



# **HERBERTS HILL RESERVE SPECIFIC AREA PLAN OF MANAGEMENT**

**Date 25/03/2015  
Adopted 14/04/2015**

## CONTENTS

---

SECTION ONE: INTRODUCTION	2
1.1 PURPOSE	2
1.2 LOCATION AND LAND TITLE	2
1.3 LEASES	3
1.4 LAND USE	3
1.5 STAKEHOLDERS	3
1.6 ADJACENT LAND USES	4
1.7 BACKGROUND INFORMATION	4
SECTION TWO: RELEVANT LEGISLATION AND OTHER STRATEGIES	6
2.1 LOCAL GOVERNMENT ACT 1993	6
2.2 HERITAGE ACT 1977	7
2.3 HAWKESBURY NEPEAN CATCHMENT ACTION PLAN	7
2.4 CAMDEN 2040	7
2.5 CAMDEN LOCAL ENVIRONMENT PLAN NO. 2010	8
2.6 CAMDEN DEVELOPMENT CONTROL PLAN 2011	8
2.7 PEDESTRIAN / CYCLING STRATEGY	8
2.8 COUNCIL RESOLUTIONS	8
SECTION THREE: LAND CATEGORIES	9
SECTION FOUR: BIOPHYSICAL RESOURCES AND LANDSCAPES	11
4.1 TOPOGRAPHY	11
4.2 GEOLOGY AND SOIL HEALTH	11
4.3 HYDROLOGY	11
4.4 VEGETATION AND CONDITION	11
4.5 FAUNA	12
SECTION FIVE: ASSETS AND FACILITIES AND THEIR CONDITIONS	13
SECTION SIX: VALUES AND OPPORTUNITES	15
SECTION SEVEN: IMPACTS AND MANAGEMENT ISSUES	16
SECTION EIGHT: MASTERPLAN AND MANAGEMENT STRATEGIES	21
8.1 APPLICATION OF MANAGEMENT POLICIES AND GUIDELINES	21
8.2 ACTION PLAN SCOPE	21
8.3 PERFORMANCE TARGETS AND PRIORITIES	21
8.4 REVIEW OF PLAN	22
SECTION NINE: ACTIONS	24
9.1 STORMWATER	24
9.2 LANDSCAPE / VIEWS	24
9.3 HERITAGE AND BUILDING WORK	26
9.4 VEGETATION MANAGEMENT	28
9.5 RECREATION & COMMUNITY	28
9.6 FACILITIES	30
9.7 ACCESS	31
9.8 LEASES, LICENCES AND OTHER	31
REFERENCES	33
APPENDICES	34
APPENDIX 1 – USE AND MANAGEMENT OF COMMUNITY LAND	34
APPENDIX 2 – GUIDELINES FOR LAND CATEGORISATION AND APPLICABILITY TO HERBERTS HILL RESERVE	36
APPENDIX 3 – CORE OBJECTIVES EXTRACTED FROM THE LOCAL GOVERNMENT ACT 1993 - SECT 36.	37

## SECTION ONE: INTRODUCTION

---

### 1.1 PURPOSE

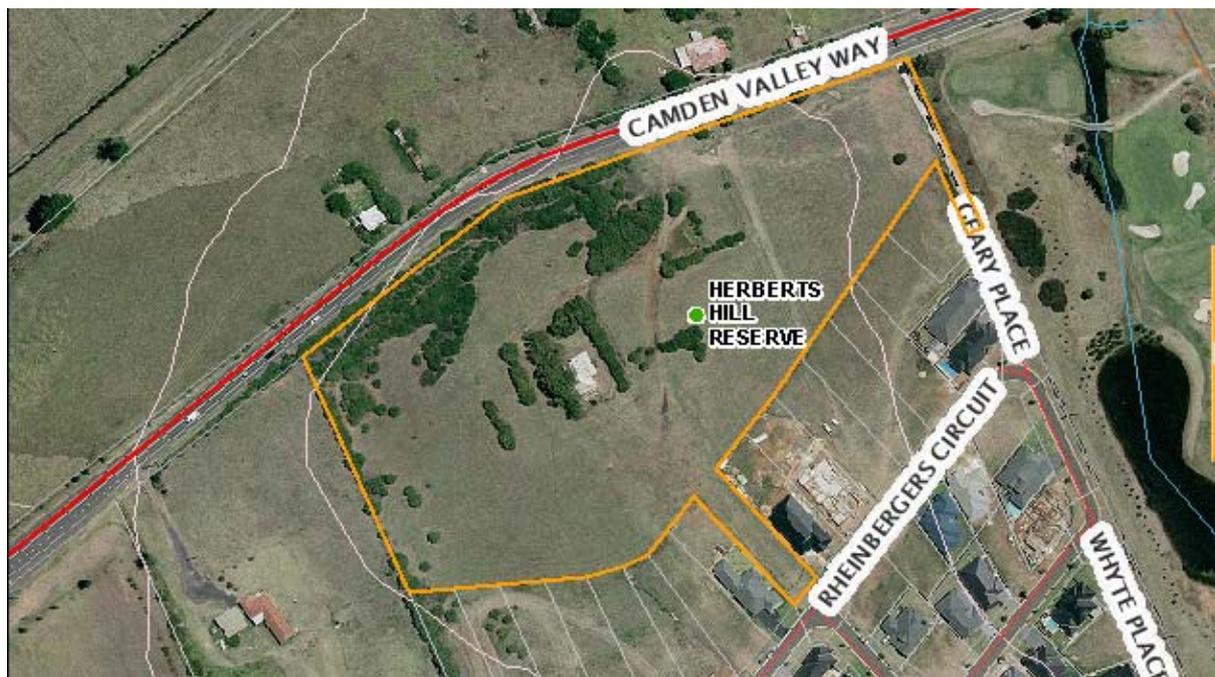
This plan has been prepared according to Section 36 of the *Local Government Act 1993*, which states that a Plan of Management (PoM) must be prepared for Community Land.

Rheinbergers Cottage (cottage) and its hill which is located in Herberts Hill Reserve have heritage significance for their link with important historic uses and families; and for the extensive views that are obtained to and from the hill over the Camden area.

This PoM specifies how Herberts Hill Reserve will be appropriately used and managed, to ensure its heritage significance can be appreciated by current and future Camden residents. Herberts Hill Reserve is also known colloquially as Rheinbergers Hill.

### 1.2 LOCATION AND LAND TITLE

Herberts Hill Reserve is located on the southern side of Camden Valley Way at Elderslie, and is approximately half way between Camden and Narellan town centres. It is described as Lot 162 DP 1087243, 168 Camden Valley Way and is 3.96 ha in size. See Figure 1 for location and the area covered by the plan.



### 1.3 LEASES

Rheinbergers Cottage has recently been restored for habitation and has been leased as a residence since 7 September 2013.

### 1.4 LAND USE

The site is on a prominent hill and comprises a cottage, its immediate domestic garden area within surrounding hedges, and the site as a whole is currently used as an open passive park.

