

Hobartville

Cultural Heritage Considerations for Planning Proposal

Report prepared for Hobartville Stud Pty Ltd

October 2019



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Report Register


The following report register documents the development and issue of the report entitled Hobartville—Cultural Heritage Considerations for Planning Proposal undertaken by GML Heritage Pty Ltd in accordance with its quality management system.

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18-0401	1	Draft Report	10 September 2019
18-0401	2	Revised Draft Report	26 September 2019
18-0401	3	Final Report	14 October 2019

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GML Heritage Pty Ltd operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2016.

The report has been reviewed and approved for issue in accordance with the GML quality assurance policy and procedures.

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Date:	14 October 2019

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Executive Summary

GML Heritage Pty Ltd (GML) has been commissioned by Hobartville Stud Pty Ltd to consider cultural heritage matters relating to a planning proposal for a masterplan (the plan) of the Hobartville property, Richmond, NSW. Hobartville is listed on the NSW State Heritage Register (SHR) (Item 00035).

The planning proposal is for an amendment to the *Hawkesbury Local Environmental Plan 2012* (LEP) to rezone areas within the SHR curtilage of the heritage item, to low density (R2) and medium density (R3) residential. A masterplan for the property has been developed by Roberts Day which includes a mix of dwelling types, namely townhouses and cottages, as well as associated cycleways, walking paths, gardens and proposed roads. It is proposed to develop a new site-specific development control plan that would guide future development within the masterplan.

The masterplan has identified a core heritage precinct, located between the two areas proposed for rezoning for residential development. This core heritage precinct would retain significant structures, circulation patterns and functional interrelationships, trees and landscaping, and views and vistas.

This report identifies and discusses key cultural heritage considerations relating to the proposed rezoning and masterplan. This includes key issues and impacts on cultural heritage significance including built heritage, the cultural landscape, significant views and vistas, and archaeology. The opportunities provided by the retention and adaptive reuse of the core heritage precinct are outlined in the masterplan. The various options and alternatives that have been considered through the development of the masterplan and proposed rezoning are discussed.

GML has identified four potential uses for the core heritage precinct:

- Preserve the heritage precinct for continued use as a horse stud or horse riding facility/club. This option would continue a historic use that has been occurring on the property since the 1870's. The viability of this use would need to be considered in relation to security and accessibility. The proposed development areas may place constraints on the functional use of the property for this purpose.
- Transfer the heritage precinct to Council as part of a Voluntary Planning Agreement/ Heritage Agreement for private residential use (with conditions). This option could also include Council leasing the house and grounds to a private tenant on the condition that the tenants will maintain the home and open the garden to visitors several times a year. The money raised from visitation would create a fund to enable the precinct's ongoing conservation. Land below the 1-in-100-year flood level can be used as public open space.
- Transfer the heritage precinct to council as part of a Voluntary Planning Agreement/Heritage Agreement for council/public use or possible use by community groups such as historical societies. Returning the core heritage precinct to public use would provide public benefits through access the site enabling visitors to understand, appreciate and enjoy its heritage values. Use of the house by a community group would allow the house to be occupied at least part of the time, and ensure it is monitored and maintained. Land below the 1-in-100-year flood level could provide public open space.

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- Use the heritage precinct and the historic homestead as a function centre for weddings or other events. This option would open the venue up for public use and would provide a revenue stream to the owner, however consideration of traffic impacts and parking would be required. Land below the 1-in-100-year flood level can be used as public open space

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1.0 Introduction

1.1 Project Background

GML Heritage Pty Ltd (GML) has been commissioned by Hobartville Stud Pty Ltd provide input into cultural heritage considerations relating to a planning proposal for the Masterplan (the plan) of the Hobartville property, Richmond, NSW. Hobartville is listed on the NSW State Heritage Register (SHR).

The planning proposal is for an amendment to the *Hawkesbury Local Environmental Plan 2012* (LEP) to enable the rezoning of part of the land, including areas within the SHR curtilage of the heritage item, for low to medium density housing.

A masterplan for the property has been developed by Roberts Day which includes development of townhouses and cottages, as well as associated cycleways, walking paths, gardens and proposed roads. This report discusses key cultural heritage considerations relating to the planning proposal and masterplan.

1.2 Site Identification

Hobartville is located at 16 William Cox Drive, Richmond, within the Hawkesbury Local Government Area (LGA), as shown in Figures 1.1 and 1.2. The site is zoned RU2—Rural Landscape, with small sections zoned E2—Environmental Conservation. The property is a 66-hectare site that is currently privately owned and operated as a horse stud, with little public access.

The property comprises Lots 1, 2 and 3 in DP 596558, and Lots 209 and 210 in DP 260361. The State Heritage Register curtilage extends to Lot 3 only.

The planning proposal only applies to the proposed areas of development identified in Figure 1.2.

1.3 Heritage Context

1.3.1 Statutory Listings

Hobartville is subject to the following statutory listings.

Table 1.1 Statutory Heritage Listings for Hobartville.

Heritage Listing	Listing Title	Listing Number	Gazette Date
State Heritage Register	Hobartville, including outbuildings	00035	2 April 1999
Heritage Act Permanent Conservation Order (PCO) former	Hobartville, including outbuildings	00035	8 February 1980
Local Environmental Plan (lapsed)			18 December 1989
Local Environmental Plan (lapsed)			20 December 1996

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Heritage Listing	Listing Title	Listing Number	Gazette Date
Hawkesbury Local Environmental Plan 2012	Hobartville, including outbuildings	I00035	21 September 2012
Hawkesbury Local Environmental Plan 2012	Grounds and Landscaping Surrounding Hobartville	I14	21 September 2012

1.3.2 Non-Statutory Listings

The property is subject to non-statutory listings, outlined in the table below. Inclusion on these lists does not impose legal obligations, however, it recognises the community's esteem for the place.

Table 1.2 Non-Statutory Listings for Hobartville.

Heritage Listing	Listing Title	Listing Number	Gazette Date
Cumberland County Council List of Historic Buildings 1961-67			
National Trust of Australia Register (NSW)	Hobartville, etc	7920	
Register of the National Estate (former)	Hobartville, outbuildings grounds and trees	003133	21 March 1978

1.3.3 Heritage Listings in the Vicinity

There are listed heritage items in the vicinity of Hobartville, outlined in the table below.

Table 1.3 Heritage Items in the Vicinity of Hobartville.

Item Name	Address	Listings	Item Number
Mountain View	22 Inalls Lane, Richmond	State Heritage Register	00044
McMahon Homestead	26 Drift Road, Richmond	Hawkesbury Local Environmental Plan 2012	I82
St Peters Anglican Church	384 Windsor Street, Richmond	Hawkesbury Local Environmental Plan 2012	I134
Former House	190 March Street, Richmond	Hawkesbury Local Environmental Plan 2012	I72
Avenue of trees	Chapel Street, Richmond	Hawkesbury Local Environmental Plan 2012	I18

1.4 Scope of Considerations

This report has considered the key cultural heritage matters relating to the proposed masterplan for the Hobartville property, including the following:

- the statutory planning context of the property and relevant heritage listings;
- relevant provisions in the *Hawkesbury Local Environmental Plan 2012* and *Hawkesbury Development Control Plan 2012*;
- Aboriginal cultural heritage and archaeology;
- European archaeology;
- the cultural landscape, setting and views;
- built heritage elements; and
- future management of the property.

1.5 Methodology and Terminology

This report has been prepared with reference to the NSW Heritage Manual, prepared by the Heritage Office (now Heritage Division), and the relevant principles and guidelines of the *Australian ICOMOS Burra Charter 2013* (the Burra Charter).

Background historical information has been drawn from the Hobartville—Conservation Management Plan (Lucas Stapleton Partners, 2004).

The terminology used in this report is consistent with the NSW Heritage Manual, prepared by the Heritage Office, and the Burra Charter.

***Place** means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.*

***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 components, fixtures, contents, and objects.*

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

***Maintenance** means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.*

***Preservation** means maintaining the fabric of a place in its existing state and retarding deterioration.*

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

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

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

Use means the functions of a place, as well as the activities and practices that may occur at the place.

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

Curtilage is defined as the area of land surrounding an item that is required to retain its heritage significance. The nature and extent of the curtilage will vary and can include but is not limited to lot boundaries and visual catchments.

Setting means the area around a place, which may include the visual catchment.

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

1.6 Limitations

Background historical information has been drawn from the Hobartville—Conservation Management Plan (Lucas Stapleton Partners, 2004). No additional primary or secondary research has been undertaken in the preparation of this report.

1.7 Authorship

This report has been prepared by Sharon Veale (GML Chief Executive Officer), Isabelle Rowlatt (GML Consultant) and Sam Kelly (GML Student Planner).

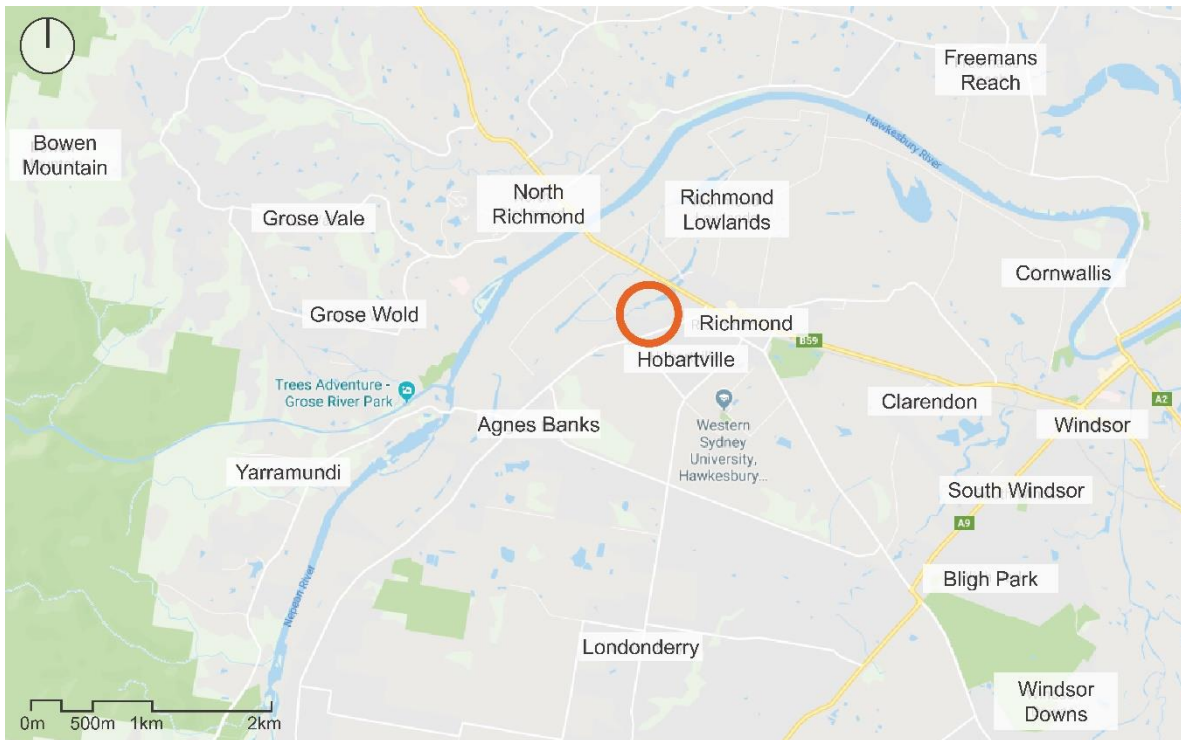


Figure 1.1 Location of Hobartville (circled) in relation to its surrounding context. (Source: Google Maps with GML overlay)

