



Nearmap Aerial photograph of site sourced 26 April 2021

2 - 4 Hillcrest Road Berowra

Project Reference: 21-029s
May 2021
Updated December 2022

1 Introduction

Matthew Taylor of Taylor Brammer Landscape Architects Pty Ltd has been requested by the client Kim Burke to assess the garden at 2-4 Hillcrest Avenue, Berowra in reference to the proposed subdivision for the site. The site is on the corner of Hillcrest Road and Balaclava Road, Berowra Heights. It is the author's understanding that the house has been vacant for some time prior to its recent sale and that the garden has been poorly maintained in the interim. The client has undertaken basic maintenance of the property, mowing of grass, trimming of shrubs and has had approval from Hornsby Council for the trimming and removal of dead trees on the property. The report dated May 2021, has been updated to reflect the findings of the Arboricultural Impact Report prepared by Bolans Tree Services (received December 2022)

2 Authorship

This report has been prepared by D Matthew Taylor, Director Taylor Brammer Landscape Architects Pty Ltd, specialist heritage landscape architect and consultant. Unless noted, drawings and photographs have been prepared by Taylor Brammer Landscape Architects Pty Ltd.

3 Report Structure

This report has been prepared in accordance with guidelines outlined in the Australia ICOMOS Charter for Places of Cultural Significance, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words place, cultural significance, fabric, and conservation, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

4 Existing Heritage Listing

The existing heritage listing is Item 170 under Hornsby Council LEP. The listing consists of the garden only and not the house. The garden is visually prominent to both Hillcrest Road and Balaclava Road with mature plantings planted to the periphery of the property.

The Statement of Significance:

A remarkably intact house and garden representing architectural and horticultural styles of the 1950s, with local historical, aesthetic and technical/research values. The interior is apparently largely intact from the 1950s and warrants further investigation.

Category: Residential garden

Item Name: Garden

Item Type: Landscape

Physical Description:

*Single-storey brick house with tiled roof set well back on large square lot on southeast corner of Hillcrest Road and Balaclava Road, Berowra, adjacent to grounds of Berowra Public School, with vehicle drive along southern side and extensive lawn in front of house. House, built c1949 for the late Geoff Hore, retains many original features inside and out, including garden structures such as timber arbour over vehicle entry, pergola at southeast corner of house and sandstone seat and bird bath. Front boundary has timber post and rail fence. Trees and shrubs along front boundary include a large specimen of *Pinus radiata* (Radiata Pine, Monterey Pine) at north west corner, *Pittosporum undulatum* (Sweet Pittosporum), *Ochna serrulata* (Mickey Mouse plant), *Cotoneaster* sp.,*

Stenocarpus sinuatus (Queensland Firewheel tree), *Yucca* sp., *Brachychiton acerifolius* (Illawarra Flame Tree). There is a timber arbour over the vehicle entry with purple flowered *Bougainvillea glabra* over it, and a large specimen of *Syzygium* sp. beside drive entry. Along the southern boundary, plantings include *Jasminum mesneyi* (Winter Jasmine), *Cotoneaster* sp., *Syzygium* sp., variegated form of *Arundo donax* (Giant Reed) and a large specimen of *Cedrus deodara* (Deodar) which overhangs the single garage located towards the southeast corner of the lot. Specimens in this part of the garden include *Archontophoenix cunninghamiana* (Bangalow Palm), *Solandra maxima* (Honolulu Lily), *Macadamia* sp. and a specimen of *Sorbus aucuparia* (Rowan tree) at rear of garage/laundry. Towards the southeast corner of the lot is a small area of lawn with an unusual 'windmill' original rotary clothes hoist branded "Artee" by RT, Box Hill, Victoria. There is a large specimen of *Camellia sasanqua* next to the hoist and a specimen of *Brachychiton acerifolius* (Illawarra Flame Tree) with diseased leaves in the southeast corner. There is a particularly beautiful pink *Camellia japonica* near the rear door to the house. Plantings along the rear boundary include *Hibiscus rosa-sinensis* and *Fraxinus* sp. (Ash Tree). Beside the front verandah on the northern side of the house is a particularly fine specimen of *Acer palmatum* (Japanese Maple) and a cypress. Surviving on the verandah are original 'butterfly chairs' (without their original canvas covers). Plantings along the northern boundary include a large specimen of *Liquid amber styraciflua* (Liquid amber, Sweet Gum), *Pittosporum undulatum* (Sweet Pittosporum), *Cotoneaster* sp. and *Arundo donax*. Specimens on the front lawn include *Cedrus deodara* (Deodar), *Jacaranda mimosifolia* (Jacaranda), *Hibiscus rosa-sinensis*, *Agave attenuata*, *Ulmus* sp. (an elm) and a cultivar of *Malus sylvestris* (Crab apple).

