archaeologist; BS Anthropology Central Washington University).

#### **2.3.2 Reporting**

The reporting component of the current project was undertaken by:

- Report Author: Jennifer Bertolani; and
- Reviewer: Ben Churcher (OzArk Senior Archaeologist; BA [Hons], University of Queensland; Dip Ed, University of Sydney).

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<sup>1</sup> <http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>

### 3 HISTORIC HERITAGE BACKGROUND

#### 3.1 BLAYNEY HISTORICAL BACKGROUND

Blayney falls within the eastern limits of the lands occupied by the Wiradjuri people. *Wiradjuri* means 'The people of the three rivers', referring to the Murrumbidgee (*Murrumbidjeri*), the Lachlan (*Kalari*) and the Macquarie Rivers (*Wambool*).

John Oxley met with Aboriginal people carrying stone axes and possum skin cloaks during his journey through the region in 1817. The explorer mentioned that the abundant food resources of the area included emus, ducks, swans, fish and freshwater muscles. He also noted that the country had running waters everywhere and that on every hill was a spring.

European settlement of the western Great Dividing Range occurred soon after the establishment of a route across the Blue Mountains. The three hills dominating the area later to become Blayney had been sighted by Surveyor George Evans in 1813. By 1820, Fredericks Valley (approximately 40km west of Bathurst) had been established as a Government Stock Station, containing stockyards and huts housing stockmen (mostly Ticket of Leave men and convicts). Following Governor Brisbane's 1823 reversal of Governor Macquarie's restrictions on pastoralists moving livestock west of the Blue Mountains, and throughout the 1830s / 1840s, the Central West began to experience a gradual influx of immigrants (Haglund 1984). Pastoralism and agriculture, dominated by squatters employing convict labour, was the economic mainstay of the region during this period.

The earliest towns in the region, such as Carcoar and Millthorpe, have their origins during this period. Carcoar, the third oldest town in NSW west of the Blue Mountains, was established at 'Coombing' during this period as a pastoral enterprise comprising horse, cattle and sheep grazing by Thomas Icely in 1831. By 1838 the settlement was formally established as a town, and by 1850 the town's population (500) almost rivalled that of Bathurst (Barnes 1999; Heritage Branch 2009). It was during this period that Stoke Stable was built and by 1860 Carcoar was large enough to warrant a hospital.

During his 1830 and 1835 journeys through the region, Major Thomas Mitchell encountered Charles Booth, a former Ticket of Leave man then residing with four or five convicts at 'Kyongs', a house / inn in the Guyong / Kings Plains area, the closest town being the Cornish settlement at Byng (Weatherstone 1988). Booth was the first freehold settler in what would become known as the Millthorpe area (previously known as The Forest, The Cross Roads, and Spring Grove) and one of the few settlers in that area to be mentioned in historical records (Nesbitt 1988).

Unlike Carcoar and Millthorpe, Blayney's development at this time was sporadic and temporary. Houses, a mill and an inn were in existence by 1837, but it was not until 1843 that a village was established that would eventually grow into Blayney.

The discovery of gold in 1851 brought both a sharp population increase to the region and controversy, with the Rev. W.B. Clarke, John Lister and the Tom brothers (William and James) later contesting Edward Hargraves' claim to have discovered the first payable gold in the colony (ANMM 2009; SLNSW 2008). The gold rush was to prove lucrative for the region and attracted prospectors from Sydney, Victoria and South Australia. At this time Blayney was founded on its current site as a farming and mining settlement. Additional gold strikes were discovered in 1866 further to the west and this proved a setback for the development of towns such as Carcoar (Heritage Branch 2009).

The importance of agriculture to the district throughout the nineteenth and twentieth centuries is highlighted by the popularity of the local ploughing matches such as that organised by the Kings Plains Agricultural Association in Blayney from 1858 (Barker 1992: 225). Ploughing matches were a common phenomenon across south-eastern Australia during the nineteenth century and local champions attracted enthusiastic local support. These matches also inspired the subsequent proliferation of local agricultural shows (Barker 1992: 225).

