



PITT TOWN CULTURAL LANDSCAPE

MANAGEMENT OF HERITAGE VALUES

REPORT OF THE WORKING GROUP

COMPILED BY

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WITH INPUT FROM

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GRAHAM BROOKS (ON BEHALF OF THE JOHNSON PROPERTY GROUP) AND

CAROL EDDS (HAWKESBURY COMMITTEE OF THE NATIONAL TRUST)

OCTOBER 2003

1.0 INTRODUCTION

A recent local environment study in relation to the Pitt Town Urban release area concluded that the area was suitable for new housing. Hawkesbury City Council resolved to prepare a local environment plan for 690 new dwellings.

1.1 THE WORKING GROUP

As part of the consultation process (s.62 of the E.P.&A. Act) the Hawkesbury City Council sought the input of the NSW Heritage Office. In their advice, provided in written and oral form, the Heritage Office advocated measures such as innovative designs to minimise conflict with the sensitive cultural landscape elements. As a result an ad hoc working group was allocated the task of reporting to Hawkesbury City Council on the cultural heritage issues to be addressed in the LEP for Pitt Town.

1.2 THE TASK

The task was defined in discussions over four meetings that were held by the ad hoc working group comprising Pamela Hubert, Terry Kass, Meredith Walker (Hawkesbury Heritage Review Study consultants), Graham Brooks (Graham Brooks and Associates representing The Johnson Property Group), Carol Edds (Hawkesbury Committee of the National Trust) and Cathy Colville (NSW Heritage Office). It was to provide advice to Hawkesbury City Council regarding the heritage values of the Pitt Town cultural landscape and measures to protect those values in the development process.

In particular the group was charged with the responsibility of providing advice on the heritage values of the parish and a policy interpretative framework for development.

The group determined that the heritage values extended to the whole area cultural landscape.

1.3 THE ISSUE

Pitt Town is one of the five Macquarie towns. It exists within a landscape that retains strong evidence of the pattern of earliest settlement from the late eighteenth century. Its cultural heritage values are exceptionally high at a local, state and national level. Accordingly development should be permitted only provided it would not diminish these values.

1.4 THE FINDINGS

The ad hoc working group found that the proposed 690 new dwellings would have an adverse impact on the heritage values of the area. Although measures to minimise the adverse impact were proposed and discussed it

was clear to the group that it would be almost impossible to devise planning controls that would offset the impact of 690 new dwellings on the sensitive landscape. A new form of development would be required of which there are no known examples.

The various attachments to this report include issues, measures and recommendations that could minimise the adverse impact of the proposed development.

1.5 AUTHORSHIP AND ACKNOWLEDGEMENTS

This report contains information provided by various contributors including the members of the ad hoc working group and others such as Jan Barkly-Jack who was not able to attend the meetings on behalf of the Hawkesbury Committee of the National Trust due to ill health.

Jan Barkly-Jack's important analysis of the Pitt Town cultural landscape is not included in this report except in the form of a diagram illustrating seven historic precincts that appears on the cover of the report.

The report represents the views of the working group although not necessarily the views of all members on all issues. It is a compilation of information provided to the group or compiled by members of the group. It does not include the work prepared by Graham Brooks on behalf of the Johnson Property Group, although this was included in a presentation made by Architectus on the urban design masterplan on 29th October 2003.

2.0 MANAGEMENT OF THE HERITAGE ISSUES

The work of the group commenced without reference to a brief. A brief was drafted and returned by Hawkesbury City Council towards the end of the brief process. The following outline of approach reflects the brief.

2.1 APPROACH - KEY POINTS

The following approaches were discussed at first and subsequent meetings:

- a. That the Hawkesbury /Nepean River valley cultural landscape - with early land grants, flood plain and Macquarie towns, is of high/exceptional significance, particularly as evidence of early colonial settlement and for its aesthetic (scenic) qualities; and that this landscape should be formally recognised in a combination of heritage listing and planning controls in the near future.

Agreed at first meeting and confirmed in discussions at subsequent meetings.

- b. That the planning /heritage controls for the LEP area should be created in the context of a system of controls to recognize and protect the river valley cultural landscape (within Hawkesbury City) and that would apply to areas adjoining and beyond the LEP area as well as to the LEP area; and that the thematic basis of the controls and their structure would be included in the LEP, so that the objectives and context would be clear for all provisions. This approach also has the benefit of assisting the integration of the LEP area with the review of the LEP in relation to surrounding areas.

N.B. This approach was not accepted by GB who wished to separate the values for the area within the LEP from the surrounding area and then insert linking factors.

- c. That the historical themes of the Hawkesbury Heritage Study Review be adopted for this work. The Hawkesbury Heritage Study review team advocated the value/benefit of continuing to use the themes adopted for the heritage study review (originally proposed in a 1989 historical context report by Helen Proudfoot) rather than re-thing the themes. Also, the themes (and sub themes set out in a table, were the basis for a table related to Pitt Town created in 2002, that combined cultural landscape values and information. It was recognised that it is common for a heritage study review or other project to re-arrange/re-think historical themes but that it was considered not necessary or illuminating in this exercise/project.

GBA proposed new themes, as set out in his table. (See Parish of Pitt Town - Cultural Landscape Identification and Management of Heritage Values, by

Graham Brooks and Associates Pty Ltd, 12th September 2003 – not included here).

2.2 MEETINGS AND PROCESS

Susan Macdonald (Deputy Director of the NSW Heritage Office) recommended that the working group she develop a matrix to explain the heritage values and their relationship with development outcomes. As a result the group developed three separate matrices with plans to explain the elements and issues in the matrices.

The working group developed several diagrammatic illustrations of the heritage issues and concepts. Graham Brooks provided fifteen A3 illustrations during the course of the discussions. Meredith Walker synthesised these into a smaller number. (See Attachments B2 and D).

In two brief working sessions with HCC planners Malcolm Ryan and Rachel Cumming the working group attempted to design measures to deal with the conflicts that arose in the heritage analyses. These are included in Appendix D).

