

Implementation of the Maintenance Plan 01 :

PRELIMINARY

DATE : 24th April 2012

STAGE : **REMOVAL OF TREES ALONG INCH STREET
(ENDEAVOUR ENERGY)**

Removal of trees along Inch Street (as indicated on attached plan) by Endeavour Energy for the ongoing viability of overhead power lines.

NOTE: REFER INTEGRATED DESIGN ASSOCIATES (IDA) CONSERVATION MANAGEMENT PLAN (JANUARY 2012)

AREAS AFFECTED:

Landscape: Inch / Bennett Streets corner Golden Cypress'
Inch Street boundary Golden Cypress'

PROPOSED WORKS:

(Where identified (#) refer image below)

1. Removal of post 1950 Golden Cypress hedge along Inch Street and on Inch / Bennett Street corner.
2. Investigation / supervision by heritage architect during removal of Golden Cypress trees noted on attached plan.

HERITAGE CONSERVATION RECOMMENDATIONS – PRELIMINARY TO FUTURE DETAIL

1. This report supports the removal of only the trees noted on the attached plan. Historical images (refer CMP image 9.2.3, 9.2.6, 9.2.9 and 9.2.10) indicate an open boundary to Inch Street, with the presence of Eucalypts (which are present today).
2. The Conservation Management Plan (IDA 2012), section 9.8, item 20 requires in the short term a SULE report on the trees and a tree removal / replacement program based on heritage significance, life expectancy and current safety.
 - a. While the trees being removed are not historically significant (post 1960s) their removal will incur a large alteration to the site, which will affect views to and from the site. The affect of this is to be carefully considered with a plan for replacement boundary fencing (refer policy 7.4.35) to improve views to the site by providing a frame to the site.
 - b. While the removal of the trees will affect the views to and from the site, the removal of the Golden Cypress' marked on the attached plan, will provide for improved visibility to the house, and therefore support the interpretation of the site within its context.



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- c. To provide for the appropriate interpretation of the site the retention of the existing Eucalypts behind the Golden Cypress' is necessary. This is supported by the presence of Eucalypts in the historical images noted above. It is necessary also to retain the Eucalypts as they provide a degree of enclosure to the site.
 - d. The areas noted on the attached plan possibly contain archaeological potential revealing former gate / path entrances and as such the presence of a Heritage Architect during the removal of trees to the areas noted on the attached plan is necessary for any ground disturbance in the area.
 - e. The proposed removal of the Cypress trees is not part of a tree removal / replacement program which is yet to be developed. The replacement of these trees *may* not be necessary where the boundary is appropriately defined by a new fence and retained Eucalypts.
3. The Conservation Management Plan (IDA 2012) outlines detailed requirements for the setting and curtilage within the conservation policies in section 7.4, policies 7.4.4 – 7.4.13 and 7.4.29 – 7.4.37.
- a. The removal of the trees will allow the residence and outbuildings of Eskbank to be more visually prominent within the surrounding industrial / residential area - in particular from major roads and related items (7.4.4).
 - b. The protection of the curtilage of Eskbank House will be essential within the tree removal plans, and as such the replacement of the trees with a boundary definition (i.e. fencing) is necessary to provide for site boundary readability and the protection of the curtilage (7.4.5).
 - c. The retention of the Eucalypts and the monitoring of works within areas noted is supported by policy 7.4.10 – where previous garden layouts from the 1842 – 1948 period are to be protected.
 - d. The reinstatement of the 1948 – 1950 timber post and rail fencing (image 9.2.10) to replace the trees to be removed is supported by policy 7.4.11, where previous settings and curtilage are to be reinstated for ongoing interpretation.
 - e. The removal of the trees will allow for the preservation of the relationship between Eskbank House and related items (Blast Furnace, Brown's Siding) by improving the significant vistas to / from these items. As such the replacement of the trees with boundary fencing is necessary to retain curtilage definition (7.4.12, 7.4.13 and 7.4.34).
 - f. The monitoring of the areas noted in the attached plan by a heritage architect will provide information for the program for the archaeological research of potential sites (former gate sites) (7.4.31).
 - g. A landscape masterplan will need to take into account the removal of the trees along Inch Street. While a SULE report has not been carried out, the removal of the trees is considered appropriate as required for the safety and amenity of the site (7.4.34).
 - h. The replacement fencing is required to replicate the former timber paneled fence to the Inch / Bennett Street parameters and is to be of rural character based on historic information

relating to the site and historic images (section 9.2) (7.4.35 and 7.4.37).