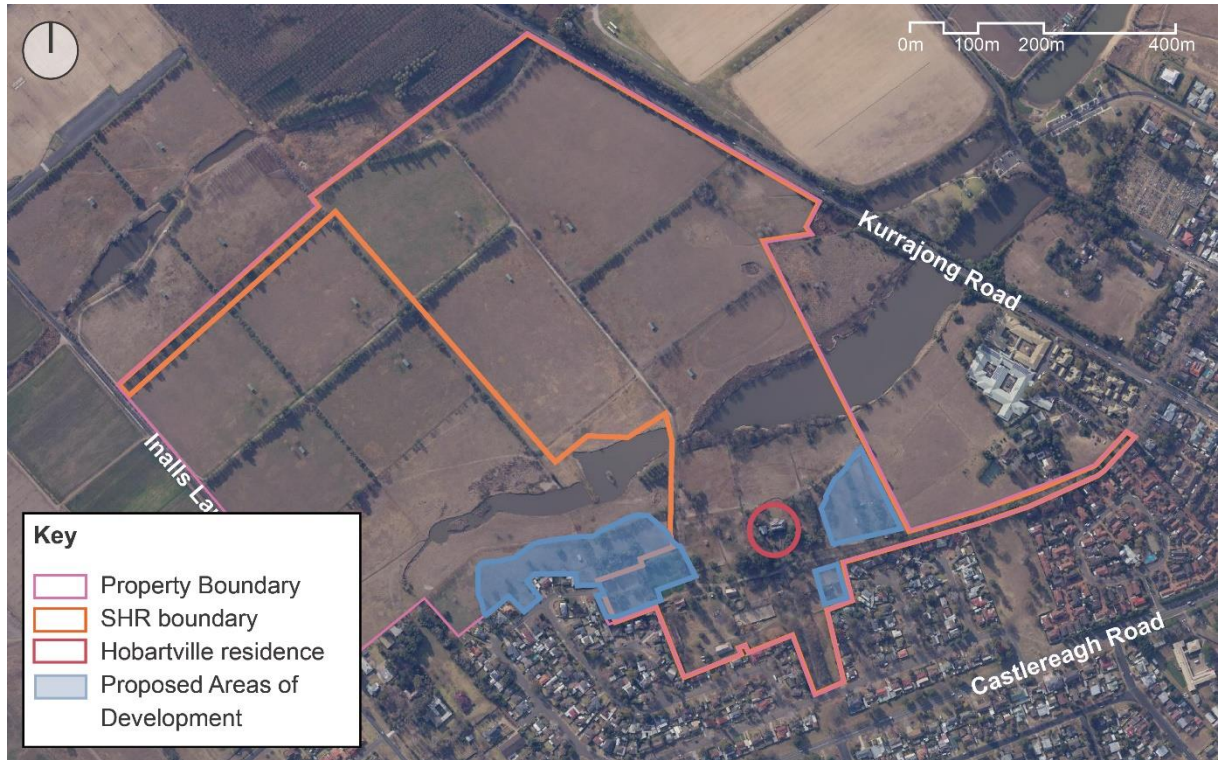


Figure 1.2 Hobartville, showing the State Heritage Register boundary. (Source: NSW SIX Maps with GML overlay)

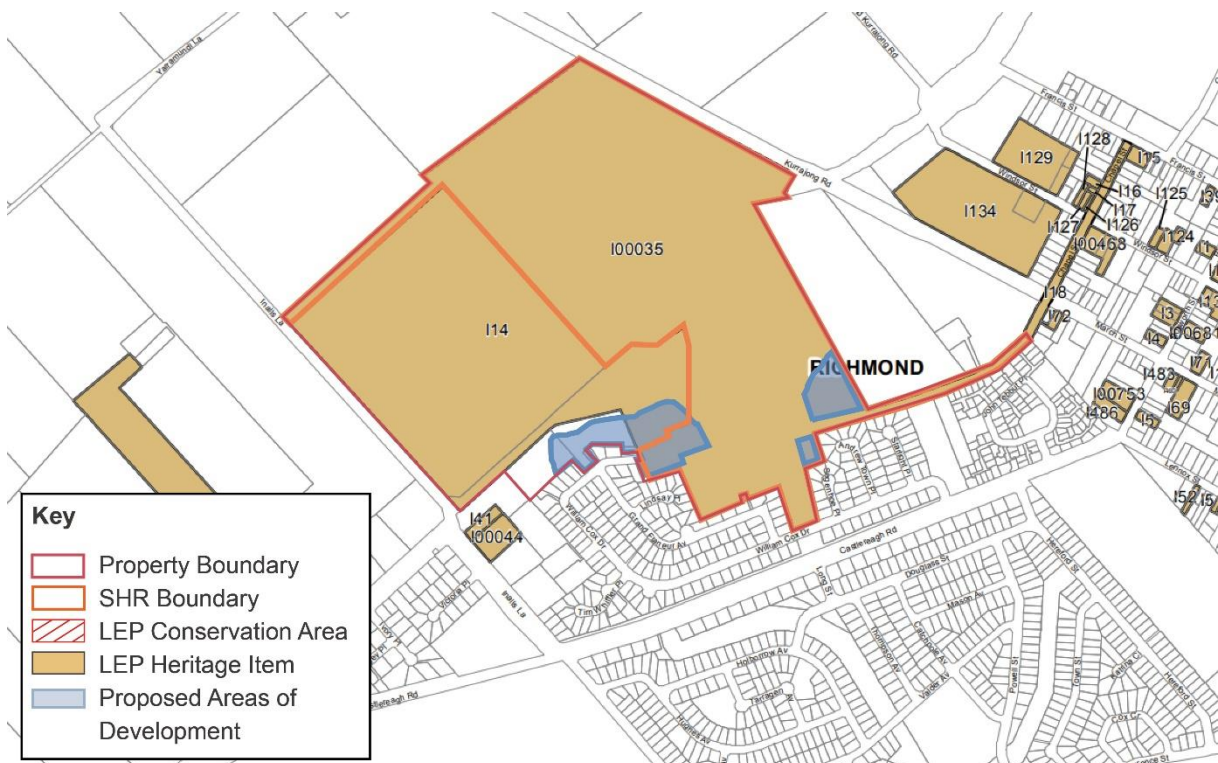


Figure 1.3 Heritage context of Hobartville. (Source: Hawkesbury Local Environmental Plan 2012 with GML overlay)

2.0 Statutory Context

In NSW, items of heritage significance and archaeological remains (referred to as relics and objects) are afforded statutory protection under the following legislation:

- *Heritage Act 1977* (NSW) (Heritage Act);
- *National Parks and Wildlife Act 1974* (NSW) (the NPW Act); and
- *Environmental Planning and Assessment Act 1979* (NSW) (the EP&A Act).

2.1 NSW Heritage Act 1977

The Heritage Act is a statute designed to conserve NSW's environmental heritage. It is used to regulate the impacts of development on the state's heritage assets. The Heritage Act describes a heritage item as a 'place, building, work, relic, movable object or precinct.'

2.1.1 State Heritage Register

The State Heritage Register (SHR) was established under Section 22 of the Heritage Act. It comprises a list of identified heritage items determined to be of significance to the people of New South Wales. The SHR includes items and places such as buildings, works, archaeological relics, movable objects or precincts.

The archaeological management provisions of the NSW Heritage Act apply to any relic that is deemed to be of local or State heritage significance.

Hobartville is listed on the State Heritage Register. The SHR curtilage applies to the entirety of Lot 3, DP 596558.

2.2 National Parks and Wildlife Act 1974 (NSW)

Aboriginal sites are recorded on the Aboriginal Heritage Information Management System (AHIMS). The provisions of the NPWS Act protect all Aboriginal objects, sites and declared Aboriginal Places. Aboriginal objects and places are defined as:

Any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises New South Wales, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains.

2.3 Environmental Planning and Assessment Act 1979 (NSW)

The EP&A Act is administered by the NSW Department of Planning and Environment and provides for environmental planning instruments to be made to guide the process of development and land use. The EPA Act also provides for the protection of local heritage items and conservation areas through listing on Local Environmental Plans (LEPs) and State Environmental Planning Policies (SEPPs) which provide local councils with the framework required to make planning decisions.

2.3.1 Hawkesbury Local Environmental Plan 2012

The *Hawkesbury Local Environmental Plan 2012* (LEP) is the principal environmental planning instrument applying to the land. Schedule 5 of the Hawkesbury LEP identifies heritage items and heritage

conservation areas. Hawkesbury LEP Clause 5.10—Heritage Conservation contains the statutory controls for development on heritage items and in conservation areas. Clause 5.10 is relevant to any future development on the site.

The objectives of Clause 5.10—Heritage Conservation are as follows:

- a) *to conserve the environmental heritage of the Hawkesbury,*
- 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.*

2.3.2 Hawkesbury Development Control Plan 2012

The *Hawkesbury Development Control Plan 2002* (DCP) Chapter 10 provides specific development objectives and controls for conservation areas, heritage items, declared Aboriginal Places, archaeological sites, and development in the vicinity of heritage places.