Reference: Hornsby Council Heritage Review 5 (2012) Study by: Godden Mackay Logan

5 Historical Evolution and Description of the Property

It would appear that the garden was essentially established by the late Geoff Hore with the building of the house around 1949. The location of the house was deliberately sited to face Balaclava Road and immediately adjacent to the eastern boundary (rear) of the property. This appears to have made provisions for the potential subdivision of the site with the remains of the property being an open garden with the main emphasis of the major tree planting being located to the periphery of the property. It would appear that all the major trees being the Liquid amber trees and the Lilly Pillies date from the 1950s and represent establishment planting of the garden. There is one major tree to the centre of the garden being a Himalayan Cedar. (17) This tree is a semi mature species and not as mature as the Himalayan Cedar adjacent to the garage. A (dead) Radiata Pine tree to the corner of Hillcrest and Balaclava Roads appears to pre date the establishment of the garden in the 1950s and may have been evidence of a former line of trees along Hillcrest Avenue with some pine trees evident further to the north on Hillcrest Road.

Supplementary plantings of smaller ornamental trees are grouped around the house leaving much of the garden to the west of the house open. These trees are generally in poor condition.

There is a concrete bird bath to the front garden and an unusual clothes hoist to the rear of the garage, this being noted in the heritage listing. A fence, painted mission brown is a typical style of the 1970s with stone flagging making up to the area below the fence to the street faces both roads. The fence is in poor condition. A concrete strip driveway leads from Hillcrest Road to the single garage. The concrete strips have been disrupted by existing tree roots and require replacement. There is a concrete walkway from the drive to the front door of the house that passes by the only established garden bed that is closely aligned with the western side of the house. Other garden beds to the periphery of the property are in poor condition with a number of shrubs, trees and self-sown plants making an informal margin to the street fronts.

Overall, the garden represents a mature landscape that has been established in the 1950s. The species as identified and are noted on the key plan are typical of post WWII gardens. The major trees being the Lilly Pillies, Himalayan Cedars and Liquid ambers are found across the LGA. The garden does not have the further layering of detailed garden beds that are typical of post WWII gardens with only a minor bed of Pineapple plants to the corner of the garden adjacent to Hillcrest and Balaclava Roads.



Front fence to Hillcrest Road (Image author May 2021)



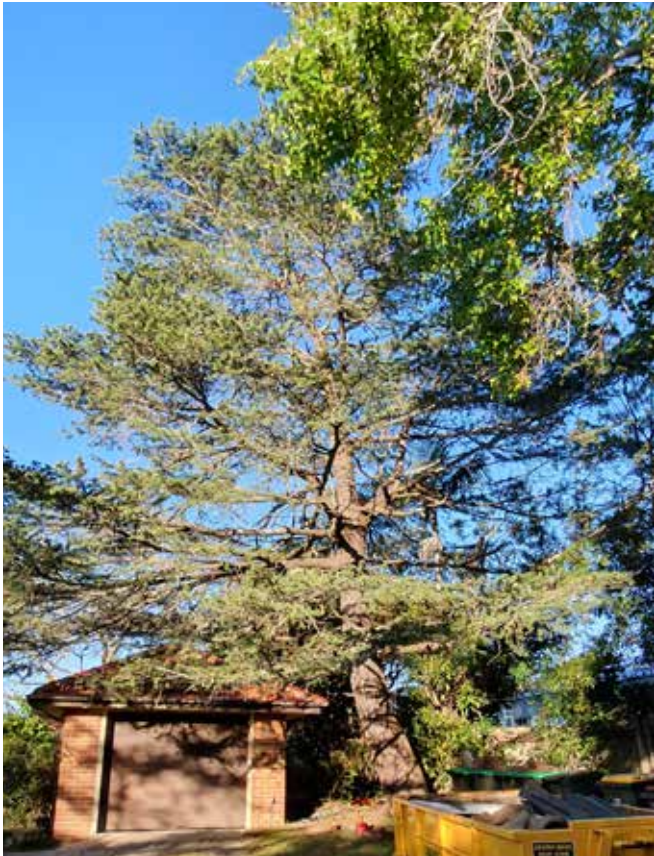
Front fence to Hillcrest Road showing mature vegetation (Image author May 2021)



