



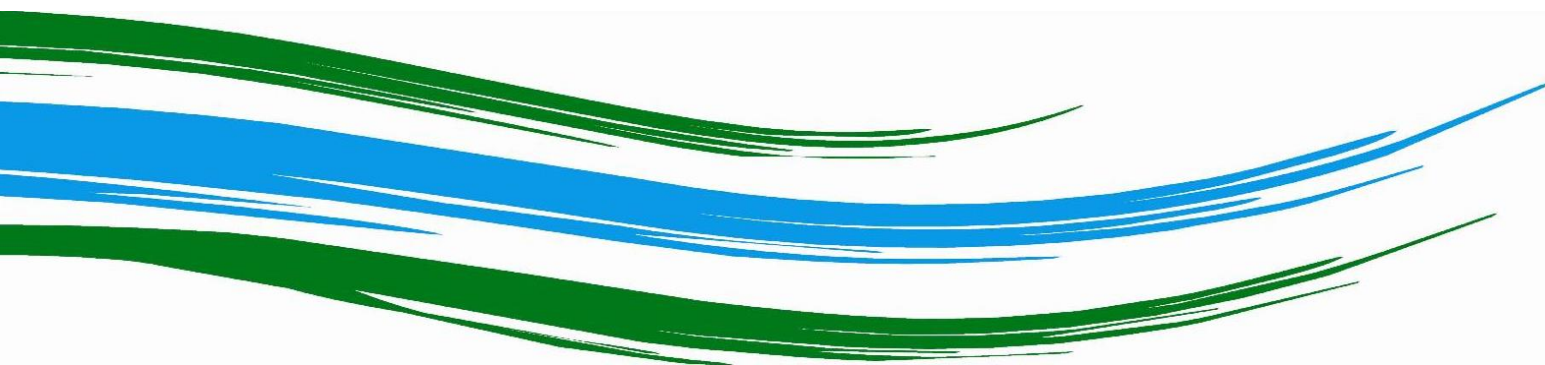
# Camden Local Planning Panel

## Agenda

**21 September 2021**

**2.00pm**

**This Meeting will be held by teleconference**







# CAMDEN LOCAL PLANNING PANEL

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## **CAMDEN LOCAL PLANNING PANEL**

**SUBJECT:       ACKNOWLEDGEMENT OF COUNTRY**

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I would like to acknowledge the traditional custodians of this land on which we meet and pay our respect to elders both past and present.

## **CAMDEN LOCAL PLANNING PANEL**

**SUBJECT: RECORDING OF LOCAL PLANNING PANEL MEETINGS**

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In accordance with Camden's Local Planning Panel Operational Procedures, this meeting is being audio recorded by Council staff for publication on Council's website.

No other recording by a video camera, still camera or any other electronic device capable of recording speech, moving images or still images is permitted without the prior approval of the panel.

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## **CAMDEN LOCAL PLANNING PANEL**

**SUBJECT:       DECLARATION OF INTEREST**

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This section provides an opportunity for Panel Members to disclose any interest that they may have relating to a Report contained in this Agenda.

## CAMDEN LOCAL PLANNING PANEL

**CLPP01**

**SUBJECT: DA/2020/232/1 - ALTERATIONS AND ADDITIONS TO AN EXISTING HERITAGE BUILDING (GLEDSTOOD HOMESTEAD) AND A CHANGE OF USE TO A CENTRE-BASED CHILD CARE FACILITY FOR 80 CHILDREN AND ASSOCIATED SITE WORKS AT 900A CAMDEN VALLEY WAY, GLEDSTOOD HILLS**

**TRIM #:** 21/221200

DA Number:	2020/232/1
Development:	Alterations and additions to an existing heritage building (Gledswood Homestead) and a change of use to a centre-based child care facility for 80 children and associated site works
Estimated Cost of Development:	\$603,860
Site Address(es):	900A Camden Valley Way, Gledswood Hills
Applicant:	Mr Rocco Nasso
Owner(s):	Caldla Pty Ltd
Number of Submissions:	25 submissions (24 objections and 1 in support)
Development Standard Contravention(s):	None
Classification:	Nominated Integrated development
Recommendation:	Deferred Commencement
Panel Referral Criteria:	Partial demolition of a heritage item; and >10 submissions received
Report Prepared By:	Jessica Mesiti - Executive Planner

### PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel's (the Panel's) determination of a development application (DA) for alterations and additions to an existing heritage building (Gledswood Homestead) and a change of use to a centre-based child care facility for 80 children and associated site works at 900A Camden Valley Way, Gledswood Hills.

The Panel is to exercise Council's consent authority functions for this DA as, pursuant to the Minister for Planning's Section 9.1 Direction, it involves the partial demolition of a heritage item, and more than 10 submissions have been received objecting to the proposal.

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## **SUMMARY OF RECOMMENDATION**

That the Panel determine DA/2020/232/1 for alterations and additions to an existing heritage building (Gledswood Homestead) and a change of use to a centre-based child care facility for 80 children and associated site works pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by granting consent subject to the conditions attached to this report.

## **EXECUTIVE SUMMARY**

Council is in receipt of a DA for alterations and additions to an existing heritage building (Gledswood Homestead) and a change of use to a centre-based child care facility for 80 children and associated site works at 900A Camden Valley Way, Gledswood Hills.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, relevant environmental planning instruments, development control plans and policies.

The DA was publicly exhibited for a period of 51 days in accordance with Camden Development Control Plan 2019. The exhibition period was from 13 October 2020 to 2 December 2020. A total of 25 submissions were received, with 24 objecting to the proposal and 1 in support of the proposal.

The issues raised in the submissions relate to:

- permissibility in the zone;
- land use conflict;
- historical significance of the homestead and the works proposed to be undertaken for the proposed use;
- other uses for the site should be considered;
- the building being able to meet Work, Health and Safety requirements for a centre-based child care facility;
- staff and student numbers overpopulating the site;
- emergency and evacuation;
- support of the application being a financial benefit for Camden;
- contamination concerns;
- lack of community awareness and the public exhibition process;
- inconsistency with the 2012 Heritage Agreement and the Conservation Management Plan;
- the subdivision of land and subsequent sale of the land for residential purposes was meant to fund the restoration of the Homestead for public use;
- impact on other heritage buildings on the site.

The issues raised in the submissions are discussed in the body of this report.

## AERIAL PHOTO



## THE SITE

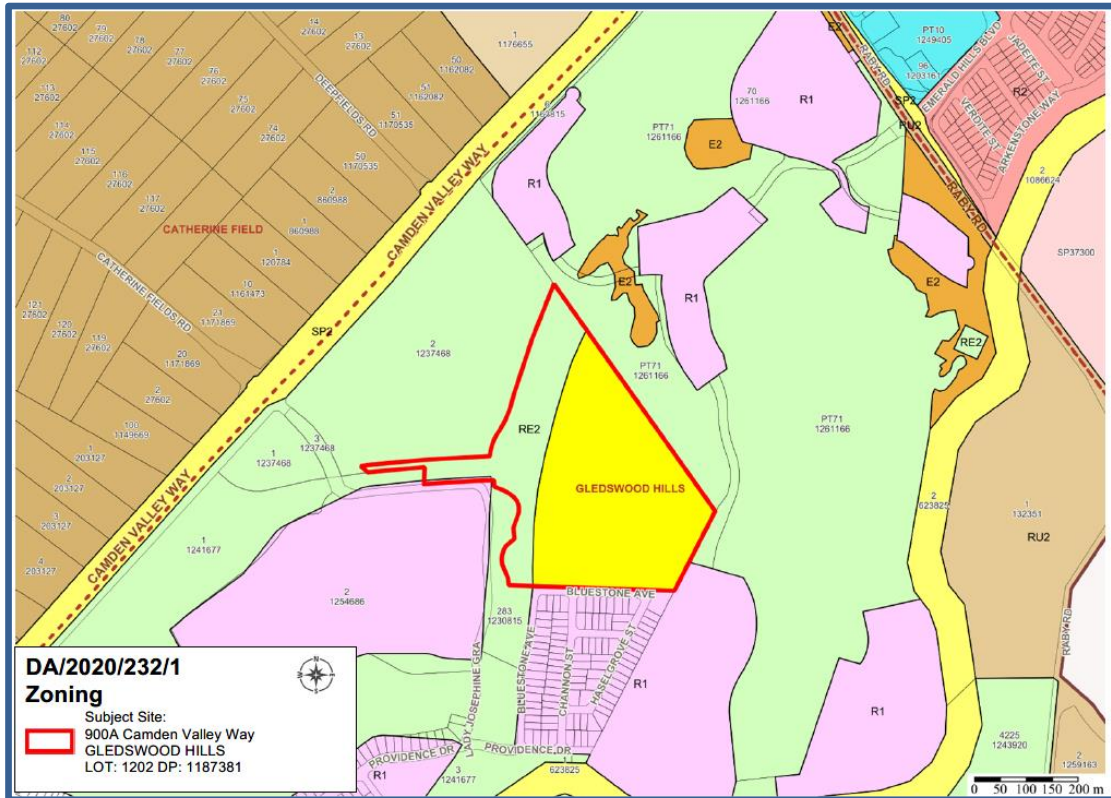
The subject site is legally described as Lot 1202 in Deposited Plan 1251612, and is commonly known as 900A Camden Valley Way, Gledswood Hills.

The site is an irregular shaped lot with a total site area of 15.96ha and is accessed from Camden Valley Way via a right of carriageway. The entire site is identified as a State heritage item, known as “Gledswood Homestead,” which is comprised of a large single storey stone and brick dwelling, colonial farm buildings, a gardener’s cottage, various function rooms and landscaped gardens. The subject site is used to host weddings, events and tours. The remainder of the lot contains open grassland.

The surrounding properties are characterised by a mixture of rural, recreational and residential land uses. Camden Lakeside Golf Club lies to the north east with the Sydney Catchment Authority upper canal to the east/south east. The former El Caballo Blanco site and the developing residential suburb of Gledswood Hills lie to the south of the site and various rural residential properties are located on the opposite side of Camden Valley Way to the west/north west.



## ZONING PLAN



## AREA MASTER PLAN





## HISTORY

The relevant development history of the site is summarised in the following table:

Date	Development
9 July 2013	Approval DA/2013/183/1 for a subdivision from 1 lot into 3 lots.
19 December 2016	Approval of DA/2015/1232/1 for a staged subdivision and construction to create 136 Torrens title residential lots and 6 residue lots, demolition of existing dwelling and ancillary structures, bulk earthworks, remediation of contaminated land, boundary adjustment between two lots, construction of an access road and new local roads, riparian corridor rehabilitation and creek re-alignment works, creation of a landscape buffer and associated site works.
27 July 2017	Approval of DA/2015/1232/2 for a modification application to approve the following: <ul style="list-style-type: none"> <li>• Extension of Road No.1 through to the southern boundary of Lot 50;</li> <li>• Provision of a 2.5m wide shared pedestrian / cycleway path along the south-western side of Road No. 11 and increased verge width to 2.5m on the southern side of Road No. 11;</li> <li>• Provision of blisters within the carparking lane along the western side of Road No.1 (Opposite intersections with road No.11 and future roads 12, 13 and 14).</li> <li>• Provision of a 2.5m wide shared pedestrian / cycleway along Road No.1;</li> <li>• Increased verge width on the south eastern side of Road No. 1 from 4m to 4.5m and amend the 1.5m wide footpath to a 2.5m shared pedestrian / cycleway between chainage 135 and 330;</li> <li>• Widen the 1.5m concrete footpath to 2.5m along the south eastern side of Road No.1 between chainage 345 and 585;</li> <li>• Provision of a dedicated pedestrian / cycleway crossing of Road No.1 adjacent to Riley's Creek crossing, including a central median within Road No. 1;</li> <li>• Widen the 1.5m concrete footpath on the northern side of Road No. 1 to a 2.5m wide shared pedestrian / cycleway between chainage 555 and 795;</li> <li>• Increase the verge width on the northern side of Road No. 1 from 4m to 4.5m;</li> <li>• Increase in carriageway width (7.4m) on three local roads (2, 21 and 22);</li> <li>• Amendment to lot sizes</li> <li>• Amendment to staging of development. (Four stages)</li> </ul>
19 October 2017	Approval of DA/2015/1232/3 for a modification application to approve the following: <ul style="list-style-type: none"> <li>• Amended to lot grading for residential lots and retaining walls;</li> <li>• Amendment to staging of development (Five Stages).</li> <li>• Addition of conditions relating to lot drainage condition 2.0 (17) and condition 2.0 (18).</li> <li>• Amendment to condition 1.0 (3) (e)</li> </ul>

6 April 2018	<p>Approval of DA/2015/1232/4 for a modification application to approve the following:</p> <ul style="list-style-type: none"> <li>• Modification to the layout of the intersection between roads No.11 and No.14 to include a roundabout instead of a 'T' intersection;</li> <li>• Minor amendment to lot areas and boundaries for proposed lot 156 and proposed Part Lot 157 to accommodate proposed roundabout; and</li> <li>• Addition of conditions 1.0 (11), 1.0 (12) and 1.0 (13) requiring the modification of development consent DA/2015/1230/1 (as amended) pursuant to Clause 4.17 of the Environment and Planning Assessment Act 1979.</li> </ul>
13 August 2018	<p>Approval of DA/2015/1232/5 for a modification application to approve the following:</p> <ul style="list-style-type: none"> <li>• Modification to staging to amend the development from five (5) stages to six (6) stages;</li> <li>• Relocation of shared pathway from western side to the eastern side of MC03;</li> <li>• Amendment to parking bays along western side of MC03;</li> <li>• Construction of Road MC03 with a temporary road configuration;</li> <li>• Minor Boundary Adjustment/Lot size changes lot 101;</li> <li>• Headwall relocated adjacent to Raingarden B1;</li> <li>• Tailout swale added adjacent to Raingarden B1;</li> <li>• Raingarden A1 maintenance access added;</li> <li>• Maintenance vehicle turnaround added adjacent to Raingarden A1;</li> <li>• GPT relocated north of Raingarden A1; and</li> <li>• Shared path connection to the north deleted.</li> </ul>

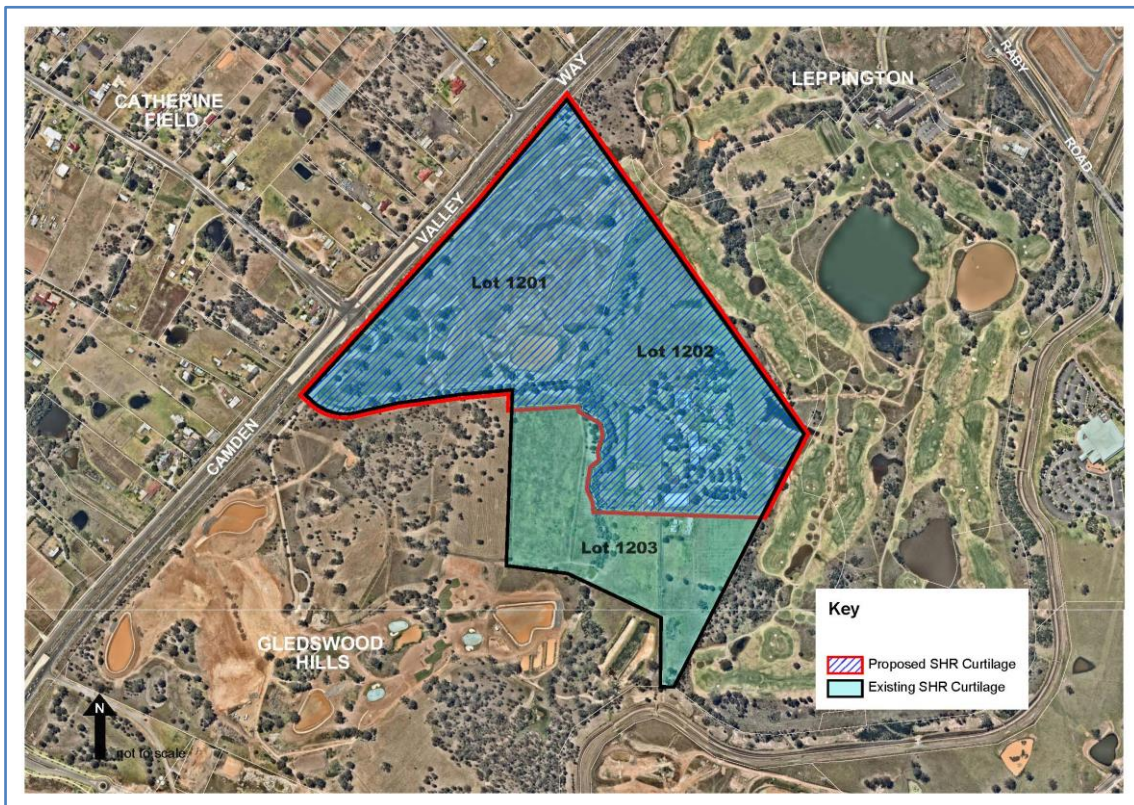
## **BACKGROUND**

The Gledswood Homestead was listed on the State Heritage Register (SHR) in December 2006. The state heritage listing includes the homestead, associated outbuildings and the landscaped setting.

In 2011 a Conservation Management Plan (CMP) was developed for the Gledswood Estate by Godden Mackay Logan (GML). The CMP recommended that the owner of the Gledswood Estate enter into a Heritage Agreement with the Minister for Heritage to facilitate the conservation and future management of the Gledswood Estate.

In 2012, a Heritage Agreement was entered into between the NSW Minister for Heritage and the landowner. The Heritage Agreement facilitated the conservation and future management of the property and allowed for development of the less significant areas with a reduction of the SHR curtilage. The adopted CMP also recommended controls for low scale residential development for the parts of the land with lower heritage significance. The controls recommended in the CMP are included in the Camden Local Environmental Plan (LEP) 2010 and Camden Development Control Plan (DCP) 2019.

The image below indicates the previously existing SHR curtilage and the reduced curtilage following the development of the CMP and execution of the Heritage Agreement.



As illustrated in the Aerial Photo, Zoning Plan and Area Master Plan (provided above) the reduced heritage curtilage has allowed residential development to occur in that location.

#### Gledswood Conservation Management Plan 2011

The conservation policies in the adopted CMP provide guidance for the “use, maintenance and long-term conservation of Gledswood so that its cultural significance.....is conserved” (GML CMP p.115).

Section 7.4.8 (‘Appropriate Uses’) of the CMP outlines the appropriate uses envisaged for the land and buildings on the site. The CMP identifies the following potential used for the Homestead building:

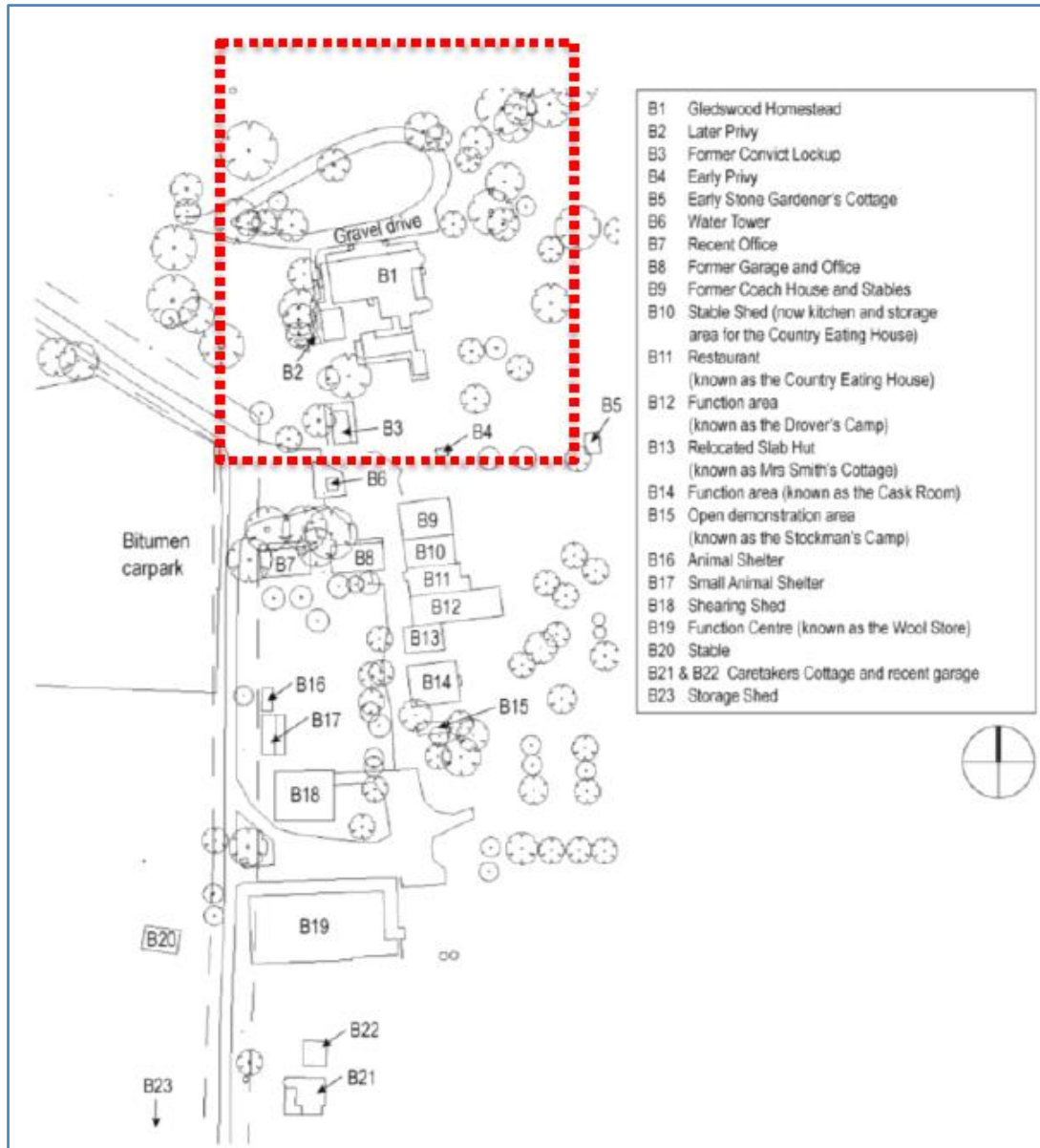
- "2. The range of appropriate uses within the areas of the property of Exceptional heritage significance include boutique hotel, restaurant, residential dwelling, golf club, educational establishment, tourist facility.*
- 4. Residential accommodation or a restaurant/function centre usage within the homestead as part of a hotel development on the site would be appropriate as would use of the homestead as part of an educational establishment or a golf club.*
- 5. Uses that facilitate greater public access to the homestead should be considered to allow for its interpretation as part of the site as a whole.*
- 6. The buildings contained within the Homestead Grounds and Farm Group zones should be retained in a single ownership."*

Section 7.4.10 ('Homestead and Grounds Zone') further states:

- "1. The heritage core of the site, which includes the homestead, the convict lockup and the stables/coach house is also within an area of archaeological sensitivity.....This core should be preserved and restored with only the minimal amount of reconstruction and adaptive re-use to provide for ongoing residential accommodation use.*
- 2. Accommodation use of the homestead should be encouraged in line with its historic use and the long role of the site with cultural tourism. No change to the external envelope of the homestead should be contemplated and adaptive re-use works to the interior to provide bathrooms and kitchens should be limited as far as possible to those spaces already altered.*

The image below illustrates the site layout around the homestead and farm complex (GML CMP p.80) with the extent of proposed works as part of this DA highlighted in red.





## THE PROPOSAL

DA/2020/232/1 seeks approval to carry out alterations and additions to an existing heritage building (Gledswood Homestead) and a change of use to a centre-based child care facility for 80 children and associated site works.

Specifically, the development involves:

- Partial demolition to create openings in internal walls;
- Addition of internal walls and fixtures;
- Use of the building as a centre-based child care facility. The facility is proposed to accommodate 80 children in the following age groups:
  - 0-2 years = 12 children;
  - 2-3 years = 18 children;
  - 3-5 years = 50 children.
- Operating hours of 7am to 6pm, Monday to Friday;
- Employment of 13 staff.

The estimated cost of the development is \$603,860.

## **ASSESSMENT**

### ***Environmental Planning and Assessment Act 1979 - Section 4.15(1)***

In determining a DA, the consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the DA:

#### ***(a)(i) the provisions of any environmental planning instrument***

The environmental planning instruments that apply to the development are:

- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017;
- State Regional Environmental Plan No. 20 – Hawkesbury-Nepean River;
- State Environmental Planning Policy No 55 – Remediation of Land;
- State Environmental Planning Policy (Infrastructure); and
- Camden Local Environmental Plan 2010 (Camden LEP).

#### **State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017**

The Education SEPP provides a consistent state-wide planning regime for education establishments and early education and care facilities.

Clause 22 of the Education SEPP requires that concurrence from the Department of Education be obtained should the development not comply with the indoor and outdoor space requirements of the *Education and Care Services National Regulations*. The development complies with the indoor and outdoor space requirements of the Regulations and therefore concurrence from the Department of Education is not required.

Clause 23 of the Education SEPP requires the consent authority to take into consideration any applicable provisions of the Child Care Planning Guideline ('the Guideline'). An assessment table in which the development is considered against the Guideline is provided as an **attachment** to this report.

Clause 26 of the Education SEPP specifies that certain listed requirements of development control plans do not apply to centre-based child care facilities, including those matters contained within Parts 2, 3 and 4 of the Guideline. Notwithstanding, the development has been assessed against the Camden DCP and it is noted that its provisions are broadly consistent with the Guideline. No conditions are recommended that would render the development inconsistent with Clause 26 or the Guideline.

#### **Sydney Regional Environmental Plan No 20 – Hawkesbury-Nepean River (SREP 20)**

SREP 20 aims to protect the environment of the Hawkesbury-Nepean River system by ensuring that the impacts of future land uses are considered in a regional context.

The development is consistent with the aim of SREP 20 and all of its planning controls. There will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of the development. Appropriate erosion, sediment and water pollution control measures have been proposed and/or are recommended to be conditioned as part of the development.

#### State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55)

SEPP 55 provides a State-wide planning approach to the remediation of contaminated land.

Clause 7 of SEPP 55 requires the consent authority to consider if the site is contaminated. If the site is contaminated, the consent authority must be satisfied that it is suitable in its contaminated state for the development. If the site requires remediation, the consent authority must be satisfied that it will be remediated before the land is used for the development. Furthermore, the consent authority must consider a preliminary contamination investigation in certain circumstances.

A Detailed Site Investigation was carried out on the site to HIL “A” Criteria. The laboratory results indicated HIL-A Exceedances for the Near Surface Samples 1-3 which were taken near the building and had lead exceedances for HIL-A. There was also an elevated level of Arsenic at Borehole 7 Sample 1 however this was below the HIL-A limit.

Additional sampling will be required to delineate and characterise this lead contamination as to its lateral and vertical extent and a Remedial Action Plan is required for its removal. Once it is removed the bottom and sides of the removal trench will be tested so the site can be certified as having this contamination removed.

Appropriate conditions of consent are recommended to ensure the site is made suitable for the proposed use.

#### State Environmental Planning Policy (Infrastructure) 2007 (ISEPP)

##### *Clause 45 – Determination of development applications – other development*

Subject to Clause 45 of the Infrastructure SEPP, the consent authority must give written notice to the electricity supply authority for development within or adjacent to an easement for electricity purposes (whether the electricity infrastructure exists or not), inviting comments about potential safety risks.

There is an easement on the site that is benefitting Endeavour Energy for high voltage overhead power lines going to pole mounted substation no.11107 from which there is a low voltage overhead service conductor going to the customer connection point for the existing buildings on the site.

Endeavour Energy have not objected to this proposal subject to recommended conditions.

#### Camden Local Environmental Plan 2010 (Camden LEP)

The Camden LEP aims to make local environmental planning provisions for land in Camden in accordance with the relevant standard environmental planning instrument under Section 3.20 of the *Environmental Planning and Assessment Act 1979*.

### Site Zoning

The site is zoned SP3 Tourist, RE2 Private Recreation, and R1 General Residential pursuant to Clause 2.2 of the Camden LEP.

### Land Use/Development Definitions

The development is defined as a “centre-based child care facility” by the Camden LEP.

### Permissibility

The Gledswood Homestead is located on the portion of the site that is zoned SP3 Tourist and centre-based child care facilities are prohibited in the SP3 zone. The applicant is seeking consent for this use pursuant to Clause 5.10(10) *Conservation Incentives* of the Camden LEP.

Under Clause 5.10(10) Conservation Incentives, the consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:

- (a) *the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent; and*
- (b) *the proposed development is in accordance with a heritage management document that has been approved by the consent authority; and*
- (c) *the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out; and*
- (d) *the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance; and*
- (e) *the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

The proposed development satisfies the above matters for consideration in that:

- The use of the homestead as a centre-based child care centre will facilitate the on-going conservation of the heritage item;
- The proposed development is in accordance with the adopted CMP (prepared by GML, dated September 2011) that has been approved by both Heritage NSW and Council;
- As identified above, while the CMP encourages the “*ongoing residential accommodation use*” of the homestead, the CMP also identifies other potential uses such as a “*boutique hotel, restaurant, residential dwelling, golf club, educational establishment, tourist facility*”. While a child care centre is not specifically identified as a potential use, it is akin to the potential uses identified in the CMP;



- It is further noted that the CMP requires the buildings contained within the Homestead Grounds and Farm Group zones to be retained in a single ownership. It is considered that this is better facilitated with the proposed child care centre use, as opposed to the use of the homestead as a single residence;
- The applicant points out that all exterior works (replacement of the roof; rectification of damp issue; and stabilization works) have been carried out in accordance with the Heritage Agreement dated 9 May 2012, and with the approval of a use for the building, further restoration works will be carried out to the interior as well as the exterior;
- A satisfactory Heritage Impact Statement (HIS) accompanied the DA that submits that the proposed use will facilitate the ongoing restoration of both the interior and exterior of the building. The HIS also describes how the compatible use of the heritage building as a child care centre will produce an income stream to cover its conservation and long-term maintenance;
- Given the site is listed on the State Heritage Register the proposed works require the approval under the *NSW Heritage Act 1977*. The DA was referred to Heritage NSW who have raised no objection to the proposal subject to the imposition of appropriate conditions that have been included in the recommendation;
- The proposed child care centre use will not adversely impact on the heritage significance of the building / site;
- The proposed child care centre will not have an adverse impact on the amenity of the surrounding areas; and
- Appropriate conditions have been included in the recommendation to ensure the conservation works are carried out and the homestead is maintained/used in accordance with the Gledswood Conservation Management Plan, prepared by GML, dated September 2011.

#### *Planning Controls*

An assessment table in which the development is considered against the Camden LEP's planning controls is provided as an **attachment** to this report.

***(a)(ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)***

#### Draft Environment State Environmental Planning Policy (Draft Environment SEPP)

The development is consistent with the Draft Environment SEPP in that there will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of it.

***(a)(iii) the provisions of any development control plan***

#### Camden Development Control Plan 2019 (Camden DCP)

An assessment table in which the development is considered against the Camden DCP is provided as an **attachment** to this report.

**(a)(iia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4**

The site is subject to and forms part of the El Caballo Blanco, Gledswood and East Side Site Planning Agreement and is bound by the VPA. Council's Agreements Delivery Officer has reviewed the proposal and advised that the proposal does not trigger any VPA contributions items, therefore no conditions are recommended.

**(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)**

The *Environmental Planning and Assessment Regulation 2000* prescribes several matters that are addressed in the conditions attached to this report.

**(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

As demonstrated by the above assessment, the development is unlikely to have any unreasonable adverse impacts on either the natural or built environments, or the social and economic conditions in the locality.

**(c) the suitability of the site for the development**

As demonstrated by the above assessment, the site is considered to be suitable for the development.

**(d) any submissions made in accordance with this Act or the regulations**

The DA was publicly exhibited for a period of 51 days in accordance with Camden Development Control Plan 2019. The exhibition period was from 13 October 2020 to 2 December 2020. A total of 25 submissions were received, 24 objecting to the proposal and 1 in support of the proposal.

The following discussion addresses the issues raised in the submissions.

1. *The proposed development is prohibited in the zone and does not meet the requirements of Clause 5.10 of the CLEP 2010.*

Officer comment:

As discussed in the main body of this report, Council officers are satisfied that the proposed child care centre satisfies the requirements prescribed under Clause 5.10(10) of the LEP and is a suitable use for the heritage item.

2. *Land use conflict from a centre-based child care facility and the neighbouring function centre and winery.*

Officer comment:

The centre-based child care facility will not impact upon any existing licensing of the function centre or winery. The buildings are well separated and given the varying times of peak usage there is not considered to be a land use conflict.

3. *Gledswood Homestead is of historical significance and should be, with the gardens, maintained as an historical venue and a centre-based child care facility would be out of character.*

Officer comment:

The proposal has been supported by a Heritage Impact Statement which assesses the heritage significance of the homestead and the potential impacts of the child care centre on the homestead. It is determined that the site is suitable for the proposed use and that the proposal is in accordance with the adopted CMP for the site.

As the site is listed on the State Heritage Register the DA was referred to Heritage NSW who have raised no objection to the proposal subject to the imposition of appropriate conditions that have been included in the recommendation.

4. *Works that would be required to facilitate a centre-based child care facility would distort the heritage nature of the building.*

Officer comment:

The proposed child care will utilise the existing homestead, including music room, as play rooms, while the smaller ancillary buildings will be used as an office and receipt area. The gardens surrounding the homestead will be enclosed to allow for outdoor play areas. The proposed use of the homestead as a child care centre is considered to be a reasonable adaptive re-use of the heritage building. The income from the child care centre will also provide for the conservation and long-term maintenance of the homestead.

The play areas are placed to maintain the visual prominence of the front elevation and the driveway. The landscape plans demonstrate natural materials as opposed to bright coloured plastic play equipment to complement the heritage values of the homestead.

As the site is listed on the State Heritage Register the DA was referred to Heritage NSW who have raised no objection to the proposal subject to the imposition of appropriate conditions that have been included in the recommendation.

5. *The building is zoned for tourism it is in the community interest to retain this important building as a heritage homestead and not to transform into a childcare centre. Eco-tourism should be promoted for this site and Council Officers need to provide a more positive influence in Pre-DA meetings.*

Officer comment:

There is no legislative requirement for a Pre-DA meeting to be conducted prior to the lodgement of a DA. The site is privately owned and is not owned or managed by Council. The applicant has lodged a DA for a proposal of their choosing and the application must be assessed against the relevant legislation and policies. The proposed development is considered to be consistent with Clause 5.10 of the Camden LEP and the site is suitable for the proposed child care centre use.

6. *Other uses for the site should be considered.*

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Officer comment:

The site is privately owned and the preferred use of the site is not determined by Council. The applicant has lodged a DA for the proposed use which has been assessed against the relevant legislation and policies.

7. *Other areas within the locality are more suited to a centre-based child care facility.*

Officer comment:

Based on the assessment of the subject DA, the site is considered suitable for the proposed child care centre use.

8. *The Homestead should be maintained to benefit the people of the local community, residents of NSW and all Australians.*

Officer comment:

It has been demonstrated in the assessment of the proposal that the proposed use of the Homestead as a child care centre is a suitable use of the site. The use of the homestead as a centre-based child care centre will facilitate the on-going conservation of the heritage item in accordance with the adopted CMP (prepared by GML, dated September 2011).

The proposal will provide increased child care opportunities for residents of the surrounding area; local employment opportunities for workers at the centre; care/education for children; and enable the employment of parents whose children are enrolled at the centre.

9. *Concerns that a building of this age being able to meet the Work, Health and Safety requirements for staff and students.*

Officer comment:

The proposal has been supported with a Building Code of Australia assessment report which demonstrates that the centre-based child care facility can satisfactorily comply with the Building Code of Australia and the National Construction Code. The centre will be licensed by the Department of Education.

10. *The staff and student numbers are an over population of the site.*

Officer comment:

The numbers of students and educators at a centre-based child care facility are guided by the DCP and Child Care guidelines with regards to compliance with the unencumbered indoor and outdoor space requirements; ratios of educators to children; and car parking. The proposal has demonstrated compliance with the relevant controls and the staff and student numbers are considered appropriate to the size and scale of the centre.

11. *Concerns that fire and emergency evacuation of the staff and students will be dangerous and without major changes to the Homestead and the surrounds there is still a fire hazard.*

Officer comment:

The site consists of vegetation category 1 and a vegetation buffer and is identified on Council's bushfire prone land map. The DA was supported by a bushfire report prepared by a qualified bushfire consultant. The DA was also referred to NSW Rural Fire Service (RFS) as Integrated Development as the proposed child care centre is a Special Fire Protection purpose.

The RFS issued a Bushfire Safety Authority and General Terms of Approval subject to conditions regarding provision of asset protection zones, construction standards, water and utility services, landscaping assessment, and emergency and evacuation.

*12. Support of this application is due to financial results for Camden.*

Officer comment:

Council does not obtain any financial benefit from the approval of this application.

*13. Concerns have been raised of contamination, particularly lead.*

Officer comment:

A Detailed Site Investigation was carried out and lead exceedances were found near the building. Additional sampling will be required to delineate and characterise this lead contamination as to its lateral and vertical extent and Remedial Action Plan is required for its removal.

Appropriate conditions of consent are recommended to ensure the site is made suitable for the proposed use.

*14. Concerns have been raised regarding the public exhibition process and lack of community awareness.*

Officer comment:

Public exhibition has been undertaken in accordance with Council's DCP and the EP&A Act. The DA was notified to surrounding residents, a site notice was erected, and an advertisement placed in the local paper. The exhibition was for a period of 51 days from 13 October 2020 to 2 December 2020.

*15. The proposed works and use are inconsistent with the 2012 Heritage Agreement and the Conservation Management Plan.*

Officer comment:

As noted above the proposed adaptive re-use of the homestead as a centre-based child care facility is considered to be in accordance with the adopted CMP. The proposal has been supported by a Heritage Impact Statement which assesses the heritage significance of the homestead and the potential impacts of the child care centre on the homestead. As the site is listed on the State Heritage Register the DA was referred to Heritage NSW who have raised no objection to the proposal subject to the imposition of appropriate conditions that have been included in the recommendation.

16. *The subdivision of land and subsequent sale of the land for residential purposes was meant to fund the restoration of the Homestead for public use.*

Officer comment:

As noted in the main body of the report the CMP and Heritage Agreement aimed to facilitate the conservation and future management of the Gledswood Estate by allowing development of the less significant areas with a reduction of the SHR curtilage. The CMP and Heritage Agreement did not require the homestead to be preserved for public use. The CMP outlines potential uses for the homestead (and the other historic buildings) and the proposed adaptive re-use of the homestead as a centre-based child care facility is considered to be generally in accordance with the CMP.

As also noted above, as the site is listed on the State Heritage Register the DA was referred to Heritage NSW who have raised no objection to the proposal subject to the imposition of appropriate conditions that have been included in the recommendation.

The Heritage Agreement includes a provision stating that the *“Owner agrees to allow members of the public access to Heritage Items for the purposes of inspection for one day each calendar year”*. The approved use of the homestead as a child care centre will not impact on this requirement.

17. *Impact on other heritage buildings on the site.*

Officer comment:

The proposal has been supported by a Heritage Impact Statement which assesses the heritage significance of the homestead and the potential impacts of the child care centre on the homestead and the site more generally. As the site is listed on the State Heritage Register the DA was referred to Heritage NSW who have raised no objection to the proposal.

**(e) the public interest**

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, environmental planning instruments, development control plans and policies. Based on the above assessment, the development is consistent with the public interest.

**EXTERNAL REFERRALS**

The external referrals undertaken for this DA are summarised in the following table:

External Referral	Response
Heritage NSW	Comments and General Terms of Approval provided with no objection to the proposal.
NSW RFS	Comments and General Terms of Approval provided with no objection to the proposal.
Endeavour Energy	Comments and conditions provided with no objection to the proposal.

## **FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

## **CONCLUSION**

The DA has been assessed in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. The DA is recommended for the issue of a deferred commencement consent subject to the conditions attached to this report.

## **RECOMMENDED**

**That the Panel approve DA/2020/232/1 to carry out alterations and additions to an existing heritage building (Gledswood Homestead) and a change of use to a centre-based child care facility for 80 children and associated site works at 900A Camden Valley Way, Gledswood Hills subject to the conditions attached to this report.**

## **REASONS FOR DETERMINATION**

1. The development is consistent with the objectives of the applicable environmental planning instruments, being State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017; Camden Local Environmental Plan 2010; State Environmental Planning Policy (Infrastructure) 2007; and Sydney Regional Environmental Plan No 20 - Hawkesbury-Nepean River.
2. The development is an appropriate adaptive re-use of a heritage listed building and is consistent with the Gledswood Conservation Management Plan, prepared by GML, dated September 2011.
3. The Heritage Council of NSW have raised no objection to the development and have issued general terms of approval.
4. The development is consistent with the objectives of Camden Development Control Plan 2019.
5. The development is considered to be of an appropriate scale and form for the site and the character of the locality.
6. The development is unlikely to have any unreasonable adverse impacts on the natural or built environment.
7. In consideration of the aforementioned reasons, the development is a suitable and planned use of the site and its approval is in the public interest.

## **ATTACHMENTS**

1. Recommended Conditions - 900a Camden Valley Way, Gledswood Hills
2. Child Care Planning Guideline Assessment Table - 900a Camden Valley Way, Gledswood Hills
3. Camden LEP Assessment Table - 900a Camden Valley Way, Gledswood Hills
4. Camden DCP Assessment Table - 900a Camden Valley Way, Gledswood Hills



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5. Architectural Plans - 900a Camden Valley Way, Gledswood Hills
  6. Combined Public Submissions - 900a Camden Valley Way, Gledswood Hills -  
*Supporting Document*
  7. Heritage NSW General Terms of Approval - 900a Camden Valley Way,  
Gledswood Hills
  8. Gledswood Conservation Management Plan by Godden Mackay Logan dated  
September 2011



## **RECOMMENDED CONDITIONS**

### **Deferred Commencement Consent**

This deferred commencement consent shall not operate until the applicant satisfies Council, in accordance with the *Environmental Planning and Assessment Regulation 2000*, in relation to the matters listed in the Schedule A condition, within 5 years of the date of this determination. Upon Council being satisfied as to the matters listed in the Schedule A condition, Council will notify the applicant in writing that the consent has been made operative subject to the conditions listed in Schedule B.

Should Council not be satisfied as to the matters listed in the Schedule A condition within the specified timeframe, this deferred commencement consent will be rendered permanently inoperative.

### **Schedule A Condition**

- (1) **Deferred Commencement** - The following matters must be complied with to the satisfaction of Council:
1. Amended plans must be submitted to Council that address the following matters to Council's satisfaction:
    - (a) Details and amendments accepted by the Heritage Council of NSW in satisfaction of its general terms of approval for the development dated 7 September 2021.
    - (b) Adequate space for conducting required food activities within the designated kitchen in accordance with Section 2.1.3 of AS 4674-2004 - "Design, construction and fit-out of food premises".
    - (c) Washing and sanitising facilities in accordance with Section 4 of AS 4674-2004 - "Design, construction and fit-out of food premises". The minimum requirements within the kitchen include:
      - a double bowl sink; or
      - a dishwasher and single bowl sink (where all the food contact equipment will fit in the dishwasher); or
      - a double bowl sink and a dishwasher, and
      - space for loading, draining, and drying of equipment and utensils.
      - The sinks are to be supplied with hot and cold water through a common spout.
    - (d) Pest proofing of the external openings (doors) of the kitchen.

### **Schedule B Conditions**

#### **1.0 - General Conditions of Consent**

The following conditions of consent are general conditions applying to the development.

- (1) **National Construction Code - Building Code of Australia (BCA)** - All building work shall be carried out in accordance with the BCA. In this condition, a reference to the BCA is a reference to that Code as in force on the date the application for the relevant Construction Certificate is made.

- (2) **Engineering Specifications** - The entire development shall be designed and constructed in accordance with Council's Engineering Specifications.
- (3) **General Terms of Approval/Requirements of State Authorities** - The general terms of approval/requirements from state authorities shall be complied with prior to, during, and at the completion of the development.

The general terms of approval/requirements are:

1. NSW Rural Fire Service Letter, Ref DA2020519001723, dated 1 December 2020.
  2. Endeavour Energy Letter, dated 21 May 2020.
  3. Heritage Council of NSW Letter, dated 7 September 2021.
- (4) **Approved Plans and Documents** - The development must be carried out in accordance with the following plans and documents, and all recommendations made therein, except where amended by the conditions of this development consent:

Plan Reference/ Drawing No.	Name of Plan	Prepared by	Date
01 Issue B	Site Analysis	Architex	3 August 2021
02 Issue B	Site Plan	Architex	3 August 2021
03 Issue B	Existing Ground Level	Architex	3 August 2021
04 Issue B	Proposed Ground Level (with modified openings)	Architex	3 August 2021
05 Issue B	Existing Ground Level	Architex	3 August 2021
06 Issue B	Proposed Ground Level	Architex	3 August 2021
07 Issue B	Roof Plan	Architex	3 August 2021
08 Issue B	Elevations 1-4	Architex	3 August 2021
09 Issue B	Elevations 5-8	Architex	3 August 2021
10 Issue B	Elevations 9-12	Architex	3 August 2021
11 Issue B	Play Room Area	Architex	3 August 2021
12 Issue B	Kitchen Details	Architex	3 August 2021
13 Issue B	Waste Management and Access	Architex	3 August 2021

14 Issue B	Evacuation Plan	Architex	3 August 2021
7005/508 Sheet 1 of 2	Plan of the Gledswood Estate, Gledswood Hills, Being Lot 1202 in DP 1187381, Camden LGA	YSCO Geomatics	29 April 2019
7005/508 Sheet 2 of 2	Plan of the Gledswood Estate, Gledswood Hills, Being Lot 1202 in DP 1187381, Camden LGA	YSCO Geomatics	29 April 2019
15 Issue B	Proposed Shade Areas	Architex	3 August 2021
D00 Rev B	Cover Sheet, Legend and Drawing Schedule	LOKA Consulting Engineering	18 December 2020
D01 Rev C	Ground Floor/ Site Stormwater Drainage Plan	LOKA Consulting Engineering	18 December 2020
D03 Rev B	MUSIC Result and Details	LOKA Consulting Engineering	18 December 2020
D04 Rev B	MUSIC Link Report	LOKA Consulting Engineering	18 December 2020
D05 Rev B	Erosion and Sediment Control Plan and Details	LOKA Consulting Engineering	22 December 2020
19-4070 L01	Landscape Plan	Zenith Landscape Designs	21 February 2020
19-4070 L02	Landscape Plan	Zenith Landscape Designs	21 February 2020
19-4070 L03	Landscape Plan	Zenith Landscape Designs	21 February 2020

Document Title	Prepared by	Date
Historical Heritage Assessment and Heritage Impact Statement	Virtus Heritage	August 2015
Heritage Impact Statement	Weir Philips Heritage & Planning	April 2020
Gledswood Conservation Management Plan	GML Heritage	September 2011

Historical Archaeology Impact Assessment Prepared as Addendum to Gledswood Estate, Historical Heritage Assessment and Heritage Impact Statement (August 2015)	Cosmos Archaeology Pty Ltd	24 December 2020
Due Diligence Aboriginal Archeological Assessment	Virtus Heritage	August 2015
Bushfire Hazard Assessment Report	Control Line Consulting	18 August 2020
Detailed Site Investigation and Salinity Assessment for Proposed Development at 900 Camden Valley Way Gledswood Hills V1	Anderson Environmental	17 February 2020
Child Care Acoustic Assessment	Acouras Consultancy	9 December 2019
BCA & Access 2019 A1 Indicative Compliance Report for DA Lodgement	Building Innovations Australia	28 August 2020
Access Review Report for 900 Camden Valley Way Gledswood Hills	Loka Consulting Engineers	18 March 2020
Waste Management Plan	Dickens Solutions	April 2020

These approved plans and documents are subject to any amendments in any plans or documents accepted by Council in satisfaction of the Schedule A condition of this development consent.

(5) **Modified Documents and Plans** - The development shall be modified as follows:

- a) Amend Drawing 6 Issue B, Proposed Ground Level, prepared by Architex, dated 3 August 2021 to match Drawing 4 Issue B, Proposed Ground Level, prepared by Architex, dated 3 August 2021 to ensure the amended door openings are amended in Drawing 6.

Amended plans or documentation demonstrating compliance shall be provided to the certifier and Council prior to the issue of a Construction Certificate.

- (6) **Separate Approval for Signs** - A separate development application for any proposed signs shall be provided to and approved by Council prior to the erection or display of those signs (unless the erection or display of those signs is exempt or complying development pursuant to State Environmental Planning Policy (Exempt and Complying Development Codes) 2008).
- (7) **Connection to Sewer** - The development shall be connected to sewage mains infrastructure. Where a gravity connection is unable to be achieved a pump to sewer system approved by Council under Section 68 of the *Local Government Act 1993* will need to be obtained.

## 2.0 - Prior to Issue of a Construction Certificate

The following conditions of consent shall be complied with prior to the issue of a Construction Certificate.

- (1) **Heritage Council of NSW** - The nominated heritage consultant engaged for this project (in accordance with the General Terms of Approval (GTAs) issued by the Heritage Council of NSW, dated 7 September 2021) must review and endorse all plans and documents submitted as part of the Construction Certificate application to ensure the proposed works are in accordance with the conditions of this consent (including the GTAs issued by Heritage NSW).
- (2) **Acoustic Report** - The development shall be constructed in accordance with the "Childcare Centre Acoustic Assessment, prepared by Acouras Consultancy, dated 9 December 2019, Section 3". Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.
- (3) **Contamination Delineation and Remediation** - Prior to the issue of a Construction Certificate, contamination testing of soils on each side of the building must be undertaken in accordance with section 5 of the detailed contamination investigation and salinity assessment for a proposed development at 900 Camden Valley Way, Gledswood Hills, prepared by Anderson Environmental, Job Number 2334, dated 17 February 2020.  
  
A remediation action plan (RAP) prepared by a certified contaminated lands consultant in accordance with NEPM 2013, and relevant NSW EPA guidelines must be submitted to Camden Council for concurrence prior to Construction Certificate. The RAP must remediate the identified lead contamination through excavated and offsite disposal at a suitably licence waste facility.
- (4) **Upgrade in Accordance with the BCA** - Pursuant to Clause 93 and 94 of the EP&A Regulation 2000, the existing building is to be upgraded in the following manner to bring the building into compliance with the BCA:
  - a. The recommendations of the 'Indicative Compliance Report' prepared by Building Innovations Australia dated 28/08/2020 Project No. PRO-05441-W3V2.

Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.
- (5) **Food Premises** - The design, construction, fit-out, use and ongoing operation of the food premises and/or food storage area shall comply with all applicable Acts, Regulation, codes and standards including:
  - a) the *Food Act 2003*;
  - b) the *Food Regulation 2015*;
  - c) *Food Standards Australia and New Zealand – Food Standards Code 2003*;
  - d) *AS 1668.1-2015 and 1668.2-2012*;
  - e) the *BCA*; and
  - f) *AS 4674-2004 Design, construction and fit-out of food premises*.

Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.
- (6) **Amended Plans Bottle Preparation Room** - The plans provided for the proposed Bottle Preparation Room do not comply with Council and legislative requirements in the following manner:
  - a) The bottle preparation room must include:

- i) a minimum double bowl (wash/rinse) sink (where bottles are washed and sanitised on site) or a single bowl sink (where bottles are washed and sanitised by carers at home) and,
- ii) a separate dedicated hand washing basin.
- b) Sinks and handwashing basins are to be supplied with hot and cold water through a common spout and an adequate supply of single use towels and liquid soap.
- c) A fridge must be provided for the storage of milk and food for children only.

Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.

- (7) **Mechanical Ventilation** - Any room or area not provided with natural ventilation in accordance with the relevant requirements of the Building Code of Australia must be provided with a system of mechanical ventilation that complies with the requirements of Australian Standard 1668, Parts 1 & 2. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.
- (8) **Civil Engineering Plans** - Civil engineering plans shall be prepared in accordance with the approved plans and Council's Engineering Design and Construction Specifications. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.
- (9) **Stormwater Quality** - A water quality system shall be provided for the site and designed in accordance with Council's Engineering Specifications. A detailed water quality report and water quality model reflecting the Construction Certificate plans shall be provided to the certifier with the Construction Certificate application. The water quality model must prove that the treatment train will result in water quality targets being achieved in accordance with Council's current specifications.
- (10) **Soil, Erosion, Sediment and Water Management** - An erosion and sediment control plan shall be prepared in accordance with 'Managing Urban Stormwater – Soils and Construction (the blue book)'. Details demonstrating compliance shall be provided to the certifier with the Construction Certificate application.
- (11) **Works in Road Reserves** - Where any works are proposed in a public road reservation, a Road Opening Permit shall be obtained from Council in accordance with Section 138 of the *Roads Act 1993*.
- (12) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the certifier:
  - a) Energy supplier - Evidence demonstrating that satisfactory arrangements have been made with Endeavour Energy to service the approved development.
  - b) Water and sewerage supplier - Evidence demonstrating that satisfactory arrangements have been made with Sydney Water to service the approved development.
- (13) **Long Service Levy** - In accordance with Section 34 of the *Building and Construction Industry Long Service Payments Act 1986*, the applicant shall pay a long service levy

at the prescribed rate to either the Long Service Payments Corporation or Council for any building work that cost \$25,000 or more.

- (14) **Sydney Water Trade Waste** - The applicant shall contact the Commercial Trade Waste section of Sydney Water regarding the trade waste requirements. A written response from Sydney Water demonstrating compliance shall be provided to the certifier and Council.
- (15) **Regulated System** - Where thermostatic mixing valves as defined under the provisions of the Public Health Act 2010 are proposed the system(s) shall be designed and installed in accordance with the relevant provisions of:
  - a) *Public Health Act 2010*;
  - b) the Public Health Regulation 2012; and
  - c) AS/NZS 3666 Air Handling and Water Systems of Buildings - Microbial Control.

Plans and Specifications for the design, installation, operation and maintenance of the regulated system(s), including details on the locations of all plant and equipment, shall be provided to the certifier with the Construction Certificate application.

### 3.0 - Prior to Commencement of Works

The following conditions of consent shall be complied with prior to any works commencing on the development site.

- (1) **Decommissioning of On-Site Sewerage Management** - Written confirmation verifying that the existing on-site sewerage management facility has been decommissioned in accordance with the following, shall be provided to the principal certifier and Council:

#### Option 1: (Removal of system from site)

That the septic tank, disposal field and all associated drainage shall be decommissioned in accordance with the following:

- a) The septic tank/holding well and grease trap shall be emptied by a liquid wastewater contractor and the contents disposed of at an approved wastewater depot. A copy of the receipt is to be provided to Council;
- b) The sides, lid, baffle (if fitted) and square junctions of the tank should be hosed down as the waste is being removed; and
- c) The inlets and outlets should be plugged and the tank should then be filled with clean water and disinfected to a minimum level of 5mg/l of free residual chlorine, with a one half hour contact time. The lid should be exposed to the chlorine solution. The chlorine should be allowed to dissipate naturally and not be neutralised. The contents of the tank/ and or well shall then be emptied by a liquid wastewater contractor.

The septic tank and any associated drainage and disposal field including materials and drainage pipes used in the construction and connection of the existing redundant transpiration beds/ absorption trenches/ irrigation fields shall be removed and disposed of at a suitably licensed landfill site. (i.e. aggregates, rubble, sand, concrete slabs and

the like). A copy of the receipt for disposal of the waste materials shall be provided to Council.

The tank excavation /transpiration beds/ absorption trenches are to be backfilled with clean filling material and finished to the surrounding ground level.

Option 2: (decommissioning on site)

The septic tank system shall be de-commissioned in the following manner:

- a) The septic tank/holding well and grease trap shall be emptied by a liquid wastewater contractor and the contents disposed of at an approved wastewater depot. A copy of the receipt is to be provided to Council;
  - b) the septic tank and holding well shall be thoroughly dusted with commercial grade agricultural lime;
  - c) the base(s) of the tank(s) is to be punctured (to prevent future holding of water), the lids broken in and the top edges broken down 300mm below ground level; and
  - d) the tanks are to be backfilled with clean filling material and finished to the surrounding ground level.
- (2) **Soil Erosion and Sediment Control** - Soil erosion and sediment controls must be implemented prior to works commencing on the site in accordance with 'Managing Urban Stormwater – Soils and Construction (the blue book)' and any Sediment and Erosion plans approved with this development consent.
- (3) **Hazardous Building Materials Assessment** - A hazardous building material assessment (HBMA) shall be undertaken on all buildings and structures to be demolished that identifies all hazardous components on site. A HBMA shall be provided to the principal certifier and Council.
- Once hazardous components are identified, all demolition works that involve the demolition and removal of the hazardous materials shall ensure that all site personnel are protected from risk of exposure in accordance with relevant SafeWork NSW and NSW Demolition Guidelines. Premises and occupants on adjoining land shall also be protected from exposure to any hazardous materials.
- (4) **Site and Environmental Management Plans** - In accordance with the approved remediation action plan, an environmental management plan and occupational health and safety plan that addresses all relevant legislative requirements and environmental effects is required to be completed prior to the commencement of remediation works. The plan is to be provided by the remediation contractor and recognise all remediation requirements of the remediation action plan.
- (5) **Public Liability Insurance** - The owner or contractor shall take out a Public Liability Insurance Policy with a minimum cover of \$20 million in relation to the occupation of, and works within, public property (i.e. kerbs, gutters, footpaths, walkways, reserves, etc) for the full duration of the proposed works. Evidence of this Policy shall be provided to Council and the certifier.



- (6) **Notice of Principal Certifier** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 103 of the EP&A Regulation 2000. The notice shall include:
- a) a description of the work to be carried out;
  - b) the address of the land on which the work is to be carried out;
  - c) the registered number and date of issue of the relevant development consent;
  - d) the name and address of the principal certifier, and of the person by whom the principal certifier was appointed;
  - e) the certifier's registration number, and a statement signed by the certifier consenting to being appointed as principal certifier; and
  - f) a telephone number on which the principal certifier may be contacted for business purposes.
- (7) **Notice of Commencement of Work** - Notice shall be given to Council at least two (2) days prior to subdivision and/or building works commencing in accordance with Clause 104 of the EP&A Regulation 2000. The notice shall include:
- a) the name and address of the person by whom the notice is being given;
  - b) a description of the work to be carried out;
  - c) the address of the land on which the work is to be carried out;
  - d) the registered number and date of issue of the relevant development consent and construction certificate;
  - e) a statement signed by or on behalf of the principal certifier (only where no principal certifier is required) to the effect that all conditions of the consent that are required to be satisfied prior to the work commencing have been satisfied; and
  - f) the date on which the work is intended to commence.
- (8) **Construction Certificate Required** - In accordance with the requirements of the *EP&A Act 1979*, building or subdivision works approved by this consent shall not commence until the following has been satisfied:
- a) a Construction Certificate has been issued by a certifier;
  - b) a principal certifier has been appointed by the person having benefit of the development consent;
  - c) if Council is not the principal certifier, Council is notified of the appointed principal certifier at least two (2) days before building work commences;
  - d) the person having benefit of the development consent notifies Council of the intention to commence building work at least two (2) days before building work commences; and

- e) the principal certifier is notified in writing of the name and contractor licence number of the owner/builder intending to carry out the approved works.
- (9) **Sign of Principal Certifier and Contact Details** - A sign shall be erected in a prominent position on the site stating the following:
  - a) that unauthorised entry to the work site is prohibited;
  - b) the name of the principal contractor (or person in charge of the site) and a telephone number on which that person can be contacted at any time for business purposes and outside working hours; and
  - c) the name, address and telephone number of the principal certifier.

The sign shall be maintained while the work is being carried out and removed upon the completion of works.

- (10) **Site is to be Secured** - The site shall be secured and fenced.
- (11) **Sydney Water Approval** - The approved construction certificate plans must also be approved by Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by any part of the development. Go to [www.sydneywater.com/tapin](http://www.sydneywater.com/tapin) to apply.

A copy of the approval receipt from Sydney Water must be submitted to the principal certifier.

- (12) **Protection of Trees to be Retained** - Protection of trees to be retained shall be in accordance with Council's Engineering Specifications. The area beneath the canopies of the tree(s) to be retained shall be fenced. Tree protection signage is required to be attached to each tree protection zone and displayed in a prominent position.
- (13) **Traffic Management Plan** - A traffic management plan shall be prepared in accordance with Council's Engineering Specifications and AS 1742.3. The plan must be submitted to the principal certifier.
- (14) **Construction Management Plan** - A construction management plan that includes dust, soil and sediment and traffic management, prepared in accordance with Council's Engineering Design Specification, shall be provided to the principal certifier.
- (15) **Environmental Management Plan** - An environmental management plan (EMP) prepared in accordance with Council's Engineering Design Specification shall be provided to the principal certifier.

The EMP shall address the manner in which site operations are to be conducted and monitored to ensure that adjoining land uses and the natural environment are not unacceptably impacted upon by the proposal. The EMP shall include but not be necessarily limited to the following measures:

- a) measures to control noise emissions from the site;
- b) measures to suppress odours and dust emissions;
- c) soil and sediment control measures;

- d) measures to control air emissions that includes odour;
  - e) measures and procedures for the removal of hazardous materials that includes waste and their disposal;
  - f) any other recognised environmental impact;
  - g) work, health and safety; and
  - h) community consultation.
- (16) **Construction Noise Management Plan** - A construction noise management plan shall be provided to the principal certifier and include the following:
- a) noise mitigation measures;
  - b) noise and/or vibration monitoring;
  - c) use of respite periods;
  - d) complaints handling; and
  - e) community liaison and consultation.
- (17) **Construction Waste Management Plan** - A construction waste management plan must be prepared for all construction work on the site. The plan must incorporate the concept of recycling and reuse where practicable, include the requirement to dispose of material not suitable for reuse or recycling at a licenced waste facility. The plan must be kept on site for compliance until the completion of all construction works.

#### 4.0 - During Works

The following conditions of consent shall be complied with during the construction phase of the development.