2.3.3 Ministerial Directions

Under Section 9.2 (2) of the EP&A Act, “the Minister may direct a public authority or person having functions under this Act or an environmental planning instrument to exercise those functions at or within such times as are specified in the direction.”

Direction 2.3

Direction 2.3 was issued on the 1st of July 2009 with the objective of

The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

3.0 Historical Overview

The following historical background of the site is a summary of the history in the 'Hobartville, Richmond—Conservation Management Plan' by Clive Lucas, Stapleton & Partners (2004).

The site of Hobartville is on the traditional land of the Darug people. The Darug people have lived in Sydney for more than a thousand generations. This report does not cover the Aboriginal occupation of the area but acknowledges the ongoing Darug connection to country.

3.1 Early Settlement at Mulgrave Place

The Hobartville property pre-dates the formal establishment of Richmond township but is linked to its location, development and layout. Although Governor Arthur Phillip explored the area in search of suitable agricultural land in 1789, it was eventually settled in 1794 when Lieutenant-Governor Major Francis Grose made the first 22 land grants. Frequent flooding meant that farmers along the riverbanks were often ruined; despite this, the area, then called Mulgrave Place, was generally successful in supporting the colony.

Most of these early grants were smaller 30-acre portions to emancipists, although there were some larger grants in the area to members of the NSW Corps and free settlers. Two of these settlers were James Blackman and Edward Luttrell. Blackman had been recommended as an assisted settler and arrived in the colony in 1801 to take up a 100 acre grant at Mulgrave Place. Luttrell, a surgeon by profession, was granted 400 acres at Mulgrave Place in 1804 but quickly grew disenchanted with farming and left the running of the property to his son-in-law, Lieutenant Thomas Atkins of the NSW Corps.

The property, called Luttrell's Farm, was leased to William Cox Jnr. and his wife in 1814. The name 'Hobartville' is attributed to Cox, who is purported to have named the estate in honour of Lord Hobart for his assistance to the Cox family. Initially purchased by his father, Captain William Cox, in 1816, it was then transferred to William in 1817.

3.2 Establishment of Richmond

The Richmond township was laid out by Governor Lachlan Macquarie in early 1810. The extent of the town's layout was informed by the property boundary of Luttrell's grant. Macquarie planned several townships along ridges above the Hawkesbury River in 1810, which are often called the Five Macquarie Towns, and including the nearby towns of Windsor, Pitt Town, Wilberforce and Castlereagh.

3.3 Captain William Cox and William Cox of Hobartville

Captain William Cox (the elder) came to Australia in 1799 and is notable for his involvement in the construction of the first road over the Blue Mountains. His two eldest sons, William and James remained in England to complete their education. William Cox Jnr later emigrated to Australia in 1814 with his new wife, Elizabeth Piper.

The first record of the Coxes living at Hobartville was in December 1814, when the birth of their first child was recorded in the church register. At this time, documentary sources suggest the Coxes were living in the first house on the property. It has been suggested that this first house was the kitchen block adjacent to the current main house, but this has not been confirmed and there is little evidence to support the assumption.

By 1818 Cox had acquired James Blackman's 100 acre grant to the north and expanded the Hobartville property.

The main house at Hobartville was completed in 1828. The architect is unknown, although several sources attribute the design to Francis Greenway with many similarities in the construction and design of Hobartville to notable projects of Greenway's, including Hyde Park Barracks and Cleveland House. Greenway had also previously worked with Captain William Cox in building the Windsor Court House and St Matthew's Church.

The most prominent feature of the landscaping described in many early accounts of the estate is the avenue of oak trees leading to the house, which were most likely planted in the time of William Cox. Cox also established significant links with St Peter's Anglican Church; the second driveway from Church Street has been described as a physical manifestation of that link.

Census data recorded between 1823 and 1828 demonstrates the growth of Cox's property, increasing from 100 acres under cultivation and 150 cattle, to 180 acres under cultivation, another 550 cleared, 500 cattle and 2300 sheep. By 1841 Cox had reduced his pastoral operations and following his death in 1850, the property was left to his widow Elizabeth in trust for his eldest son William.

Sloper Cox, the fourth-eldest son of William and Elizabeth, leased the property from his brother then eventually bought it in 1865. His marriage to Sophy Garling in 1856 at Hobartville is depicted in a painting by Garling's brother. Sloper Cox served as a magistrate between 1865 and 1874, and was also on the board of the Hawkesbury Race Club.

3.4 Andrew Town and the Establishment of the Hobartville Stud

In 1877, the property was purchased by Andrew Town. Town was a prominent Hawkesbury local, who established a horse stud at Hobartville but continued to live in his house at Windsor Street, Richmond, and entertained there until his death in 1890. During his time at Hobartville, Town established the largest pedigree stock farm in the world. His annual sales of blood stock at Hobartville became well-known events:

A trip to Hobartville was a great outing, which was looked forward to and talked about by raving men for months ahead, every year. The newspaper reports often were headed "Under the Oaks", for the splendid avenue of English oak trees were famous, as also were the rock melons and water melons, of which there were an abundant supply for all and sundry at the annual sale of yearlings.

Despite his success, Town ran into financial trouble and began mortgaging his assets as early as 1880. In 1888, Town's mortgages were foreclosed, and his properties including Hobartville were repossessed by W.A. Long and George Hill.

3.5 Percy Reynolds

Long and Hill continued to run Hobartville as a stud farm until 1901, when it was sold to noted breeder Percy Reynolds of Tocal Station, Paterson. Reynolds's main interest was Hereford cattle. Hobartville Starlight became the most famous Hereford bull from the property, winning grand champion at the Royal Easter Show in 1930, 1931, 1932, 1933 and 1935. In 1931, the property was featured in *Pastoral Homes of Australia*, which described it as "undoubtedly the most successful stud of Hereford cattle in Australia at the present time." Reynolds died suddenly in 1954 and the property passed to his son Raymond Reynolds, who died shortly afterwards in 1959.

3.6 Subdivision and Restoration

Reynolds's descendants sold Hobartville to Service Pastoral Company Ltd in 1959. This company also controlled the 50 acre block adjoining Hobartville to the northeast, which was part of an early grant to William Bowman. The house underwent renovations shortly afterwards, including the enclosure of the west verandah. In 1961, a 14-acre parcel was sold in two lots. Later that year, the remainder of the property was purchased by Rex and Helen Payne of Strathfield, and was then immediately remortgaged back to the Service Pastoral Company.

In 1951, a parcel of the Hobartville property was resumed by the Minister of Public Instruction, which began the process of subdivision to the south of Castlereagh Road. After the sale of the property in 1961, all of the remaining property southeast of Castlereagh Road was sold for residential subdivision. In 1966, the Paynes subdivided the remaining land again, retaining two lots comprising of 180 acres, including the house, stables, carriageway, oak avenue and paddocks. This was then purchased by Bruce and Cecily Lindsay of Terrigal, who consolidated the 180 acres of land in 1972 to create two large lots divided by the axis of the carriageway. The Lindsays undertook renovations to the house at this time.

In 1974, the land containing the paddocks along Castlereagh Road was sold for residential subdivision. This was centred on a new street called William Cox Drive. This road bisects the original entry avenue from Castlereagh Road, and although the old line of oaks and corresponding carriage drive have been maintained as open space, they were not included in the original Permanent Conservation Order curtilage. In 1975 Bruce Lindsay passed away and their son, James opened Hobartville as a working farm for tourists. James operated the farm like this for several years, but due to financial difficulties, put the property up for auction in 1978, when it was then purchased by the current owner. In 1979, the 'Historic Hobartville Stud' was opened on the property. Currently there are unimpeded views of Hobartville from Kurrajong Road and the horse stud is still operating.

Table 3.1 Timeline Summary of Hobartville.

Date	Event
1794	The first 22 land grants were made in the area between present-day Richmond and Windsor, called Mulgrave Place.
1804	Edward Luttrell was granted 400 acres at Mulgrave Place, but soon became disenchanted with farming and left the farm in the care of his son-in-law, Lieutenant Thomas Atkins.
1814	The property at Hobartville was advertised for sale in the <i>Sydney Gazette</i> .
1816	The property was purchased by Captain William Cox, then transferred to his son William Cox Junior in 1817.
c.1827	Construction began on the Hobartville house; the architect is unknown, but is thought to be Francis Greenway.
1850	The property was transferred to William Cox's wife Elizabeth following his death. It was held in trust for their eldest son, also called William. The property was later occupied by their fourth-eldest son, Sloper Cox, who leased it from William.
1865	The property was purchased by Sloper Cox.
1877	The property was purchased by Andrew Town following Sloper Cox's death. Town's annual yearling sales at Hobartville attracted great interest.

Date	Event
1880	Town began to mortgage his assets after falling into financial trouble.
1888	Long and Hill began to foreclose on Town's mortgages, including Hobartville. In 1889, Hobartville was repossessed. Long and Hill continued to run the property as a stud farm.
1901	The property was purchased by notable breeder Percy Reynolds, whose main interest was Hereford cattle.
1931	Hobartville was featured in Pastoral Homes of Australia and described as 'undoubtedly the most successful stud of Hereford cattle in Australia at the present time.'
1959	The property was sold to Service Pastoral Company Limited.
1961	A 14-acre parcel adjacent to the public school on Kurrajong Road was subdivided and sold in two lots. Rex and Mary Payne of Strathfield purchased the Hobartville property including an additional 50 acres (originally part of an early land grant to William Bowman).
1966	All of the property southeast of Castlereagh Road was sold for residential subdivision, with the first release of lots in the new Hobartville Estate taking place in 1966. The Paynes subdivided the remaining land in their ownership to the northwest of Castlereagh Road. They retained two lots containing 180 acres.
c.1967-68	Bruce and Cecily Lindsay purchased the property and undertook renovations to the house.
1974	Land along Castlereagh Road containing the paddocks was sold to Hooker Rex Marketing and Sales Pty Ltd for residential subdivision. The development created a new street, William Cox Drive, which truncated the original driveway and oak avenue.
1975	The property was transferred to James Lindsay who opened Hobartville as a working farm for tourists.
1978	The property was purchased by the current owners.