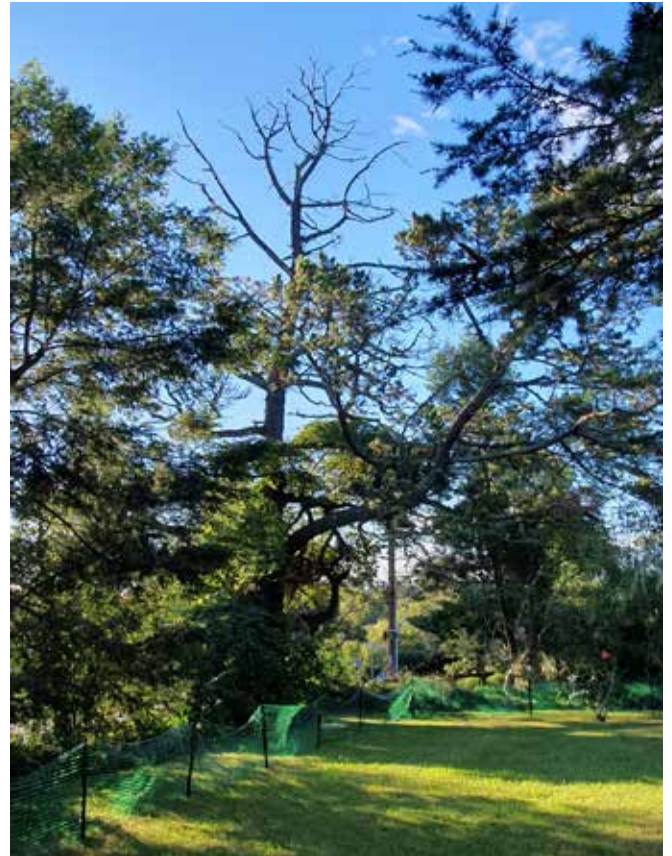
Driveway entry off Hillcrest Road showing poor condition of concrete drive (Image author May 2021)



View of site from Balaclava Road showing existing vegetation (Image author May 2021)



View of garage and Himalayan Cedar in senescent state
(Image author May 2021)



View of north west garden showing dead pine tree
(Image author May 2021)



Bird bath in lawn(Image author May 2021)



Front of house facing Balaclava Road(Image author May 2021)



LOT 18
D.P. 232904
SINGLE STOREY
BRICK RESIDENCE
METAL ROOF

LEGEND

- (TEL) TELSTRA PIT
- KIP KEROB INLET PIT
- (SS) STREET SIGN
- (PIT) DRAINAGE PIT
- (RW) ROOF WATER DRAIN
- (W) WATER
- (PP) POWER POLE
- (T) TOE OF BANK
- (SIC) SEWER INSPECTION CAP
- (NM) WATER METER
- (HYD) HYDRANT
- (SV) STOP VALVE