- (1) **Site Management** - The following practices are to be implemented during construction:
- a) stockpiles of topsoil, sand, aggregate, spoil or other material shall be kept clear of any drainage path, easement, natural watercourse, kerb or road surface and shall have measures in place to prevent the movement of such material off site;
  - b) builder's operations such as brick cutting, washing tools, concreting and bricklaying shall be confined to the building allotment. All pollutants from these activities shall be contained on site and disposed of in an appropriate manner;
  - c) waste shall not be burnt or buried on site or any other properties, nor shall wind-blown rubbish be allowed to leave the site. All waste shall be disposed of at a licenced waste disposal facility;
  - d) a waste storage area shall be located on the site;
  - e) all building materials, plant, equipment and waste control containers shall be placed on the building site. Building materials, plant and equipment (including water closets), shall not to be placed on public property (footpaths, roadways, public reserves, etc);

- f) toilet facilities shall be provided at, or in the vicinity of, the work site at the rate of 1 toilet for every 20 persons or part thereof employed at the site. Each toilet shall:
  - i) be a standard flushing toilet connected to a public sewer; or
  - ii) have an on-site effluent disposal system approved under the *Local Government Act 1993*; or
  - iii) be a temporary chemical closet approved under the *Local Government Act 1993*.

(2) **Vehicles Leaving the Site** - The construction supervisor must ensure that:

- all vehicles transporting material from the site cover such material so as to minimise sediment transfer;
- the wheels of vehicles leaving the site:
  - do not track soil and other waste material onto any public road adjoining the site; and
  - fully traverse the site's stabilised access point.

(3) **Removal of Waste Materials** - Where there is a need to remove any identified materials from the site that contain fill/rubbish/asbestos, the waste material shall be assessed and classified in accordance with the NSW EPA Waste Classification Guidelines 2014 (refer to: [www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm](http://www.epa.nsw.gov.au/wasteregulation/classify-guidelines.htm))

Once assessed, the materials shall be disposed of to a licensed waste facility suitable for that particular classification of waste. Copies of tipping dockets shall be retained and supplied to Council upon request.

(4) **Hazardous Building Materials Assessment** - All works (including demolition and materials handling, storage, transport and disposal) shall be undertaken in accordance with the requirements outlined in the hazardous building material assessment. All material not suitable for recycling or reuse must be disposed of at a licenced waste facility authorised to accept that waste.

(5) **Noise During Work** - Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection authority's Environmental Noise Control Manual.

Noise levels emitted during works shall be restricted to comply with the construction noise control guidelines set out in Chapter 171 of the NSW Environment Protection Authority's Environmental Noise Control Manual.

Noise levels emitted during works must comply with:

- Construction period of 4 weeks and under:
 

The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 20 dB(A).
- Construction period greater than 4 weeks and not exceeding 26 weeks:

The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 10 dB(A).

- Construction period greater than 26 weeks:

The LAeq level measured over a period of not less than 15 minutes when the construction site is in operation must not exceed the background level by more than 5 dB(A).

Alternatively, noise levels emitted during works shall be restricted to comply with the NSW Environment Protection Authority Interim Construction Noise Guidelines.

- (10) **Offensive Noise, Dust, Odour and Vibration** - All work shall not give rise to offensive noise, dust, odour or vibration as defined in the *Protection of the Environment Operations Act 1997* when measured at the property boundary.
- (11) **Erosion and Sedimentation Control** - Soil erosion and sedimentation controls are required to be maintained for the duration of the works. The controls must be undertaken in accordance with version 4 of the Soils and Construction – Managing Urban Stormwater manual (Blue Book).

Soil erosion and sediment control measures shall only be removed upon completion of the works when all landscaping and disturbed surfaces have been stabilised (for example, with site turfing, paving or re-vegetation).

- (12) **Unexpected Finds Contingency (General)** - Should any suspect materials (identified by unusual staining, odour, discolouration or inclusions such as building rubble, asbestos, ash material, etc.) be encountered during any stage of works (including earthworks, site preparation or construction works, etc.), such works shall cease immediately until a certified contaminated land consultant has been contacted and conducted a thorough assessment.

In the event that contamination is identified as a result of this assessment and if remediation is required, all works shall cease in the vicinity of the contamination and Council shall be notified immediately.

Where remediation work is required, the applicant will be required to obtain consent for the remediation works.

- (13) **Remediation Works Inspections** - A certified contaminated land consultant must frequently inspect the remediation works to confirm compliance with the remediation action plan including all health and safety requirements.
- (14) **Remediation Action Plan** - All works proposed as part of the approved Remediation Action Plan that includes but not limited to remediation, excavation, and offsite disposal, must be undertaken on the site.

Any further variation or modification to the Remediation Action Plan in terms of compliance work or remediation work beyond what is contained in the approved RAP or conditions of this consent will require modification of this consent or additional consent approval.

- (15) **Work Hours** - All work (including delivery of materials) shall be:

- restricted to between the hours of 7am to 5pm Monday to Saturday (inclusive), and
- not carried out on Sundays or public holidays,

unless approved in writing by Council.

- (16) **Compliance with BCA** - All building work shall be carried out in accordance with the requirements of the BCA.
- (17) **Protection for Existing Trees** – The protection of existing trees (on-site and street trees) must be carried out as specified by AS 4970 Protection of Trees on Development Sites.
- (18) **Excavations and Backfilling** - All excavations and backfilling associated with this development consent shall be executed safely, and be properly guarded and protected to prevent them from being dangerous to life or property, and in accordance with the design of a suitably qualified structural engineer.

If an excavation extends below the level of the base of the footings of a building on an adjoining allotment, the person causing the excavation shall:

- preserve and protect the building from damage;
- if necessary, underpin and support the building in an approved manner; and
- give at least seven (7) days notice to the adjoining owner before excavating, of the intention to excavate.

The principal contractor, owner builder or any person who needs to excavate and undertake building work, shall contact “Dial Before You Dig” prior to works commencing, and allow a reasonable period of time for the utilities to provide locations of their underground assets.

This condition does not apply if the person having the benefit of the development consent owns the adjoining land or the owner of the adjoining land has given consent in writing to that condition not applying.

- (19) **Traffic Management Plan Implementation** - All traffic management procedures and systems identified in the approved traffic management plan shall be introduced and maintained during construction of the development to ensure safety and to minimise the effect on adjoining pedestrian and traffic systems.
- (20) **Site Signage** - A sign shall be erected at all entrances to the site and be maintained until the development has been completed. The sign shall be constructed of durable materials, be a minimum of 1200mm x 900mm, and read as follows:

*“WARNING UP TO \$8,000 FINE. It is illegal to allow soil, cement slurry or other building materials to enter, drain or be pumped into the stormwater system. Camden Council (02 4654 7777) – Solution to Pollution.”*

The wording shall be a minimum of 120mm high and the remainder a minimum of 60mm high. The warning and fine details shall be in red bold capitals and the remaining

words in dark coloured lower case letters on a white background, surrounded by a red border.

- (21) **Relics Discovery During Works** – If any relic surviving from the past is uncovered during the work that could have historical significance (but is not an aboriginal object):
- all work must stop immediately in that area;
  - Heritage NSW must be advised of the discovery in writing in accordance with Section 146 of the *Heritage Act 1977*, and
  - any requirements of Heritage NSW must be implemented.
- (22) **Aboriginal Objects Discovered During Works** – If any Aboriginal object (including evidence of habitation or remains) is discovered during the work:
- all excavation or disturbance of the area must stop immediately in that area,
  - Heritage NSW must be advised of the discovery in writing in accordance with Section 89A of the *National Parks and Wildlife Act 1974*, and
  - any requirements of Heritage NSW must be implemented.

#### 5.0 - Prior to Issue of an Occupation Certificate

The following conditions of consent shall be complied with prior to the issue of an Occupation Certificate.

- (1) **Occupation Certificate Required** - An Occupation Certificate shall be obtained prior to any use or occupation of the development.
- (2) **Compliance with Acoustic Requirements** - Documentary evidence shall be provided to the principal certifier confirming the building/s has been constructed in accordance with the approved acoustic report "Childcare Centre Acoustic Assessment, prepared by Acouras Consultancy, dated 9 December 2019, Section 3".
- (3) **Acoustic Compliance Report** - A report shall be prepared by an independent acoustic consultant and be submitted to the principal certifier certifying that noise levels from the mechanical plant will comply with the following criteria when measured at the most affected point within 30m of the nearest residence:
- 45 dB(A) 7am - 6pm;
  - 43 dB(A) 6pm - 10pm; and
  - 36 dB(A) 10pm - 7am.

All noise attenuation materials and structures used for the mitigation and control of noise must be compliant with the conditions of this development consent.

For any non-compliance, the report must make recommendations for compliance or further attenuation of noise sources and these recommendations will be enforced by Council at the cost of the owner/occupier.

The owner/occupier must then provide a supplementary acoustic report to the principal certifier certifying that all compliance works have been completed and that noise levels comply with the above criteria.

- (4) **Childcare Noise Management Plan** - In accordance with Section 3.4 of the acoustic report prepared by Acouras Consultancy, dated 9 December 2019, a Noise Management Plan must be submitted to and approved by Camden Council and implemented into the operation of the centre. The Plan must consider managerial practices to be implemented to further limit the impact of children activity noise.
- (5) **Remediated Land Delineation** - A map that delineates the extent of the remediated land, as identified by the validation report required by this development consent, must be provided to Council for integration into Council's mapping system. The map must be provided in digital GIS format (ESRI Shape, .dxf or .dwg) and the data projection coordinate must be in GDA94 / MGA Zone 56.
- (6) **Validation Report** - A validation report demonstrating that the site is suitable for the use as a childcare centre must be provided to the Certifying Authority and Camden Council within 30 days following completion of the remediation works. The validation report, signed off by certified contaminated land consultant shall demonstrate:
  - a) compliance with the approved RAP;
  - b) that the remediation acceptance criteria (in the approved RAP) have been fully complied with;
  - c) that all remediation works undertaken comply with the contaminated lands planning guidelines, Contaminated Lands Management Act 1997, SEPP 55 and Council's Management of Contaminated Lands Policy;

and includes:

  - d) Works-As-Executed Plan(s) that identify the extent of the remediation works undertaken (that includes any encapsulation work) prepared by a registered surveyor;
  - e) a "notice of completion of remediation work" as required under Clause 18 of SEPP 55; and
  - f) a statement confirming that the site following remediation of contamination is suitable for the intended use.
- (7) **Fire Safety Certificates** - A Fire Safety Certificate shall be provided to the principal certifier in accordance with the requirements of the EP&A Regulation 2000.
- (8) **Mechanical Exhaust System** - A Certificate of Compliance prepared by a suitably qualified engineer confirming that the mechanical exhaust systems have been designed, constructed and installed in accordance with the relevant requirements of Clause F4.12 of the BCA and AS1668 Parts 1 and 2, shall be provided to the principal certifier. Certification shall be provided that the air handling system as installed has been tested and complies with the approved plans and specifications, including ventilation requirements and fire precautions.
- (9) **Food Premises** - The following notifications shall occur:



- a) Council shall be notified that the premises is being used for the preparation, manufacture or storage of food for sale and an inspection of the completed fit out is to be conducted. A 'Food Business Registration' form can be found on Council's website; and
- (10) **Food Premises Inspection** - An inspection of the kitchen and bottle preparation facilities is to be carried out by Council prior to occupation.
- (11) **Waste Management Plan** - The principal certifier shall ensure that all works have been completed in accordance with the approved waste management plan referred to in this development consent.
- (12) **Waste Collection Contract** - The building owner shall ensure that there is a contract with a licensed contractor for the removal of all waste. A copy of the contract is to be held on the premises at all times.
- (13) **Regulated System Thermostatic Mixing Valve(s)** - Evidence of commissioning of the regulated system is to be provided by a suitably qualified person in accordance with the *Public Health Act 2010* and the Public Health Regulation 2012 and AS/NZS 3666. A detailed report from the person who commissioned the regulated system is to be provided to the principal certifier.
- The owner or occupier of the premises shall apply to Council to notify the regulated system – thermostatic mixing valve on the premises. A "Notification of Microbial Control" form can be found on Council's website. Council is to conduct an inspection of the completed fit out.
- (14) **Services** - Certificates and/or relevant documents shall be obtained from the following service providers and provided to the principal certifier:
- a) Energy supplier - A Notice of Arrangement for the provision of distribution of electricity from Endeavour Energy to service the proposed development;
- b) Water supplier - A Section 73 Compliance Certificate demonstrating that satisfactory arrangements have been made with a water supply provider to service the proposed development.
- The assessment will determine the availability of water and sewer services, which may require extension, adjustment or connection to Sydney Water mains. Sydney Water will assess the development and if required will issue a Notice of Requirements letter detailing all requirements that must be met. Applications can be made either directly to Sydney Water or through a Sydney Water accredited Water Servicing Coordinator (WSC). Go to [www.sydneywater.com.au/section73](http://www.sydneywater.com.au/section73) or phone 1300 082 746 to learn more about applying through an authorised WSC or Sydney Water.
- (15) **Completion of Landscape Works** - All landscape works, including the removal of noxious weed species, are to be undertaken in accordance with the approved landscape plan and conditions of this development consent.
- (16) **Flood Warning Signage** - Appropriate flood warning sign/s is/are required to be erected along the access road into the site with a message stating not to drive across the flood waters.
- (17) **Catering Contract** - A copy of the catering contract for outsourcing meals must be

be provided to Council prior to commencement of the proposed kitchen.

- (18) **Gledswood Homestead Conservation Work** – All necessary conservation work to the homestead and associated grounds / gardens are to be completed in accordance with the Gledswood Conservation Management Plan, prepared by GML, dated September 2011. The nominated heritage consultant engaged for this project (in accordance with the General Terms of Approval (GTAs) issued by the Heritage Council of NSW, dated 7 September 2021) must certify that the works have been satisfactorily completed prior to the issue of any Occupation Certificate.

## 6.0 - Ongoing Use

The following conditions of consent are operational conditions applying to the development.

- (1) **Offensive Noise and Noise Compliance** - The use and occupation of the premises including all plant and equipment shall not give rise to any offensive noise within the meaning of the *Protection of the Environment Operations Act 1997*. Noise must also comply with the NSW Noise Policy for Industry 2017.
- (2) **Maintenance of Landscaping** - Landscaping shall be maintained in accordance with the approved landscape plan.
- (3) **Number of Employees** - The number of people working on the premises shall not exceed 13 at any given time.
- (4) **Hours of Operation** - The property is only to be open for business and used for the purpose approved within the following hours:

Day	Hours of Operation
Monday	7:00am to 6.00pm
Tuesday	7:00am to 6.00pm
Wednesday	7:00am to 6.00pm
Thursday	7:00am to 6.00pm
Friday	7:00am to 6.00pm
Saturday	No operation
Sunday and Public Holidays	No operation

- (5) **Number of Children** - The centre is approved to accommodate a maximum of 80 children. However, this maximum number shall be reduced to any lower number of children that is separately approved for the centre by the Department of Education.
- (6) **Department of Education Approval** - The centre must comply with all requirements of the Department of Education. A letter from the Department of Education which details the approved number and age of children to be accommodated at the centre, and any operational conditions, must be submitted to Council prior to the centre becoming operational.

Should the Department of Education approval be subsequently amended at any time the operator of the centre must submit a copy of the amended approval to Council.

- (7) **No Waste to Be Stored Outside of the Site** - No waste is to be placed on any public land (eg. footpaths, roadways, plazas, reserves, etc.) or any other properties at any time.

- (8) **Manoeuvring of Vehicles** - All vehicles shall enter and exit the site in a forward direction.
- (9) **Commercial Delivery and Waste Collection Vehicle** - In accordance with the acoustic report prepared by Acouras consultancy dated 9 December 2019, delivery and waste collection vehicles to the site shall only occur during the between the hours of 7.00am – 8.00pm Monday to Friday and 8.00am – 8.00pm Saturday Sunday and Public Holidays.
- (10) **Limitation of Food Handling Activities** - On-site food handling activities shall be limited to:
- a) preparation of bottles for baby / infant consumption; and
  - b) storage and service of commercially pre-prepared meals only.
- All meals provided at the premises shall be prepared off site by a contractor in an approved commercial kitchen and food handling on site shall be limited to heating of pre-prepared meals, cutting of ready to eat food and the service of food.
- Documentary evidence of the supply of pre-prepared meals from approved commercial kitchens shall be maintained on site and be available for review upon Council request.
- (11) **Catering Contract Records** - A copy of receipts of payment to the catering contractor shall be kept on site for 12 months and be produced to Council upon request.
- (12) **Gledswood Homestead Conservation** - The homestead and surrounding grounds/gardens must be maintained/used in accordance with the Gledswood Conservation Management Plan, prepared by GML, dated September 2011.

Child Care Planning Guideline (CCPG) Assessment Table

Part 2 Design Quality Principles	Assessment	Achieved?
<b>1 Context</b>	The design responds to and contributes to the context of the site. The site contains a state heritage item being the Gledswood Homestead. The proposal preserves the built form with some minor internal alterations proposed and some landscaping and fencing to the exterior.	Yes
<b>2 Built Form</b>	This proposal does not seek consent for the construction of a building, it is seeking the use of an existing building.	N/A
<b>3 Adaptive Learning Spaces</b>	The development's layout and design will provide adequate learning spaces and is generally consistent with the CCPG. The outdoor spaces will provide for a variety of experiences through the use of sandpits, vegetable gardens and an artificial creek bed.	Yes
<b>4 Sustainability</b>	The development will achieve reasonable cross ventilation and access to natural sunlight.	Yes
<b>5 Landscape</b>	The existing and proposed landscaping will provide good outdoor amenity for the children using the outdoor space.	Yes
<b>6 Amenity</b>	Good amenity will be achieved through compliance with the indoor and outdoor space requirements of the Education and Care Services National Regulations.	Yes
<b>7 Safety</b>	The centre provides a safe environment for children and achieves a balance of safety and security whilst being accessible for parents.	Yes
Part 3 Matters for Consideration	Assessment	Achieved?
<b>C1 Site Selection and Location</b> Proposed developments in or adjacent to a residential zone must consider: <ul style="list-style-type: none"> <li>the acoustic and privacy impacts of the proposed development on the residential properties;</li> <li>the setbacks and siting of buildings within the residential context; and</li> <li>traffic and parking impacts of the proposal on residential amenity.</li> </ul>	All matters regarding acoustic and privacy impacts, setbacks and building siting, and traffic and parking have been addressed and further detail is provided in this assessment table.	Yes
<b>C2 Site Selection and Location</b> When selecting a site, ensure that: <ul style="list-style-type: none"> <li>the location and surrounding uses are compatible with the proposed development or use.</li> <li>the site is environmentally safe including risks such as flooding, land slip, bushfires, coastal hazards.</li> </ul>	<p>The child care centre is in close proximity to growth areas which are undergoing significant development which provides the suitable listed uses in close proximity to the development. The subject site also contains a function centre and winery, however the uses are well separated on the site and given the varying peak times of operation no land use conflicts are likely.</p> <p>The site is not affected by bushfire and flooding. Council's floodplain engineer has assessed the proposal and is satisfied that the building itself is not affected by flooding and the proposed use is suitable subject to a</p>	

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<ul style="list-style-type: none"> <li>there are no potential environmental contaminants on the land, in the building or the general proximity, and whether hazardous materials remediation is needed.</li> <li>there are suitable drop off and pick up areas, and off and on street parking.</li> <li>it is not located closely to incompatible social activities and uses such as restricted premises, injecting rooms, drug clinics and the like, premises licensed for alcohol or gambling such as hotels, clubs, cellar door premises and sex services premises.</li> </ul>	<p>condition recommended flood warning signage be erected.</p> <p>The proposal required concurrence from the NSW Rural Fire Service as the site is identified as being bush fire affected. The NSW Rural Fire Service have not raised issues with the proposal and have issued General Terms of Approval.</p> <p>A detailed Site Investigation was carried out on the site to HIL "A" Criteria. The laboratory results indicated HIL-A Exceedances for the Near Surface Samples 1-3 which were taken near to the building and had lead exceedances for HIL-A. There was an elevated level of Arsenic at Borehole 7 Sample 1 however this was below the HIL-A limit.</p> <p>Additional sampling will be required to delineate and characterise this lead contamination as to its lateral and vertical extent and a Remedial Action Plan will be required for its removal. Once it is removed the bottom and sides of the removal trench will be tested so the site can be certified as having this contamination removed.</p> <p>Appropriate conditions of consent are recommended to ensure the site is made suitable for the proposed use.</p> <p>The proposal demonstrates adequate drop off and pick up areas. Off street parking is sufficient, and due to the location of the site on street parking is not practical.</p> <p>The proposed development is not located near any of the listed incompatible social activities and restricted premises.</p>	
<p><b>C3 Site Selection and Location</b> A child care facility should be located:</p> <ul style="list-style-type: none"> <li>near compatible social uses such as schools and other educational establishments, parks and other public open space, community facilities, places of public worship.</li> <li>near or within employment areas, town centres, business centres, shops.</li> <li>with access to public transport including rail, buses, ferries.</li> </ul>	<p>The child care centre is in close proximity to growth areas which are undergoing significant development which provides the suitable listed uses in close proximity to the development.</p>	Yes

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<ul style="list-style-type: none"> <li>in areas with pedestrian connectivity to the local community, businesses, shops, services and the like.</li> </ul>		
<b>C4 Site Selection and Location</b>  Ensure that sites for child care facilities do not incur risks from environmental, health or safety hazards.	The subject site is not located in proximity to heavy or hazardous industry, waste transfer depots or landfill sites, LPG tanks or service stations, water cooling and water warming systems, odour (and other air pollutant) generating uses and sources or sites which, due to prevailing land use zoning, may in future accommodate noise or odour generating use.	Yes
<b>C5 Local Character, Streetscape and the Public Domain Interface</b>  Ensure that the child care facility is compatible with the local character and surrounding streetscape.	The facility is compatible with the surrounds as the external built form is unchanged.	Yes
<b>C6, C7 and C8 Local Character, Streetscape and the Public Domain Interface</b>  Ensure clear delineation between the child care facility and public spaces.	The facility will be clearly delineated from the other facilities on site by fencing.	Yes
<b>C9 and C10 Local Character, Streetscape and the Public Domain Interface</b>  Ensure that front fences and retaining walls respond to and complement the context and character of the area and do not dominate the public domain.	<p>The gardens surrounding the homestead will be enclosed to allow for outdoor play areas. The steel palisade fences will be painted dark charcoal and will not impact on the heritage significance of the building. Notwithstanding the ultimate fencing design will be subject to the Heritage Council or its delegate (refer recommended conditions).</p> <p>The proposal will have a beneficial impact on the external appearance of the building through the restoration of the exterior and new landscaping. The play areas are placed to maintain the visual prominence of the front elevation and the driveway. The landscape plans demonstrate natural materials as opposed to bright coloured plastic play equipment to complement the heritage values of the homestead.</p> <p>The DA was referred to Heritage NSW who have raised no objection to the proposal subject to the imposition of appropriate conditions that have been included in the recommendation.</p>	
<b>C11 Building Orientation, Envelope and Design</b>  Respond to the streetscape and site, while optimising solar access and opportunities for shade.	In regard to streetscape and solar access, the building is existing. Opportunity for shade is provided through the use of shade sails. Notwithstanding the ultimate shading design will be subject to the Heritage Council or its delegate (refer recommended conditions).	Yes
<b>C12 Building Orientation, Envelope and Design</b>		

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Ensure that the scale of the child care facility is compatible with adjoining development and the impact on adjoining buildings is minimised.	The design responds to and contributes to the context of the site. The site contains a state heritage item being the Gledswood Homestead. The proposal preserves the built form with some minor internal alterations proposed and some landscaping and fencing to the exterior.	Yes
<b>C13 and C14 Building Orientation, Envelope and Design</b>  Ensure that setbacks from the boundary of a child care facility are consistent with the predominant development within the immediate context.	The setbacks remain unchanged.	N/A
<b>C15 Building Orientation, Envelope and Design</b>  Ensure that the built form, articulation and scale of development relates to its context and buildings are well designed to contribute to an area's character.	The built form and articulation are existing.	N/A
<b>C16 Building Orientation, Envelope and Design</b>  Ensure that buildings are designed to create safe environments for all users.	The building is designed to provide safe environments for all users. There is accessible access and security on site. Open style fencing around play area allow passive surveillance to the exterior to the site.	Yes
<b>C17 Building Orientation, Envelope and Design</b>  Ensure that child care facilities are designed to be accessible by all potential users.	Conditions of consent to ensure compliance with the BCA and NCC will address this.	Yes
<b>C18 and C19 Landscaping</b>  Provide landscape design that contributes to the streetscape and amenity.	The landscaping proposed on site is satisfactory and sympathetic to the heritage of the site (subject to final approval of the Heritage Council or its delegate).	Yes
<b>C20 and 21 Visual and Acoustic Privacy</b>  Protect the privacy and security of children attending the facility.	Conditions of consent have been recommended to ensure compliance with the acoustic report submitted in support of this application.  Due to the large size of this site and vegetation on-site, the children's privacy will be protected.	Yes
<b>C22 Visual and Acoustic Privacy</b>  Minimise impacts on privacy of adjoining properties.	The existing building is located approximately 200m from the nearest residential accommodation and will not give rise to adverse visual or acoustic privacy impacts.	Yes
<b>C23 and 24 Visual and Acoustic</b>		



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<b>Privacy</b> Minimise the impact of child care facilities on the acoustic privacy of neighbouring residential developments.	The Homestead is not in close proximity to residential development and will not create adverse impacts.	Yes
<b>C25 and 26 Noise and Air Pollution</b> Adopt design solutions to minimise the impacts of noise, such as: <ul style="list-style-type: none"> <li>• creating physical separation between buildings and the noise source</li> <li>• orienting the facility perpendicular to the noise source and where possible buffered by other uses</li> <li>• using landscaping to reduce the perception of noise</li> <li>• limiting the number and size of openings facing noise sources</li> <li>• using double or acoustic glazing, acoustic louvres or enclosed balconies (wintergardens)</li> <li>• using materials with mass and/or sound insulation or absorption properties, such as solid balcony balustrades, external screens and soffits</li> <li>• locating cot rooms, sleeping areas and play areas away from external noise sources.</li> </ul> An acoustic report should identify appropriate noise levels for sleeping areas and other non-play areas and examine impacts and noise attenuation measures where a child care facility is proposed in any of the following locations: <ul style="list-style-type: none"> <li>• on industrial zoned land</li> <li>• where the ANEF contour is between 20 and 25, consistent with AS 2021 – 2000</li> <li>• along a railway or mass transit corridor, as defined by State Environmental Planning Policy</li> </ul>	The subject site is not identified to be affected by any unreasonable sources of noise affectation as it is not located in an industrial zone, not affected by airport notes, on a railway or mass transit corridor, or on a major busy road.	N/A

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(Infrastructure) 2007		
<ul style="list-style-type: none"> <li>on a major or busy road</li> </ul> <p>other land that is impacted by substantial external noise</p>		
<b>C27 and 28 Noise and Air Pollution</b>  Ensure air quality is acceptable where child care facilities are proposed close to external sources of air pollution such as major roads and industrial development.	This site is not impacted by air pollution from major roads or industrial development.	Yes
<b>C29 and C30 Hours of Operation</b>  Minimise the impact of the child care facility on the amenity of neighboring residential developments.	The applicant is proposing hours of operation of 7.00am to 6.00pm Monday to Friday.	Yes
<b>C31, C32 and C33 Traffic, Parking and Pedestrian Circulation</b>  Provide parking that satisfies the needs of users and demand generated by the centre.	<p>The proposed development would accommodate 80 children which generates the requirement for 20 car parking spaces, one of which must be an accessible space.</p> <p>The plans demonstrate 21 spaces with one space being an accessible space.</p>	Yes
<b>C34 and C35 Traffic, Parking and Pedestrian Circulation</b>  Provide vehicle access from the street in a safe environment that does not disrupt traffic flows.	The child care facility will be accessed from the existing right of carriageway.	Yes
<b>C36, C37 and C38 Traffic, Parking and Pedestrian Circulation</b>  Provide a safe and connected environment for pedestrians both on and around the site.	The facility will be accessed from the existing car park and there is a dedicated drop off and pick up area located near the entry to the building.	Yes
<b>Chapter 4 National Regulations</b>	<b>Assessment</b>	<b>Achieved?</b>
<b>97 Emergency and Evacuation Procedures.</b> The emergency and evacuation procedures required under regulation 168 must set out — (a) instructions for what must be done in the event of an emergency; and (b) an emergency and evacuation floor plan.	<p>A satisfactory emergency and evacuation plan has been submitted in support of this application.</p> <p>A detailed emergency and evacuation floor plan has been submitted in support of this application.</p>	<p>Yes</p> <p>Yes</p>
<b>104 Fencing.</b>		Yes

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The approved provider of an education and care service must ensure that any outdoor space used by children at the education and care service premises is enclosed by a fence or barrier that is of a height and design that children preschool age or under cannot go through, over or under it.	The outdoor play areas are to be enclosed with steel palisade fences painted in dark charcoal. The fence provides safety and security for children and is designed so as not to impact on the heritage significance of the building (subject to final approval by the Heritage Council or its delegate).	
<b>106 Laundry and Hygiene Facilities.</b> The proposed development includes laundry facilities or access to laundry facilities OR explain the other arrangements for dealing with soiled clothing, nappies and linen, including hygienic facilities for storage of soiled clothing, nappies and linen prior to their disposal or laundering.	The proposed development will include on-site laundry facilities.	Yes
<b>107 Indoor Space Requirements.</b> 3.25m <sup>2</sup> of unencumbered space per child.	The Regulations require that unencumbered indoor space is provided at the rate of 3.25m <sup>2</sup> per child. This proposed development generates the requirement for 260m <sup>2</sup> of indoor space. The plans submitted demonstrate 341m <sup>2</sup> of unencumbered indoor space.	Yes
<b>108 Outdoor Space Requirements.</b> 7m <sup>2</sup> of unencumbered space per child.	The Regulations require that unencumbered outdoor space is provided at the rate of 7m <sup>2</sup> per child. This proposed development generates the requirement for 560m <sup>2</sup> of indoor space. The plans submitted demonstrate 1,417.9m <sup>2</sup> of unencumbered outdoor space.	Yes
<b>109 Toilet and Hygiene Facilities.</b> The proposed development includes adequate, developmentally and age appropriate toilet, washing and drying facilities for use by children being educated and cared for by the service. The location and design of the toilet, washing and drying facilities enable safe and convenient use by the children.	The proposed floor plans demonstrate adequate toilet, washing and drying facilities while ensuring the safe and convenient use by the children.	Yes
<b>110 Ventilation and Natural Light.</b> The approved provider of an education and care service must ensure that the indoor spaces used by children at the education and care service premises — (a) are well ventilated; and (b) have adequate natural light; and (c) are maintained at a temperature that ensures the safety and wellbeing of children.	All indoor playing spaces contain window openings to allow natural ventilation and access to natural daylight.	Yes
<b>111 Administrative Space.</b> The approved provider of a centre-based service must ensure that an adequate area or areas are	The floor plans demonstrate a designated administrative space that would enable conducting administrative services and private consultations.	Yes

Child Care Planning Guideline (CCPG) Assessment Table

available at the education and care service premises for the purposes of— (a) conducting the administrative functions of the service; and (b) consulting with parents of children; and conducting private conversations.		
<b>112 Nappy Change Facilities.</b> The proposed development includes an adequate area for construction of appropriate hygienic facilities for nappy changing including at least one properly constructed nappy changing bench and hand cleansing facilities for adults in the immediate vicinity of the nappy change area. The proposed nappy change facilities can be designed and located in a way that prevents unsupervised access by children.	Council's Public Health Environmental Health Officer has reviewed the floor plans and is satisfied that the proposed development will provide adequate and hygienic nappy changing facilities.	Yes
<b>113 Natural Environment.</b> The approved provider of a centre-based service must ensure that the outdoor spaces provided at the education and care service premises allow children to explore and experience the natural environment.	The landscaping plans demonstrate the use of sandpits, vegetable gardens and steppingstones.	Yes
<b>114 Shade.</b> The approved provider of a centre-based service must ensure that outdoor spaces provided at the education and care service premises include adequate shaded areas to protect children from overexposure to ultraviolet radiation from the sun.	The landscape plans demonstrate some outdoor areas being covered by shade cloth. This is considered satisfactory subject final endorsement by the Heritage Council or its delegate (refer recommended conditions).	Yes
<b>115 Premises Designed to Facilitate Supervision.</b> The approved provider of a centre-based service must ensure that the education and care service premises (including toilets and nappy change facilities) are designed and maintained in a way that facilitates supervision of children at all times that they are being educated and cared for by the service, having regard to the need to maintain the rights and dignity of the children.	The play areas, toilets and nappy change areas are either open or interconnected to other parts of the facilities to ensure clear lines of sight and supervision.	Yes

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

CLPP01

Attachment 3

Clause	Assessment	Compliance?
<b>2.3 Zone objectives and land use table</b>  <p>The land use table for each zone sets out what development is permitted without consent, permitted with consent and prohibited.</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p>	<p>The subject site is zoned part SP3 Tourist, part RE2 Private Recreation, and part R1 General Residential pursuant to Clause 2.2 of the Camden LEP. The objectives of these zones are as follows:</p> <p><b>SP3 Tourist</b></p> <ul style="list-style-type: none"> <li>To provide for a variety of tourist-oriented development and related uses.</li> <li>To enable low density housing that does not unreasonably impact on tourist-oriented development.</li> <li>To enable low scale, low intensity development that does not unreasonably increase the demand for public infrastructure, services or facilities.</li> </ul> <p><b>RE2 Private Recreation</b></p> <ul style="list-style-type: none"> <li>To enable land to be used for private open space or recreational purposes.</li> <li>To provide a range of recreational settings and activities and compatible land uses.</li> <li>To protect and enhance the natural environment for recreational purposes.</li> </ul> <p><b>R1 General Residential</b></p> <ul style="list-style-type: none"> <li>To provide for the housing needs of the community.</li> <li>To provide for a variety of housing types and densities.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of residents.</li> <li>To allow for educational, recreational, community and religious activities that support the wellbeing of the community.</li> <li>To minimise conflict between land uses within the zone and land uses within adjoining zones.</li> </ul> <p>The proposed centre-based child care</p>	<p>Yes – refer assessment under Clause 5.10(10) of LEP.</p>

## Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

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Attachment 3

	facility is located within the Gledswood Homestead which is located within the part of the site that is zoned SP3 Tourist. Centre-based child care facilities are prohibited in the SP3 zone. The applicant is applying for consent for this use pursuant to Clause 5.10(10) Conservation Incentives of the Camden LEP.	
<b>2.7 Demolition requires development consent</b>  Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).	Consent is sought for partial demolition (internal walls).	Yes
<b>5.10 Heritage conservation</b>  (4) The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned.  (5) The consent authority may require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the item or heritage conservation area concerned. The submission of a heritage conservation management plan may also be required.  (7) Before granting consent to the carrying out of development on an archaeological site the consent authority must notify the Heritage Council of its intention to grant consent and take into consideration any response received within 28 days after the notice is sent.  (8) Before granting consent to the carrying out of development in an Aboriginal place of heritage significance the consent authority must:  (a) consider the effect of the proposed development on the heritage significance of the place and any	The site is listed as a heritage item under:  - NSW Heritage Act 1977: Gledswood (including homestead, storeroom, shearing shed, shearing quarters, garden and grounds); and,  -CLEP 2010: Item No. 181.  The proposal respects the state significant heritage item with internal alterations and additions, and a compatible change of use proposed. A Heritage Impact Statement has been submitted in support of this.  The DA has been supported with an Aboriginal Archeological Heritage Due Dilligence report which confirms there is no Aboriginal archaeological significance on the subject site.  The DA does not propose to demolish the building. Only partial demotion of some internal walls is proposed.  The adaptive re-use of this building as a centre based child care centre will facilitate the conservation of the heritage item.  The proposed development is in accordance with the adopted CMP that has been approved by both Heritage NSW and Council.	Yes

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

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<p>Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and</p> <p>(b) notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.</p> <p>(9) Before granting consent to the demolition of a State heritage item the consent authority must:</p> <p>(a) notify the Heritage Council about the application, and</p> <p>(b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.</p> <p>(10) Conservation incentives - The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that—</p> <ul style="list-style-type: none"> <li>- the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and</li> <li>- the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and</li> <li>- the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and</li> </ul>	<p>A satisfactory Heritage Impact Statement has accompanied the DA.</p> <p>It is considered that the proposed child care centre will not adversely impact on the heritage significance of the building/site. The supporting DA documentation satisfactorily demonstrates that the proposed child care centre will not have an adverse impact on the amenity of the surrounding areas. Council officers are satisfied that the proposal complies with Clause 5.10(10) and therefore the site is suitable for the proposed use.</p> <p>Given the site is listed on the State Heritage Register the proposed works require the approval under the NSW Heritage Act 1977. The DA was referred to Heritage NSW who have raised no objection to the proposal subject to the imposition of appropriate conditions that have been included in the recommendation.</p>	
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Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

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<p>- the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and</p> <p>the proposed development would not have any significant adverse effect on the amenity of the surrounding area.</p>		
<p><b>6.2 Public utility infrastructure</b></p> <p>Development consent must not be granted for development on land in an urban release area unless the Council is satisfied that any public utility infrastructure that is essential for the proposed development is available or that adequate arrangements have been made to make that infrastructure available when it is required.</p>	<p>The site is currently serviced with the required infrastructure.</p>	<p>Yes</p>
<p><b>6.3 Development control plan</b></p> <p>Development consent must not be granted for development on land in an urban release area that unless a development control plan has been prepared for the land and addresses a number of matters listed in this clause; including a staging plan and stormwater and water quality management controls.</p> <p>The above does not apply to certain minor development types listed by this clause.</p>	<p>The Camden Development Control Plan 2019 is applicable to the subject site.</p>	<p>Yes</p>
<p><b>7.1 Flood planning</b></p> <p>Development consent must not be granted to development on land at or below the flood planning level unless the consent authority is satisfied to a number of matters listed by this clause; including compatibility with the flood hazard of the land.</p>	<p>Council's Floodplain Engineer has reviewed this proposal and advised that the alterations and additions are located above the Probable Maximum Flood Level. Council's Flood Engineers are supportive of the proposal subject to a condition of consent to ensure that appropriate flood warning signage is erected along the access road to state that do not drive across flood waters.</p>	<p>Yes</p>
<p><b>7.4 Earthworks</b></p> <p>Before granting development consent for earthworks the consent authority must consider a number of matters listed by</p>	<p>This proposal does not require bulk earthworks. Earthworks will be minimal and only to enable stormwater drainage</p>	<p>Yes</p>

Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

this clause; including the impact on the existing and likely amenity of adjoining properties.	and additional landscaping.	
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**CLPP01****Attachment 3**

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

CLPP01

Attachment 4

Control	Assessment	Compliance?
<b>1.2.2 Notification of Applications</b>  DAs are to be publicly exhibited in accordance with the Camden DCP.	Neighbour notification was carried out in accordance with the controls of this section.  The 25 submissions received have been considered in the body of the report.	Yes
<b>2.1 Earthworks</b>  Subdivision and building work should be designed to respond to the natural topography of the site wherever possible, minimising the extent of cut and fill.  Only virgin excavated natural material (VENM) should be used as fill material.	This proposal does not require bulk earthworks. Earthworks will be minimal and only to enable stormwater drainage and additional landscaping.	Yes
<b>2.2 Salinity Management</b>  Groundwater recharge is to be minimised in accordance with the Camden DCP.  Development must incorporate erosion and sediment control measures.  Where salinity is identified as a hazard it must be appropriately managed in accordance with the Camden DCP.	A salinity assessment has been undertaken and submitted in support of this application. The results of the salinity assessment indicate that the soils were found to be non-saline to slightly saline 0.37 to 2.61 ECe ds/m. Chlorides, sulphates and resistivity were not investigated, however as due to the minor nature of the alternations to the building this is supported.	Yes
<b>2.3 Water Management</b>  All development must demonstrate compliance with the relevant provisions of Council's Engineering Specifications including requirements for detention, drainage and water sensitive urban design	Council's Land Development Engineer has reviewed this proposal and has recommended conditions to ensure compliance with Council's Engineering Specifications.	Yes
<b>2.4 Trees and Vegetation</b>  A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works.	Council's Urban Tree and Landscape Officer has reviewed this proposal and has advised that there will be no direct impacts on existing significant trees as a result of this proposal. Conditions have been recommended regarding tree protection measures during construction.	Yes
<b>2.5 Environmentally Sensitive Land</b>  Ensure that all new development considers and maximises the protection of existing natural features at the site planning, design, development, construction and operation phases of the development	A small portion of this site is identified as being environmentally sensitive land. Council's Natural Resources Officer has reviewed this proposal and has not raised any concerns and has not recommended any conditions.	Yes
<b>2.7 Bush Fire Risk Management</b>		

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

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Development on land identified as bushfire prone on Council's Bush Fire Prone Land Map must address the bush fire protection measures in the NSW RFS publication Planning for Bush Fire Protection.	<p>This application was referred to the NSW RFS pursuant to Clause 100b of the Rural Fires Act as a portion of the site is identified as being bush fire affected and the proposal is considered to be development of bush fire prone land for a special fire protection purpose.</p> <p>The NSW RFS have raised no issues with the proposal and have provided General Terms of Approval.</p>	Yes
<b>2.8 Flood Hazard Management</b>		
Development on flood prone land must comply with Council's Engineering Design Specifications and Flood Risk Management Policy.	<p>Council's Floodplain Engineer has reviewed this proposal and advised that the alterations and additions are located above the Probable Maximum Flood Level.</p> <p>Council's Flood Engineer is supportive of the proposal subject to a condition of consent to ensure that appropriate flood warning signage is erected along the access road to state that do not drive across flood waters.</p>	Yes
<b>2.9 Contaminated and Potentially Contaminated Land Management</b>		
Council must consider whether the site is contaminated and if it is suitable for the development in accordance with State Environmental Planning Policy No. 55 - Remediation of Land.	<p>A detailed Site Investigation was carried out on the site to HIL "A" Criteria. The laboratory results indicated HIL-A Exceedances for the Near Surface Samples 1-3 which were taken near to the building and had lead exceedances for HIL-A. There was an elevated level of Arsenic at Borehole 7 Sample 1 however this was below the HIL-A limit.</p> <p>Additional sampling will be required to delineate and characterise this lead contamination as to its lateral and vertical extent and a Remedial Action Plan will be required for its removal. Once it is removed the bottom and sides of the removal trench will be tested so the site can be certified as having this contamination removed.</p> <p>Appropriate conditions of consent are recommended to ensure the site is made suitable for the proposed use.</p>	Yes
<b>2.12 Acoustic Amenity</b>		
Acoustic reports (where required), must be prepared by a suitably qualified consultant.	An acoustic report prepared by a suitably qualified consultant has been submitted in support of this application.	Yes

## Camden Development Control Plan 2019 (Camden DCP) Assessment Table

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<p>Noise attenuation measures must not adversely impact upon passive surveillance, active street frontages and energy efficiency.</p> <p>Physical noise barriers such as noise walls or solid fencing (other than earth mounds) are not generally supported along sub-arterial, transit boulevards or collector roads. Measures to attenuate noise through subdivision layout, building setbacks, building orientation, building design and materials selection should be implemented to achieve compliant noise levels.</p>	<p>There will not be any noise attenuation measures that impact upon surveillance, street frontages or energy efficiency.</p>	Yes
<p><b>Noise from Child Care Centres and Educational Establishments</b></p>	<p>Physical noise barriers are not required.</p>	N/A
<p>Development applications for child care centres and educational establishments must be accompanied by an acoustic report.</p>	<p>An acoustic report prepared by a suitably qualified consultant has been submitted in support of this application.</p>	Yes
<p>LAeq (15 minutes) noise level from children in the outdoor areas of the site must not exceed the background LA90 sound level by more than 10dBA when measured at the boundary of the nearest or most affected residential premises (or if the boundary is more than 30 metres from a residential dwelling, at the most affected point within 30 metres of a residence).</p> <p>LAeq(15 minutes) noise levels from all other operations (i.e. car park, plant) must not exceed the background LA90 sound level by more than 5dB(A) when measured at the boundary of the nearest or most affected residential premises.</p>	<p>The acoustic report confirms that the prescribed noise levels will not be exceeded. A noise management plan is required to be prepared and implemented into the operation of the centre to limit the impact of children's activity noise.</p> <p>Council's Specialist Support Environmental Health officer has reviewed the acoustic report and concurs with the findings</p>	Yes
<p><b>2.14 Waste Management</b></p> <p>A Waste Management Plan (WMP) must be submitted for all new development, including demolitions, construction and the ongoing (or change of) use. A WMP outlines the waste that will be generated and how the development proposes to manage the waste.</p>	<p>A waste management plan that adequately addresses the applicable waste management controls of the Camden DCP has been submitted with the DA.</p> <p>Subject to the recommended conditions, the development will comply with the Camden DCP's waste management controls for this particular development type.</p>	Yes
<p><b>2.16 Environmental Heritage</b></p>		
<p>Development applications must identify any areas of Aboriginal heritage value that are within or adjoining the area of the proposed development, including any areas within the development site that are to be retained and protected (and identify</p>	<p>An Aboriginal archeological due diligence has been submitted with the DA which confirms that there is no Aboriginal archaeological significance on the subject site. The DA was referred to Heritage NSW who have raised no objection to the</p>	Yes

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

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the management protocols for these).	proposal subject to the imposition of appropriate conditions that have been included in the recommendation.	
<p>Council requires a HIS to be provided with a development application where, in the opinion of Council, the heritage significance of the following could be affected.</p> <p>A CMP is generally required for items listed in the State Heritage Register. It may also be required for any major development or subdivision proposals to local heritage items, or where requested by Council. In addition to the above, it is to provide a conservation policy and associated strategy.</p> <p>A HIS and CMP must be prepared by a qualified and experienced Heritage Consultant and be carried out in consultation with Council.</p>	<p>A HIS has been submitted in support of this application.</p> <p>In 2011 a Conservation Management Plan (CMP) was developed for the Gledswood Estate by Godden Mackay Logan (GML). The proposed development is in accordance with this CMP that has been approved by both Heritage NSW and Council.</p>	Yes
<p><b>Design</b></p> <p>New buildings must be of a simple, contemporary design that avoids "heritage style" replication of architectural or decorative detail.</p> <p>New work must be easily identified as such and is required to be sympathetic to the heritage place.</p> <p>When alterations or additions are proposed, the removal of any existing unsympathetic elements is encouraged.</p> <p>Where significance permits modification, alterations to the original room layout of a heritage item is permissible provided the original details such as joinery, plasterwork and wall nibs and can still be interpreted.</p> <p>New development must be designed to interpret and complement the general form, bulk, scale, height, architectural detail and other significant elements of the surrounding heritage place.</p> <p>Where an addition is not visible from a street or public place, greater flexibility in design may be considered.</p> <p>The significant internal and external fabric and building elements of the principal building are to be retained and conserved.</p>	<p>The subject DA seeks approval to adaptively re-use the homestead as a centre-based child care facility.</p> <p>The subject DA was supported by a HIS which describes the work to be carried out to the heritage building to facilitate its adaptive re-use (refer Sections 5.1.1 – 5.1.4). There are no external additions to the building. Relatively modest internal building works and external alterations are required to facilitate the proposed child care centre use. It is assessed the proposed development will have moderate and acceptable impacts on the heritage significance of the item.</p> <p>The HIS also outlines how the compatible use of the heritage building as a child care centre will produce an income stream to cover its conservation and long term maintenance.</p> <p>The DA was referred to Heritage NSW who have raised no objection to the proposal subject to the imposition of appropriate conditions that have been included in the recommendation</p>	Yes
Verandas and Balconies	The original verandas are not proposed to be removed, altered or enclosed.	Yes

## Camden Development Control Plan 2019 (Camden DCP) Assessment Table

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Original verandas and balconies are not to be removed, altered or enclosed.		
<p><b>Materials and Finishes</b></p> <p>Surviving original materials, finishes, textures and details must be retained and conserved where appropriate.</p> <p>Materials, finishes, and textures must be sympathetic to the historic context of the original significant buildings within the streetscape.</p> <p>Contemporary materials are permitted where their proportions, detailing and quantities are compatible with the character of the area. Large expanses of glass and reflective wall and roof cladding are not appropriate.</p> <p>The significant original internal elements of a building, such as distinctive joinery, fireplaces, decorative plasterwork are generally to be retained and conserved in heritage places.</p> <p>Reconstruction or restoration of missing significant elements is encouraged and should be based on documentary evidence when available.</p>	<p>As noted above the proposed development seek to minimise the impacts on the external appearance of the homestead.</p> <p>The external alterations primarily involve the installation of fencing to enclose the play area. The fencing is to be steel palisade fencing painted dark grey. The final fencing is subject to the approval of the Heritage Council or its delegate. New sympathetic landscaping is also to be installed.</p> <p>The significant internal elements of the building are to be retained with minimal alterations to facilitate the proposed child care centre use. The submitted HIS details how the work is to be carried out in a respectful manner.</p> <p>The DA was referred to Heritage NSW who have raised no objection to the material and finishes proposed as part of the subject DA, subject to the imposition of appropriate terms and conditions.</p>	Yes
<p><b>Fences and Gates</b></p> <p>Existing fences that have been identified as being significant or that contribute to the overall setting or character of a heritage place are to be retained, rather than replaced.</p> <p>New fences should be sympathetic to the original fencing in terms of design, materials, colour and height. If the original fence type is not known, it should be representative of the architectural period of the heritage building. Old photographs or inspection of remaining fabric can often reveal the original fence type.</p>	<p>As noted above, new palisade fencing, between 1.2m and 1.5m in height is to be installed to enclose the play areas. The palisade fencing is to be painted dark grey and new sympathetic landscaping is also to be installed.</p> <p>The proposed fencing is considered to be sympathetic to the heritage listed building in terms of materials, colour and height.</p> <p>Notwithstanding, the DA was referred to Heritage NSW who have provided general terms of approval which include a condition that states the final fencing design will be subject to the approval of the Heritage Council or its delegate.</p>	Yes
<p><b>Landscaping</b></p> <p>Front gardens should predominately be landscaped in a style appropriate to the building type and to embellish the street front elevation.</p> <p>Landscaping in a heritage place should, retain the original design elements, paths, significant trees and established gardens.</p>	<p>The proposed landscaping is appropriate for a heritage listed property. Notwithstanding, the DA was referred to Heritage NSW who have provided general terms of approval which include a condition that states the final landscaping design will be subject to the approval of the Heritage Council or its delegate.</p>	Yes



Camden Development Control Plan 2019 (Camden DCP) Assessment Table

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<b>Signage</b> Refer to Part 2.15 of this DCP for signs on Heritage Items or in Heritage Conservation Areas.	Signage is not proposed as part of this application.	N/A
<b>2.18 Traffic Management and Off-Street Parking</b>  1 car parking space per 4 children.  1 of the car parking spaces must be designed for people with a disability.	The proposed development is to accommodate 80 children which generates the requirement for 20 car parking spaces, one of which must be an accessible space.  The plans demonstrate 21 spaces with one space being an accessible space.	Yes
<b>2.19 Landscape Design</b> A landscape plan is to be submitted for all development that, in Council's opinion, will significantly alter the existing and intended landscape character of the land.	A satisfactory landscape plan has been submitted with this DA.	Yes
<b>6.5.1 Child Care Facility (Child Care Centres)</b>		
<b>Access and Car parking</b>  The car parking requirements are to comply with the controls set out in this DCP. All required car parking must be provided off-street.	The proposed development would accommodate 80 children which generates the requirement for 20 parking spaces, one of which must be an accessible space.  The plans demonstrate 20 spaces off-street spaces with one space being an accessible space.	Yes
<b>Hours of Operation</b>  Council may consider longer hours of operation including Saturday mornings if it can be demonstrated that no adverse impact on neighbouring properties will result from an earlier starting and/or a later closing time.	The applicant is proposing to operate between 7.00am and 6.00pm Monday to Friday.	Yes
<b>Kitchen fit-out</b>  If the child care centre requires a commercial kitchen, it must be demonstrated, that the kitchen has been designed to comply with the Food Act and Regulations incorporating the Food Standards Code and Council's Food Premises Code.	Council's Public Health EHO has reviewed the architectural plans and is satisfied that the facilities are suitable for approval subject to conditions of consent.	Yes

Camden Development Control Plan 2019 (Camden DCP) Assessment Table

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<p><b>On-site Sewage Management</b></p> <p>Where a child care centre is proposed in an unsewered area, a commercial on-site sewage management facility will be required to be installed. Council will not approve the child care centre unless it can be demonstrated to the satisfaction of Council that effluent will be disposed of in an appropriate manner.</p> <p>An application under section 68 of the Local Government Act is to be submitted to Council and approved, prior to approval of the development application for the Childcare Centre. The application must be in accordance with Council's Sewage Management Strategy.</p> <p>Sewage systems and the disposal area will be required to be fenced, to ensure that they are childproof and to limit exposure (physical contact).</p>	<p>The applicant has provided evidence from Sydney Water that this development can connect to sewage mains infrastructure.</p> <p>Council's Wastewater EHO has reviewed this proposal and supports the application subject to applicable Sydney Water approvals conditions of consent and an additional condition to ensure that the development is connected to sewage mains infrastructure.</p>	<p>Yes</p>
<p><b>Waste Management</b></p> <p>A waste management plan is to be submitted for the proposed demolition, construction and ongoing use of the child care centre,</p> <p>Adequate provision must be made for the storage and collection of all waste receptacles.</p> <p>The waste and recycling storage area must be designed to be visually and physically integrated into the design of the development, and not stored within the front setback to avoid visual clutter. Waste facilities are not to be sited within the areas required for car parking, vehicular and pedestrian access, landscaping and outdoor play areas.</p>	<p>A satisfactory WMP has been submitted in support of this application that addresses demolition, construction and ongoing use.</p> <p>There is existing provision for waste storage and collection.</p> <p>The waste storage area is integrated into the design of the building and is not within the front setback.</p>	<p>Yes</p> <p>Yes</p> <p>Yes</p>
<p><b>Water Supply</b></p> <p>A child care centre must have access to a potable water supply.</p>	<p>The site is currently connected to a portable water supply</p>	<p>Yes</p>

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DEVELOPMENT APPLICATION  
PROPOSED CHILD CARE CENTRE

CALCULATIONS

Site area (Total)	= 157888.8 sqm
Site area (Child Care Centre)	= 3174.7 sqm
Gross Floor Area (Child Care Centre)	= 603.7 sqm
Gross Floor Area (Adjoining Buildings)	= 2331.4 sqm
Outdoor Play Area	= 1417.9 sqm (80 Children)
Play Room Area	= 263.0 sqm (80 Children)

SPACE PROVISIONS

Basement Level	7	13	1	21
Staff Car Spaces		Visitor Car Spaces	Accessible Car Spaces	TOTAL CAR SPACES

DRAWING LIST

Site Analysis	1:500	01
Site Plan	1:1000	02
Existing Ground Level	1:100	03
Proposed Ground Level	1:100	04
Existing Ground Level (1:200)	1:200	05
Proposed Ground Level (1:200)	1:200	06
Roof Plan	1:200	07
Elevations 1-4	1:100	08
Elevations 5-8	1:100	09
Elevations 9-12	as shown	10
Play Room Area	1:50	11
Kitchen Details	1:50	12
Waste Management And Access	1:100	13
Evacuation Plan	1:100	14



No. 900 Camden Valley Way, Gledswood Hills.

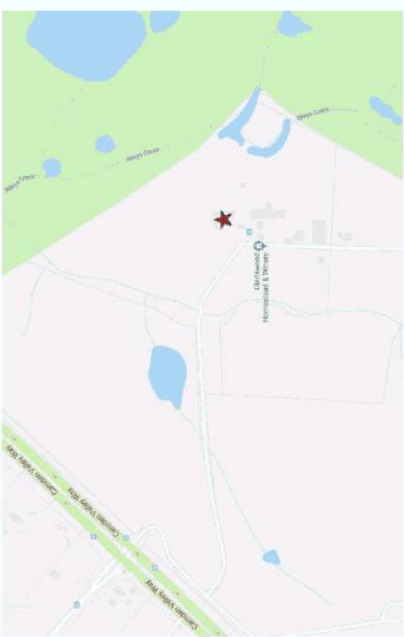
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## Location Map

N.T.S.


**NOTE:**

- for more information regarding the site and its surroundings refer to the written site analysis statement
- refer to ground floor plan and survey drawings for site dimensions and bearings

## ARCHITECTURAL CHARACTER:

refer to written site analysis statement

<p>B. Amendments to Address Council Issues</p> <p>15 Oct 2019</p>	<p>A. Development Application</p> <p>16 Oct 19</p>	<p>Date</p>
<p>Issue description</p>		



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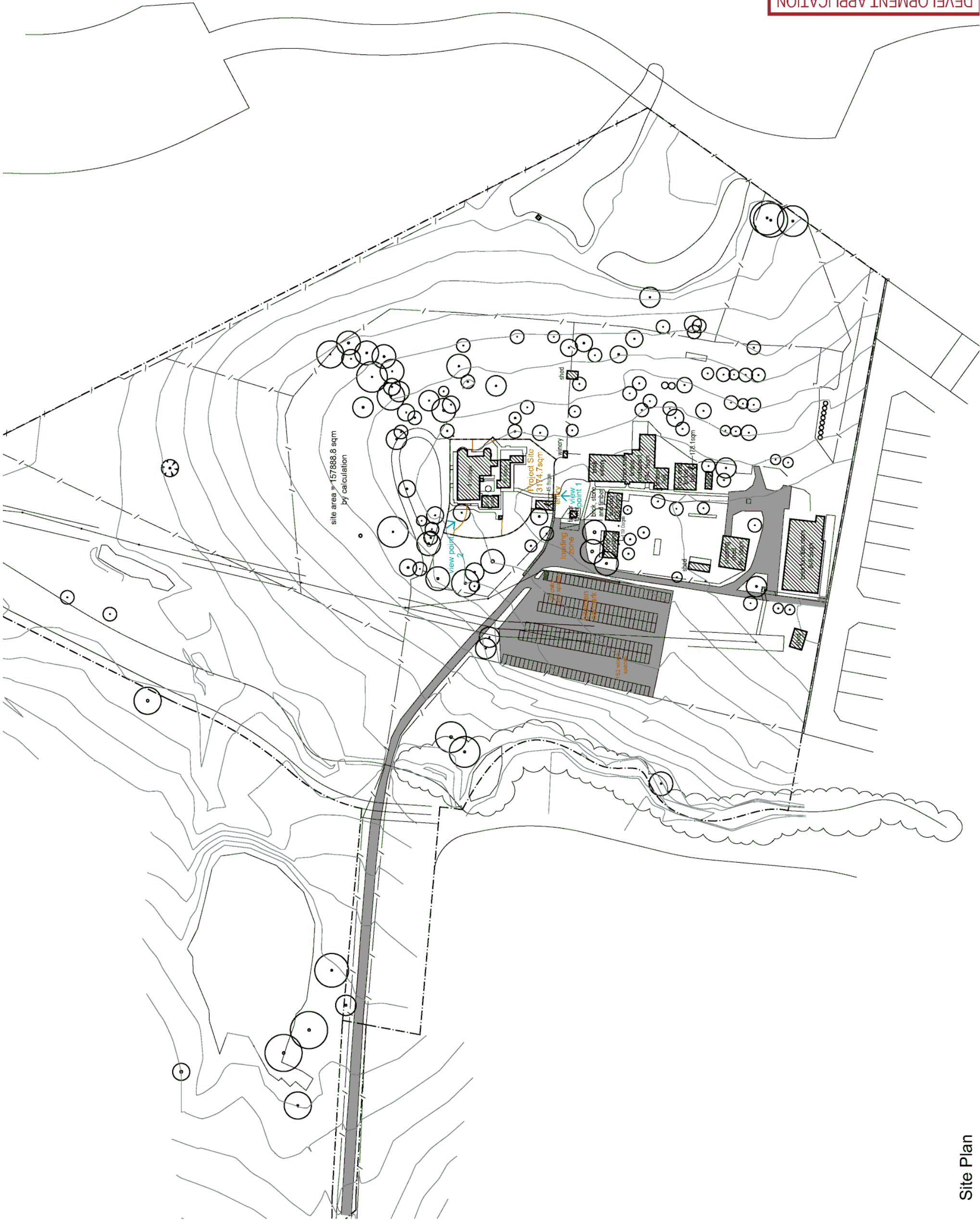




0101050m

True north

Notes:  
Do not scale, check and verify all dimensions  
before commencing new work.  
Ground levels may vary due to site conditions.



DEVELOPMENT APPLICATION

B

Amendments to Address Council Issues

03-08-20

A

Development Application

16-04-19

Issue description

Date

architex

1 : 02 9633 5888  
02 9203 315 142  
enrol@architex.com.au  
www.architex.com.au  
Level 3, 76 Pines Street  
Parramatta NSW 2150  
Notified Architect  
NSW Reg No. 3972

Project

Development Application  
Proposed Child Care Centre

Project address

900 Camden Valley Way,  
Gledswood Hills.

Client

Roy Nasso

Title

Site Plan

Drawn

L.D.P.