The ensuing history of Blayney, Carcoar and Millthorpe was largely dominated by the growth of Bathurst and Orange and the infrastructure constructed to service these centres. Blayney and Millthorpe flourished with the arrival of the Bathurst to Orange railway in 1876 at the expense of Carcoar, which did not receive a rail line until 1888. Millthorpe's economy received a further boost with the establishment of The Mill in 1884 by the Great Western Milling Company (an event that was also not without controversy as Spring Grove (soon to become Millthorpe) and Spring Hill each bid for the establishment of The Mill).

The twentieth century saw Blayney's agricultural and mining economy supplemented by a butter factory in 1900, abattoir in 1957, Nestlé pet food plant in 1989, and a container terminal in 1994. Blayney also provides 10 megawatts of power to 3,500 homes via the Blayney wind farm, built in 2000 at a cost of \$18 million.

### **3.1.1 Summary**

Blayney was founded as a farming and mining site around 1851. Agriculture, mining and various industries have supported the Blayney population since. The land surrounding the Homestead has been heavily impacted by farming, industrial growth and pastoralism.

## **3.2 ASSESSMENT OF HERITAGE SIGNIFICANCE**

### **3.2.1 Heritage items within the Project Site**

There are no existing heritage items within the boundaries of the Project site.

### **3.2.2 Heritage Significance of the Homestead**

This report has not aimed to reassess the heritage significance of the nearby Homestead, which

has been previously assessed in 2012. The Homestead is listed on Schedule 5 of the 2012 Blayney LEP and holds local heritage significance. See **Appendix 1** for the State Heritage Inventory form.

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## 4 STATEMENT OF HERITAGE IMPACT

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The NSW Heritage Manual poses a series of questions that comprise the minimum information to form a *Statement of Heritage Impact*, which is required to properly address proposals on heritage items that would result in modification to them.

### **How is the impact of the new development on the heritage significance of the item or area to be minimised?**

The impact of the Project on the Athol homestead will be minimised through landscape plantings, construction of a visual bund and the use of appropriate colours on the buildings, as described in **Section 4.2**. The Project will be set back from the adjoining Newbridge Road further reducing the visual impact of the Project from the Homestead, and there will be no outdoor stock holding areas within the Project site, with all loading and unloading of stock to occur within the building out of sight of the Homestead. In addition, there will be no on-site rendering of raw animal waste products (offal, bone, blood, fat and trimmings). There will also be no waste water treatment ponds, with waste water treatment occurring in tanks within a specifically designed waste water treatment system. These measures will minimise odour from the Project affecting visitors to the Homestead.

It is also noted that the proposed development impact footprint will be relatively small with the associated commercial activity largely confined to this area. Constructed elements associated with the abattoir will be similar in scale, line and form to existing infrastructure in the Project Site (Blayney SeaLink). The visual assessment of the Project (GBD, 2014) found that the potential for an associated cumulative impact between the abattoir and existing infrastructure will therefore be minimised by the visual relationship between the proposed and existing works, with the Project forming an extension to existing infrastructure rather than being viewed and recognised as a standalone development. In addition, the noise impact assessment conducted for the Project (SLR, 2014) found that operational noise will be below all relevant guideline noise levels.

### **Why is the new development required to be adjacent to a heritage item?**

The area adjacent to the heritage item is zoned IN1: General Industrial. The Project site already contains an operating cold store complex, and the construction and operation of a facility such as an abattoir that requires freezer storage enables the efficient use of infrastructure that is already approved and in operation on the site. This in turn reduces further impacts should the abattoir be located elsewhere, particularly in terms of energy consumption and the scale of development.