2.3 ATTACHMENTS

- A.1 Brief for the committee
- A2 Brief for the Hawkesbury Heritage Study Review team
- B1 Notes about the Hawkesbury River Valley cultural landscape
- B2 Pitt Town cultural landscape - components
- C List of heritage items in Pitt Town parish from Hawkesbury Heritage Study Review
- D Table of historical themes for Hawkesbury LGA
- E Design techniques for retaining treed character of road and streetscape
- F Design techniques for interpreting town boundaries and land grants

3.0 HERITAGE OBJECTIVES FOR PITT TOWN LANDSCAPE

refer to objectives in documents supplied by Cathy Colville, NSW Heritage Office, eg:

The NSW Heritage Office in its advice dated 3rd September 2003 advocated a best conservation practice approach to managing the heritage assets and a process for examining the wider heritage issues, with the primary aim:

-to retain, protect and interpret cultural and natural heritage values of the Pitt Town landscape, including – but not confined to:

- Views
- Road layout
- Bona Vista and adjacent lands
- Fernandell lands
- Land in the vicinity of Bligh's Farm
- Archaeological provisions
- Design guidelines

The thrust of the recommendations is interpreted to include the following:

- Retain heritage items with appropriate curtilages
- Retain relationships between items
- Retain early settlement pattern (in ownership) and its relationship with natural characteristics and visible in the landscape, etc. etc.
- Retain significant evidence of human activity over time – character or rural landscapes, character of towns and their settings
- Interpret the patterns and other significant characteristics in design of new development

Examples of measures:

- retain trees predominant in road views on the plateau and along roadsides (widen roads reserves – e.g. carriageway could be asymmetrically placed within reserve,
- provide land for the growth of large trees at bends in roads and intersections
- retain wind breaks
- provide new windbreaks as a back drop to houses
- retain panoramic views though siting and design guidelines, public ownership of key areas (e.g. corner Hall Street) and create new views through roads, small local parks, walkways etc.

The following table captures a range of issues and pathways to solutions.

4.0 HERITAGE FEATURES TO BE ADDRESSED IN LEP/DCP

#	Title	Subject	LEP Policy	DCP/Specific application of policy
1	<i>Drainage, landform, vegetation and features</i> Historical theme: Landforms See plan 1 NB not all features marked on these plans and sections in table eg. nw - se thru W'force, river, Punt Rd, plateau	➤ [drainage, landform, vegetation] ➤ Drainage: river, creeks, lagoons; ➤ Landforms: river bank, floodplain, outer bank/river terrace, ridgeline, plateau; ➤ Vegetation: along river banks, remnant bushland etc; ➤ 1867 flood line / 20m contour other contours?	➤ Retain patterns of drainage, landforms, vegetation and other features ➤ Retain visibility of drainage, landforms, vegetation, - nearby and from a distance ➤ Conserve natural systems - drainage, bush /vegetation regeneration (in key identified locations- including roadsides) ➤ Retain flood plain (control filling of flood plain and slopes) ➤ Manage vegetation to retain visibility of features and key views	retain key views- e.g. of historical patterns /development - e.g. between Pitt Town and Wilberforce
2	<i>Colonial land tenure system</i> Historical theme: On the Frontier See Plan 2	➤ Land grants (Pitt Town bottoms and others) ➤ Pitt Town roads and allotments plus boundary ➤ Commons ➤ Major roads, grant boundary roads	1. Retain patterns of land tenure - by control on subdivision and amalgamations 2. Retain visibility of land tenure patterns /lines in landscape through control of public domain (roads/road reserves), policies and actions to mark boundaries /edges; and other interpretation	See Attachment F
3	<i>Communication, access, roads</i> Historical theme: Communication See Plan 4	➤ River ➤ Roads, road patterns ➤ Ferry	➤ Retain historical communication routes visible in landscape ➤ Retain views from these routes and relationships between them	Interpret ferry wharf and retain pedestrian access from both sides of the river

- | | | | |
|--|---|--|---|
| <p>4 Colonial development and Hawkesbury character</p> <p>Historical theme: Several</p> <p>See Plans 1, 6 and 7.</p> | <ul style="list-style-type: none"> ➤ Pattern of rural use - agricultural and grazing ➤ ferry ➤ town (refer to arch sites/ position of cottages) ➤ Re-subdivision and roads ➤ Barns ➤ SHR and Hawkesbury | | |
| <p>5 Landscape character - Vegetation, historical fences, fencelines</p> <p>Historical theme: Landforms and Urban Settlement Pattern</p> <p>See Plans 4 and 8.</p> | <ul style="list-style-type: none"> ➤ Significant vegetation, significant trees ➤ wind breaks ➤ Historical fence lines, ➤ remnant traditional fences ➤ Treed character of roads and streets | <p>Retain and protect</p> <ul style="list-style-type: none"> ➤ Significant vegetation, significant trees ➤ wind breaks ➤ Historical fence lines, ➤ remnant traditional fences ➤ Treed character of roads and streets | <ul style="list-style-type: none"> ➤ Design controls on new fences ➤ Rural style fences preferred (include specific designs) ➤ No picket fences ➤ Design controls to reduce visibility of new development in the road and streetscape. Diagrams of design techniques to be provided in Attachment E |
| <p>6 Landscape character - Views</p> <p>Historical theme: Landforms</p> <p>See Plans 1, 2, 6, 7 and 8.</p> | <ul style="list-style-type: none"> ➤ Panoramic views of river landscape ➤ Views of landforms ➤ Views of settlements (Pitt Town, between Wilberforce and Pitt Town; views along approach roads) ➤ Views from flood plain to higher land and vice versa | <ul style="list-style-type: none"> ➤ Retain views ➤ Views to be protected by controls on development, including the absence of development on some sites; ➤ Controls on the siting, scale and design of buildings ➤ Some land remaining undeveloped and some acquisition of land - eg the corner of Bligh's farm | |
| <p>7 Heritage Items</p> <p>Historical theme: Several</p> <p>No Plans</p> | <ul style="list-style-type: none"> ➤ State heritage register ➤ Items from Hawkesbury heritage study review ➤ Curtilages for each heritage items (and views to and from) | <ul style="list-style-type: none"> ➤ Include standard provision relating to the retention, protection of heritage items and curtilages and views of places (some may need further survey). | <p>Attachment C</p> |

PITT TOWN CULTURAL LANDSCAPE
MANAGEMENT OF HERITAGE ISSUES
SECTION 4.0 • HERITAGE FEATURES • PAGE 8

- 8 Primacy of
Pitt Town as
local
neighb'hood
centre
(within
historical
town
boundary, as
per plan2)
- show key services:
- School
 - Shops
 - Church
 - Pub
 - Other community
uses
- And
Town boundary
- No services to be planned
outside existing centre.
 - Maintain clear town
boundaries.