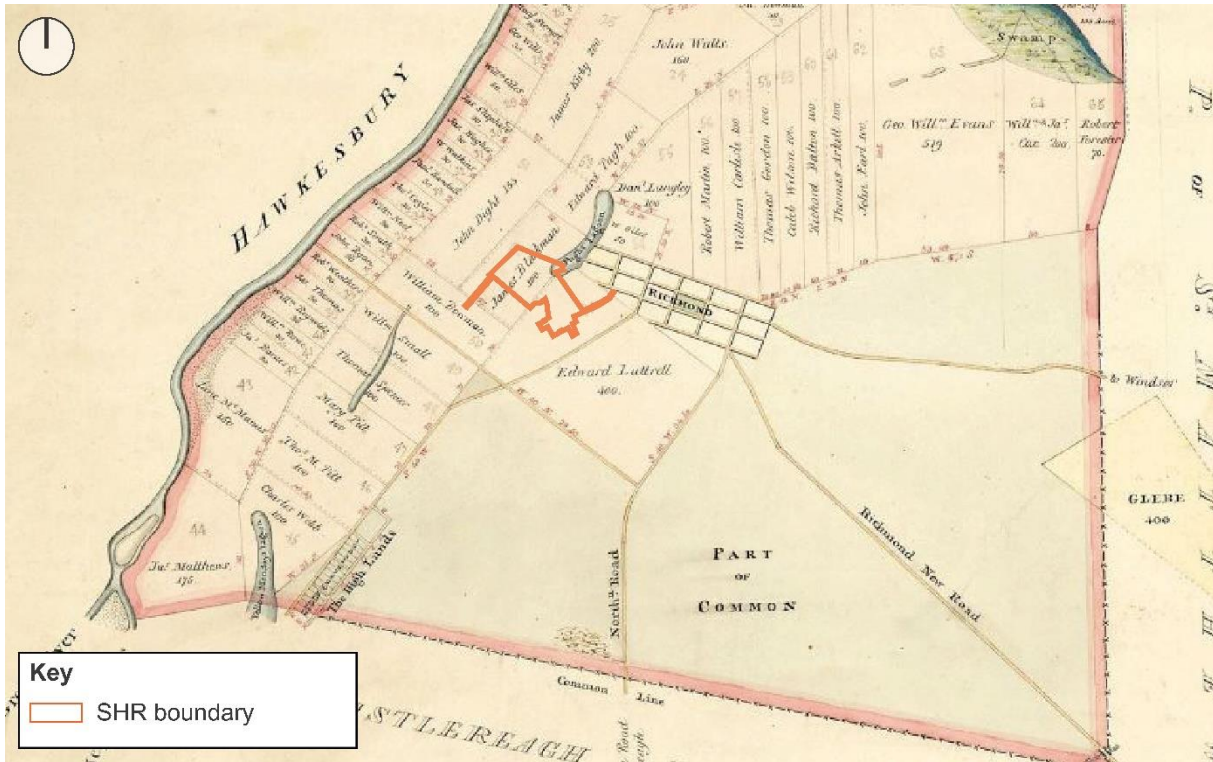


Figure 3.1 An undated early map of the Parish of Ham Common, with the current SHR curtilage of Hobartville indicated. (Source: NSW LRS with GML overlay)



Figure 3.2 Sketch of Hobartville, looking from the present location of Kurrajong Road, by Conrad Martens (1838). (Source: State Library of NSW)



Figure 3.3 Painting of the wedding of Sloper Cox and Sophy Garling in 1856, by Sophy's brother Frederick Garling. (Source: State Library of NSW)



Figure 3.4 Aerial view of Hobartville with the main residence indicated, c.1931. (Source: Pastoral Homes of Australia)



Figure 3.5 The oak avenue at Hobartville, c.1931. (Source: Pastoral Homes of Australia)

4.0 Summary Site Description

The following description of the site has been drafted with reference to the site analysis in the 'Hobartville, Richmond—Conservation Management Plan' by Clive Lucas, Stapleton & Partners (2004) and the description of the place contained in the State Heritage Inventory. All photos were taken by GML in June 2019 unless otherwise stated.

The CMP divides the site into four precincts as follows:

- the house precinct containing the main house, kitchen wing, the privy and the coach house;
- the stables precinct including the barns, stables, workers' and manager's cottages and training yard;
- the carriageway, being the driveway to the east of the house; and
- the oak avenue, being the driveway from the house leading south to William Cox Drive.

Hobartville is located to the north of William Cox Drive, Richmond. Kurrajong Road adjoins the site to the north east and Inalls Lane adjoins the site the southwest (refer to Figure 1.2). The property adjoins the northern urban edge of Richmond and looks over the Nepean flood plain. The Hawkesbury River is located to the north of the site. Pughs Lagoon, located on the property, is located between the river and directly north of the main house.

Low scale residential development immediately adjoins the site to the south. The Uniting Hawkesbury Retirement Village is located to the east of the site on Kurrajong Road. The centre of Richmond is located east of the site with St Peters Anglican Church located on the opposite side of Kurrajong Road.



Figure 4.1 Precincts of the Hobartville property as identified in the CMP. (Source: NSW SIX Maps with GML overlay)

4.1 House Precinct

The house precinct is defined by the intersection of the carriageway and oak avenue to the south, and the hedge defining the extent of the lawn to the north of the house. This area contains the main house, the kitchen wing, the toilet block and the coach house.

The main house is a two-storey Georgian Colonial brick dwelling with a low hipped slate roof. The house has a verandah on the north and east elevations, with iron lacework columns and sandstone flagged verandahs. Symmetrical multi-paned windows are arranged on all facades of the house and feature painted timber shutters. The house has two primary elevations; one addressing the driveway to the south and the other addressing the garden to the north. The south entrance features a central classical portico, and the northern façade has a large central bay focusing on the view over the estate towards the Blue Mountains. The western side of the house was enclosed sometime in the later twentieth century.

Immediately west of the house is a single-storey brick building with a hipped corrugated iron roof and a rear skillion addition. It has been alleged that this building may have been the original house on the property and served as the Cox family's first home on the estate; however the CMP determines that this is unlikely. There are several former exterior openings that have been bricked over, and the building retains several simple brick chimneys. It was formerly used as the kitchen wing for the Hobartville mansion but is now a garage. Adjacent to the kitchen block is a small brick building (the privy) with a corrugated iron roof and small timber louvred windows.

The coach house is located about 50 metres southwest of the main house, screened by several mature trees including a large fig tree. It is a brick utilitarian building with a corrugated iron jerkinhead roof, and large empty door openings to the northern and southern facades. There are several timber louvred windows to the east and west, as well as a detailed arched window above the southern entry. Internally, the building has a stone floor and a timber loft accessible by a ladder. The house precinct is largely hidden from public view by trees and other buildings, but can be seen from a distance from Kurrajong Road.



Figure 4.2 View of the entrance to the main house at Hobartville (southern elevation).



Figure 4.3 View of the northern elevation of the house, from the garden.



Figure 4.4 The kitchen block immediately to the west of the main house.



Figure 4.5 The privy adjacent to the kitchen block.



Figure 4.6 The coach house, located southwest of the main house.



Figure 4.7 View of the southern elevation of the coach house showing arched window detail and the wagon inside the building.

4.2 Stables Precinct

The stables precinct comprises the utilitarian buildings which are part of the horse stud operations of Hobartville, including barns, stables, workers' and managers' cottages, and the training yard. This precinct is bounded by the intersection of the carriageway and oak avenue in its northeast corner, and later residential subdivision to the south and west.

The top and bottom stables are located along the northern and southern sides of the training yard, with the old barn on the western boundary to enclose the yard. The top stables (south) are of slab and weatherboard construction with a galvanised iron roof, and the bottom stables are of weatherboard construction with a corrugated iron roof and a skillion addition. The old barn is a large utilitarian building composed of timber columns, corrugated iron roof over horizontal battens and lean-to roofs to the east and west. It is being used as a general storage area for horse floats, vehicles and other equipment.

The worker's cottages are a group of three early colonial rendered brick structures with hipped corrugated iron roofs. One cottage features a bush pole roof structure, indicating a very early date of construction. Another cottage has timber slab cladding to the south and west. The group likely dates to pre-1850.



Figure 4.8 View of the southern track from the oak avenue towards the training yard, looking towards the top stables.



Figure 4.9 View of the old barn on the western side of the training yard.



Figure 4.10 View of the training yard from the north western corner of the stables precinct, next to the old barn.



Figure 4.11 One of several workers' cottages situated in a line southwest of the main house and north of the training yard.



Figure 4.12 The manager's residence, adjacent to the workers' cottages.



Figure 4.13 The bottom stables adjacent to the manager's residence.

4.3 Carriageway

The carriageway is the driveway to the east of the house, leading to Chapel Street, Richmond. The CMP asserts that the carriageway was likely constructed at the same time as the St Peters Anglican Church to provide a physical link between the house and the church, of whom William Cox was a founder. This driveway is now the main access to the property. It is lined with trees and features sections of an original timber post and rail fence on the northern side. There are large Bunya pines at the Chapel Street end of the carriageway. Some sections of the fence line have been reconstructed with a modern Colorbond fence.

The southern side of the carriageway is occupied by later low scale residential development. To the north is a series of open paddocks, part of which is included in the Hobartville property and used as part of the stud.



Figure 4.14 View looking along the carriageway towards the main house (west).

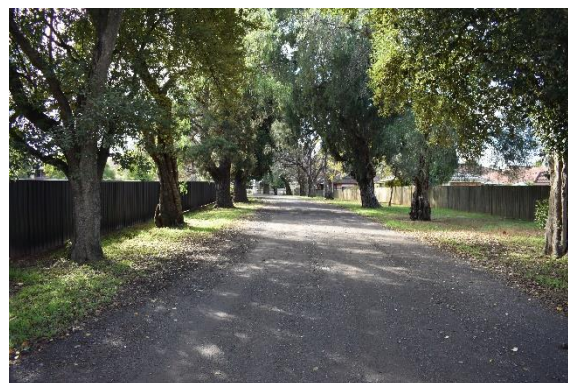


Figure 4.15 View along the carriageway towards Chapel Street (east).



Figure 4.16 Some sections of post and rail fence remain in situ on the northern side of the carriageway.