### **How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?**

The curtilage surrounding the heritage item includes a garden also listed as part of the Homestead. The traditional tree planting around the Homestead offers some screening; however,

the Project site is still visible from the fence line of the Homestead (**Plate 1**). However, the mature plantings around the Homestead (**Plates 2 to 5**) mean that views of the Project site from the house itself are largely screened. While the gardens are noted in the assessment of heritage significance for the Homestead (**Appendix 1**), views from the Homestead are not specifically cited in the heritage assessment as being an important component of the site's heritage values.

**How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?**

The Homestead overlooks the Project site. Tree planting, landscaping and appropriate colours of the buildings will reduce the visual impact of the development.

**Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?**

Yes, the Project has been sympathetic. There will be no outdoor stock holding areas, and no waste water treatment ponds. All loading and unloading of stock and materials will occur within the building out of sight of the Homestead. The Project is utilising an area that contains pre-existing commercial buildings and is located at least 300m from the heritage listed Homestead.

**Will the additions visually dominate the heritage item? How has this been minimised?**

The proposed works will be visible from the Homestead; however, it will not visually dominate the heritage item. The visual impact assessment (GBD, 2014) concluded that the Project has the potential to have an impact of 'moderate' visual significance on the Homestead and Gardens. However, the assessment found that there is potential to mitigate and minimise this moderate visual significance from moderate to low through landscape plantings, construction of a visual bund and the use of appropriate colours on the buildings. In addition, the proposed impact footprint will only cover a 3.1ha area and all associated commercial activity will be largely confined to this area. There is a pre-existing commercial facility within the Project site which is similar in scale and form to the proposed abattoir building.

**Will the public, and users of the item, still be able to view and appreciate its significance?**

Yes the public and users will still be able to view and appreciate the significance of the heritage item. The Homestead, its gardens and immediate surrounds will not be physically impacted by the proposed works.

## **4.1 SUMMARY**

The Homestead is located in a prominent landscape setting and holds local heritage significance. The proposed Project would result in a change to the visual amenity of the Homestead; however, the Project is sited at a location where there are pre-existing commercial buildings.

It is assessed here that in conjunction with the mitigative measures set out in **Section 4.2** that the Project will have minimal, additional impacts to the views from and the curtilage around the Homestead.

## **4.2 MANAGEMENT AND MITIGATION**

The following mitigation measures will be undertaken by the Applicant to reduce the visual impact of the Project on the views from the Homestead and on the continued, normal use of the Homestead (as a function centre and wedding venue with overnight accommodation).

- Landscaping works including the construction of a visual bund and tree planting, as well as the use of appropriate colours on the buildings within the Project site, will reduce the visual impact of the Project on the Homestead;
- Lighting will be installed in accordance with the Australian Standard for the Control of the Obtrusive Effects of Outdoor Lighting (AS 4282 – 1997). Existing light installations, including the flood light on the administration building, will be adjusted to minimise potential for light spill, particularly towards the Homestead;
- There will be no outdoor stock holding areas within the Project site. All loading and unloading of stock will occur within the building out of sight of the Homestead;
- The Project will be set back from the adjoining Newbridge Road further reducing the visual impact of the Project from the Homestead; and
- There will be no on-site rendering of raw animal waste products (offal, bone, blood, fat and trimmings). All waste products will be transported to an off-site rendering facility. There will also be no waste water treatment ponds, with waste water treatment occurring in tanks within a specifically designed waste water treatment system. These measures will minimise odour from the Project affecting visitors to the Homestead.