ATTACHMENTS A1 AND A2

BRIEFS TO WORKING GROUP AND HERITAGE STUDY TEAMS

ATTACHMENT B1

NOTES ABOUT CULTURAL LANDSCAPE

Hawkesbury River valley/Macquarie Towns Components of cultural landscape:

Natural landform/geology

- River and drainage - creeks, lagoons etc
- Alluvial flats
- River banks and river terraces/slopes
- Indigenous vegetation - around water/drainage and Cumberland Plain woodland (including regenerated vegetation)

Land tenure system imposed on natural landform and strongly related to it

- Initial land grants
- Later land grants establishing broad pattern
- Towns road and lot layout and boundary (use/ownership linked with Bottoms)
- Commons

Human activity and patterns of occupation - developing over time

- Houses and barns near river
- Barns in agricultural areas and in towns/villages
- Farming landscape - with land tenure and agricultural patterns, windbreaks, rural roads, indigenous vegetation,
- Farms; cottages in towns etc
- Re-subdivision - patterns distinctive to each grant/land tenure type?
- Additions to towns
- Archaeological evidence

Juxtaposition /link between natural landforms and type of development and

- Visibility of components in the landscape / townscape
- settlement alongside the river
- visibility of towns from a distance - approaching roads, river plain edge of plateau/river terraces

- visibility of some towns from one another – Pitt Town from Wilberforce, Windsor from Richmond etc.
- views from towns to river plain
- visibility of components of landscape

Associations and meanings

- Indigenous people
- Early settlement role
- Governors – especially Macquarie
- Recognition of historical value to European community
- Local community
- Descendants of early settlers
- Place of inspiration for artists / meaning through art

NB Other similar early landscapes – Nepean / Castlereagh radically and irreversibly changed by Penrith Lakes / sand mining scheme; Hunter River landscape two decades later (much more spread out).

REFERENCES

The heritage values of the cultural landscape of the Hawkesbury river and Macquarie towns is recognised informally in publications such as local histories and formally in heritage and planning documents, including:

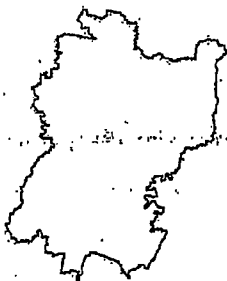
1. National Trust of Australia (NSW) *Sydney 2000*, 1968
[response to State Planning Authority's *Prelude to a Plan 1967*]
2. National Trust classified listing – Hawkesbury river landscape
3. North West Sector Heritage Study – Tanner & Vines 1980s
4. Heritage Study 1989
5. Scenic landscape – in LEP – but does not cover the whole area – defined by a contour/flood event. Needs review to recognize its appreciation from river, roads (e.g. Pitt Town / McGrath's road, ridge/edge to plateau that provides views including panoramic views of cultural landscape
6. Britton & Morris *Colonial Landscapes of the Cumberland Plain*

ATTACHMENT B2

CULTURAL LANDSCAPE COMPONENTS

1. Natural landform and landscape features
2. Pitt Town Land Tenure System 1794-1810
3. Access and Communication - rural and character roads
4. Road and Subdivision layout
5. Historic town and village form
6. Cultural Landscape features
7. Views
8. Fence and Tree Lines

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1. NATURAL LANDFORM AND LANDSCAPE FEATURES

Date: enter date following format <dd/mm/2007>

Filename:

-  VEGETATION 1
-  VEGETATION 2
-  LANDFORM

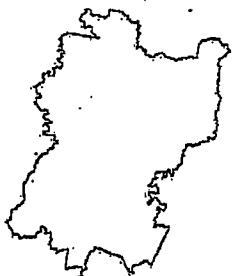


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2. PITT TOWN LAND TENURE SYSTEM 1794-1810

Date: enter date following format <dd/mm/2007>

Filename:

ELEMENTS IN LANDSCAPE
DEFINED BY ROADS + MARKERS

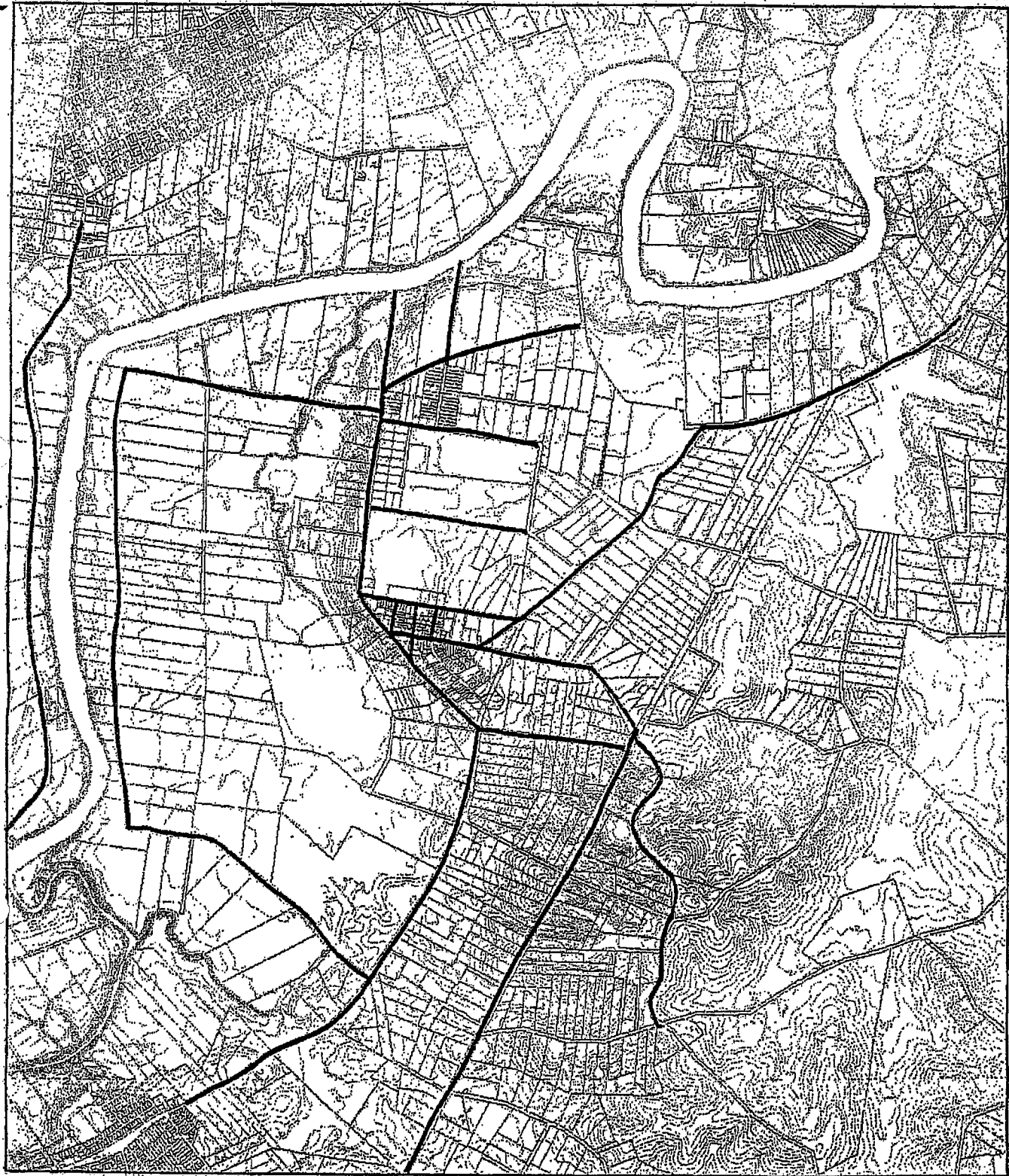


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3. ACCESS AND COMMUNICATION RURAL AND CHARACTER ROADS

Date: enter date following format <dd/mm/2007>

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ROADS AND VIEWS FROM
ROADS DEFINING CHARACTER

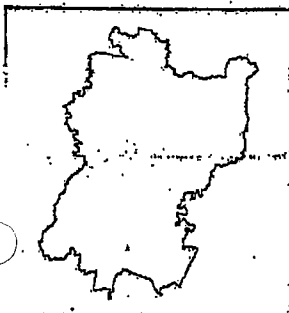


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4. ROAD AND SUBDIVISION LAYOUT

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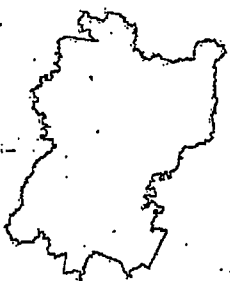
ROAD AND SUBDIVISION PATTERN
DEFINE BOUNDARIES FOR CHANGING
PATTERN OF LOTS AND LAYOUTS
IN EACH PRECINCT



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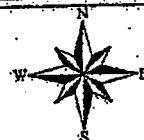
File names

REINFORCE VILLAGE AS SERVICE CENTRE WITHIN HISTORICAL BOUNDARY - MANAGE BLDG SCALE WITHIN BOUNDARY.



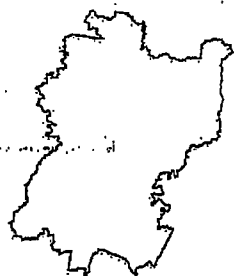
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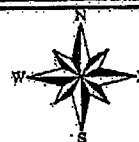
G. CULTURAL LANDSCAPE FEATURES

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Filename:

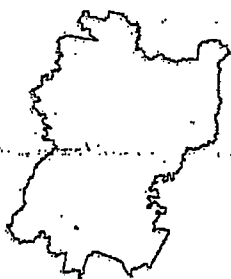
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7. VIEWS

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RETAIN VIEWS UN-INTERRUPTED



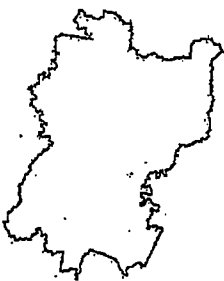
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8. FENCE AND TREE LINES

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REMNANT HISTORIC FENCES
TO BE SURVEYED



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ATTACHMENT C

HAWKESBURY HERITAGE REVIEW

Pitt Town Parish

List of Heritage Items (Revised 3rd September 2003*)

Existing Items to remain in the LEP

LEP no	1987 Study no	Name	Address
Pitt Town			
277	136	House	22 Bathurst Street, Pitt Town
278	130	Samuel Cox's Cottage	Lot 1, Lagoon Road, Pitt Town
279	131	Former Bird in Hand	81 Bathurst Street (corner Eldon Street), Pitt Town
280	132	A & J Produce Store (former barn)	85 Bathurst Street (corner Grenville Street), Pitt Town
281	133	Scots Uniting Church	99 Bathurst Street, Pitt Town
282	135	Mulgrave Place (former Macquarie Arms). House and outbuildings	104 Bathurst Street, Pitt Town
283	134	St James Anglican Church (including monuments and flood marker)	112 Bathurst Street, Pitt Town
284	138	Myrtle Cottage and slab barn	126 Bathurst Street, Pitt Town
285	140	House, slab cottage, barn and garage	132-134 Bathurst Street, Pitt Town
286	153	Bona Vista including outbuildings and garden	11 Amelia Street, Pitt Town
287	137	House	96 Bathurst Street, Pitt Town
288		Slab barn	508 Pitt Town Bottoms Road (near 140 Bathurst Street), Pitt Town
290	141	Strathmore, house and former barn	22 Buckingham Street (corner Chatham Street), Pitt Town
291	142	Pitt Town Public School and former schoolmasters residence	17 Buckingham Street, Pitt Town
292	143	Former barn	26 Buckingham Street, Pitt Town

PITT TOWN CULTURAL LANDSCAPE
MANAGEMENT OF HERITAGE ISSUES
ATTACHMENTS - C HERITAGE ITEMS - PAGE 14

LEP no	1987 Study no	Name	Address
293	145	House, former shop and former barn	4-8 Chatham Street, Pitt Town
294	149	Royville	38 Eldon Street (corner Grenville Street), Pitt Town
296	148	Grenville Cottage	10 Grenville Street, Pitt Town
297	151	Bligh House	14 Hall Street, Pitt Town
298	150	House	102 Hall Street (this is on the LEP as no.94 Hall St), Pitt Town
299	152	Lone Acre	8-14 Hawkesbury Street, Pitt Town
301		Cemetery	Old Stock Route Road. (This is incorrectly addressed in the LEP. The LEP no. is based on the HCC mapping)
302	154	St James Anglican Cemetery	60 Old Pitt Town Road (this is incorrectly addressed in the LEP. The LEP no. is based on the HCC mapping), Pitt Town
310	160	The Manse Farm	1 Punt Road, Pitt Town
469		Slab shed and orchard	93 Bathurst Street, Pitt Town
Pitt Town Bottoms			
270		Barn	163 Pitt Town Bottoms Road, Pitt Town Bottoms
303	155	Lynwood	253 Pitt Town Road, Pitt Town Bottoms
305		House and Barns	217-231 Pitt Town Bottoms Road, Pitt Town Bottoms
306		Barn	283 Pitt Town Bottoms Road, Pitt Town Bottoms
308		House and barn	333 Pitt Town Bottoms Road, Pitt Town Bottoms
309		House and Barn	343 Pitt Town Bottoms Road, Pitt Town Bottoms
462		House and Barn	251 Pitt Town Bottoms Road, Pitt Town Bottoms
463		House and barn	259-265 Pitt Town Bottoms Road, Pitt Town Bottoms
465		Barn	303 Pitt Town Bottoms Road, Pitt Town Bottoms
466		House and barn	313 Pitt Town Bottoms Road, Pitt Town Bottoms