4.4 Oak Avenue

The oak avenue refers to the straight driveway on the axis of the front door of the house leading south to a right-angle intersection with William Cox Drive. This was the original driveway of the property from Castlereagh Road, but it was truncated in the twentieth century when the land along Castlereagh Road was sold for residential subdivision.



Figure 4.17 View looking south along the oak avenue towards Castlereagh Road.



Figure 4.18 The driveway has been truncated by William Cox Drive, seen here beyond the gates (non-original).



Figure 4.19 View looking north towards Hobartville from the gates at the southern end of the driveway.



Figure 4.20 View looking north over the fenced paddocks adjacent to the driveway. This is one of the areas proposed to be subdivided.

4.5 Views and Vistas

Major views and vistas to, from and within the property are identified in the 2004 CMP and are outlined below. Refer to Figure 4.24 for the location of these significant viewlines.

1. Views to the house from Kurrajong Road (Figure 4.21).
2. Views from the house west across the river valley to the Blue Mountains (Figure 4.22).
3. The historically significant view from the house to St Peter's Church has been overgrown by maturing vegetation, and is interrupted by the retirement village, however the spire of the church is visible from the first floor windows in the house and from parts of the garden.
4. Glimpses of the Hobartville fence and gate from the alienated section of the oak avenue south of William Cox Drive.
5. View of the house from the intersection with the carriageway; some outbuildings in the stables precinct are also visible from this position.
6. Angled view taking in two sides of the house as first seen when approaching from Richmond via the carriageway. This view is historically the primary aspect for viewing the villa design, but is now obscured by a large bamboo grove.

The CMP notes that a lack of view between the house and the working buildings of the property is a historical feature typical of the period, which still pertains.



Figure 4.21 View of Hobartville from Kurrajong Road (View 1). (Source: GML, 2019)



Figure 4.22 View from the lawn in front of the main house (View 2). (Source: GML, 2019)



Figure 4.23 View of the main house from the intersection of the carriageway and oak avenue (View 5). Note the thick bamboo at the right beyond the low hedge. (Source: GML, 2019)



Figure 4.24 The above figure identifies significant views to and from the house at Hobartville. Refer to Section 4.5 for details. (Source: Google Earth with GML overlay)

5.0 Heritage Significance

The following Statement of Significance for Hobartville is sourced from the 2004 CMP.

History: Phases and Events

Hobartville is an outstanding example of an intact colonial homestead complex with the ability to demonstrate early colonial estate planning principles. The intactness of Hobartville's collection of buildings, as well as the retention of much of its original land, and the continuing historical use of the place are exceptional.

Historic Association

The Hobartville estate was acquired by the very prominent Cox family by 1814. When Andrew Town purchased the property in 1877, he already had an established reputation as a horse breeder. Over the next decade, Town cemented the fine reputation of Hobartville as a horse stud in the NSW and international horse racing and breeding world. Many other prominent individuals have been associated with the place subsequently, including Percy Reynolds of Tocal, who developed his Hobartville Hereford line of cattle at the estate. Well-known animals such as Grand Flaneur, Bravo, Patron, Merman, Childe Harold, and the Hereford Starlight are also associated with the place.

Aesthetic Value

The house is the finest extant example of pre-1830 architecture in Australia. Designed as a house in the round, it is the first house in NSW to make a complete picturesque statement in its siting and design. The landmark qualities of Hobartville, appreciable from a great distance on Kurrajong Road, are an intrinsic aspect of the significance of the place. The expansive views from the estate over the alluvial lowlands to the Blue Mountains in the west are an achievement of nineteenth century landscape planning which is still highly appealing. Together with the entrance drives lined by mature trees, and evocative presence of many outbuildings of varying ages, the estate is of outstanding aesthetic significance.

Social/Community Esteem

Hobartville is held in high community regard both as a historical landmark, and as an outstanding example of colonial architecture. The place is also regarded by the horse racing industry for its long-standing reputation as a premier horse stud.

Science/Research Value

Hobartville continues to have the ability to demonstrate historic estate planning and nineteenth century landscape conventions. While there is potential for archaeological evidence to add to the current understanding of the place generally, the workers' cottages and intact privy provide rare opportunities to discover information about these building types in the early colonial period.

Individual components of the site have been graded according to their significance and contribution to the heritage values of Hobartville. These are shown on Figure 5.1.



Figure 5.1 Grading of significance for individual elements within the site. (Source: NSW SIX Maps with GML overlay)

6.0 The Planning Proposal

The planning proposal seeks an amendment to the Hawkesbury LEP to rezone part of the property to allow for low density residential development within the SHR boundary of the site. A masterplan for the property prepared by Roberts Day (2019) has been designed to retain the house precinct, stables precinct and oak avenue together as a core heritage precinct, with pockets of residential development to the east and west. These residential areas would have separate street access from Chapel Street and Kurrajong Road respectively, with no through access connecting the two areas (pedestrian access between the two residential areas will be opened up and made public), thus protecting the core heritage precinct from through traffic and the associated impacts. No change in zoning is proposed for the core heritage precinct or the site outside of the areas indicated on Figure 6.2.

The plan has identified a dwelling mix consisting of 87 terraces and 31 cottages (refer to Figure 6.1), a total of 118 new dwellings. Table 6.1 outlines the key characteristics of the proposed development.

Table 6.1 Proposed Concept Masterplan Development at Hobartville.

Development	Number	Lots and dwelling mix
Terraces	87	<ul style="list-style-type: none"> • 2 storeys • 4 bedrooms, 3 bathrooms • 147m² average internal space • 178.5m² average lot size
Cottages	31	<ul style="list-style-type: none"> • 1 storey with additional attic space • 3 bedrooms, 2 bathrooms • 129m² average internal space • 420m² average lot size

The design team (RobertsDay) has identified the following benefits of the masterplan:

- It will enable housing supply within a walkable distance to an existing strategic centre, and within an area identified for investigation for future housing supply.
- The redevelopment of the site is a logical extension of an existing urban area.
- The planning proposal will promote cultural awareness through the activation of the heritage precinct that will be enabled as a result of providing public access to the site.
- The planning proposal will provide public access to new public open space.
- The planning proposal will conserve and protect environmental conservation land and heritage items with the potential to repurpose them.
- The planning proposal is consistent with local and regional plans.

This masterplan is a demonstration of an outcome that balances urban development with public access, heritage conservation and sustainable use of a state heritage listed complex. The masterplan is intended to provide sympathetic and well-designed low density and medium density housing with a street layout that respects the heritage core by preventing vehicle through access between the two main areas of

development. It identifies possible options that can be implemented to activate the core heritage precinct and flood plain as public open space. The masterplan will include an update the existing CMP for Hobartville, and assessments of Aboriginal and non-Aboriginal archaeology. There is potential for funding mechanism to be put in place to levy new development to provide financial support for the ongoing maintenance and conservation of the core heritage precinct.

The design team have sought ongoing heritage input into the masterplan which has helped to minimise and mitigate impacts that arose early in the design process, such as inappropriate development along the oak avenue and the inclusion of multi-dwelling apartment blocks. These have been removed to achieve a consistent low scale across the development and to retain the significant heritage values.

A Development Control Plan (DCP) will be developed for the site that will consider the various heritage values and issues raised in this report such as setting, significant items, potential uses and viewlines. Discussions have been undertaken with the design team regarding dwelling typology and street layout, which has informed the current masterplan. The housing typology and materials identified in the character statement align with the historic values of the Richmond area, and this will form the basis for development of design guidelines in the new Hobartville DCP.

Key principles of the masterplan are outlined below.

- Conservation of the core heritage precinct and its significant natural and cultural values—The masterplan for Hobartville includes the conservation of the core heritage precinct in between the two pockets of residential development. The cultural landscape setting, main house, main driveways and surrounding complex of buildings including a large area of public open space are to be retained and publicly accessible. These options will be discussed in Section 7.8.2.
- Sympathetic development—The masterplan proposes a mix of single storey cottages and two storey terraces in two distinct areas on either side of the core heritage precinct which conserves significant historic relationships in the core heritage precinct. The building typologies and layouts have been planned to preserve the heritage significance and character of Hobartville in its context. Important viewlines to and from the heritage core will be protected.
- Opportunity for future activation—This proposal provides an opportunity for the future activation of the heritage core precinct (see Part 7.8). Four options have been provided for consultation with council at the next stage of the planning proposal. These options would allow for Hobartville to be opened to the public and for the grounds to be enjoyed by the wider public. The options include suggested mechanisms for the long term management and viability of Hobartville. Key matters considered include securing funding to support conservation and maintenance through development, linking ongoing conservation and maintenance with proposed new development through a heritage agreement, or other appropriate formal mechanism.



Figure 6.1 Extract from the proposed Hobartville masterplan showing heritage buildings (red) and proposed townhouses and cottages (yellow). (Source: Roberts Day)



Figure 6.2 Overlay of the proposed areas of development with the current aerial view of the property. (Source: NSW SIX Maps with GML overlay)

7.0 Key Cultural Heritage Considerations

7.1 Conservation Principles

Heritage management principles provide a guiding framework for excellence in managing heritage properties. They set the standard for the way places should be managed in order to protect heritage values for future generations.

The following overarching heritage principles provide a framework for future conservation, management and use of the place. They reflect best practice in statutory heritage planning and management.

- The heritage values of Hobartville will be comprehensively assessed, managed, conserved and interpreted to the public.
- The best available knowledge, skills and standards will be used to manage Hobartville.
- The management of Hobartville should make timely and appropriate provision for community involvement, especially by people who:
 - have an interest in, or associations with, the place, and
 - may be affected by the management of the place.
- Aboriginal people are the primary source of information on the value of their heritage and the active participation of Indigenous people in identification, assessment and management is integral to the effective protection of Indigenous heritage values.
- Proposed future change and use of the Hobartville will be based on respect for the existing setting, relationships, heritage fabric, use, associations and meanings. A cautious approach will be taken to minimise impacts on significance.

7.2 Statutory Planning Context for Heritage

7.2.1 Statutory Controls

Hobartville is subject to the relevant provisions and regulations of the Hawkesbury LEP and DCP. The planning proposal does not seek and variation to the existing heritage provisions. Most development activities for heritage items require development consent including:

- a) *demolition and relocation (including, in the case of a building, making changes to its detail, fabric, finish or appearance),*
- 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,*

GML Heritage

- 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.*

A preliminary assessment of the proposal has been undertaken against the relevant heritage controls in the Hawkesbury LEP and DCP.