The cottage is a single-storey, weatherboard, three-bedroom building with a wraparound veranda and a rear extension. Essential repair works have recently been completed to enable it to be reused as a dwelling. At present there are no outbuildings associated with the cottage.

The remainder of the allotment is public open space. A shared pedestrian and cycle path has recently been installed. Otherwise there have been no formal landscaping works undertaken.

Dense vegetation has grown along the roadside and across the north of the site. The primary access to the site is now via an unsealed driveway to the south of the cottage through the Camden Acres estate. The original gates and driveway lead up from Camden Valley Way.

### 1.5 STAKEHOLDERS

There are currently very limited users of the space. It is limited to Council and the general community using the pedestrian cycle path.

**Table 1 – Stakeholder Group**

<b>Group</b>	<b>Nature of Interest</b>
Camden Council	Owns and maintains Herberts Hill Reserve including Rheinbergers Cottage, its surrounds and a shared pedestrian and cycle bike path.
NSW Roads and Maritime Services	Should access for future intensified land uses be proposed from Camden Valley Way.
Camden Historical Society & Camden Area Family History Society	Have a broad interest in conserving the heritage and family history of the Camden LGA.
General Public	Opportunities for recreation exist at Herberts Hill Reserve for walking and riding bicycles on the shared pedestrian and cycle path. Other opportunities include a community garden and a low key appropriately positioned park facilities which reflects the passive recreation use of the area and the need to preserve the open views of the hill.

## 1.6 ADJACENT LAND USES

The surrounding landscape includes Camden Valley Way, flood plains and agricultural areas, and low density development. To the south of the site is a housing development of one-and two-storey freestanding houses. To the east of the site is a golf course. To the north of the site is a main arterial roadway, Camden Valley Way, with agricultural areas beyond the roadway and to the west of the site is an open paddock.

## 1.7 BACKGROUND INFORMATION

### 1.7.1 Acknowledgement

Much of the information in this report has been extracted from the report *The Rheinberger's Cottage: Conservation Advice* prepared by Godden Mackay Logan, dated September 2011 (GML Heritage Report). The report was commissioned by Council to determine the heritage significance and possible future uses of the cottage and surrounding site.

### 1.7.2 Aboriginal Heritage

It is required by law that Aboriginal heritage is preserved and harm to such items is minimised. There are no records of items of Aboriginal significance on the Aboriginal Heritage Impact Management System (13 December 2013). The GML Heritage Report did not investigate Aboriginal heritage on the site.

The principal legislation relating to Aboriginal Heritage is the Environmental Protection and Assessment Act 1979, The National Parks and Wildlife Act 1974 and The Heritage Act 1977. Before any disturbance to the site, an assessment of the impact on any likely aboriginal significant items must be carried out.

Details of Aboriginal Culture and Heritage Regulation can be found at: [www.environment.nsw.gov.au/licences/achregulation.htm](http://www.environment.nsw.gov.au/licences/achregulation.htm)

### 1.7.3 European Heritage

Rheinbergers Hill (including Rheinbergers cottage) is listed as a heritage item in the *Camden Local Environment Plan (LEP) 2010*. Rheinbergers Hill is also listed as a Cultural and Visual Landscape within Table B5 of Chapter B3: *Environmental Heritage: Camden Development Control Plan 2011*.

The reason for heritage listing are summarised as follows:

- Rheinbergers Hill has historic significance at a local level as part of the early European settlement in the Cowpastures area, the original land grant dating to 1812.
- It has historic association with people influential in the agricultural development of the Camden area including the original grantee Thomas Herbert, a shepherd for the Macarthur's sheep flocks, and the Scott, Longley, Whyte and Rheinberger families. The original function of the site as a home and for market gardening was once a common activity in Camden.

- The hill is a feature between the urban settlements of Narellan and Camden. It has aesthetic significance for its cultural landscape values, with important local and district views to and from the site. It allows important views across the Camden local area, in particular to other early houses such as Kirkham and Camelot and the rural floodplain. As such, the open space of the hill, as well as the cottage atop the hill, is important as a landscape feature for the local area.
- The tall mature palm tree growing next to the house is a local landmark and the perimeter hedging encloses the house, providing both protection from winds and definition of the domestic precinct from the surrounding farmland.
- The hill has social value to the local community and this is reflected in the Council's decision to retain the hill as public open space.
- Rheinberger's Cottage is significant as a surviving example of an early agricultural dwelling, typical of Camden in the 1920s. It has a simple design, but it retains external and interior fabric which is indicative of the period, including decorative timber friezes, fireplaces and stained timber panelling. Such examples are becoming locally rare as urban development increases in the area. The significant parts of the dwelling are indicated in Table 4.1 of the GML Heritage report.

## SECTION TWO: RELEVANT LEGISLATION AND OTHER STRATEGIES

---

### 2.1 LOCAL GOVERNMENT ACT 1993

Under the *Local Government Act 1993*, Councils must prepare a draft plan of management for community land, which may apply to one or more areas of community land. Whatever category of the land, the objectives for each category need to be addressed when developing future management proposals. The core objectives are contained in Appendix 1.

**Table 2: Requirements for Plans of Management under the Local Government Act 1993**

Requirement	See Report Section
The plan must describe the use of the land and any such buildings or improvements	Section 1
Categorise the land,	Section 3
The plan must describe the condition of the land, and of any buildings or other improvements on the land	Section 5
Objectives and performance targets of the plan with respect to the land,	Section 9
The plan must specify the purposes for which the land, and any such buildings or improvements, will be permitted to be used	Section 8 & 9
The plan must specify the purposes for which any further development of the land will be permitted, whether under lease or licence or otherwise	Section 9
The plan must describe the scale and intensity of any permitted use or development	Section 8 & 9
How the council proposes to achieve the plan's objectives and performance targets,	Section 9
How the council proposes to assess it's performance with respect to the plan's objectives and performance targets,	Section 8 & 9

Under the *Local Government Act 1993* land as community land needs to be categorised as one or more of the following:

- (a) a natural area,
- (b) a sportsground,
- (c) a park,
- (d) an area of cultural significance,
- (e) general community use.

The Local Government Act allows Council to grant leases, licences and other estates over all or part of community land. Leases and licences allow the use of land and facilities to be formalised and can be held by schools, community or sporting groups, and by commercial organisations or individuals providing facilities and / or services.

A lease is usually required where exclusive use of control of all or part of a reserve is required for operative management. Licences allow multiple and non-exclusive use of an area and is usually required for intermittent or short term use or control of a park.

The definition of “estate” under Section 21 of the Interpretation Act, 1987 includes other rights over land, such as easements, including “interest, charge, right, title, claim, demand, lien and encumbrance, whether at law or in equity”.

## **2.2 HERITAGE ACT 1977**

The *Heritage Act 1977* protects heritage items and archaeological relics.