2434

Scale

1:1000 @ A1

02

Checked

Issue

B

Site Plan

Attachment 5

CLPP01

This is the report submitted to the Camden Local Planning Panel held on 21 September 2021 - Page 71

012

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1

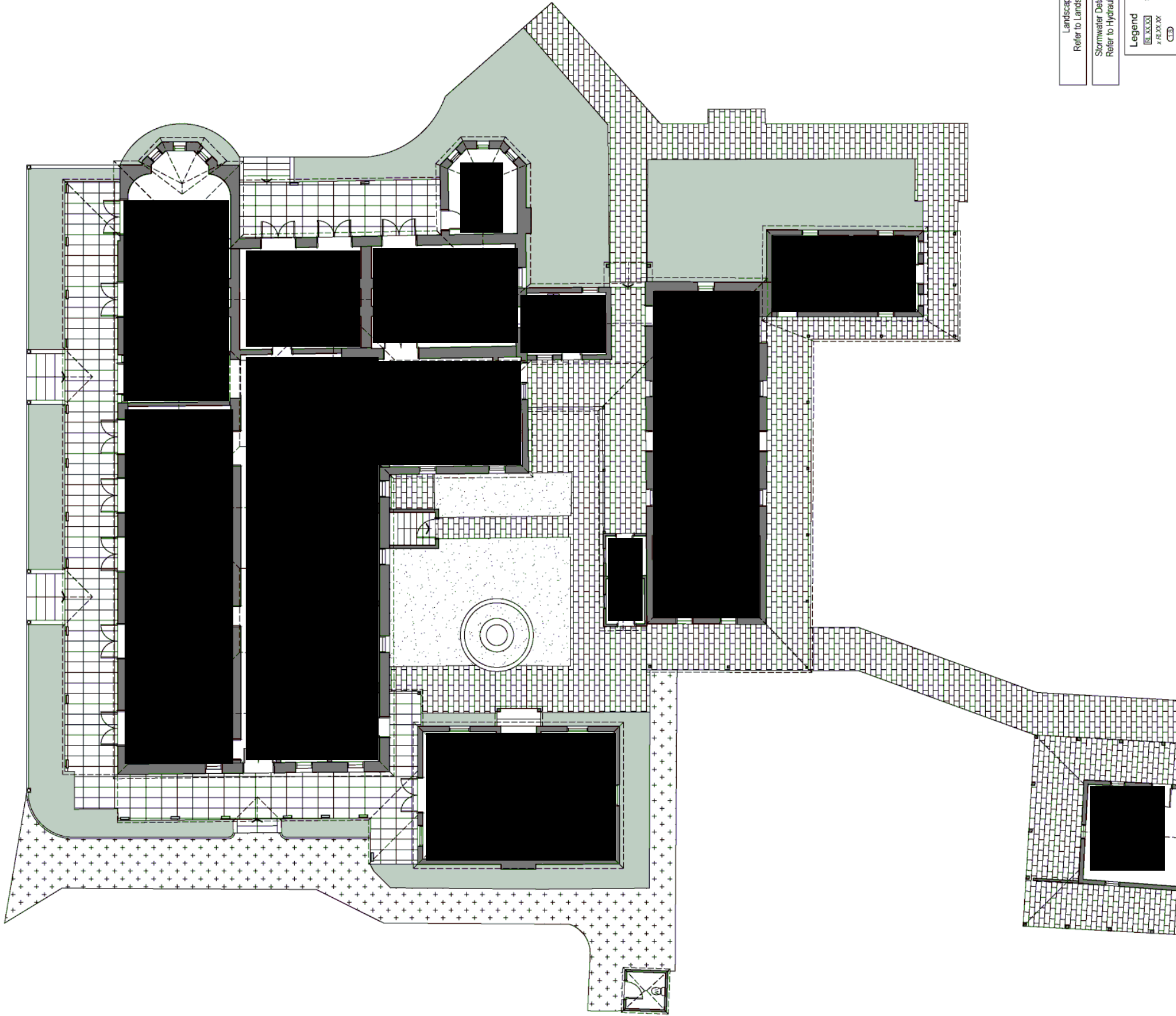
2

5 m

True northpoint

Notes:

Do not locate, check and verify all dimensions before commencing new work.  
ground levels may vary due to site conditions.



Existing Ground Level

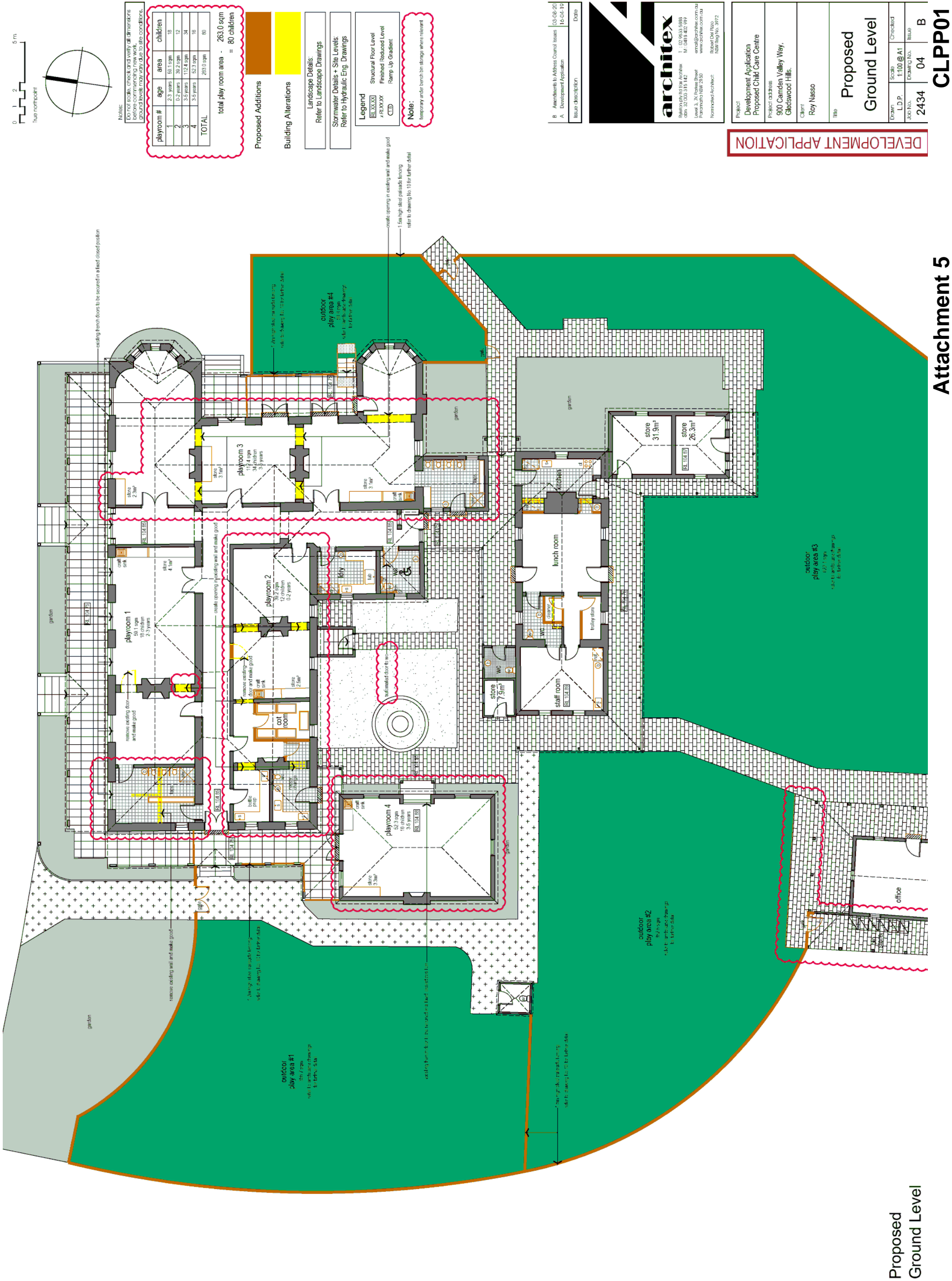
DEVELOPMENT APPLICATION

B. Amendments to Address Council Issues		03-08-20
A. Development Application		16-04-19
Issue description		Date
<div><div><div></div><div>architex</div></div><div><div>900a Camden Valley Way Gledswood Hills NSW 2160 P.O. Box 100 Gledswood Hills NSW 2160 M: 02 9533 4442 F: 02 9533 4442 www.architex.com.au info@architex.com.au 900a Camden Valley Way Gledswood Hills NSW 2160 NSW Reg No. 2972</div></div></div>		
Project		
Development Application		
Proposed Child Care Centre		
Project address		
900 Camden Valley Way, Gledswood Hills.		
Client		
Roy Nasso		
Title		
Existing Ground Level		
Drawn	Scale	Checked
L.D.P.	1:100 @ A1	
Job No.	Drawing No.	Issue
2434	03	B

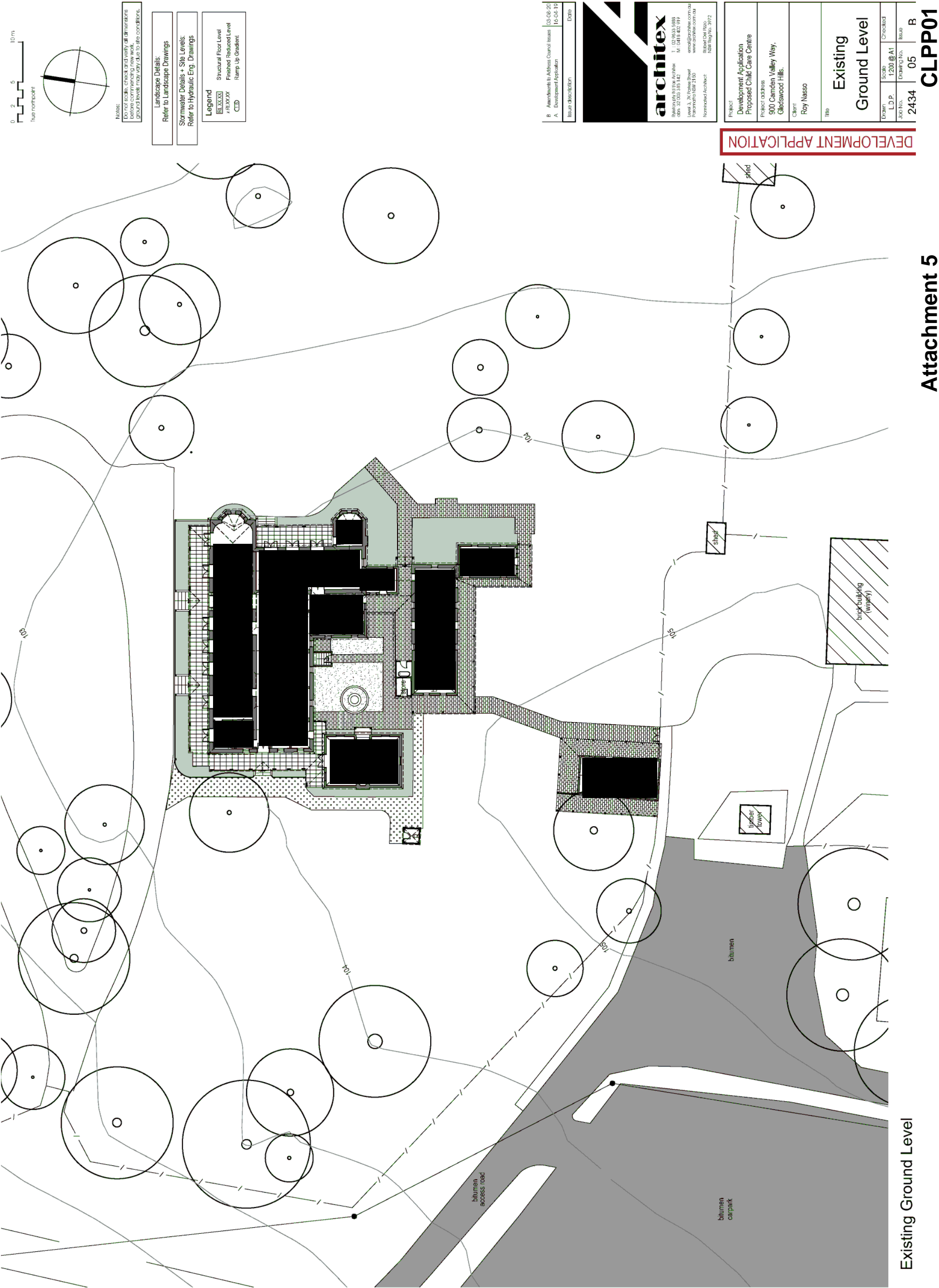
Attachment 5

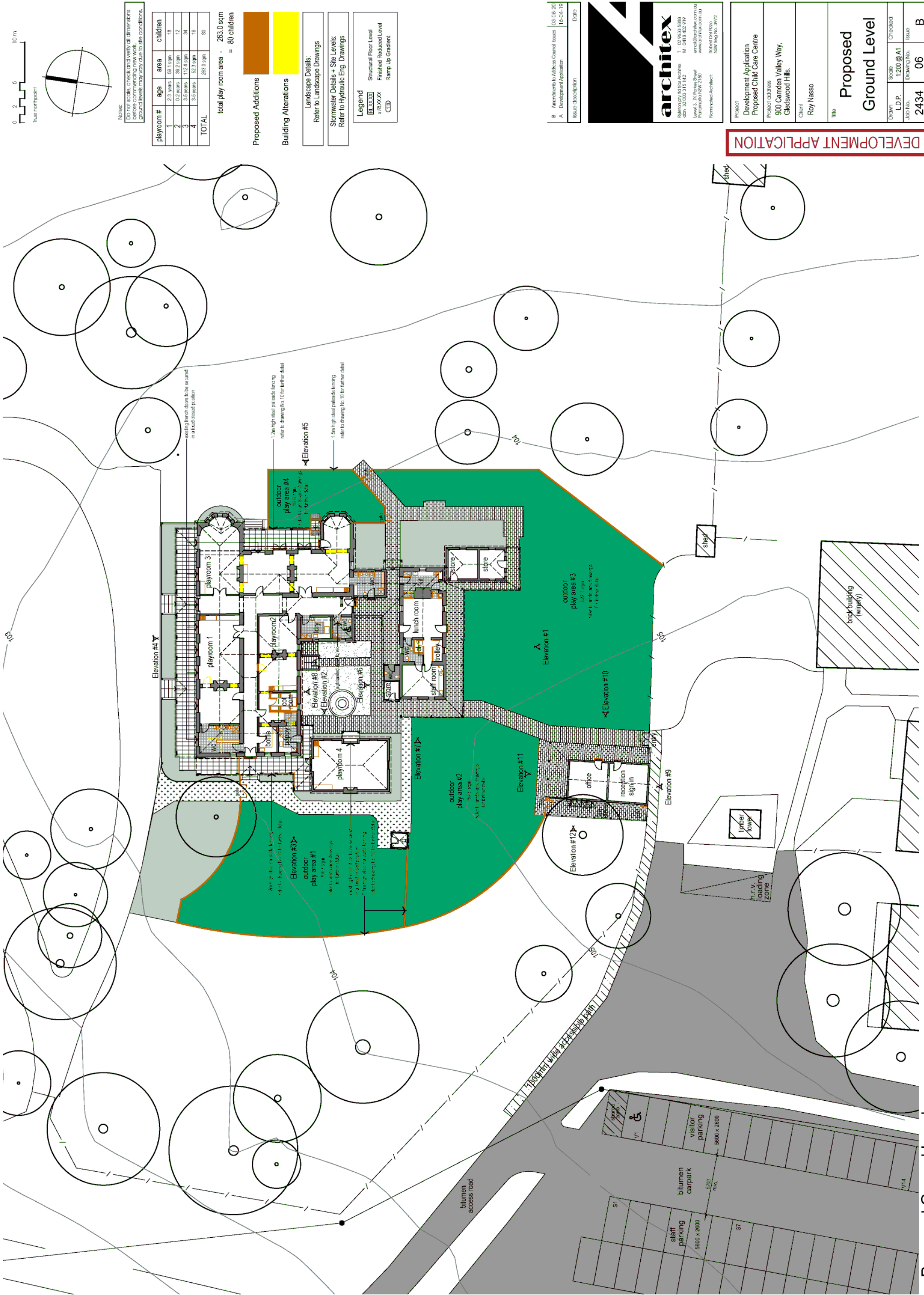
CLPP01

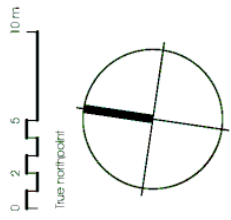
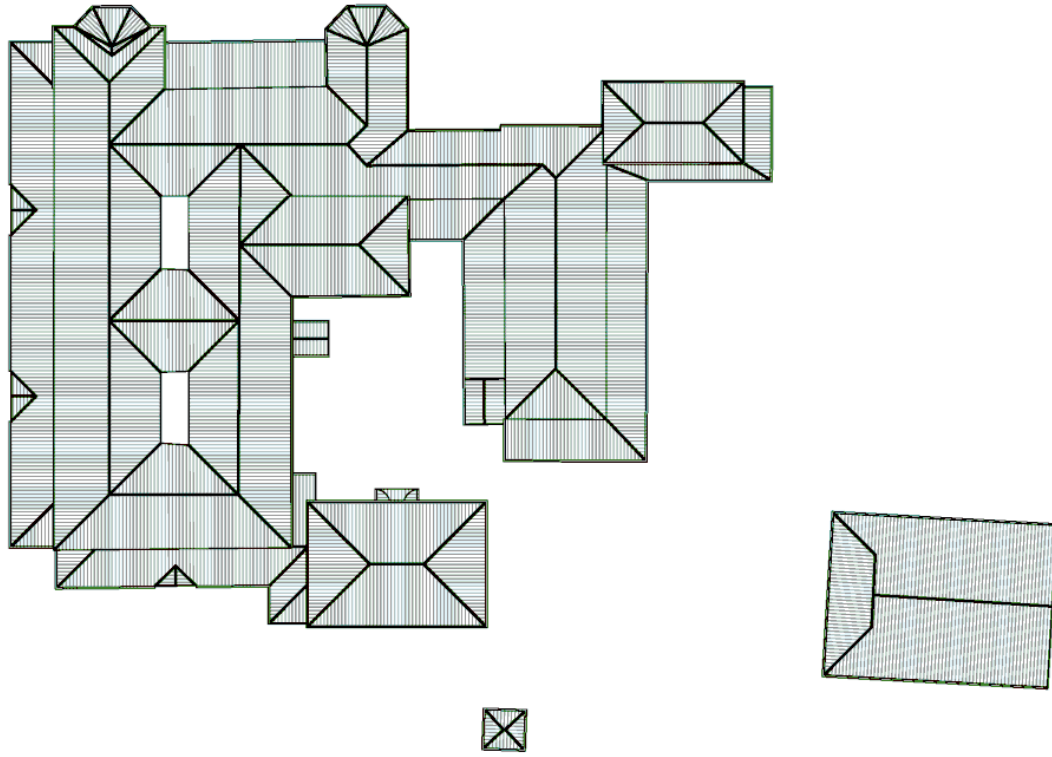












Notes:  
Do not scale, check and verify all dimensions before commencing new work.  
ground levels may vary due to site conditions.

B	Amendments to Address Council Issues	03-08-20
A	Development Application	16-04-19
Issue description		Date



Project: Development Application Proposed Child Care Centre	Project address: 900 Camden Valley Way, Glebeville Hills.	Client: Roy Nasso	Roof Plan	Drawn L.D.P.	Scale 1:200 @ A1	Checked
				Joo No. 2434	Drawing No. 07	Issue B
Title						

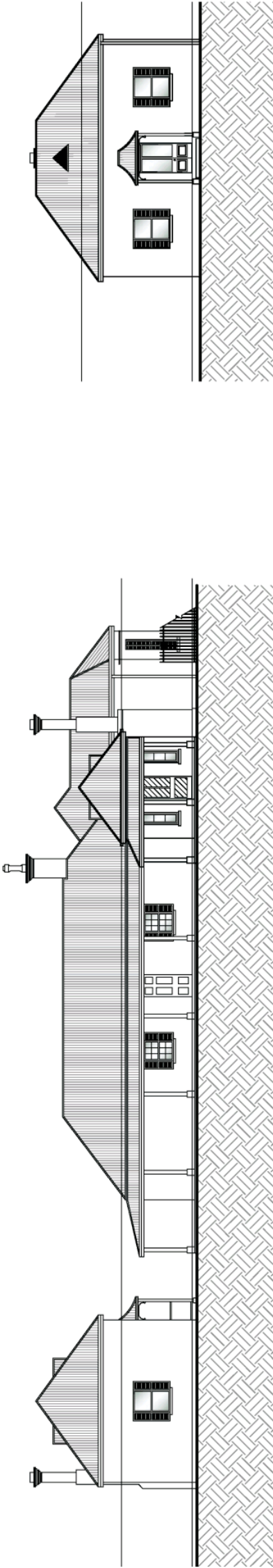
DEVELOPMENT APPLICATION

CLPP01

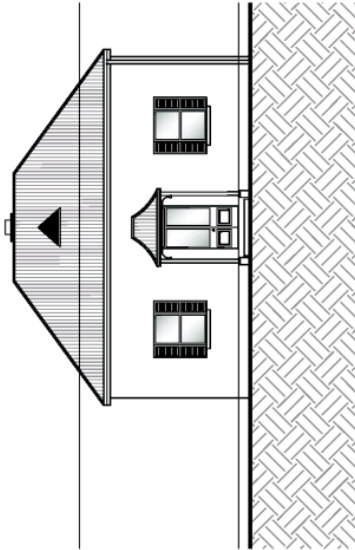




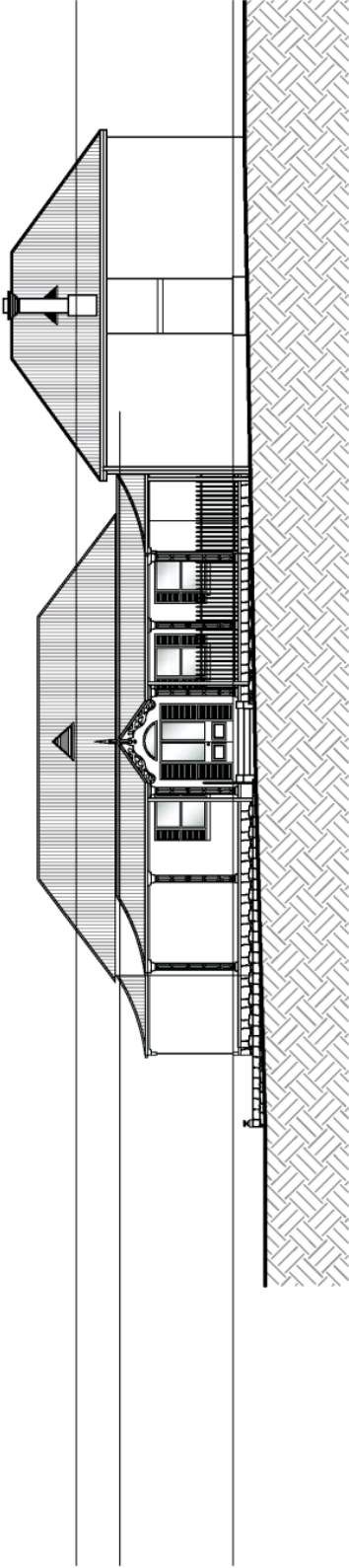
Notes:  
Do not scale, check and verify all dimensions  
before commencing new work.  
ground levels may vary due to site conditions.



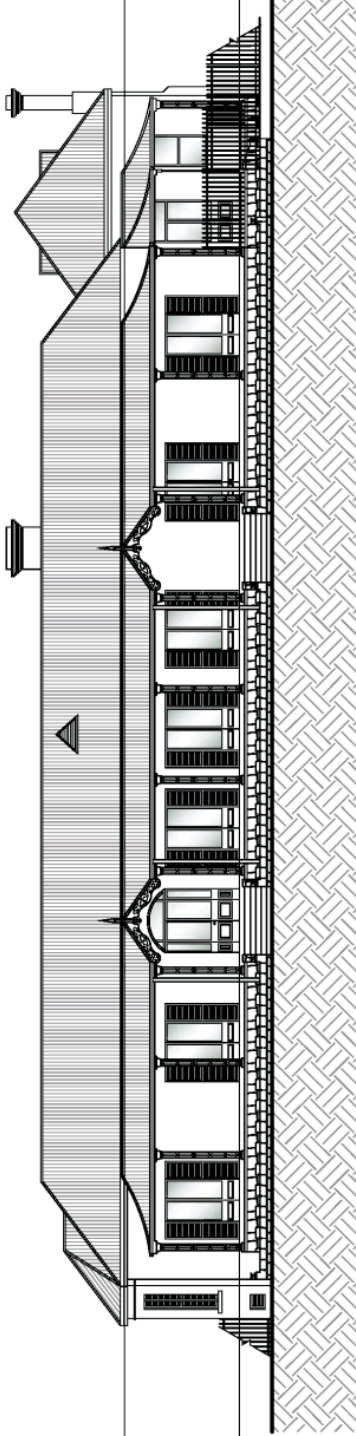
Elevation 1



Elevation 2



Elevation 3



Elevation 4

DEVELOPMENT APPLICATION

B	Amendments to Address Council Issues	03-08-20
A	Development Application	16-04-19
Issue description		Date
<div><div></div><div>architex</div><div>1 : 02 9633 5888 arch 32 003 315 142 Level 3, 76 Packer Street Parramatta NSW 2150 enrol@architex.com.au www.architex.com.au Registered Architect Robert Dea 1920 NSW Reg No. 3972</div></div>		
Project Development Application Proposed Child Care Centre		
Project address 900 Camden Valley Way, Gledswood Hills.		
Client Roy Nasso		
Title Elevations 1-4		
Drawn	Scale	Checked
L.D.P.	1:100 @ A1	
Job No.	Drawing No.	Issue
2434	08	B

Elevations 1-4

Attachment 5

CLPP01

0

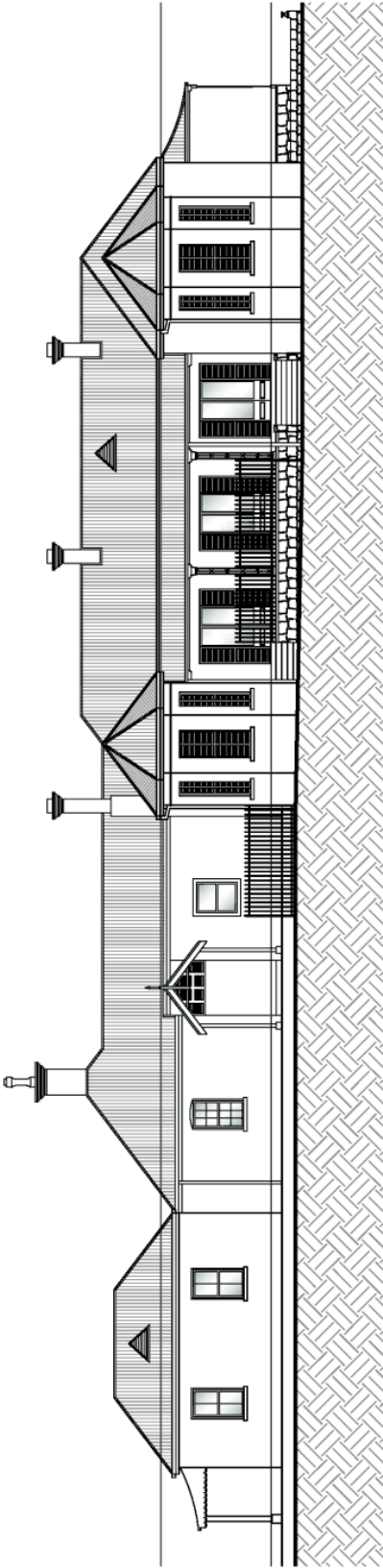
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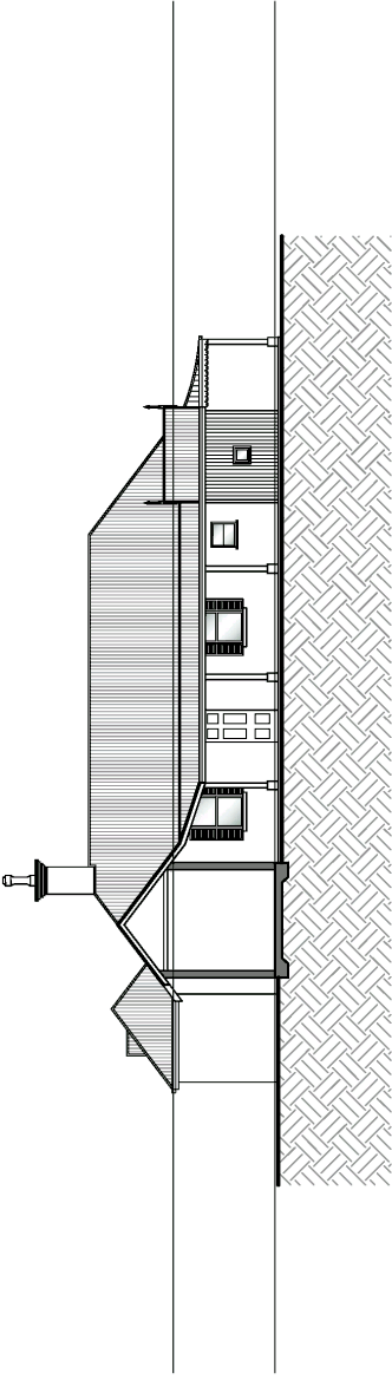
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Notes:

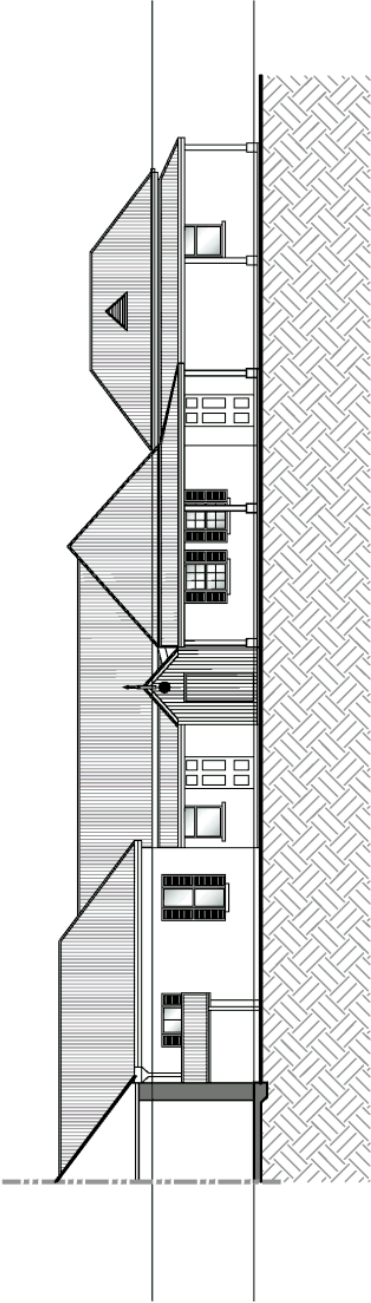
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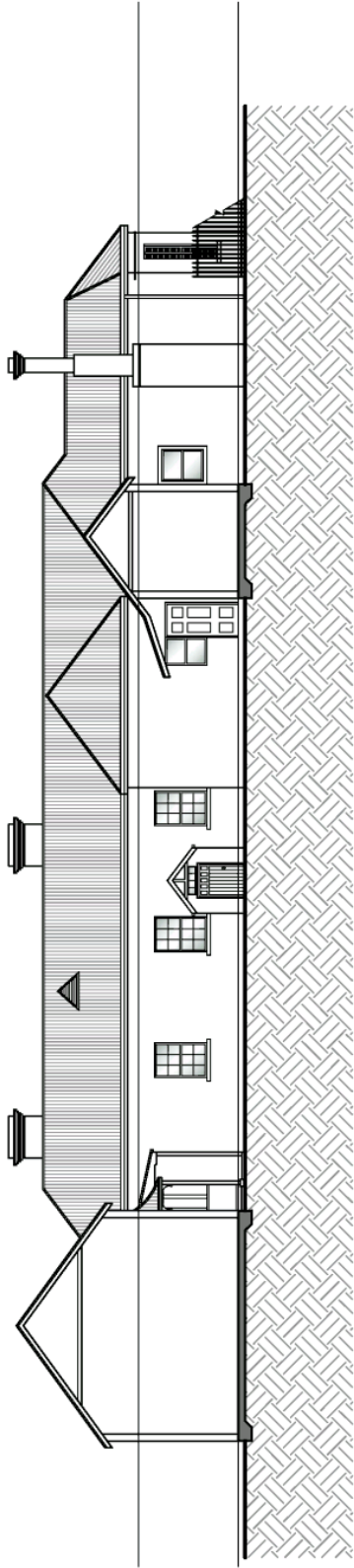
Elevation 5



Elevation 6



Elevation 7



Elevation 8

Elevations 5-8

Attachment 5

B. Amendments to Address Council Issues

03-08-20

A. Development Application

16-04-19

Issue description

Date

architex

Architects & Planners  
1/105-107/109  
Camden Valley Way  
Gledswood Hills NSW 2150  
Australia  
Phone: 02 9333 3142  
Fax: 02 9333 3143  
Email: info@architex.com.au  
www.architex.com.au  
NSW Reg No. 2972

Project

Development Application  
Proposed Child Care Centre

Project address

900 Camden Valley Way,  
Gledswood Hills.

Client

Roy Nasso

Title

Elevations  
5-8

Drawn

L.D.P.

Scale

1:100 @ A1

Checked

Issue

Job No.

2434

Drawing No.

09

Issue

B

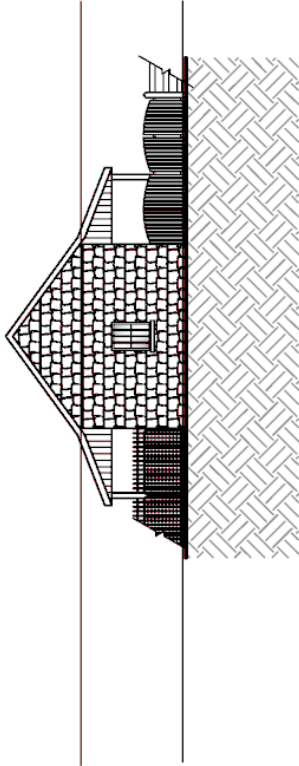
DEVELOPMENT APPLICATION

CLPP01

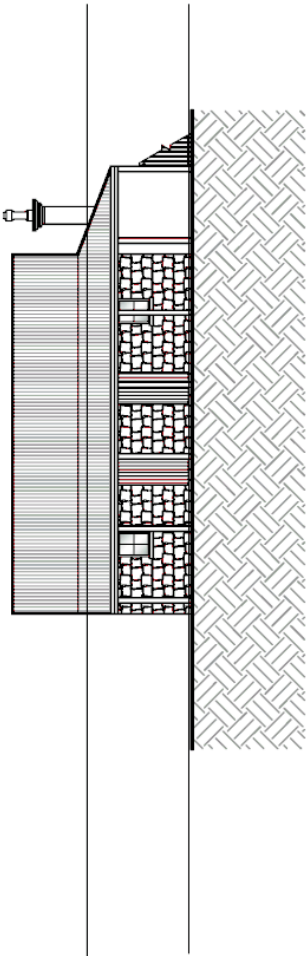




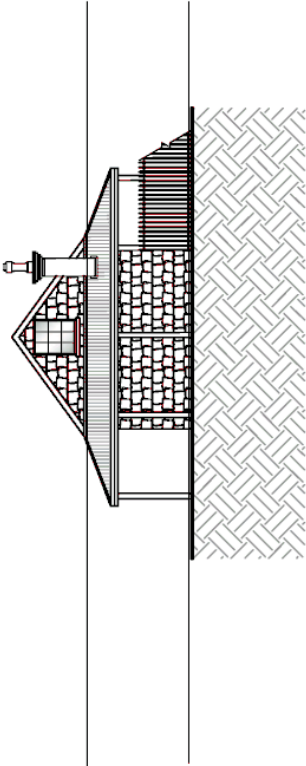
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ground levels may vary due to site conditions.



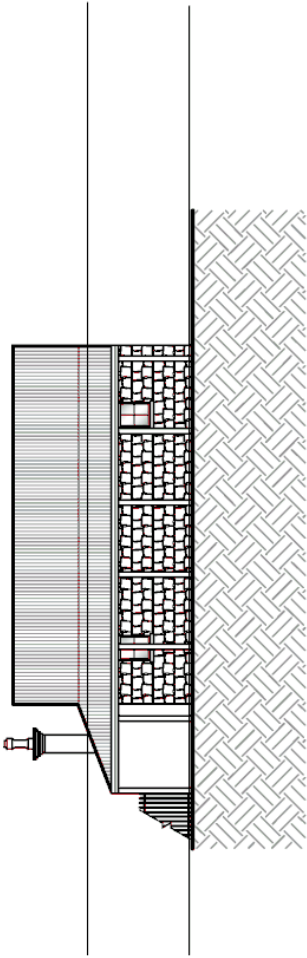
Elevation 9  
scale 1:100



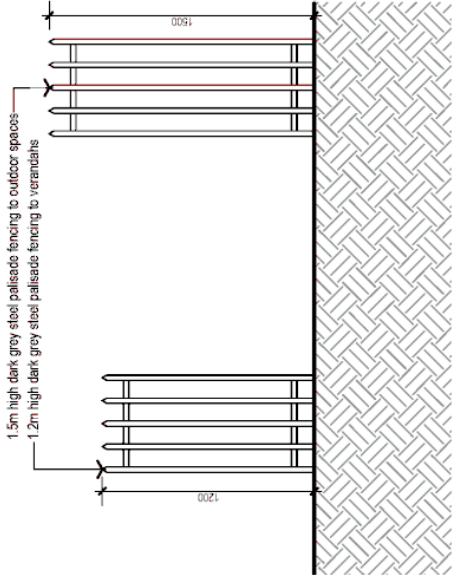
Elevation 10  
scale 1:100



Elevation 11  
scale 1:100



Elevation 12  
scale 1:100



Fence Detail  
scale 1:20

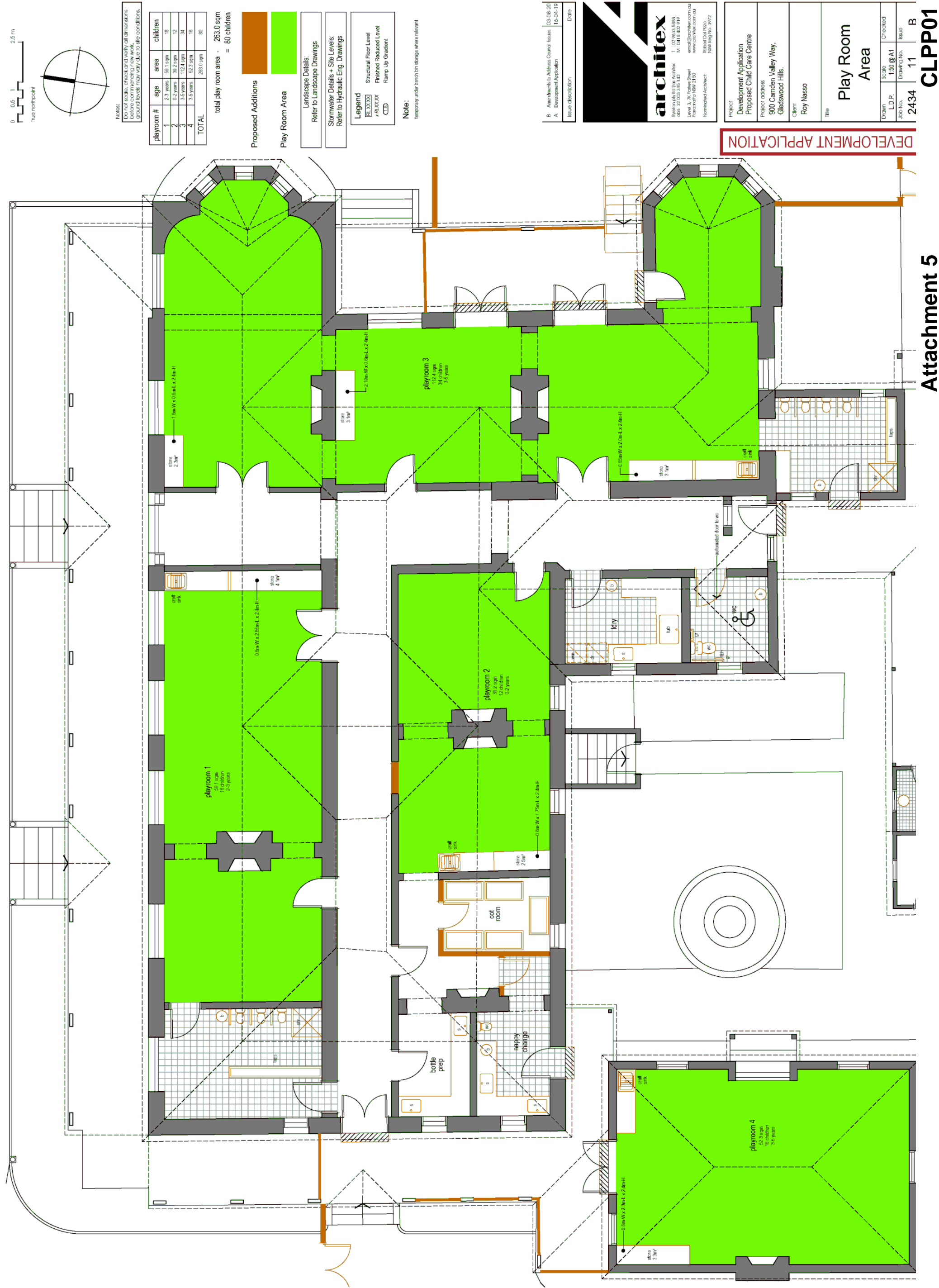
DEVELOPMENT APPLICATION

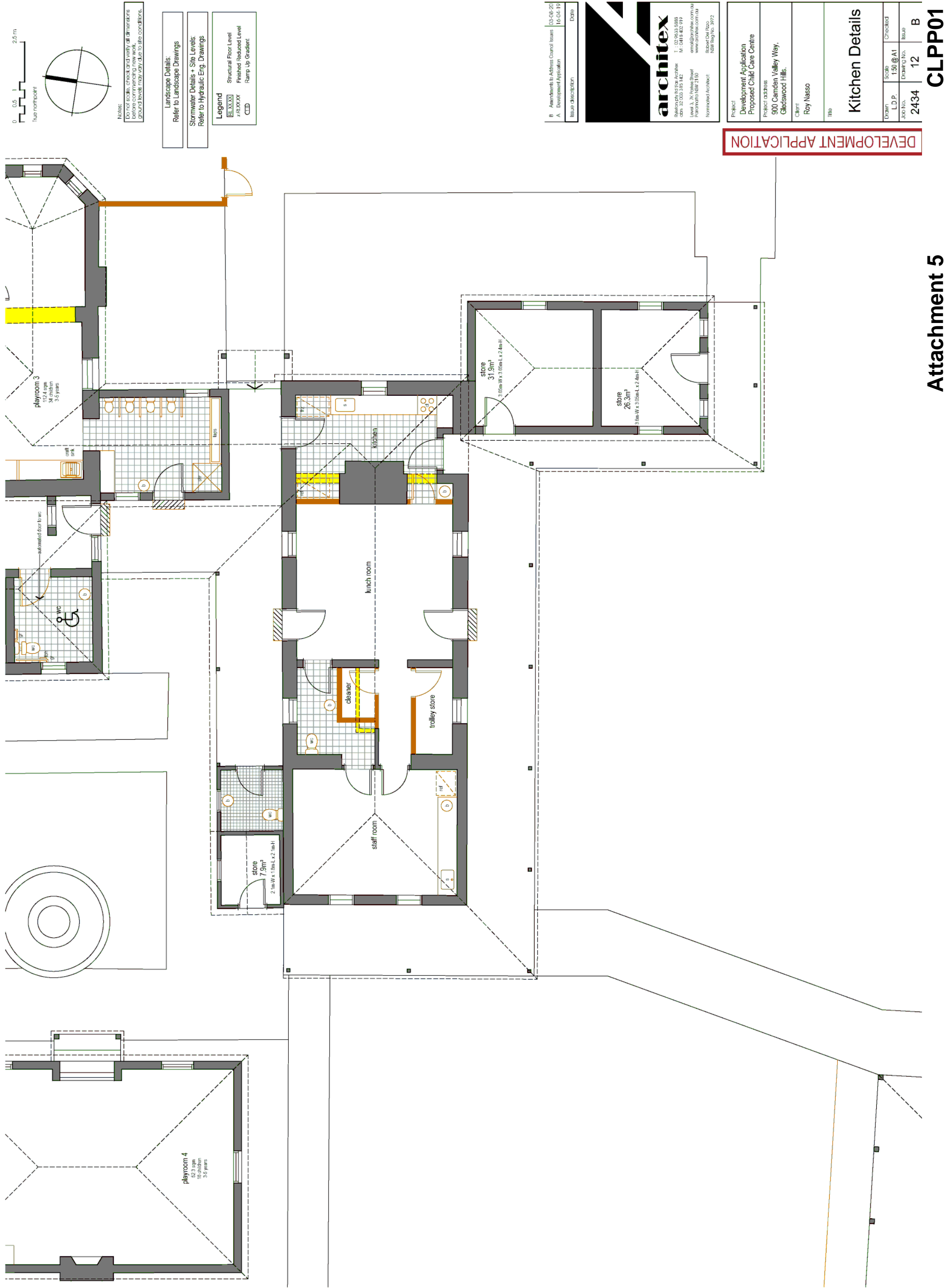
B	Amendments to Address Council Issues	03-08-20
A	Development Application	15-04-19
Issue description		Date
 <div>1 : 02 9633 5888 arch 32 003 310 142 Level 3, 76 Pines Street Parramatta NSW 2150 enrol@architex.com.au www.architex.com.au Report Date: 2020 NSW Reg No. 3972</div>		
Project: Development Application Proposed Child Care Centre		
Project address: 900 Camden Valley Way, Gledswood Hills.		
Client: Roy Nasso		
Title: Elevations 9-12		
Drawn: L.D.P.	Scale: as shown	Checked:
Job No. 2434	Drawing No. 10	Issue B

Elevations 9-12

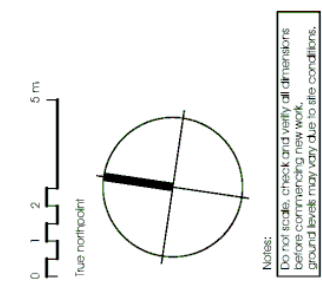
Attachment 5

CLPP01









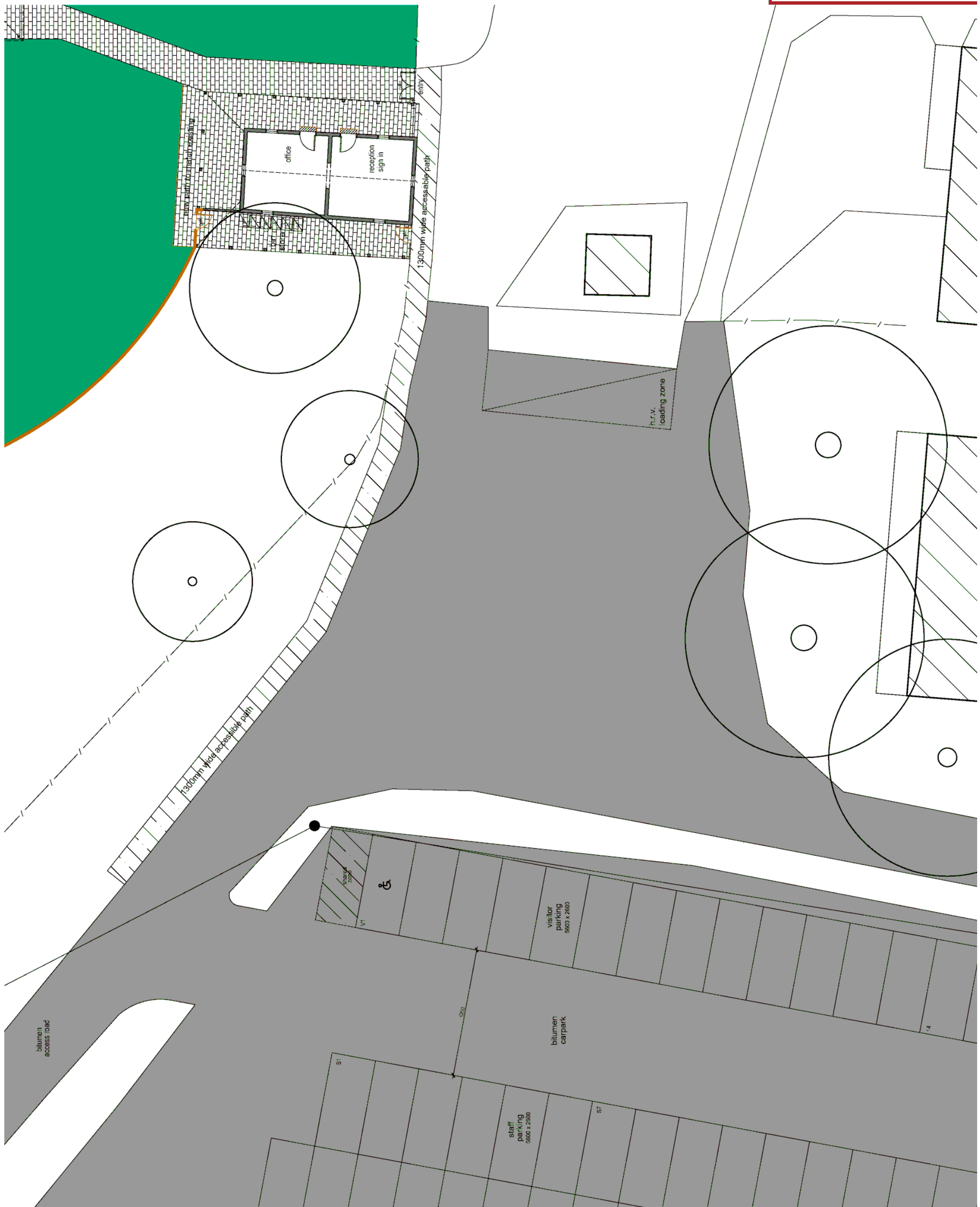
Bin Calculations
= 3 x 240 lt. waste bins
= 2 x 240 lt. recycle bins
= 1 x 240 lt. sanitary waste bin

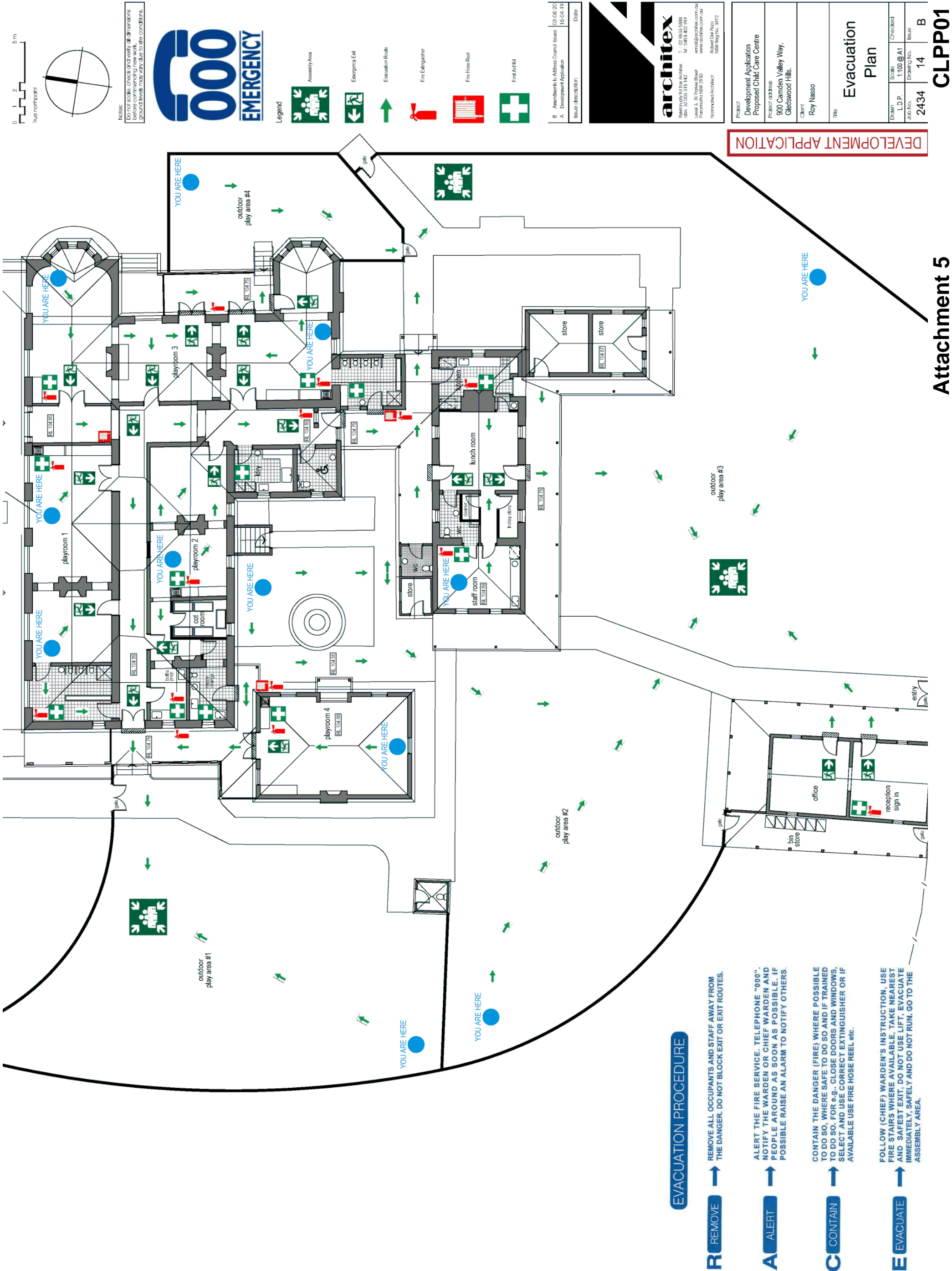
Issue description	Date
B Amendments to Address Council Issues	03-08-20
A Development Application	16-04-19



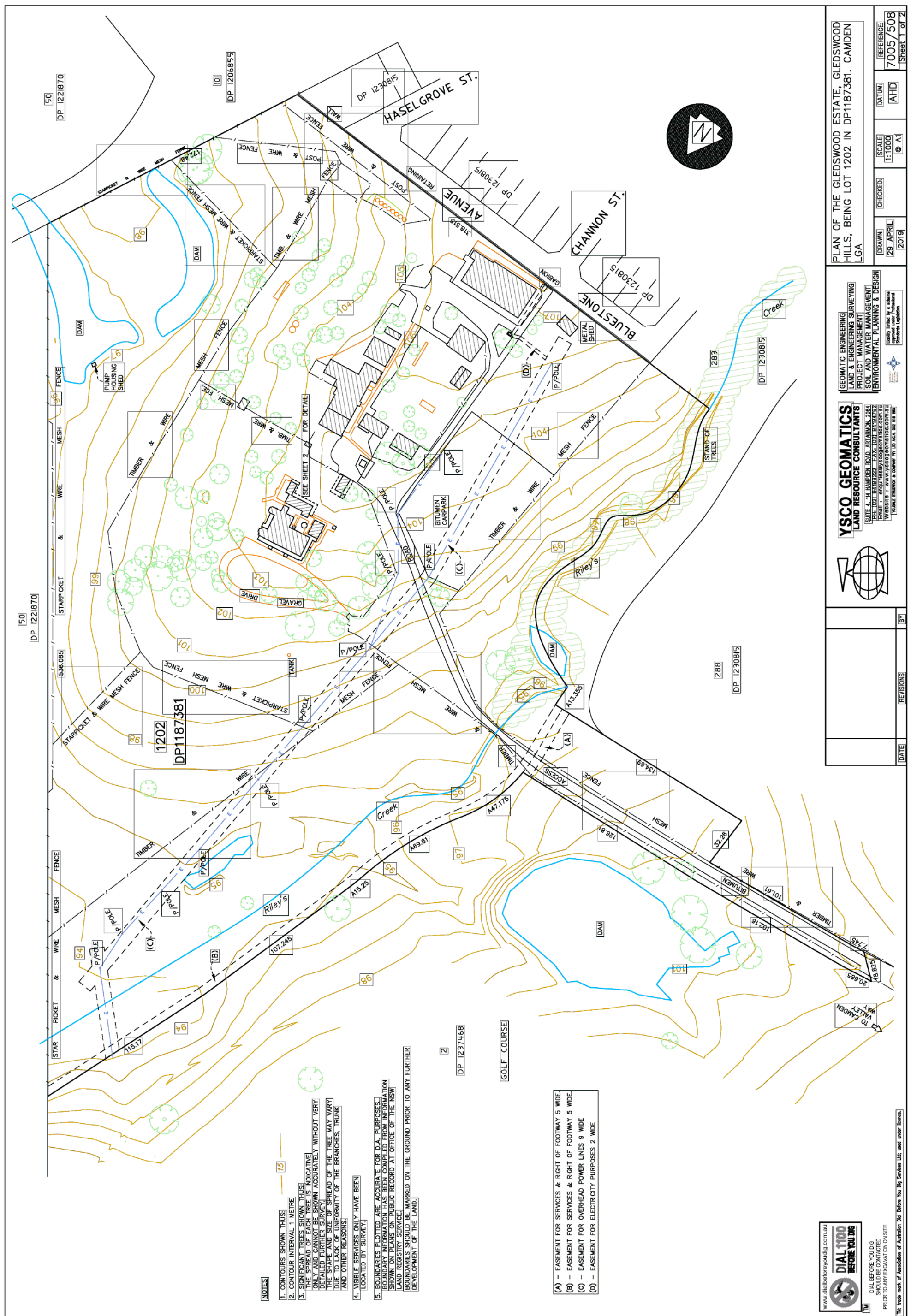
Project Development Application Proposed Child Care Centre	Project address 900 Camden Valley Way, Gladeswood Hills.	Client Roy Nasso	Title <b>Waste Management And Access</b>	
Drawn L.D.P.	Scale 1:100 @ A1	Checked	Issue	
Job No. 2434	Drawing No. 13			B

# CLPP01

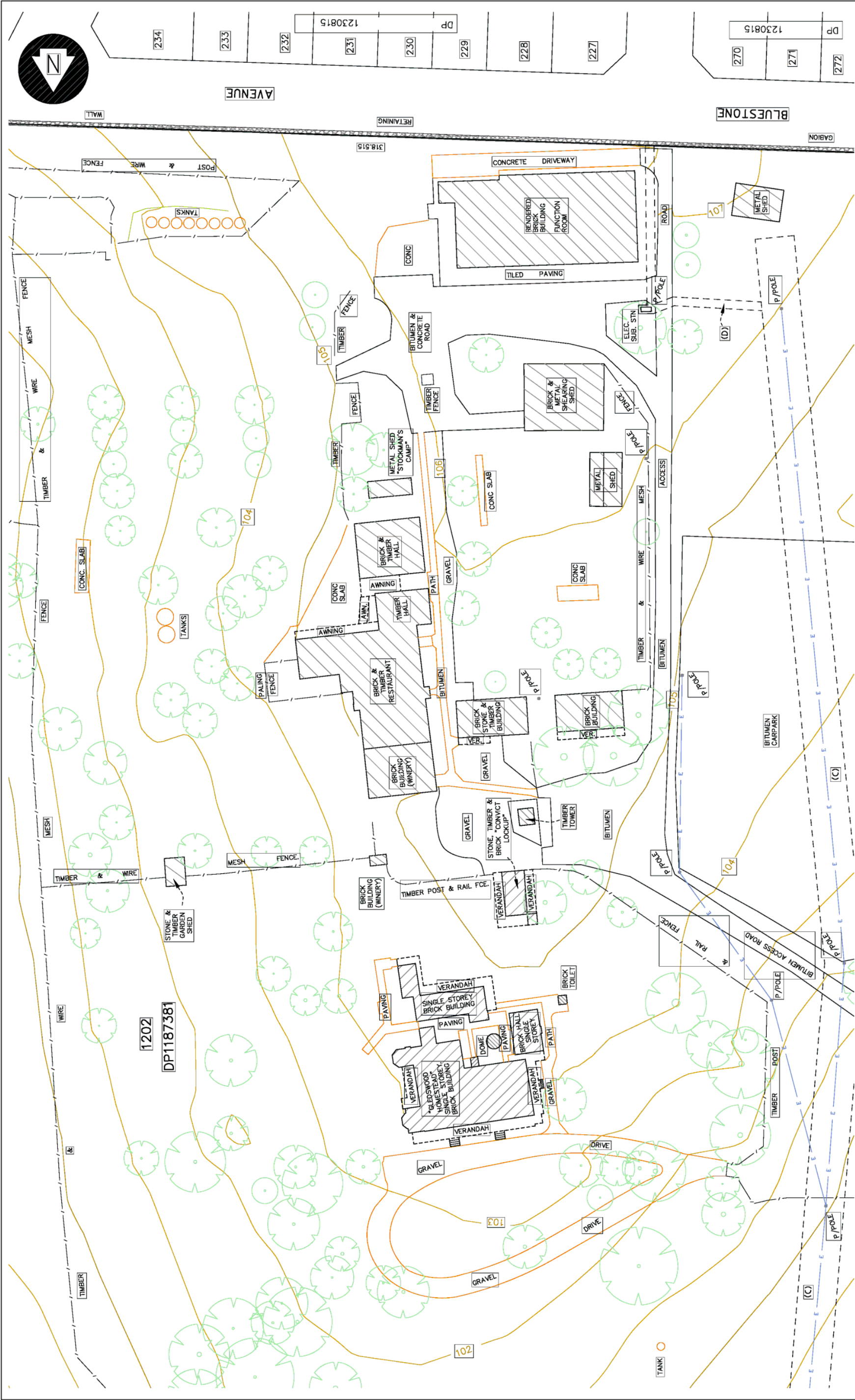















**YSCO GEOMATICS**  
LAND RESOURCE CONSULTANTS  
SUITE 1.01 HANSEN ROAD, BATHURST, NSW 2570  
TEL: 02 6332 2222 FAX: 02 6332 2222  
EMAIL: geomatics@ysco.com.au  
WEBSITE: WWW.YSCOGEOMATICS.COM.AU  
VOLUME 1: SITE PLAN & CONCEPT PLAN

GEOMATIC ENGINEERING  
LAND & ENGINEERING SURVEYING  
PROJECT MANAGEMENT  
SOIL AND WATER MANAGEMENT  
ENVIRONMENTAL PLANNING & DESIGN