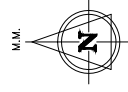
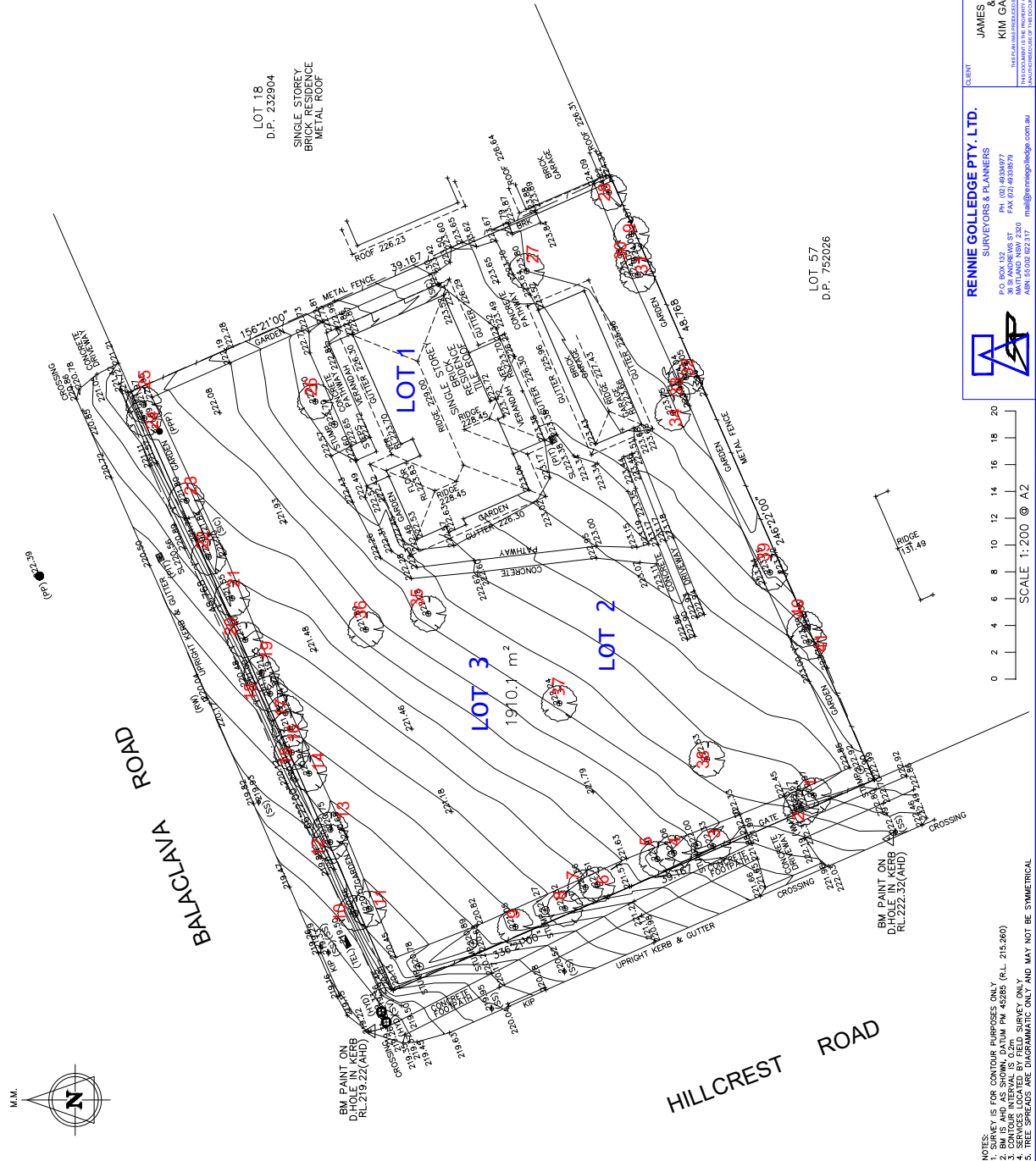
NOTE: NO SUBTERRANEAN INVESTIGATIONS WERE CONDUCTED. CONTRACTORS RESPONSIBILITY TO THE CLIENT FOR ANY UNEXPECTED FINDINGS. PHONE CALLS MUST BE MADE PRIOR TO ANY EXCAVATION OR EARTHWORKS.