PITT TOWN CULTURAL LANDSCAPE
MANAGEMENT OF HERITAGE ISSUES
ATTACHMENTS • C HERITAGE ITEMS • PAGE 15

LEP no	1987 Study no	Name	Address
467		Pittsmoor, House and Barn	353 Pitt Town Bottoms Road, Pitt Town Bottoms
McGraths Hill			
311	102	Spring Hill	
312	104	McGraths Hill Cemetery	Charles Street
314	106	House	96 Pitt Town Road
315	103	McGrath's Hill Inn	Cnr Windsor Road and Pitt Town Road
316	107	Cottage	91-109 Windsor Road
Cattai			
323		Ukamurra	439 Cattai Road
324		House	268 Pebble Hill Road
325		Macquarie Retreat	143 Threlkeld Drive
Oakville			
304	156	Former Huxley's Blacksmith Shop	292 Pitt Town Road
313	105	Killarney	23 Clare Crescent

Items recommended for inclusion in the LEP

Proposed LEP no	1987 Study no	Name	Address
Pitt Town			
1001		Pitt Town Cultural Landscape	Pitt Town & Pitt Town Bottoms (to be defined by mapping)
1002		Remains of Pitt Town to Wilberforce Punt	Hawkesbury River, end of Punt Road, Pitt Town
1003		Remains of Grono's Boat Yard	Hawkesbury River, 247 & 259 Cattai Rd, Pitt Town
1004		Former bakery and brickyard	53 Cattai Road, Pitt Town
1005		Pitt Town War Memorial Park	11 Wellesley Street, Pitt Town
1006	139	House	144 Bathurst Street, Pitt Town
1007		Slab shed	140 Bathurst Street, Pitt Town
1009		Post and Rail fencing	Serial listing

PITT TOWN CULTURAL LANDSCAPE
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ATTACHMENTS • C. HERITAGE ITEMS • PAGE 16

1010	Old Pitt Town Road	Old Pitt Town Road, Pitt Town & Oakville
1011	Road Layout	
1012	Boundary Roads to Pitt Town Common	Old Stock Route Road & Boundary Road, Pitt Town, Maralya, Box Hill, Vineyard
1013	Flood Marker	St James Anglican Church 112 Bathurst Street, Pitt Town
1014	Remains of Grono's Kitchen * inspection indicated no physical evidence	Cattai Road, Pitt Town
1015	Welsted Farm	199 Cattai Road, Pitt Town
1016	Historic View from Bligh's farm to Wilberforce	Hall Street near corner of Punt Road
1019	Vermont Cultural Landscape	To be defined by mapping
	Bligh's farm	To be defined following investigation for LES/LEP
Pitt Town Bottoms		
1020	Various trees	Student work confined to Common
McGraths Hill		
1030	House	9 Pitt Town Road
1031	107 Cottage	113 Windsor Road
1032	Historical View	From rear of McGraths Hill Inn over floodplain to Windsor
Cattai		
1040	Long Neck Quarry	
1041	House	21 Nelson Road
1042	Smallwood's Barn	331 Cattai Road
Oakville		
1050	House	260 Commercial Road
1051	House, well and shed	83 Harkness Road

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ATTACHMENTS • C HERITAGE ITEMS • PAGE 17

1052 Old Pitt Town Road Old Pitt Town Road, Pitt Town
& Oakville

Items to be deleted from LEP (or noted on previous study sheets as demolished
etc)

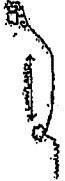
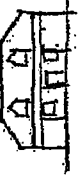
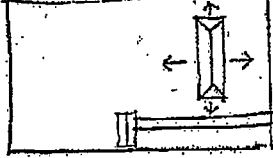
LEP no	1987 Study no	Name	Address and reason for deletion
	144	Barn	26 Buckingham Street, Pitt Town This is the same barn as item 143.
	146	House	26 Chatham Street, Pitt Town This item was incorrectly given the address 10 Chatham Street and has been demolished.
	147	House	This has been replaced with a brick veneer home.
	159	Group of barns	Pitt Town Bottoms Road, Pitt Town Bottoms These are to be individually listed.
461		House and barn	231 Pitt Town Bottoms Road, Pitt Town Bottoms. This is included with item 305.
307		Barn	293 Pitt Town Bottoms Road, Pitt Town Bottoms There is no barn on this property
468		Slab cottage and barn	134 Bathurst Street, Pitt Town This is included in item 285

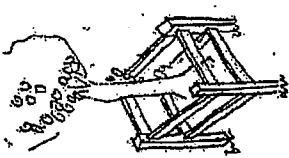
ATTACHMENT D

TABLE OF HISTORICAL THEMES

Thematic table - related to LEP/DCP controls and guidelines.

1. LANDFORMS

SUB-THHEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DCP GUIDELINES	OTHER CONTROLS
Geological change	Land forms and natural features Geological formations	River, creeks, lagoons etc ; Alluvial flats along river valley; river terraces	The wider Hawkesbury Valley, notably river flats near McGraths Hill, Windsor, Richmond, Agnes Banks and Wilberforce Ridgelines overlooking river flats	Maintain agricultural landscape of lowlands	Zone land for agricultural use	Diagrams of landforms - plan and sections 	Low traditional building forms.  
	Landforms	Ridgelines /plateaus overlooking river flats	Alluvial river flats	Maintain escarpment as backdrop to agricultural lowlands. Maintain single line and low scale of development on escarpment	Prevent use of fill to obtain new levels for development on sites below flood levels. Prevent subdivision of land that would allow bottleaxe or two layers of development on escarpment above floodplain.	Keep scale of development primarily single storey. Overall bulk of development to be controlled in eg Traditional Forms.	 Single lots with clear aspects.
	Remnant native forests	Remnant forest areas on Bona Vista	Bushland on former Pitt Town Common (Scheyville National Park)	Maintain forest as backdrop to agricultural land on high lands	Appropriate zoning of forests.	Restrict platting species	NPWS Act to control Scheyville National Park Consultation with relevant Aboriginal groups