PLAN OF THE GLEDSDOOD ESTATE, GLEDSDOOD HILLS, BEING LOT 1202 IN DP1187381. CAMDEN LGA


DRAWN	CHECKED	SCALE	DATE	REFERENCE
29 APRIL 2019		1:400 @ A1	AHD	7005/508

DATE

REVISIONS

BY

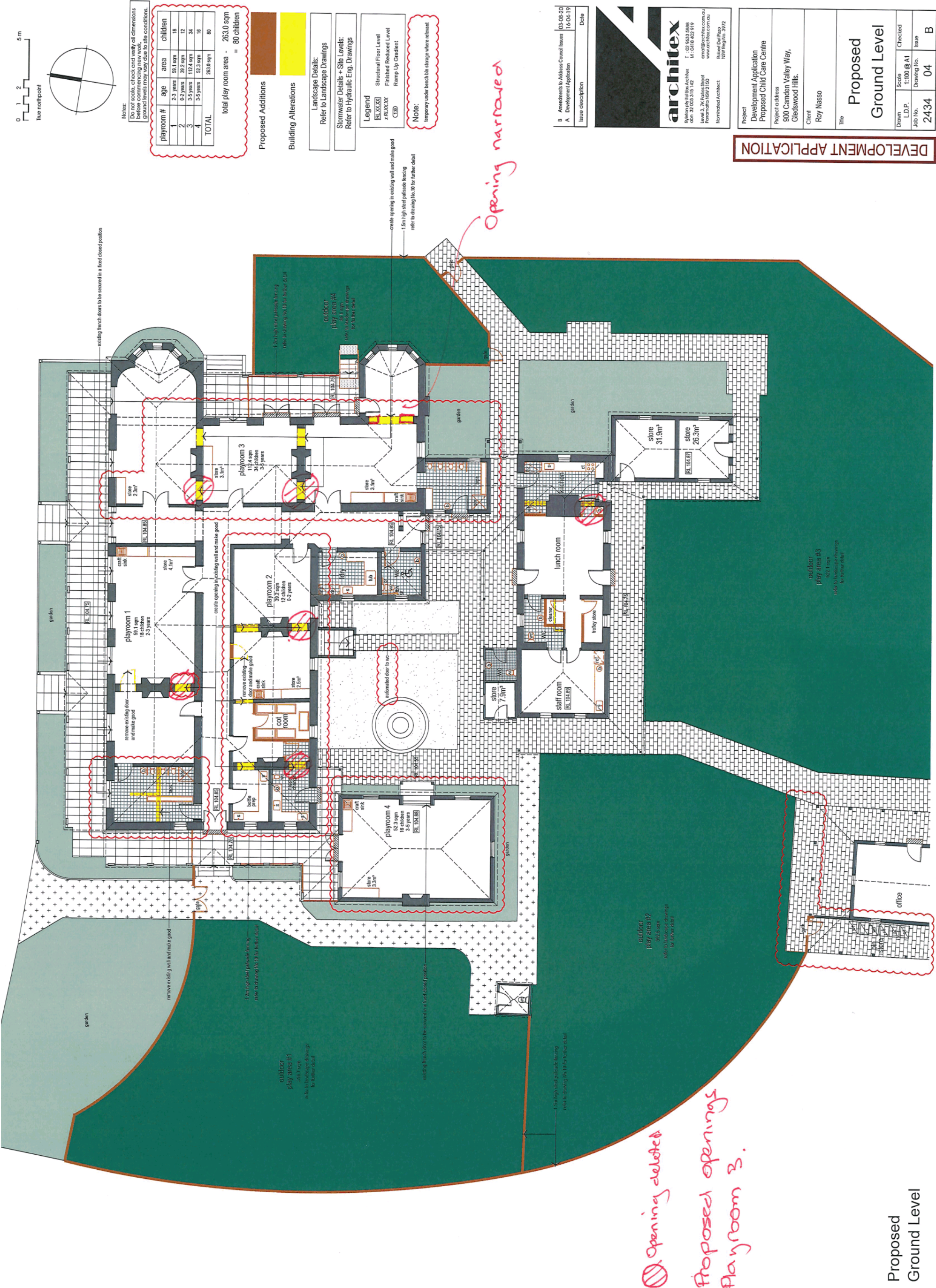
(C) - EASEMENT FOR OVERHEAD POWER LINES 9 WIDE  
(D) - EASEMENT FOR ELECTRICITY PURPOSES 2 WIDE



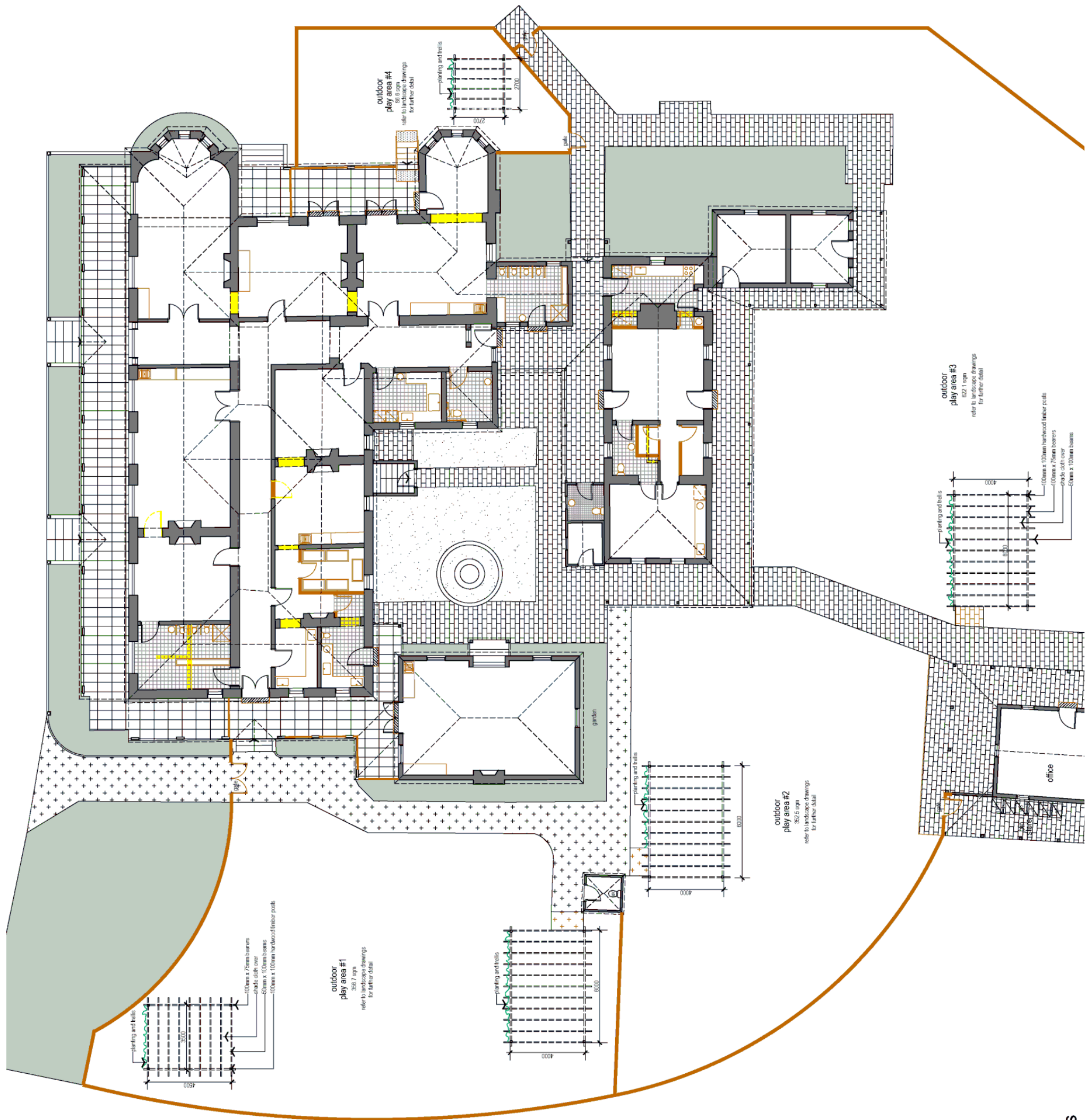
**DIAL 1100 BEFORE YOU DIG**  
DIAL BEFORE YOU DIG  
SHOULD BE CONTACTED  
PRIOR TO ANY EXCAVATION ON SITE  
The Trade Mark of Association of Australian Dig Before You Dig Services Ltd. used under license.


www.dialbeforeyoudig.com.au









B. Attachments to Address Council Issues	13-04-2019
A. Designation Application	16-04-19
Issue description	Date
 <p>             Rujana Pty Ltd t/a Architex              M: (08) 933 5888              11 (08) 422 919              email@architex.com.au              www.architex.com.au              Level 3, X-Parade Shop              Paramatta NSW 2150              Normalised Architect:              Robert Del Rizzo              NSW Reg No. 3972           </p>	
Project	Development Application Proposed Child Care Centre
Project address	900 Camden Valley Way, Gladswood Hills.
Client	Roy Nasso
Title	Proposed Shade Areas
Drawn	Scale
L.D.P.	1:100 @ A1
Job No.	Drawing No.
2434	15
	B

## DEVELOPMENT APPLICATION

# STORMWATER CONCEPT PLAN AT 900 CAMDEN VALLEY WAY, GLEDSWOOD HILLS NSW

NOTE RE. SERVICES

APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON LONGITUDINAL SECTION. EXACT LOCATIONS & DEPTHS TO BE ACURATELY LOCATED BY BUILDER CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS

GENERAL NOTES

1. ALL LINES ARE TO BE MIN. 1000 UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
2. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
3. ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY (300mm IF LOCATED IN BLACKTOWN CITY COUNCIL)
4. ALL PITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET PITS.
5. ALL WORK DO BE DONE IN ACCORDANCE WITH COUNCIL'S DCP AND TO COUNCIL'S SATISFACTION.
6. LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZES, LOCATIONS & QUANTITIES BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
7. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
8. ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER AND COUNCIL ENGINEER FOR RESOLUTION.
9. ALL PITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
10. ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES
11. ALL PIT GRATES ON SITE MUST BE HINGED WITH 3-BOLT LOCKDOWN SYSTEM.
12. PITS DEEPER THAN 1m REQUIRE STEP IRONS IN A STAGGERED MANNER. THE DEPTH OF ANY PIT IN EXCESS OF 2m SHALL BE STRUCTURALLY DESIGNED AND CERTIFIED BY A STRUCTURAL ENGINEER AND SUBMITTED TO COUNCIL FOR APPROVAL.
13. PROVIDE GRATED DRAIN IN ALL OPEN AREAS TO THE SKY INCLUDING STAIRS AND CONNECT TO NEAREST STORMWATER SYSTEM.
14. PROVIDE EMERGENCY SPITTERS TO ALL BALCONIES.
15. PROVIDE AGG PIPE IN ALL LANDSCAPE AREA AND CONNECT TO THE STORMWATER DRAINAGE SYSTEM.
16. PROVIDE AGG PIPE BEHIND THE RETAINING WALL AND CONNECT TO THE STORMWATER DRAINAGE SYSTEM.
17. TOP OF KERB AND INVERT OF GUTTER LEVELS & SERVICES ARE TO BE CHECKED ON SITE PRIOR ANY SITE WORK. INCLUDING CONSTRUCTION OF INTERNAL DRAINAGE SYSTEM. DRAINAGE ENGINEER IMMEDIATELY IF LEVEL VARIES FROM DESIGN DRAWING.
18. ALL RETAINING WALL FOR ABOVE GROUND OSD/BIORETENTION BASIN TO BE FULLY CONSTRUCTED WITHIN THE PROPERTY BOUNDARY.

SURFACE INLET PIT DIMENSION				
DEPTH TO INVERT OF OUTLET	MINIMUM INTERNAL DIMENSIONS (mm)			
	RECTANGULAR	CIRCULAR		
	WIDTH	LENGTH	DIAMETER	
≤450	350	350	-	
>450	5600	450	450	600
>600	5900	600	600	900
>900	51200	600	900	1000
>1200		900	900	1000

DRAWING No.	DRAWING TITLE
D00	COVER SHEET, LEGEND & DRAWING SCHEDULE
D01	GROUND FLOOR STORMWATER DRAINAGE PLAN
D02	NOT USE
D03	EROSION AND SEDIMENT CONTROL PLAN AND DETAILS
D04	MUSIC RESULTS AND DETAILS
D05	MUSIC LINK REPORT

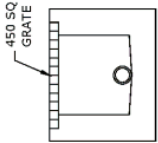
DRAWING SCHEDULE

SYMBOLS

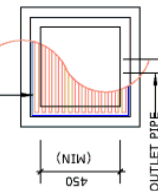
- F.F.L. FINISHED FLOOR LEVEL
- T.K. TOP OF KERB
- RL PIT SURFACE LEVEL
- IL INVERT LEVEL
- STORMWATER DRAINAGE PIPE
- DOWNPIPE TO RAINWATER TANK
- 1000 DOWN PIPE (U.N.O.)
- VERTICAL DROP PIPE
- VERTICAL RISER
- INSPECTION OPENING
- MASONRY RETAINING WALL
- FLOOR WASTE 3000
- RWO RAINWATER OUTLET 1500
- DDO DISH DRAIN OUTLET 1000
- GRATED INLET PIT
- GRATED DRAIN
- OVERLAND FLOW PATH
- SP SPREADER
- ES EMERGENCY SPITTER

ABBREVIATIONS

- CLEARANCE
- DOWNPIPE
- FINISHED FLOOR LEVEL
- GROUND LEVEL
- GRADED SURFACE
- GRATED SURFACE DRAIN
- INVERT LEVEL
- KERB INLET PIT
- INSPECTION OPENING
- OVERFLOW
- OVERLAND FLOW PATH
- SPREADER
- STORMWATER
- UNDER SIDE



TYPICAL PIT SECTION  
N.T.S.



STANDARD PIT  
N.T.S.

TYPICAL PIT DETAIL  
N.T.S.

NOTES: DRAINAGE LINES  
DRAINAGE LINES SHOWN CONTINUOUS  
TO COLLECT SURFACE WATER  
DRAINAGE LINES SHOWN DASHED  
TO COLLECT ROOF WATER ONLY TO RAINWATER TANK

DP : 1000 DOWN PIPE U.N.O.  
STORMWATER PIPE  
REFER TO AS 3500 PART 3 TABLE 7.2  
P1 : 1000 UPVC PIPE AT 1.0% MIN. GRADE  
P2 : 1500 UPVC PIPE AT 1.0% MIN. GRADE  
P3 : 2250 UPVC PIPE AT 0.5% MIN. GRADE  
P4 : 3000 UPVC PIPE AT 0.4% MIN. GRADE  
P5 : 3750 UPVC PIPE AT 0.4% MIN. GRADE  
P6 : 4500 RCP PIPE AT 0.4% MIN. GRADE

PROVIDE 150mm GAP UNDER THE FENCE AND IF BLOCK WALL PROVIDED, THEN PROVIDE OPENING FOR EMERGENCY OVERFLOW.

\* NEW LEVEL  
+ EXISTING LEVEL

NOT FOR CONSTRUCTION

No	AMENDMENT	ENG	DRAFT	DATE	No
B	FOR D.A. APPROVAL	J.P.	J.P.	18-12-2020	
A	FOR D.A. APPROVAL	J.P.	J.P.	19-03-2020	

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architect

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Loka Consulting Engineers  
as date of issue

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WWW.LOKACONSULTINGENGINEERS.COM.AU

PROPOSED ALTERATIONS & ADDITIONS  
900 CAMDEN VALLEY WAY,  
GLEDSWOOD HILLS NSW

COVER SHEET, LEGEND AND  
DRAWING SCHEDULE

PROJECT	900 CAMDEN VALLEY WAY, GLEDSWOOD HILLS NSW
DATE	DEC 20
DESIGNED	J.P.
DRAWN	J.P.
SCALE	N.T.S.
JOB No	19NLI178
AUTHORISED	NERMEIN LOKA
DWG No	D00
REV	B



LOCALITY SKETCH  
NOT TO SCALE



SITE OF WORK



**NOTE RE. SERVICES**

APPROXIMATE LOCATIONS OF EXISTING SERVICES SHOWN ON LONGITUDINAL SECTION, EXACT LOCATIONS & DEPTHS TO BE ACCURATELY LOCATED BY BUILDER CONTRACTOR BY CONTACTING THE RELEVANT AUTHORITIES BEFORE COMMENCEMENT OF ANY WORKS.

**DIAL 1100 BEFORE YOU DIG**

**NOTES**

- ALL LINES ARE TO BE MIN. 1000 UPVC @ MIN 1.0% GRADE UNLESS NOTED OTHERWISE.
- IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE & LEVEL ALL EXISTING SERVICES PRIOR TO THE COMMENCEMENT OF ANY EARTHWORKS. ALL DESIGN LEVELS SHOWN ON PLAN SHALL BE VERIFIED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL PIPES TO HAVE MIN 200mm COVER IF LOCATED WITHIN PROPERTY.
- ALL FITS IN DRIVEWAYS BE HEAVY DUTY GRATES. DIRECT SURFACE FLOW TO ALL GRATED SURFACE INLET FITS.
- ALL WORK DO BE DONE IN ACCORDANCE WITH AS/NZ 3500.3.2:2003 AND COUNCIL SPECIFICATIONS.
- LOCATION OF DOWNPIPES & FLOOR WASTES ARE INDICATIVE ONLY. DOWNPIPE & FLOOR WASTE SIZE, LOCATION & QUANTITY TO BE DETERMINED BY BUILDER & IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL, LANDSCAPE AND STRUCTURAL PLANS.
- ANY DISCREPANCIES OR OMISSIONS SHALL BE REFERRED TO THE DESIGN ENGINEER FOR RESOLUTION.
- ALL FITS OR GRATES IN TRAFFICABLE AREAS TO BE HEAVY DUTY.
- ALL GUTTERS WILL BE FITTED WITH LEAF GUARDS AND SHOULD BE INSPECTED AND CLEANED TO ENSURE LEAF LITTER CANNOT ENTER THE DOWNPIPES.

**EXISTING STORMWATER SYSTEM REFER TO SURVEY PLAN BY YSCO GEOMATICS P/L REF. 7005/5088, DATED 9th OF DECEMBER 2020. ADDITIONAL DETAILS OF EXISTING SYSTEM TO BE PROVIDED AT C.C. STAGE**

**GROUND FLOOR / SITE STORMWATER DRAINAGE PLAN**

SCALE 1:150

**NOT FOR CONSTRUCTION**

**SYMBOLS**

F.F.L. FINISHED FLOOR LEVEL  
T.K. TOP OF KERB  
RL PIT SURFACE LEVEL  
IL INVERT LEVEL  
SSD SUBSOIL DRAINAGE PIPE  
DOWNPIPE TO RAINWATER TANK  
1000 DOWN PIPE (U.N.O.)  
VERTICAL DROP PIPE  
VD VERTICAL RISER  
IO INSPECTION OPENING  
MASONRY RETAINING WALL  
FLOOR WASTE Ø225mm  
DDO DISH DRAIN OUTLET 1000  
GRATED INLET PIT  
GRATED DRAIN  
OVERLAND FLOW PATH  
SP SPREADER  
ES EMERGENCY SPLITTER

**NOTES:**

DRAINAGE LINES SHOWN CONTINUOUS TO COLLECT SURFACE WATER.  
DRAINAGE LINES SHOWN CASHED TO COLLECT ROOF WATER ONLY TO RAINWATER TANK.

**NOTES:**

COUNCIL ISSUED FOOTWAY DESIGN LEVELS. COUNCIL'S ISSUED FOOTWAY DESIGN LEVELS TO BE INCORPORATED INTO THE FINISHED LEVELS ONCE ISSUED BY COUNCIL.  
NOTES: ROAD RESERVE & FOOTWAY DRAINAGE ELEMENTS ALL STORMWATER DRAINAGE ELEMENTS PROPOSED WITHIN THE ROAD RESERVE AND FOOTWAY SHALL BE CONSTRUCTED UNDER THE SUPERVISION AND TO THE SATISFACTION OF COUNCIL'S ENGINEER.

**PROJECT:** 900 CAMDEN VALLEY WAY, GLEDSDWOOD HILLS NSW  
**SHEET NO.:** DEC 20  
**DATE:** J.P.  
**DESIGNED BY:** N.L.  
**SCALE # AT:** SCALE 1:150  
**JOB No:** 19NL178  
**AUTHOR:** NERMEEN LOKA  
**CHK No:** D01  
**REV:** C

**GROUND FLOOR / SITE STORMWATER DRAINAGE PLAN**

**PROPOSED ALTERATIONS & ADDITIONS**

900 CAMDEN VALLEY WAY,  
GLEDSDWOOD HILLS NSW

**CONSULT AUTHORITY:**  
CAMDEN COUNCIL

**Loka CONSULTING ENGINEERS Pty Ltd**

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**AMENDMENT**

NO	DATE	ENG	DRAFT
1	18-12-2020	J.P.	1
2	19-03-2021	J.P.	1
3	26-11-2021	J.P.	1

**HATCHED UNDISTURBED AREA BYPASS WATER QUALITY SYSTEM 1028m² TO EXISTING ALTERNATIVE STORMWATER SYSTEM**

**RILEY'S CREEK'S DAM**

**PUMP HOUSING SHED**

**PROPOSED NEW HEAD WALL OR RECONSTRUCT HEAD WALL AS PER COUNCIL'S STANDARD. FURTHER DETAILS AT C.C. STAGE**

**11 x CARTRIDGES PS60p (690) STORMFILTER SYSTEM DN2250 MANHOLE**

**EXISTING 450 PIT RL 105.00 IL 104.60**

**EXISTING 600 PIT RL 104.55**

**EXISTING 450 PIT/ SWALE DRAIN TO BE RETAINED**

**EXISTING 600 PIT RL 104.55**

**EXISTING 450 PIT RL 104.60**

**EXISTING 450 PIT RL 105.00 IL 104.60**

**APPROXIMATELY 135 METRES TOTAL LENGTH PIPE TO DAM**

**EXISTING Ø225mm UPVC**

**RL 103.00**

**RL 104.00**

**RL 104.50**

**RL 104.55**

**RL 104.60**

**RL 105.00**

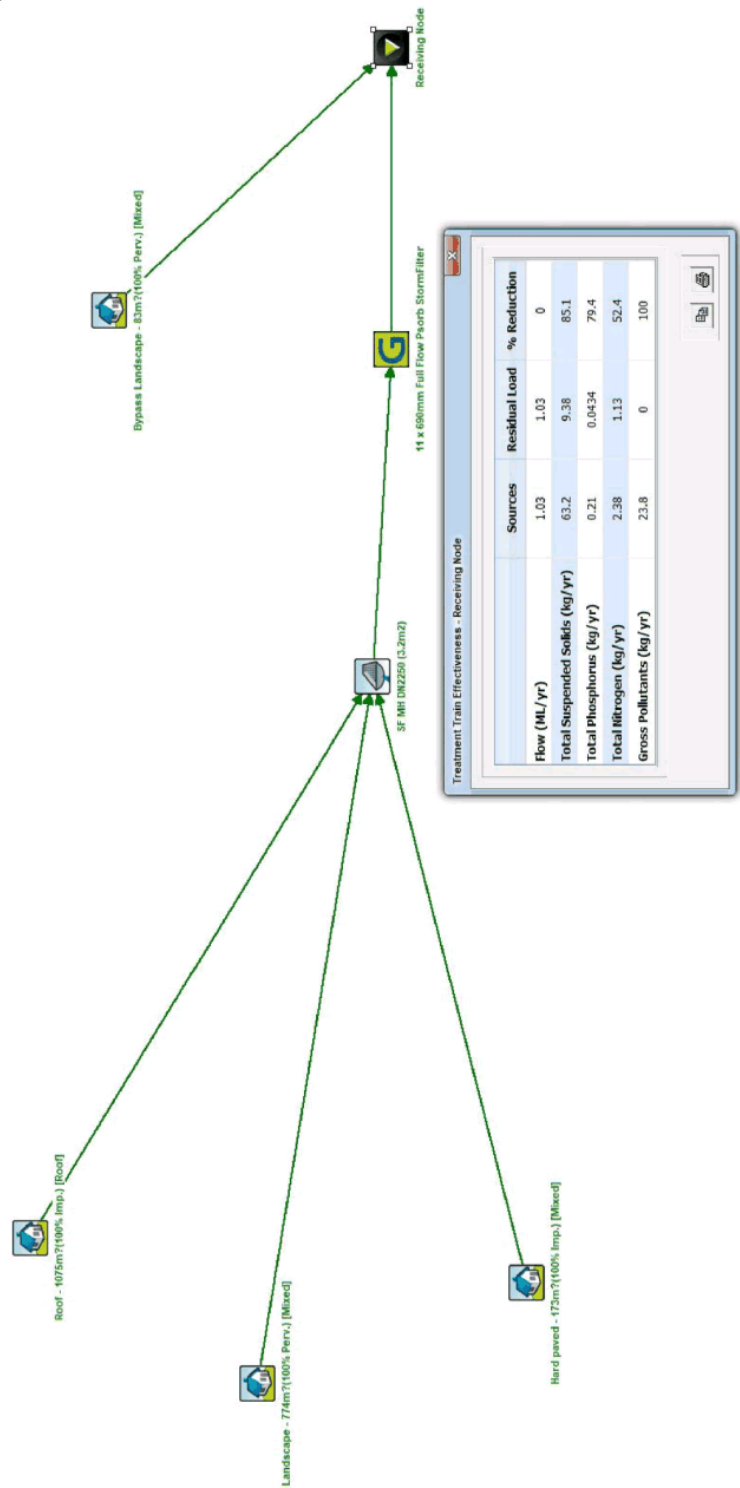
**RL 97.00**

**RL 98.00**

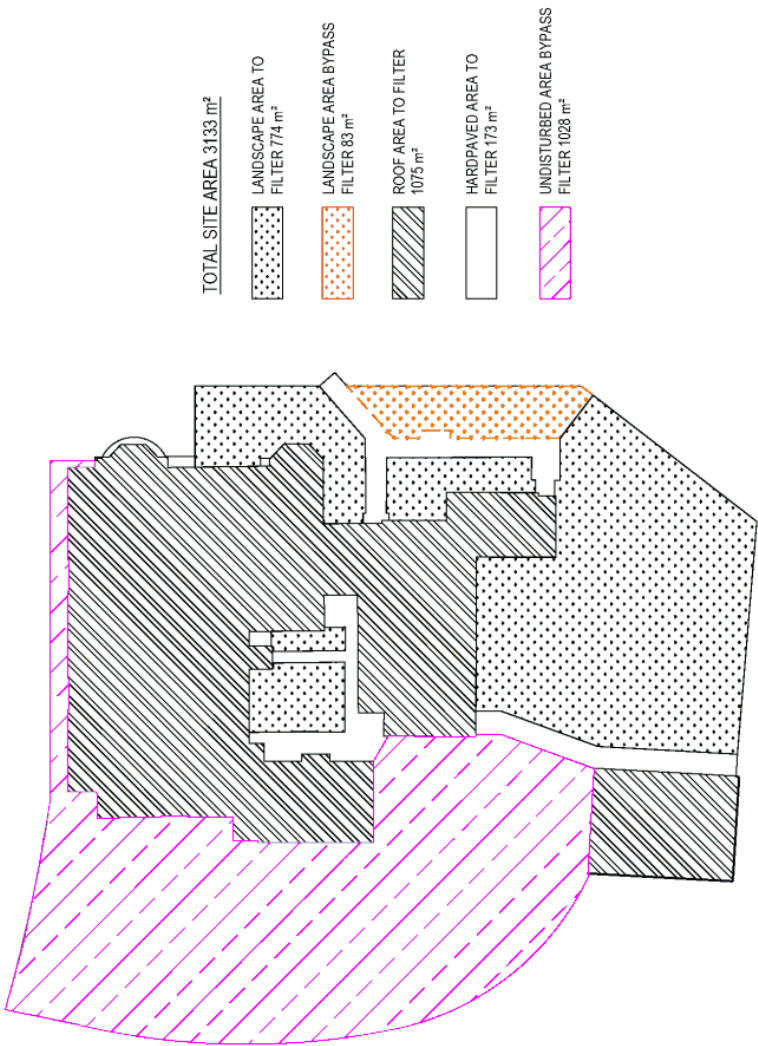
**RL 96.50**

**RL 96.00**





MUSIC MODELING RESULT



CATCHMENT AREA

STORMWATER TREATMENT SUMMARY

SITE AREA = 3133m<sup>2</sup>

"MUSIC" HAS BEEN USED FOR WATER QUALITY TREATMENT ANALYSIS

THE CATCHMENT IN MUSIC IS MODELLED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES & PARAMETERS:

- MUSIC VERSION 6.3.0.
- RAINFALL STATION 67035 LIVERPOOL(WHITLAM), 6 MINUTES TIME STEPS FROM 1985 TO 1994.
- CAMDEN COUNCIL'S SOURCE NODES UTILIZING MODIFIED % IMPERVIOUS AREA, RAINFALL THRESHOLD, SOIL PROPERTIES & POLLUTANT CONCENTRATION
- NO DRAINAGE ROUTING BETWEEN NODES.

THE SYSTEM HAS BEEN MODELLED TO MEET THE CURRENT CAMDEN COUNCIL ENGINEERING DESIGN SPECIFICATION (APRIL 2009) TARGETS.

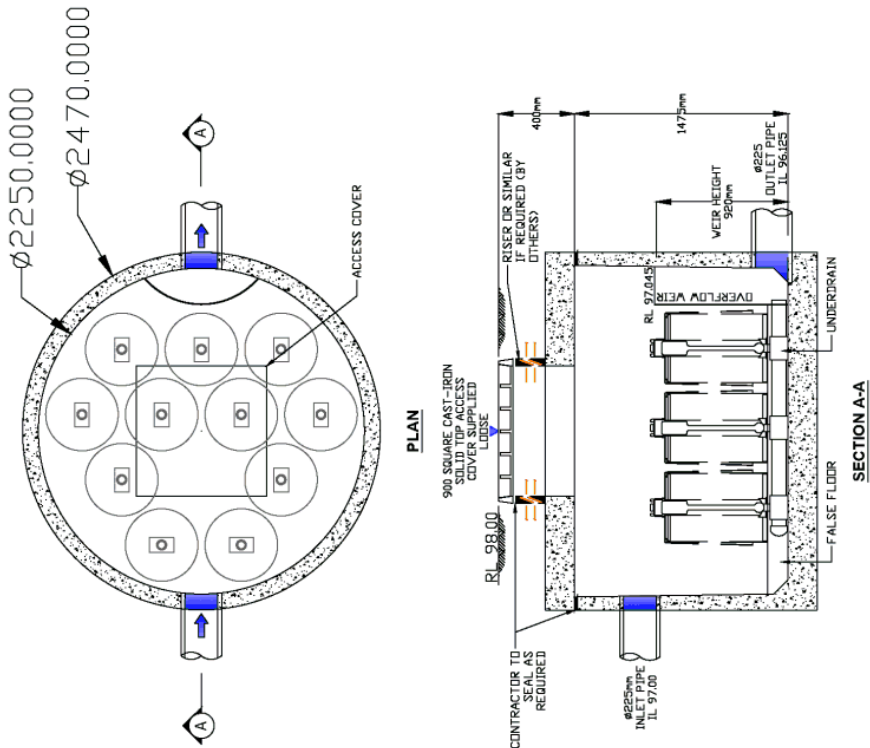
TSS: 85% REDUCTION  
TP: 79% REDUCTION  
TN: 45% REDUCTION  
GPR: 90% REDUCTION

TREATMENT DEVICES:

- 11 x TALL(690) PSORB CARTRIDGE STORMFILTER SYSTEM WITHIN A STORMFILTER MANHOLE DN2250.













































































































SUMMARY:

THE PROPOSED STORMWATER QUALITY TREATMENT TRAIN ARE COMPRISES OF 11-CARTRIDGES (690mm PSORB) STORMFILTER SYSTEM DN2250 MANHOLE TO REMOVE DIFFERENT SOURCE POLLUTANTS. IT IS OUR OPINION THAT IF THESE MEASURES ARE IMPLEMENTED, THE PROPOSED DEVELOPMENT WILL COMPLY WITH THE INTENT OF CAMDEN COUNCIL REQUIREMENT. IN ADDITION, THE PROPOSED STORMWATER QUALITY TREATMENT TRAIN SHALL BE MAINTAINED AND SERVICES BY THE OWNERS OF THE PROPOSED DEVELOPMENT AT NO COST TO COUNCIL.



NOT FOR CONSTRUCTION

ARCHITECT				LOKA CONSULTING ENGINEERS Pty Ltd				PROJECT				SHEET SUBJECT			
 Architects for the built environment 1/103/103/2000 405/103/2000/2000 1/103/															

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**NOTE:**  
EXISTING BUILDINGS TO BE RETAINED ON SITE.  
EXISTING PITS TO BE COVERED DURING SITE-WORK.



This is the report submitted to the Camden Local Planning Panel held on 21 September 2021 - Page 93



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This is the report submitted to the Camden Local Planning Panel held on 21 September 2021 - Page 95

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Our ref: DOC20/363354  
Your ref: DA/2020/232/1

Jessica Mesiti  
Executive Planner  
Camden Council  
70 Central Avenue  
ORAN PARK NSW 2570

By email: [Jessica.Mesiti@camden.nsw.gov.au](mailto:Jessica.Mesiti@camden.nsw.gov.au)

Dear Ms Mesiti

### HERITAGE COUNCIL OF NSW – GENERAL TERMS OF APPROVAL INTEGRATED DEVELOPMENT APPLICATION

**Address:** 900a Camden Valley Way, Gledswood Hills, NSW, 2557  
**SHR item:** Gledswood, SHR No. 01692  
**Proposal:** Application for alterations to existing heritage buildings for use as a childcare centre for 84 children. Additional landscaping and perimeter fencing with use of an existing car parking area.  
**IDA application no:** IDA/2020/055, received 21 May 2020, additional information received 15 January 2021, 8 March 2021 and 6 July 2021.

As delegate of the Heritage Council of NSW (the Heritage Council), I have considered the above integrated development application. In accordance with Section 4.47 of the *Environmental Planning and Assessment Act 1979*, the following general terms of approval are granted:

#### DEFERRED COMMENCEMENT

1. This approval is subject to Deferred Commencement in accordance with s.63A of the Heritage Act 1977 and is subject to the following conditions being met to the satisfaction of the Heritage Council or its delegate:
  - a) Details of internal fitout (including the proposed cot room), ventilation, shade structures, parking, drop off/pick up point, required by the operator for the operations of the proposed childcare centre must be submitted to and approved by the Heritage Council or its delegate.  
*Reason: Sufficient information has not been provided. To ensure the site is suitable for a childcare centre and to ensure no further alterations will be required to make this use viable which could cause cumulative impact on the significant homestead and its setting. If any additional alterations required by the operator are considered to have unacceptable impacts, a reduction in the number of children would need to be considered to avoid such impacts.*
  - b) No changes to significant fabric from the earliest phase (c1810) are approved. Options must also be explored to avoid any new openings within the c1829 phase of construction. These options must be submitted to and approved by the Heritage Council or its delegate.

Level 6, 10 Valentine Ave Parramatta NSW 2150 ■ Locked Bag 5020 Parramatta NSW 2124  
P: 02 9873 8500 ■ E: [heritagemailbox@environment.nsw.gov.au](mailto:heritagemailbox@environment.nsw.gov.au)



*Reason: To avoid and minimize impact on significant fabric from the earliest phases of construction.*

- c) Other options and detailed design of the preferred perimeter fencing must be submitted to and approved by the Heritage Council or its delegate.

*Reason: Option analysis needs to be completed to ensure the fencing is as light in effect as possible, and minimises its adverse visual impacts on the site's heritage garden character and open landscape.*

- d) Other options for providing shade including the use of existing trees providing ready, natural 'shade structures; must be explored and submitted to and approved by the Heritage Council or its delegate.

*Reason: To minimize impact of the proposed shade on the setting of the subject heritage item and significant views to, from and within, the Colonial and Victorian rural estate garden character and landscape values of the site.*

- e) The proposed planting palette requires revision and should be informed by the 2005 Clive Lucas, Stapleton & Partners Landscape Conservation Management Plan as well as the 2011 Heritage Conservation Management Plan prepared by GML and the 2017 Interpretation Policy for the site prepared by GML. Details of the revised landscaping must be submitted to and approved by the Heritage Council or its delegate.

*Reason: The proposal planting represents modern cultivars not available in the 19<sup>th</sup> century, treated in 'block planting' style standards of modern landscape.*

- f) The applicant must submit endorsement from the Department of Education stating the final proposal, including but not limited to, the internal fitout, ventilation, shade structures, parking, drop off/pick up point, etc are in line with relevant codes and standards.

*Reason: Sufficient information has not been provided. To ensure the site is suitable for a childcare centre and to ensure no further alterations will be required, to make this use viable, which could cause cumulative impact on the significant homestead and its setting. If any additional alterations required by the Department of Education are considered to have unacceptable impacts, a reduction in the number of children would need to be considered to avoid such impacts.*

## APPROVED DEVELOPMENT

2. Development must be in accordance with:

- a) Architectural drawings prepared by Architext, as listed below:

Dwg No	Dwg Title	Date	Rev
<b>Project Name: 900 Camden Valley Way, Gledswood Hills</b>			
01	Site Analysis	03.08.20	B
02	Site Plan	03.08.20	B
03	Existing Ground Level	03.08.20	B
04	Proposed Ground Level with modified openings	Received 24.06.21	B
05	Existing Ground Level (1:200)	03.08.20	B
06	Proposed Ground Level (1:200)	03.08.20	B

07	Roof Plan	03.08.20	B
08	Elevations 1 – 4	03.08.20	B
09	Elevations 5 – 8	03.08.20	B
10	Elevations 9 – 12	03.08.20	B
11	Play Room Area	03.08.20	B
12	Kitchen Details	03.08.20	B
13	Waste Management and Access	03.08.20	B
14	Evacuation Plan	03.08.20	B
15	Proposed Shade Areas	03.08.20	B

- b) Landscape drawings prepared by Zenith Landscape Designs, as listed below:

Dwg No	Dwg Title	Date	Rev
<b>Project Name: 900 Camden Valley Way, Gledswood Hills</b>			
19-4070 LO1	Landscape Plan	21.02.2020	-
19-4070 LO2	Landscape Plan	21.02.2020	-
19-4070 LO3	Landscape Plan	21.02.2020	-

- c) Survey Layout Drawings prepared by YSCO Geomatics, as listed below:

Dwg No	Dwg Title	Date	Rev
<b>Project Name: 900 Camden Valley Way, Gledswood Hills</b>			
Sheet 1 of 2	Survey Layout 1	29.04.2019	-
Sheet 2 of 2	Survey Layout 2	29.04.2019	-

- d) Heritage Impact Statement, prepared by Weir Phillips Heritage & Planning, dated April 2020.
- e) Letter titled, *RE: Proposed Child Care Service at: Gledswood House*, prepared by Lynda Campbell, dated 24 June 2021.
- f) Report titled, *Gledswood Conservation Management Plan*, prepared by GML Heritage, dated September 2011.
- g) Historical Archaeology Impact Assessment titled, *Proposed Child Care Centre Development Application DA. No.2020/232/1*, prepared by Cosmos Archaeology Pty Ltd, dated 24 December 2020.
- h) Report titled, *Gledswood Estate Historical Heritage Assessment and Heritage Impact Statement*, prepared by Virtus Heritage, dated August 2015.
- i) Design Certification, BCA and Plan of Management for a new child care centre prepared by Architex dated November 2019.
- j) Access Report prepared by Loka Consulting Engineers dated 18 March 2020.
- k) Statement of Environmental Effects, prepared by Weir Phillips Heritage & Planning, dated 24 March 2020.

**EXCEPT AS AMENDED** by the following general terms of approval:

#### HERITAGE CONSULTANT

3. A suitably qualified and experienced heritage consultant must be nominated for this project. The nominated heritage consultant must provide input into the detailed design,

provide heritage information to be imparted to all tradespeople during site inductions, and oversee the works to minimise impacts to heritage values. The nominated heritage consultant must be involved in the selection of appropriate tradespersons and must be satisfied that all work has been carried out in accordance with the conditions of this consent.

*Reason: So that appropriate heritage advice is provided to support best practice conservation and ensure works are undertaken in accordance with this approval.*

#### **SPECIALIST TRADESPERSONS**

4. All work to, or affecting, significant fabric shall be carried out by suitably qualified tradespersons with practical experience in conservation and restoration of similar heritage structures, materials and construction methods.

*Reason: So that the construction, conservation and repair of significant fabric follows best heritage practice.*

#### **SITE PROTECTION**

5. Significant built and landscape elements are to be protected during site preparation and the works from potential damage. Protection systems must ensure significant fabric, including landscape elements, is not damaged or removed.

*Reason: To ensure significant fabric including vegetation is protected during construction.*

#### **HERITAGE INTERPRETATION PLAN**

6. An interpretation plan must be prepared in accordance with the Heritage NSW publication 'Interpreting Heritage Places and Items Guidelines' (2005) and submitted for approval to the Heritage Council of NSW (or delegate) prior to the issue of a Construction Certificate.
7. The interpretation plan must detail how information on the history and significance of name of item will be provided for the public, and make recommendations regarding public accessibility, signage and lighting. The plan must identify the types, locations, materials, colours, dimensions, fixings and text of interpretive devices that will be installed as part of this project.
8. The approved interpretation plan must be implemented prior to the issue of an Occupation Certificate

*Reason: Interpretation is an important part of every proposal for works at heritage places.*

#### **PHOTOGRAPHIC ARCHIVAL RECORDING**

9. A photographic archival recording must be prepared prior to the commencement of works, during works and at the completion of works. This recording must be in accordance with the Heritage NSW publication 'Photographic Recording of Heritage Items using Film or Digital Capture' (2006). The digital copy of the archival record must be provided to Heritage NSW, Department of Premier and Cabinet.

*Reason: To capture the condition and appearance of the place prior to, and during, modification of the site which impacts significant fabric.*

#### **UNEXPECTED HISTORICAL ARCHAEOLOGICAL RELICS**

10. The applicant must ensure that if unexpected archaeological deposits or relics not identified and considered in the supporting documents for this approval are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be

notified. Additional assessment and approval may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

*Reason: This is a standard condition to identify to the applicant how to proceed if historical archaeological deposits or relics are unexpectedly identified during works.*

#### **ABORIGINAL OBJECTS**

11. This application was not assessed under the *National Parks and Wildlife Act 1974* and therefore a separate application will need to be submitted for assessment and determination.
12. Should any Aboriginal objects be uncovered by the work which is not covered by a valid Aboriginal Heritage Impact Permit, excavation or disturbance of the area is to stop immediately and Heritage NSW is to be informed in accordance with the *National Parks and Wildlife Act 1974* (as amended). Works affecting Aboriginal objects on the site must not continue until Heritage NSW has been informed and the appropriate approvals are in place. Aboriginal objects must be managed in accordance with the *National Parks and Wildlife Act 1974*.

*Reason: This is a standard condition to identify to the applicant how to proceed if Aboriginal objects are unexpectedly identified during works.*

#### **COMPLIANCE**

13. If requested, the applicant and any nominated heritage consultant may be required to participate in audits of Heritage Council of NSW approvals to confirm compliance with conditions of consent.

*Reason: To ensure that the proposed works are completed as approved.*

#### **SECTION 60 APPLICATION**

14. An application under section 60 of the *Heritage Act 1977* must be submitted to, and approved by, the Heritage Council of NSW (or delegate), prior to work commencing.

*Reason: To meet legislative requirements.*

#### **Advice**

**Prior to submitting amended documentation, it is recommended to discuss the proposal with Heritage NSW.**

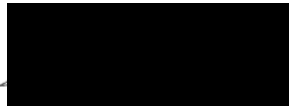
Section 148 of the *Heritage Act 1977* (the Act), allows people authorised by the Minister to enter and inspect, for the purposes of the Act, with respect to buildings, works, relics, moveable objects, places or items that is or contains an item of environmental heritage. Reasonable notice must be given for the inspection.

**Right of Appeal**

If you are dissatisfied with this determination, section 70A of the Act gives you the right of appeal to the Land and Environment Court.

If you have any questions regarding these general terms of approval, please contact Veerle Norbury, Senior Heritage Assessment Officer, at Heritage NSW, on 98738616 or [Veerle.norbury@environment.nsw.gov.au](mailto:Veerle.norbury@environment.nsw.gov.au).

Yours sincerely



**Barrina South**

Regional manager

Heritage NSW

Department of Premier and Cabinet

**As Delegate of the Heritage Council of NSW**

7 September 2021



Godden Mackay Logan

Heritage Consultants



## Gledswood Conservation Management Plan

Report prepared for Caldla Pty Ltd  
September 2011

Godden Mackay Logan Pty Ltd  
ABN 60 001 179 362

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NSW Australia 2016

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F +61 2 9319 4383

[www.gml.com.au](http://www.gml.com.au)

Godden Mackay Logan

## Report Register

The following report register documents the development and issue of the report entitled Gledswood—Conservation Management Plan, undertaken by Godden Mackay Logan Pty Ltd in accordance with its quality management system. Godden Mackay Logan operates under a quality management system which has been certified as complying with the Australian/New Zealand Standard for quality management systems AS/NZS ISO 9001:2008.

Job No.	Issue No.	Notes/Description	Issue Date
07-0498	1	Draft Report	April 2008
07-0498	2	Final Report	July 2008
07-0498	3	Revised Final Report	Sept 2011

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## 1.0 Introduction

### 1.1 Background

Godden Mackay Logan Pty Ltd (GML) was commissioned by Paynter Dixon Golf in October 2007 to prepare a Conservation Management Plan (CMP) for Gledswood, Catherine Field. The CMP was prepared in July 2008. In February 2011, the NSW Heritage Council provided comment on the July 2008 report. This revised report responds to the Heritage Council's comments and has been prepared for the owner of Gledswood, Cadla Pty Ltd.

This CMP has been prepared to guide the conservation and future management of this significant site and includes policies and recommendations to conserve surviving early built and landscape elements. This CMP also assesses the landscape significance of the site and recommends that the site's current curtilage as listed on the State Heritage Register (SHR) be revised.

Future development within the site should be guided by this CMP. The document should also form an integral component of any rezoning and/or Development Application made to the NSW Heritage Council or Camden Council and of any Heritage Agreement negotiated with the Heritage Branch, Office of Environment and Heritage.

This CMP draws on the following associated studies:

- Gledswood Conservation Management Plan, prepared for Cadla Pty Ltd by Tropman and Tropman Architects, June 2003.
- Former Gledswood Estate, Catherine Field—Landscape Conservation Management Plan, prepared for Camden Council by Clive Lucas, Stapleton and Partners Pty Ltd, November 2005.
- Colonial Landscapes of the Cumberland Plain and Camden, prepared for the National Trust (NSW) by Colleen Morris and Geoffrey Britton, August 2000.

### 1.2 Study Area

The Gledswood estate is located off Camden Valley Way, south of Raby Road, in Catherine Field. Located at 900 Camden Valley Way and set on 65 hectares (150 acres) of pastoral land, the subject site consists of Lot 12 DP 748303. The study area is generally the existing site, as shown in Figure 1.2, plus relevant components of adjacent land. The site is bounded by Camden Valley Way to the northwest and the former El Caballo Blanco ranch (original part of the Gledswood estate) to the southwest. The remainder of the site is bounded by the Lakeside Golf Course and a section of the Sydney Water Upper Canal water supply system (see Figures 1.1 and 1.2). The site is also situated adjacent to the southern boundary of the Catherine Field Precinct in the Southwest Growth Centre of Sydney.

### 1.3 Summary of Heritage Listings

#### 1.3.1 Statutory Heritage Listings

Section 6.5 of this report details the impacts of the various statutory listings of the site. Copies of the listing documents are included at Appendix C.

### State Heritage Register

The *Heritage Act 1977* (NSW) affords protection for State significant items through the SHR. The subject site was gazetted on the SHR in December 2006 under the name 'Gledswood' (see Figure 1.2 for SHR heritage curtilage).

### Camden Local Environmental Plan No. 48

Gledswood is listed as a heritage item in Schedule 1 of the *Camden Local Environmental Plan No. 48* (CLEP) (Cl 5[1]).

### Register of the National Estate

'Gledswood, Camden Valley Way, Catherine Field, NSW, Australia' and 'Gledswood Gardens, Camden Valley Way, Catherine Field, NSW, Australia', are included in the Register of the National Estate (RNE). The RNE is maintained by the Australian Heritage Council under the *Australian Heritage Council Act 2003* (Cwlth).

### 1.3.2 Non-Statutory Listings

Gledswood is included in the Register of the National Trust of Australia (NSW).

## 1.4 Report Methodology

This CMP has been prepared having regard to the methodology outlined in the *NSW Heritage Manual* guidelines for the preparation of Conservation Management Plans.<sup>1</sup> It also follows the approach set out in *The Conservation Plan*, by James Semple Kerr (National Trust of Australia (NSW), fifth edition, 2000), and the guidelines of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999* (the Burra Charter). It has also been prepared in accordance with the guidelines outlined in the publication *Heritage Curtilages*, published by the Heritage Office and Department of Urban Affairs and Planning, 1996.

## 1.5 Limitations

This report draws on previous research contained in the 2003 CMP prepared by Tropman and Tropman Architects and the 2005 Landscape CMP prepared by Clive Lucas, Stapleton and Partners. As such, limited primary research was conducted in the preparation of this study.

An assessment of Aboriginal heritage and archaeological potential was beyond the scope of this CMP.

## 1.6 Terminology

The terminology used in this report follows the definitions of the Burra Charter (Appendix D) and the Heritage Office (NSW Department of Planning).

Term	Meaning
<b>Adaptation</b>	To modify a place to suit an existing or proposed use.
<b>Conservation</b>	All the processes of looking after a place so as to retain its heritage significance.
<b>Compatible use</b>	A use that respects the heritage significance of a place. Such a use involves no, or minimal, impact on heritage significance.
<b>Cultural significance</b>	A place's aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a

Term	Meaning
	range of values for different individuals or groups.
<b>Curtilage</b>	The area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance.
<b>Fabric</b>	All the physical material for the place including components, fixtures, contents and objects.
<b>Place</b>	A site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.
<b>Restoration</b>	Maintaining the fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.
<b>Riparian</b>	Any land which adjoins, directly influences, or is influenced by a body of water.
<b>Setting</b>	The area around a place, which may include the visual catchment.

## 1.7 Authorship and Acknowledgements

This report has been prepared by Amy Nhan, Consultant, and Geoff Ashley, Senior Associate, and was reviewed by David Logan, Partner, Godden Mackay Logan. Analysis of the landscape has been undertaken by Geoffrey Britton, Environmental Design and Heritage Consultant.

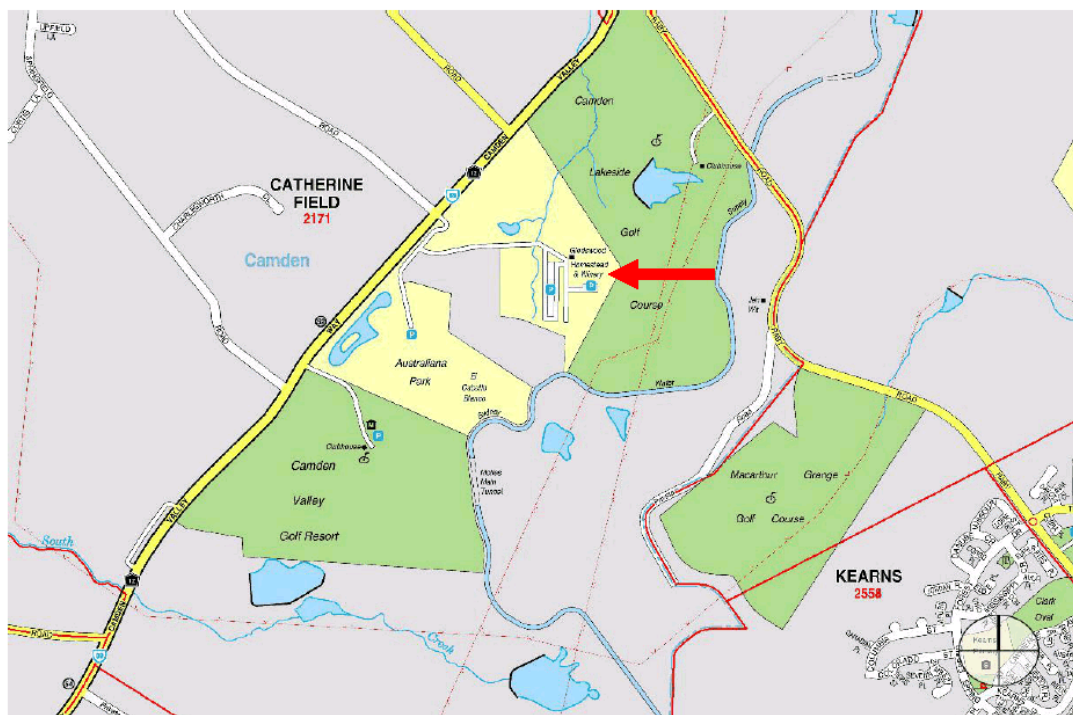


Figure 1.1 Map of the Catherine Fields area. The location of the Gledswood estate is shown arrowed. (Source: Sydney UBD)

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**Figure 1.2** Aerial view showing the site boundary and SHR heritage curtilage of Gledswood. (Source: NSW Department of Lands)

## 1.8 Endnotes

- <sup>1</sup> NSW Department of Urban Affairs and Planning and the Heritage Council of NSW, November 1996, as amended July 2002, NSW Heritage Manual.



## 2.0 Historic Overview

### 2.1 Introduction

Sections 2.4 to 2.6 of the following historical overview are taken from the 2003 CMP prepared by Tropman and Tropman Architects and the 2005 Landscape CMP prepared by Clive Lucas, Stapleton and Partners Pty Ltd.

### 2.2 Pre-Contact Aboriginal History

Prior to European settlement, the Camden region was occupied by the people of the Gundungurra. Neighbouring groups were the Tharawal, Dharug and Wodi-Wodi peoples. These groups were dependent on the forest and grasslands for food and shelter and the Nepean River and its tributaries for freshwater fish, shellfish and molluscs amongst other resources. Prior to 1810 there was limited direct contact between European settlers and Aboriginal people in this part of the Sydney basin, due mainly to the low numbers of Europeans in the area. While the initial exchanges were generally portrayed as cordial, the relationship between Europeans and Aboriginal people quickly degenerated as more European settlers entered the region.

By 1812 open conflict had erupted in the region (known to Europeans as the Cowpastures, see explanation below) between Europeans and Aboriginal groups, to the point that the period between 1812 and 1816 was referred to as the Cowpastures War. The violence involved local Aboriginal groups and outside groups forced into the region because of drought and because they had been dispossessed of their land by Europeans.<sup>1</sup> The bloody conflict culminated in a military expedition into the area, which ended any large-scale resistance by the local Aboriginal groups. Governor Macquarie established a garrison in the Cowpastures district in 1816 to protect settlers from retaliatory attacks, eventually putting an end to open conflict.<sup>2</sup>

### 2.3 Early European Settlement in the Cowpastures

In 1795 the first European exploring parties made their way through the district around the Catherine Field area. On the open grass plains that dominated this section of Sydney's hinterland, they discovered herds of cattle, bred by cattle that had strayed from the herds of the First Fleet. This prompted the naming of the area the Cowpastures. Between their discovery and c1803, a number of attempts—sanctioned and clandestine—were made to round up the herd. In 1803, in an effort to protect the large semi-wild herd from poachers, Governor King sought to keep settlers out of the Cowpastures and issued a proclamation forbidding anyone to approach the area without his written permission. As an extra precaution, a series of government outposts was created and a convict constable was stationed in the Cowpastures from 1802.<sup>3</sup>

A survey had been carried out by George Caley in 1804 and soon after the first house was built on the Nepean River near the future site of Camden. In 1805 a road was surveyed into the area, known as the Cowpasture Road (now the Northern Road), and the pressure on the governor to allow for land grants meant that settlers were soon moving into the area. The first major grant was one of 5000 acres made to pastoralist John Macarthur which he named Camden. Macarthur amassed a vast estate, overcoming opposition from governors and London officials, amounting in the long run to some 24,000 acres.<sup>4</sup>

A number of large farm grants were made in 1809 to prominent colonialists after the overthrow of Governor Bligh. Governor Macquarie shared his predecessors' qualms about the propriety of the huge Macarthur land grants and, in order to distribute the land amongst a larger number of owners, began a

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'vigorous policy of granting land to influential citizens on the northern and eastern sides of the Nepean [River]'<sup>5</sup> from 1815. The outcome was an array of estates, including the Gledswood estate.

## 2.4 Huon de Kerilleau and Buckingham's Farm 1810–1816

On 1 January 1810, Governor Macquarie granted to Gabriel Louis Marie Huon de Kerilleau a 400 acre property (Portion 45) (see Figure 2.1). Named 'Buckingham' (after his patron the Marquis of Buckingham), this was the first part of what was later known as 'Gledswood' to move into private ownership.

*Huon de Kerilleau was a French-born private soldier of the NSW Corps who arrived in 1794. A well educated man, and a declared émigré, he hinted at a connection with the Bourbons and claimed the patronage of important French and British nobles, including the Marquis of Buckingham (a dukedom from 1822). After his discharge in 1807, Huon de Kerilleau tutored two sons of John Macarthur but maintained good relations with Governor Bligh. His adroitness gained him the farm, replacing several earlier grants.<sup>6</sup>*

In 1801, Huon de Kerilleau married a French-Canadian emancipist, Louise le Sage, and settled with her and their children on Buckingham. In c1810, they built a stone rubble cottage (which later became the kitchen for the Gledswood homestead) with convict labour and began farming operations.

In 1816, Huon de Kerilleau transferred Buckingham (by endorsement) to his son-in-law, William Mitchell. However, drought and economic depression made progress on the farm difficult and in 1816 the farm was sold to James Chisholm for £278.

As local farming became more profitable after 1815, Huon de Kerilleau acquired better land near Bungonia in 1823, where he and his family settled with success. He passed away in 1828, lost in the bush.

## 2.5 The Chisholm Family and Gledswood 1816–1940

### 2.5.1 James Chisholm Era 1816–1828

James Chisholm was a Scottish soldier of the NSW Corps who arrived in 1790. He was a sergeant in the Corps until it returned to England in 1809. As an ex member of the Corps, Chisholm was able to trade and acquire property—a circumstance he took advantage of upon his discharge. In 1806 he received a licence to sell rum and the following year built the Thistle Inn in Sydney. As rum was the only liquor in the colony it became a more important currency than money. As a result, Chisholm prospered and was able to buy and receive grants of land in the expanding colony. He developed his land-holding in Sydney so that eventually he owned much of George Street from Hunter Street to Martin Place.<sup>7</sup>

With his primary residence at Calder House (named after his Scottish birthplace), Redfern, Chisholm pursued various economic interests. As well as town property and trading ventures in Sydney, he began to acquire land in the newly opened Camden district as this area seemed to give a guarantee of economic success and social respectability. After purchasing Buckingham in 1816, Chisholm began to accumulate substantial rural estates throughout Camden, including land adjoining Buckingham (see Figure 2.1). Some of these parcels of land included:

- Portion 46, 500 acres. Granted to William Laycock 1812, acquired by Chisholm in 1815.
- Portion 38, 200 acres. Granted to William Mitchell 1815, acquired by Chisholm in 1816.
- Portion 41, 170 acres. Granted to James Chisholm 1818.<sup>8</sup>

Chisholm married his first wife, Mary Brown in 1806 and in that same year his first son James (junior) was born. Mary died in 1817 and in the following year Chisholm married Mary Bowman, the daughter of an important Richmond landowner. His second wife bore him four sons and four daughters.

Upon his death in 1837, James Chisholm's land holdings in the Minto district amounted to 3455 acres.<sup>9</sup>

### 2.5.2 James Chisholm Junior Era 1829–1858

Although the deed to Gledswood remained in James Chisholm's name until his death in 1837, James junior and his wife, Elizabeth Kinghome (daughter of the Emu Plains Prison Farm overseer), lived at the estate after their marriage in 1829. It was Elizabeth who renamed the estate 'Gledswood' after a Scottish family home. In that same year, James junior and his father built a large stuccoed rubble stone house on the property. It was built in the style of an Indian bungalow with an attached kitchen wing and a nearby barn. By this time, the Macarthur family was expanding their operations in size and scope.

*Grazing and agriculture were their principal activities, designed to supply the expanding Sydney. They experimented with share-farming, to overcome the convict labour shortage and they were reviving viticulture. By the 1840s, German vigneron and dressers were being imported.<sup>10</sup>*

Following his father's death in 1837, James junior moved his family to live on the Chisholm's Goulburn property, staying at Gledswood during the winter months. The property at Goulburn was named 'Kippilaw', after a property in the Melrose area of Scotland where his wife Elizabeth had lived. The property was a grant of land that Elizabeth received from Governor Macquarie when they married. This grant was in line with the practice at the time for free settlers. The acreage was adjacent to her father's holding and formed the 'home acreage' of the Kippilaw property, with additions from the Chisholms. With the Gledswood property near Sydney and the Kippilaw property in Goulburn, the family was often on the road for some days, travelling by horse and buggy or by the Cobb and Co stagecoach.

James junior had no intention of breaking the family connection with Gledswood and in the 1840s commenced grape growing for winemaking there, employing immigrants to assist. In 1847, he received permission to import vinedressers, and subsequently Frederick and Anna Maria Womer and their six children arrived from Germany in 1852 to work in this role. Frederick Womer continued working at Gledswood until at least 1881.<sup>11</sup>

James junior was also active in local political affairs and was a member of the first district council of Campbelltown, Camden, Narellan and Picton in 1843. He belonged to the abortive District Council of 1845, and represented the area in the partly-elective Legislative Council for King and Georgina Counties in 1851–55. After passage of the Constitution Act which established responsible government in 1856, he did not seek re-election but was given a Life Appointment to the Upper House in 1865.<sup>12</sup>

James junior had nine sons by his marriage to Elizabeth Kinghome. The eldest, James Kinghome Chisholm, married Isabella Macarthur Bowman (daughter of Dr James Bowman, surgeon and land magnate, and granddaughter of John Macarthur) in 1858. Upon his marriage to Isabella, James Kinghome was given possession of Gledswood.

### 2.5.3 James Kinghome Chisholm Era 1858–1912

James Kinghome managed Gledswood and maintained the connection with Kippilaw even after his father's death in 1868. He was closely associated with the Macarthur family and co-operated closely with the Macarthur brothers James and William. He also served as a local magistrate and local government advisor and was active in community work in Camden—keeping close relations with other landowners.

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In 1859, James Kinghorne applied to the National School Board to establish a school at Gledswood. Under the national schools system, schools could be state-supported providing that the local community contributed one-third of the costs for establishing and maintaining the school and that there was an average attendance of at least 30 students. James Kinghorne donated two acres at Gledswood for the school and guaranteed a subscription of £100 towards the erection of the school building.<sup>13</sup> The school was finally established in 1861 and, despite his support for the school, James Kinghorne's children were educated at home. The school was attended by children of the local tenant farmers, not the children of the landowners in the vicinity. The school closed in 1888 owing to insufficient student numbers, but reopened the following year. However the school finally closed in May 1910 with enrolment standing at only six students.

During the late nineteenth century, Sydney's rural landowners were under severe economic pressure. Although wheat cultivation and milling had done well since the 1830s, outside competition, cheaper production and the onset in 1861 of rust devastated the acreage under cereals.