While archaeology has not been identified, significant archaeological relics related to European settlement may exist on the site. Should relics be discovered as part of site investigations and works, the applicant must contact the NSW Heritage Branch for compliance with the statutory requirements.

## **2.3 HAWKESBURY NEPEAN CATCHMENT ACTION PLAN**

The Hawkesbury Nepean Catchment Action Plan (CAP) has been developed in regards to the relationship between landscapes and communities. As Herbert Hill Reserve is a totally altered landscape, the CAP is important in understanding how the urban area can be managed to maximise a sustainable benefit to the community.

Herbert Hill Reserve is in the middle part of the Narellan Creek drainage system with two altered drainage swales which are ephemeral in nature and are currently undergoing low level erosion but are subject to higher risks of erosion because of lack of groundcovers. Relevant actions identified in the CAP are to develop sustainable land management practices and implement Water Sensitive Urban Design.

## **2.4 CAMDEN 2040**

Camden 2040 was adopted by Camden Council on 14 May 2013 as a Community Strategic Plan for the people and place of the Camden Local Government Area and to transform the community’s vision into action.

The relevant vision from Camden 2040 is:

“In year 2040, the Camden Local Government Area is a dynamic, modern, urban place which is defined by its unique history and rural backdrop, and has realised the many opportunities presented by urban development and population growth.”

## **2.5 CAMDEN LOCAL ENVIRONMENT PLAN NO. 2010**

Camden Council has a responsibility under the *Environmental Planning and Assessment Act 1979* and *Heritage Act 1977* to protect heritage places through their identification, planning and controls.

Rheinbergers Hill including the Cottage is listed as a heritage item on the Camden Local Environment Plan (LEP) 2010.

The LEP sets out objectives and controls to conserve the heritage significance of heritage places. The impact of new development and work on the heritage significance must be considered. The GML Heritage report addresses these matters.

Herberts Hill Reserve is zoned RE1 Public Recreation under LEP 2010 and relevant landuse that is permitted with consent include community facilities, recreation areas and recreation facilities (outdoor).

## **2.6 CAMDEN DEVELOPMENT CONTROL PLAN 2011**

Rheinberger's Hill is listed as a Cultural and Visual Landscape within Table B5 of *Chapter B3: Environmental Heritage: Camden Development Control Plan 2011*. The DCP provides guidelines for appropriate work at heritage places.

## **2.7 PEDESTRIAN / CYCLING STRATEGY**

A 2.5 metre wide Shared Path currently exists within Herberts Hill Reserve, providing a shared pedestrian and cycling facility to Narellan via Camden Valley Way. An additional section of Shared Path is proposed to provide a connection from Herberts Hill Reserve to Camden, completing a critical link in the Shared Path that runs along Camden Valley Way between Camden and Narellan.

## **2.8 COUNCIL RESOLUTIONS**

Rheinbergers Hill was identified as a new heritage item at the last heritage review in 2002.

At the Council meeting of 25 March 2008, Council resolved to:

- Endorse the heritage schedule of LEP 149
- Recommend that the Department of Planning gazette LEP 149.
- Adopt DCP 2006 (which is now DCP 2011).

The heritage schedule relevant to Rheinbergers Hill was incorporated in LEP 2010 which was adopted by Council for gazettal at its meeting of 3 September 2010.

The Cultural and Visual Landscapes matters relevant to Rheinbergers Hill and identified in DCP 2006 were incorporated in DCP 2011 which came into force on 16 February 2011.

## SECTION THREE: LAND CATEGORIES

---

All land categorised as community land must have a PoM clearly identifying the land category and location, under the *Local Government Act 1993*.

“Land should be categorised as an area of cultural significance under Section 36 (4) of the *Local Government Act 1993* if the land is:

- (c) an area of archaeological significance, because the area contains:
  - (i) Evidence of past human activity (for example, below-ground features such as building foundations, occupation deposits, features or artefacts or above-ground features such as buildings, works, industrial structures, and relics, whether intact or ruined), or
  - (ii) Any other deposit, object or material that relates to the settlement of the land, or
- (d) an area of historical significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history,

There are broad requirements for community land comprising an area of cultural significance under the *Local Government Act 1993* that have applicability to Herbert Hills Reserve (Appendix 1). The category of cultural significance applying to Herbert Hills Reserve would reflect the resolution of Council of 25 March 2008 to endorse Rheinbergers Hill as a heritage item on the heritage schedule of LEP 149 (now incorporated in LEP 2010).