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## **PLATES**

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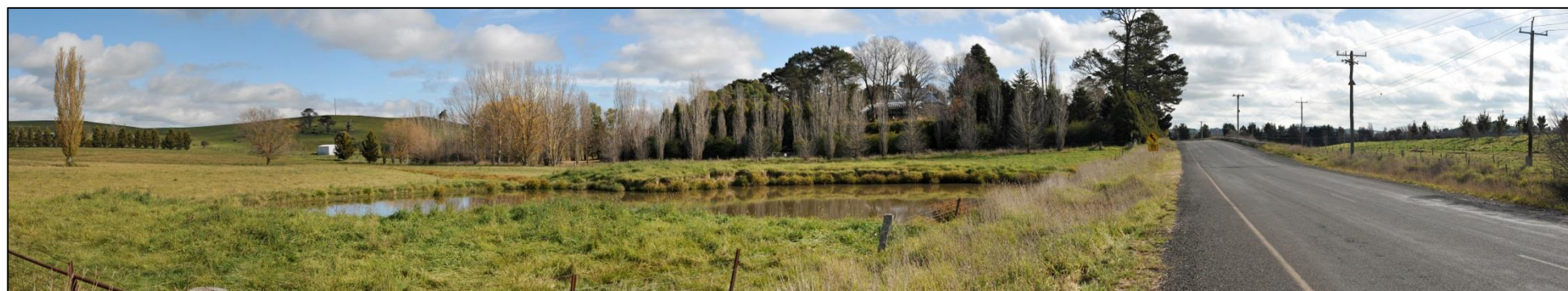
**Plate 1: View of the Project site from edge of Athol Homestead property (photo courtesy Andrew Homewood of Green Bean Design).**



**Plate 2: View of Athol Homestead and Blayney from the Project site (photo courtesy Andrew Homewood of Green Bean Design).**