*Many small producers migrated, along the new railway to the Riverina. Gledswood and other large estates transferred to grazing and hay production, experimenting with market gardening. Few could follow the Macarthurs into dairying. Gradually deprived of its pastoral, Gledswood declined. But the family remained in residence and contrived to retain most of the landed property.<sup>14</sup>*

'James Kinghorne was a keen horticultural gardener, and it was under his hand that the gardens of Gledswood took the form that became highly renowned in subsequent decades.'<sup>15</sup> During the 1870s, Gledswood was extensively renovated and the gardens were expanded by James Kinghorne's fifth son, Charles Kinghorne Chisholm.<sup>16</sup> In 1870, Gledswood was featured in *Horticultural Magazine*:

*At about a quarter of a mile from the main road, lies the dwelling-house and cultivated ground...After passing along a well-formed road, with here and there a pond of water margined with willows, bamboos, etc., we arrive at the dwelling-house. This is a commodious structure of the Australian style of architecture...While taking a cursory glance from the spot, we thought how eminently suitable the surrounding land was for park purposes, the land having all the requisites, and merely requires the assistance of a man to convert the whole into park scenery, equal to any in the mother country.<sup>17</sup>*

Gledswood and its gardens also featured in an article in the *Australian Town & Country Journal*<sup>18</sup> in 1871 and in the *Camden News*<sup>19</sup> in 1896.

In 1881, part of the land at Gledswood and other adjoining properties was resumed for the construction of the Sydney Water Supply Upper Canal. Three bridges over the canal were provided by the Water and Sewerage Board (now Sydney Water) so that the part of the estate cut off from the rest could be accessed. It is likely that these bridges were placed near existing estate roads for convenience and for aesthetics. Two of these bridges are extant today and are strong visual alignments on the former estate. The footings of the third bridge also remain.<sup>20</sup>

In 1907, James Kinghorne's trustees converted the Gledswood estate to Torrens Title under the Real Property Act and traded a parcel of land from Portions 38 and 41 for part of George Molle's Portion 37<sup>21</sup> to suit the new configurations of neighbouring estates following the completion of the Upper Canal in 1888 (see Figure 2.2).

James Kinghorne remained at Gledswood until his death in 1912. He had two sons and five daughters by Isabella and, after his death, Gledswood passed through trustees to his first and fourth unmarried daughters, Elizabeth Mary Chisholm and Mary Macarthur Chisholm.

### 2.5.4 Elizabeth Mary Chisholm Era 1913–1940

In 1913, Elizabeth Mary and Mary Macarthur Chisholm purchased the two acres of school land donated by their father in 1859 for £20. By this time, the school had been closed for three years and the building had fallen into great disrepair caused by rabbits and tramps.

In 1919, Mary Macarthur Chisholm passed away, leaving Elizabeth Mary as sole proprietor and resident at Gledswood. At this time, Gledswood was used chiefly for cattle grazing and did not prosper. The garden, however, remained a prominent feature of Gledswood and was romanticised by William Hardy Wilson in the early 1920s. A noted architect, artist and author, Hardy Wilson published a series of engravings and prose about the Cowpastures estates, including Gledswood and Maryland, thus regenerating interest in historic properties of the district.

In 1940, Elizabeth Mary made over a share of the Gledswood to her widowed sister, Blanche Marten, and her son John Chisholm Marten (a noted Spanish dancer). In the same year, the property was transferred to Francis Percival Hopkins, grazier, and his wife Nora Hopkins, who held the property until they died in 1956 and 1955 respectively.<sup>22</sup>

## 2.6 Later History

### 2.6.1 Subdivision

Later proprietors of Gledswood were able to make changes to the estate that the Chisholm family had been unable to carry out. It was a sign of the modern times as they 'perceived that the land (by this time diminished in size) had economic value, for grazing and cultivation, and saw the house as capable of division and exhibition'.<sup>23</sup>

Clem Gordon McKay, grazier, acquired the Gledswood estate from the trustees of Hopkin's will and in 1959 the estate was subdivided for the first time. McKay retained the area northwest of the Upper Canal, and Walter Edwin Ingall, mercer, purchased the area to the southeast in two allotments (see Figure 2.3).<sup>24</sup> After subdividing his land on two subsequent occasions, Ingall divested himself of ownership of any of the land in 1980.

The land to the northwest of the canal fell under the ownership of Retford Pty Ltd (Anthony Hordern) between 1968 and 1971. The Horderns ran cattle on the estate and effected many building repairs. In 1971, Camden Vineyards Pty Ltd (the Testoni brothers) acquired Gledswood. On the basis of the estate's participation in winemaking, they hoped to revive the vineyards and were the first to promote Gledswood as a tourist attraction. In 1972, an area of 38 acres between Raby Road and the Upper Canal was divided from the estate<sup>25</sup> and in 1973:

*...the estate was subdivided roughly in half, and over 100ha to the north and east of the house was transferred to the NSW Planning and Environment Commission. Another 10ha of the estate was transferred to Camden Council in 1976. In 1978, the land on which Gledswood is situated took its present form when over 400ha were subdivided for the El Caballo Blanco enterprise under the ownership of Andalusia Entertainment Centres Pty Ltd.<sup>26</sup>*

### 2.6.2 Tourism

Since the 1970s, Gledswood has been developed as a tourist farm. Open to the public, it provides a view into the operations of a working country estate, offering horse rides, sheep shearing, cow milking, arts and crafts and a tour of the convict-built stone rubble homestead. Today, Gledswood comprises 64 acres.



## 2.7 Historical Timeline

The historical development of Gledswood can be summarised into three phases of development:

- Phase One (1810–1816)—Huon de Kerilleau.
  - 1810** Governor Macquarie granted to Louis Marie Huon de Kerilleau a 400 acre property named Buckingham.
  - c1810** Huon de Kerilleau constructs a stone rubble cottage at Buckingham.
  - 1816** Huon de Kerilleau transfers 'Buckingham' to his son-in-law, William Mitchell.  
Buckingham is later sold to James Chisholm for £278.
- Phase Two (1816–1940)—The Chisholm family.
  - 1818** By this time, James Chisholm has acquired three parcels of land around Buckingham, increasing the size of the estate to 1,270 acres.
  - 1829** James Chisholm junior and his wife move to Buckingham and rename the estate 'Gledswood'.
  - 1837** James Chisholm dies and the deed for Gledswood passes to James Chisholm junior.  
James and James junior build a large stuccoed rubble house at Gledswood.
  - 1840s** Grape growing for winemaking begins at Gledswood.
  - 1858** James Kinghorne Chisholm is given possession of Gledswood as a wedding gift.
  - c1860** James Kinghorne donates two acres at Gledswood to the National School Board.
  - 1861** Gledswood School established at Gledswood estate.
  - 1870s** Gledswood is extensively renovated.
  - 1881** Part of the land at Gledswood is resumed for the construction of the Sydney Water Upper Canal.
  - 1888** Gledswood School closes temporarily, reopening in 1889.
  - 1907** James Kinghorne's trustees convert the Gledswood estate to Torrens Title. A parcel of land from Portions 38 and 41 is traded for part of George Mulle's Portion 37 to suit the new estate configurations following the completion of the Upper Canal in 1888.
  - 1910** Gledswood School closes permanently.
  - 1912** James Kinghorne dies and Gledswood is passed through trustees to Elizabeth Mary Chisholm and Mary Macarthur Chisholm (his first and fourth unmarried daughters).
  - 1913** Elizabeth Mary and Mary Macarthur purchase the two acres of school land donated previously by their father.
  - 1919** Mary Macarthur dies, leaving Elizabeth Mary as the sole proprietor and resident at Gledswood.

- Phase Three (post 1940)—Subdivision

**1940** Elizabeth Mary makes over a share of Gledswood to her widowed sister, Blanche Marten and John Chisholm Marten, her son.

Gledswood is transferred out of the Chisholm family to Francis Percival Hopkins, grazier, and his wife Nora Hopkins.

**1956** Francis Percival Hopkins dies and Gledswood is transferred to Clem Gordon McKay, grazier.

**1959** Gledswood is subdivided for the first time by Clem Gordon McKay. McKay retains the area northwest of the Upper Canal comprising the homestead.

**1968–1971** McKay sells his portion of Gledswood to Retford Pty Ltd (Anthony Hordern). The Horderns begin a number of building repairs at Gledswood.

**Post 1970s** Gledswood is developed as a tourist farm.

**1971** Camden Vineyards Pty Ltd (the Testoni Brothers) acquire Gledswood. They try to revive the vineyards and begin promoting Gledswood as a tourist attraction.

**1972** An area of 38 acres is subdivided from Gledswood.

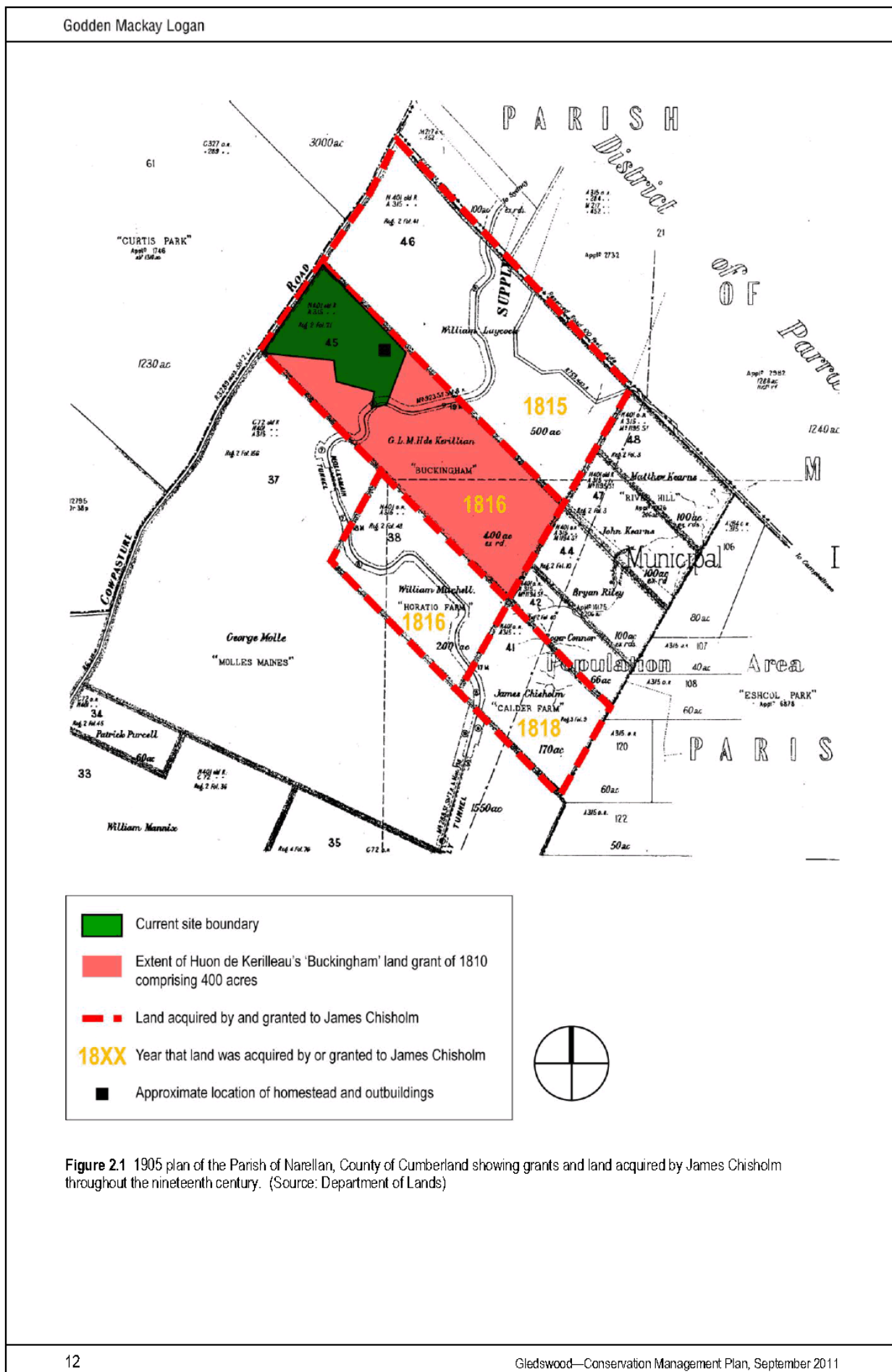
**1973** The estate is subdivided roughly in half.

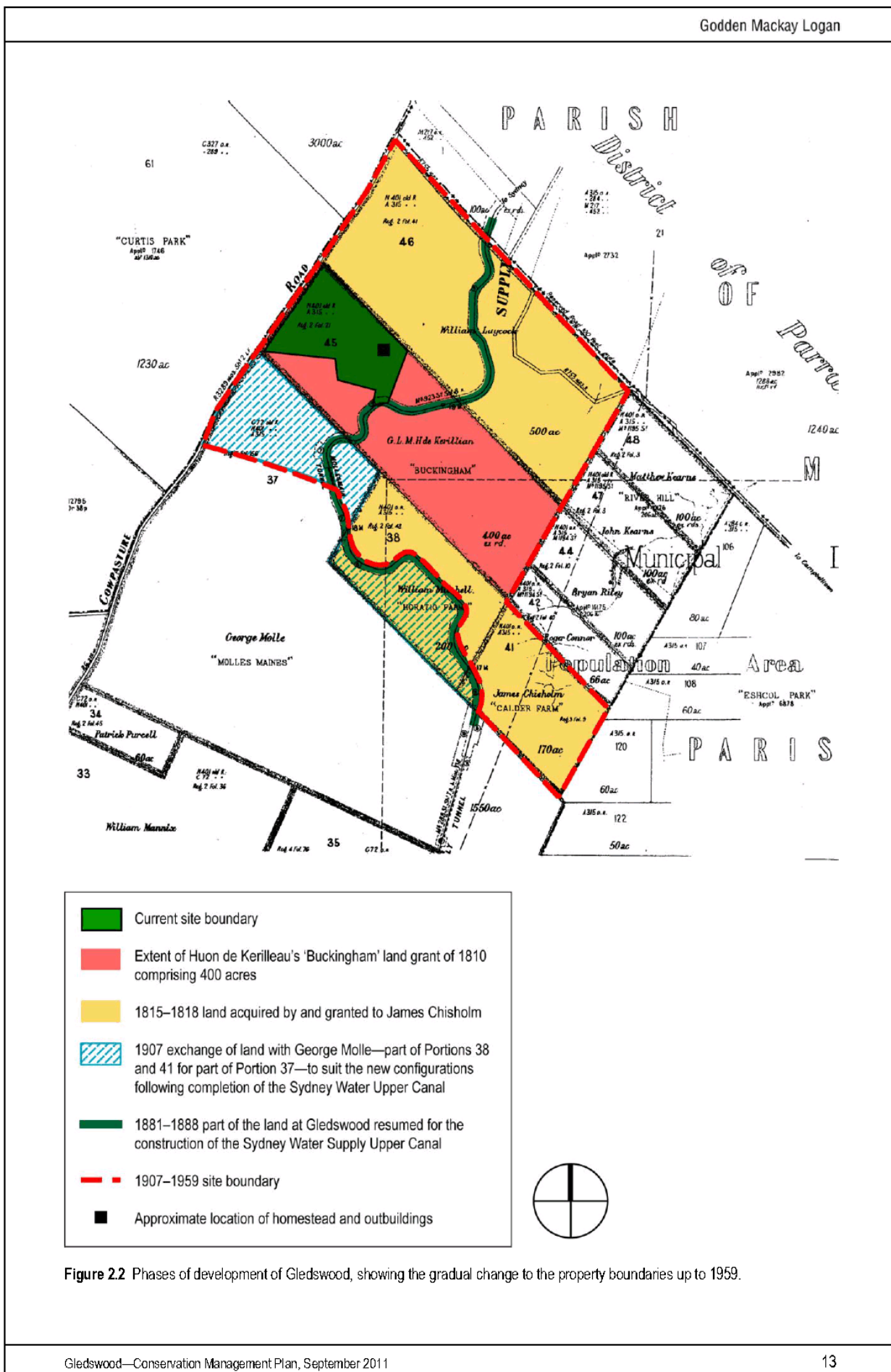
**1976** An area of 10ha is transferred to Camden Council.

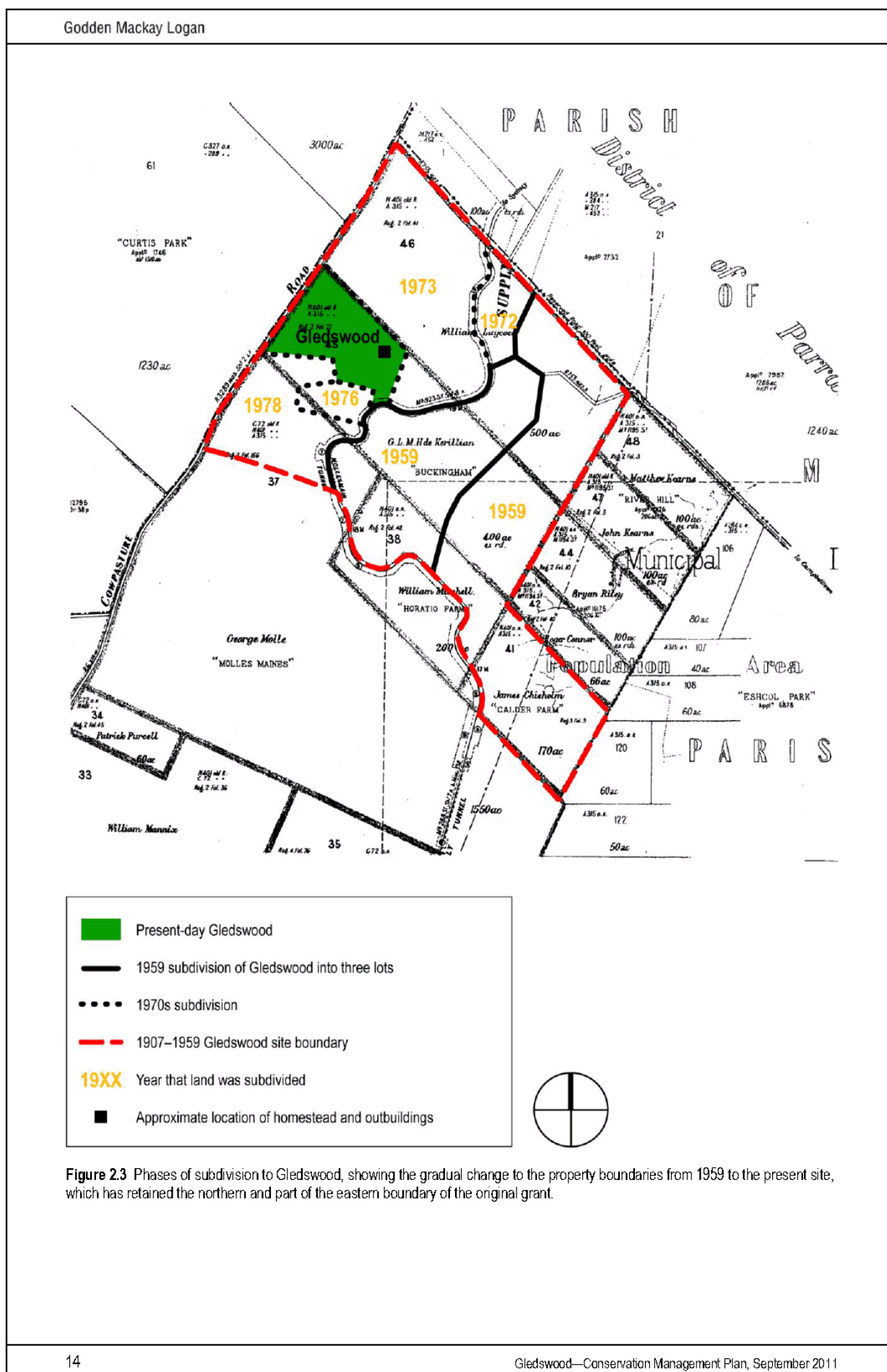
**1978** An area of 400ha is subdivided from Gledswood for the El Caballo Blanco enterprise.

**1980s** Various changes and new structures constructed.

Figures 2.2 and 2.3 show the physical changes to the property boundaries from the original grant in 1810 to the present day, highlighting the consistency in the northern and eastern boundaries.









## 2.8 Endnotes

- <sup>1</sup> Design 5 Architects, Denbigh Curtilage Study, prepared for McIntosh Bros Pty Ltd, July 2006, p 9.
- <sup>2</sup> Godden Mackay Logan Pty Ltd, Kirkham Stables and Precinct Conservation Plan, prepared for the Sutton Group, June 1998, p 5.
- <sup>3</sup> Design 5 Architects, Denbigh Curtilage Study, Final Report July 2006, prepared for McIntosh Bros Pty Ltd, p 8.
- <sup>4</sup> Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadia Pty Ltd, June 2003, p 7.
- <sup>5</sup> Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadia Pty Ltd, June 2003, p 8.
- <sup>6</sup> Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadia Pty Ltd, June 2003, p 8.
- <sup>7</sup> Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 6.
- <sup>8</sup> Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 5.
- <sup>9</sup> Norton Smith & Co, Chisholm Estate Papers [ML O/150/99].
- <sup>10</sup> Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadia Pty Ltd, June 2003, p 9.
- <sup>11</sup> Liston, Carol 1988, *Campbelltown, the bicentennial history*, Sydney, Allen and Unwin, p 77.
- <sup>12</sup> James Chisholm II, Gledswood file, Research notes by Doreen Lyon, Camden Historical Society; and biographical details on former members, NSW Parliament.
- <sup>13</sup> Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 14.
- <sup>14</sup> Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadia Pty Ltd, June 2003, p 10.
- <sup>15</sup> Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 8.
- <sup>16</sup> State Heritage Register—Database Report: Gledswood.
- <sup>17</sup> *Horticultural Magazine and gardeners' and amateurs' calendar*, Vol VII No. 74, February 1870, p 43.
- <sup>18</sup> 'A Tour to the South', *Australian Garden History Magazine*, Vol 7 No. 4, January/February 1996, p 8.
- <sup>19</sup> 'Garden Party at Gledswood', *Camden News*, 22 October 1896.
- <sup>20</sup> Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 10.
- <sup>21</sup> Certificate of Title (CT), Vol 1770 Fol 14 and CT Vol 1804 Fol 208.
- <sup>22</sup> Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 18.
- <sup>23</sup> Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadia Pty Ltd, June 2003, p 10.
- <sup>24</sup> Certificate of Title (CT), Vol 6807 Fol 221, Vol 8061 Fol 206 and Vol 6807 Fol 221.
- <sup>25</sup> Certificate of Title (CT) Vol 11894 Fol 108.
- <sup>26</sup> Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005, p 18.

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16	Gledswood—Conservation Management Plan, September 2011

**CLPP01****Attachment 8**

### 3.0 Landscape Analysis and Historical Archaeology

The landscape analysis that follows in this section, prepared by Geoffrey Britton, has been augmented by additional analysis undertaken by him in 2011. Drawings associated with this additional analysis are included in Appendix E.

#### 3.1 Physical Setting

##### 3.1.1 Landform and Siting of the Estate Core

It is always interesting to reflect on why a particular part of an estate's landscape was chosen as the location for the main house and its associated offices. This is especially so for a (formerly) large and much celebrated estate such as Gledswood.

The present remnant of this estate contains many of the quintessential features of the shale-based undulating country between Liverpool and Camden. It includes a series of subtle rises underscored by intervening creeklines. Dams of varying sizes punctuate the creeks.

One of these watercourses, Rileys Creek, runs through the middle of the study area and eventually past the former Cowpasture Road (now Camden Valley Way) then through the neighbouring colonial estate of Raby. The creek played an important role in the siting of and access to the various Raby homesteads.

The Gledswood homestead and its various outbuildings are sited along a low north-trending spur addressing the junction of Rileys Creek (to the west) and a tributary to the east of the buildings. As with Raby, the approaches to Gledswood made much use of the aesthetic possibilities of crossing these watercourses though unlike Raby the crossings were not avoidable.

Huon de Kerilleau's stone house of c1810 was positioned east–west across the low spur while James Chisholm's L-shaped house of c1829 enclosed a courtyard but with important elevations addressing both the north and the east. These key addresses were further reinforced when his grandson, James Kinghorne Chisholm, added a substantial verandah and carriage drive entries on the northern side before 1875 and then fashionable bays to the eastern elevation by 1885.

More than merely addressing aspect, these ambitious projects were (apart from expanding accommodation) also about harnessing views—in particular, views of deliberately manipulated landscape. Impressive evidence for this exists in both the documentary record and the surviving fabric and layout.

The nature of these altered landscapes and their relationship to the homestead group is examined further in the following sections.

##### 3.1.2 Vegetation as Part of the Setting

The remnant Gledswood estate is characterised by three basic vegetative patterns, all of which have been consciously manipulated for many decades and are properly described as components of a cultural landscape rather than a natural one. The three patterns are: remnant vegetation of the Cumberland Plain woodland scattered through paddocks; open grassland; and planted exotic and non-local indigenous vegetation concentrated around the homestead group.

The Cumberland Plain woodland, based on a Bringelly shale type geology, includes forest red gum (*Eucalyptus tereticornis*), grey box (*E. moluccana*) and, near the creeks, broad-leafed apple (*Angophora*

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*subvelutina*) together with some swamp oak (*Casuarina glauca*). As a vegetation type the Cumberland Plain woodland is listed as endangered under both the *Threatened Species Conservation Act 1995* (NSW) and the *Environment Protection and Biodiversity Conservation Act 1999* (Cwth).

Close to the homestead group is the highly significant surviving composition of earlier plantings from the Chisholm period of ownership as well as some more recent plantings.

The latter includes new plantings of important species known from the archival record to have been close to the homestead area such as white cedar (*Melia azedarach* var. *australasica*). However there are also species that have no relevance to the homestead curtilage and represent detractors: the lurid, modern cultivar of *Robinia pseudoacacia* on the western side of the homestead. (The original form of this tree, plain black locust, would be a good choice and perfectly appropriate for use near the homestead.)

Early plantings near the homestead that are now impressive, mature trees include the old Chinese elms (*Ulmus parvifolia*) near the former northeastern gateway, bunya pines (*Araucaria bidwillii*), hoop pines (*A cunninghamii*) and chir pine (*Pinus roxburghii*) forming a backdrop to the homestead on the western side, while on the eastern side of the homestead surviving plantings of considerable age include two firewheel trees (*Stenocarpus sinuatus*), Norfolk Island hibiscus (*Lagunaria patersonii*), osmanthus fragrans and feijoa (*Acca sellowiana*).

Other old plantings include a white cedar at the edge of the carriage loop, a black locust (*Robinia pseudoacacia*) next to the former convict lockup and a honey locust (*Gleditsia triacanthos*) within the eastern shrubbery.

### 3.2 Visual Context

A photographic survey is attached where many of the views described below are illustrated. All photographs were taken in late 2007 to early 2008 (see Figures 3.1–3.40).

The plan attached at Figure 5.3 illustrates the significant views and traditional vistas described below.

#### 3.2.1 Views within the Estate

From the archival record it is known that considerable energy was expended in the cultivation of the estate landscape, particularly around the homestead, in order to 'improve' views from various prospects within the estate. Particularly important views were, and still are, those from along the surviving main access roads within the estate such as the Camden Valley Way entry, the north–south farm access road from the southern paddocks, the short remnant access to the northeastern gate and the former eastern entry (from Raby Road) towards the southern side of the former stables/coach-house and stables shed.

There are also important views back to the homestead with its flanking tree composition from the elevated northwestern paddock along Camden Valley Way as well as views back to the eastern side of the homestead complex and enclosing gardens from the eastern extremity of the study area.

Another important consideration for views within the estate is the notion of calculated *serial* views to the homestead from the various access points. This would have applied to most, if not all, of the former estate entries, however the best example is now only a fragment of the original experiential progression. This concerns the former entry from the northeast that eventually linked with the partially extant carriage drive where the old Chinese elms stand sentry.

Views pertaining to this serial experience include those from the existing boundary hedge then along the slight rise approaching the elms where the western backdrop of grand conifers sets off the northern elevation of the homestead. Close to the elms and gate the homestead views are curtailed and remain so while passing through the dense shrubberies on the northeastern side of the house before emerging at the northern verandah along the carriage loop.

Undoubtedly other views of the homestead group, over varying distances and angles, would have been a feature of the remainder of the access roads now lost to the recent golf course development on the northern and eastern sides of the site. Here, woodland trees and gentle folds and dips in the topography would have successively withheld and then framed views such that the entry would have been an interesting, and possibly emotive, experience.

Notable views remain from the homestead and immediate gardens and grounds to the north across the remains of the 'English park' and Rileys Creek as well as those to the east towards Raby Road where the Araucarian pines of the Upper Canal water corridor provide apposite focal points.

### 3.2.2 Views to the Estate

The chief views into the Gledswood estate are from the neighbouring roads of Camden Valley Way and Raby Road—both early colonial accessways—and the immediate neighbouring properties from the north around to the southeast and also from the adjacent southwestern ridge.

Of these, the two public roads maintain an important visual link to the homestead group. There is also (currently) an interesting link from the neighbouring Raby property (near Rileys Creek) to one of the Gledswood bunya pines. This also continues an early visual connection between the two highly significant colonial estates.

### 3.2.3 Views from the Estate

Views from the remnant estate to notable areas beyond include those to the east over Raby Road of a former part of the Gledswood estate acquired in the 1810s, to the adjoining early colonial roads (Camden Valley Way and Raby Road), and from the upper edge of the northwestern paddock near Camden Valley Way across to the Raby homestead.

## 3.3 Review of Documentary Evidence

### 3.3.1 Written Accounts

Bracketed entries and bold type interspersed within the quotations below have been added to emphasise aspects of the site that are of special relevance for the purposes of this study.

#### **Horticultural Magazine, 1870**

James Kinghorne Chisholm was a keen amateur botanist and horticulturist and subscribed to this horticultural magazine for many years. As a close friend of the Macarthurs, especially James Macarthur, it is also highly likely that he was familiar with William Macarthur's outstanding plant collection and propagation enterprises at Camden Park. Much plant material from Camden Park would have undoubtedly found its way to Gledswood.

The magazine contains excellent descriptions of aspects of the estate core including plant species used along the water features as well as a record of the intention of James Kinghorne to create a landscape park around the homestead.



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*At about a quarter of a mile from the main road [probably Camden Valley Way], lies the dwelling-house and cultivated ground.... After passing along a well-formed road, with here and there a pond of water margined with willows, bamboos, &c., we arrive at the dwelling-house. This is a commodious structure of the Australian style of architecture.... While taking a cursory glance from the spot, we thought how eminently suitable the surrounding land was for park purposes, the land having all the requisites, and merely requires the assistance of man to convert the whole into park scenery, equal to any in the mother country. This appears to be Mr Chisholm's idea...in the proposed park, lies the source of the well-known South Creek.<sup>1</sup>*

The magazine article also mentions the intention to build a large trellis vinery.

*This is planned on a large scale, and when the affair is completely furnished, it will yield a large return of fruit, besides forming an agreeable promenade during hot weather.*

Other articles help to locate this major garden feature. Notice that the structure was to perform the multiple roles of producing a substantial amount of fruit while providing amenity and climatic comfort.

### Australian Town & Country Journal, 1871

A year and a half later the popular *Town & Country Journal*—a kind of superior magazine along the lines of the current *World of Interiors*—also published an interesting account of the Gledswood estate core.

*It is about 1500 acres in extent, and on it are flower gardens, orangery, and an orchard.... A drive over a meadow about a quarter of a mile from the roadside, leads to the house. It is erected on a slight eminence and the verandah partially surrounding it is almost covered with a Wisteria<sup>2</sup> and a Queensland Bignonia climber [probably Pandorea pandorana (syn. Bignonia pandoreana)]...The flower garden is laid out with considerable care, and contains almost every plant and flower known. Beds of sweet violets and camellias were blooming in various parts of the garden. At the far end from the house was a trellised vinery, nearly 200 feet long, which promises a very good yield, should the season prove favourable. Passing an orange grove of fine fruit, we found ourselves in the midst of a shrubbery, and proceeding along a secluded walk, emerged in front of the lawn to the right of the house, where I was shewn 'a new idea,' at least, to me, in the arrangement of geraniums...I left the park by an avenue which crosses a rivulet [Rileys Creek] and leads to the Camden entrance [Camden Valley Way entry].<sup>3</sup>*

By this time the trellised vinery was complete with its climbing stock newly planted. This long arbour seems to have been located along the current north–south orientated pathway below the eastern gardens where there is a low stone retaining wall on the western side and a fine, early brick drain edging the eastern side.

From this description it would appear that the orchard area was located beyond the trellised vinery further to the east between the vinery and the creek. An undated early photograph (refer to Section 3.3.2) further corroborates this. Also from this description it is evident that walks were provided that allowed for a contiguous garden or landscape environment all around the homestead.

### 'Garden Party at Gledswood', Camden News, 1896

Nearly thirty years later the estate core was still being celebrated in published accounts, only now with the advantage of describing much more mature plant material and the more obvious realisation of earlier planning and design intentions.

An 1896 article in local news refers to 'high growing rose bushes, shrubs and the exceptionally large and ever-branching olive trees' and 'the lawn under a large white Cedar tree'.<sup>4</sup>

A old white cedar remains at the edge of the carriage loop while various olives feature to the northeast of the homestead.

### Town & Country Journal, 1898

The following article is quoted at length as it contains considerable information about the estate core and its planning, garden structures, the famous gardens, various species and the importance of the gardens to Gledswood.

*The configuration of this area consists of both undulating and flat land, the former much predominating. In its original state it was thickly timbered with various species of Eucalyptus, angophora, etc. in varying proportions. **The trees have been most judiciously thinned out. Groups have been left here and there and the whole of the estate has the appearance of a beautifully laid out English park.** From an aesthetic point of view the landscape is charming and it is no wonder that visitors are fascinated with the scenery. By far the greater portion of the estate is devoted to pasture, which is composed of the native herbage...None of the paddocks are overstocked. This allows for the herbage to produce seed for its perpetuation, and in ordinary seasons there is always plenty of good feed for stock. The dairy herd consists of several very fine Jersey cattle. The animals are kept solely for the purpose of supplying Mr Chisholm's household with milk and butter. The estate is well circumstanced as regards its water supply, the Sydney Water Supply flows through a portion of the property and **nearly all the water required on the estate is drawn from that source.***

*Gledswood House is a very rare substantial structure, and has been erected with due regard to personal comfort. It is built on a slight eminence **and from the spacious verandah some lovely views of the surrounding country are obtainable. Beautiful flowering creepers are trained to the pillars which support the verandah** and when in bloom they are a sight worth going a long way to see. The house is surrounded by a well laid out garden, which will be afterwards referred to. The other buildings consist of well designed and substantially built houses for the employees, stables, loose boxes, carriage houses, cow bales and yards, dairy engine house, etc...Gledswood is a model country gentleman's residence.*

*One of the sights of the Camden district is Mr Chisholm's garden, which has been designed and planted with great skill. An enormous amount of labour has been devoted to the garden to bring it to its present state of perfection. **Thousands of loads of rich volcanic soil have been brought in from the neighbouring hills** to enrich the original soil and ornamental flowering plants have been introduced from almost every quarter of the globe. Many rare exotic trees, shrubs, climbers, herbaceous plants and animals find a congenial place in this beautiful garden. It has been the writer's good fortune to see the principal botanical and horticultural establishments in Europe... and to personally know many of the leading botanists and horticulturalists, both amateur and professional, of the old world, but he never met an amateur who knew more about plants, both from a botanical and horticultural point of view, than Mr Chisholm. It is a positive treat to accompany that gentleman round his garden and to hear him give the history of nearly every plant that is growing there. It is only possible within the limits of this article to mention a very small number of the beautiful flowering and foliage plants that are growing at Gledswood, as it would take a good sized volume to describe all of them...*

*Whilst great attention is given to exotics **it must not be supposed that the native flora is altogether neglected,** for many beautiful flowering indigenous trees and shrubs are to be found in various parts of the garden. Prominent amongst them are the *Stenocarpus sinuatus* [Firewheel Tree]. This magnificent, evergreen tree was in full bloom when the writer saw it and it was a beautiful sight. The brilliant red flowers were borne in great profusion along the smaller branches. *Barklya syringifolia* [Crown of Gold] is another native tree that produces its golden yellow flowers in great profusion...Several Moreton Bay pines (*Araucaria cunninghamii*) have developed into stately proportions and the red flowering 'ironbark' (*Eucalyptus leucoxylon*...) produces quantities of its attractive flowers. Amongst the exotic trees that grow remarkably well may be mentioned *Ceratonia siliqua*, the carob tree, *Jacaranda mimosifolia*, *Magnolia grandiflora*, *Olea europaea*, olive tree, *Pinus* spp., and other coniferous trees, and *Ulmus chinensis* [now *U. parvifolia*], Chinese elm. **Near the entrance gates is a very fine specimen of *Jubaea spectabilis* [now *J. chilensis*], the cequito palm of Chile...***

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**Gledswood is remarkable for the exceptionally fine collection of shrubs** which are grown there. Amongst them are well grown specimens of camellias, bearing flower of every hue, bouvardias in endless variety, spineless caper plant of commerce (*Capparis spinosa*) which is perhaps the only one in the colony. *Choisya temata*, the Mexican mock orange, several species of *Daphne*, *Deutzia*, *Diervillia*, and *Erica* flower profusely at their appointed time, while gardenias, heliotropes, and magnolias charge the atmosphere with the delicate perfume of their flowers. The brilliant coloured blooms of *Hibiscus*, *Lagerstroemia* [crepe myrtle] and *Lasiardia* are very conspicuous amongst the deep green of the surrounding foliage and Indian hawthorns (*Raphiolepis* spp.), North American mock oranges (*Philadelphus* spp.) and New Zealand veronicas [*Hebe* spp.] flourish side by side as if they were natives of the soil.

Of the herbaceous plants some of the most conspicuous are the different varieties of *Canna*. All the best and newest kinds are growing at Gledswood, and their quaintly coloured flowers are simply charming. Several plants of Sturt's Desert Pea (*Clianthus dampieri* [now *Swainsona formosa*]) make a border bright with their singular bright coloured flowers. Annuals are grown in endless variety. At the present time Zinnias and African marigolds are developing particularly fine symmetrical blooms while the brilliant partly coloured leaves of the *Amaranthus* are very effective in the borders.

Gledswood can claim to possess one of the best collections of roses in the country. All the different groups are well represented, the teas being particularly numerous and in great variety. **The climbing plants are a feature in the garden. Many of them are trained over arbour and trellis work**, and when in bloom are a beautiful sight...

**The shade house, which is a nicely designed structure** is full of interesting specimens, which include well grown palms, ferns, and numerous other plants in great variety. While great attention is given to the purely ornamental side of horticulture, it must not be supposed that the more utilitarian portion is altogether neglected, quite the contrary. **The fruit trees** are healthy, trained on the most approved principles and yield good crops. There is a great variety of persimmons, which bear enormous crops of luscious fruits...**The kitchen garden** is well stocked with most of the esculents that are now in season. **Between the fruit and kitchen garden is a long broad trellised walk covered with different varieties of grape vines.** It not only forms a delightful, shady promenade in summer, but in early autumn thousands of bunches of both black and white grapes hang in tempting clusters, the whole forming a beautiful picture. **In another garden about a quarter of an acre of vines has been enclosed with wire netting**, having a very fine mesh. This has been done to protect the grapes from the depredations of birds and other pests...grapes are gathered in this enclosure until the end of May.<sup>5</sup>

This effusive description contains a considerable amount of information of assistance and in fact crucial to any garden restoration and reconstruction projects. Apart from the trellised walk with various vines, the shade house is a key garden structure conspicuously missing from the present site.

Many of the plant species mentioned in these accounts from the end of the nineteenth century are, very significantly, still there today, although others seemed to have succumbed to natural attrition. Of the latter, it is probable that the fine specimen of the Chilean wine palm (*Jubaea chilensis*), formerly at the entry gates (presumably at Camden Valley Way), actually came from Camden Park, as a famous group of them remain there as a feature in the middle of the old lower garden.

### William Hardy Wilson, 1920

During the interwar period the eccentric, extreme right-wing Wilson became an indefatigable champion of Australia's colonial architectural and landscape heritage. His published account of the old Cowpasture Road estates and related towns, inns and rural land uses became one of his most enduring works. Many of Gledswood's important neighbours are also mentioned including Raby, Varroville (spelt Varraville by Wilson), Harrington Park, Oran Park and Leppington (now demolished).

Wilson wrote that:

*Gledswood was built before simplicity and symmetry gave way to the picturesque. Surrounding the cottage is an enchanting garden unrivalled on the Road [The Cowpastures Road]. Verbena, roses, larkspur, hollyhocks, flourish amongst flowers as rare as they are beautiful. Two cedars strew half an acre with lilac blossom whose fragrant in springtime floats over the neighbourhood. In a wide circle camellias grow, ring within ring, their dark glossy leaves almost hidden under scarlet, white and striped flowers, blooming when morning frosts sparkle on the meadow beyond. The grape twines over its pergola and woodbine overhangs the paths that wind about this luxuriant garden.<sup>6</sup>*

Notice that the white cedars are still exerting a strong influence while the grape-clad pergola also continues to be referred to as an important garden feature and camellias have a notable role in providing structure to the garden.

### 3.3.2 Photographic Evidence

Figure 3.43 actually records many of the features described in the preceding articles. It appears to have been taken from an elevated position just to the east of the homestead pleasure grounds suggesting either the photographer climbed a tall tree, a scaffold platform was especially built or a hot-air balloon was used.

Despite the fuzziness of the image the following observations can be derived from it:

- The ensemble of buildings includes, from the right, the homestead, the former convict lockup, the stables block and stable shed to the immediate south with its skillion roof (the gardener's cottage may be evident just to the northeast of the stables), the relocated slab building further to the south and, at the extreme left-hand edge of the image, at least one other farm building.
- The enclosed orchard area across the foreground with a northern fenceline (post and rail?) in line with the northern elevation of the homestead, an eastern fenced boundary (paling?) roughly following the sinuous course of the foreground creek (a tributary of Rileys Creek) and a southern fenceline mark an entry into the farm complex from Raby Road. Most of the western boundary of the orchard coincides with the c200-foot trellised vinery that separated the orchard from the gardens beyond.
- The trellised vinery is just visible as a series of regular posts with the profiles of fruit trees silhouetted in front of it. However, the section of this path directly in front of the homestead appears to be left clear, only the low retaining wall being visible.
- The farm road/eastern access at the southeastern side of the estate core is clearly visible although the bridge to cross the creek is just outside of the field of view. The access road reinforces the orthogonal layout of the estate core and arrives at a broad space between the stables and the slab building. It also seems to define part of the southern edge of the inner grounds of the estate core where the pleasure grounds and serious horticultural areas are differentiated from the farmyard areas.
- The vegetated ridge beyond Rileys Creek dominates the western skyline of the image. The eastern slope of this ridge is part of the western boundary of the present study area.
- At the extreme right hand side of the image the front (northeastern) gardens are visible with taller emergent trees beyond (including Araucarian and Pinus silhouettes). Part of the curving front fence is also visible in line with the path linking with the trellised vinery.

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- Between the line of the vinery and the buildings beyond there are many dark forms of trees and shrubs indicating a maturing series of gardens making up the pleasure grounds around the homestead.

### 1947 Aerial Photography

Apart from the preceding photograph, the 1947 aerial photography is one of the most helpful images in studying the earlier form of the estate. A review of Figures 3.44 follows along with a discussion of information revealed by the photography.

- By 1947 the estate core had two principal access routes—one from the west off Camden Valley Way (then known, as it had been for many years, as the Cowpasture Road) providing a convenient link with Camden and Cobbitty, and the second road from the east across at least two bridges (including one over the Upper Canal) linking the estate with Raby Road and Campbelltown.
- Other access roads shown on the photography include the current southern farm road—also crossing the Upper Canal—and a faint track running obliquely off Raby Road in the southeast across the Upper Canal and arriving at the eastern creek to the northeast of the homestead. The latter road is potentially interesting in that the alignment of the road appears to predate the Upper Canal while its northern end may have been a connection to the northeastern access of the carriage drive at the homestead. Physical evidence of the carriage loop(s) also strongly suggests that there were at least two generations of entry layout as the later nineteenth century brick drain edging flattens at one point to acknowledge an earlier configuration. This earlier form seems to relate to the former northeastern entry, which was later abandoned in favour of the western carriage loop entry.
- Three dams are visible in this image, though curiously none along Rileys Creek—only the three tributaries. The largest of the dams is the deep dam beside the western entry road.
- The basic pattern of indigenous vegetation throughout the estate paddocks is largely similar to that remaining today. The northwestern paddock between Rileys Creek and the Camden Valley Way is characterised by sparse woodland. The paddock in front of the homestead is largely cleared apart from the old broad-leaved apple in the middle, while the other surrounding paddocks from the northeast around to the southwest are also clear of vegetation. Immediately beyond these paddocks, however, the woodland vegetation thickens noticeably, further reinforcing the 1870s and 1890s accounts of the conscious creation of a landscape park.
- The Upper Canal to the east of the estate core carries many elongated shadows of (presumably) other hoop pines in addition to those remaining. This suggests that originally an avenue of pines may have been planted in the late 1880s and begs the question as to whether this substantial gesture was carried out in deference to Chisholm or requested by him as part of some compensation for traversing—and effectively dividing—his estate. The pines that remain along the Upper Canal still represent an important feature in views from the homestead, although these are now marred by the two transmission lines in the same location.
- A relatively clear glade links the Gledswood estate with its near neighbour Raby across Camden Valley Way. However it is not known whether direct visual links existed between the two homestead areas. A link between a part of Raby (near Rileys Creek) and the top of one of the



Gledswood bunya pines exists today though with growing roadside vegetation this may soon be lost.

- The 1947 photography provides a very valuable snapshot of the inner estate layout with well-defined areas clearly apparent. Conspicuous features of the layout include the half-moon lawn area to the north of the homestead, the broad, straight walk forming the basis of the former trellised vinery, the harpsichord lid-shaped orchard area, the dense areas of ornamental tree planting that frame the homestead to the west and northeast, the eastern garden compartments and walks and the sprawling homestead and its 'village' of outbuildings.

#### **1970s Estate Plan (Broadbent, Tanner & Allen)**

This plan was drawn as part of a joint undergraduate thesis for the University of Sydney that surveyed a number of important colonial houses and their integral estate landscapes and gardens. The plan essentially recorded the presumed nineteenth-century form of the Gledswood access roads and estate layout while noting the main drainage network and dams and the various eastern garden areas.

The plan (see Figure 3.45) appears to be mostly based on the 1940s aerial photography and ground observation. Conspicuously absent from the plan are the southern farm road (which must have existed at least in the 1880s for the Upper Canal bridge to have been built), the oblique linking road from the Rileys Creek bridge to the stables and the extension of the northeastern access road to the eastern creekline.

#### **1982 Aerial (Orthophoto)**

By 1982 the estate core shows many changes in access arrangements and landuses, with the most obvious of the latter being the introduction of vineyards to former paddock areas to the west and the two tripartite effluent recycling pond areas to the south. Other observations that can be made from this image (see Figure 3.46) include:

- the introduction of a very large dam (mini-lake) across the eastern creek as well as the two major transmission easements across the eastern skyline;
- traces of the former eastern entry road from the Upper Canal bridge;
- the removal of some earlier buildings as well as the introduction of others;
- the relative intactness of the eastern gardens with evidence of earlier compartment divisions;
- the denseness and layered structure of the northeastern and western gardens; and
- the loss of the earlier semicircular form of the front lawn area with a different fencing alignment.

### **3.4 Review of Physical and Visual Evidence**

The following discussion considers current surviving components of the remnant estate that constitute important aspects of significance for the Gledswood cultural landscape.

The plan attached at Figure 3.42 illustrates the original layout of the remnant estate as described below.

### 3.4.1 Original Boundary

The Camden Valley Way boundary represents the only early nineteenth-century estate boundary—including the original 1810 grant to Huon de Kerilleau—to remain connected with the remnant estate. Equally, this boundary is also now the only remaining connection between the remnant estate and one of the two early public roads that were once contiguous with the extensive boundaries of the former estate.

### 3.4.2 Early Access Roads

Of the two principal estate entries shown on the earliest archival photography, only that from Camden still remains, though the actual connection to Camden Valley Way has been abandoned in favour of the current awkward entry arrangement shared with the now defunct El Caballo Blanco riding establishment (the 1982 orthophoto plan (see Figure 3.44) shows the juxtaposition of the two entries very clearly).

The discontinued section of the early Camden access road is now difficult to read on the ground and the Chilean wine palm that once graced this entry point has long disappeared. Perhaps some archaeological evidence remains of this once important feature (the abandoned road) of the estate.

Apart from the southern farm road linking the Upper Canal with the homestead core, some evidence does remain of at least two other entry roads, both from the east. The first concerns an earlier road beyond the northeastern gate near the homestead. A clear raised road formation is discernible in the pasture grass between the carriage drive gate mentioned and the recent hedge and 1970s boundary fence on the northeastern side of the homestead. It is assumed this road continued over the eastern creek then looped around before cutting across the estate straight for the broadly curved section of Raby Road.

Further south the remains of the former eastern entry from Raby Road is less clear but still evident. Again a raised formation is visible along an east–west alignment linking the area just to the northeast of the slab building with the eastern creekline. The creek edges on both sides of this alignment have considerable brick debris as well as some dressed hardwood fragments. (A more than casual scatter of patterned ceramic domestic ware and glass is also evident nearby.)

Evidence of another (presumed) entry from the vicinity of the Raby estate entry was examined but without success.<sup>7</sup> Between roadworks to Camden Valley Way such as widening and ditch construction over recent years and the substantial earthworks in the adjacent golf course (both major filling and excavation), it is unlikely any topographic evidence would be discernible. In the absence of any physical evidence and, especially, documentary evidence it is contended that any earlier entry from Camden Valley Way adjacent to Raby is, though plausible, more conjectural.

Generally the adjacent eastern golf course and its various topographic rearrangements have removed virtually all of the former access roads relating to Gledswood between the present Gledswood boundaries and the Upper Canal. Between the Upper Canal and Raby Road some evidence does remain, although the recent Jehovah's Witness complex is gradually obscuring and removing remaining evidence in this area with its extensive site works.

### 3.4.3 Early Estate Layout

Much of the nineteenth century estate core layout is still evident in the present landscape.

Remaining components of the earlier layout include the arrangement of various buildings and structures from the homestead complex through to outbuildings and farm utilities; much of the paddock layout; a

substantial section of the main western access road; the southern farm road along with fragments of other roads; the homestead carriage drive loop and link back to the stables, along with evidence of earlier carriage drive alignments; garden compartments and pathways; other horticultural areas; and the placement of dams and bridges.

The use of this evidence together with the archival resource provides an excellent means of understanding how the estate functioned and its hierarchy of spaces and a guide to interpreting these in future projects.

#### **3.4.4 Important Visual Connections**

Current views have been considered previously in Section 3.2, particularly important traditional views. Rather than repeat this discussion, reference is made to the previous section of the report covering views from within the remnant estate, views from outside the estate and views to areas beyond the estate boundaries.

#### **3.4.5 Surviving Woodland Vegetation**

Several recent analyses have been made of the surviving woodland vegetation at Gledswood including a consultant report commissioned by Camden Council (Eco Logical Australia, Ecological Assessment, November 2007) and a Landscape Conservation Management Plan in November, 2005 by Clive Lucas, Stapleton & Partners (also commissioned by Camden Council).

The latter study included a correlation of the existing woodland trees with those in the 1940s aerial photography and found a high degree of coincidence, indicating that many of the present woodland trees have been part of the site scenery throughout the twentieth century and, in the case of the older specimens, probably at least many decades of the nineteenth century.

Apart from its obvious ecological values, the older woodland vegetation is particularly important as part of the cultural landscape for several reasons. Firstly, the documentary record specifically mentions that the process of creating an antipodean version of an English landscape park was definitely undertaken at Gledswood by James Kinghome and these trees represent part of the remaining physical evidence of this important feature.

Secondly, the inclusion of certain species, such as the broad-leafed apple (*Angophora subvelutina*), also testifies to a well-documented colonial preoccupation with oak-like indigenous species as a means of recreating the desired park-like character in the Australian landscape. Thirdly grand old trees are always valuable wherever they are found.

The broad-leafed apples remain a distinctive feature of the main entry drive in association with the large dam, while it is an old apple tree that features as the focal point within the front paddock adjacent to the homestead and roughly on its axis.

#### **3.4.6 Surviving Planted Vegetation**

A considerable amount of mature planted vegetation remains at Gledswood and, considering the place was renowned for its gardens, this vegetative resource is very valuable. The cultural value is derived from a number of aspects: many individual plants are valuable horticulturally; the plants as a collection hold value; and there is a direct association between the collection and the homestead complex and its distinctive and integral layout and, of course, with James Kinghome in particular.

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The extent of mature plantings remaining on site is mainly concentrated around the homestead complex. A recent survey of this vegetation has identified a number of species that were mentioned in the nineteenth century articles on the estate. These include white cedar (*Melia azedarach* var. *australasica*), Chinese elm (*Ulmus parvifolia*), bunya pines (*Araucaria bidwillii*), hoop pines (*A. cunninghamii*), chir pine (*Pinus roxburghii*), firewheel trees (*Stenocarpus sinuatus*), jacaranda (*mimosifolia*) and olive (*Olea europaea*). However, the jacarandas appear to be later generation plantings.

Other old plantings—likely to be Chisholm-vintage—and not specifically mentioned in the documentary record include Norfolk Island hibiscus (*Lagunaria patersonii*), *Osmanthus fragrans*, feijoa (*Acca sellowiana*), weeping cypress (*Cupressus funebris*), black locust (*Robinia pseudoacacia*) and honey locust (*Gleditsia triacanthos*).

Disappointingly, some other species mentioned in the 1870s and 1890s accounts seem not to have survived—the Chilean wine palm (*Jubaea chilensis*) near the Camden Valley Way entry, the Australian rainforest tree *Barklya syringifolia*, bamboo near the large dam (presumably the giant, clumping *Bambusa balcooa* found in various nineteenth century sites) and, not surprisingly, Sturt's desert pea (*Swainsona formosa*).

This important collection probably deserves a thorough, detailed survey covering groundcovers, herbs, bulbs and perennials as well as the more obvious trees and large shrubs. Virtually all of these species and those mentioned in the 1898 article are to be found on one or other of the Macarthur nursery catalogues issued between 1843 and 1857, therefore because of James Kinghome's privileged relationship with the Macarthurs (and given his avid personal interest in horticultural botany) he would have had access to other special plant material either through William Macarthur or one of his select suppliers.

### 3.4.7 Siting of the Homestead Group

Another important aspect of significance for Gledswood is the particular relationship of the homestead complex with its landscape context. In reviewing this it is worth revisiting the rationale for siting the homestead group where it is.

The agenda was basically set for—or at least adopted by—the Chisholm dynasty with Huon de Kerilleau's siting of his early stone building across the low spur at the extreme eastern edge of the 1810 land grant. Proximity to the old Cowpasture Road was obviously a key consideration and, apart from another, higher spur just to the south of the Camden entrance, the present spur was the only logical choice.

For aesthetic and aspect reasons (and to ensure it was safely out of the reach of floodwaters) the northern end of the spur was chosen for the original homestead. The topographic characteristics within Huon de Kerilleau's grant area combined with the fact that regular visits in the direction of Camden also dictated the location of the entry drive linking the main road with the homestead. Hence the Camden carriage drive is probably the oldest of the estate's entry roads.

With the establishment of Huon de Kerilleau's homestead and (likely) outbuildings the subsequent generations of Chisholm family additions further reinforced the present homestead group as the strategic centre of an expanding estate land-holding. Not only was the present site entry convenient for visits to Camden and beyond to the south (eg the family homestead at Kippilaw) and west but the later connections (probably by the 1810s) to Raby Road also allowed convenient access to Campbelltown and the east.

Regarding the siting of the homestead group across the original low spur, the various Chisholm additions picked up where Huon de Kerilleau left off and also reinforced the address of the homestead on two key fronts. The north elevation, emphasised by its long verandah, directly faced the finely articulated northern valley with its confluence of two creeks while the eastern elevation, with a shorter verandah between two elegant bays, faced a much broader valley with more distant views.

Subsequent energetic manipulation of the surrounding woodland landscape around the homestead group together with extensive planting to frame the homestead has embellished and established the homestead's place in the Gledswood landscape. Even with the present reduced estate boundaries the complex looks well anchored and at ease in its traditional orientation and configuration.

### **3.4.8 Early Watercourses and Dams**

It is also significant that key landscape features—both natural and constructed—remain within the remnant estate that either guided the selection of the original siting of the homestead group (eg watercourses) or were made to deliberately relate to it (large dam).

Of course the large dam to the west of the homestead had an important role in the storage of water but it remains a major scenic feature when arriving from Camden and in views from Camden Valley Way. Similarly, the nearby creeks would have provided a ready water supply for the estate though they would have undoubtedly also been seen as convenient elements in the broader scenery of the landscape park.

### **3.4.9 Upper Canal Water Supply (Completed 1888)**

A major item of high cultural value in its own right is the Upper Canal Water Supply System, which had implications for a number of the early estates during the 1880s. These included Mount Gilead, Sugarloaf Farm and Glenlee to the south and Leppington to the north.

Adjustments at Gledswood included the provision of a series of bridges, including two fine brick structures, that appear to have been located to minimise disruption to existing estate access roads. There is currently only one such connection and association remaining contiguous with the remnant estate and that is the brick bridge to the south of the homestead group.

Interestingly, the Upper Canal was also used as a water supply for the estate further reinforcing the links between this major and remarkable feat of engineering and Gledswood.

### **3.4.10 Importance of Gardens at Gledswood**

A consistent hallmark of the Gledswood estate from the mid nineteenth century to well into the twentieth century has been its gardens. The tradition of creating sophisticated gardens as an integral part of country or estate houses was firmly embedded in the aspirations of well educated landowners in the nineteenth century.

There was plenty of encouragement to embark on such endeavours as well as technical support from various expert writers and commentators such as the remarkable amputee John Claudius Loudon and, before him, Humphrey Repton. Even in Sydney the Darling Nursery proprietor, Thomas Shepherd, also played a significant role in 'spreading the word' of good landscape design and gardening in the 1820s and 1830s to those in NSW with such interests.

Several of Shepherd's 1836 public lectures specifically dealt with issues of how wealthy landowners were to develop and establish country estate enterprises modelled on sensible agricultural propriety and consummate good taste in landscape planning and design.



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Numerous archival plans of earlier estates testify to the tradition of serious landscape gardening as an important part of the setting of the principal house. Examples include the Macleays' Elizabeth Bay House and Brownlow Hill, George Allen's Toxteth Park and James Bowman's Lyndhurst in Glebe, Maurice O'Connell's Tarmons in Darlinghurst, the Macarthurs' Elizabeth Farm, Hambledon and Camden Park and John Blaxland's Newington.

Yet while there were many brave starts the sobering fact remains that, where the estates have survived at all, only a few of the once plentiful estates have even a semblance of their integral landscapes. Gledswood is of considerable interest in that not only has the estate core survived relatively intact, the grounds also retain substantial components of their formative nineteenth-century fabric and layout.

As the documentary evidence records, the grounds of Gledswood were renowned even in the nineteenth century for their expansive gardens and the variety of material in them including rare plants. On the basis of the documentary and physical evidence it would be possible to reconstruct components of the earlier gardens—kitchen garden; trellised vinery; orchard; shrubberies and walks; and maze. Other aspects of value attached to these grounds were the important connections between Gledswood and other places of acknowledged landscape prominence such as Camden Park.

Close connections between the Macarthurs and Huon de Kerilleau already existed before the Chisholms became involved with the site as Huon de Kerilleau was a tutor to the young James Macarthur. With the renaming of the estate from 'Buckingham' to 'Gledswood' the connections continued through the Chisholm family. As has been observed, it is highly likely that the Gledswood gardens owed much to the horticultural industry of the Camden Park nursery. This connection is worth further research.

The Gledswood gardens reached their zenith during the period of James Kinghorne's leadership as his extensive botanical and horticultural interests guided and nurtured the creation, cultivation and establishment of the pleasure grounds and landscape beyond.

### 3.4.11 Importance of a Landscape Park as a Setting at Gledswood

The last aspect of the Gledswood estate of value to the cultural landscape is perhaps one of the most important. Both the 1870 and 1898 descriptions of the estate expressly mention the deliberate manipulation of the enveloping woodland during the mid-nineteenth century for the purpose of creating a landscape park in the English tradition.

It seems that, like the development of pleasure grounds around the principal house, a park-like setting for the house was also a highly desirable attribute for those who could afford it. And, also like the surviving examples of pleasure grounds, there are, sadly, too few remaining examples of an antipodean landscape park.

A number of colonial landowners are documented as having embarked on such a project including those with estates at Regentville, Camden Park, Wivenhoe, Fernhill and Varroville. Some evidence remains for some of these estates and discreet remnant woodland copses or groups are still clearly evident at Varroville including those associated with the very early entry drive to the homestead. In Gledswood's case the groups are less evident but this is also interesting as it may represent a later development of the park-making idea.

Discreet clumps of trees within a space are more consistent with earlier styles such as the work of William Kent whereas loose drifts of individual trees (the case at Gledswood) represent a less structured and more naturalistic approach to the park concept. Again, the enthusiastic Sydney advocate of landscape gardening Thomas Shepherd made a point of arguing, in his fourth public lecture in 1836, that

nature could not be improved upon. This view is consistent with a more subtle form of park-making as appears at Gledswood.

Whatever James Kinghorne's inspiration was for Gledswood, the combination of valuable documentary evidence and the surviving bones of a restful park-like estate landscape is a highly significant cultural attribute to inherit and would easily rate as being important at a State if not National level.

### 3.5 Comparative Analysis

Many of the remaining colonial estate houses of the Cumberland Plain retain at least something of their early landscape setting. In some cases it is the remains of an entry avenue (Hobartville, Bella Vista, Horsley, Glen Lorne), a few remnant plantings from the nineteenth century around the homestead (Varroville, Harrington Park, Wivenhoe, Horsley, Orielton, Ellensville, Raby, Macquarie Fields House, Denbigh), or perhaps the remains of a major feature within the estate such as vineyard terraces (Regentville, Brush Farm) or an early large dam/ornamental lake (Parkhall, Mount Gilead). Some even retain major early landscape structures such as a tower mill (Mount Gilead) or pavilion (Beulah, Rouse Hill). Only a few estates retain early grounds layout with brick drains and edging intact (Rouse Hill, Camden Park, Maryland, Brownlow Hill).