Table 7.1 Considerations relating to relevant provisions of the Hawkesbury LEP.

Relevant Clause in Hawkesbury LEP 2012		Comment
Clause 5.10 Heritage Conservation		
5.10 (1)	Objectives	<p>The proposed masterplan includes the retention and conservation of the heritage items and contributory buildings on the site. As such, the proposal generally complies with this clause.</p> <p>Further assessments and approvals will be needed in the next phase of design development to ensure that the significance of the item, including archaeological relics or Aboriginal objects or places will not be materially impacted.</p>
5.10 (2)	Requirement for consent	Consent is required and will be sought for development on this site, as required by this clause.
5.10 (4)	Effect of proposed development on heritage significance	<p>This report has considered the potential impacts of the proposed masterplan on the heritage significance of Hobartville at a strategic level, based on existing documentation and physical inspection. A Heritage Impact Assessment, including archaeological assessments, and an updated CMP must be submitted with the proposal following more detailed design development.</p> <p>We note, the significance of the original functional relationships between the various historic elements on the site has been maintained in the core heritage area. An appropriate setting and the visual catchments and visual/functional interrelationships have been maintained.</p> <p>The impact on the heritage significance of Hobartville may also be assessed by Council's heritage planner and referred to the Heritage Council.</p>
5.10 (5)	Heritage Assessment	A Heritage Impact Assessment and CMP must be submitted with the proposal. The CMP will include cultural landscape assessment and historical archaeological assessment. Further, an Aboriginal Due Diligence and Aboriginal Cultural Heritage Assessment Report, combined with Aboriginal consultation would be necessary.

Relevant Clause in Hawkesbury LEP 2012		Comment
5.10 (6)	Heritage Conservation Management Plans	Hobartville is listed on the State Heritage Register and the preparation of an updated CMP is likely to be required by the Heritage Council and the Hawkesbury City Council to accompany the proposal. The Hobartville CMP was prepared in 2004, and it would be prudent to update this as part of the gateway process should this proposal proceed. The updated CMP should be submitted for endorsement by the Heritage Council. The updated CMP should provide detailed policies for the conservation of the item's heritage significance site to fulfil the requirements of this clause.
5.10 (7)	Archaeological sites	The 2004 CMP indicates that there are some areas within the complex that have archaeological potential. An Archaeological Assessment Report has not been prepared, but should be undertaken as part of the next stage of the development. This report must consider the potential for archaeology to be present at the site and recommend appropriate management strategies. Depending on the proposed ground disturbance, the assessed potential and significance of the relics, this may include testing, in situ conservation, excavation, salvage, and or monitoring. Applications and permits under the Heritage Act will be required.
5.10 (8)	Aboriginal Places of heritage significance	An AHIMS search has been undertaken but an Cultural Heritage Assessment Report (ACHAR) has not been prepared. If the planning proposal proceeds to gateway, consultation with local Aboriginal people should be undertaken and an ACHAR should be prepared. The ACHAR must consider the effects of the proposed development on the heritage significance of the place and provide recommendations for conservation, management, and mitigation in accordance with this clause.

Table 7.2 Considerations relating to relevant provisions of the Hawkesbury DCP.

Relevant Part of HDCP 2012		Comment
Chapter 10—Heritage Conservation		
10.2—Objectives		<p>The proposed masterplan includes the retention and conservation of the heritage items and contributory buildings on the site. As such, the proposal generally complies with this chapter.</p> <p>Detailed design development will need to resolve specific details relating to setting, character, form, scale, materiality and function as described below.</p> <p>The masterplan demonstrates an intent towards appropriate details relating to setting, scale and function. Finer details relating to materiality, typology and character will be addressed if the proposal proceeds to gateway.</p>
10.5—Development Controls		
10.5.1	Conservation and maintenance	The proposed masterplan has not developed this level of detail in relation to specific conservation and maintenance works to the existing heritage buildings within the precinct. More detailed assessments and schedules of conservation works would be required. These requirements would be met through the revision and update to the CMP for Hobartville.
10.5.2	Adaptive reuse	At this stage, the proposed masterplan does not propose a specific future use for the heritage buildings at Hobartville, however, this is to be explored in the next stage of design development. Refer to Section Error! Reference source not found. of this report for a discussion of potential future uses of the site that are considered to be acceptable with regards to the conservation of heritage significance.
10.5.3	Alterations and additions	No alterations or additions to the Hobartville residence and outbuildings are included in the proposed masterplan.
10.5.4	Built form and character	<p>The planning proposal includes an analysis of the existing architectural character of Richmond. The proposed building scale in the masterplan is consistent with the built form found in Richmond.</p> <p>The built form and character of new development indicated in the proposed masterplan should be detailed with reference to this section of the DCP.</p>

Relevant Part of HDCP 2012		Comment
10.5.5	Finishes, materials and colours	<p>The planning proposal includes an analysis of the existing architectural character of Richmond. This outlines the typical finishes, materials and colours that are found in the local area. This will be explored in greater detail after gateway.</p> <p>A new site-specific DCP will be developed after gateway determination which will ensure finishes, materials and colours are sympathetic with the character of Hobartville and in accordance with the Hawkesbury DCP.</p> <p>The proposed masterplan includes the retention of original and significant features of the property. It is recommended that a detailed Schedule of Conservation Works is imposed as a condition of consent, which includes details of conservation works to the heritage buildings as part of the development. These conservation works should be guided by an updated CMP in accordance with conservation principles.</p>
10.5.6	New development within the curtilage of a heritage item	<p>The proposed new development is designed to be consistent with the prevailing character and scale of the precinct. Development is not to dominate the heritage buildings.</p> <p>The proposed masterplan has been designed to not obstruct significant views and vistas to or from the heritage precinct.</p>
10.5.8	Development in the vicinity of a heritage item or conservation area	<p>The proposal includes new buildings surrounding the heritage buildings. Visual relationships between the Hobartville residence and its setting are generally maintained, including significant views to the north and west, and historical links between the residence and the surrounding outbuildings.</p> <p>The next stage of design development must have consideration for the existing character within the Hobartville property, including colours and textures, landscaping, fencing, etc.</p>
10.5.9	Development of archaeological sites	<p>An Archaeological Assessment Report should be undertaken in order to determine the archaeological potential of the site. An excavation permit for monitoring of bulk excavation and detailed archaeological excavation (under Section 140 of the Heritage Act) may be required depending on the findings of the Archaeological Assessment Report.</p>

Relevant Part of HDCP 2012		Comment
10.5.10	Subdivision	<p>The proposed masterplan involves the rezoning and subdivision of parts of a State Heritage Register listed item including areas to the east and west of the Hobartville residence and outbuildings.</p> <p>An appropriate revised heritage curtilage has been developed which retains a core heritage precinct within the same allotment that is comprised of a landscape setting, significant plantings, gardens, the main residence, outbuildings and circulation layouts and routes. These buildings and the relationships between them will not be impacted and are proposed to be consolidated as a core heritage precinct. New uses within the core heritage precinct will be appropriate to Hobartville’s heritage significance.</p>
10.5.11	Landscaping	<p>The proposed masterplan retains some key significant landscape features of the site, notably the homestead garden and oak avenue leading north from William Cox Drive to the Hobartville residence. There is some encroachment at the north-eastern corner of this avenue, but the proposed development in this location is set back from the driveway and, pending detailed design resolution, could be screened from view with future plantings. It would not interrupt the existing significant views along the oak avenue.</p> <p>Detailed design development should also consider:</p> <ul style="list-style-type: none"> • the retention of significant trees; • edging materials consistent with the character, period and style of the precinct; and • use of post-and-rail timber fences in keeping with the historical fences throughout the precinct.
10.6—Submission Requirements		<p>A Heritage Impact Statement, Aboriginal Cultural Heritage Assessment Report, and Archaeological Assessment Report should be submitted with the proposal in accordance with the requirements of this section of the DCP. In addition, the CMP should be updated and included with the proposal. Schedules of conservation works and an interpretation strategy will also be required. An interpretation plan should be developed for the site and integrated into the masterplan to ensure the heritage significance of Hobartville is revealed and expressed through design solutions.</p>

Table 7.3 Ministerial Direction 2.3

Ministerial Direction		Comment
Objectives	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	The proposed masterplan includes the retention and conservation of the heritage items and contributory buildings on the site. As such, the proposal generally complies with this objective.

The table below outlines the current relevant planning controls applicable to the site.

Table 7.4 Relevant Planning Controls Pertaining to Hobartville.

Relevant Control	Control	Applicable document
Land Zoning	RU2 Rural Landscape	<i>HLEP 2012</i>
Height of Building	10m	<i>HLEP 2012</i>
Heritage	'Hobartville' (including outbuildings) Grounds and landscaping surround 'Hobartville'	NSW State Heritage Register <i>HLEP 2012</i> - Schedule 5
Minimum lot size	10ha	<i>HLEP 2012</i>
Terrestrial Biodiversity	Connectivity & Significant Vegetation	<i>HLEP 2012</i>
Acid Sulfate Soils	Class 4 & Class 5	<i>HLEP 2012</i>
Scenic Protection Land	Regional Significance	SREP 20 (SEPP 20) Hawkesbury- Nepean River (No 2-1997)

Part of the subject site is located within the Scenic Protection Land. Part 2, clause 6, sub-section 7 of SEPP 20 identifies strategies for this land, such as:

- (a) Maintain areas of extensive, prominent or significant vegetation to protect the character of the river.
- (b) Ensure proposed development is consistent with the landscape character as described in the Scenic Quality Study.
- (c) Consider the siting, setback, orientation, size, bulk and scale of and the use of unobtrusive, non-reflective material on any proposed building or work, the need to retain existing vegetation, especially along river banks, slopes visible from the river and its banks and along the skyline, and the need to carry out new planting of trees, and shrubs, particularly locally indigenous plants.
- (d) Consider the need for a buffer between new development and scenic areas of the riverine corridor shown on the map as being of significance beyond the region (which are also scenic areas of significance for the region) or so shown as being of regional significance only.
- (e) Consider the need for controls or conditions to protect those scenic areas.
- (f) Consider opportunities to improve riverine scenic quality.