SUB-THHEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DCP GUIDELINES	OTHER CONTROLS
		Remnant trees within LES area	Remnant forest		Retention of remnant trees on public land.		Rural tree protection devices
							
On the frontier	First European land grants	Subdivision boundaries and land use Fencelines on boundaries of grants; patterns of crops.		Retain evidence of early subdivisions Retain cropping patterns on agricultural land	Subdivisions to retain boundaries of early subdivisions and land grants. New streets/roads can follow boundaries of original land grants. New streets/roads should not confuse interpretation of boundaries of original land grants.	Use of appropriate fencing types such as post and rail / post and wire Retention of existing fencing on boundary lines	Encourage diversity of cropping on agricultural land. Take key fence lines into public ownership and manage as community estate.
	Original towns	Development on ridge of town overlooking bottoms	Ownership of low land and high land.	Interpret interconnection between town and lowland grants/ownerships.	Zone land agricultural between lowland and upland.		

SUB-THEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DCP GUIDELINES	OTHER CONTROLS
Recognising "wilderness"	Pitt Town road pattern	Road Pattern	Historic roads leading to town from Windsor and Parramatta	Retain layout and character of existing roads in original village layout and on high and low land	Prevent large parking areas in existing village centre. New subdivisions to use rectilinear pattern of original road pattern. Streets/roads of new subdivisions should not be extensions of existing streets.	Discourage kerb and guttering of streets. Appropriate design of new streets to fit with rural image. Design Mechanisms?	Maintain rural characteristics 
	Relationship to wilderness across river	Views	Township of Wilberforce Low level farming land on opposite side of river	Maintain views across river to Wilberforce. Maintain agricultural landscape on opposite side of river	Prevent filling of land to raise houses above flood plain. Control allotment sizes on Wilberforce side of river to prevent increasing of density within viewlines.	Control scale and height of development on Wilberforce side of river.	Keep views clear 
	Vermont Cultural Landscape	Remnant native forest Windbreaks	Surviving orchards	Maintain forest as backdrop to agricultural land on high lands	Appropriate zoning of forests. Retain windbreaks in public ownership. Retain some land for orcharding		NPWS Act to control Scheyville National Park Consultation with relevant Aboriginal groups.

2. COMMUNICATIONS

SUB-THEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DGP GUIDELINES	OTHER CONTROLS
Exploration	Routes of initial exploration	Hawkesbury River		Provide sense of journey along river	Retain natural form of riverbanks visible. Control building on river banks	Control development of rural structures beside rivers/streams	Control recreational developments also.
River	Overland exploration	Early tracks noted on maps	Wider exploration of the locality	Retention of evidence of early tracks in landscape			Identify and retain archaeological evidence. Undertake survey.
	Use of river as main transport route	Early jetties, landing sites etc	Location of barns along river for access to transport	Retention of Punt Road and Pitt Town Ferry Road			Identify and protect sites (eg Grono's boat yards).
		Pitt Town to Wilberforce punt, Punt Rd	Archaeological remains of punt	List as item of high local significance item 1002			
Road connections		Gronos shipyard site, Canning Reach, (Por 3), Cattai Rd	Use of land for boatbuilding as part of economic system between planting and harvest	Interpretation of links between Gronos farmland and boat building land	Inclusion on LEP as archaeological site		Other links possible with Gronos farming land
		Original roads to Hawkesbury Roads into interior					

SUB-THEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DCP GUIDELINES	OTHER CONTROLS
Bridging the Rivers		Old Stock Route Road	Boundary of Pitt Town Common	Maintain road alignment. Maintain line as a recognisable boundary by landscaping and type of development	Full width of road to remain in public ownership. Trees on verges to be retained. Width of pavement not to be increased		Road maintenance and management procedures to respect rural/uniformed character.
		Road to Rouse Hill		Maintain road alignment; maintain native vegetation on both sides	Full width of road to remain in public ownership. Trees on verges to be retained. Width of pavement not to be increased		Road maintenance and management procedures to respect vegetation character.
		Old Pitt Town Road (Road from Windsor)		Maintain road alignment; maintain views to Pitt Town, to Bottoms, & across river	Control development which encroaches on view to Pitt Town, to Pitt Town Bottoms and across river.		Road maint. and management procedures to avoid interruption of views.
		Pitt Town Bottoms Road	Line of road	Maintain road alignment; maintain views to Pitt Town, to Bottoms, & across river	Full width of road to remain in public ownership. Trees on verges to be retained. Width of pavement not to be increased		
		Ferries and punts Bridges					
		Pitt Town to Wilberforce punt, Punt Rd	Punt Road. Pitt Town Ferry Road, Wilberforce	Provide interpretation of punt as linkage between Pitt Town and Wilberforce.	Retain Punt Road and Pitt Town Ferry Road in public ownership. Archeological remains of punt to be protected by listing.		Further Investigation of potential remains of Punt house.

3. THE RIVER: SAILORS AND FLOODS

SUB-THEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DCP GUIDELINES	OTHER CONTROLS
Linking Settlements	Jetties, landing sites etc	Pitt Town to Wilberforce punt, Punt Rd	Punt Road, Pitt Town Ferry Road, Wilberforce	Provide interpretation of punt as linkage between Pitt Town and Wilberforce.	Retain Punt Road and Pitt Town Ferry Road in public ownership. Archeological remains of punt to be protected by LEP listing.		Further investigation of potential remains of Punt house.
		Old Pitt Town Road (Road to Rouse Hill)		Maintain road alignment; maintain native vegetation on both sides	Full width of road to remain in public ownership. Trees on verges to be retained. Width of pavement not to be increased		
		Gronos shipyard site, Canning Reach, (Por 3), Cattai Rd	Use of land for boatbuilding as part of economic system between planting and harvest	Interpretation of links between Gronos farmland and boat building land	Inclusion on LEP as archaeological site		Other links possible with Gronos farming land
Building boats	Boat building sites						
Responding to flood	Changes to river by flood Siting of the towns Flood defence such as levees etc						
	Siting of Pitt Town Abandonment of old road near floodline	Settlement on ridge line overlooking Pitt Town Bottoms Archeological remains of old road	Abandoned site of original settlement possibly near Cemetery.	Retain entity of Macquarie town as separate from new residential sub-division Restrict devt below ridge line. Control extent and level of devt on ridge	No residential sub- division abutting boundaries of Macquarie town Prevent devt that restricts views to and from the town. List as heritage item		Locate former road alignment

OTHER
CONTROLS

DCP
GUIDELINES

LEP MECHANISM

MANAGEMENT
OBJECTIONS

RELATIONSHIP
OTHER FEATURES

PRIMARY
EVIDENCE

SIGNIFICANCE
ATTRIBUTION

SUB-THEME

Maintain road
alignment; maintain
views to Pitt Town, to
Bottoms, & across river

Control development
which encroaches on
view to Pitt Town, to
Pitt Town Bottoms and
across river.