Very few of these important early cultural landscapes are intact enough to retain a broad range of early landscape components such as extensive layout, entry drive, unencumbered rural landscape setting, many early plantings, remnant landscape or garden features, traditional views and vistas, integral outbuildings, early dams or a deliberately cultivated landscape park with contemporary documentation. Gledswood, however, has all of these elements and more. It is certainly one of a select few remnant colonial estates in NSW with important and outstanding landscape features intact or, at least, still able to demonstrate former uses and relationships.

The Gledswood estate was also one of the nineteenth century social hubs in the southern Cumberland Plain area where entertaining within and celebrating the extensive grounds was normal, hence the *Town & Country Journal* and *Camden News* articles. Other large estates with substantial gardens and features and with owners of similar social standing and interests were Mount Gilead, Maryland (an owner of which had married a Chisholm daughter), Camden Park and Varroville.

Neither the Mount Gilead, Maryland nor Varroville gardens have survived to the extent of those at Gledswood. Early estates that had extensive gardens of widely acknowledged botanical significance were more limited—Camden Park, Brownlow Hill (and Elizabeth Bay House) and Gledswood. There is also an unusually close link between Gledswood and Camden Park as James Kinghorne was a close friend of John Macarthur's sons, all of whom had a particularly keen interest in matters of landscape taste and botany.

On account of its high degree of intactness, Gledswood is an important companion to a very small group of other outstanding colonial cultural landscapes (such as Camden Park and Brownlow Hill) that retain substantial components of their early layout, early garden remnants, features and, importantly, a largely unencumbered rural landscape setting.

### 3.6 The Potential Archaeological Resource—Overview Assessment of Potential for Survival

The above review of the sources in relation to the layout and setting of the property also gives an indication of the potential historical archaeological resource at Gledswood. The many phases of building activity, farming and landscaping at the site indicate the potential for the following relics:

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- Water management/storage structures such as dams and weirs (located along present and former creek lines), and cisterns and wells (likely located in closer proximity to the residential and work quarters). One such cistern is still visible in the courtyard behind the main residence. It may be representative of other similar structures that have since become disused and forgotten. Such features would likely pre-date 1888 when the Upper Canal Water Supply was completed.
- Evidence of former structures such as post holes, wall footings, etc. For example, the historical sources record the existence and prominence of pergolas and walkways which may still be evidenced by post holes. Similarly, it is possible that wall footings belonging to early phases of development exist under the later structures in the Homestead Group.
- Domestic artefacts are commonly found in refuse dumps and pits adjacent to homes in the poorer areas of Sydney, in areas where garbage collection was sporadic or non-existent. Such features may be less common on sites such as the Gledswood property where refuse was more efficiently disposed of elsewhere by their wealthy inhabitants and where sanitation was better. Similarly, underfloor deposits are less common in homes such as at Gledswood where floors were better constructed and fewer artefacts found their way beneath them. The potential for these artefacts to survive is slightly higher in the vicinity of the stables, servants quarters etc where accumulations of refuse and occupation deposits are more likely to have occurred. They may also survive under the later verandas and flagging. Isolated artefact scatters may also exist at the site. For example, as noted in Section 3.4.2 above, a site visit identified one such scatter on one of the creek lines south of the eastern entry from Raby Road.
- Evidence of former landscaping such as garden beds, defunct footpaths, mazes, trellises (some of which were so substantial as to warrant comment in nineteenth century descriptions of the property) may survive in places, although the regular intensive gardening activities in the areas around the house are likely to have disturbed such relics. These might be evidenced by soil variations (for example, the historical sources record the importing of rich volcanic soils for garden purposes), garden kerbing etc. The remains of garden beds are typically ephemeral and sensitive to later disturbance, although soil sampling and botanical analysis has some potential for reconstructing such remains.
- Entries and Accessways—remnants of former road alignments and entrances survive at the site or are recorded in historical plans and descriptions of the estate (see for example Figure 3.44 below). As noted above, roads into the estate are described as 'well-formed' and at least one 'avenue' crossed Rileys Creek to the Camden Valley Way entrance. Therefore, it is possible that archaeological evidence of gates (possibly a grand entry off Camden Valley Way; certainly, the 1898 Town and Country journal entry noted above refers to 'the entrance gates'), roads (gravel surfaces, modified landforms), and bridges may survive at the site (as the early carriage drive still does).
- Former ancillary structures—historical descriptions record a shade house and trellises which are no longer visible on the site. The site is also likely to have been furnished with modest work sheds etc that were not considered worthy of mention in descriptions of the property. Some of these had been removed by 1982 (see the orthophoto in Figure 3.46 below). Fences once existed across the wider site. Post holes, wall footings etc may survive to indicate the former locations of these structures.



**Figure 3.1** View from the northern corner of the site near Camden Valley Way. Note the homestead in the background and Rileys Creek in the middle ground.



**Figure 3.2** View from the north near the eastern boundary fence looking back to the homestead with old woodland trees in the foreground.



**Figure 3.3** View from near Rileys Creek looking back to the homestead framed by gardens. Note the old forest red gum in the foreground and swamp oaks along Rileys Creek.

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**Figure 3.4** Traditional vista from near Camden Valley Way looking across the large dam to the homestead and flanking pines. Note the intrusive recent buildings beyond.



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**Figure 3.5** Panorama from northern paddock showing the adjoining golf course to the left, the homestead group in the middle and Rileys Creek at right.



**Figure 3.6** View along former northeastern entry drive leading up to the gate and flanking Chinese elms. The former carriage drive formation is intact down to the boundary fence.

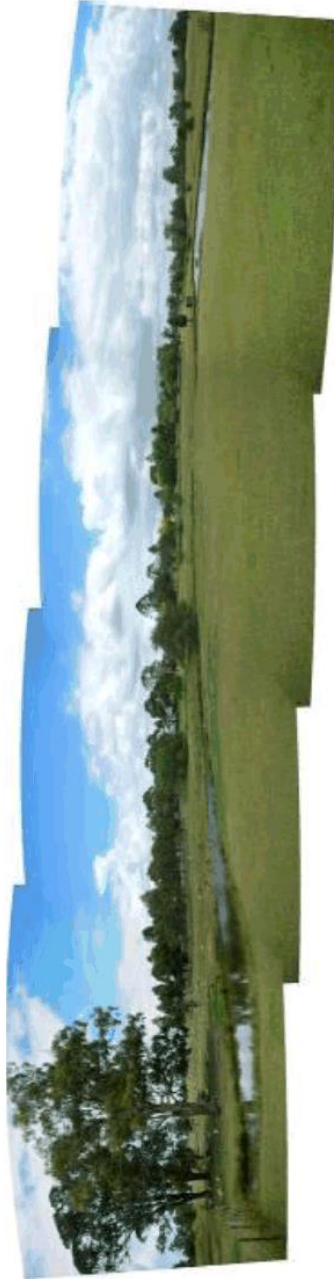


**Figure 3.7** View of the northern grounds showing the two main blocks of flanking early gardens either side of the homestead.

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**Figure 3.8** View of immediate western grounds.



**Figure 3.9** Approaching view from the former eastern entry drive from Raby Road. Note the old woodland trees at left. The former creek crossing was located where there is a peppercorn tree near the creek near the middle of the view.



**Figure 3.10** View as part of the arrival sequence for the former eastern entry. The peppercorn tree in the foreground marks the location of the former bridge crossing. The former orchard was across the creek.

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 <p><b>Figure 3.11</b> Former orchard (between the fence and creek) and former bridge crossing (at larger peppercorn tree).</p>	
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**Figure 3.12** Eastern garden front of the homestead.



**Figure 3.13** View to the east on axis from the homestead with hoop pines along the Upper Canal in the distance.



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**Figure 3.14** View along the site of the famous trellised vinery looking north.



**Figure 3.15** Part one of a sequence along the original entry drive looking to the homestead with the Rileys Creek bridge crossing in the foreground.



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**Figure 3.16** Part two of the traditional arrival sequence looking up to the homestead entry gates.



**Figure 3.17** Part three, having arrived at the gates with early diamond-frogged bricks used in the foreground near the cattle grid.



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**Figure 3.18** Final view in the arrival sequence showing the carriage loop with brick edging and drains.



**Figure 3.19** Early bricks at cattle grid near entry gates.



**Figure 3.20** Detail of carriage loop brick edging.



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**Figure 3.21** Gates on axis behind the homestead with the stables beyond.



**Figure 3.22** Site of the former bridge crossing for the eastern entry. Note the brick debris.

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**Figure 3.23** Line of the former eastern entry drive (note the slight undulation in the grass) that maintained the orthogonal layout of the homestead and outbuildings.



**Figure 3.24** An early brick on the causeway to the east of the former orchard.



**Figure 3.25** *Cupressus glabra* near the pumphouse at the edge of the former orchard.



**Figure 3.26** Former gateposts at the northern end of the former orchard.



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**Figure 3.27** Old Chinese elms marking the former northeastern gate.



**Figure 3.28** *Cupressus funebris* near northeastern gate.



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**Figure 3.29** Carriage drive to the homestead from the northeastern gate.



**Figure 3.30** Eastern end of the gravelled carriage loop with old plantings beyond.

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**Figure 3.31** Old *Lagunaria patersonii* to the east of the homestead.



**Figure 3.32** View of the homestead at the 1880s bridge crossing of the Upper Canal. Vegetation in the foreground will probably obscure this view within the next few years.



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**Figure 3.33** Northeastern gatepost detail. (The gate is recent.)



**Figure 3.34** This short section of driveway to the west of the homestead is an important early link between the entry drive and the stables.

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**Figure 3.35** An earlier accessway off the northeastern carriage drive—possibly a walk from the eastern pleasure grounds. Note the flattening of the edging bricks at this point.



**Figure 3.36** View of the eastern grounds from the adjacent golf course with a woodland-dominated skyline beyond the homestead group.



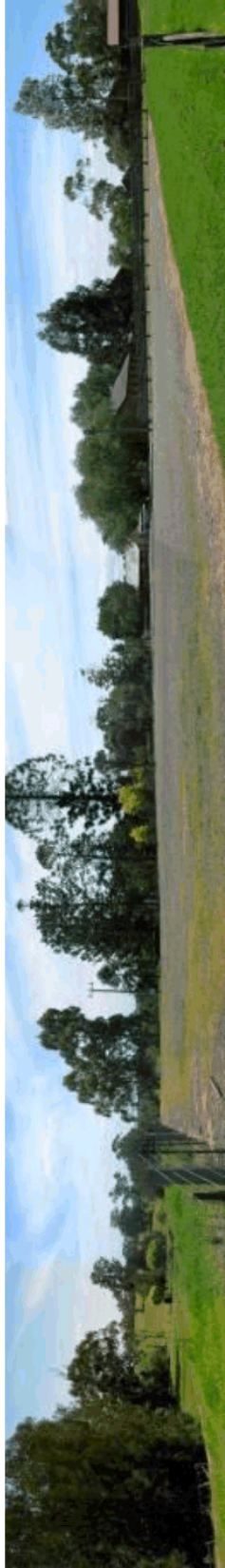
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**Figure 3.37** Small lagoon near Rileys Creek.



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**Figure 3.38** The car and bus park to the southwest of the homestead is an intrusive element within the former grounds.

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**Figure 3.39** The recent plantings of *Robinia pseudoacacia* 'frisia' have introduced an inappropriate plant species within the homestead grounds.



**Figure 3.40** This view back along the former main entry drive shows recent vine plantings and avenue trees that are largely out of context in this location and detract from an appreciation of the highly significant early entry drive.

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<div data-bbox="212 2002 255 2038">52</div> <div data-bbox="834 2002 1302 2033">Gledswood—Conservation Management Plan, September 2011</div>

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Attachment 8

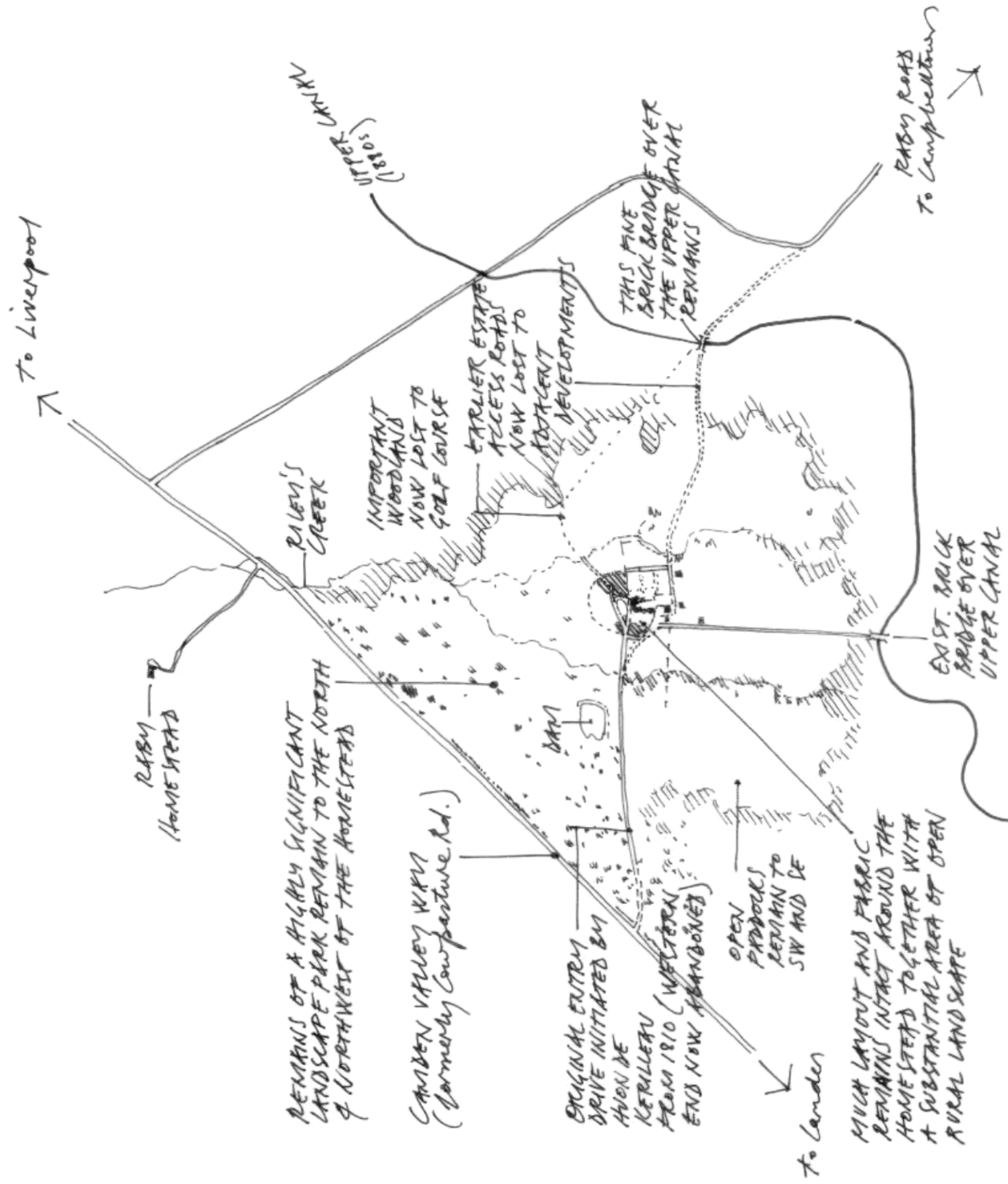


Figure 3.41 Analysis of Gledswood landscape.

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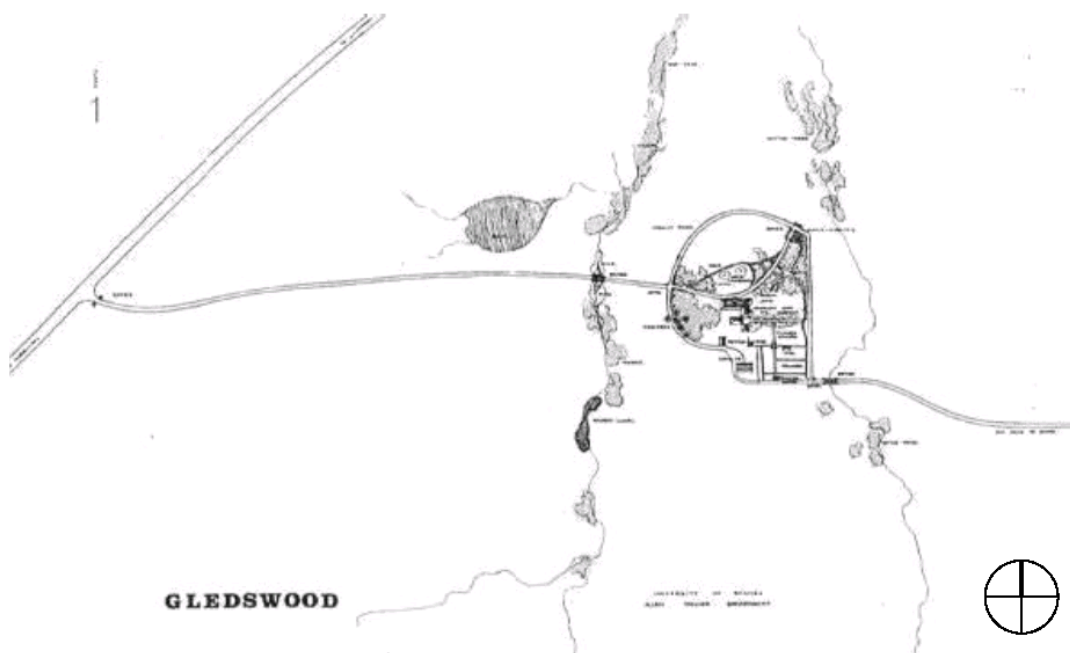


**Figure 3.43** Undated photo of eastern elevation of Gledswood, possibly late nineteenth or early twentieth century. (Source: Mitchell Library, Small Picture Files)



**Figure 3.44** 1947 aerial photo showing evidence of early roads and vegetation. (Source: RTA)

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**Figure 3.45** Broadbent, Tanner, and Allen's plan of Gledswood in the late nineteenth century. (Source: National Trust of Australia, reproduced from Clive Lucas, Stapleton & Partners Pty Ltd)



**Figure 3.46** View of 1982 orthophoto—Gledswood homestead is shown arrowed.

### 3.7 Endnotes

- <sup>1</sup> *Horticultural Magazine and Gardeners' and Amateurs' Calendar*, Vol VII No. 74, February 1870, p 43.
- <sup>2</sup> This climber remains around the northern verandah but has contributed to considerable structural damage including to the verandah flagging.
- <sup>3</sup> 'A Tour to the South', *Australian Town & Country Journal*, 19 August 1871, p 240.
- <sup>4</sup> 'Garden Party at Gledswood', *Camden News* 22 October 1896.
- <sup>5</sup> 'Gledswood—A Beautiful Estate', *Town & Country Journal*, 7 May 1898, p 23.
- <sup>6</sup> Wilson, William Hardy 1920, *The Cowpasture Road*, p 40.
- <sup>7</sup> Another entry was marked on a plan in the Tropman & Tropman Architects, 2003 report though without any cited evidence.

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## 4.0 Site and Building Analysis

### 4.1 Introduction

The subject site was surveyed by the project team in December 2007 and January 2008. The survey included reviewing the condition of key components and establishing the relative ages and origins of the layout, elements and fabric in order to determine the property's physical evolution and to evaluate the contribution of the components to the overall cultural heritage significance of Gledswood.

All readily accessible areas of the site were inspected, including the exterior of all buildings and structures and the interior of all nineteenth century buildings. No archaeological investigations were undertaken.

### 4.2 Site Analysis and Setting

Gledswood is situated on the eastern side of Camden Valley Way (formerly Cowpasture Road), south of Raby Road in Catherine Field. The area along this section of Camden Valley Way is rural in character and scattered with rural properties, semi-rural subdivisions, open pastures and open golf courses. There is a perimeter fence around the entire site, however there is no consistency in the fence's style and height. The properties adjoining Gledswood contribute to the rural setting of the site, with open golf courses to the north, east and south and the open pastures of the former El Caballo Blanco ranch to the west (see Figures 4.44 and 4.45).

The only remaining entrance into Gledswood is the entrance from Camden Valley Way (opposite Catherine Field Road). An access road leads from this entrance to a large and intrusive bitumen carpark situated to the west of the main office/reception building.

Most of the site is located below the level of Camden Valley Way. It is composed of a series of valleys and ridges. 'The homestead is located at the head of a ridge facing Camden Valley Way with its private gardens providing vantage to the surrounding country up to Camden Valley Way and Raby Road'.<sup>1</sup> The farm complex is situated to the south of the homestead, along the same ridge.

The land which supported Gledswood was once more extensive than at present. As a colonial farm and homestead, Gledswood estate expanded over a period, reaching a size of almost 1,300 acres at its maximum (between 1818 and 1959). Although subdivision has contracted the estate to its present size of 64 acres, Gledswood retains the key landscape, spatial, functional and built form and aesthetic qualities of an early Cumberland Plain pastoral enterprise, comprising open paddocks, fences, gates, vegetation and part of its original land grant boundary.

A detailed analysis of the landscape, including views and setting is provided in Section 3.0. The following section provides an analysis of the built elements of the Gledswood estate.



### 4.3 Building Analysis

The following sections provide a summary of the physical character, layout, components and condition of built elements that form part of the homestead and farm complex at Gledswood.

The sections should be read with reference to the site layout plan provided at Figure 4.49.

#### 4.3.1 Nineteenth Century Elements

There are a number of built elements surviving from the nineteenth century development of Gledswood. These include:

- the homestead (B1);
- the former coach house and stables (B9);
- the former convict jail (B3);
- the early stone gardener's cottage (B5);
- the early privy (B4); and
- the later privy (B2).

The building numbers indicated in the brackets above are used to show the location of each building in Figure 4.46.

### The Homestead (constructed between c1812–1910)—B1



**Figure 4.1** View of Gledswood homestead constructed in c1830—northern (front) elevation. Note the gravel drive to the front.

#### Analysis of Exterior

The Gledswood homestead was constructed over a period of approximately 100 years with several phases of alterations and additions made to it over its lifetime. Figure 4.47 illustrates the development of the homestead over time.

The original building was constructed in c1812 using stone with subsequent rendered brick and timber additions between 1885 and 1910. The original building is connected to the main section of the homestead by a late nineteenth-century–timber posted verandah.

The main section of the homestead was constructed in c1829 along the lines of an Indian Bungalow in the Colonial Georgian style. This section was given extensive Victorian additions and renovations over the latter half of the nineteenth century. These take the form externally of two porches to the eastern facade and Gothic detailed verandahs to the northern, eastern and western facades. The northern (front) verandah has stone flagging and two gables break the eavesline to this elevation. Multi-paned French windows with shuttered doors make the most of the views from the house. Slate roof shingles are still visible under the later corrugated iron roof and decorative features include bargeboards in a rustic pattern as well as four panelled doors, some with fanlights.

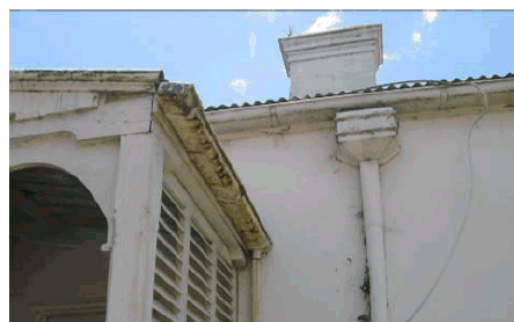
The last of the additions to the homestead took place between 1885 and 1912, although internal modifications continued to take place up until the late twentieth century.

The homestead is set in a large nineteenth-century garden of mid-Victorian design. The intact garden beds retain much of the early garden paving and edging. A tear-shaped carriage loop from the access road leads to the northern (front) elevation.

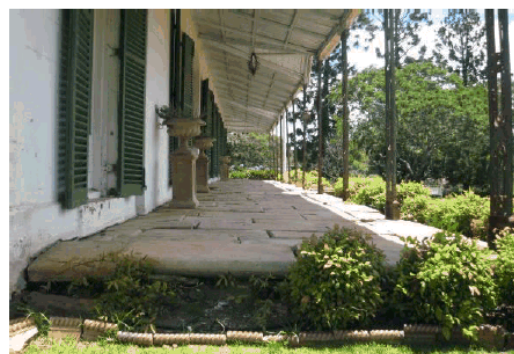
The exterior of the homestead is generally in moderate to good condition. Structural cracks are evident on all sides of the homestead, particularly the c1810 building. The cracks are possibly due to settlement and poor drainage. There is also evidence of rising damp on most walls and most of the external joinery requires urgent repair/replacement. The stone flagging and paving around the homestead is uneven and requires realigning and the corrugated steel roof requires repainting. In addition, some sections of the corrugated steel roof, gutters and downpipes require immediate attention (refer to work schedule in Appendix A).



**Figure 4.2** c1812 building (centre) with c1890 addition to the right.



**Figure 4.3** View of deterioration to gutters.



**Figure 4.4** View of verandah to northern elevation showing uneven stone flagging.

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**Analysis of Interior**

The interior of the homestead has undergone renovations and upgrades associated with the use of the building. The bathrooms and kitchens appear to have been installed in the 1970s and are showing signs of age consistent with their use.

The majority of the rooms have timber floors and are carpeted, although rooms used as wet areas or for storage purposes have tiles or linoleum floor coverings.

Parts of the homestead that appear to be original include decorated arches and leadlight windows. There are also various ornate marble fireplaces and decorative ceilings and ceiling roses that are still intact. Much of the joinery including architraves and doors appears to be later, although there is evidence of some early door furniture to the southern hallway entrance door (although the door appears to be later).

A door and staircase in the courtyard provide access to the cellar beneath the homestead. There appears to be a natural freshwater stream that runs through the cellar and may have been connected to the original water cistern in the courtyard.

The interior of the homestead is generally in good condition and the original spaces of the building are still legible. The carpet is in need of replacement in most areas and the timber floor appears to be in moderate to good condition, although there is evidence of dry rot and timber borer activity from below the floor boards. Repainting of walls and ceiling is required in some areas.



Figure 4.5 View of interior of the northernmost bay.



Figure 4.6 Damage caused by rising damp in the c1810 building.



Figure 4.7 View of hallway showing the threadbare carpet.



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**Former Coach House and Stables (c1812)—B9**

**Figure 4.8** View of former coach-house and stables constructed in c1812—southwestern elevation.

**Analysis of Exterior**

Construction of the former coach-house and stables began as early as c1812 with the erection of a single-storey stable using stone. This stable was later extended with an additional brick storey and, around the same time, the adjacent brick coach-house was built. A plan of the former coach-house and stables is provided in Figure 4.48.

Both buildings have corrugated metal gable roofs with timber finials and gable screens, and a brick chimney is situated between the gable roofs. Large timber doors on the northern and western elevations provide access to the coach-house. These openings are original, however although the doors are early, they are likely to be later replacements. Access to the stables is possible from the eastern and western elevations. A more recent timber stair has been installed to the eastern elevation, providing direct access to the top storey of the stables.

Windows exist to all elevations. Windows to the coach-house have arched brick heads and rendered sills. Windows to the stables have stone sills and timber lintels to the eastern facade, and stone sills and lintels to the western facade.

Services have also been obtrusively installed to the northern facade of the coach-house.

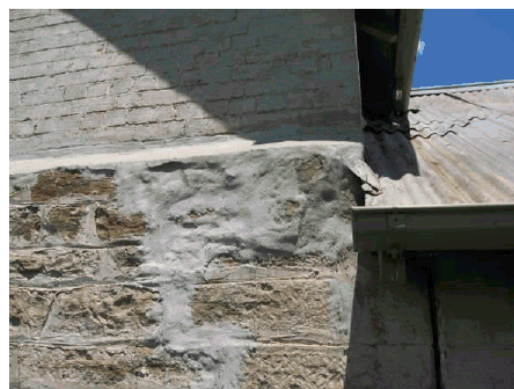
The exterior of the building is generally in good condition. Some cracks are evident, appearing mostly where stonework has been joined to the brickwork. Stonework to the eastern facade has been inappropriately repaired with cement and one of the stone sills to this facade is showing signs of weathering and deterioration.

The brick chimney requires recoping and stabilisation and some of the external joinery, including the timber staircase, requires urgent repair/replacement.

The corrugated steel roof sheeting is in moderate condition and requires some resheeting and refixing. In addition, some sections of the gutters and downpipes require attention (refer to work schedule in Appendix A).



**Figure 4.9** Western (front) elevation showing the former coach-house to the left and the stables to the right.



**Figure 4.10** Section of eastern (rear) elevation showing inappropriate cement repair work.

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**Analysis of Interior**

The interior of the coach-house and stables has undergone renovations and upgrades associated with the use of the building. Some interior walls were altered in the 1970s with the installation of 'moon gates' (wine-barrel lined circular openings) to accommodate the use of the building as a point of sale for the winery.

The floor covering to the ground floor of both buildings is concrete, while timber floorboards exist to the top storey of the stables. The roof spaces to both buildings are exposed, revealing the timber roof structure. The coach-house is divided into three connected rooms, as is the stables, however the rooms in the stables are not internally connected (see Figure 4.48).

A brick fireplace is situated in the easternmost room of the coach-house, which also provides access to the adjacent stables. A number of early features remain in the stables including a chaff chute, stable doors, troughs and stall dividers. These features appear to be unused and are likely to be reproductions of what was in place earlier.

The internal connection between the stables and the coach house appears to be early (see Figure 4.12). It is likely that the connection replaced an earlier door to the stone stables building. This area has been significantly refurbished with shelving, wine bar and timber staircase to the top floor of the stables. The top floor of the stables is currently used to store movable heritage items associated with Gledswood.

The interior of the homestead is generally in good condition, however there is some cracking to the walls, generally in locations where stonework and brickwork join, and around new openings. The concrete and timber floors appear to be in good condition, however there appears to be an issue with ground drainage in the easternmost stables room.

There is evidence of timber borer activity in one of the timber posts of the stall dividers.



**Figure 4.11** View of ground floor of coach-house showing the internal 'moon gates'.



**Figure 4.12** View of internal connection between the stables and the coach-house.



**Figure 4.13** View of ground floor of stables—note the damp areas to the concrete floor and the boring activity in the front timber post.



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**Former Convict Lockup (c1810)—B3****Figure 4.14** View of former convict lockup, constructed in c1810, situated to the south of the homestead—northeastern elevation.**Analysis of Exterior**

This structure is thought to be one of the first buildings constructed on the property in c1810. It is unlikely that this building was built as a convict lockup. The single-storey stone building may have been built for Count Huon de Kerilleau and his family to live in whilst the original (c1812) section of the homestead was being built. However, it is possible that the building may have been used later to house the convicts working at Gledswood.

The building has timber shingles and battens that are still visible under the later corrugated metal gable roof. A timber posted verandah is located to the northern and eastern elevations and a brick and timber addition with chimney has been added to the northeastern corner of the building. The timber posts of the verandah have been restumped, possibly due to ground movement. Some of the sub-floor vents around the base of the building are partially blocked due to the build-up of road fill around the building.

Other alterations to the building over time include inappropriate cement render and repair works to the eastern facade. The northernmost door and window openings to this facade appear to have been altered. Services have also been obtrusively installed to the eastern facade.

The exterior of the structure is generally in moderate to good condition. Structural cracks are evident on all sides of the building. The cracks are possibly due to settlement and poor drainage. There is also evidence of rising damp on most walls and deterioration of stone due to delamination. The brickwork to the addition is in poor condition and requires stabilisation.

The paving around the building is uneven and will need to be reset in some areas. The corrugated metal roof has significant rust and will need replacing in the near future. In addition, gutters and downpipes require immediate attention (refer to work schedule in Appendix A).

**Figure 4.15** View showing brick and timber addition to the northeastern corner of the building.**Figure 4.16** View looking south along the eastern elevation.

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**Analysis of Interior**

The internal walls of the two rooms to the building have been painted. The southern room has a timber-panelled ceiling while the roof structure is exposed in the northern room, revealing the timber shingles and battens. Timber beams also run across the roof space in the northern room. The doors and paving to both rooms are later elements.

The interior is generally in good condition and the original spaces of the building are still visible. Some of the stonework is showing signs of deterioration as a result of rising damp and delamination.



Figure 4.17 View of interior of southernmost room.



Figure 4.18 View of roof structure in northernmost room.



Figure 4.19 View of deterioration to stonework due to rising damp and delamination.



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**Early Privy (c1860s)—B4**

**Figure 4.20** View of early privy situated to the south of the homestead—northern elevation.

**Analysis of Exterior**

This early painted brick privy with corrugated metal hipped roof was constructed in the mid to late nineteenth century. Situated to the south of the homestead, the building appears at some stage to have been connected to the homestead by means of a covered walkway, the profile of which is visible as an unpainted outline around the entrance door on the northern facade and remnant fixings in the brickwork.

A small square timber access panel for the removal of night soil is located on the southern facade, as well as a timber panel door. Service conduits have been obtrusively installed through the timber access panel. A timber slat window/vent with timber lintel is located on the eastern facade.

The exterior of the building is generally in moderate to good condition. Mortar is missing to the brickwork adjacent to the garden bed, most likely as a result of the installation of a water sprinkler adjacent to the building. The gutters and downpipe appear to have been replaced recently and are in good condition. The joinery to the window is in poor condition (refer to work schedule in Appendix A).



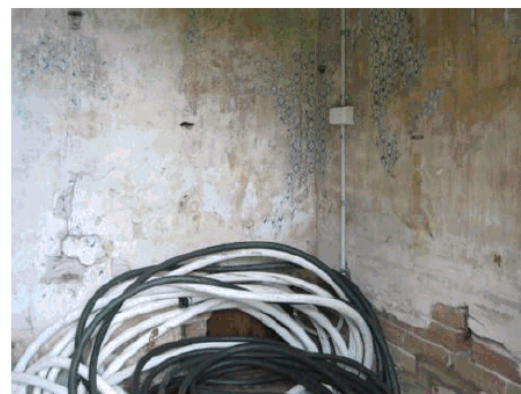
**Figure 4.21** View of missing mortar to brickwork adjacent to garden bed and sprinkler.

**Analysis of Interior**

The building comprises two rooms. The western room could not be accessed at the time of inspection. The eastern room has been plastered and remnants of early wallpaper are still visible on the walls.

The privy has a sandstone threshold and a later timber board floor which has been built on an earlier floor.

The interior of the building is generally in poor to moderate condition. The plaster is missing in some areas and the sandstone threshold is showing signs of deterioration and weathering.



**Figure 4.22** View of interior showing early wallpaper over the early plaster finish.

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**Early Stone Gardener's Cottage(1860s)—B5****Figure 4.23** View of early stone gardener's cottage to the southeast of the homestead—northwestern elevation.**Analysis of Exterior**

The stone rubble cottage was constructed in the mid nineteenth century and has a corrugated metal hipped roof, a timber lean-to addition to the southern elevation and a verandah on the northern elevation. Entrance to the cottage is via a door on the northern facade next to which is located a four-pane window.

This cottage is thought to have been the gardener's residence and is used today by gardeners for storage purposes. Other modifications include replacement of the roof and painting of the exterior stone walls.

Aerial photographs from the 1940s indicate that this building once extended further to the west but is now reduced to a single-room cottage. The profile of this former addition can be found on the western facade.

The exterior of the building is in moderate condition, with some cracking to the stonework and mortar missing in some sections. The guttering and downpipes are in good condition, having been recently replaced, however the windows are rotten and require repair/replacement.

**Analysis of Interior**

The internal stone walls of the building are painted and a timber ceiling has been installed.

The door and paving to the room are later elements and part of the rear (southern) wall has been patched with bricks, following the removal of an early fireplace in this location.

The interior is in moderate condition.

**Figure 4.24** View of eastern elevation.**Figure 4.25** View of interior.



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**Later Privy (c1870s)—B2****Figure 4.26** View of later privy situated to the west of the homestead—southern elevation.**Analysis of Exterior**

This early (c1870s) painted masonry toilet with corrugated metal hipped roof is located to the west of the homestead. A timber slat window/vent with timber lintel is located on the western facade and a later four-panelled door exists to the northern facade.

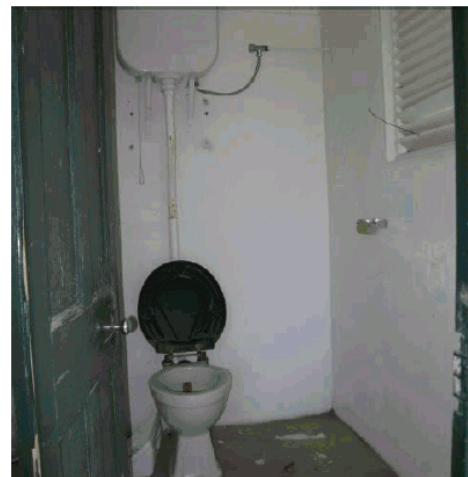
The exterior of the building is generally in good condition. The roof, gutters and downpipes appear to have been replaced recently and are in good condition. The door requires repainting.

**Figure 4.27** View of northwestern elevation.**Analysis of Interior**

The interior of the structure is painted and contains a recent toilet pan with wall-mounted cistern.

A later concrete floor has been installed. The threshold also appears to be a later replacement.

The interior is generally in good condition.

**Figure 4.28** View of interior.



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#### 4.3.2 Twentieth Century Built Elements

Surviving built elements from the twentieth century development of Gledswood include:

- the water tower (B6);
- the recent office (B7);
- the former garage and office (B8);
- the stable shed (now kitchen and storage area for the Country Eating House) (B10);
- the restaurant (known as the Country Eating House) (B11);
- the function area (known as the Drover's Camp) (B12);
- the relocated slab hut (known as Mrs Smith's Cottage) (B13);
- the function area (known as the Cask Room) (B14);
- the open demonstration area (known as the Stockman's Camp) (B 15);
- the animal shelter (B 16);
- the small animal shelter (B 17);
- the shearing shed (B18);
- the function centre (known as the Wool Store) (B19);
- the stable (B20);
- the caretakers cottage and recent garage (B21 & B22); and
- the storage shed (B23).

Note that the interiors of these built elements have not been inspected.

### Water Tower—B6

#### Analysis

The water tower is an early twentieth-century structure. Its central location suggests that it serviced the homestead as well as the farm buildings.

The metal frame structure of the tower supports a timber board platform.

The tower is still in good condition, although there is no longer a water tank atop the timber platform.



Figure 4.29 View of northwestern elevation.

### Recent Office—B7

#### Analysis

The office was constructed in the 1990s. The office is a rendered brick building with a corrugated metal gable roof and eight-pane double-hung windows. A skillion-roofed timber-posted verandah is situated on the northern facade of the building.

The building appears to be generally in good condition.



Figure 4.30 View of northern (front) elevation.

### Former Garage and Office—B8

#### Analysis

This building was constructed in the early twentieth century. The office is a painted masonry structure with eight-pane double-hung windows and a corrugated metal gable roof with timber weatherboarding in the gable end on the eastern facade. The western wall is clad with timber boards and a skillion-roofed verandah is situated on the northern elevation. It is likely that this building was originally used as a garage or additional coach-house (note the large opening on the southern facade).

This building was used as the office prior to the present office (B7) being constructed. Part of the building is now used by the staff of Gledswood as a break room and the remainder is used for storage.

The building appears to be generally in good condition.



Figure 4.31 View of northeastern elevation.

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**Stable Shed (now kitchen and storage area for the Country Eating House)—B10****Analysis**

This former stable shed was a timber lean-to attached to the southern side of the former coach-house. Remnants of the lean-to include some of the internal timber structure such as beams, columns and openings through to the stables (which have now been covered).

The majority of this building has been modified and is now used as a kitchen and storage area for the Cask Room restaurant. However, the building can still be interpreted as a structure attached to the stable building.

The building appears to be generally in good condition.



Figure 4.32 View of eastern (rear) elevation.

**Restaurant (known as the Country Eating House)—B11****Analysis**

The Country Eating House has a corrugated metal gable roof and timber board gable ends similar to the former office building (B8).

The building has eight double-hung windows, face-brick walls, a concrete floor, exposed timber trusses and a small gable awning on the front (western) facade.

The building was built post 1970s as part of the development of Gledswood as a tourist farm.

The building appears to be generally in good condition.



Figure 4.33 View of northeastern elevation.

**Function Area (known as the Drover's Camp)—B12****Analysis**

The Drover's Camp is a recent brick building with a corrugated metal gable roof and timber board gable ends—similar to the former office building (B8).

The building has face-brick walls, a paved floor, timber post supports and exposed timber trusses. The timber and glass panel French entrance doors are located along the western facade.

The building was built post 1970s as part of the development of Gledswood as a tourist farm.

The building appears to be generally in good condition.



Figure 4.34 View of northern elevation.

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**Relocated Slab Hut (known as Mrs Smith's Cottage)—B13****Analysis**

The timber slab cottage has a corrugated metal gable roof with horizontal timber boards in the gable end—similar to the former office building (B8). The building has nine-pane fixed windows, timber board double doors to the front (western) facade and timber and glass panel double doors to the rear (eastern) facade.

A skillion-roofed verandah is situated on the southern facade, and a hip-roofed verandah is located along the eastern facade. The building is thought to have been relocated to Gledswood from Cawdor (in Camden, NSW) in the 1970s as part of the development of Gledswood as a tourist farm.

The building appears to be generally in good condition.



Figure 4.35 View of southwestern elevation.

**Function Area (known as the Cask Room)—B14****Analysis**

The Cask Room has a corrugated metal gable roof with timber boards in the gable end—similar to the former office building (B8). It has eight-pane double-hung windows, face-brick walls, exposed timber trusses and timber-panel double doors to the front (western) facade.

The building was built post 1970s as part of the development of Gledswood as a tourist farm.

The building appears to be generally in good condition.



Figure 4.36 View of western (front) elevation.

**Open Demonstration Area (known as the Stockman's Camp)—B15****Analysis**

The Stockman's Camp is an open area with two semi-enclosed structures. The structures are constructed with earthen floors and have flat corrugated metal roofs supported by timber posts. The bottom sections of the structures are enclosed with timber boards.

The structures were built post 1970s as part of the development of Gledswood as a tourist farm.

The building appears to be generally in good condition.



Figure 4.37 View of western (front) elevation.



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**Animal Shelter (B 16) and Recent Small Animal Shelter—B17****Analysis**

The animal shelter is a recent rectangular timber structure with a flat corrugated metal roof and mesh gates. The structure appears to be generally in moderate condition.



Figure 4.38 View of western elevation (the recent animal shelter is the larger structure to the right).

**Shearing Shed (B18)****Analysis**

Constructed in the mid to late twentieth century, the shearing shed is a corrugated metal-clad timber building with a gable roof.

There is a corrugated lean-to on the southern facade, and a later brick addition with a flat corrugated metal roof to the northern facade. The corrugated-iron section has a raised timber board floor, while the brick addition has a concrete floor and recycled double-hung windows.

The painted corrugated metal roofing is likely to be recent.



Figure 4.39 View of southern elevation.

**Function Centre (known as the Wool Store)—B19****Analysis**

Constructed in the 1990s, the Wool Store is a timber weatherboard building with a corrugated metal gable roof and concrete floor. It has glass and timber panel doors, fixed windows and exposed timber trusses.

The building was built as part of the development of Gledswood as a tourist farm and is generally in very good condition.



Figure 4.40 View of western (front) elevation.



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**Stable (B20)****Analysis**

The stable is a recent painted corrugated metal building with a corrugated metal gable roof. A corrugated metal skillion-roofed verandah is situated on the northern facade.

The stable is generally in very good condition.



Figure 4.41 View of eastern elevation.

**Caretakers Cottage and Recent Garage—B21 & B22****Analysis**

The caretaker's cottage is an early twentieth-century weatherboard cottage with a corrugated metal hipped roof and brick chimneys.

A flat-roofed weatherboard lean-to is located on the southern elevation while a verandah and weatherboard addition with corrugated metal gable roof is situated on the western elevation. The more recent garage is constructed of fibro sheeting with a corrugated metal gable roof and roller doors on the western and eastern elevations.

The cottage was likely to have been built to accommodate farm managers or farm hands.

The cottage appears to be generally in good condition.



Figure 4.42 View of caretaker's cottage and garage.

**Storage Shed—B23****Analysis**

The storage shed was constructed in the 1980s. It is a corrugated metal structure enclosed on all sides except the northern side. It has a flat corrugated metal roof supported with timber posts and was made from recycled materials.

The shed appears to be generally in good condition.



Figure 4.43 View of northern (front) elevation.

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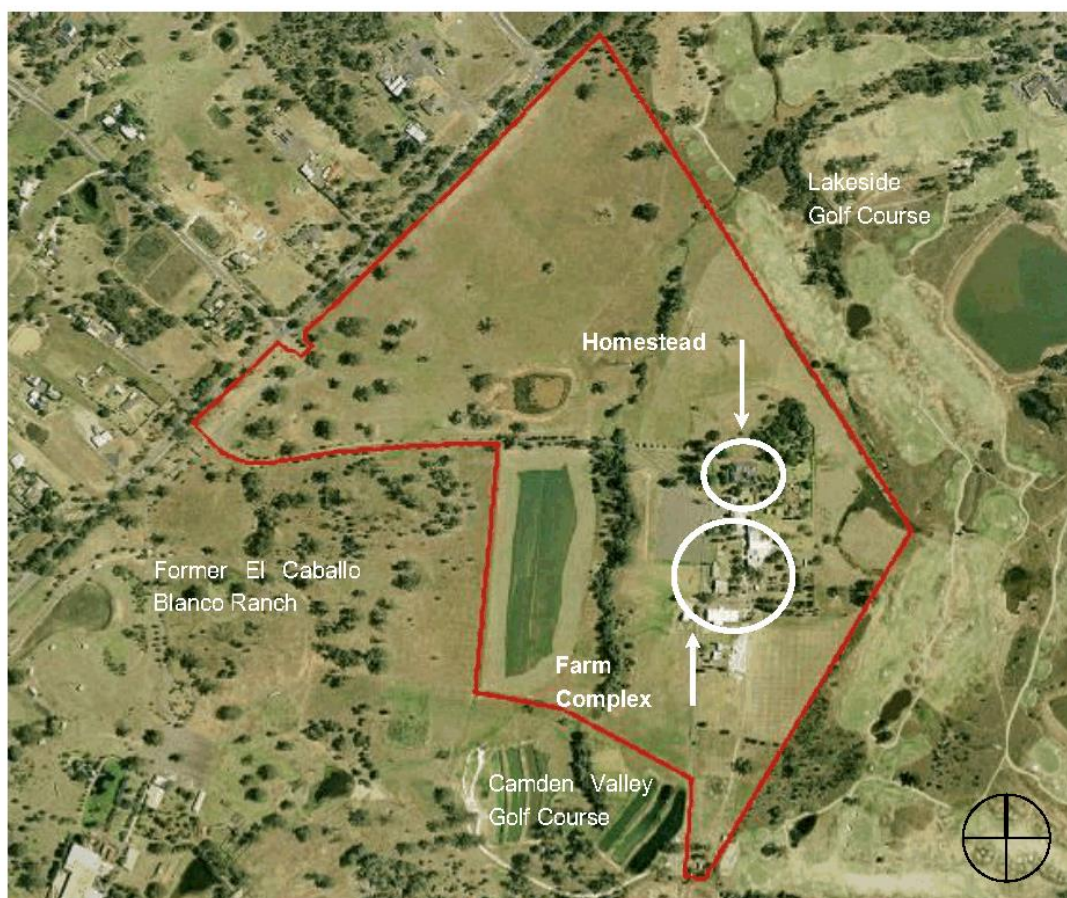
#### 4.4 Condition and Integrity

Overall, the built elements constructed at Gledswood estate in the twentieth century are in good condition. The condition of built elements constructed in the nineteenth century varies, however these elements are generally in moderate to good condition despite their age.

Typical problems with the earlier buildings include rising damp, missing mortar to masonry, inappropriate masonry repairs, cracks in walls, uneven paving, loose/rusted roofing and rotting joinery. The extent of these problems ranges from minor to moderate. Works schedules have been prepared by Hughes Trueman Consulting Engineers to address required repair/maintenance works (see Appendix A).

The exteriors of the early buildings maintain a high level of integrity, however some of the interior spaces in the early buildings have undergone renovations and upgrades associated with the use of the buildings such as the installation of modern kitchens and bathrooms. Although these recent works diminish the integrity of the buildings somewhat, the original interior spaces of the buildings are mostly still visible.

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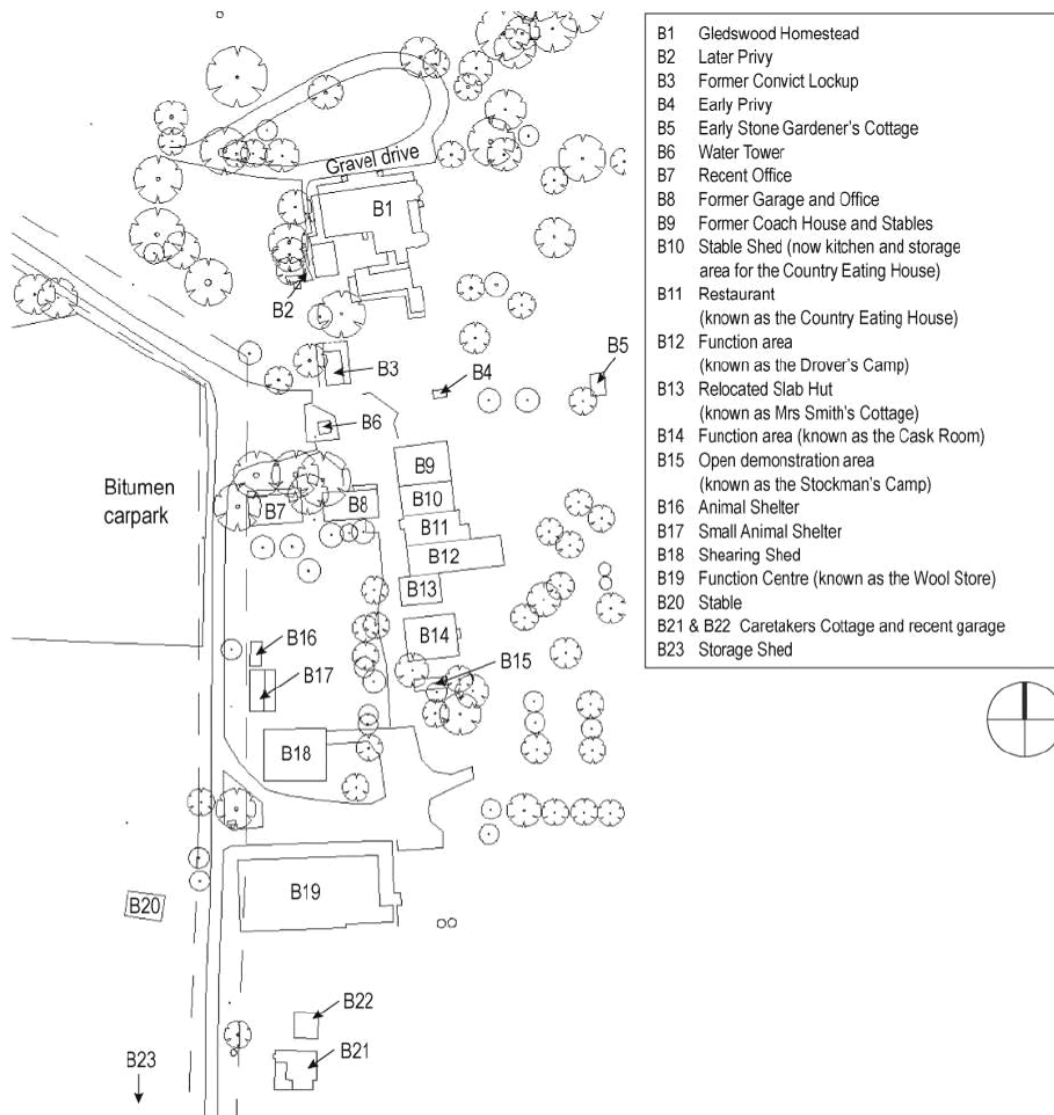
**Figure 4.44** Aerial view of Gledswood showing the subject site (outlined in red), surrounding areas, and the central precinct comprising the homestead and farm complex. (Source: Department of Lands website: <http://www.lands.nsw.gov.au/>)



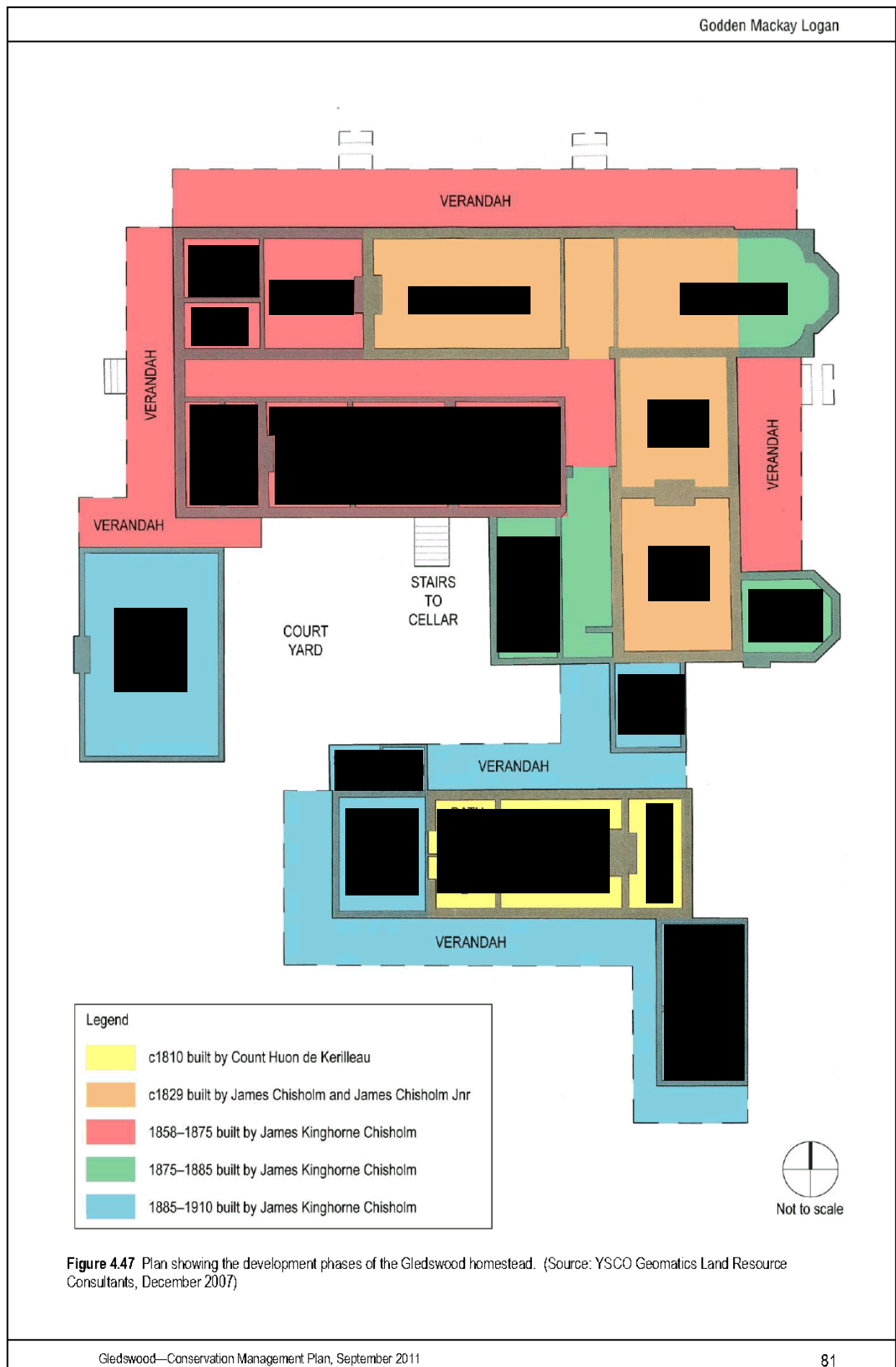
**Figure 4.45** Birds-eye view of Gledswood showing the central built precinct including the homestead, farm complex and bitumen carpark. (Source: Gledswood website: <http://www.gledswood.com.au>)



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**Figure 4.46** Plan showing site layout around the homestead and farm complex. (Source: YSCO Geomatics Land Resource Consultants, December 2007)







## 4.5 Endnotes

- <sup>1</sup> Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadia Pty Ltd, June 2003, p 11.

## 5.0 Significance Assessment

### 5.1 New South Wales Heritage Assessment Guidelines

#### 5.1.1 Introduction

The *NSW Heritage Manual* guidelines, prepared by the New South Wales Heritage Office (now the Heritage Branch) and Department of Urban Affairs and Planning (as amended July 2002), provide the framework for the following assessment and statement of significance for Gledswood, Catherine Field. These guidelines incorporate the five types of cultural heritage values identified in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999* (Appendix D) into a specifically structured framework which is currently accepted as the required format by heritage authorities in New South Wales.

Under these guidelines, items (or places, to use Burra Charter terminology) are assessed in accordance with a specific set of criteria, as set out below:

- a. An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
- b. An item has strong or special association with the life or works of a person, or group of persons, of importance in the cultural or natural history of NSW (or the cultural or natural history of the local area).
- c. An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
- d. An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
- e. An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
- f. An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
- g. An item is important in demonstrating the principal characteristics of a class of NSW's:
  - cultural or natural places; or
  - cultural or natural environments
 (or a class of the local areas'
  - cultural or natural places; or
  - cultural or natural environments.)

The Heritage Branch guidelines note that in applying the assessment criteria, both the nature and degree of significance of the place need to be identified, with items varying in the extent to which they embody or reflect key values and the relative importance of their evidence or associations.

Further, the assessment also needs to relate the item's values to its relevant geographical and social context, usually identified as either local or state contexts. Items may have both Local and State significance for similar or different values/criteria. Statutory protection of heritage places (ie by local and/or state governments) is usually related to the identified level of significance. Items assessed as

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being of State significance may be considered by the Heritage Council of New South Wales (the Heritage Council) for inclusion on the SHR.

### 5.1.2 State Historical Themes

The *NSW Heritage Manual* identifies a specific set of 'Historical Themes relevant to New South Wales' within which the heritage values of the place can be examined. Although these historical themes are very general and heritage items are likely to relate to more than one theme, they help us to understand the historical context of the heritage item.

Relevant themes for Gledswood, Catherine Field are summarised in the table below.

**Table 5.1** New South Wales Historical Themes related to Gledswood.

NSW Historical Theme	Relationship to Gledswood
Agriculture—activities relating to the cultivation and rearing of plant and animal species, usually for commercial purposes, can include aquaculture	Gledswood is recognised as having made a major contribution to the agricultural development of New South Wales. It is associated with a number of agricultural activities including land clearing for farming, productive gardens, orchards, and maintaining vineyards.
Environment—cultural landscape—activities associated with the interactions between humans, human societies and the shaping of their physical surroundings	The planning skill and horticultural interests of the Chisholms have shaped the setting and cultural landscape of Gledswood. The homestead, outbuildings, carriage drive, formal gardens and orchard and landscape park setting represent the deliberate arrangement of the homestead and are typical of nineteenth-century landscape philosophy. Gledswood's colonial gardens are representative of traditional European-influenced landscapes and of nineteenth- and early twentieth-century interest in botanical collections in NSW.
Accommodation—activities associated with the provision of accommodation and particular types of accommodation.	The original design and layout of Gledswood is largely intact and visible and has the potential to yield further information about the design and function of nineteenth-century rural estates and homesteads in the Camden area.
Persons—activities of, and associations with, identifiable individuals, families and communal groups.	Gledswood was established and developed by two families (Huon de Kerilleau and the Chisholms) that were associated with the early establishment of the colony of Sydney. Gledswood was one of the Cowpastures estates that were romanticised by William Hardy Wilson, a noted architect, artist and author.
Convict—activities relating to incarceration, transport, reform, accommodation and working during the convict period in NSW (1788–1850).	A number of buildings at Gledswood were constructed using convict labour in the early to mid nineteenth century.
Education—activities associated with teaching and learning by children and adults, formally and informally.	A school for children of the local tenant farmers, established by James Kinghorne and known as Gledswood School, operated at Gledswood from 1861 to 1910.
Leisure—activities associated with recreation and relaxation.	During the middle and late nineteenth century Gledswood was a destination for members of Sydney society to experience rural estate life. Since the 1970s, Gledswood has been developed as a tourist farm, providing the public with a view into the operations of a working country estate.

### 5.1.3 State Heritage Register Listing

The subject site is listed on the SHR as 'Gledswood' (a copy of this listing is attached in Appendix C). The evaluation of significance set out in the SHR listing has been reviewed in the process of preparing this CMP. In the context of the more detailed historical analysis and examination of existing site

elements and fabric, the assessment in this CMP differs from the SHR listing. Where this occurs, the reasons are set out in the text which follows.

## 5.2 Heritage Significance Assessment of Gledswood

This section sets out an assessment of the heritage significance of the site in accordance with the standard criteria identified in the Heritage Branch, Office of Environment and Heritage guidelines. The evaluation includes consideration of the original and subsequent layering of fabric, uses, associations and meanings of the place, as well as its relationship to its immediate and wider settings. Unless otherwise indicated, the use of the word 'site' includes the whole of the study area.

### 5.2.1 Criterion A (Historic: Evolution)

*An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).*

- Gledswood (formerly Buckingham) is significant as an early nineteenth-century rural estate derived from the earliest land grants in the Cumberland Basin and the Camden area.
- Many important elements of the formative nineteenth-century cultural landscape remain at Gledswood including part of the original 1810 grant boundary, landmarks such as the creeks and ridges and the traditional rural landscape character surrounding the homestead buildings including its dams, retained woodland trees and most of the earliest entry drive.
- Gledswood provides important evidence of two key phases of nineteenth-century development around Sydney. The establishment of Gledswood reflects the earliest phase of European settlement that included conflict with Aboriginal peoples. The early sections of the house, convict barrack and stable attest to this period. The expansion of Gledswood in the mid to later nineteenth-century period is evidenced by the designed gardens and the Victorian Italianate phases of the house development.
- The relative domancy of the estate in the early twentieth century and the change to tourist operations from the 1970s are evidence of the changing nature of the viability and role of rural properties in Sydney's rural hinterland in this period.
- The substantial amount of surviving nineteenth-century fabric (including archaeological resources) and layout that survive at Gledswood is of considerable value in demonstrating the course and pattern of New South Wales's history.
- Developed by three successive generations of the Chisholm family since 1816, Gledswood demonstrates the development of a working estate in the colony of Sydney in the nineteenth and early twentieth centuries.
- The landscape history of the estate demonstrates important surviving evidence of mid to late nineteenth-century approaches to landscape design in New South Wales.
- The various approach roads to the homestead have been guided by nineteenth-century landscape philosophy of arrival and presentation with views to neighbouring properties (particularly Raby) and travel routes (Raby Road—Campbelltown to Camden; Camden Valley Way—Camden to Liverpool).