7.2.2 Non Statutory Listings

Hobartville has been classified by the National Trust of Australia (NSW) (Item no. 8605). The Trust is a community-based organisation which has no legal jurisdiction over the places it has assessed and classified. Inclusion on the Trust's Register generally indicates a high level of community interest in the ongoing management of the place. Intermittently

7.2.3 Conservation Management

The preparation of a conservation management plan may be required by Hawkesbury City Council to accompany any future proposal under Clause 5(10)(6) of the *Hawkesbury LEP 2012*. Given the Hobartville, Richmond, CMP was prepared in 2004, it is likely Hawkesbury City Council will require the CMP to be updated.

Any updates to the document will need to consider the possibility of future development of the subject site. This will ensure the document can appropriately guide such development from a heritage perspective, and ensure in the retention of the heritage significance of the place. Some high-level options are discussed in Section **Error! Reference source not found.**

The SHR listing contains a cursory statement of significance. It is not adequate or comprehensive and should to be updated based on the existing 2004 CMP and through further research as part of the updated CMP. The listing should also be updated with a more relevant map of the SHR boundaries showing significant site elements and include images of all significant buildings on the property. All natural and cultural heritage values and aspects of heritage significance will need to be included in the updated assessment.

7.3 Built Heritage

Significant built heritage elements are listed in Table 7.5 and will generally be unaffected by the proposed masterplan. The impact on significant built elements will be largely dependent on the impact on their setting/s. Loss of the landscape setting, including trees and changes to the circulation patterns, fabric and makeup of the roads, and the visual and functional relationships between built elements, will potentially alter the character of the property and should be constrained and controlled within the proposed areas of development.

The general area around heritage buildings of exceptional and high significance (the house precinct and stables precinct) is to be reserved as a core heritage precinct within the property which could be activated following the proposed development in a number of ways (Figure 7.1). Designating a core heritage precinct will enable the buildings to be read together and will protect the existing relationship between the precincts and the significance of the historic area.



Figure 7.1 A suggested core heritage precinct that would retain the significant heritage buildings and values of the Hobartville site as well as significant views to and from the property. (Source: NSW SIX Maps with GML overlay)

Table 7.5 Significance grading of built heritage elements within the property.

Significance	Built Heritage Elements
Exceptional	<ul style="list-style-type: none"> • Hobartville residence • Privy • Workers' cottages
High	<ul style="list-style-type: none"> • Kitchen wing • Coach house • Top stables • Bottom stables • Old barn • Sundial • Brick well
Moderate	<ul style="list-style-type: none"> • Garden fountain • Horse trough • Water tank • Managers' residence • Small stables

7.4 Setting and Views

The setting and views within and to the property are an important part of the property's significant heritage values and are identified in Section 4.5. The proposed masterplan will generally retain these significant viewlines. Key issues for consideration include:

- Views to the Bunya pines which mark the Chapel Street entrance to Hobartville might be impacted by a possible widening of the road to accommodate residential traffic. Brick columns are located on either side of the driveway at the same location and limits the width of the road to roughly 4-5 metres in width. The age of these brick columns is unknown; however they appear in images dating from the 1950's.
- Impacts on views to the property from Kurrajong Road (Figure 4.21) are to be mitigated through strategic plantings along the northern boundary of the development to screen the development from view.
- Historically significant views between St Peters Church and the Hobartville residence have been somewhat altered but can still be achieved. Presently, the spire is visible from the first-floor windows in the house and from parts of the garden. Development in the proposed subdivision east of the house should retain this view.
- The angled view of two sides of the house, as first seen when approaching via the carriageway, is historically the primary aspect for viewing the villa design. This would not further be impact by any development to the east due to the existing bamboo grove which obscures this historical view.
- Generally, the location of the proposed subdivision to the west is unlikely to impact any significant views.

7.5 Aboriginal Archaeology and Cultural Heritage

The CMP does not address Aboriginal archaeology or cultural heritage values. This needs to be addressed as the next step if the planning proposal proceeds to gateway.

Two Aboriginal sites are recorded in AHIMS including an Open Camp Site and a Shelter with Art (this is likely to be an incorrect listing). Neither of these sites would be impacted by the proposed subdivision or later development. However, the presence of these sites in the general location, the known historical use of the Hawkesbury River by local Aboriginal people, and Pughs Lagoon, combined with the relatively undisturbed nature of the property may mean that there is potential for Aboriginal archaeology

Given that the potential for Aboriginal objects or places has not been assessed, further investigation should be undertaken in accordance with the *Due Diligence Code of Practice for the Protection of Aboriginal Objects* published by the Office of Environment and Heritage. This would involve preparation of an Aboriginal Cultural Heritage Assessment Report (ACHAR), including consultation with local Aboriginal people. Pending the results of that investigation and whether the proposed activity is likely to involve harm to an Aboriginal object, an Aboriginal Heritage Impact Permit application may be required.

7.6 Historical Archaeology

The site has some potential for historical archaeology, as indicated in the CMP. Some evidence exists for several buildings which have been demolished at Hobartville.

- Hardy Wilson's 1913 plan of the house included a dairy located 22 feet southeast of the kitchen block. This building was not located in the 2004 survey undertaken for the CMP but it is possible that some sub-surface remains exist.
- Documentary evidence as late as the 1980s records a summer house southeast of the house, near the carriageway. It is suggested that the summer house operated as the First Savings Bank of NSW when William Cox lived at Hobartville, though it seems unlikely.
- Two additional outbuildings existed in the stables precinct until as recently as 1996. One was described as "a functional wooden slab barn with corrugated iron gable roof." The barn was located opposite the old barn, at right angles to the ranging yard. The other demolished building is described as "an L-shaped corrugated iron shed, possibly built to house machinery and garages."

The CMP identifies two zones of archaeological potential around the main house/kitchen/privy, and the workers' cottages. Neither of these areas would be disturbed by the proposed subdivision.

An Archaeological Assessment Report should be undertaken in order to assess the potential archaeology resource that may be present at the site. An excavation permit for monitoring of bulk excavation and detailed archaeological excavation (under Section 140 of the Heritage Act) may be required depending on the findings of the Archaeological Assessment Report.

7.7 Cultural Landscape

The policies in the CMP are somewhat restrictive and do not support subdivision or residential development to this extent. Generally, the CMP recommends that the landscape east of the main house be preserved and retained, whereas there is some scope for future development to the west. However, subdivision is allowable under the DCP, and new development within the curtilage of a heritage item is permissible provided that the development maintains an appropriate buffer space from the heritage item, maintains the visual prominence of the heritage item, and does not obscure significant views.

The existing gravel single lane roads are typical of the rural homestead character of the property. The CMP recommends that previous upgrades, including speed humps and bitumen surfaces, should be removed. Some areas of the proposed subdivision will impact the existing roads within the Hobartville property, particularly the carriageway, which would be widened and resurfaced. However, generally traffic is not anticipated to have a major impact on the core heritage precinct as each subdivision is proposed to have their own separate access and egress points and traffic would not traverse the heritage precinct.

Table 7.6 Significance grading of landscape elements within the Hobartville property.

Significance	Landscape Elements
Exceptional	<ul style="list-style-type: none"> • Carriageway • Oak avenue including remnant oaks • The tradition of planted avenues • Views and vistas to and from the place • Massing of the house and garden contrasting with the open cleared paddocks to the north and west • Rows of significant plantings eg <i>robinia pseudoacacia</i> • Remnant eucalypts northwest of the house • Bunya pines
High	<ul style="list-style-type: none"> • Pinus species southeast of the house • Figs and Chinese elm near the coach house • Peppercorn near the workers' cottages and the traditional use of peppercorns as shade trees associated with the outbuildings • Remnant shrubbery northeast of the main house • Hardwood post-and-rail fence used to define the paddocks from the garden • Large <i>ilex cornuta</i> at the front of the house • Lillipillies in the front garden • Garden beds
Moderate	<ul style="list-style-type: none"> • Sugarberry near the old barn • Casuarina group near the bottom stables • Wisteria near the kitchen block and privy • Group of trees near the privy • Plumbago hedging around the carriage loop

7.8 Ongoing Management

Heritage buildings are best conserved when they are used and maintained for the purpose for which they were built. The most ideal outcome for the building in heritage terms would be for it to continue its historical use as a horse stud and residence. However, there are a number of considerations when developing a future use for Hobartville, which requires a pragmatic approach both in terms of heritage and in developing a viable purpose.

7.8.1 Compatible Use

The Burra Charter defines *compatible use* as ‘a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.’

Future uses should be selected to suit the space and character of the building, rather the requirement for extensive modification of the building to suit the use.

Selection of a future use for Hobartville should have consideration for the following:

- The cultural significance of the place should not be compromised.
- The new use should not detract from the identified significance of the place (as described in the Statement of Significance).
- Significant fabric should be retained and conserved wherever possible.
- Any proposed new uses should not result in an unacceptable level of wear and tear on the building.
- The integration of modern services and facilities should minimise damage to significant fabric or spaces.
- New work to facilitate adaptation should be reversible and not prevent future conservation.

7.8.2 Future Use of the Place

Future use of the core heritage precinct should have regard to the impact on the existing significant buildings within that precinct. Uses which will have extensive traffic or parking requirements will have a significant greater impact than for example a designated public park with pedestrian pathways. However, potential impacts should also be considered in balance with the benefits that use and occupancy of the property will have for both the site and the community.

An ideal future use for the site in heritage terms would be continued use for horse or farming related functions, such as continuation of its use as a horse stud, or an associated use related to horses. Returning the main house to be used as a private residence would also be an appropriate function, and consideration could be given to returning the remainder of the land to public use as a park

Some future uses are discussed in the below tables in the context of current planning objectives.

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Option 1 - Preserve the heritage precinct for continued use as a horse stud or adapt for use as a horse riding facility/ club/similar

Planning Controls/objectives	Current Control	Compatibility with Option 1
Zoning	RU2 – Rural Landscape	Yes – The current land zoning would allow for Hobartville to continue to function as is.
Height	10m	Yes – This option requires no changes to this control as any potential buildings would be below this height.
Minimum Lot Size	10ha	Possibly No – If subdivision is to occur then there is a potential for the heritage core to have a lot size of less than 10ha. The minimum lot size should be removed to achieve the best outcome.
Scenic Protection Land	Regional Significance	Yes – Part of heritage precinct is within Scenic Protection Land. This proposed use is compatible with the objectives outlined in SEPP 20.
DCP Objectives and controls	Various	Yes – The continued use as a horse stud or possible adaptation into a horse riding facilities is consistent with the objectives and controls outlined in the Hawkesbury DCP 2002.
Heritage considerations	<ul style="list-style-type: none"> • Continued use as a horse stud would ensure that the existing working buildings (stables precinct) are used and maintained. • The property has been used as a horse stud since the late nineteenth century and continuation of this would be ideal with regards to the historical significance of the property. • The viability of this use would need to be considered in relation to security, compatibility and accessibility. The proposed subdivision areas may place constraints on the ease of use of the property in this regard. 	