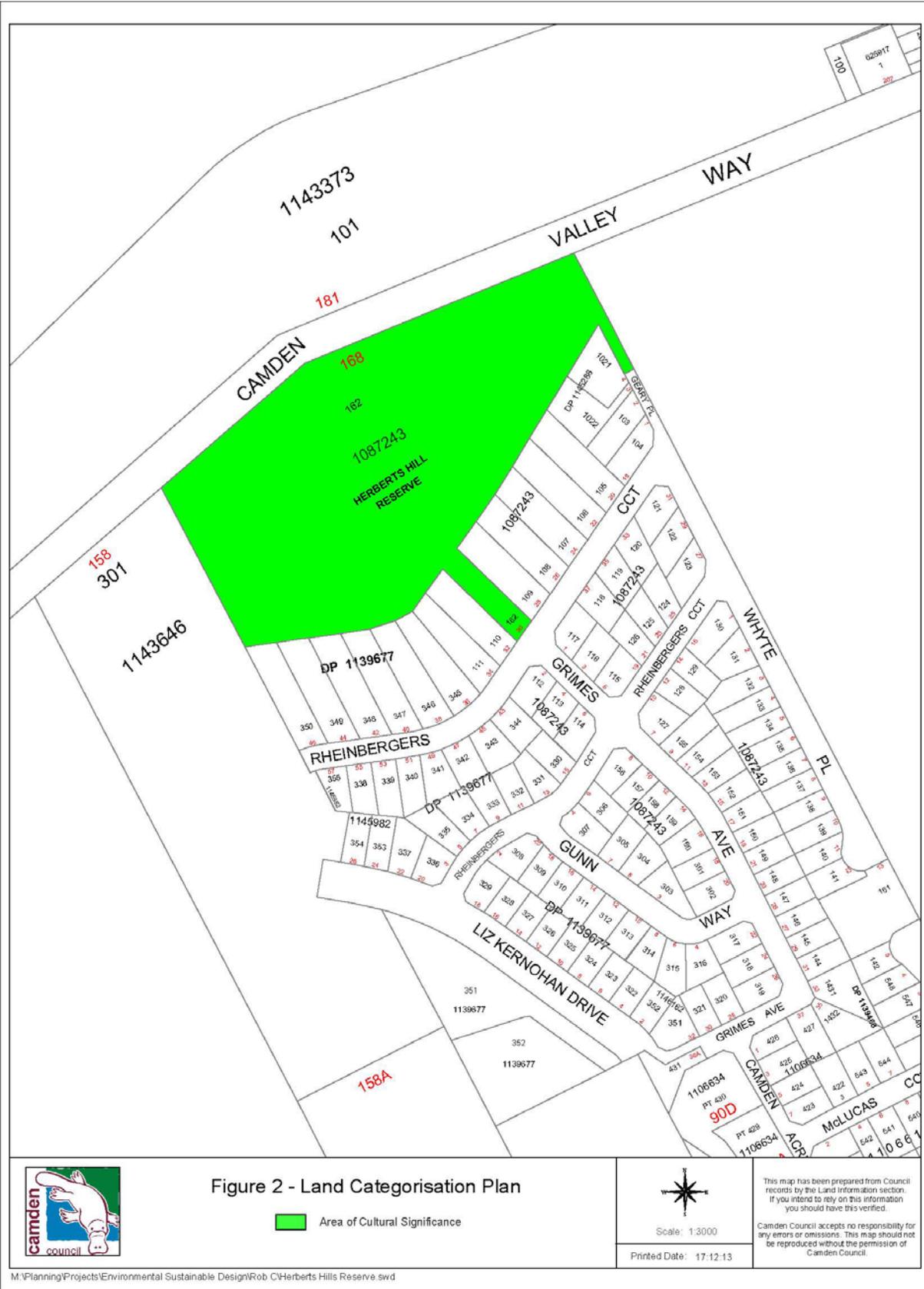


Figure 2 – Land Categories

## **SECTION FOUR: BIOPHYSICAL RESOURCES AND LANDSCAPES**

---

### **4.1 TOPOGRAPHY**

Rheinbergers Cottage occupies one of the higher viewing vantage points in the Camden Local Government Area (LGA) at 88 metres above sea level. It is 24 metres higher than the surrounding floodplain. Its prominence makes it an important landscape feature in the Camden LGA. The major part of the site is moderately sloped on the eastern and western part of the site. The northern embankment of the site that fronts Camden Valley Way is quite steep.

### **4.2 GEOLOGY AND SOIL HEALTH**

The soil type is Wianamatta Clay and the soil landscape has the potential for high saline environment. It is classified as the broad salinity landscape “Cawdor Hydrological Geological Landscape“, (Office of Environment and Heritage, 2011, Hydrological Landscapes of Camden LGA).

### **4.3 HYDROLOGY**

Most of the site has sheet water flow which is dispersed across the moderate slopes. There is one small drainage swale on the eastern side of the cottage which has a small drainage rate because of the very small catchment. The swale flows to the Narellan Creek floodplain on the northern side of Camden Valley Way.

### **4.4 VEGETATION AND CONDITION**

The site is an altered landscape, having been cleared since early European settlement for grazing. Most of the site is covered with exotic pastures and weeds with some landscaping associated with Rheinbergers Cottage. There are some small patches of native grass. There are no threatened flora species on the land.

The site contains one (1) Washington Fan Palm (*Washingtonia robusta*) adjacent to the cottage (listed on Camden Council’s Significant Tree Register), surrounded by a large dense path of African Olive along the eastern and northern boundaries of the cottage.

A small patch of African Olive (*Olea europaea sp. Africana*) has been removed on the western side of the cottage in 2012 when the cottage was restored.

The mature Washington Fan Palm adjacent to the property as an important landmark.

The large, dense patch of African Olive along the roadside and around the cottage defines the boundaries, but is an invasive weed that does not contribute to the heritage significance of the site. It also obscures views of the cottage and hill from along the road.

All remaining African Olive on site can be removed and replaced in accordance with the landscape plan (Attachment E of the GML Heritage Report).

#### **4.5 FAUNA**

As the site is very open and has been continually grazed and more recently mown, habitat for native fauna is virtually non-existent. A search of the NSW Wildlife Atlas (Office of Environment and Heritage, 13 December 2013) found no threatened fauna to exist on the site.

## SECTION FIVE: ASSETS AND FACILITIES AND THEIR CONDITIONS

The *Local Government Act 1993* requires the conditions and uses of the land, buildings and improvements be described in a plan of management. Herberts Hill Reserve is the location of the historic Rheinbergers Cottage and associated landscaping, shared pedestrian and cycle path, open mown area and an infestation of African Olive on the steep roadside slope.

The scale used for assets, facilities and their conditions is based on the usable life of the assets.

**Good:** In the first 1/3 of its usable life and is in generally good condition.

**Fair:** In the middle 1/3 of its usable life and needs some extra upkeep

**Poor:** In the final 1/3 of its usable life and needs a lot of upkeep.

**Table 3 - The land, buildings, structures and their condition**

ASSET	DESCRIPTION	CONDITION
Rheinbergers Cottage	<p>The cottage is a single storey, weatherboard, three bedroom building with a wraparound veranda.</p> <p>The cottage is a simple rural cottage dating from the 1920s. The layout, form, scale, uses, configuration and fabric of the cottage all retain their early twentieth-century character. The building has undergone various alterations and additions particularly in the 1950s.</p>	<p>Some refurbishment works have been completed which means different elements of the building fall into each category:</p> <p>Good: - Structural, Roof, Kitchen, Bathroom, decking.</p> <p>Fair: - internal walls and ceilings to other rooms,</p> <p>Poor: exterior weatherboards &amp; windows.</p>
Landscaping	One (1) mature Washington Fan Palm ( <i>Washingtonia robusta</i> ) adjacent to the cottage surrounded by African Olive ( <i>Olea europaea sp. Africana</i> )	Washington Fan Palm in good condition
Mown Areas	Most of the site is a mown landscape.	The ground surface is even over the site. The lawn is regularly mown to keep a low profile.
Drainage	The drainage swale on the site is a few metres wide. Approximately half of the surface is bare with no vegetation It has a small culvert at the shared path crossing.	Generally in good condition with a few small areas in moderate condition where the soil is exposed and slightly eroded.

<b>ASSET</b>	<b>DESCRIPTION</b>	<b>CONDITION</b>
Shared Path	A 2.5 metre wide concrete Shared Path currently exists for use by pedestrians and cyclists, linking Rheinbergers Hill with Narellan.	Good condition.
Existing vehicular access	Two vehicular accesses, one historic and the other more recently gated, exist off Camden Valley Way. Both have locked gates preventing public vehicular access into Rheinbergers Hill. Current vehicle access is from Rheinbergers Circuit through Camden Acres Estate.	The disused eastern historic access is in poor condition. The other gated access appears to be in working order.
Fencing	The fencing on the north side is principally wire and star picket. There are boom gates at the Rheinbergers Circuit entrance and bollards at the bike path entrances. Otherwise the boundary with private residences has open country style fencing.	All fencing and other fencing infrastructure is in moderate to good condition.

## SECTION SIX: VALUES AND OPPORTUNITES

---

The future conservation, development and ongoing management of the cottage and hill should take into account the constraints and opportunities arising from the heritage significance of the site, including:

- the cottage's importance as an example of an early agricultural dwelling typical of Camden in the 1920s;
- the original function of the site as a home and for market gardening which was once a common activity in Camden;
- the landscape setting on a prominent hill, providing views to and from the cottage; and
- the strong associations of the place with the local community in Camden.