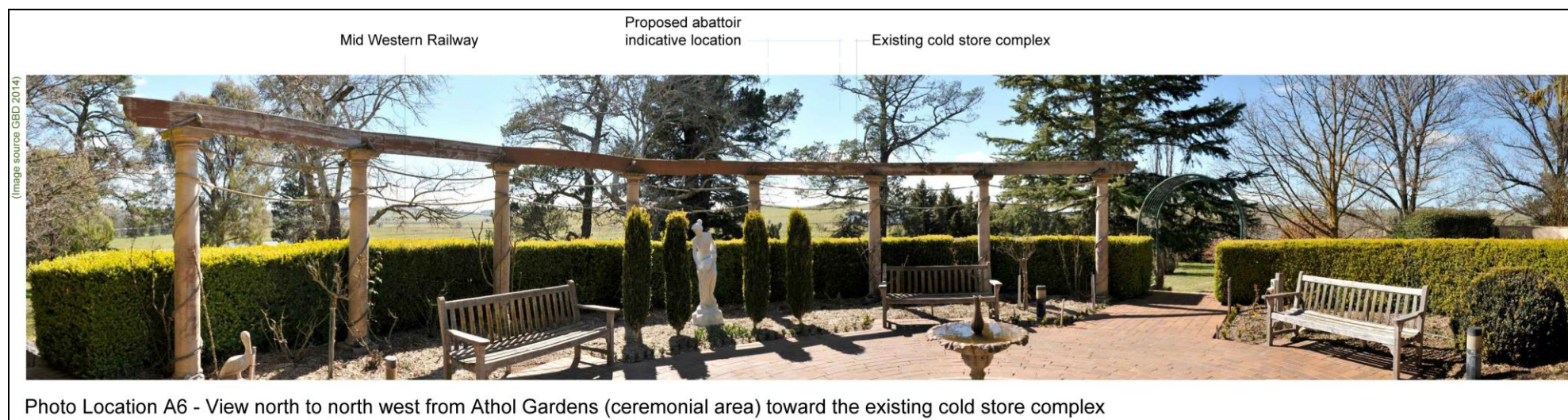


**Plate 3: View of Athol Homestead from Newbridge Road (photo courtesy Andrew Homewood of Green Bean Design).**

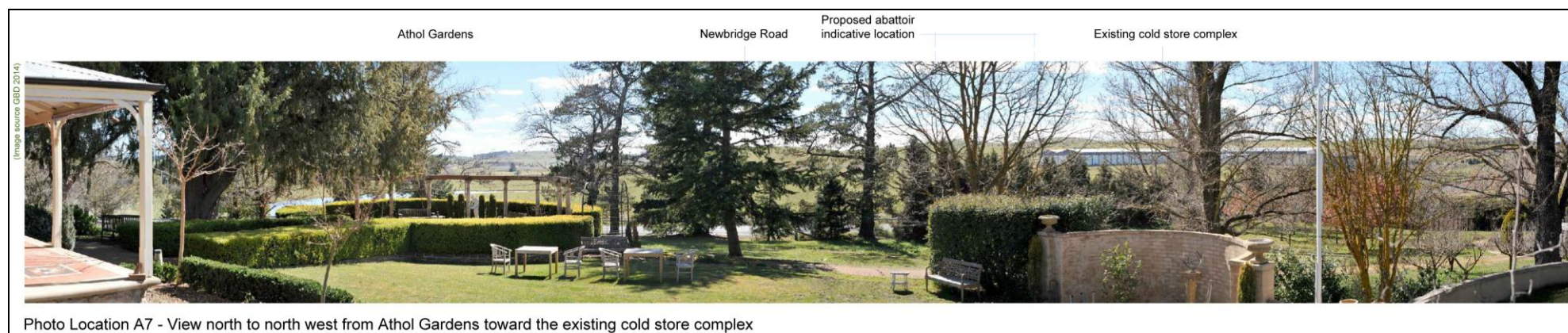




**Plate 4: View from Athol Gardens (ceremonial area) toward the existing cold store complex (photo courtesy Andrew Homewood of Green Bean Design).**



**Plate 5: View from Athol Gardens toward the existing cold store complex (photo courtesy Andrew Homewood of Green Bean Design).**



## **APPENDIX 1: STATE HERITAGE INVENTORY FORM**

---

# Blayney Heritage Inventory

State Heritage Inventory

SHI Number

**1160092**

Study Number

**72; Arch.**

Item Name: **'Athol' Homestead, Mill/Stable & Garden**

Location: **84 Newbridge Road, Blayney [Blayney]**

Address: 84 Newbridge Road  
 Suburb / Nearest Town: Blayney 2799  
 Local Govt Area: Blayney  
 State: NSW  
 DUAP Region: Southern & Western  
 Historic region: Central Tableland  
 Parish: Napier  
 County:  
 Other/Former Names:  
 Area/Group/Complex:  
 Aboriginal Area:  
 Curtilage/Boundary:  
 Item Type: Built  
 Group: Residential buildings ( Category: Homestead building  
 Owner:  
 Admin Codes: 2450.0001  
 Code 2: 72  
 Code 3:  
 Current Use:  
 Former Uses:

Assessed Significance: **Local**

Endorsed Significance:

**Statement of Significance:** This property is on the town fringe and is prominent, being on a knoll with wind break perimeter planting, and a mature garden. The site includes an early brick and stone building, which may have been a Mill, later adapted as a stable, and currently accommodation.

**Historical Notes or Provenance:** Original homestead with Mill/Stable: To the north of the mill building a length of rail track with 2 carriages. This was relocated from an original, but redundant railway line. The railways began operating in Blayney Shire in 1877. There are two lines that crossed through the district. The first line ran from the south-east to the north-west, from Bathurst to Orange, passing through Gresham, Newbridge, Athol, Blayney, Polona and Millthorpe.