Maintain road
alignment; maintain
views to Pitt Town, to
Bottoms, & across
river

Old Pitt Town
Road

List as Heritage item
Control design of
roads, kerb and gutters,
etc within Macquarie
town Restrict
commercial parking
areas within town.

Existing street
layout

Pitt Town Road
Pattern

4. URBAN SETTLEMENT PATTERN 1794-1821

SUB-THHEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP OTH. FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DOP GUIDELINES	OTHER CONTROLS
Before official towns	Former town sites		Present location of Pitt Town	Locate and retain evidence of former town site.	Zone to protect		
	Pitt Town Road Pattern	Existing street layout			List as Heritage item Control design of roads, kerbs, gutters etc within Macquarie town Restrict commercial parking areas within town.		
	Pitt Town site and layout	Town layout, street, original lot boundaries, low density single dwellings		Retain entity of Macquarie town as separate from new residential sub-division Restrict devt below ridge-line. Control extent and level of devt on ridge-line Protect street pattern of original town layout including the scale of the streets.	Retain evidence of early sub-division boundaries in any new development. Restrict 2 into 1 subdivisions	Provide guidelines for siting of buildings, height of buildings, location of sheds, garages etc; materials	
Providing urban infrastructure	Utility reticulation	Possible pumping station on river bank		all dwellings, with agricultural sheds.			

SUB-THHEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DGP GUIDELINES	OTHER CONTROLS
Developing a Hawkesbury vernacular building style	Early building techniques	Barns and slab cottages Early houses and cottages		Retain character of built env. Small dwellings, with agricultural sheds Space around buildings		Provide guidelines for siting of buildings, height of buildings, location of sheds, garages etc. Setbacks.	Workshop/public seminar with brochure to assist understanding of distinctive "Hawkesbury style" as distinct from "country style"

5. URBAN PLANNING AFTER THE 1820S

SUB-THEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DCP GUIDELINES	OTHER CONTROLS
Expanding commerce	Early inn sites	Former Macquarie Arms Former Bird in the Hand House, shop & barn 4 Chatham Street Former Pitt Town bakery, brickyard including 1920s wood ovens, 53 Cattai Rd	Possible link with early road below ridgeline	Retain buildings as tangible evidence	Inclusion of sites on LEP as heritage items		
Marking time in smaller centres	Houses and gardens	Various cottages and houses in township and within study area	Links with low lying farmland	Retain built character created by unity of scale, materials etc. Retain understanding of links with low lying farmland		Provide guidelines for siting of buildings, height of buildings, materials location of sheds, garages etc. Setbacks from boundaries	Workshop/public seminar with brochure to assist understanding of "Hawkesbury style" as distinct from "country style"
	Archaeological remains of Pitt Town buildings			Prepare Archaeological management plan, keep remains, interpret key sites			Archaeological management plan to be prepared
Subdividing urban land	Legibility of early land grants in landscape	Maps and plans		Retain evidence of early subdivisions	Early and significant boundaries to be retained in future subdivisions. Prevent new roads and subdivisions which confuse interpretation of early subdivisions.		

SUB-THEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DCP GUIDELINES	OTHER CONTROLS
	Post and Rail fencing			Retain fencelines which provide evidence of boundaries Retain simple rural style fencing.		Use of post and rail fencing to be encouraged	Brochure Erect good example on prominent position on road leading into Pitt Town

6. POPULATION GROWTH AND DISTRIBUTION

SUB-THEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DGP GUIDELINES	OTHER CONTROLS
A continuing Aboriginal/Koori presence	Aboriginal/Koori occupation sites Aboriginal/Koori contact sites Government Aboriginal reserves						
Diversifying the population	Farms or businesses held by non-British settlers						
Australian Heath Land	Family farms etc still in hands of original family						Support publication of information about significance.
	Cemeteries	Monuments and grounds		Retain cemeteries	List as heritage items		

7. COLONIAL AGRICULTURE AND SUBSEQUENT LAND USE SEQUENCES

SUB-THHEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DGP GUIDELINES	OTHER CONTROLS
Allocating crown land							
Centre of emancipist farming	Farmhouses and outbuildings	Farmhouses Slab barns etc	Slab barns located near river. Agricultural land highland/lowland land ownership	Retain associations of slab barns with farmhouses. Retain barns as element of landscape	Do not allow subdivision which separates barns from their farmhouse Provide interpretation of highland/lowland land ownership	Scale of houses not to exceed scale of barns	
	Highland/lowland land ownership	Occurrence of ownership of land on floodplain and on highland		Retain evidence of importance of both systems of farming	Retain some highland agricultural land		
Running government agriculture	Government agricultural sites	Pitt Town Common	Old Stock Route Road				
"A timeless landscape"	Pitt Town Parish	Landscape	Most features contribute to this attribute	Retain important features of landscape.			Archaeological management plan?
Agricultural diversification	Dairies	Pitt Town dairy site		Locate and investigate archaeological potential			
	Orchards	Surviving orchards Windbreaks	Alternative to lowland crops	Retain some orcharding land Retain windbreaks as evidence of orchards	Zone some high level land for agricultural use Retain windbreaks no longer required for agricultural use in public ownership.		

SUB-THEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DGP GUIDELINES	OTHER CONTROLS
Droving cattle and sheep	Early stock routes. Travelling stock routes	Old Stock Route Road	Pitt Town Common	Maintain road alignment. Maintain line as a recognisable boundary by landscaping and type of development	Full width of road to remain in public ownership. Trees on verges to be retained. Width of pavement not to be increased		
An agricultural contrast	Pitt Town common	Pitt Town common	Pitt Town Common	Retain native forests as backdrop to agricultural land	Native forests to remain in public ownership		

8. THE HAWKESBURY COMMONS

SUB-THHEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DCP GUIDELINES	OTHER CONTROLS
Sharing crown land	Reserves for access to water, lagoons, flood refuges, etc	Pitt Town Bottoms Lagoon Long Neck Lagoon		Retain as important elements in ecosystem and landscape	Appropriate zoning		NPWS
Pitt Town Common	Pitt Town co-operative labour settlement	Archaeological site		Check for evidence of labour settlement and assess for potential listing.			