As such, any dramatic change in the function or character of the cottage or landscape, including views to and from the site, may have an adverse impact on its heritage significance.

However, the opportunity to reinstate its residential function, with appropriate interpretation and occasional public access, is readily available.

Alternative commercial uses may generate more income; but will require greater modification to the cottage and hill to achieve the required public access and Disability Discrimination Act 1993 compliance; and thus must be carefully considered. These may include after school care, a commercial tenancy, community gardening and a child's playground. (See 6.1.2 of the GML Heritage Report for more information).

### **Recommendation**

The GML Heritage Report recommends that the most effective conservation outcome is to retain the use of the property as a habitable dwelling—either by private lease or as a caretaker's residence for the surrounding park—within a domestic garden area defined by the current hedge configuration. Associated structures and facilities for use as a dwelling as outlined in 6.3.6 of the GML Heritage Report.

The landscape surrounds should be retained as public open space, with a shared path through it, to take advantage of the spectacular views. There is potential to interpret the history of the site and surrounds for use as a community garden.

## SECTION SEVEN: IMPACTS AND MANAGEMENT ISSUES

The future conservation, development and ongoing management of the cottage and hill should take into account the constraints and opportunities arising from the heritage significance of the site. The GML Heritage Report should be referred to, to determine the most appropriate methods of carrying out work in the following table.

IMPACT AND ISSUES	CONSIDERATION
<b>SOIL / HYDROLOGY</b>	
Stormwater Drainage & Erosion	The drainage swale shows areas of minor erosion and should be revegetated to prevent further erosion.
<b>Salinity</b>	There is the potential for a high saline environment and any new structures and facilities should be designed to not impede groundwater and use of building / facilities material that are of Australian Standards in areas of high salinity.
<b>LANDSCAPE</b>	
Landscape/ Views	New structures and landscape works must not obscure the significant views to and from the cottage and the hill.
<b>HERITAGE</b>	
Heritage	<p>The staged conservation and maintenance works to the cottage should continue in accordance with the GML Heritage Report specifically the schedule of works in Appendices A, B &amp; D.</p> <p>The original gates and driveway must be conserved. The entry could be used for pedestrian entry and access to the site.</p> <p>USE - The repair and leasing of the cottage as a house is the most sensitive use of the property from a heritage perspective. Some commercial uses of the property could be considered which would involve a higher level of impact, but such uses, sensitively managed, could be compatible with the building.</p> <p>It is critical that the cottage has an appropriate use as being vacant makes it vulnerable to vandalism.</p> <p>Appropriate assessment of Aboriginal heritage and European archaeology must be carried out in accordance with relevant legislation.</p>

IMPACT AND ISSUES	CONSIDERATION
<b>VEGETATION</b>	
Historic landscaping	The site previously formed part of the Cumberland Plain Woodland. During European settlement the original vegetation was cleared for agriculture and grazing. Most of the vegetation introduced was pasture grasses and agricultural weeds (scattered seeds of African Olive ( <i>Olea europaea sp. Africana</i> ) and Large-leaved Privet ( <i>Ligustrum lucidum</i> ). For replacement hedge around cottage - See Masterplan that reflects 6.3.6 of the GML Heritage Report
Weeds	The site contains a large patch of African Olive along the eastern and northern boundary of the cottage towards Camden Valley Way. This is an invasive weed that does not contribute to the heritage significance of the site.
Landscaping	As above for replacement hedge around cottage - See 6.3.6 of the GML Heritage Report. Landscaping is also to be positioned that does not compromise the setting and views from Rheinbergers Hill.
<b>HOUSE / FACILITIES</b>	
Condition of House	The cottage is structurally sound and has a new roof, kitchen, bathroom and decking. The exterior painted surfaces have not been maintained which have resulted in the paint peeling and the weatherboards becoming wet and over time have rotted in some sections.
Building Restoration	The cottage requires further refurbishment works to return the cottage to a condition that is acceptable to ongoing tenants. Works include, replacing rotten exterior weatherboards and timbers, exterior painting of the entire cottage, repairs to internal cupboards, replacing internal plywood floors with timber, replace / paint ceiling to bedrooms, dining room, lounge room and hallway. Sealing of gaps in the floors, windows due to building settlement are also required. See Appendices A, B & D of GML Heritage Report for details.
Lighting	Increased general lighting throughout the site will improve user safety. Include lighting where practicable when planning new facilities.
Fencing	The current fence along the Camden Valley Way boundary while in moderate condition only occupies part of the boundary. When the African Olive is removed from the fencing will need to be fully installed along the Camden Valley boundary for safety purposes because of the steepness of the embankment along Camden Valley Way. The fence around Rheinbergers Cottage provides no amenity for residents and is an inappropriate method of public interface. Fencing should also be of a style that matches historical requirements of Rheinbergers Cottage and the site. See Appendices A and B of GML Heritage Report for details.

IMPACT AND ISSUES	CONSIDERATION
<p>Traffic – vehicular access</p> <p>Parking</p>	<p>Vehicular access is supported from Camden Valley Way subject to detailed engineering design to ensure appropriate sight distances are achieved. Consideration would also need to be given to managing the road embankment including vegetation (mostly AfricanOlive) and restricting access to left in, left out. The original entrance and driveway have heritage significance as part of the original layout of the property. Controlled vehicular access should be considered via Rheinbergers Circuit for usage by maintenance vehicles and for use by the future occupiers of the existing single dwelling in the short term.</p> <p>On site parking facilities may be provided off Camden Valley Way in the vicinity of the existing gate on the basis adequate vehicular access as described above is provided.</p> <p>See 6.3.6 of GML Heritage Report for details of appropriate design of a new garage for the cottage.</p>
<b>RECREATION</b>	
<p>Tracks – pedestrian / bicycle</p>	<p>The existing Shared Path should remain segregated from all vehicular movements to, from and within Rheinbergers Hill. Also, the proposed extension of the Shared Path to Camden should be kept separate from all vehicular movements (see Plan No. 2009-004 Sheet No. 2). The proposed extension of the Shared Path will require the removal of a cluster of African Olive trees.</p> <p>The proposed Shared Path linking Rheinbergers Hill with the existing Shared Path to Camden will require provision of a crossing facility at Liz Kernohan Drive (yet to be constructed), either at the intersection of Camden Valley Way and Liz Kernohan Drive/Kirkham Lane should traffic signals be installed or in Liz Kernohan Drive, south of Camden Valley Way should a roundabout be installed at the intersection (intersection control subject to future assessment).</p>
<p>Playground</p>	<p>In consultation with the local community the provision of passive park facilities such as fitness stations and playgrounds should be incorporated along the Shared Path. The adaptive re-use of the land should reflect the core objectives for community land categorised as an area of cultural significance (See Appendix 3).</p>

IMPACT AND ISSUES	CONSIDERATION
<b>OTHER</b>	
Leases, Licenses and other	All work to allow leasing shall be in accordance with the GML Heritage Report in general and specifically the schedule of Works in Appendices A, B & D. This includes the use of the house as a residence and the use of land in the vicinity of the house as a community garden.