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**5.2.2 Criterion B (Historic: Association)**

*An item has strong or special association with the life or works of a person, or group of persons of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).*

- Gledswood was established and developed by two families associated with the early establishment of the colony of Sydney—Huon de Kerilleau and the Chisholms.
- Gledswood had associations through the Chisholm families with the Macarthur family and Camden Park Estate.
- Gledswood was one of the Cowpastures estates that were romanticised by William Hardy Wilson, a noted architect, artist and author.

**5.2.3 Criterion C (Aesthetic Significance)**

*An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or in the local area).*

- Significant original features, such as part of the original boundary 1810 grant, the homestead and outbuildings, the early entry road from Camden Valley Way, and the substantial rural landscape setting illustrate the evolution of the designed landscape at Gledswood.
- Gledswood is of outstanding aesthetic significance for its largely intact rural estate character, which is represented by the cultivation and maintenance of a series of diverse gardens and walks designed to enframe the homestead as well as display a large variety of plant species and forms.
- The siting and composition of the homestead and outbuildings across the main ridge/spur provides an ideal orientation and exploits the views from, and back to, the homestead group. The calculated arrangement of remnant woodland trees and the large dam enhance the progressive visual experience of arriving at the estate core from Camden Valley Way.
- The gardens of Gledswood have long attracted admiration and continue to maintain a largely intact nineteenth-century landscape/park-like setting for the homestead group, with the retention of individual *Eucalyptus tereticornis*, *E. moluccana* and *Angophora subvelutina*.

**5.2.4 Criterion D (Social Significance)**

*An item has strong or special association with a particular community or cultural group in NSW (or local area) for social, cultural or spiritual reasons.*

- Gledswood is socially significant for its association with a number of important families in the Camden area including the Chisholms, the Testonis, and (by association through the Chisholms) the Macarthurs of Camden Park and the Barkers of Maryland.
- Having operated as a tourist farm since the 1970s, Gledswood is of significance to the residents of Camden and visitors to the area as it contributes to the profile of the Camden area as a place to visit.
- Gledswood is of significance to former students (and their families) who attended Gledswood school during its operation between 1861 and 1910.



**5.2.5 Criterion E (Research Potential)**

*An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).*

- Developed over the nineteenth and early twentieth centuries, Gledswood retains much of its original fabric and thus has the potential to yield information on construction methods of the time.
- The original design and layout of Gledswood is largely intact and still visible and has the potential to yield further information about the design and function of nineteenth-century rural estates in the Camden area.
- Research opportunities exist to yield further information about the history of Gledswood and, to an extent, colonial settlement in the Camden area through archaeological investigation of occupational (sub-surface) remains in the area of the house and outbuildings.
- There is significant potential for archaeology to reveal information about early European farming practices and an understanding of early gardening practices and philosophy. Of particular note are the early eastern carriage drive from Raby Road and the various garden compartments for the kitchen garden, trellised vinery, orchard and shrubberies. A number of older plants may also be of value to horticultural botany.

**5.2.6 Criterion F (Rarity)**

*An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).*

- Gledswood is a rare example of a nineteenth-century rural estate characterised by a largely intact layout comprising early buildings and remnant landscape park and gardens. It is the survival of the combination of a number of typical features associated with nineteenth-century estate houses in the area around Sydney that is rare. It is one of the few remnant colonial estates in New South Wales with important and outstanding landscape features intact, or at least still able to demonstrate former uses and relationships.

**5.2.7 Criterion G (Representativeness)**

*An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments (or a class of the local area's cultural or natural places or environments).*

- Gledswood is representative of early colonial settlement patterns in the Cowpastures area.
- The design and setting of Gledswood, comprising a homestead, outbuildings, carriage drive, formal gardens and orchard, is typical of nineteenth-century landscape philosophy.
- Gledswood's colonial gardens are representative of traditional European-influenced landscapes and of nineteenth- and early twentieth-century interest in botanical collections.
- Gledswood exhibits the principles of estate management associated with early pastoral enterprises in the colony. Sections of the estate were developed to suit the prevailing interest of the owners at the time, whether it was grazing, growing grapes, breeding horses, or developing the gardens surrounding the homestead.

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- Gledswood is one of a reduced number of important colonial estates in the southern Cumberland Plain region and is therefore representative of this landscape type from this seminal period.

### 5.2.8 Integrity/Intactness

- Major modifications to Gledswood occurred in the c1870s with the addition of Gothic verandahs and porches and the expansion of existing gardens. Since the early twentieth century, Gledswood has been left largely unaltered in design, although some buildings have been modified through adaptive re-use, such as the insertion of bathrooms and kitchens in the 1970s. Generally, the interior plan and spaces of early buildings are intact and the principal spaces are still visible.
- The mid nineteenth-century garden has been only partially maintained and is largely unaltered in design, although new plant material has been introduced.

## 5.3 Statement of Significance

Gledswood is of outstanding cultural heritage significance as a substantially intact early nineteenth-century rural estate. As a rare and outstanding representative of a Colonial pastoral landscape within the Cumberland Plain and NSW, Gledswood is derived from the earliest Cowpastures estate land grants. The house and grounds reflect three key periods in nineteenth-century development: the early colonial development represented by the early stone cottage part of the existing house, stable and the convict lock-up; the later colonial period by the north- and east-facing house wings; and the Victorian period by the enlargements to the house and the majority of landscape garden forms.

Gledswood is associated with two families that were involved in the early establishment of the colony of Sydney, Huon de Kerilleau and the Chisholms. Gledswood (formerly Buckingham) was established by Huon de Kerilleau in 1810 and developed by three successive generations of the Chisholm family from 1816 to 1940. Characterised by a largely intact homestead and convict-built structures with mid nineteenth-century gardens and ornamental plantings, Gledswood is recognised as a rare homestead estate that can still be appreciated within a substantial rural setting that includes remnant planting.

Gledswood is of aesthetic significance for its largely intact rural estate character which is represented by well maintained gardens and buildings and its designed position in the surrounding rural landscape and distinctive topography. While it has been reduced in size through subdivision, the retained area of Gledswood includes many significant features, such as part of the original 1810 grant boundary, the homestead and outbuildings, carriage drive, associated landscape park setting, remnant gardens and the layout of the remnant access roads. These features demonstrate many important aspects of the formative planning and design of the cultural landscape based on nineteenth-century landscape ideals.

As one of the Cowpastures estates that were romanticised by William Hardy Wilson (a noted architect, artist and author), the gardens of Gledswood have long attracted admiration and were found by nineteenth-century garden enthusiasts to be without equal in the colony of Sydney. The gardens of Gledswood are representative of traditional European-influenced landscapes and of nineteenth- and early twentieth-century interest in botanical collections.

Retaining much of its original fabric, design and layout, Gledswood has the potential to yield information on construction methods of the time as well as information about the design and function of nineteenth-century rural estates in the Camden area. Research opportunities also exist to yield further information about the history of Gledswood and, to an extent, colonial settlement in the Camden area through

archaeological investigation. In addition, there is significant potential for archaeology to reveal information about early European farming practices and an understanding of early gardening practices and philosophy.

Gledswood is significant socially for its association with a number of important families in the Camden area including the Chisholms, the Testonis, and (by association through the Chisholms) the Macarthurs of Camden Park and the Barkers of Maryland. Having operated as a tourist farm since the 1970s, Gledswood is also of social significance to the residents of Camden and visitors to the area as it contributes to the profile of the Camden area as a place to visit.

## 5.4 Significance of Components

### 5.4.1 Grades of Significance

Different components of a place may make a different relative contribution to its heritage value. Loss of integrity or poor condition may also diminish significance. Specifying the relative contribution of an item or its components to overall significance provides a useful framework for decision-making about the conservation of and/or changes to the place. The following table utilises the significance criterion for different components of the place set out in the New South Wales Heritage Office publication *Assessing Heritage Significance* (2001).

Table 5.2 Standard grades of significance.

Grading	Justification	Status
<b>Exceptional (E)</b>	Rare or outstanding element directly contributing to an item's Local and State significance.	Fulfils criteria for local or state listing
<b>High (H)</b>	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or state listing
<b>Moderate (M)</b>	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or state listing
<b>Little (L)</b>	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or state listing
<b>Intrusive (I)</b>	Damaging to the item's heritage significance.	Does not fulfil criteria for local or state listing

*Assessing Heritage Significance* also suggests that the standard table may need to be modified to suit particular applications and specific items. In Table 5.3 the standard gradings of significance of Table 5.2 are applied to the particular layout, elements and fabric of Gledswood.

As part of this process, the table seeks to reflect the extent to which particular components of the place retain and/or provide meaningful evidence of the place, as well as the relative importance of later layering and overall physical condition.

Table 5.3 Grades of significance for Gledswood.

Grading	Application to Gledswood
<b>Exceptional (E)</b>	Major forms, spaces, elements and fabric that directly determine the significance of the place. These may include some alterations which are of a minor nature and/or do not detract from its overall significance.

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<b>High (H)</b>	Major forms, spaces, elements and fabric that make substantial contribution to the significance of the place. These may include some alterations of a more substantial nature than E (above), but where these alterations do not compromise significance.
<b>Moderate (M)</b>	Major forms, spaces, elements and fabric that make some contribution to the significance of the place. These may include added or altered spaces, elements and fabric related to the ongoing function of the place, or those that replicate original fabric.
<b>Little (L)</b>	Added or altered spaces, elements and fabric which do not contribute to the significance of the place and/or may obscure more significant attributes.
<b>Intrusive (I)</b>	Added or substantially altered spaces, elements and fabric which adversely affect the significance of the place.

#### 5.4.2 Grading of Cultural Landscape Significance

Figure 5.1 provides an illustrated summary of the relative significance of elements of the cultural landscape within the Gledswood estate. The grading reflects the extent to which landscape elements retain and/or contribute to the overall cultural heritage significance of the place.

Figure 5.2 illustrates the significant views and vistas within the cultural landscape.

Figure 5.3 illustrates the location of major plantings which are of significance within the Gledswood cultural landscape.

#### 5.4.3 Grading of Buildings, Rooms within Buildings and Fabric/Elements

Figure 5.4 provides an illustrated summary of the relative significance of particular buildings within the Gledswood estate.

Figures 5.5 and 5.6 illustrate the relative significance of rooms within the homestead, the former coach-house and stables and the convict lockup. The gradings reflect the extent to which rooms retain and/or contribute to the overall cultural heritage significance of the place and may include an assessment of how recent fitouts have impacted some spaces. In these situations significance may be recovered by the restoration of the original/early configuration of those spaces.

The grading of the significance of elements in Tables 5.4–5.9 reflects the extent to which particular elements of the buildings of significance (moderate significance and above) contribute to its overall cultural heritage significance. In considering the table below, reference should be made to Figures 5.4–5.6.

**Table 5.4** Significance of elements in the homestead, B1.

Grading	Element	Location
<b>Exceptional (E)</b>	The external form, internal plan and spaces, and major components of the building (including walls, floors and roofs).	N/A
	Setting of the homestead (refer to Section 3.0).	N/A
	All c1810 fabric including but not limited to: stone rubble wall construction (including lime mortar), roof framing, shingles and shingled battens, render and lathe and plaster finishes.	Generally the eastern end of the southern wing
	Pre-1910, colonial, Victorian and Edwardian period fabric including sandstone rubble walls, rendered brickwork walls, timber roof framing, evidence of shingles and shingle battens, lathe and plaster ceilings and plastered walls, verandah stone paving and cast-iron columns, wall vents, cistern pumps, edging and grates in courtyards, internal and external joinery prior to 1910.	Generally to the homestead

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Grading	Element	Location																																							
<b>High (H)</b>	Roof drainage arrangements generally	Box gutters between roof wings and inside roof space																																							
	Replacement skirtings, architraves and doors in original form and location.	Generally																																							
<b>Moderate (M)</b>	Recent roofing iron, guttering and downpipe fabric.	Exterior																																							
	Post 1910–pre 1970 fabric generally including carpets and timber joinery and prewar electrical wiring.	Generally																																							
<b>Little (L)</b>	Carpeting where it is post 1970.	Generally																																							
	Later twentieth-century linoleum tiles and ceramic tiling.																																								
	Twentieth-century building services such as kitchen, laundry and bathroom finishes and recent electrical wiring.	Generally																																							
	Plasterboard wall and ceiling finishes where they occur.	Generally																																							
<b>Intrusive (I)</b>	Infilling of any internal fireplaces.	Generally																																							
	Concrete paving around exterior of original stone cottage.	Southern wing																																							
	Removal of any original internal walls.	Generally																																							
<p><b>Table 5.5</b> Significance of elements in the former coach-house and stables, B9.</p> <table> <tr> <th>Grading</th><th>Element</th><th>Location</th></tr> <tr> <td><b>Exceptional (E)</b></td><td>The external form, original/early spaces and major components of the building (including walls, floors and roofs).</td><td>N/A</td></tr> <tr> <td></td><td>The setting of the stables, in particular, the open visual relationship between the homestead and the stables.</td><td>N/A</td></tr> <tr> <td></td><td>Rubble sandstone and lime mortar walls of c1810 stables, stone lintels and stone sills. Brick walls, lintels and sills of the later coach-house and upper stable addition. Early timber joinery and metalwork including window bars.</td><td>Generally</td></tr> <tr> <td></td><td>Roof form generally and timber framing, chimneys, window and door openings.</td><td>Generally</td></tr> <tr> <td><b>High (H)</b></td><td>Stalls and 1910 to 1970 joinery including internal stair.</td><td>Generally</td></tr> <tr> <td><b>Moderate (M)</b></td><td>Roof sheeting, guttering and downpipes.</td><td>Exterior</td></tr> <tr> <td></td><td>Movable heritage collection.</td><td>Upper level museum</td></tr> <tr> <td><b>Little (L)</b></td><td>Recent winery use; shelving, semicircular openings and counters.</td><td>Ground level</td></tr> <tr> <td></td><td>Concrete paving to floor.</td><td>Generally</td></tr> <tr> <td></td><td>External timber stair to eastern façade.</td><td>Eastern façade</td></tr> <tr> <td></td><td>Twentieth-century building services.</td><td>Generally</td></tr> <tr> <td><b>Intrusive (I)</b></td><td>Concrete paving slab adjacent to building exterior.</td><td>Eastern façade</td></tr> </table>			Grading	Element	Location	<b>Exceptional (E)</b>	The external form, original/early spaces and major components of the building (including walls, floors and roofs).	N/A		The setting of the stables, in particular, the open visual relationship between the homestead and the stables.	N/A		Rubble sandstone and lime mortar walls of c1810 stables, stone lintels and stone sills. Brick walls, lintels and sills of the later coach-house and upper stable addition. Early timber joinery and metalwork including window bars.	Generally		Roof form generally and timber framing, chimneys, window and door openings.	Generally	<b>High (H)</b>	Stalls and 1910 to 1970 joinery including internal stair.	Generally	<b>Moderate (M)</b>	Roof sheeting, guttering and downpipes.	Exterior		Movable heritage collection.	Upper level museum	<b>Little (L)</b>	Recent winery use; shelving, semicircular openings and counters.	Ground level		Concrete paving to floor.	Generally		External timber stair to eastern façade.	Eastern façade		Twentieth-century building services.	Generally	<b>Intrusive (I)</b>	Concrete paving slab adjacent to building exterior.	Eastern façade
Grading	Element	Location																																							
<b>Exceptional (E)</b>	The external form, original/early spaces and major components of the building (including walls, floors and roofs).	N/A																																							
	The setting of the stables, in particular, the open visual relationship between the homestead and the stables.	N/A																																							
	Rubble sandstone and lime mortar walls of c1810 stables, stone lintels and stone sills. Brick walls, lintels and sills of the later coach-house and upper stable addition. Early timber joinery and metalwork including window bars.	Generally																																							
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	Twentieth-century building services.	Generally																																							
<b>Intrusive (I)</b>	Concrete paving slab adjacent to building exterior.	Eastern façade																																							
<p><b>Table 5.6</b> Significance of elements in the former convict lockup, B3.</p> <table> <tr> <th>Grading</th><th>Element</th><th>Location</th></tr> <tr> <td><b>Exceptional (E)</b></td><td>The external form, internal plan and spaces, and major components of the building (including walls, floors and roofs).</td><td>N/A</td></tr> </table>			Grading	Element	Location	<b>Exceptional (E)</b>	The external form, internal plan and spaces, and major components of the building (including walls, floors and roofs).	N/A																																	
Grading	Element	Location																																							
<b>Exceptional (E)</b>	The external form, internal plan and spaces, and major components of the building (including walls, floors and roofs).	N/A																																							
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Grading	Element	Location
	The setting of the former convict lockup including the open visual relationship to the homestead and stables.	N/A
	Original and early fabric including, but not limited to, sandstone rubble walling, lime mortar, timber roof, door and window framing and glazing, timber shingles and shingle battens, timber beams and lintels.	Generally
<b>High (H)</b>	Corrugated iron roof sheeting and walling, verandah posts and framing, brickwork generally, timber panelled ceiling, weatherboard western verandah cladding.	Generally
<b>Moderate (M)</b>	Recent gutters and downpipes.	Exterior
	External brick paving.	Exterior
	Recent replacement doors.	Interior
<b>Little (L)</b>	Recent services, lights.	Generally
	Internal concrete paving tiles.	Interior
<b>Intrusive (I)</b>	Cement render over lower sections of walls to cover rising damp.	Exterior and interior

Table 5.7 Significance of elements in the gardener's cottage, B5.

Grading	Element	Location
<b>Exceptional (E)</b>	External hipped roof form including rear skillion and northern verandah, evidence of earlier southern additions.	Generally
	Original and early fabric including sandstone rubble walls and lime mortar, early timber roof framing, battens, window and door joinery.	Generally
	Unobstructed visual relationship with garden and homestead.	Generally
<b>High (H)</b>	Timber boarded ceiling, internal and external lime wash finishes.	Generally
<b>Moderate (M)</b>	Recent guttering and downpipes.	Roof
	Replacement timber door and brick infill to former fireplace.	Northern elevation
	Form and fabric of the timber skillion addition to the rear.	Southern elevation
<b>Little (L)</b>	Recent electrical and other services.	Generally
	Concrete brick internal tile paving.	Northern elevation
<b>Intrusive (I)</b>	N/A	

Table 5.8 Significance of elements in the former early privy, B4.

Grading	Element	Location
<b>Exceptional (E)</b>	External hipped roof form	Generally
	Original brick wall fabric, timber roof framing, floor and ceiling. Remnants of wallpaper on walls. Sandstone door threshold. Evidence of privy use.	Generally
	Evidence of trellis entry, if early.	Northern elevation of east room surrounding door
	Setting of early privy.	Generally

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Grading	Element	Location
<b>High (H)</b>	Paint to brickwork and internal walls, if early.	Exterior brickwork and internal rendered walls
<b>Moderate (M)</b>	Replaced gutters and downpipes.	Roof
<b>Little (L)</b>	Recent electrical services.	Interior
<b>Intrusive (I)</b>	N/A	

Table 5.9 Significance of elements in the later privy, B2.

Grading	Element	Location
<b>Exceptional (E)</b>	External form and relationship to nearby homestead rendered and painted walls.	Generally
<b>High (H)</b>	More recent four panel door.	Northern elevation
<b>Moderate (M)</b>	Recent gutters and downpipes, recent toilet and cistern.	
<b>Little (L)</b>	Concrete floor slab.	
<b>Intrusive (I)</b>	N/A	

Table 5.10 Significance of elements in the garage and office, B8.

Grading	Element	Location
<b>Exceptional (E)</b>	No elements of this significance relative to the site as a whole.	
<b>High (H)</b>	No elements of this significance relative to the site as a whole.	
<b>Moderate (M)</b>	External form and location relative to homestead and stables/coach-house. Original and early fabric and evidence of early uses such as earlier southern door opening.	Generally
<b>Little (L)</b>	Recent changes to walls, openings and fabric.	Generally
<b>Intrusive (I)</b>	N/A	

Table 5.11 Significance of elements in the caretaker's cottage, B21.

Grading	Element	Location
<b>Exceptional (E)</b>	No elements of this significance relative to the site as a whole.	Generally
<b>High (H)</b>	No elements of this significance relative to the site as a whole.	Northern elevation
<b>Moderate (M)</b>	External form of the cottage	Generally
<b>Little (L)</b>	N/A	
<b>Intrusive (I)</b>	N/A	

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**Attachment 8**

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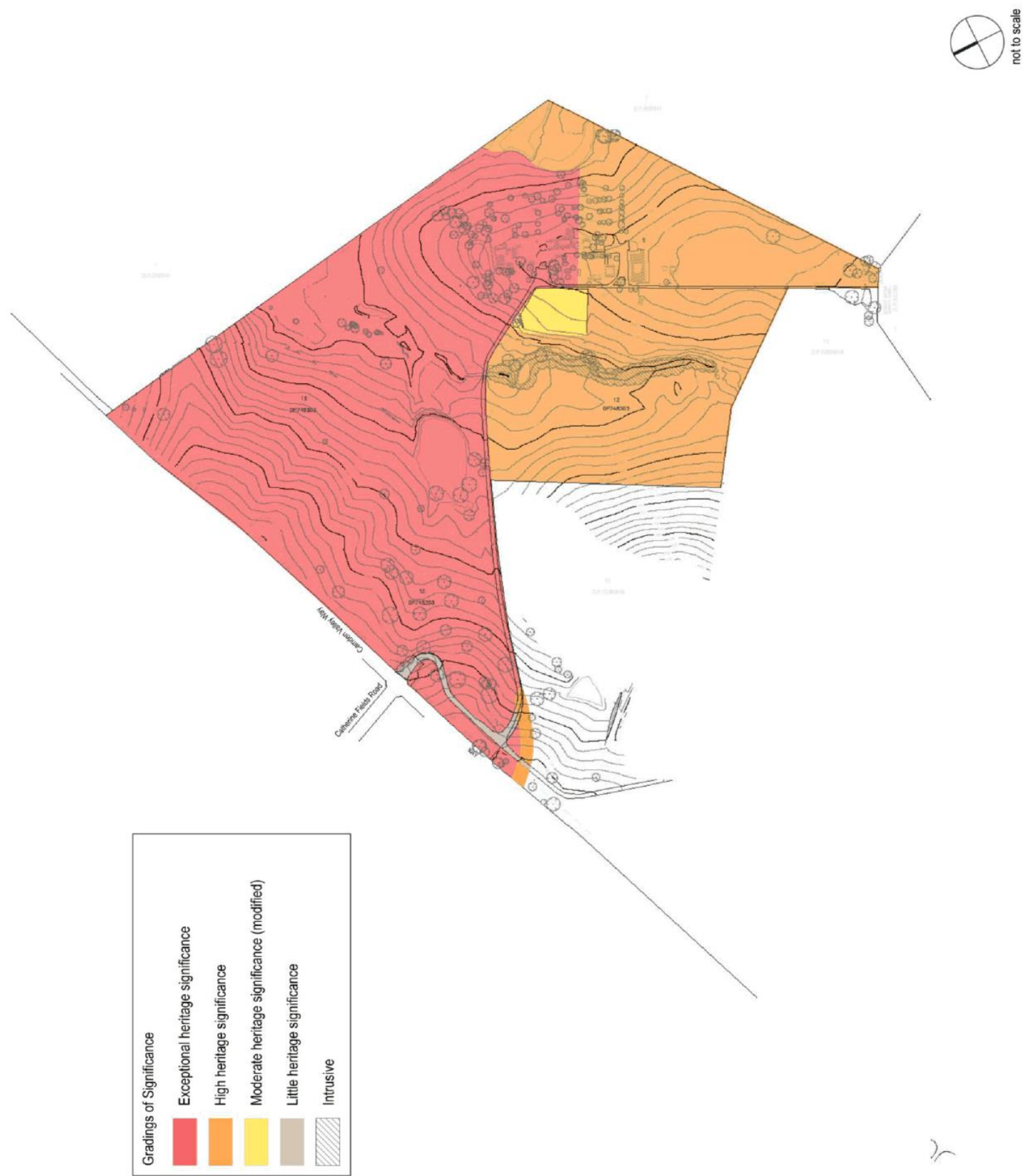


Figure 5.1 Gratings of significance—cultural landscape.



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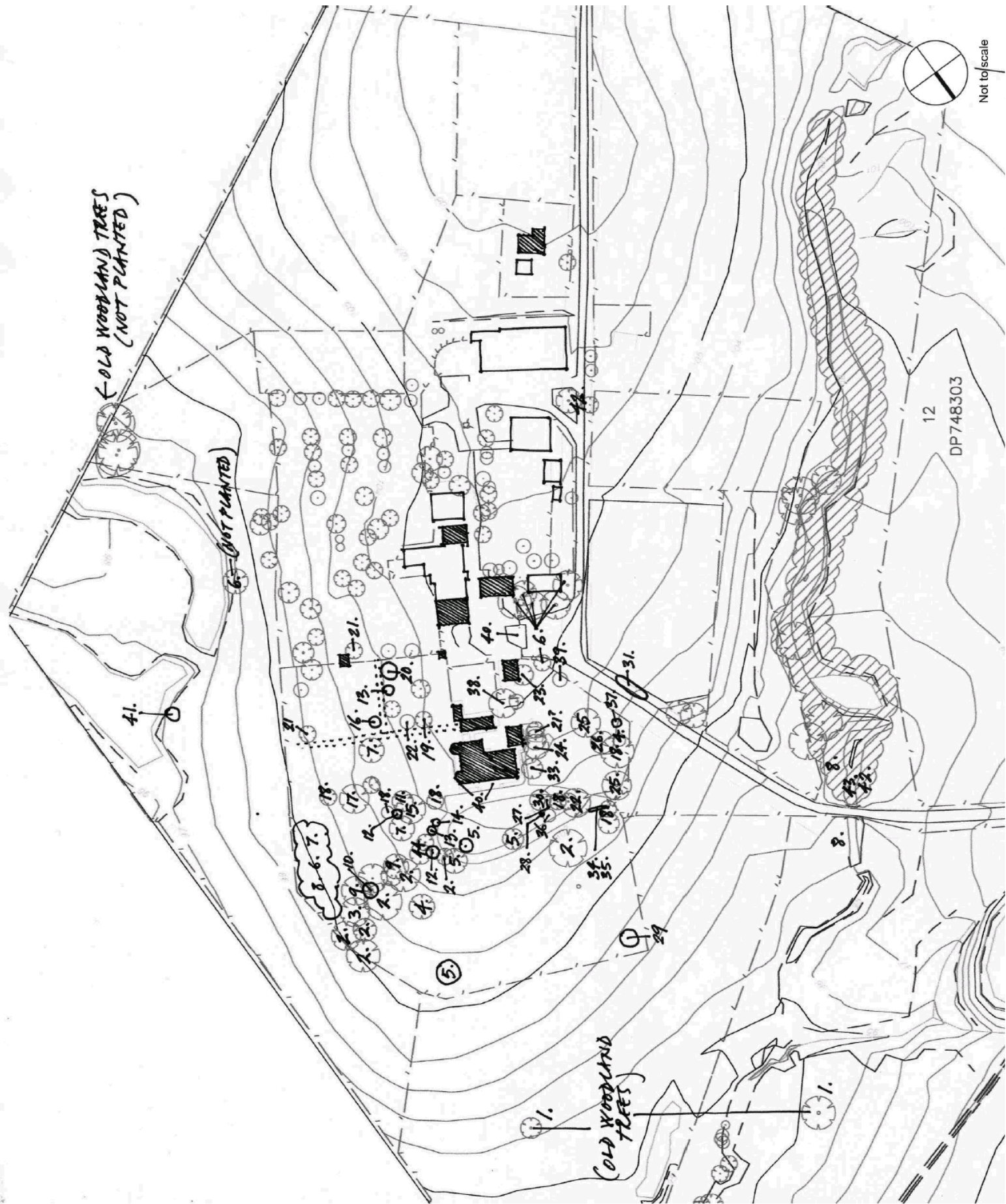


Figure 5.2 Significant plantings around the Gledswood homestead and outbuildings.

KEY TO MAJOR PLANTINGS AROUND THE GLEDSTWOOD HOMESTEAD	
1	Broad-leaved Apple
2	Chinese Elm
3	Weeping Cypress
4	Kunrajong
5	White Cedar
6	Peppercorn Tree
7	Jacaranda
8	Olive
9	Rowan
10	Viburnum?
11	Elm
12	Firewheel Tree
13	Pineapple Guava
14	Sweet Olive
15	Norfolk Island Hibiscus
16	Gardenia
17	Pinoak
18	Hoop Pine
19	Macadamia Nut
20	Honey Locust
21	Pear tree
22	Coral Tree
23	Black Locust
24	Flame tree
25	Bunya Pine
26	Chir Pine
27	Camellia cultivar
28	Laurestinus
29	Willow
30	Crepe Myrtle
31	Kaffir Plum
32	Moreton Bay Fig Tree
33	Holm Oak
34	Oleander
35	Agapanthus
36	Ash
37	Bull Bay
38	English Oak
39	Silky Oak
40	Wisteria
41	Arizona Cypress
42	Cunjevoi
43	Yucca
44	Unidentified tree with summer inflorescences (white catkins) and bright green, glossy, simple, entire, acuminate leaves (brighter on top)
1	Angophora subvelutina
2	Ulmus parvifolia
3	Cupressus funebris
4	Brachychiton populneus
5	Melia azedarach var. australasica
6	Schinus areira
7	Jacaranda mimosifolia
8	Olea europaea
9	Sorbus aucuparia
10	Viburnum sp.?
11	Ulmus sp.
12	Stenocarpus sinuatus
13	Acca sellowiana
14	Osmanthus fragrans
15	Lagunaria patersonia
16	Gardenia sp.
17	Quercus palustris
18	Araucaria cunninghamii
19	Macadamia sp.
20	Gleditsia triacanthos
21	Pyrus sp.
22	Erythrina sp.
23	Robinia pseudoacacia
24	Brachychiton acerifolius
25	Araucaria bidwillii
26	Pinus roxburghii
27	Camellia cv.
28	Viburnum tinus
29	Salix sp.
30	Lagerstroemia indica
31	Harpephyllum caffrum
32	Ficus macrophylla
33	Quercus ilex
34	Nerium oleander
35	Agapanthus orientalis
36	Fraxinus sp.
37	Magnolia grandiflora
38	Quercus robur
39	Grevillea robusta
40	Wistaria sp.
41	Cupressus glabra
42	Albocasia macrorrhiza
43	Yucca sp.

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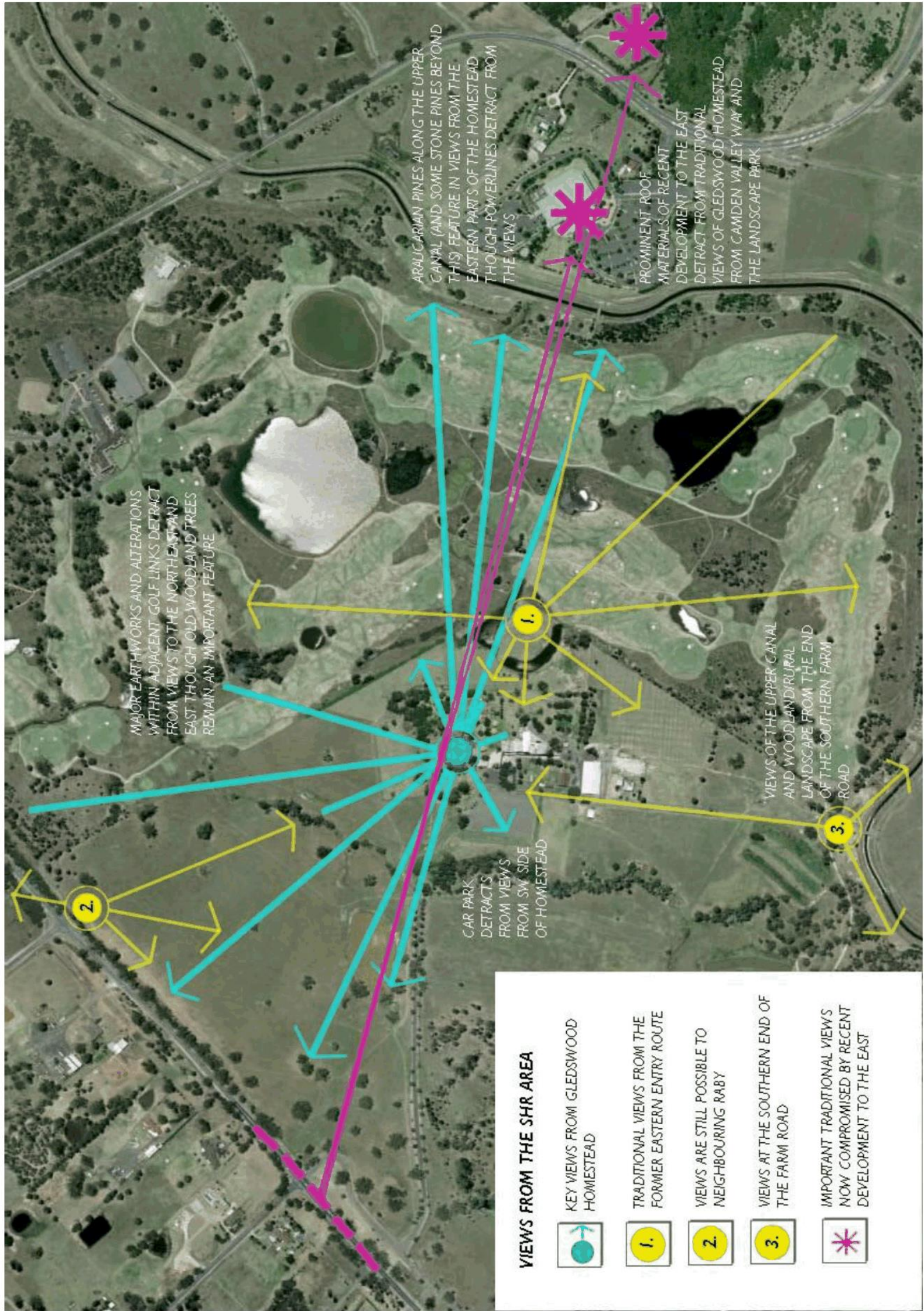


Figure 5.3 Significant views at the Gledswood estate—including sequential entry views and traditional vistas.



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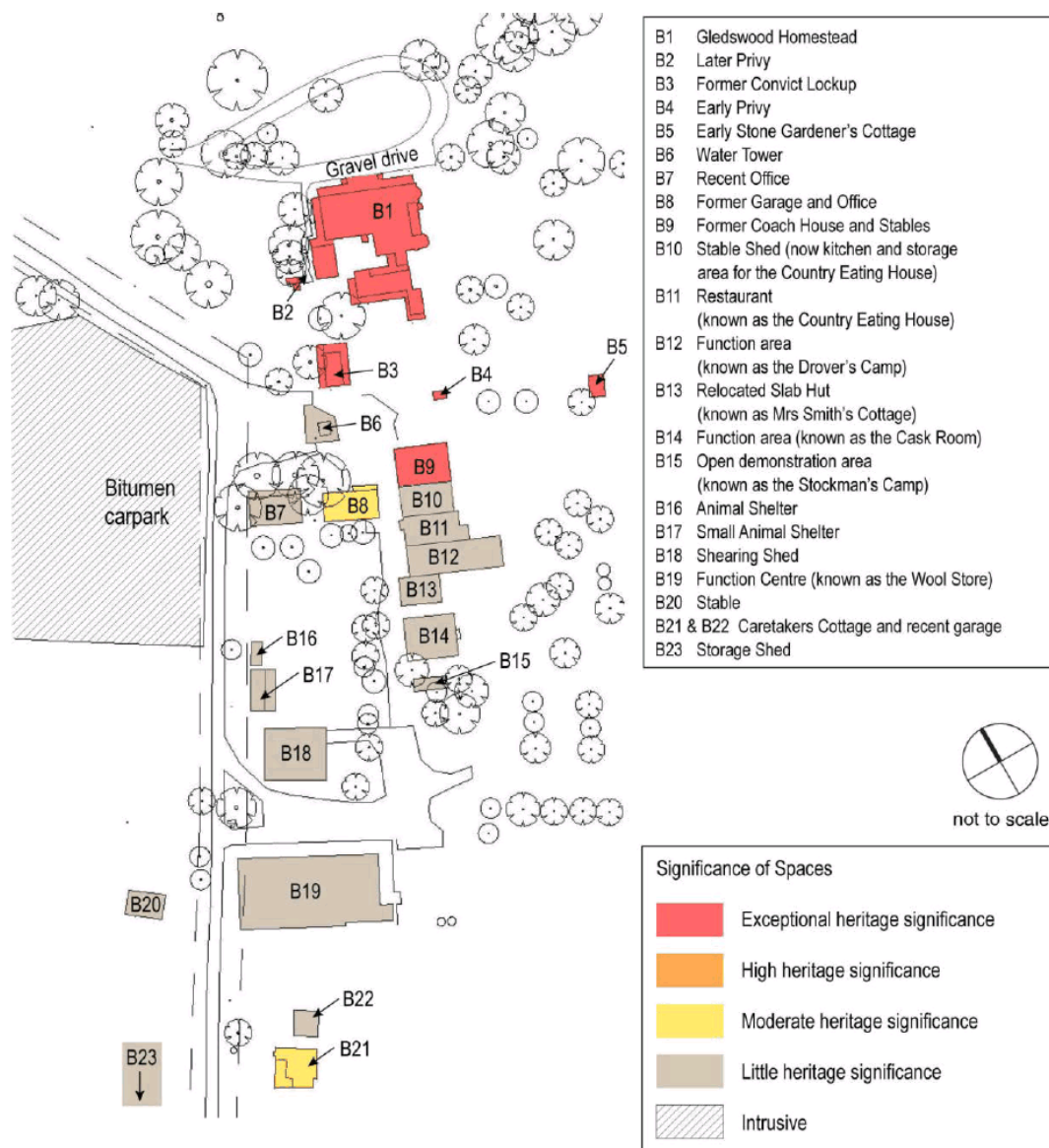


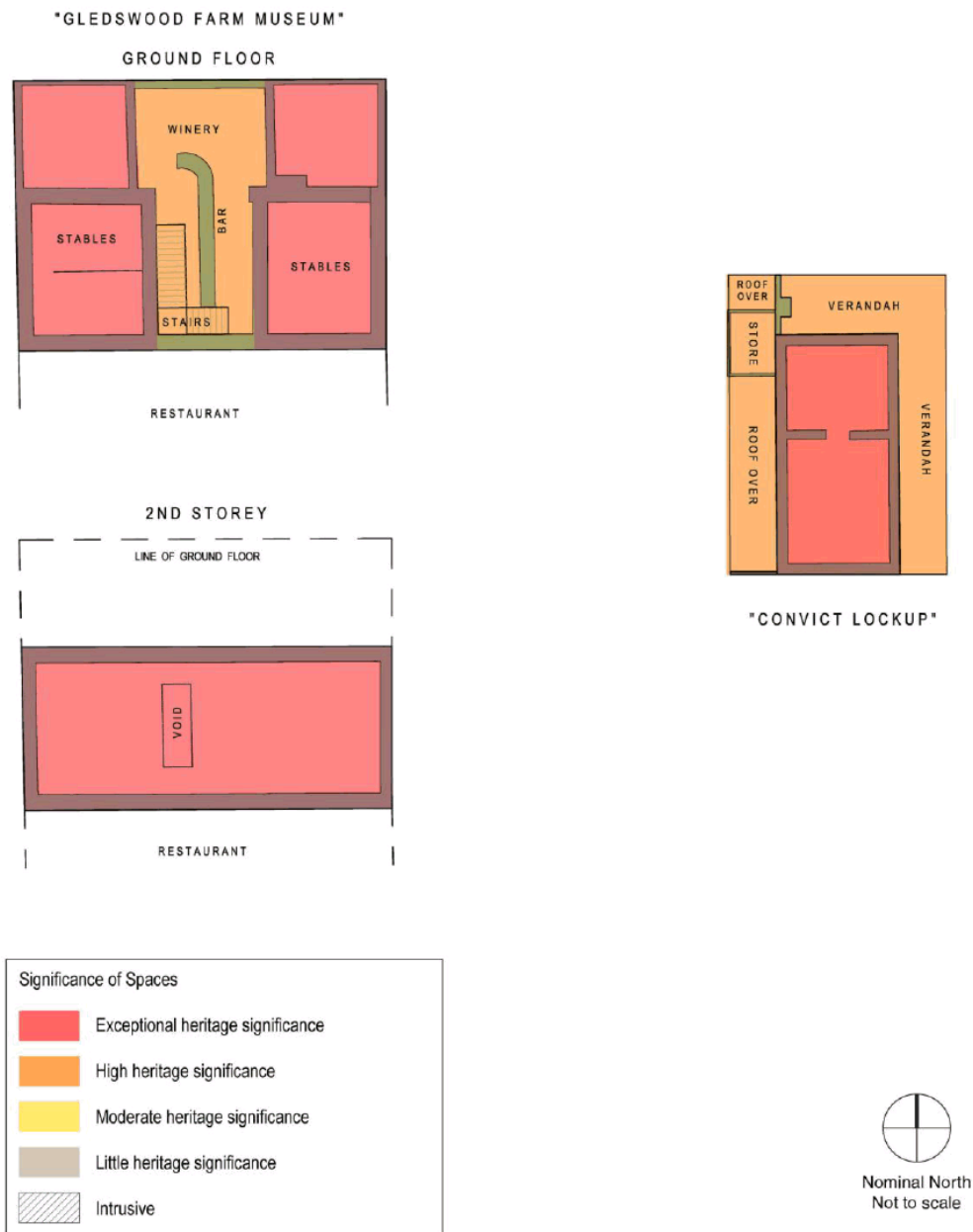
Figure 5.4 Significance of built elements at Gledswood.





**Figure 5.5** Relative significance of rooms within the homestead building.

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**Figure 5.6** Relative significance of rooms at the former coach-house and stables and convict lockup.

## 6.0 Constraints and Opportunities

### 6.1 Introduction

The role of the conservation policies in this CMP is to provide specific guidelines for the conservation, ongoing care, development and use of Gledswood so that its cultural significance is appropriately maintained, enhanced and interpreted.

Development of a useful set of conservation policies requires consideration of a range of issues which are generally divided into the following categories:

- the constraints on and opportunities for use and development of the site arising from the statement of significance;
- the requirements of the site users and owners, available resources and appropriate uses;
- the physical condition and degree of integrity of the place's fabric; and
- requirements imposed by external factors and agencies including statutory authorities.

The discussion in the following categories does not provide conclusions or recommendations, but rather observations based on the site's circumstances and matters that require consideration as part of conservation policy formulation.

### 6.2 Constraints and Opportunities Arising from Significance

The future conservation, development and ongoing management of Gledswood should take into account, as far as possible, constraints arising from the identified heritage values of the site and its setting. Opportunities to retain, reveal and interpret these heritage values should also be investigated, implemented and integrated into the daily use and ongoing care of the place.

Aspects of significance identified in the statement of significance and assessment of components (Sections 5.3 and 5.4) relevant to these concerns are grouped below.

#### Landscape Significance

- The importance of the place as a rare and outstanding example of a highly intact colonial cultural landscape which retains components of its early layout, early gardens and landscape setting.
- The northern and northwestern estate areas, which hold considerable historical and aesthetic value as a landscape park, should be maintained as a broadacre rural landscape where the remnant Cumberland Plain woodland trees and open grassland are conserved.
- The open landscape areas are important ecologically and as part of scenery manipulated to resemble an English landscape park and as a setting for the homestead. They should be retained unencumbered by new structures and their viability enhanced.
- The only original grant boundaries, on the northeast and northwest along Camden Valley Way, should be maintained. Views between these boundaries and the homestead group should be retained.

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- There is some opportunity for development to occur within the less significant southern and southwestern areas of the estate.
- It is desirable to be able to appreciate the rationale for siting the homestead complex and to be able to clearly read the topographic relationship of the site—particularly the subtle elevated spur on which the homestead complex is located in relation to the surrounding creeks as well as to the higher ridgelines of Camden Valley Way to the north and northwest. This characteristic topography should be retained intact with no reshaping, major earthworks or encumbrance by building development.
- The surviving evidence of the English park-like character of the valleys around the estate core is a remarkable and rare example of colonial landscape design on a large scale where a broad range of early landscape components has been retained and can demonstrate former uses and relationships. The importance of this landscape design to the homestead group and as part of the cultivated serial experience of arrival should be respected and retained intact.
- The considerable remnants of the cultural landscape, including the mature planted exotic and non-local indigenous vegetation concentrated around the homestead group, should be retained and, using archival and physical evidence, enhanced.
- The outlying fabric and layout of Gledswood such as the remnant entry drives, dam and fencing should be retained intact as these are important in the interpretation of the place's significance.

**Historical Significance**

- The importance of the place as an example of an early nineteenth-century rural estate of the Cumberland Plain and Camden area derived from the earliest land grant should guide conservation policy.
- The ability of the site to provide evidence of two key phases of nineteenth-century development in the rural area surrounding Sydney (the earliest colonial settlement and later consolidation expressed by the Victorian period homestead additions) should guide conservation policy.
- The associations of the site with Huon de Kerilleau, the Chisholm family and the Macarthur family should be appreciated and interpreted.
- The property should continue to be used in a manner that reflects evidence of Camden's ongoing role supplying agricultural produce for Sydney.

**Architectural and Archaeological Significance**

- The key phases and periods/styles of construction of the homestead, stable and convict lockup should be conserved and interpreted.
- The treatment of existing site components, fabric, and visual and functional relationships should be related to the assessed level of significance, as set out in Section 5.4 (Significance of Components).
- A program of repair and maintenance should be instigated to ensure the long-term conservation of significant fabric.
- The research value of the potential archaeological remains should be assessed and managed.

### 6.2.1 Guiding Principles for Conservation Management

The future conservation and development of the place should be carried out in accordance with the principles of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 1999* (see Appendix D), particularly the following articles:

- *Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. (Article 1.2, Burra Charter)*
- *Conservation is based on a respect for the existing fabric, uses, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible. (Article 3.1, Burra Charter)*
- *A place should have a compatible use. (Article 5.2, Burra Charter)*
- *Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationship are not appropriate. (Article 8, Burra Charter)*

Following from these principles, adverse impacts on components, fabric or other aspects of significance including use should only be permitted where:

- it makes possible the recovery of aspects of greater significance;
- it helps ensure the security and viability of the place;
- there is no feasible alternative (eg to meet safety and/or legal requirements);
- the area, element, fabric or other aspect of significance is adequately recorded; and
- full assessment of alternative options has been undertaken to minimise adverse impacts.

### 6.3 Owner Requirements and Proposed Uses

The Gledswood Homestead is a holding of 46.5ha owned by Caldla Pty Ltd forms part of a larger area within Camden Council known as the El Caballo Blanco and Gledswood Homestead site (ECBG Lands) identified for urban development via a rezoning and Development Control Plan (DCP) preparation process. The larger ECBG Lands are bound by Camden Valley Way to the west, Camden Lakeside Country Club to the north, the Macarthur Grange Golf Course to the east and the existing Camden Valley Golf Resort lands to the south. The lands to the south are part of the Southwest Growth Centre identified by the New South Wales State Government and are located within the Turner Road Precinct of this Growth Centre. These lands to the south have recently been rezoned for development of a range of residential, commercial, entertainment and employment-generating uses.

This CMP is intended to inform and support the proposed Local Environmental Plan (LEP) and Development control Plan (DCP) to identify appropriate controls for the future redevelopment of the ECBG Lands for future golf course, residential and tourist related uses.



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In addition to the rezoning of the ECBG Lands, Camden Council has resolved to prepare a separate draft Local Environmental Plans (LEPs) for the lands to the north known as Camden Lakeside Country Club.

A draft LEP and draft DCP have been drafted for the ECBG Lands, and this CMP will inform and supplement these documents. On completion of the formal exhibition of these documents they will be forwarded to the Department of Planning and Infrastructure (DP&I), seeking final adoption of the LEP.

The owners of the Gledswood estate, Caldla Pty Ltd, are considering a range of future potential uses for the Gledswood Homestead and lands as part of this rezoning including a comprehensive scheme involving the delivery of a world-class 18-hole golf resort, club house facilities and associated residential development as well as conservation and revegetation of riparian lands. The owners consider Gledswood an integral part of this development, with consideration currently being given to its conservation and adaptive re-use as a tourist facility for boutique accommodation and associated uses.

## 6.4 Constraints and Opportunities Arising from Condition and Integrity

### 6.4.1 Buildings and Landscape Elements

The analysis of physical evidence in Sections 3.0 and 4.0 identifies some of the issues of condition and intactness/integrity and these are discussed further here.

Overall, the built and landscape elements of Gledswood are in a fair to good condition. The buildings and landscape elements generally receive ongoing maintenance but inevitably issues arise from the age of these elements and from usual environmental factors such as rising damp and termites. While the site has a current and ongoing tourist use there is currently no active use of the house itself apart from the caretaker's use of several rooms in the original section of the house.

As noted in Sections 3.0 and 5.0 the landscape elements include remnants of the Cumberland Plain woodland, early and significant plantings and more recent plantings that in some situations are intrusive and should ideally be replaced. Some of the plantings would be near senescence and may need replacement. As noted above there is also the opportunity to reconstruct lost garden arrangements. There are also a number of landscape elements such as path edging, drains and cast grates not strictly part of the buildings that require ongoing repair and conservation.

As noted in Section 4.0, the typical issues found in the buildings include cracks in the walls due to settlement, rising damp and rainwater goods needing replacement. A structural condition report has recently been prepared by Hughes Trueman (consulting engineers) to identify an outline schedule of works and prioritisation of those works. The majority of works identified in this report are the monitoring of cracking and treatment of rising damp. Other works include the re-laying of parts of the homestead verandah, repair and replacement of the fire stair to the stables and re-grading of drainage lines in some cases to ensure water flows away from structures.

### 6.4.2 The Potential Historical Archaeological Resource

Some of the potential archaeological remains that have been identified close to the Gledswood homestead are likely to be of sufficient significance to warrant in-situ retention. The 'relics provisions' of the *Heritage Act 1977* (the Heritage Act) require that no archaeological relics be disturbed or destroyed without prior consent from the Heritage Council of New South Wales. Therefore, no ground disturbance

works may proceed in areas identified in this CMP as having archaeological potential without first obtaining an Excavation Permit pursuant to Section 57 of the Heritage Act, or an appropriate exemption (see Section 6.5 below).

If unexpected archaeological remains not identified in this CMP were to be exposed during works on the site, all works in the area would be required to cease and the Heritage Branch, Office of Environment and Heritage, should be notified in accordance with Section 146 of the Heritage Act.

#### **6.4.3 Aboriginal Cultural Heritage—Aboriginal Objects**

All Aboriginal objects are afforded protection under the *National Parks and Wildlife Act 1974* (NSW). They must not be disturbed or destroyed without appropriate consent following appropriate consultation with Aboriginal community representatives. As noted in Section 1.5, Aboriginal heritage assessments and consultation were outside the scope of this CMP report.

### **6.5 Statutory Requirements**

#### **6.5.1 Heritage Act 1977 (NSW)**

The *Heritage Act 1977* (NSW) includes a range of provisions for identifying and protecting items of environmental heritage, including archaeological relics. In addition to the establishment of the State Heritage Register (SHR), a list of items assessed as being of 'State' significance, these provisions include Interim Heritage Orders, Orders to Stop Work, Heritage Conservation Registers (Section 170) and relics provisions.

#### **State Heritage Register Listing and Heritage Council of NSW Approvals**

The SHR is a list of heritage items of particular importance to the people of New South Wales. It contains those items and places (buildings, works, relics, movable objects or precincts) of State heritage significance which have been inscribed by the minister.

'Gledswood' was gazetted on the SHR in December 2006. The SHR database entry relating to Gledswood is included in Appendix C. The SHR listing covers the entire remaining Gledswood estate.

'Upper Canal System (Prospect Reservoir)' was gazetted on the SHR in November 1999 and abuts the southern boundary of Gledswood. The SHR database entry relating to Upper Canal System (Prospect Reservoir) is included in Appendix C.

The SHR is established under Section 22 of the Heritage Act and, pursuant to Section 57(1) of the Act, the approval of the Heritage Council of New South Wales (the Heritage Council) is required for any proposed development within the site, including subdivision, works to the grounds or structures or disturbance of archaeological relics.

SHR listing does not place legal restriction on the sale or leasing of properties, nor does it exclude the adaptive re-use of a heritage item for another use. However, under Section 118 of the Heritage Act, owners of properties listed on the SHR are required to achieve minimum standards of maintenance and repair to ensure that the heritage significance of the item is maintained. These standards are set out in the Heritage Amendment Regulation 1999 and relate to weatherproofing, fire protection, security and essential maintenance.

### Exemptions from Heritage Act Approval

Section 57(2) of the Heritage Act provides for a number of potential exemptions to Section 57(1) approval requirements to reduce the need for approval of minor or regular works such as maintenance. Exempted development does not require prior Heritage Council approval. Exemptions are of two types—standard and specific.

Standard exemptions apply to all items on the SHR and generally include minor and non-intrusive works but are subject to some qualifications in some instances. Typical exempted works include maintenance (to buildings and gardens), minor repairs and repainting in approved colours. Standard exemptions do not apply to the disturbance, destruction, removal or exposure of archaeological relics.

Specific exemptions include those works specifically approved for a place on the SHR. There are no specific exemptions for Gledswood.

Applications for specific exemptions may be made to the Heritage Council for particular works or activities in certain areas of the site and/or for some or all of the works specified in a CMP which the Heritage Council has endorsed.

### Archaeological Relics

Archaeological features and deposits are afforded statutory protection by the relics provisions of the Heritage Act (Sections 138–146). The Heritage Act defines a 'relic' as any deposit, artefact, object or material evidence that:

- (a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
- (b) is of State or Local heritage significance.

The relics provisions of the Heritage Act do not specifically apply to sites that are listed on the SHR. Parts of the Gledswood site have the potential to contain historical archaeological relics and these are protected under Section 57 of the Heritage Act, which states:

*When an Interim Heritage Order or listing on the State Heritage Register applies to a place, building, work, relic, moveable object, precinct, or land, a person must not do any of the following things except in pursuance of an approval:*

- (c) move, damage or destroy the relic or moveable object,
- (d) excavate any land for the purpose of exposing or removing the relic,
- (e) carry out any development in relation to the land on which the building, work or relic is situated ...

Approval from the Heritage Council of New South Wales pursuant to Section 57(1) of the Heritage Act is required prior to any disturbance of subsurface deposits within the site that are likely to contain relics.

An application for an Excavation Permit under Section 60 of the Heritage Act would be required for any proposed ground disturbance works (including excavation associated with any future development of the site) within the SHR boundary, in areas identified as having archaeological potential and significance. In some circumstances it may be appropriate to apply for an exemption (standard or specific) from the need for an Excavation Permit under Section 60 of the Heritage Act, for any proposed excavation works within the SHR boundary that meet the Exemption criteria. An example of a situation where an exemption might apply is where minor excavation works are proposed that would only result in minimal

physical disturbance, or where the relics affected by the proposed works have limited archaeological research potential or make a limited contribution to the significance of the site.

### Heritage Agreements

Under Part 3B (39) of the Heritage Act:

The Minister may enter into an agreement with the owner of an item that is listed on the SHR with respect to the conservation of the item. The minister is to obtain and consider the advice of the Heritage Council before entering into a Heritage Agreement.

A Heritage Agreement can include a number of provisions including requirements to carry out specified works and the standards with which these are to be carried out and the exemption of specified activities from the provisions of parts of the Heritage Act relating to SHR items.

It would be open to the Minister to enter into a Heritage Agreement as a means of facilitating the conservation of the Gledswood homestead, outbuildings and landscape while allowing development of other parts of the current ie such an Agreement could ensure that the conservation work and future maintenance are funded by any new development.

### 6.5.2 Threatened Species Conservation Act 1995 (NSW)

The objects of the *Threatened Species Conservation Act 1995* (NSW) are:

- (a) *to conserve biological diversity and promote ecologically sustainable development, and*
- (b) *to prevent the extinction and promote the recovery of threatened species, populations and ecological communities, and*
- (c) *to protect the critical habitat of those threatened species, populations and ecological communities that are endangered, and*
- (d) *to eliminate or manage certain processes that threaten the survival or evolutionary development of threatened species, populations and ecological communities, and*
- (e) *to ensure that the impact of any action affecting threatened species, populations and ecological communities is properly assessed, and*
- (f) *to encourage the conservation of threatened species, populations and ecological communities by the adoption of measures involving co-operative management.*

Under Part 3 of Schedule 1, the Cumberland Plain woodland present at Gledswood is an endangered ecological community. Potentially there may be other threatened species requiring protection under the regime imposed by the Act.

### 6.5.3 Sydney Regional Environmental Plan No. 20 Hawkesbury–Nepean River

The aim of the *Sydney Environmental Plan No. 20 Hawkesbury–Nepean River* (SREP 20) is to protect the environment of the Hawkesbury–Nepean River system by ensuring that the impacts of future landuses are considered in a regional context. SREP 20 applies to land in the Camden local government area.

Gledswood is intersected by Riley Creek and may therefore be environmentally sensitive in terms of SREP 20. Conservation policy will be required to identify a riparian corridor to conserve water quality in order to maintain natural hydrological processes of the landscape and protect aquatic ecosystems.

#### 6.5.4 Environment Protection and Biodiversity Conservation Act 1999 (Cwlth)

The *Environment Protection and Biodiversity Conservation Act 1999* (Cwlth) (EPBC Act) establishes an environmental and heritage assessment and approval system that is separate and distinct from the state systems. It provides protection for items with natural values under its conservation of biodiversity and heritage provisions and may be applicable to Gledswood.

##### Register of the National Estate

The Register of the National Estate (RNE) has been retained as an indicator of heritage values and is kept by the Australian Heritage Council (AHC). It lists items that are:

*Components of the natural environment or the cultural environment of Australia that have aesthetic, historic, scientific or social significance, or other special value for future generations, as well as for the present community.*

The listing of a place as a registered item on the RNE has some effect on the registered item, principally with respect to certain actions of the Commonwealth Government and its departments and authorities. Section 391A of the EPBC Act requires that any decision made under the Act must have regard to the listing of an affected place on the RNE. The EPBC Act also specifically states that a place on the RNE is included in the definition of 'environment', and so the heritage values addressed in the RNE listing for 'Gledswood, Camden Valley Way, Catherine Field, NSW Australia' and 'Gledswood Garden, Camden Valley Way, Catherine Field, NSW, Australia' still place some obligations on the owner under the EPBC Act.

The Commonwealth Minister for the Environment and Heritage must also consider the listing of an item on the RNE when making a determination under the EPBC Act. Amendments to the EPBC Act have extended the protections previously afforded by the Act to the natural environment to elements of Australia's cultural heritage.

In 2004, the National Heritage List (and a Commonwealth Heritage List, in the case of certain Commonwealth-owned items) was established under the EPBC Act. The new National Heritage List only lists those items of 'outstanding heritage value to the nation' (the criteria being more rigorous than those of the RNE). Gledswood is not included on this list at this point.

#### 6.5.5 Local Government Area (Camden Council)

The site is located within the Camden Council area. The *Camden Local Environmental Plan No. 48* (CLEP) is the main planning instrument for Camden. Gledswood—Camden Valley Way, Catherine Field is listed in Schedule 1 of the CLEP, which lists the heritage items within the CLEP area.

Clause 24 of the CLEP contains provisions for the protection of heritage items and relics. Clause 24 (1) states that development consent is required for the:

- (a) demolishing, defacing, damaging or moving;
  - (b) external and internal structural changes;
  - (c) excavation of land for the purpose of discovering, exposing or moving a relic;
  - (d) erecting a building on, or subdividing, land on which a heritage item is located;
  - (e) non-structural changes to the detail, fabric, finish or appearance of the exterior, except changes resulting from any maintenance necessary for its ongoing protective care which does not adversely affect its heritage significance;
- and



*(f) damaging any tree on land on which any such item is situated.*

Clause 24 (5) requires that a heritage assessment report or a conservation plan be prepared for Council to assess the impact of any development involving a heritage item. The LEP also makes provision for carrying out minor works on heritage items by including Clause 24 (2), which states that development consent is not required if the Council is of the opinion that the proposed development would not adversely affect the heritage significance of the heritage item.

The Draft Camden DCP 2006 Amendment—Part D Chapter 5 Heritage Conservation includes the following controls for heritage items in Section 3.1:

- a) do as much as necessary to care to the heritage item and make it useable but otherwise change it as little as possible;*
- e) establish a curtilage that presents the heritage item in its context where ever possible and depending on the circumstances of the case; and*
- f) adopt a contemporary approach to the design of new buildings that respects the context of nearby heritage items.*

The DCP identifies Camden Valley Way as a Cultural Landscape Potential Heritage Item (1280004):

*The former 'Cowpastures Road', road corridor including trees and sequential vistas and view corridors to historical properties and pastoral landscapes.*

The potential development zones at Gledswood identified for Camden Council from the visual analysis contained in the *Camden Lakeside and Gledswood Rezoning Camden Council Landscape and Visual Assessment*, Draft Report dated November 2006, will be required to be taken into account in developing conservation policy relating to use and development of the place.

### **6.5.6 Statutory Approvals Process**

Because of its two statutory heritage listings, any works at Gledswood will generally require both Heritage Council of NSW and Camden Council approvals (as described above).

The Integrated Development Application (IDA) procedures of the EP&A Act provides for a Development Application (DA) to be referred to the Heritage Council for general terms of approval and those terms must be imposed by the consent authority when it determines a DA. Currently an application must still be made for Heritage Council approval under Section 60 of the Heritage Act following the IDA approval.

An IDA or a Section 60 application may need to be accompanied by a CMP, particularly for large and/or complex sites and/or where a significant level of development is proposed. A Heritage Impact Statement is also required, setting out the impacts of the proposed development on the significance of the place and for compliance with the policies of any relevant CMP.