- i. Refer Section 9.5 of the Conservation Management Plan (IDA 2012) for existing images of the streetscape views
4. A detailed masterplan and interpretive plan for the site which takes into account a full survey of trees, a SULE report and necessary removal should be undertaken in the medium to long term to allow for planned maintenance and avoid ad-hoc repairs and preservation. The aim of the masterplan would also be to reinstate former garden layouts, drives and paths.

ATTACHMENTS



9.2.3 (CMP) 1875 – 1878 Eskbank House Image



9.2.10 (CMP) Ca. 1948 – 1950 image showing Inch Street boundary and fencing



9.2.9 (CMP) Eskbank House panorama Ca. 1948.

The following Site Plan attachment (Implementation of Maintenance Plan 01) indicates the Golden Cypress trees to be removed. The retention of the Eucalypts is necessary for the provision of a sufficient enclosure to the site, to allow for the retention of historical plantings and provide for the ongoing historical interpretation of the site.

From: Sue Graves [smgraves@dodo.com.au]
Sent: Wednesday, 25 April 2012 5:08:16 PM
To: Matthew Johnson
Subject: RE: Eskbank house trees

Matthew

In regard to the trees screening the perimeter at Eskbank St, our Lithgow Tidy Towns Committee discussed this several months ago and raised no objections to their removal. They were planted in an endeavour to screen the railway from view. We would appreciate though, if council would plant some trees on the railway embankment similar to those already growing. Lithgow Oberon Landcare Association has for several years been planting known varieties that survive the contamination in that area.

Regards
Sue Graves

Chairperson
Lithgow Tidy Towns Committee

From: Matthew Johnson [mailto:Matthew.Johnson@lithgow.nsw.gov.au]
Sent: Monday, 23 April 2012 4:55 PM
To: Sue Graves
Subject: Eskbank house trees

Sue

letter attached on matter i mentioned to you last Saturday

Matthew

Matthew Johnson
Community and Culture Manager
Lithgow City Council
Tel: (02) 6354 9999 Fax: (02) 6351 4259

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From: Todd Crook [Todd.Crook@endeavourenergy.com.au]
Sent: Monday, 21 May 2012 1:13:20 PM
To: Matthew Johnson
Subject: RE: Eskbank house trees

Mathew

The cost of putting this section of mains underground would have to be met by Lithgow City Council as they have requested it be done. This is the same as for road works where the cost of relocating Endeavours network is paid by the road owner & is open to the contestable market. .It also may not be as simple as undergrounding the section in front of Eskbank House as it would have to be functional with the rest of the network. Endeavour Energy has the right to trim these trees and we will have to trim them asap to maintain the integrity of our network. The tree removal was the best option for both LCC & Endeavour Energy on cost bases. EE has agreed to cover the cost of removing these trees.

Regards

Todd Crook
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 EE LOGO MASTER WHT
BACKGROUND

From: Matthew Johnson [mailto:Matthew.Johnson@lithgow.nsw.gov.au]
Sent: Tuesday, 15 May 2012 12:32 PM
To: Todd Crook
Subject: Eskbank house trees

Todd

please see attached letter that flows from Council meeting last night. could i please have your written response on this by the middle of next week so i can report back to Council at their next meeting

regards

Matthew

Matthew Johnson
Community and Culture Manager
Lithgow City Council
Tel: (02) 6354 9999 Fax: (02) 6351 4259

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