LEVEL	REVISION	BY

CLIENT
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JAMES SHAW
KIM GARROW
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CONTOUR AND DETAIL PLAN
D.P. 307
2-4 HILLCREST ROAD, BEROWRA
DRAWN: AR SHEET 1 OF 1 SHEETS
DATE: 15/10/21 FILE NO. 382-21 REVIEWED: JD
DATE: 15/10/21 REVIEWED: JD
DATE: 15/10/21 REVIEWED: JD



NOTES:
1. SURVEY IS FOR CONTOUR PURPOSES ONLY.
2. CONTOUR INTERVAL IS 0.2m.
3. CONTOUR INTERVAL IS 0.2m.
4. THESE SPACES ARE DIMENSIONS ONLY AND MAY NOT BE SYMMETRICAL.

Contour and Detail Plan prepared by Rennie Golledge Pty Ltd

6 Comparative Analysis

In reviewing the reasons for the listing of the garden at 2-4 Hillcrest Road, a comparative analysis was undertaken to review the heritage listings for gardens in the LGA and in some cases house and garden to clearly comprehend the qualities of the garden at 2-4 Hillcrest Road as a heritage item.

A review was made of heritage listed gardens across the LGA. The listed gardens range from well established gardens in the older areas of the LGA to more recent examples. A cross section of areas were selected from Asquith, in the Berowra area to older established areas of Epping, Cheltenham and Beecroft.

The gardens in these areas display a range of horticultural expressions that represent the eras that they have been established. For example, 26 Royston Parade, Asquith is very overgrown and unkempt with the values of the place not evident. 183 Beecroft Road, Cheltenham is representative of earlier in the 20th century with key plantings of wine glass palms and a Himalayan Cedar that was introduced post WWII. Both 46 and 48 The Crescent, Cheltenham feature mature cypresses and formal garden character that is characteristic of post WWII gardens. The grounds of the Cheltenham Recreation Club are characterised by mature specimen trees such as a very substantial Liquid amber tree to the street front.

Many of the listed gardens exhibit evolving characteristics that reflect horticultural character of the time. Earlier gardens with an established character that reflect the house style, such as 183 Beecroft Road, Cheltenham have incorporated later horticultural plantings with popular plants and trees of later decades, these plantings diluting the form and character of the garden. These gardens exhibit the typical characteristics of the gardens with a direct relationship between house and garden. The house and garden are formed in a particular setting to be viewed as a complete entity with a direct relationship between formal rooms (such as living and dining rooms) to engage with the depth and breadth of the site. 2-4 Hillcrest Road does not exhibit this relationship as noted below.

7 Assessment - 2-4 Hillcrest Road, Berowra Listing of Garden as a Local Heritage Item

The listing refers to the house in its description, however the listing is for the garden only. Further, as noted, the house is well setback from Hillcrest Road and is orientated to Balaclava Road. The relationship of the house and garden is not consistent with the other examples of local listings for the LGA. The understanding of house and setting, that the garden contributes to siting of the house and that there is a clear relationship between the built form and the scale and proportion of the garden. 183 Beecroft Road, Cheltenham is a prime example of this relationship. Located on a corner site, as is the subject site, the garden, paths, veranda and detailed outcomes support the scale and character of the place.

The subject site, with a modest house sited to the rear boundary and facing Balaclava Road forms a deliberate relationship with Balaclava Road and not Hillcrest Road as the formal front to the house, despite the drive being accessed from Hillcrest Road. The substantial lawn to the west of the house is not viewed from the house, the main access to the garden through the front and rear doors that related substantially to the Balaclava Road frontage and the garage to the rear.

The detailing of the general garden, garden beds, ornamental shrubs and groundcovers, the development of the garden as a place of repose and display of horticultural variety is markedly absent, with a substantial lawn to the west of the house as noted above, not directly accessed or viewed from the house. Evidence of more detailed horticultural input relates to the immediate surrounds to the house (azalea bushes and the like) with these horticultural themes not evident in the broader landscape.

The substantial mature trees of Liquid amber, Lilly Pillies and Himalayan Cypress are all located with the exception of a smaller Himalayan Cypress to the periphery of the site. This leads to a void of the garden to the western side with very little horticultural elements to form focal elements to the garden. Supplementary smaller trees are generally poor in health and do not contribute in a substantial way to the overall garden layout, being planted in seemingly occasional locations and in many cases crowding other small trees and shrubs so that the plants cannot reach their full potential.