Figure 3 - Assets and impacts map



This map has been prepared from Council records by the Land Information section. It should be used as the information you should have as a guide.

Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.

Always use only - all works subject to detailed design.

Date Printed: 04.04.14

## **SECTION EIGHT: MASTERPLAN AND MANAGEMENT STRATEGIES**

---

The Local Government Act 1993 sets out Core Objectives for the management of community land categorised as an area of cultural significance (Appendix 3). These include to retain and enhance the cultural significance of the area for past, present or future generations by the active use of conservation methods. This has been incorporated in the Masterplan and Management Strategies as set out below.

### **8.1 APPLICATION OF MANAGEMENT POLICIES AND GUIDELINES**

The management strategies and actions specified by this Plan are to be taken into consideration by Council when making management decisions. Council is responsible for implementing and reviewing the provisions of this Plan.

### **8.2 ACTION PLAN SCOPE**

This plan (overleaf) specifies:

- Actions specific to each strategy;
- Performance measures against which the undertaking of the action can be measured; and
- Priorities for actions.

### **8.3 PERFORMANCE TARGETS AND PRIORITIES**

The Plan establishes a performance regime that sets strategic action and tracks progress over an initial 5 year period. The basis of performance monitoring is the extent to which strategic actions are implemented and whether they are undertaken according to the priority of the plan.

- High Priority Actions should be commenced within 1 year from the adoption of this plan and completed within 2 years.
- Medium Priority Actions should be commenced within 2 years from the adoption of this plan and completed within 3 years.
- Low Priority Actions should be commenced within 4 years of the adoption of this plan and completed within 5 years.

The timing for these actions is subject to the availability of funds and other issues such as the acquisition of land which may alter the priority level.

The performance of the PoM will be reviewed on a regular basis in regards to the community use of the land and the associated buildings and facilities are well maintained and provide a safe environment for public use and enjoyment.

Evaluation of achievement of the Action Plan is to be undertaken on an annual basis.

Performance of the Action Plan in relation to Herberts Hill Reserve will be based on the extent to which the implementation of the strategic actions actually achieve the stated outcomes and meet the objectives and performance criteria identified in the Plan.

#### **8.4 REVIEW OF PLAN**

Regular reviews of the Plan will be undertaken as required to take into account community values, a change in community needs, and to reflect changes in Council priorities. Land may be acquired or dedicated under Camden Contributions Plan 2011 or as part of a Council resolution for open space acquisition. The Appendices to the PoM may be updated as required to identify new acquisitions or dedications of land or to identify significant changes to the condition of community land and associated buildings and facilities.

The community will have an opportunity to participate in reviews of this PoM as part of the Council meeting cycle.



- 1 Existing footpath and planting on eastern boundary to be retained
- 2 Existing mown grasses to be retained
- 3 Heritage gates to be retained and protected. Remove existing African Olive around gates by hand to ensure no damage to gates.
- 4 Existing 2.5m shared path to be retained
- 5 Preferred location of new car park
- 6 Themeda australis (Kangaroo Grass) planted to interpret original driveway
- 7 Location of potential future playground
- 8 Hedge of Photinia fraseri 'Little Red Robin' planted in the same location and in the same alignment as the existing African Olive
- 9 Future potential use as community garden
- 10 Planting of Imperata cylindrica (blady grass) running from existing driveway to the extent indicated. Planting in drainage lines to be planted in jute matting
- 11 New Ficus rubiginosa planted to maintain view to house from accessway
- 12 New grouping of three Schinus molle
- 13 Current access arrangement to remain as is. Access may be subject to future review
- 14 New hedge of Viburnum odoratissimum wrapping around the outside of the new fence on the eastern side
- 15 Three new Washingtonia robusta
- 16 Existing Washingtonia robusta retained
- 17 New Schinus molle
- 18 New low timber fence
- 19 New hedge of Viburnum odoratissimum wrapping around the outside of the new fence on the southern and western side.
- 20 New hedge of Leropetalum chinense var. rubrum Burgandy' around the outside of the new fence on the northern side.
- 21 Potential future cycle link
- 22 New lookout space with seating at the highest point of the existing path
- 23 Intended location of initial community garden and facilities
- 24 Planting at boundary to include indigenous tree, shrub, grass and ground cover species. Final locations of trees to be determined on site to ensure significant views are maintained. For plant species refer plant schedule from approved and amended 2011 landscape plan
- 25 Jute matting and indigenous shrubs from plant schedule on approved and amended 2011 landscape plan to be used

Note: Existing house to be renovated and retained as a rental property



Figure 4 - Masterplanning and landscape opportunities diagram



This map has been prepared from Council records by the Information Systems Unit. It is intended to be used as a guide only and should not be relied upon for any other purpose. Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.  
Masterplan only - all works subject to detailed design.

Date Printed 16.01.15

## SECTION NINE: ACTIONS

---

### 9.1 STORMWATER

**Aim: To mitigate and minimise impacts of stormwater**

Objective		Action	Activity	Performance Criteria	Priority
To prevent erosion from stormwater run-off on the site	1a	Undertake erosion control works on the drainage swale	Plant and maintain native grass in drainage swale	Whole surface of drainage swale covered with native grass. No further erosion.	Medium

### 9.2 LANDSCAPE / VIEWS

**Aim: To retain and enhance the significant local and distant views both to and from the cottage and the hill for the enjoyment of the community**

Objective		Action	Activity	Performance Criteria	Priority
To retain and enhance the significant local and distant views	2a	Manage views and landscapes on site. Ensure any new work, structures and landscaping is suitable to heritage and will not obscure views.	Continually remove African Olive. Replace African Olive in accordance with the Masterplan and approved landscape plan (Attachment E of GML Heritage Report), as revised around cottage by Council 13/9/2011 Masterplan.	Views maintained	High

**Aim: To conserve the important cultural and scenic landscapes that characterise Rheinberger’s Hill**

Objective		Action	Activity	Performance Criteria	Priority
Maintain historic landscaping or make reference to historic landscape with new landscaping	2b	Undertake landscaping planting and replace African Olive in accordance with Masterplan and GML Heritage Report.	Retain <i>Washingtonia robusta</i> palm near cottage and develop landscape schedule and works program	<i>Washingtonia robusta</i> Palm retained, Historic Landscape integrity retained and new landscaping undertaken in accordance with the Masterplan.	High