Option 2 – Transfer the heritage precinct to Council as part of a Voluntary Planning Agreement/ Heritage Agreement for private residential use (with conditions)

Planning Controls/objectives	Current Control	Compatibility with Option 2
Zoning	RU2 – Rural Landscape	Yes – The current land zoning would allow for the house to be used for private residential purposes. A set of site-specific permissible uses could be implemented.
Height	10m	Yes – This option requires no changes to this control as any potential buildings would be below this height.
Minimum Lot Size	10ha	No – If subdivision is to occur then there is a potential for the heritage core precinct to have a lot size of less than 10ha. The minimum lot size should be removed to achieve the best outcome.
Scenic Protection Land	Regional Significance	Yes – Part of heritage precinct is within Scenic Protection Land. This proposed use is compatible with the objectives as outlined in SEPP 20.
DCP Objectives and controls	Various	Yes – Retaining the house for private use is consistent with the objectives and controls outlined in the Hawkesbury DCP 2002.
Heritage considerations	<ul style="list-style-type: none"> Returning the main house to a private residence would be appropriate for the property in heritage terms. Occupancy of the house would ensure it is maintained and appreciated in its historic context. Subdivision of the house precinct from the stables precinct and returning this land to public use would be a practical decision for this option; however, this would have significant heritage implications and would allow each area to be considered as separate entities. This could potentially sever the surviving relationship between the stables precinct, the house precinct and the surrounding landscape. The legibility of the complex as a working group of buildings is an important part of its heritage values and should be retained together. The new landowner should enter into a Heritage Agreement under Part 3B of the <i>Heritage Act 1977</i>. A Heritage Agreement is a legally binding agreement between the Minister and the owner of the property listed on the State Heritage Register and can include provisions around conservation, financial assistance, restriction of use, and works required. Council could lease the house and grounds to a private tenant on the condition that the tenants will maintain the home and open the garden to visitors several times a year. The money raised from visitation would create a fund to enable the precinct's ongoing conservation. Land below the 1-in-100-year flood level can be used as public open space. 	

Option 3 - Transfer the heritage precinct to Council as part of a Voluntary Planning Agreement/ Heritage Agreement for council/public use (eg gallery, library) or by community groups (eg historical societies)

Planning Controls/objectives	Current Control	Compatibility with Option 3
Zoning	RU2 – Rural Landscape	Yes – The current land zoning would allow for the heritage core to be used by council for proposed public uses and would allow for recreation areas to be established on site. A set of site-specific permissible uses could be implemented.
Height	10m	Yes – This option requires no changes to this control as any potential buildings would be below this height.
Minimum Lot Size	10ha	Potentially No – If subdivision is to occur then there is a potential for the heritage core to have a lot size of less than 10ha. The minimum lot size should be removed to achieve the best outcome.
Scenic Protection Land	Regional Significance	Yes – Part of heritage precinct will fall within Scenic Protection Land. This proposed use is compatible with the objectives as outlined in SEPP 20.
DCP Objectives and controls	Various	Yes – Opening the property up for public use is compatible with the objectives and controls outlined in the Hawkesbury DCP 2012.
Heritage considerations	<ul style="list-style-type: none"> Retaining the core heritage precinct for public use would have great benefits to the community and allow a wider group of people to access the site and appreciate its heritage values. Use of the house by a community group would allow the house to be occupied at least part of the time, and ensure it is monitored and maintained. The new landowner (Council) should enter into a Heritage Agreement under Part 3B of the <i>Heritage Act 1977</i>. A Heritage Agreement is a legally binding agreement between the Minister and the owner of the property listed on the State Heritage Register and can include provisions around conservation, financial assistance, restriction of use, and works required. Land below the 1-in-100-year flood level can be used as public open space. 	

Option 4 - Use the heritage precinct and the historic homestead as a function centre for weddings and other events

Planning Controls/objectives	Current Control	Compatibility with Option 4
Zoning	RU2 – Rural Landscape	Possibly– The current land zoning could potentially allow for operation as a function centre, similar to other venues in the Richmond area that operate wedding venues in an RU2 area. A set of site-specific permissible uses could be implemented.
Height	10m	Yes – This option requires no changes to this control as any potential buildings would be below this height.
Minimum Lot Size	10ha	Potentially No – If subdivision is to occur then there is a potential for the Heritage core (both public and private lots) to have a lot size of less than 10ha. The minimum lot size should be removed to achieve the best outcome.
Scenic Protection Land	Regional Significance	Yes – Part of heritage precinct will fall within Scenic Protection Land. This proposed use is compatible with the objectives as outlined in SEPP 20.
DCP Objectives and controls	Various	Possibly Yes – Opening the property up for use as a function centre would be consistent with the objectives and controls outlined in the DCP, only if a new CMP is in place and the impact of parking, kitchens and noise has been investigated.
Heritage considerations	<ul style="list-style-type: none"> • Consideration would need to be given to potential traffic and parking impacts that would come with holding large events, along with BCA requirements such as accessibility. • Land below the 1-in-100-year flood level can be used as public open space. 	

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The table below outlines several precedents to demonstrate how some of the above examples could be implemented.

Table 7.7 Adaptive reuse of historic estates.

Example	Image
<p>Bronte House, 470 Bronte Road, Bronte</p> <p>Bronte House is a successful example of how a State Heritage Register listed historic estate owned by a local council can be conserved through a lease agreement. Bronte House is owned by Waverley Council and is leased to its long-term occupants on the condition that they maintain the house and grounds. The tenants are also required to open the garden to the public six times a year which not only enables the estate to be appreciated by the wider public but allows the residence to be used and enjoyed for its original purpose. Tickets for the Bronte House Open Day cost \$2 per person.</p>	
<p>Willandra, 770–782 Victoria Road, Ryde</p> <p>Willandra is a early Colonial Georgian house built around the 1840s. The estate was subdivided in the early twentieth century as the Willandra Estate. In 1974 it was bought by the City of Ryde, who undertook extensive conservation works to conserve it for the community. It is now the home of Ryde District Historical Society and the City of Ryde Art Society and has continuous art exhibitions.</p>	
<p>Belgenny Farm, 100 Elizabeth Macarthur Avenue, Camden South</p> <p>Belgenny Farm contains the earliest collection of colonial farm buildings in Australia. It is now a major educational centre and a popular location for weddings and events. The buildings are often used for school groups to learn about the role of science and technology in the dairy and agricultural industry.</p>	

Goonoo Goonoo Station, New England Highway, Tamworth

Goonoo Goonoo Station was established as a wool station by the Australian Agricultural Company in the 1830s. Its current owners purchased the property in 2011 and restored the property's original group of working buildings, including a schoolhouse, shearing shed, woolshed, chapel and butchers' shop. It is now home to a popular restaurant and boutique accommodation and is a sought-after wedding location.



7.8.3 Next Steps to Manage and Mitigate Potential Impacts

The below table summarises the recommended next steps to be undertaken if gateway approval is granted for the planning proposal. These steps will assist in mitigating potential impacts of the proposed masterplan.

Table 7.8 Summary of Key Considerations and Requirements.

Consideration	Requirement	Timing
Aboriginal Cultural Heritage	Aboriginal Cultural Heritage Assessment Report including consultation	Post-Gateway and Exhibition
Archaeological impacts	Archaeological Assessment Report	Post-Gateway
Ongoing management and policy development	Updated Conservation Management Plan	Post-Gateway
Conservation of significant fabric	Schedule of Conservation Works	Post-Gateway
Built heritage impacts	Heritage Impact Statement and continued consultation with heritage professionals	Post-Gateway
Heritage Interpretation for adaptive reuse of the property	Interpretation Strategy	Post-Gateway
Development Control	Include heritage provisions in the future site specific DCP that address the key heritage considerations	Post-Gateway
Wider impacts related to use and zoning implications	Community consultation Consult with key stakeholders	Exhibition

8.0 Conclusion and Recommendations

Hobartville is a State Heritage Register listed property. This report provides an overview of the historical and physical context of the property and has identified and discussed the key cultural heritage considerations for the planning proposal relating to the Hobartville property. The planning proposal is for rezoning parts of the property to allow low to medium density residential development in areas to the east and west of the historic dwelling on the site.

- The planning proposal is considered acceptable in heritage terms in that it will retain a core heritage precinct around the built and landscape elements of significance on the property. An appropriate setting, significant viewlines to and from the property will be retained, as will the relationship between key heritage areas within the property including the house, the stables, the carriageway and the oak avenue. Detailed design development will need to address specific issues such as the form and appearance of the residential development, landscaping and urban design including new plantings to screen the residential development from view within the core heritage precinct, elements such as fences and potential road upgrades and impact to the carriageway will need to be effectively managed to conserve significance through a site specific Development Control Plan.
- The planning proposal includes strategies for a sustainable ongoing use of the heritage precinct, for example continued use as a horse stud, retention of the house as a private residence (with opportunities for public access), or transferring the precinct to Council ownership as part of a voluntary planning agreement and heritage agreement to enable its conservation.
- An Aboriginal Cultural Heritage Assessment should be undertaken after gateway determination to assess the potential for Aboriginal objects or places to remain on the site.
- An Archaeological Assessment Report should be prepared to assess the potential for historical European archaeology to remain on the site.
- The Hobartville CMP should be updated with a new, user-friendly document with relevant and practical policies relating to ongoing management of the place in its current context. This should be followed with the preparation of a Schedule of Conservation Works for the Hobartville residence and other significant buildings on the property.
- The proposed development control plan/masterplan following gazettal should be accompanied by a detailed Heritage Impact Statement prepared by a qualified heritage professional.
- Following the identification of a suitable future use for the core heritage precinct within the property, a Heritage Interpretation Strategy should be developed for the complex, particularly if public access is anticipated.