The fencing to the street front is typical of the 1970s with broad timber boards and painted mission brown. The fence is in poor condition and needs to be replaced with the frame over the drive, in disrepair. Much of the supplementary planting to the periphery of the garden is overgrown or has merged with other shrubs and trees. There are a number of weed species (Asparagus grass and the like) that requires the garden to be further maintained.

The concrete pedestrian paths are in reasonable condition with the driveway in poor condition with much of the drive displaced by tree roots. The concrete bird bath is typical of the 1960s and is seen in a range of gardens. The clothes line is of special note, it is unusual 'windmill' rotary clothes line branded Artee by RT, Box Hill, Victoria.

Due to the predominance of the mature trees to the periphery and street front of the site, the substantial mature form of the trees provide an aesthetic contribution to the streetscape.

8 Assessment of Heritage Impact

The location of the house to the rear of the site and its poor relationship with the garden, its direct relationship with Balaclava Road with the main living room windows facing to this street questions the siting of the house in relation to the whole of the site. The lack of garden detail, planting beds located to the immediate periphery of the house indicates a more detailed relationship in terms of scale and use with immediate surrounds to the house, leaving the western and more open portion of the garden as a separate entity. The plantings on the site are of a typical suburban nature and found across the LGA. The deliberate planting of the most significant trees to the periphery of the site contributes in an aesthetic value to the streetscape of both Hillcrest and Balaclava Roads. The tree species are found throughout the LGA and are not specific to this site. The rotary clothes line is of scientific value and may be considered to be moveable heritage, located for the broader populace in a place of community access. The proposed subdivision of the site does not impact on the heritage values of the place that have been identified for the site.

9 Conclusion

1. The Development Application for a sub-division of Lot B DP373120 2-4 Hillcrest Road, Berowra from 1 lot into 3 lots being Lot 1, Lot 2 and Lot 3. This is outlined on the attached plan.
2. The major portion of the sub-division relates to Lot 1. which includes a new driveway and the removal of 1 Tree known as a *Ligustrum lucidum* (Broad Leaf Privet). This species is an environmental weed.
3. In general, the proposed sub-division does not affect the heritage values of the garden. The garden does not display any vegetation that is exceptional in its rarity. All species are typical of the planting styles of the LGA with the plant species found in many gardens across the LGA. The research values of the place are focused on the rotary clothes hoist that may be considered moveable heritage and be able to be relocated in a more community orientated location in the LGA.



D MATTHEW TAYLOR

NAME

RESPONSIBILITY

EDUCATION AND PROFESSIONAL QUALIFICATIONS

Director

Bachelor of Landscape Architecture (UNSW, 1983)
Master of the Built Environment (Building Conservation) (UNSW, 1990)
Registered Landscape Architect
Associate of the Australian Institute of Landscape Architecture (1987)
Chair - AILA Heritage Committee
Expert in the Land and Environment Court of New South Wales
Panel member Independent Hearing & Assessment Panel (IHAP) Liverpool City Council (2002-Present)
Panel member for Local Planning Panel (FLPP) Fairfield City Council (2002-Present)
Bayside Council Design Review Panel
Liverpool Design Excellence Panel
Blue Mountains Local Planning Panel
Campbelltown Design Excellence Panel
Hornsby Shire Council Design Excellence Panel
NSW State Design Review Panel
Burwood Urban Design Review Panel
NSW State Design Review Panel
NSW Government Department of Planning - Metro Greenspace Grant and Places to Roam

COMMUNITY ORGANISATIONS

Member of the Australian Garden History Society
Member of the National Trust of Australia

PROFESSIONAL EXPERIENCE

A registered landscape architect with over 37 years' experience, Matthew Taylor has worked on diverse range of projects both nationally and internationally. He has specialist expertise in heritage landscapes, master planning, residential subdivisions and the adaptive reuse of former heritage listed industrial sites. His work has been recognised by national design awards from the Australian Institute of Landscape Architects for the ANZAC Commemorative Site in Gallipoli, Turkey and the Kiera View Ponds at the University of Wollongong as well as a number of professional awards.