### 9.3 HERITAGE AND BUILDING WORK

**Aim: To restore the cottage to a standard appropriate to its heritage significance**

Objective		Action	Activity	Performance Criteria	Priority
Restore the cottage to a standard appropriate to its heritage significance	3	The staged conservation and maintenance works to the cottage should continue in accordance with the GML Heritage Report in general and specifically the schedule of works in Appendices A, B & D of the Report	See break up of activities below		Medium to High
II	3a	Ensure cottage is safe and structurally sound	Structural repairs, roof repairs, renew kitchen and bathroom	The cottage is safe for any occupants, has a fresh new kitchen and bathroom	Completed
II	3b	Conserve the building exterior	Replacing damaged weatherboards and timbers. Painting the exterior of the cottage in accordance with 6.3.4 of the GML Heritage Report	The cottage exterior is renewed	High
II	3c	Conserve all the remaining rooms in the cottage	Ceiling replacement and painting, painting of internal walls, repairs to bedroom cupboards, replacement of plywood floors	The cottage interior is renewed.	Medium

**Aim: To provide for an interpretation of the heritage significance of the site**

Objective		Action	Activity	Performance Criteria	Priority
Ensure the community is able to understand the heritage significance of the site	3d	Provide appropriate interpretation of the heritage significance of the site	Carry out work in accordance with Section 6.1.3 & 4 of GML Heritage Report	Level of understanding of the community on the matter is high.	Medium
Highlight the heritage significance of the site	3e	Permit lighting in the curtilage of the house identified as an "Area of Cultural Significance"	Lighting installed in curtilage of Rheinbergers Cottage to highlight the cottage.	Level of appreciation of the community is high	Low
Give due consideration to Aboriginal heritage and European archaeology	3f	Appropriate assessment of Aboriginal heritage and European archaeology must be carried out in accordance with relevant legislation.	Appropriate assessments must be carried out before any work is undertaken	Appropriate assessments carried out as required.	High as required

## 9.4 VEGETATION MANAGEMENT

**Aim: To manage vegetation to maintain the historical integrity on the site.**

Objective		Action	Activity	Performance Criteria	Priority
Retain and manage Washington Fan Palm ( <i>Washingtonia robusta</i> )	4a	Appropriate assessments carried out	Appropriate assessments must be carried out before any work is undertaken	Appropriate assessment carried out as required.	Low
Eradicate African Olive	4b	Remove Olive on the site ,	Undertake removal of African Olive	African Olive removed and area landscaped in accordance with the Masterplan.	Medium

## 9.5 RECREATION & COMMUNITY

**Aim: To provide a desirable location for pedestrians and cyclists to arrive at and travel through.**

Objective		Action	Activity	Performance Criteria	Priority
Maintain existing Shared Path	5a	Identify maintenance program	Maintenance program developed	Path maintained	High
Increase connectivity of the site with regional path network	5b	Undertake design of proposed Shared Path within Rheibergers Hill that will connect to existing shared path to Camden.	Construct section of proposed Shared Path	Share Path developed from Rheinbergers Hill to Kirkham Park	High

**Aim: To provide a desirable and compatible location for recreation activities for residents of Elderslie.**

Objective		Action	Activity	Performance Criteria	Priority
Provide low key recreation opportunities	5c	Undertake consultation with the local community on the design and undertake installation of passive park facilities such as playground and park furniture..	Design developed and park facilities installed.	Park facilities are low key and are compatible with the cultural and visual landscape.	Low

**Aim: To provide a desirable location for a community garden for residents of Elderslie.**

Objective		Action	Activity	Performance Criteria	Priority
Establish community gardens	5d	Identify required area and facilities	Undertake consultation with local residents interested in community	Area and facilities defined	High
II	5e	Undertake design and construction of proposed community gardens through appropriate funding.	Community gardens funded and constructed	Community gardens funded and constructed and compatible with the cultural and visual landscape.	Medium

## 9.6 FACILITIES

**Aim: To ensure that the cottage is desirable and able to be used as a cottage**

Objective		Action	Activity	Performance Criteria	Priority
Ensure that the cottage has sufficient facilities to be used as a cottage	6a	Provide new garage, fencing, clothes drying, etc. for use of residents of cottage	New facilities provided in accordance with See 6.3.6 of GML Heritage Report	Facilities provided as required	Low

**Aim: To ensure that the community and visitors to the site are safe**

Objective		Action	Activity	Performance Criteria	Priority
Improve safety of visitors to the site	6b	Improve safety in the vicinity of the embankment along Camden Valley Way	Install new fencing along the full length of the boundary along Camden Valley Way.	Fencing in place and in accordance with the heritage requirements for the site	Medium

## 9.7 ACCESS

**Aim: Provide vehicular access for maintenance vehicles and for single dwelling in short term. Provide off-street parking facility should future land use require such a provision.**

Objective		Action	Activity	Performance Criteria	Priority
Restore and interpret associated original gates and driveway to the cottage	7a	The original gates and driveway to be conserved in accordance with GML Heritage Report.	Undertake restoration of the original gates and access to the site.	Gates restored and access track planted with Kangaroo Grass as an interpretative feature.	Medium
Provide access and car parking facilities associated with passive uses	7b	Provide access and car parking facilities off Camden Valley Way	Undertake appropriate detailed engineering design.	Construction of car park and access of Camden Valley Way. Management of embankment including vegetation (mostly African Olive), installation of traffic island, restriction to left hand access, and left hand exit, adequate sight distance.	Medium

## 9.8 LEASES, LICENCES AND OTHER

This Plan of Management authorises Council to grant a lease of licence or other estate for those purposes identified and consistent with the values, and outcomes identified in the Masterplan and Management Strategies and in accordance with the Local Government Act.

### **Leases, licences and other estates expressly authorised by this plan of management**

Leases and licences formalise the use of community land for groups such as community groups and schools, as well as commercial organisations and individuals that provide facilities or services for public use. The Local Government Act (LGA) 1993 outlines strict conditions under which the Council has the authority to grant leases, licences and other estates over community land as these alienate the land and limit the opportunities for the public to use that land.

Under Section 46 of the LGA, a lease or licence applying to community land must:

- Be expressly authorised under a plan of management
- Be consistent with the core objectives of the categorisation of the community land
- Be consistent with other applicable legislative requirements under the Act
- Not exceed 21 years.

This plan of management expressly authorises the lease, licence or other estate over Herberts Hill Reserve for:

- Any purpose for which the land was being used at the date of the adoption of this plan
- For any other purpose prescribed under Section 46 of the Act, or the regulations made there under
- Any purpose pursuant to Part 4 of the Local Government (General) Regulation 2005.

To assist in determining community response to proposed leases, licences or estates over the land covered by this plan of management, Council will, consistent with Section 47 of the Act:

- Give public notice of the proposal
- Exhibit notice of the proposal on the land to which the proposal relates
- Give notice of the proposal to such persons as appearing to own or occupy the land adjoining the community land
- Give notice of the proposal to any person appearing to the Council to be the owner or occupier of land in the vicinity of the community land, if in the opinion of Council the land subject of the proposal is likely to form the primary focus of the person's enjoyment of the community land.