Themes:	National Theme	State Theme	Local Theme
	3. Economy	Pastoralism	Homestead
	3. Economy	Pastoralism	Pastoral landscape

Designer:

Maker / Builder:

Year Started:

Year Completed: 1875

Circa: No

State Heritage Inventory

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**Blayney Heritage Inventory**

State Heritage Inventory

SHI Number

**1160092**

Study Number

**72; Arch.**Item Name: **'Athol' Homestead, Mill/Stable & Garden**Location: **84 Newbridge Road, Blayney [Blayney]**

**Physical Description:** Brick homestead, iron roof. Extensive renovations reflect the original style, but the upper floor addition has altered the original profile of the house. (1991); 2009: Local face brickwork with distinctive brick quoins. Original fenestration including entrance. Symmetrical perimeter skillion verandah. Important garden setting, including front lawn and tree planting to driveway. Major alterations include: attic accommodation with dormer windows; rear extension; conservation of cellar and cistern; screen landscaping to Eastern boundary, with separate precinct for the mill/stables and railway siding, c. 1988. MILL/STABLE: Sandstock brick building with a gable roof and skillion, clad with corrugated galvanised iron. The timber floor line of an upper level is visible in the exterior brickwork. Original windows are rectangular with rendered sills and flat arches. Later windows are square with timber frames. These are visible in the skillion. The west side has a chimney, while the north wall has a door in the upper level. 2 doors in the south wall are closed off with sheets of corrugated galvanised iron. Originally, there was a wide doorway with thick timber lintel extending the width of the building. Half the roofing timbers have been replaced. The upper floor, beneath the gable, has been removed, but there is clear evidence of sawn floor studs jutting through the interior wall. 2 of the floor studs still span the width of the main room. The walls are double brick. This was necessary to carry the weight of an extra level, and any grain or flour stored there. There is also evidence of interior walls that were knocked down to enlarge the floor space. The mill is currently being used as a shearing shed. It has a wool table, Koertz wool press, overhead shearing machinery, a grinder, and some of the flooring has been replaced by timber grating. Sheep tallies have been written on the wall. (1991)

**Physical Condition:**

**Modification Dates:** There was an Athol railway station in the vicinity of the house, which has since been removed, with the line. A substantial alteration in the 1980s provided bedrooms within the roof space, evident through the dormer windows. A substantial addition was constructed in 2007, to provide a sheltered entertaining area and terrace, to the rear of the residence.

**Recommended Management:**

**Management:** Statutory Instrument      List on a Local Environmental Plan (LEP)

**Further Comments:**

Criteria a)

Criteria b)

Criteria c) The property is a prominent landmark within the landscape, and includes Traditional windbreak planting, a mature garden and a late Victorian brick homestead.

Criteria d)

Criteria e)

Criteria f)

Criteria g)

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**Blayney Heritage Inventory**

State Heritage Inventory

SHI Number  
**1160092**  
Study Number  
72; Arch.Item Name: **'Athol' Homestead, Mill/Stable & Garden**Location: **84 Newbridge Road, Blayney [Blayney]**

Integrity / Intactness: Good

## References:

Studies:	Author	Title	Number	Year
	Perumal Murphy Pty. Ltd.	Blayney Heritage Study	72; Arch. Survey; 3.4	1991
	David Scobie	Blayney Shire Community Based Heritage Study, 2009 - David Scobie Architects		2009

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
		400		DP	1070085

Latitude:

Longitude:

Location validity:

Spatial Accuracy:

Map Name:

Map Scale:

AMG Zone:

Easting:

Northing:

Listings:

Name:	Title:	Number:	Date:
Local Environmental Plan			10/03/2000

Custom Field One:

Custom Field Two:

Custom Field Three:

Custom Field Four:

Custom Field Five:

Custom Field Six:

Data Entry:	Date First Entered:	Date Updated:	Status:
	10/07/2001	01/02/2012	Completed

Date: 01/02/2012

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## Blayney Heritage Inventory

State Heritage Inventory

SHI Number

**1160092**

Study Number

**72; Arch.**

Item Name: **'Athol' Homestead, Mill/Stable & Garden**

Location: **84 Newbridge Road, Blayney [Blayney]**

Image/s:



Caption: 'Athol' - Homestead

Copyright:

Image by: David Scobie

Image Date: 17/04/2009

Image Number: 1/6

Image Path:

Image File: 1160092b1.jpg

Thumb Nail Path:

Thumb Nail File: 1160092t1.jpg

Date: 01/02/2012

State Heritage Inventory

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## Blayney Heritage Inventory

State Heritage Inventory

SHI Number

**1160092**

Study Number

**72; Arch.**

Item Name: **'Athol' Homestead, Mill/Stable & Garden**

Location: **84 Newbridge Road, Blayney [Blayney]**

Image/s:



Caption: 'Athol' - Homestead - Front door

Copyright:

Image by: David Scobie

Image Date: 17/04/2009

Image Number: 2/6

Image Path:

Image File: 1160092b2.jpg

Thumb Nail Path:

Thumb Nail File: 1160092t2.jpg

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## ***Blayney Heritage Inventory***

State Heritage Inventory

SHI Number

**1160092**

Study Number

72; Arch.

Item Name: **'Athol' Homestead, Mill/Stable & Garden**

Location: **84 Newbridge Road, Blayney [Blayney]**

Image/s:



Caption: 'Athol' - Homestead - Extension

Copyright:

Image by: David Scobie

Image Date: 17/04/2009

Image Number: 3/6

Image Path:

Image File: 1160092b3.jpg

Thumb Nail Path:

Thumb Nail File: 1160092t3.jpg

Date: 01/02/2012

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## Blayney Heritage Inventory

State Heritage Inventory

SHI Number

1160092

Study Number

72; Arch.

Item Name: **'Athol' Homestead, Mill/Stable & Garden**

Location: **84 Newbridge Road, Blayney [Blayney]**

Image/s:



Caption: 'Athol' - Homestead -Extension

Copyright:

Image by: David Scobie

Image Date: 17/04/2009

Image Number: 4/6

Image Path:

Image File: 1160092b4.jpg

Thumb Nail Path:

Thumb Nail File: 1160092t4.jpg

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## Blayney Heritage Inventory

State Heritage Inventory

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**1160092**

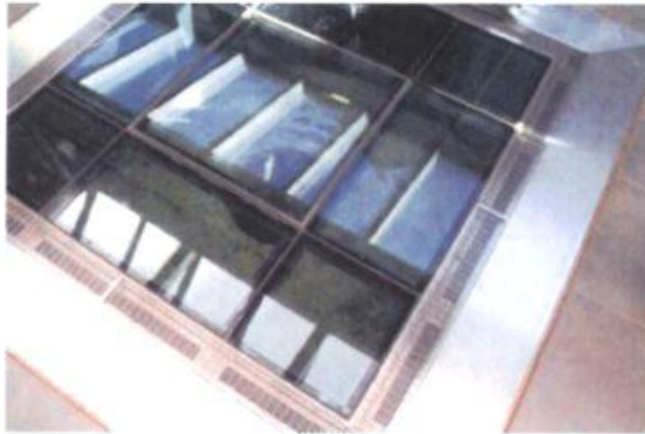
Study Number

**72; Arch.**

Item Name: **'Athol' Homestead, Mill/Stable & Garden**

Location: **84 Newbridge Road, Blayney [Blayney]**

Image/s:



Caption: 'Athol' - Homestead -Cistern

Copyright:

Image by: David Scobie

Image Date: 17/04/2009

Image Number: 5/6

Image Path:

Image File: 1160092b5.jpg

Thumb Nail Path:

Thumb Nail File: 1160092t5.jpg

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## Blayney Heritage Inventory

State Heritage Inventory

SHI Number

**1160092**

Study Number

**72; Arch.**

Item Name: **'Athol' Homestead, Mill/Stable & Garden**

Location: **84 Newbridge Road, Blayney [Blayney]**

Image/s:



Caption: 'Athol' - Flour Mill/Stable

Copyright:

Image by: David Scobie

Image Date: 17/04/2009

Image Number: 6/6

Image Path:

Image File: 1160092b6.jpg

Thumb Nail Path:

Thumb Nail File: 1160092t6.jpg

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