EMPLOYMENT SUMMARY

2001 – Current Director Taylor Brammer Landscape Architects Pty Ltd
1988 – 2001 Director D M Taylor Landscape Architects Pty Ltd
1985 – 1988 Senior Landscape Architect Landscan Pty Ltd
1983 – 1985 Senior Landscape Architect Travis Partners Pty Ltd

AWARDS

2021 AILA NSW Award of Excellence for Cultural Heritage - Red Point , Port Kembla
2021 ACT Master Builders & Asset Construction Hire Excellence Awards - Uniting Amala, ACT
2020 Greater Sydney Planning Awards - Great Community Collaboration
2020 AILA Health & Education Award - UoW Early Start Children's Discovery Centre
2019 UDIA NSW Award for Excellence - Aged Care Service: Mayflower Gerringong
2016 UDIA NSW Award for Excellence - Aged Care Service: Mark Moran Vaucluse
2014 UDIA National Award for Excellence- High Density Housing: Top Ryde City Living
2013 UDIA NSW Award for Excellence- Concept Design: Eastlakes Town Centre
2008 State Award -The Australian Institute of Landscape Architects (NSW Group) Category: Landscape Design- Cockatoo Island Northern Apron
2002 National Awards -The Australian Institute of Landscape Architects Category of Heritage – ANZAC Commemorative Site, Gallipoli, Turkey
1994 National Awards-The Australian Institute of Landscape Architects Category of Infrastructure and Buildings Settings – Kiera View Ponds Uni of Wollongong
2001 UDIA NSW Award for Excellence - Retirement Lifestyle Development Award - Waterbrook at Yowie Bay
2001 National and NSW Award for the Oz Nouveau Courtyard at the Melbourne Flower and Garden Show
2000 Winner of Olympic Tribute Wall Competition, Illawarra for Australian Olympic Committee

SEMINAR PRESENTATIONS

SPECIAL PROJECTS

HERITAGE

- NICHE-IPM 2016 - Neo International Conference on Habitable Environments: "An Urban World"
- UNSW Faculty of the Built Environment (Heritage Planning) 2009: "The Role of Heritage in an Evolving World"
- Neerg Seminars 2009: "Landscape Requirements for DA's"
- Landscape Contractors Association 2008: "Heritage Preservation and Site Conservation"
- Neerg Seminars 2008: "Heritage Landscaping- Does it Matter?"
- Neerg Seminars 2008: "Landscaping- A Priority, Not an Afterthought"
- Australian Garden Society 2008: "Modernism and Post-Modernism in a Regional World"
- AILA 1985 Cityscape Steering Committee member

- **ANZAC Commemorative Site, North Beach, Gallipoli, Turkey**
Winner of National Merit Award from the Australian Institute of Landscape Architects
Design, planning and detailing of significant international site on the Gallipoli Peninsula in Turkey for commemorative activities and cultural visitation to a major battlefield of World War 1.
- **Australian Corps Park, Le Hamel France - National Monument**
Design, planning and detailing of World War One Memorial in the battlefields of Somme, France.
- **Kokoda Track Memorial Walkway, Concord**
Landscape design, planning and detailing of memorial walkway and centerpiece along the foreshores of the Parramatta River to the centre of Sydney Metropolitan area.

- **Admiralty House, Kirribilli**
Ongoing Landscape design, documentation and construction supervision for the upgrading to the grounds of the Sydney residence of the Governor General
- **Kirribilli House, Kirribilli**
Landscape heritage advice for the upgrading of the grounds of the Sydney residence of the Prime Minister of Australia
- **Parramatta Park, Parramatta**
Mitigation of Potential View Impact
- **Macquarie Field House, Macquarie Fields**
Visual analysis and landscape heritage input into CMP
- **Government House, Canberra**
Design and documentation for new directional signage and outdoor furniture
- **Brush Farm House Heritage Curtilage Upgrade**
Landscape heritage design and documentation for the upgrade of this State Heritage listed property to allow for expanded community use, functions and Council events.
- **Graythwaite, North Sydney**
Landscape heritage masterplan, landscape detailed design and documentation for this State Heritage listed property to provide facilities for Sydney Church of England Grammar School
- **Garden Island Public Headquarters for the Royal Australian Navy**
Landscape heritage advice, design and implementation of the public access strategy for the Department of Defence
- **NPWS Lighthouses, for NSW National Parks and Wildlife Service**
Conservation and Cultural Tourism Plan Landscape analysis, management plan and landscape strategies
- **ANZAC Memorial Park, Townsville, Queensland**
Conservation and Cultural Tourism Plan Landscape analysis, management plan and landscape strategies
- **Hillview, Sutton Forest, New South Wales**
Conservation and Open Space Management Plan for the former summer residence of the State Governor of New South Wales
- **Dame Eadith Walker Estate, Concord**
Conservation and Open Space Management Plan for extensive Edwardian Estate for the Department of Health
- **Bantry Bay former Explosives Depot, Sydney**
Landscape analysis, management plan and landscape strategies
- **Victoria Barracks, Headquarters for the Australian Army**
Landscape Heritage Management Plan
- **Silverwater Correctional Centre**
Conservation Management Plan and Implementation