9. MANUFACTORIES, MILLS, MACHINERY, MINES AND QUARRIES: HAWKESBURY INDUSTRIES

SUB-THHEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DCP GUIDELINES	OTHER CONTROLS
Mining and Quarrying	Quarry sites	Long Neck quarry	Sandstone buildings in area				
	Former Pitt Town Bakery and brickworks	Bakery building and brick shed		Retain as tangible evidence	List in LEP		

10. LOCAL INSTITUTIONS AND SOCIAL SOCIETIES

SUB-THHEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DCP GUIDELINES	OTHER CONTROLS
The Military	Former Drill Hall, 53 Cattai Road						
	War Memorial Park, Wellesley Street	Grounds and memorial gateway					
Churches	Churches Manses	Church buildings, cemetaries The Old Manse farm	Former punt	Retain as tangible evidence	List in LEP		
Cemetaries	Cemetaries Lone graves						
Schools	Pitt Town Public School & residence, Buckingham St	Building and grounds	Siting on edge of township	Retain sense of open space around school at edge of town	Control siting of new buildings around school	Control scale of new buildings at school	
Leisure and sport	Parks Sports fields	War Memorial Park, Wellesley Street					

11. THE ARTISTS

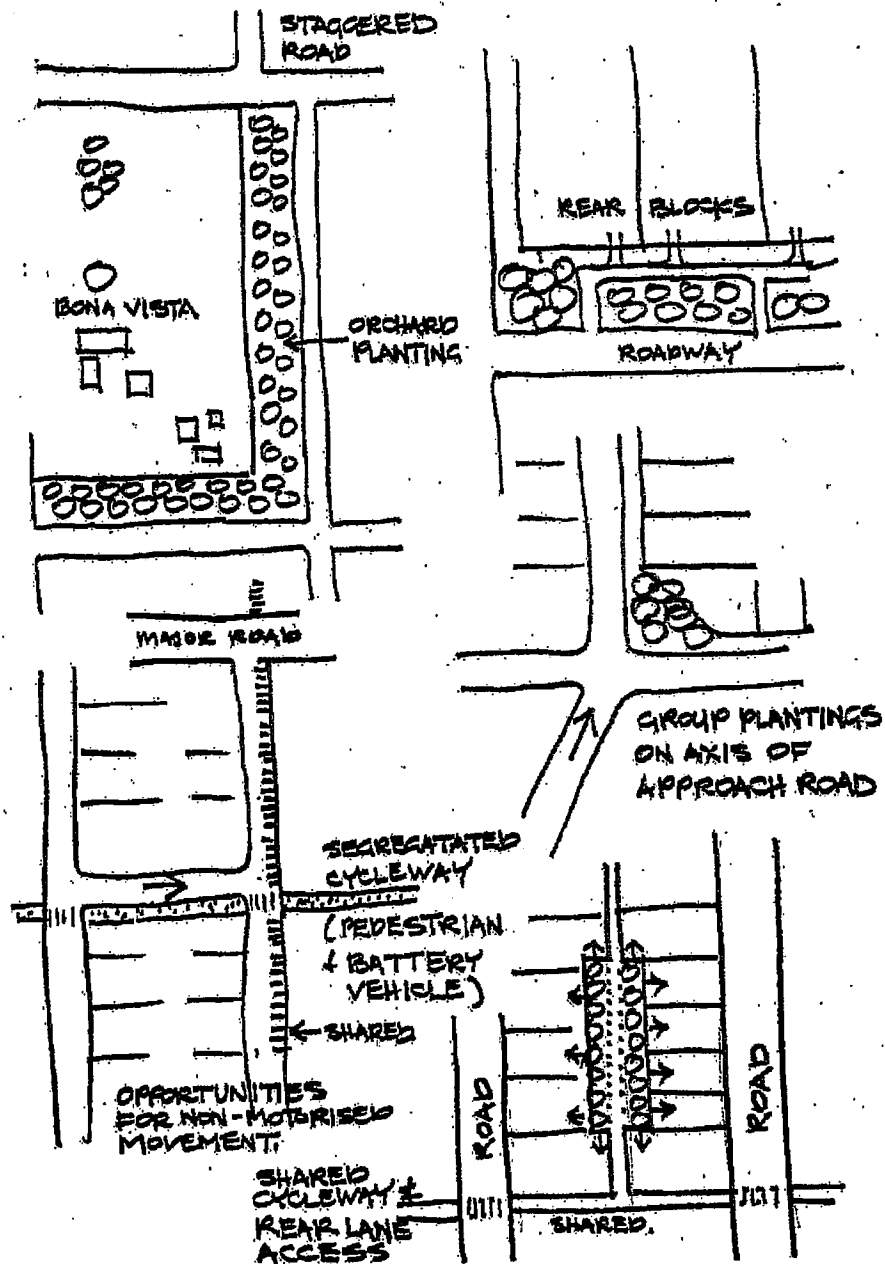
SUB-THHEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DCP GUIDELINES	OTHER CONTROLS
Inspiring artists	Poetic sites	Hall Street, Pitt Town view to Wilberforce	Site of Blighs farm	Retention of views to and from Blighs farm	Prevent development in view from Hall street		

12. OCCUPATION BY THE DARUG

SUB-THEME	SIGNIFICANCE ATTRIBUTION	PRIMARY EVIDENCE	RELATIONSHIP WITH OTHER FEATURES	MANAGEMENT OBJECTIONS	LEP MECHANISM	DCP GUIDELINES	OTHER CONTROLS
Sub-theme	Place	Evidence				Heritage status/ research for listing	Action/performance measure
Managing the environment	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Seeking sustenance	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Making implements	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Practising culture	TBC	TBC	TBC	TBC	TBC	TBC	TBC
Looking to another world	TBC	TBC	TBC	TBC	TBC	TBC	TBC

ATTACHMENT E

DESIGN TECHNIQUES FOR RETAINING TREED CHARACTER OF ROAD AND STREET



ATTACHMENT F

DESIGN TECHNIQUES FOR INTERPRETING TOWN BOUNDARIES AND LAND GRANTS