#### **Leases, licences and other estates prohibited by this plan of management**

This plan of management prohibits leases, licences and other estates being granted at Herberts Hill Reserve for the following:

- Activities prohibited by the zoning of the land
- Activities that are not consistent with the core objectives of the categorisation of the land
- Activities that are not consistent with the management objectives of this plan

## REFERENCES

---

Camden Council (2010). *Camden Local Environmental Plan 2010*

Camden Council (2011). *Chapter B3: Environmental Heritage: Camden Development Control Plan 2011*

Godden Mackay Logan (September 2011) *Rheinberger's Cottage: Conservation Advice* report, Godden Mackay Logan, Sydney. This report was commissioned by Council (and is referred to in this report as the GML Heritage Report).

Camden Council Bicycle Plan (1996)

## APPENDICES

---

### APPENDIX 1 – USE AND MANAGEMENT OF COMMUNITY LAND

#### Local Government Act 1993 and applicability to Herberts Hill Reserve

#### 35 What governs the use and management of community land?

Community land is required to be used and managed in accordance with the following:

- the plan of management applying to the land
- any law permitting the use of the land for a specified purpose or otherwise regulating the use of the land
- this Division.

#### 36D Community land comprising area of cultural significance

- (1) This section applies to community land that is the subject of a resolution by the council that declares that, because of the presence on the land of any item that the council considers to be of Aboriginal, historical or cultural significance, the land is an area of cultural significance for the purposes of this Part.
- (2) A plan of management adopted in respect of an area of land, all or part of which is land to which this section applies, is to apply to that land only, and not to other areas.
- (3) A plan of management to be adopted for an area of community land, all or part of which consists of land to which this section applies:
  - (a) must state that the land, or the relevant part, is an area of cultural significance, and
  - (b) must, in complying with section 36 (3) (a), categorise the land, or the relevant part, as an area of cultural significance, and
  - (c) must, in complying with section 36 (3) (b), (c) and (d), identify objectives, performance targets and other matters that:
    - (i) are designed to protect the area, and
    - (ii) take account of the existence of the features of the site identified by the council's resolution, and
    - (iii) incorporate the core objectives prescribed under section 36 in respect of community land categorised as an area of cultural significance, and
  - (d) must:
    - (i) when public notice is given of it under section 38, be sent (or a copy must be sent) by the council to the Director-General of National Parks and Wildlife, and
    - (ii) incorporate any matter specified by the Director-General of National Parks and Wildlife in relation to the land, or the relevant part.

- (4) If, after the adoption of a plan of management applying to just one area of community land, all or part of that area becomes the subject of a resolution of the kind described in subsection (1):
- (a) the plan of management is taken to be amended, as from the date the declaration took effect, to categorise the land or the relevant part as an area of cultural significance, and
  - (b) the council must amend the plan of management (and in doing so, the provisions of subsection (3) (a), (c) and (d) apply to the amendment of the plan of management in the same way as they apply to the adoption of a plan of management), and
  - (c) until the plan of management has been amended as required by paragraph (b):
    - (i) the use of the land must not be varied, except to the extent necessary to protect any item identified in the council's resolution or in order to give effect to the core objectives prescribed under section 36 in respect of community land categorised as an area of cultural significance, or to terminate the use, and
    - (ii) no lease, licence or other estate may be granted in respect of the land.
- (5) If, after the adoption of a plan of management applying to several areas of community land, all or part of that area becomes the subject of a resolution of the kind described in subsection (1):
- (a) the plan of management ceases, as from the date the declaration took effect, to apply to that area, and
  - (b) a plan of management must be prepared and adopted by the council for that area,  
and
  - (c) the plan of management so prepared and adopted must comply with subsection (3).

## APPENDIX 2 – GUIDELINES FOR LAND CATEGORISATION AND APPLICABILITY TO HERBERTS HILL RESERVE

### Guidelines for Land Categorisation

#### 105 Guidelines for categorisation of land as an area of cultural significance

Land should be categorised as an area of cultural significance under section 36 (4) of the Act if the land is:

- (a) an area of Aboriginal significance, because the land:
  - (i) has been declared an Aboriginal place under section 84 of the [National Parks and Wildlife Act 1974](#), or
  - (ii) whether or not in an undisturbed state, is significant to Aboriginal people in terms of their traditional or contemporary cultures, or
  - (iii) is of significance or interest because of Aboriginal associations, or
  - (iv) displays physical evidence of Aboriginal occupation (for example, items or artefacts such as stone tools, weapons, engraving sites, sacred trees, sharpening grooves or other deposits, and objects or materials that relate to the settlement of the land or place), or
  - (v) is associated with Aboriginal stories, or
  - (vi) contains heritage items dating after European settlement that help to explain the relationship between Aboriginal people and later settlers, or
- (b) an area of aesthetic significance, by virtue of:
  - (i) having strong visual or sensory appeal or cohesion, or
  - (ii) including a significant landmark, or
  - (iii) having creative or technical qualities, such as architectural excellence, or
- (c) an area of archaeological significance, because the area contains:
  - (i) evidence of past human activity (for example, below-ground features such as building foundations, occupation deposits, features or artefacts or above-ground features such as buildings, works, industrial structures, and relics, whether intact or ruined), or
  - (ii) any other deposit, object or material that relates to the settlement of the land, or
- (d) an area of historical significance, because of the importance of an association or position of the land in the evolving pattern of Australian cultural history, or
- (e) an area of technical or research significance, because of the area's contribution to an understanding of Australia's cultural history or environment, or
- (f) an area of social significance, because of the area's association with Aboriginal life after 1788 or the area's association with a contemporary community for social, spiritual or other reasons.

**APPENDIX 3 – CORE OBJECTIVES EXTRACTED FROM THE LOCAL GOVERNMENT ACT 1993 - SECT 36.**

**36 H Core objectives for management of community land categorised as an area of cultural significance**

(1) The core objectives for management of community land categorised as an area of cultural significance are to retain and enhance the cultural significance of the area (namely its Aboriginal, aesthetic, archaeological, historical, technical or research or social significance) for past, present or future generations by the active use of conservation methods.

(2) Those conservation methods may include any or all of the following methods:

(a) the continuous protective care and maintenance of the physical material of the land or of the context and setting of the area of cultural significance,

(b) the restoration of the land, that is, the returning of the existing physical material of the land to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material,

(c) the reconstruction of the land, that is, the returning of the land as nearly as possible to a known earlier state,

(d) the adaptive reuse of the land, that is, the enhancement or reinforcement of the cultural significance of the land by the introduction of sympathetic alterations or additions to allow compatible uses (that is, uses that involve no changes to the cultural significance of the physical material of the area, or uses that involve changes that are substantially reversible or changes that require a minimum impact),

(e) the preservation of the land, that is, the maintenance of the physical material of the land in its existing state and the retardation of deterioration of the land.

(3) A reference in subsection (2) to land includes a reference to any buildings erected on the land.