RESIDENTIAL /
COMMERCIAL

- **Bomera and Tarana**
Landscape conservation plan and strategy for two maritime villas former Naval Properties
- **Pyrmont/Ultimo Heritage Study**
Landscape analysis, inventory and report
- **RAAF Stores Depot, Dubbo**
Landscape heritage advice to Conservation Plan
- **Boomerang, Elizabeth Bay**
Landscape analysis and upgrading on major residential heritage property
- **Rona, Bellevue Hill**
Landscape report and analysis of prominent heritage listed house
- **Warringah Heritage Study**
Landscape report and inventory to regional zone of Sydney Metropolitan area
- **Wyang Heritage Study**
Landscape report and inventory to regional area of New South Wales
- **Windmill Hill Conservation Plan for Sydney Water**
Landscape report and conservation policies and guidelines to historic property in regional New South Wales

MASTER PLANNING

- **Sydney Workshop Company, Botany**
Design of surrounds to new facility for the Australian Army incorporating landscape guidelines and incorporation of cultural landscape features of the area
- **Morisset Shopping Centre (Coles Myer)**
Design and documentation for extension to existing shopping mall.
- **The Ridge Sports Complex club house, Lucas Heights**
Landscape design and documentation for new community facility.
- **Cabravale Diggers RSL Club**
Concept design and design development for alterations to existing RSL club.
- **Zenix Apartments, Sydney Park Rd**
Landscape design and documentation for a 150 unit development
- **Top Ryde City Living, Top Ryde Shopping Centre**
Landscape design and documentation for 480 units for Crown International
- **Monument, Oxford Street, Darlinghurst**
Landscape design and documentation for a 190 unit development

ENVIRONMENTAL

- **Sanderson Park Residential development, Moss Vale**
Landscape masterplan for new residential subdivision, incorporating heritage landscape aspects, riparian zone, pedestrian, cycle and vehicular accessways, boundary treatments, view corridors.
- **Potts Hill Waterboard Reservoir Site**
Landscape masterplan for the resubdivision of existing reservoir site to allow for continuation of use by Waterboard, new residential subdivision, new commercial and light industrial subdivision. Heritage issues, landforms and massing, avenue plantings and vehicular access.
- **Kelman Estate - Pokolbin, Hunter Valley**
Overall landscape plan and implementation for residential estate set in grapevines in the Hunter Valley, NSW.
- **Allandale Downs Golf Course and Tourist Development**
Site planning, landscape concepts for resort in Hunter Valley
- **Port Kembla Heritage Park**
Master Plan for proposed heritage park
- **Kellys Bush Landscape and Management Plan**
Research, development, landscape design and management guidelines of original "Green Ban" site. Team leader and coordinator
- **Wilcannia - Creative Village**
Landscape design, planning and guidelines for isolated country town developed for the Arts Council of New South Wales
- **Mt Piper to Marulan Transmission Line Study**
Report for the visual analysis of proposed transmission line
- **Cabin Ride Taronga Zoo**
Statement of environmental effects for new transportation amenity
- **Gap Bluff Watsons Bay**
Incorporation of cultural landscape items for additional building on a visually sensitive site. Including maintenance manual and guidelines to traffic management and signage