

23 October 2009

Mr Carlos Lopez  
APP Corporation Pty Limited  
53 Berry Street  
North Sydney NSW 2060

Our Ref: 08-0045clc2

**Re: Development Application Bungarribee Estate Precinct 1: Proposed increase from single storey to two storey housing with primary frontages to the Heritage Park**

Dear Mr Lopez

This letter has been prepared by Godden Mackay Logan Heritage Consultants (GML) for AAP Corporation Pty Limited on behalf of Landcom to accompany the Development Application for Bungarribee Estate Precinct 1, September 2009.

In particular, this letter refers to residential lots with primary frontages to the heritage park and the proposed increase from single storey to two storey built form. The heritage park includes the proposed revised curtilage for the State Heritage Register listed Bungarribee Homestead Complex—Archaeological Site (Listing Number 01428).

The proposed change from one storey to two storey housing along the collector street fronting the heritage park has the potential to increase the visual impact on the setting of Bungarribee Homestead Complex and its open rural character.

It is acknowledged that a visual buffer is already provided by virtue of the proposed tree plantings along the collector street road reserve and the twenty metre width of the reserve itself. The impact associated with increasing the scale of housing from one to two storeys may be further mitigated by requiring additional tree planting in the front gardens to screen the upper level of the dwellings.

It is suggested that the Design Development Code specify appropriate species and the minimum number of trees that must be planted within each of the lots fronting the heritage park. This would help screen the additional bulk of the upper levels and enable the natural landscape to dominate rather than the built form.

The Conservation Management Plan (CMP) prepared by GML for Doonside Residential Parcel, May 2007 included the following polices which are relevant to the current matter:

*Assess all development applications relating to sites in the vicinity of the Bungarribee Homestead Complex Archaeological Site against its heritage values, with particular emphasis on the visual setting of the site.*

*Monitor proposed developments or infrastructure projects on adjoining or nearby sites to ensure that any new development is sympathetic to the conservation of the site's heritage values.*

# GML

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*Ensure that new buildings do not dominate the existing, significant character and historic layering of the site and the evidence of significant functional relationships, associations and non-tangible values there*

*Retain an appropriate curtilage/setting around parts of the site with significant heritage values. Locate new development outside of those curtilages/the setting.*

*Ensure new buildings are appropriate in terms of siting and setbacks, including the retention of appropriate visual and spatial relationships at the site. Ensure compatibility with other heritage features at the site in terms of scale, form and character of existing elements.*

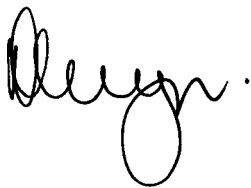
*Changes to the site's landscaping will be sympathetic to the heritage values of the place, particularly (although not solely) in relation to the site's aesthetic values.*

*Ensure a visual buffer area is maintained within the vicinity of the former Bungaribee House site to protect its visual presence in the area and its historic character with its former estate lands located within the adjoining Bungaribee Precinct of the Western Sydney Parklands.*

In our opinion, provision for additional tree planting in the front gardens of residential lots with primary frontages to the heritage park, when combined with the proposed streetscape planting along the collector street, will help retain the visual quality of the setting and the Bungaribee Homestead Complex Archaeological Site. These measures, if implemented successfully, would mitigate additional visual impacts associated with the increased scale of the new housing and would generally be in accordance with the conservation policies.

Yours sincerely

**Godden Mackay Logan Pty Ltd**

A handwritten signature in black ink, appearing to read 'D. Logan', with a large loop at the end.

**David Logan**  
**Partner**