### **6.5.7 Health and Safety Requirements**

#### **Building Code of Australia 2006**

Produced and maintained by the Australian Building Codes Board, the purpose of the Building Code of Australia 2006 (BCA) is to 'enable the achievement and maintenance of acceptable standards of structural sufficiency, safety (including safety from fire), health and amenity for the benefit of the community now and in the future'.<sup>1</sup> The BCA sets out mandatory performance requirements 'which must

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be met by building materials, components, design factors, and construction methods in order for a building to meet the relevant functional standards.<sup>2</sup> The BCA also sets out deemed-to-satisfy provisions that set out the means of achieving compliance with the performance requirements.

The EP&A Act contains the legislation applicable to the development of buildings. Under the EP&A Act, all new buildings and new building work must be carried out in accordance with the BCA. The EP&A Act does not apply the BCA retrospectively to existing buildings, and there is generally no requirement for an existing building to comply with the BCA, unless the use of an existing building is changed. In this case, the main requirement for compliance in respect of change of use is that the structural capacity and fire safety of the building be appropriate for the new use.

In cases of existing buildings undergoing alterations and/or additions, 'the new work must comply with the BCA' and 'some discretion is available for councils to require upgrading of the existing part of the building to meet the BCA, based on either fire safety or volume of work only'.<sup>3</sup> Where the volume of work involves less than 15% of the building and there is no change of use, the only requirement is that structural capacity and fire safety not be reduced by the work.

### Disability Discrimination Act 1992

Although the BCA deals with the requirements for access to premises for people with disabilities, compliance with the BCA does not signify compliance with the *Disability Discrimination Act 1992* (Cwth) (DDA).

The DDA is a Commonwealth Act that requires that all public buildings be accessible to people with disabilities. The DDA makes it unlawful to discriminate against people with disabilities and aims to remove the direct and indirect barriers preventing equal opportunities for disabled persons and thus their full participation in the community. The DDA applies a broad definition to the term 'disability', to include physical and intellectual disabilities as well as mental illnesses.

The DDA relates to the provision of goods and services, access to facilities and physical access to public places. Section 23 of the DDA states that failing to provide disabled access is not considered unlawful if:

*the premises are so designed or constructed as to be inaccessible to a person with a disability; and*

*any alteration to the premises to provide such access would impose unjustifiable hardship on the person who would have to provide that access.*

'Unjustifiable hardships' in complying with the requirements of the BCA and the DDA may include financial burden as well as adverse heritage impacts. If strict adherence to these requirements were likely to cause adverse heritage impacts to significant fabric, then alternative means of meeting the objectives of the codes/legislation should be investigated. (In these cases, specialist input could be sought from the Heritage Council Fire, Access and Services Advisory Panel (FASAP).)

## 6.6 Non-Statutory Requirements

### National Trust of Australia

The National Trust of Australia is a non-government organisation that maintains a register of landscapes, townscape, buildings and other items or places which it determines have cultural significance and are worthy of conservation. The register is non-statutory and as such has no legal force; however, it is widely recognised as an authoritative statement of the cultural significance of a place. The listing of

Gledswood in the Register of the National Trust of Australia (NSW) reinforces the heritage significance of the site but does not impose any legislative controls.

## 6.7 Conclusions

The owners of Gledswood are mindful of the site's exceptional heritage significance and the need to retain and conserve its buildings with an appropriate use, as well as the need to retain an appropriate landscape setting for the property that includes key views and both indigenous and introduced plantings.

The key issues for the future conservation and management of Gledswood are similar to those faced by many other rural properties located close to Sydney and centre on providing an appropriate landscape setting for the property while also providing for future development opportunities that will in turn provide for its ongoing use and conservation.

There is an opportunity to provide a future residential/accommodation use for the currently unused homestead buildings and for associated sympathetic and sensitive infill development of related uses. There are opportunities not only to conserve but also to enhance the designed gardens surrounding the homestead. There may also be additional development opportunities in areas that do not form part of the key areas of significance within the estate. There may also be opportunities to link these development opportunities to the ongoing conservation and maintenance of the site through the Heritage Agreement provisions of the Heritage Act.

## 6.8 Endnotes

- <sup>1</sup> The Australian Institute of Building, Canberra, NSW, viewed 23 February 2007 <<http://www.aib.org.au/buildingcodes/bca.htm>>.
- <sup>2</sup> *ibid*.
- <sup>3</sup> NSW Heritage Office, Parramatta NSW, viewed 23 February 2007 <<http://www.heritage.nsw.gov.au/docs/bca&dda.pdf>>.

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## 7.0 Conservation Policy

### 7.1 Introduction

Gledswood is of State Heritage significance and demonstrates a rare, highly intact cultural landscape derived from the earliest land grant. The purpose of the conservation policies set out in this section is to provide guidance for the use, maintenance and long-term conservation of Gledswood so that its cultural significance, established in Section 5.0, is conserved. The policies take into account the relevant constraints, opportunities and client requirements detailed in Section 6.0. Burra Charter terminology and principles have been used in formulating the policies.

The policies seek to:

- retain the cultural heritage significance of the place, including its significant character, elements, fabric and relationship to its wider setting;
- provide recommendations for the conservation (including adaptation) of areas, elements and fabric of the place;
- identify elements which adversely affect the site and warrant modification or removal;
- identify where and how adaptation and new works can be carried out that are compatible with the above policies and will provide for the conservation and long-term security of the significant features of the site; and
- identify how conservation requirements should be co-ordinated with the other demands on the place (functional, financial etc) to ensure appropriate solutions for its development and management in the short and longer term.

### 7.2 Conservation Principles

The policies embrace the following principles:

- maximum retention of cultural heritage significance;
- maximum retention of significant functional relationships and spaces between significant elements of the cultural landscape to ensure retention of appropriate setting and curtilage;
- maximum retention of significant fabric, including areas of archaeological potential;
- conservation having regard to the relative grading of significance of individual elements;
- use(s) that are compatible with historic use(s);
- the use of professional conservation advice and appropriate professional assessment in relation to proposals for development or adaptive re-use;
- maintenance of records relating to change/adaptation;
- communication and enhancement of significance through interpretation; and
- allowing for ongoing change while retaining key aspects of significance.



### 7.3 Discussion of Conservation Policy

There are a number of key issues for the long-term conservation, use and management of Gledswood. These issues are discussed here and defined later in this section as conservation policy. The discussion here are observations only and an interpretation of conservation policy should only be made with reference to the conservation policies contained in Section 7.4.

Central to conservation policy is the need to protect and enhance the setting of Gledswood taking into account the graded levels of significance of the various components of the cultural landscape of this place. In particular, this report recommends that the visual context of Gledswood, which includes views to and from the estate as well as the views between the homestead and farm buildings and their surrounding paddocks, be conserved, enhanced and interpreted.

In general terms the cultural landscape is divided into the policy zones depicted in Figure 7.1. Policy will reinforce the need to preserve the existing cultural values of the nineteenth-century estate core, which includes the homestead and gardens, related nineteenth-century outbuildings and the roughly semicircular grounds in front of the house. The need to enhance some of the core heritage values of this zone is addressed and this may include judicious reconstruction of landscape elements and replanting. The need to 'breathe some life' into the homestead and to facilitate an increased public use and appreciation of Gledswood is also addressed.

To the south of the homestead group (which includes the early stable and coach house) is the area mainly comprising the twentieth-century farm buildings (the farm group). Served by a large car park catering for tourist buses, currently this area is used as the base for day-long 'farm visits' for tourists. The farm group contributes to the heritage significance of Gledswood by demonstrating the range and scale of farm buildings that would typically be found on a rural estate such as this. The policy aims to enhance that significance while allowing the introduction of some infill within the built environment there, provided development is sympathetic to the historic and aesthetic values of this area in terms of scale, form and layout.

There is a spatial relationship between the homestead group and the farm group, generally enhanced by the unity in scale and materials of the components of fabric and their setting. Policy provides for a continuation of this visual and spatial relationship, albeit with a component of selective screening between these areas.

Further to the south and west of the farm group are the southern paddocks, intersected by the southern estate road, and the western paddock beyond Riley's Creek. While this area has historic significance as part of the cultural landscape of the Gledswood estate, it could potentially be developed for housing without impacting the core cultural landscape values (the buildings and their setting). This potential housing area is generally situated below the north-trending spur on which the homestead group and the twentieth-century farm complex are situated. This area is considered suitable for residential development provided that it is of an appropriate scale and form to ensure that any development does not detract from the heritage significance of Gledswood. Some of the revenue raised through the development of this zone should be used to fund the conservation and enhancement of the heritage core of the estate. Policy will address the need for a landscape buffer zone between the farm group and the potential housing area of the lower lying land of the southern paddocks.

The conservation of the elevated northwestern paddock along Camden Valley Way is crucial to the future conservation of the heritage values of Gledswood. The possible development of a links style

golf course would be compatible with the open grassland and scattered Cumberland Plain woodland of this part of the estate, provided there are controls to limit landform manipulation and intervention and retain long native grasses edging the fairways. Policy acknowledges the specific landscape design intentions to site the homestead group on a spur below the level of the ridgeline along Camden Valley Way in accordance with local nineteenth-century landscape design theory. This report recommends that the original Camden Valley Way entrance driveway be conserved by a protective landscape buffer zone aimed at retaining an appropriate visual setting.

Conservation policy addresses the need for immediate and ongoing conservation works for the buildings and landscape of the site. Section 7.4.5 of this report identifies opportunities to include these activities within a Heritage Agreement that may be entered into by the Minister under the *Heritage Act 1977* (NSW). Archival recording prior to and during any future development, the preparation of a site interpretation strategy and an Archaeological Management Plan for the area of archaeological sensitivity are other activities that should be considered for inclusion in a Heritage Agreement so as to mitigate any heritage impacts that may result from future development within part of Gledswood (see Appendix A).

This CMP identifies that the existing State Heritage Register (SHR) curtilage boundary of Gledswood (being the whole Gledswood estate) should remain as the SHR curtilage boundary until such time as a Heritage Agreement has been implemented.

## 7.4 Statement of Conservation Policies

### 7.4.1 Adoption of CMP and Future Conservation Planning

1. This CMP should be adopted by the owners of Gledswood as the basis for the future conservation of the place. Any existing or new lessees should be furnished with a copy of the CMP by the owners.
2. This CMP should be submitted to the Heritage Council of NSW and Camden Council for their endorsement.
3. Implementation of the CMP should be regularly monitored by the Heritage Branch, Office of Environment and Heritage and Camden Council to ensure that management and maintenance works are carried out in accordance with its policies.
4. Appropriately skilled and experienced heritage specialists should be engaged to advise on the conservation and adaptation of significant elements of the Gledswood estate including, but not limited to, built heritage, landscape heritage, archaeology and interpretation.
5. This CMP should be reviewed every five years, or whenever new physical or documentary evidence is sourced, or when any substantial new work is proposed to ensure that it remains relevant and comprehensive in its conservation approach.
6. An application under Section 60 of the Heritage Act, accompanied by a Statement of Heritage Impact, should be prepared to accompany any proposed works other than routine maintenance, as provided for in the Standard Exemptions available under the Heritage Act.
7. In the event that the Minister enters into a Heritage Agreement with the owner of Gledswood under Section 39 of the Heritage Act, the policies set out in this CMP and the schedule of works and required reports and assessments described in Appendix A to this CMP should be

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included with any such agreement to ensure consistency of aims, approach and outcomes (see Section 7.4.5).

#### 7.4.2 Conservation of Cultural Significance Generally

1. Gledswood is recognised as an item of outstanding cultural significance at State level and is listed on the State Heritage Register, the Register of the National Estate, Schedule 1 of the Camden LEP No. 48 and on the Register of the National Trust of Australia (NSW). Gledswood should be managed in accordance with the heritage guidelines of the Heritage Act, Camden LEP No. 48 and the provisions of *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance 1999* (the Burra Charter).
2. Significant elements of Gledswood's cultural landscape including buildings, landscape elements, movable heritage and potential archaeological and Aboriginal cultural heritage should be conserved with regard to the assessed grading of significance (see Section 5.0) and according to the processes in Section 7.4.3 below.
3. Any future change in ownership, use, maintenance, repair and/or adaptation works and asset management program should not adversely affect the cultural heritage significance of the place, and should provide for the retention and appropriate care of the significant elements of the cultural landscape at Gledswood, its setting and attributes.

#### 7.4.3 Policy for Gradings of Significance

1. Original/early fabric and major plantings identified in Figure 5.2 have been assessed as having an Exceptional or High grading of significance. Conservation processes appropriate for individual components of the cultural landscape of Gledswood should be based upon the relative significance of those elements, as set out in Figures 5.1 to 5.6 and Tables 5.1 to 5.11, in accordance with the following policies:
  - **Exceptional Significance**—should be conserved, restored or reconstructed.
  - **High Significance**—should be conserved, restored, reconstructed or adapted, although removal may be acceptable if essential for the continuing function of the building (following archival recording).
  - **Moderate Significance**—retention and adaptation is desirable but not essential; removal may be acceptable (following archival recording).
  - **Little Significance**—may be retained, adapted or removed as necessary.
  - **Intrusive**—should be removed or adapted to reduce adverse heritage impact.
2. The treatment of all components of the cultural landscape (including areas, elements and fabric) and attributes should be directly related to the nature and degree of their significance, with priority given to the conservation of components of highest significance.

#### 7.4.4 Setting and Curtilage

1. The whole of the current Gledswood estate has High cultural significance as part of the original 1810 grant (see Figure 5.1). The setting of the site includes the site itself, key views to and from the site, historic relationships with other properties in the area and the current visual approach experiences as well as an interpretation of earlier approaches. This broad

setting of Gledswood should be retained and enhanced where possible by conservation and interpretation.

2. The existing State Heritage Register (SHR) curtilage boundary is the same as the existing property boundary. The southern and southwestern portions of the site, while having historical value, are not critical to the heritage significance or interpretation of the property. These areas, as identified on Figure 7.1, could be excised from the site to facilitate development that would realise funds to conserve the heritage item into the future. However, this would need to be achieved through a legal mechanism, such as a Heritage Agreement under the Heritage Act to ensure that sufficient funds are channelled into conservation and ongoing maintenance. It is also important that the development of these areas be subject to Heritage Council approval and therefore any future reduction in curtilage as shown on Figure 7.1 should only occur after the development is approved and constructed. The latter is necessary to ensure that subsequent Masterplan, or development approvals or variations, remain subject to Heritage Council approval, as these may otherwise affect the setting of the reduced curtilage area.

#### 7.4.5 Heritage Agreement

1. A Heritage Agreement pursuant to Part 3B of the Heritage Act, 1977, should be entered into by the Minister and the owners of Gledswood to facilitate the appropriate conservation and future heritage management of the Gledswood site in exchange for the development of the less significant areas of Gledswood together with a corresponding SHR curtilage reduction. The agreement would include requirements to undertake works to significant built and landscape elements as well as other conservation actions, including interpretation and any necessary reports and research. These recommended conservation repair and reconstruction works and other conservation actions, reports and research are identified in Appendix A of this CMP.
2. The Heritage Agreement should include as its basis this CMP and its findings in relation to significance, conservation policy and the works and other required reports noted here.
3. As part of the implementation of this Heritage Agreement, the SHR heritage curtilage may be reduced as shown on Figure 7.1, subject to the endorsement by the Heritage Council of NSW of a development masterplan for these excised areas and the completion of conservation. (Note: suitable exemptions will need to be gazetted for the SHR listing to avoid the need for Heritage Council involvement in detailed design issues in these areas prior to excision.)

#### 7.4.6 Cultural Landscape and Significant Landscape Elements

1. The Gledswood estate cultural landscape values should be conserved in accordance with the Burra Charter, including its various elements and functional compartments.
2. The components of the cultural landscape and setting should be conserved and retained including, but not limited to, the homestead grounds heritage core (defined by the curved northern fence line, immediate western fence line, the area between the homestead and stables, and the eastern gardens and grounds to the former eastern approach road); the remnant 1810 grant boundary; the creek lines and ridges; the large dam; the bridge; the northwestern paddocks along Camden Valley Way with remnant Cumberland Plain

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woodland; and the remnant early access roads including the driveway from Camden Valley Way, the southern estate road and the former eastern entry road.

3. Important views to and from the estate shown on Figure 5.3, as well as views within the estate identified in Section 3.0, should be conserved, maintained and enhanced. In particular, the following views should be conserved:
  - views from the homestead to the landscape park (north and northwest);
  - views from the homestead to the 'home' paddock (particularly the axial view to the old angophora to the north);
  - views from the homestead to the Hoop Pines and Stone Pines off the eastern axis at, and beyond, the Upper Canal;
  - views to the homestead group and farm group, enhanced by their flanking tree composition, from both Raby Road and Camden Valley Way;
  - views from the elevated northwestern paddock situated along Camden Valley Way to the homestead group and farm group;
  - views from the elevated northwestern paddock to Raby homestead; and
  - the serial view sequences from the southern estate road, former eastern entry and original Camden Valley Way driveway to the homestead group and farm group (see Figure 5.3).
4. Where possible, seek to mitigate views where powerlines and recent neighbouring development have combined to compromise important traditional views. For example, consider introducing strategically placed blocks of tall indigenous vegetation at the eastern edge of the site and within the adjacent golf course, where possible, to screen intrusive powerline pylons and development to the southeast that have compromised traditional viewlines (see Figure 5.3).
5. Recent vegetation regrowth and plantings now screening traditional views of the homestead group from the southeastern bridge crossing at the Upper Canal should be judiciously removed. There is an opportunity to remove just enough of this vegetation to enable framed views back the homestead group and interpret earlier important traditional views.
6. Vegetation and plantings should be managed to prevent obscuring significant views.
7. The juxtaposition between the three patterns of vegetation at Gledswood should be retained, comprising: remnant Cumberland Plain woodland of the landscape park; open grassland; and cultivated gardens concentrated around the homestead comprising planted exotic and non-local indigenous vegetation.
8. Ensure the northern and northwestern rural landscape areas remain unencumbered by development, structures and earthworks in order to continue to be appreciable as a generous area of undeveloped open space around the homestead core and to retain the remnant landscape park and its critical relationship to the homestead group.
9. Locally indigenous vegetation should be maintained and conserved and Cumberland Plain woodland species should be actively reinstated along the northern edges of Gledswood at



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<p>Camden Valley Way and around the northwestern entry point. Such regeneration should be discouraged in the central part of the northwestern zone in order to maintain the open, nineteenth-century, park-like landscape. In this central part of the northwestern zone limited regeneration of existing mature species should be encouraged to ensure the continuity of the park-like character there.</p> <ol style="list-style-type: none"> <li>10. The planted exotic and non-local indigenous vegetation concentrated around the homestead group should be enhanced by the removal of species which represent detractors. The two broad wings of ornamental plantings flanking the northern elevation of the homestead should be reinforced using species appropriate for the nineteenth century.</li> <li>11. Locally indigenous vegetation should be conserved and riparian vegetation should be actively reinstated (especially tall canopy species such as swamp oak and paperbark).</li> <li>12. There is an opportunity to reconstruct and/or interpret the vinery compartment and the former orchards.</li> <li>13. Landscape plantings of Exceptional or High significance as identified in Figure 5.2 should be retained subject to a SULE assessment and should be carefully protected during any future development activity.</li> <li>14. Regular aboricultural inspection should be undertaken.</li> <li>15. The Archaeological Management Plan recommended for the site should consider the landscape archaeological potential of the site.</li> <li>16. Management of Exceptional or High significance trees and shrubs should be carried out only by personnel experienced in working in heritage landscapes. The work should conform to relevant Australian standards (for example AS 4373 Formative Pruning) and current best practice in arboriculture as recommended by relevant industry representative groups.</li> <li>17. Decisions on whether to retain or remove particular trees should be based on their safety, relative significance, amenity value and contribution to the landscape as a whole, taking into account the grading of significance set out in Figure 5.2.</li> <li>18. Weeds and problem species should be controlled and/or removed under ongoing maintenance programs in collaboration with Camden Council and adjoining landholders. Beyond the homestead core exotic vegetation with a propensity to become nuisance species should be managed.</li> <li>19. The presence of any feral animals or native animals such as possums should be monitored, and any adverse impacts on significant items and areas, vegetation and wildlife recorded.</li> <li>20. Services and utilities such as water supply, drainage, power and phone should be provided in a manner which poses minimal environmental impact on the historic fabric or aesthetic qualities of the cultural landscape.</li> <li>21. Materials used for repairs or reconstruction should preferably be traditional materials already used in the construction of the landscape (for example stone, iron, brick).</li> <li>22. Choice of species for new plantings should be based on the relative significance of the area, appropriateness for the period, suitability for the location, and ease of maintenance and use (for example screening, visitor control, floral display). The placement and selection of larger</li> </ol>
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specimen trees should be carefully planned to avoid root damage, blocking of views, inappropriate mature dimensions, or incompatibility with the established character of the landscape.

23. A landscape masterplan should be prepared to:
  - consider the reinstatement of landscape elements including those shown in Table 2, Appendix A, and in Section 7.4.10;
  - consider the maintenance and conservation of locally indigenous vegetation; and
  - guide the retention of the existing spatial character of the northwestern landscape park area, including the riparian zone and the Cumberland Plain woodland, incorporating the principle of retaining the existing spatial character with new woodland tree enlistments restricted ideally to natural regeneration around existing mature trees in order to form discrete clumps (see Figure 7.3).
24. A landscape maintenance manual should be prepared to guide the cyclic maintenance of the landscape, in accordance with the outline included in Table 3, Appendix A.
25. Earlier key plantings should be reinstated such as the Chilean Wine Palm (*Jubaea chilensis*) near the Camden Valley Way entry and, possibly, closer to the homestead, and also the giant clumping bamboo (*Bambusa balcooa*) or similar (NB. Not creeping bamboos) should be planted near the upper part of the large dam and, possibly, closer to the homestead. The reintroduction of other formerly known species at Gledswood, such as *Barklya syringifolia*, should be attempted.
26. Consider replanting *Pandorea pandorana* climbers to the front verandah as described in the 1870s. Propagate off the existing wisteria rootstock at the northern verandah before the wisteria plants are removed for the flagging and verandah restoration in order to maintain on site this particular genetic material. The wisteria climber should be replanted to an arbour or similar in the eastern garden.
27. Where the rural landscape beyond the homestead group is no longer used for grazing, the eventual regeneration of the woodland vegetation needs to be managed in order to maintain the character of the park-like setting. This may entail fencing off areas around mature woodland trees and ensuring regular slashing of the pastureland in between.
28. Close to the homestead there are a number of existing elements that detract from an appreciation of the significance of the place and should be removed or modified to mitigate their influence. These include overhead wires in the same vicinity (put underground where possible); modern tree cultivars (eg. *Robinia pseudoacacia* 'Frisia') in the western garden (remove and replace with more appropriate species); and various dead trees around the homestead gardens (remove).
29. The mini-winery at the triangular entry space may have some relevance perhaps if the place were still a serious winery however it is a feature that is incongruous with the former (and earliest) main estate entry to the homestead and should be considered for relocation and the area restored with appropriate plant species.

30. The current line of fruit trees along the mini-winery are also inconsistent with the nineteenth-century description of this entry drive as having an avenue—likely of very different tree species to these.

#### **7.4.7 Conservation of Significant Buildings, Spaces and Fabric**

1. Extant buildings including both internal and external fabric should be retained and conserved in accordance with the grading of significance identified in Figures 5.4 to 5.6, Tables 5.4 to 5.11 and Policy 7.4.3..
2. Gledswood homestead, the convict lockup, the former gardener's cottage, both the early and later privies and the stables/coach house are of Exceptional heritage significance and should be retained and conserved utilising the processes of preservation, restoration and reconstruction with adaptation confined to essential works to provide for the range of ongoing functional uses noted in Section 7.4.8.
3. The original section of the homestead (c1812), the convict lockup and the stables/coach house represent the very earliest phase of rural development outside Sydney and should receive special consideration in any redevelopment project to ensure all original fabric is retained and intervention is minimised.
4. The internal rooms and the general spatial qualities of the original and early layout of the homestead and associated nineteenth-century buildings should be retained and recovered where possible. A preference is for spaces previously adapted as kitchens and bathrooms to retain a similar use so that intervention in intact spaces is minimised.
5. The former garage and office (B8) and the caretaker's cottage (B21) are identified as of Moderate significance. They should ideally be retained but may be adapted as part of a new use.
6. While the individual twentieth-century farm buildings of Low significance may be retained or removed as necessary, the layout, scale and form of this group contributes to the character of the whole of Gledswood as a farm complex and this character should be retained in any future development. Thus new buildings should be of similar scale and footprint.
7. The outline Schedule of 'catch-up' conservation repairs to significant buildings included in Table 1 of Appendix A should be budgeted for and undertaken prior to or as part of any future site redevelopment and should form part of any Heritage Agreement entered into by the Minister.
8. A cyclic maintenance program should be prepared and implemented for the ongoing maintenance of significant buildings. The preparation of this cyclic maintenance program should be undertaken prior to or as part of any site redevelopment project and should form part of any Heritage Agreement entered into by the Minister.

#### **7.4.8 Appropriate Uses**

1. Gledswood has a long history of association with cultural tourism, as evidenced in the late-nineteenth-century journals as well as the tourism redevelopment of the 1970s. There is a significant opportunity to build further on this history of use to provide a sustainable cultural tourism future for the site with a contemporary emphasis on the interpretation of the

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agricultural and pastoral activities carried out here or in this region (for example grape growing).

2. The range of appropriate uses within the areas of the property of Exceptional heritage significance include boutique hotel, restaurant, residential dwelling, golf club, educational establishment, tourist facility. Some areas of the site of less significance as described in Section 7.4.16 and shown on Figure 7.1 may include residential development as well as the uses noted here.
3. The existing use of Gledswood as a tourist farm with associated restaurant function and reception areas is appropriate.
4. Residential accommodation or a restaurant/function centre usage within the homestead as part of a hotel development on the site would be appropriate as would use of the homestead as part of an educational establishment or a golf club.
5. Uses that facilitate greater public access to the homestead should be considered to allow for its interpretation as part of the site as a whole.
6. The buildings contained within the Homestead Grounds and Farm Group zones should be retained in a single ownership (see Figure 7.1).
7. The stables/coach house and former convict lockup should ideally be retained for site interpretation rather than for accommodation.
8. Golf course use and residential housing development as identified in Section 7.4.8 are only acceptable provided that they are outside the core rural character area of the site and do not impact on the setting and appreciation of Gledswood. Areas considered acceptable are discussed below in Section 7.4.8 and shown on Figure 7.1.
9. If the existing uses of the site change, the assessed significance level would remain the same and, as a consequence, the policies in this section would apply irrespective of the uses to which the components of the site are put.
10. To provide for appropriate security at Gledswood there should be a fulltime caretaker living on site.

#### 7.4.9 Conservation and Development Zones

1. The policies associated with each of the zones identified on Figure 7.1 to assist the ongoing management of Gledswood are based on their assessed significance and the particular heritage attributes associated with each zone. In summary, the policies provide for:
  - the reactivation of the residential use for the homestead but with minimal external change (apart from rectification and maintenance) and internal change and the restoration of landscape and garden elements within its immediate surrounds;
  - more flexibility given to the adaptive re-use of the less significant twentieth century farm buildings to the south of the homestead;
  - retention of open grassland paddocks in the Preserved Landscape zone around the core homestead and farm buildings core area to the eastern boundary and to Riley's Creek;

- retention of the northwestern area as open space to preserve the important historic relationships between the homestead and Camden Valley Way but allowing for adaptive re-use of the land that may include golf course use with appropriate design controls; and
  - areas to the south and southwest of the homestead core to be developed for housing subject to appropriate screening.
2. Development of the site should contribute to the enhancement and conservation of the heritage values of Gledswood.

#### 7.4.10 Homestead and Grounds Zone

1. The heritage core of the site, which includes the homestead, the convict lockup and the stables/coach house is also within an area of archaeological sensitivity (see Section 7.4.18 below). This core area should be preserved and restored with only the minimal amount of reconstruction and adaptive re-use to provide for ongoing residential accommodation use.
2. Accommodation use in the homestead should be encouraged in line with its historic use and the long role of this site with cultural tourism. No change to the external envelope of the homestead should be contemplated and adaptive re-use works to the interior to provide bathrooms and kitchens should be limited as far as possible to those spaces already altered.
3. The conservation works included in Appendix A should be implemented and a cyclic maintenance program developed and implemented for this zone.
4. To the immediate north of the former eastern entry drive is an important compartment of the homestead grounds that at one stage contained a large enclosed vinery along with various smaller ancillary grounds buildings and structures. Presumably these included a glasshouse, potting shed, nursery and possibly a hothouse as part of the considerable infrastructure to support the maintenance of a large ornamental garden and grounds. The only structure remaining is the gardener's cottage, yet substantial archaeological resources relating to this compartment would be expected to remain. As part of the future use of this area it would be desirable to interpret these earlier structures to reinforce the importance of the Gledswood gardens and grounds (for which it was renowned) as well as reinstate something of the former spatial qualities. The reconstruction of these subsidiary garden structures is possible based on documentary and physical evidence for the purposes of garden conservation or interpretation of the site.
5. Within this area landscape reconstruction works can be undertaken to provide an interpretive treatment of the former formal gardens and, in accordance with a landscape masterplan, should be based on physical and archival evidence (see Table 2, Appendix A). These elements could include:
  - The trellised vinery that in the nineteenth century formed the eastern edge of the formal gardens and about which prominent articles gave descriptions. The reconstruction of this feature would benefit an appreciation of the grounds while the orchard area beyond this could be replanted with hardy fruit-bearing species such as quince, medlar, pomegranate, osage orange, guava and lemon along with, potentially, rows of vines.
  - The two broad 'wings' of ornamental plantings flanking the northern elevation of the homestead should be reinforced using species appropriate for the nineteenth century. A



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landscape restoration and maintenance plan should also consider reinstating shady walks based on archival and physical evidence.

- The triangular space outside the inner grounds fence and immediately south of the early entry drive should be reinstated as simple grassed open space while the flanking avenue of trees along this part of the entry drive should be replaced with more appropriate nineteenth-century species. The rows of vines currently within this triangular space could be relocated to the eastern orchard area.

#### 7.4.11 Farm Group Infill Zone

1. This important area was part of the estate's farm precinct and included numerous ancillary buildings and structures to support the pastoral management of the place. The farm group area now contains less significant twentieth-century buildings but is important in demonstrating the range of farm functions and is spatially important in containing the scale and forms of typical subsidiary farm buildings. It would be possible to introduce a carefully designed complex of buildings that respects the scale, form and materials of the earlier complex while helping to interpret important spatial characteristics, including its orthogonal layout.
2. Selective screening should be provided within this area and between this area and the homestead and grounds core so that new development is 'filtered' in views south of the homestead while still providing key views to and from the homestead, including along the road adjacent to the stable and along the southern estate road.
3. Any new development in this zone should be sympathetic to the overall scale, form and character of both the farm group and homestead groups.
4. The residential cottage south of the farm group should be retained and managed as part of this infill area. However, if development occurs within the area surrounding this cottage, then it could be relocated (after appropriate archival recording) within the farm group zone, including within the landscape buffer zone noted in 7.4.17 (2).
5. In conjunction with any future development, the former eastern entry from Raby Road should be redefined and interpreted to nominally create a division between the farm complex and the homestead group heritage core. This alignment effectively divided the farm precinct from the homestead's inner grounds and could be redefined and used as a walkway to the creek, as well as a buffer between new development and the important homestead grounds to the north.

#### 7.4.12 Preserved Landscape Zone

1. This zone should be retained as open grassland paddocks to provide an appropriate 'home paddock' setting surrounding the homestead and farm buildings groups and provide for the retention of key views to and from the homestead group. Preservation of remnant Cumberland Plain woodland should occur but restoration should be limited to retain open space around the highly planted core areas within the homestead grounds.
2. The existing car and bus parking area is an intrusive element in the Gledswood cultural landscape. Together with the powerlines, the scale of unmitigated hardstand greatly detracts from an appreciation of the immediate farm precinct adjoining the homestead core and is

highly visible from both the homestead area and the early entry drive. The parking area should be relocated further to the south and the area restored as grassland paddock.

#### **7.4.13 Relocated Parking Zone**

1. The relocated parking area should be generally located west of the southern estate road and no further north than the current office building at the southern end of the homestead zone. Parking could also be provided in the farm group infill zone.
2. This area should be screened from the homestead area with planting.
3. There could be provision of a drop off area near the existing office building at the northern end of the relocated parking zone.

#### **7.4.14 Riparian Protection Zone**

1. A Riparian Protection Zone should be created 40m either side of Riley's Creek. It would be appropriate to re-establish some endemic species such as swamp oak and paperbark in accordance with ecological advice, provided that key views between Gledswood and Camden Valley Way were retained.

#### **7.4.15 Adapted Open Landscape Zone**

1. The northwestern paddocks should ideally be retained as open grass paddocks with some restoration of Cumberland Plain woodland so that the pastoral setting and key views to and from Gledswood are retained.
2. Some adaptive use of these open areas to provide for a links type golf course would be possible provided that this would not impinge upon the landscape character of this important area. Use of this zone should not incorporate development of any built environment or earthworks apart from the minimum work required to create the greens, nor should there be any diminution of the landscape values of the remnant Cumberland Plain woodland scattered throughout this area. The key would be to allow those activities and uses that have minimal impact on the ground plane in order to be able to continue to appreciate the traditional landforms in the context of a rural landscape. Longer grass that concealed a green (but no bunker-type earthworks) would be acceptable and these should be located away from the Gledswood entry road and Camden Valley Way.

#### **7.4.16 Potential Development Zones**

1. The areas of the site considered suitable for development in the southern and southwestern section of the site (see Section 7.4.4) have been divided into zones (see Figure 7.1) to reflect the different forms of development that would be suitable within each. Housing development in these zones would not impact on the setting of the core areas if appropriate screening, height limits and design controls are in place. The use of these areas for golf links would also be appropriate.
2. Housing in a L shaped area located at the northern and eastern end of the paddock to the west of the riparian zone along Riley's Creek (see Figure 7.1) should be limited to single storey to protect important approach views along the entry road and views from Gledswood. This single storey residential area is intended to have a property depth of approximately 33 metres.

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3. Housing in the remainder of the potential development zone may be generally two storeys in height (see Figure 7.1). Appropriate controls may also provide for housing of three storeys in these areas of the potential development zone provided the third storey is located within the roof space or is less than 40% of the floor plan area, set back appropriately from the house frontage and located under a flat roof.
4. Provided the landscape buffer screenings are in place and roofing colours are recessive, as noted below, and the height limits for housing noted here are adopted there is no need for additional heritage related design controls to apply for these potential housing areas.
5. Ideally the landscape should remain as the dominant element of the precinct and allow for the inclusion of generous amounts of woodland trees.
6. Roofing materials of any new residential development should be of a recessive colour to limit visual impact of any areas that are visible from within the setting of Gledswood.
7. Landscape buffer zones should be provided between these zones and the other estate zones as noted below.

**7.4.17 Landscape Buffer Zone**

1. Landscape buffer zones of dense plantings should be established between the areas of highest heritage significance around Gledswood and those areas of less significance where development is considered possible so that the landscape setting of the significant areas are retained.
2. It is recommended that, in the event of residential development of the southern paddocks, a landscape buffer zone be installed, as indicated on Figure 7.1, at the rear of the farm group zone and between it and the southern paddocks to differentiate the new and extant built environments. This buffer zone should be a minimum of 25 metres deep and include appropriate dense tree plantings with under storey of shrubs.
3. Should there be residential development of the paddock to the west of the riparian zone then a buffer zone of appropriate tree plantings would be required between this area and the entrance driveway, to protect views to the homestead on approach, free of any views of new housing. As shown on Figure 7.1 within the SHR area there should be a minimum of a 32m setback from the Gledswood fence line (that includes a 2m native grass slashed zone and a 30m dense planting zone (comprised of densely planted shrubs to provide screening and emergent Cumberland plains species trees to retain a woodland character)) to a road associated with the proposed housing development before the housing property boundaries themselves (see a cross section of the landscape buffer on Figure 7.2).
4. As noted on Figure 7.1 this landscape buffer to the western paddock should be continued along the entry road within the adjoining property to the south of Gledswood where new housing is proposed facing the historic entry road to protect these important entry views. As noted on Figures 7.1 and 7.2, the landscape buffer is not required where riparian zone type plantings are undertaken along the small creek that crosses the entry road or where golf links are proposed on adjoining lands adjacent to the Gledswood entry drive and they are in accordance with the golf links guidelines shown on Figure 7.3 and noted in 7.4.15. (It is recognised that this is beyond the scope of this CMP.)

#### 7.4.18 Management of Non-Aboriginal Archaeology

1. A detailed Archaeological Management Plan (AMP) should be prepared for the site that includes an in-depth assessment of archaeological potential (possibly informed by remote sensing survey); an assessment of significance for potential relics; a summary of statutory requirements; policy and management guidelines; research questions that the site may address; and appropriate excavation methodologies should ground disturbance be undertaken. The AMP should specify the circumstances in which it will be necessary to obtain an excavation permit prior to ground disturbance works at the site.
2. Until the completion of the AMP, an application for an excavation permit must be made pursuant to Section 60 of the Heritage Act for any proposed excavation works within the areas of archaeological sensitivity illustrated in Figure 7.1, unless those works are covered by a gazetted Exemption (see below).
3. In some circumstances it will be appropriate for an application to be made for an Exemption from the need for an excavation permit under Section 60 of the Heritage Act for any proposed excavation works within areas of archaeological sensitivity. An example of a situation where an exemption might apply is where minor excavation works are proposed that would only result in minimal ground disturbance, or where the relics affected by the proposed works have limited archaeological research potential or make a limited contribution to the significance of the site (for example minor excavation works within the SHR boundary).
4. An appropriate on-site investigation strategy (an Archaeological Research Design) should be prepared and submitted to the Heritage Branch as supporting documentation for any excavation permit applications.
5. All development applications for works involving ground disturbance at the site shall be submitted with a Statement of Environmental Effects that considers potential impacts on the potential archaeological resource.
6. In relation to ground disturbance in areas identified as having archaeological sensitivity, suitable clauses should be included in all contractor and subcontractor contracts to ensure that on-site personnel are aware of their obligations in relation to the relics provisions of the Heritage Act.
7. Suitable clauses should be included in all leases to ensure that occupants are aware of their obligations in relation to the relics provisions of the Heritage Act.
8. If unexpected relics are exposed during works on the site, all works in the area should cease and the Heritage Branch, Office of Environment and Heritage, should be notified. The relics should be appropriately documented according to the procedures outlined in the Archaeological Research Design accompanying any application for an excavation permit and the AMP.
9. Subsurface disturbance should be minimised at the site in order to reduce the impact on archaeological relics.
10. Where works might be proposed in close proximity to known or likely archaeological sites but not actually directly affecting them, strategies should be put in place to ensure that the traffic of heavy machinery does not disturb or damage those sites.

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**7.4.19 Potential Aboriginal Cultural Heritage**

1. An Aboriginal Cultural Heritage Assessment should be prepared for the site that assesses the potential for Aboriginal objects and other aspects of Aboriginal cultural heritage to survive there, and which contains recommendations for the future management of potential Aboriginal cultural heritage issues.
2. All relevant personnel, including lessees and contractors, should be made aware of their obligations under the *National Parks and Wildlife Act 1977* in relation to Aboriginal objects.
3. If Aboriginal objects are exposed during works at the site, works must cease and the Department of the Environment and Climate Change (DECC) notified. Works should only recommence upon completion of consultation with Aboriginal community representatives in a manner consistent with DECC Community Consultation guidelines.

**7.4.20 Movable Heritage**

1. A movable heritage inventory and assessment should be prepared to identify and evaluate the significance of early and original fixtures and furnishings held on site generally. A large movable heritage collection is located within the stables and this should be catalogued and assessed to determine which items have a specific association with Gledswood.
2. Once identified, items of movable heritage should be managed in accordance with their assessed grading of significance.
3. It is desirable that items with a strong historic connection with Gledswood be retained on site.

**7.4.21 Intervention in Significant Elements**

1. Removal of, or works which would adversely impact on, significant areas, elements or fabric, or other aspects of significance of the place, should only be permitted where:
  - the work makes possible the recovery of aspects of greater significance;
  - the work helps ensure the security and viability of the place;
  - there is no feasible alternative (for example to meet safety and/or legal requirements);
  - the area, element, fabric or other aspect of significance is adequately recorded and, where appropriate, interpreted; and
  - a full assessment of alternative options has been undertaken to minimise adverse impacts.
2. Where significant fabric must be replaced, original materials and their dimensions should be reconstructed so as to conserve their contribution to the heritage significance of the site and its relationship with other significant material.
3. Proposals for adaptation arising from the Building Code of Australia and other statutory compliance documents should be assessed carefully for impacts on heritage significance. Proposals involving high visual impacts and/or loss of significant fabric should be reconsidered, avoided, modified or partially implemented after consultation with relevant agencies and consent authorities.



4. Where the opportunity arises and in association with other development, elements identified as Intrusive in Tables 5.4 to 5.11 should be removed and, if necessary, replaced with sympathetic forms and compatible materials.
5. Should future development of the site require modification to any of the significant spaces or components of the cultural landscape, this should be preceded by a comprehensive archival recording of their fabric and configuration (see Section 7.4.15).
6. Any new fabric should be introduced in such a way that intervention in significant fabric and visual impacts is minimised.
7. New fixtures or fittings should be located and executed in materials and design details that are sympathetic to the original site configuration and significant materials and details.
8. Where new services are required to be carried across or through the site, these should be introduced discreetly to avoid damage to significant fabric and avoid visual impact on significant features.

#### **7.4.22 New Development Adjacent to Significant Elements**

1. New works adjacent to significant fabric may be possible provided that it respects the heritage significance of the cultural landscape of Gledswood and its setting.
2. New work should not obscure the understanding of significant original features or use patterns.
3. New work should respect the spatial and dimensional qualities and the fabric of significant elements.
4. New work should be identifiable as such and should not distort the interpretation of the place.
5. New fabric, structures or alterations proposed within the curtilage should be unobtrusive in regard to the significant views identified in Section 3.0.
6. In the event of infill development/new development in the farm group area of the estate south of the homestead group, new structures should respect the scale of development of the immediately surrounding built environment, including that of the homestead group, and should not negatively impact on key views.
7. New structures located within the view catchment and broader setting of the homestead should be recessive in design and respect the character of the site and its setting.
8. Any new development within the site should:
  - be in accordance with the guidelines shown in Figure 7.1;
  - not adversely impact on the cultural heritage values of elements identified as being of Exceptional, High or Moderate heritage significance;
  - not adversely impact on any potential archaeological resources of the site; and
  - contribute to the conservation of heritage values.

#### 7.4.23 Required Conservation Works and Cyclic Maintenance

1. Tables 1 and 2 of Appendix A contain a series of monitoring and repair works that should be undertaken in the short to medium term for built and landscape elements and should be linked to any Heritage Agreement between the owners and the Minister. Urgent rectification works should be undertaken to arrest the deterioration of significant elements including resolution of water ingress in roof spaces and rising damp.
2. A cyclic maintenance strategy for the conservation of significant built elements associated with Gledswood should be developed and implemented by the owners, and should be linked to any Heritage Agreement between the owners and the Minister.
3. A cyclical maintenance strategy for the conservation of significant landscape elements associated with Gledswood should be developed and implemented by the owners; and should be identified as part of future development proposals for the site (see Table 3, Appendix A);
4. The cyclic maintenance strategy should be based on inspection of the homestead and its heritage curtilage by a person with appropriate expertise and experience. The location of all elements and services, as well as their current condition is required.
5. Regular inspection of Gledswood to identify required maintenance and rectification works should form part of a cyclic maintenance strategy. Areas of particular importance include site drainage, guttering, roofs, weathering of stonework and brickwork, paintwork, original joinery and general security.

#### 7.4.24 Heritage Interpretation

1. The significance of Gledswood should be interpreted on site, concentrating on publicly accessible spaces, through the preparation of an Interpretation Plan. The Interpretation Plan would include a strategy phase to guide the interpretation, as well as a design and implementation phase.
2. The preparation and implementation of an interpretation plan should be linked to any Heritage Agreement between the owners and the Minister.
3. All culturally significant components of the cultural landscape of Gledswood should be interpreted.
4. The interpretive approach should be informed by the site's potential archaeological resources, including the results of any physical investigation of the site.
5. In order to reinforce the historical importance of the Gledswood gardens and grounds some careful reconstruction may occur including the structures of the former enclosed vinery compartment of the garden adjacent to the gardener's cottage, north of the former eastern entry drive.
6. The original/early character of the interiors of the homestead has been much altered and original fixtures and fittings have been lost. As the opportunity arises, the replacement of existing and interior finishes with those that better replicate authentic original or early finishes and fittings should be pursued.

7. The reproduction of original or early finishes and fittings, such as paint schemes, wallpapers, light fittings, mantle pieces, and floor and window coverings should be based on investigation of physical evidence (including paint scrapings), as well as historical photographs of the house.
8. The historic relationship between the homestead and associated outbuildings, including the former coach house and stables, the former convict gaol, the early stone gardener's cottage, the early privy and the later privy should be interpreted in such a way that their association can be understood.
9. The historic relationship between the homestead group and the later farm group should be interpreted in such a way that their association can be understood.

#### **7.4.25 Undertake Archival Recording and Maintain Records**

1. Archival recording should be undertaken before and during changes to the place and its individual elements. The preparation of an archival record should be linked to any Heritage Agreement between the owners and the Minister. The recording should be undertaken in accordance with the publication *Guidelines for Photographic Recording of Heritage Sites, Buildings, Structures and Moveable Items* (1998), prepared by the Heritage Office, Department of Planning.
2. Significant fabric and archival materials related to the development of Gledswood stored on site should be catalogued and a copy lodged with the Heritage Branch, Office of Environment and Heritage, or Camden Council.
3. Where significant fabric, fittings and/or finishes are proposed to be removed, a strategy should be developed to ensure that a representative sample of the fabric or fitting is recorded, catalogued and stored on site.

#### **7.4.26 Further Research**

1. To assist future use and interpretation of the site further historical research is recommended into the pastoral history and activities undertaken at Gledswood.
2. As part of implementing future conservation works at Gledswood an investigation of paint and other finishes should be undertaken in respect of the homestead and other significant buildings.
3. The undertaking of additional research should be linked to any Heritage Agreement between the owners and the Minister.

### **7.5 Consequences of Conservation Policy**

Implementation of this policy will have the following consequences:

- the retention of significant heritage values, including social, aesthetic and historical; and
- the retention of evidence of, and ability to interpret, the historical association of the site.

This is to be achieved by policy requirements to:

- retain significant fabric to the fullest extent possible;

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- undertake investigations and obtain expert advice and assessment;
- undertake conservation works and adequate maintenance;
- minimise heritage impacts;
- interpret the site; and
- undertake archival recording and maintain records of works undertaken.

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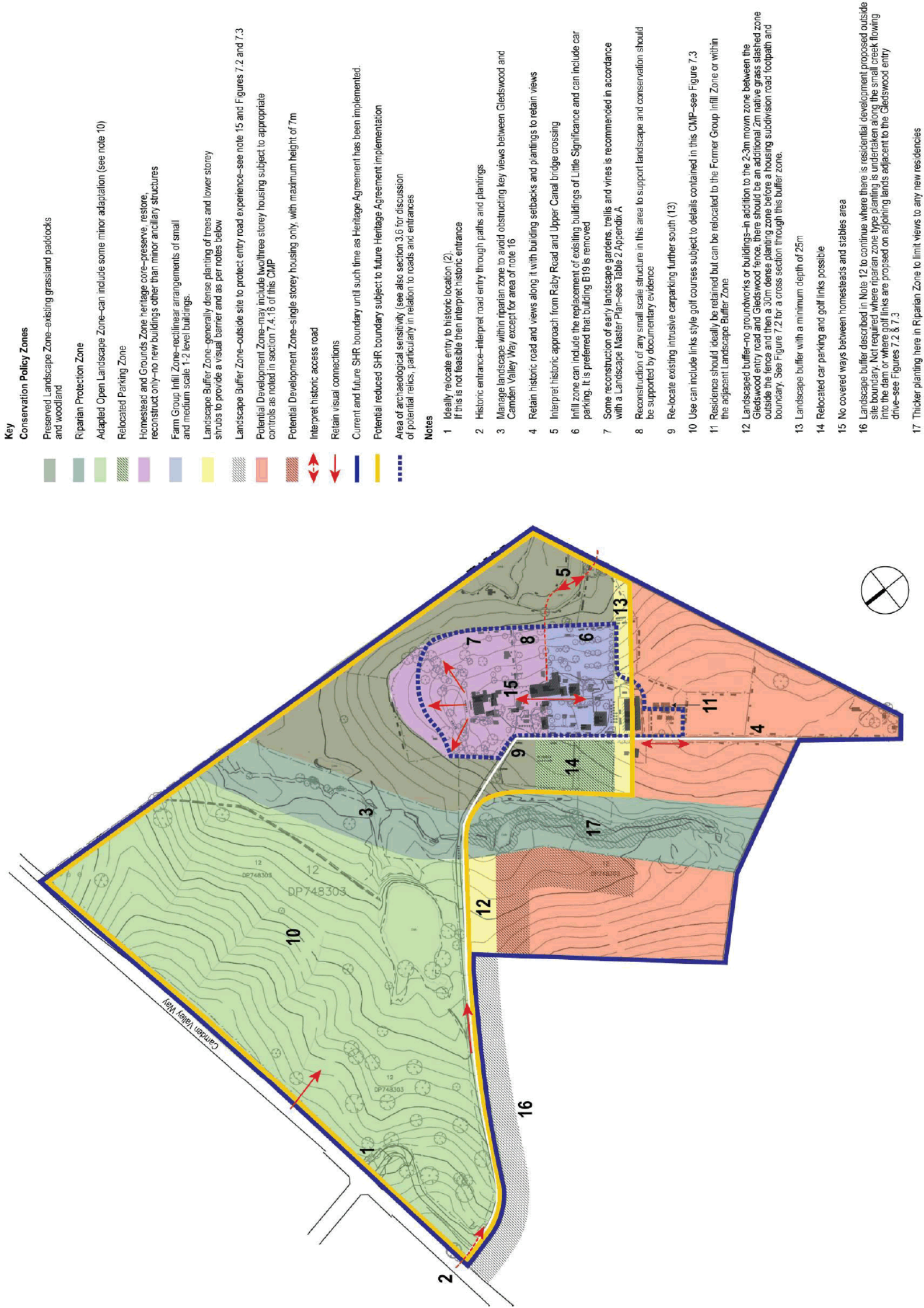
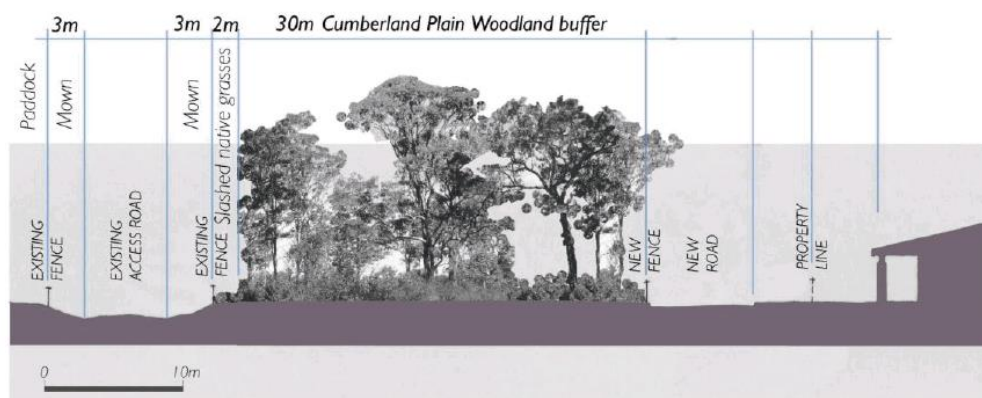
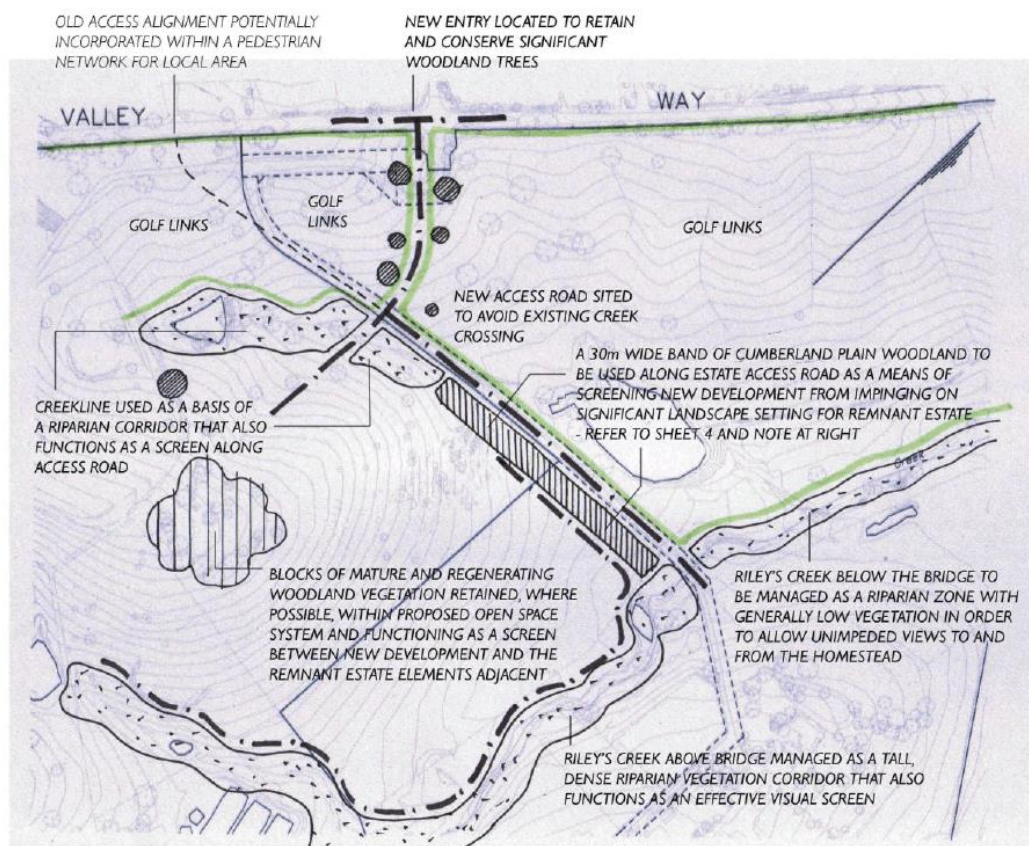


Figure 7.1 Appropriate conservation policies for Gledswood estate that should be read in association with Section 7.0 of this CMP. Not to scale.

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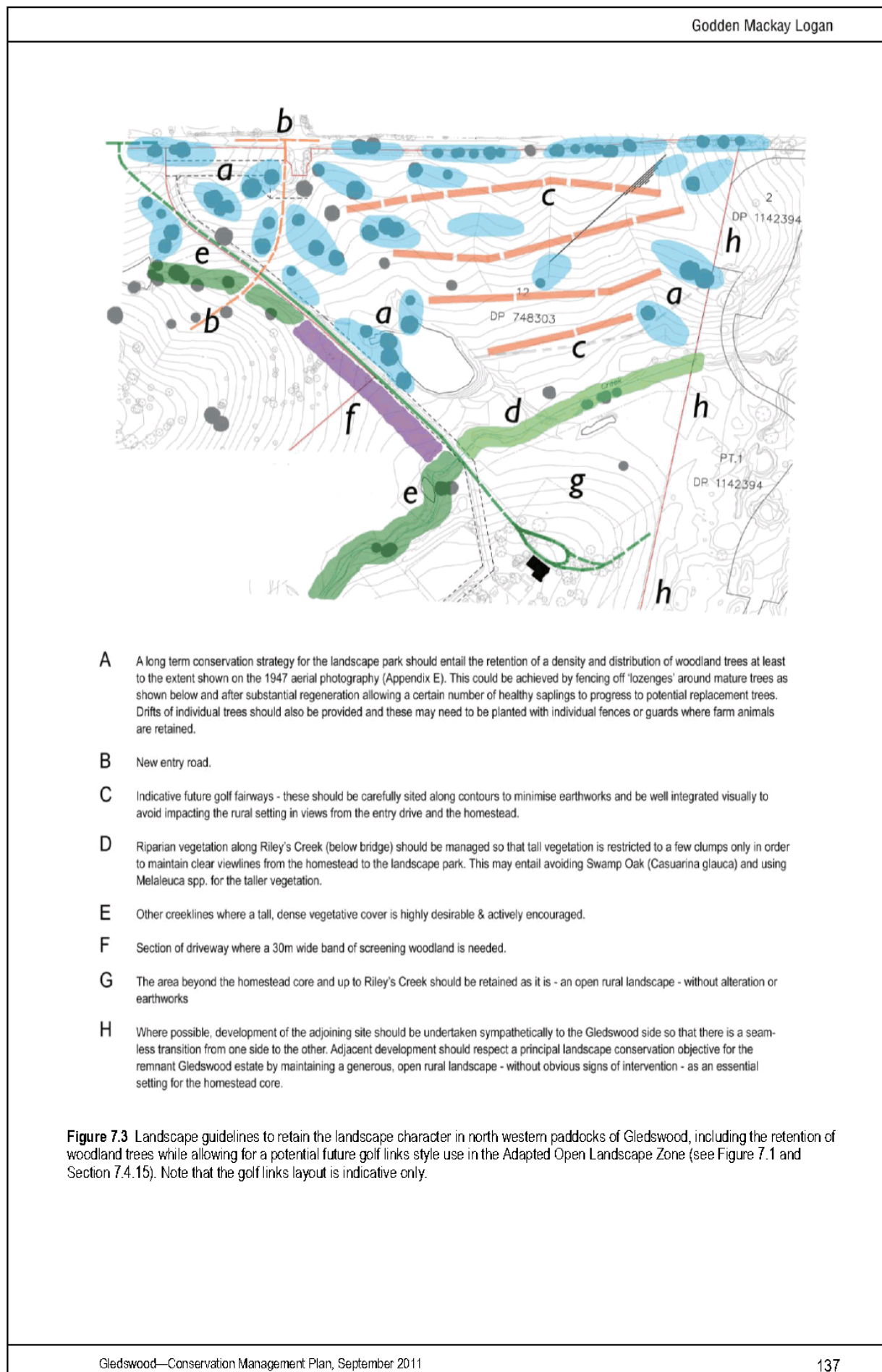


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Section through existing rural paddock near large dam through to proposed new residential subdivision

**Figure 7.2** Landscape policy to protect the Gledswood entry road experience. Upper section plan shows landscape requirements to protect significant woodland trees near the entry from Camden Valley Way and to protect views along the entry road from any future housing development on the western paddock of Gledswood and on adjacent lands, using a combination of a 32m planting buffer (30m dense planting and 2m slashed grasses - see cross section) and a riparian corridor along the small creek that crosses the entry road.



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## 8.0 Reference List

### 8.1 Legislation

*Camden Local Environmental Plan No. 48*, February 1992.

*Environmental Planning and Assessment Act 1979* (NSW).

*Heritage Act 1977* (NSW).

### 8.2 Heritage Advice

Australia ICOMOS Inc, *The Burra Charter: The Australian ICOMOS Charter for Places of Cultural Significance* 1999, Burwood Victoria 2000.

NSW Heritage Office, Heritage Information Series—Standard Exemptions for Works Requiring Heritage Council Approval, New Edition 2006.

NSW Heritage Office, Heritage Information Series—Minimum Standard of Maintenance and Repair, October 1999.

Heritage Council of NSW, NSW Historical Themes, October 2001.

### 8.3 Heritage Listings

Register of the National Estate—Database Report: Gledswood, Camden Valley Way, Catherine Field, NSW, Australia.

Register of the National Estate—Database Report: Gledswood Gardens, Camden Valley Way, Catherine Field, NSW, Australia.

State Heritage Inventory—State Heritage Register Database Report: Gledswood.

State Heritage Inventory—Camden LEP Database Report: Gledswood.

### 8.4 Reports and Historical Papers

Clive Lucas Stapleton and Partners, Former Gledswood Estate, Catherine Field Landscape Conservation Management Plan, prepared for Camden Council, November 2005.

Design 5 Architects July 2006, Denbigh Curtilage Study, prepared for McIntosh Bros Pty Ltd.

Godden Mackay Logan Pty Ltd, Kirkham Stables and Precinct Conservation Plan, prepared for the Sutton Group, June 1998.

Lyon, Doreen, Research notes on James Chisholm II. Gledswood file, Camden Historical Society; and Biographical Details on former members, NSW Parliament.

Norton Smith & Co, Chisholm Estate Papers [Mitchell Library O/150/99]

Tropman and Tropman Architects, Gledswood, Catherine Field Conservation Management Plan, prepared for Cadla PTY LTD, June 2003.

### 8.5 Published Sources

'A Tour to the South', *Australian Garden History Magazine*, Vol. 7 No. 4, January/February 1996, p 8.

'Garden Party at Gledswood', *Camden News*, 22 October 1896.

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*Horticultural Magazine and gardeners' and amateurs' calendar*, Vol VII No. 74, February 1870, p 43.

Liston, Carol, Campbelltown, the bicentennial history, Sydney: Allen and Unwin, 1988.

### **8.6 Certificate of Title**

Vol 1770 Fol 14.

Vol 1804 Fol 208.

Vol 6807 Fol 221.

Vol 8061 Fol 206.

Vol 11894 Fol 108.

## CAMDEN LOCAL PLANNING PANEL

**CLPP02**

**SUBJECT: DA/2020/841/1 - DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A MIXED-USE INDUSTRIAL DEVELOPMENT**

**TRIM #:** 21/408703

DA Number:	2020/841/1
Development:	Demolition of existing structures and construction of a mixed-use industrial development incorporating 11 light industrial tenancies, two warehouse tenancies, a hardware and building supplies tenancy, a takeaway food and drink premises and a neighbourhood shop along with car parking, landscaping, stormwater and associated civil works
Estimated Cost of Development:	\$4,906,000
Site Address(es):	19 and 19A Little Street, Camden Lots 1 and 2 of DP513744
Applicant:	Michael Rodger - UrbanCo
Owner(s):	Donware Holdings Pty Ltd
Number of Submissions:	17 submissions
Development Standard Contravention(s):	None
Classification:	Local
Recommendation:	Refuse
Panel Referral Criteria:	More than 10 submissions received
Report Prepared By:	Clare Aslanis – Executive Planner

### PURPOSE OF REPORT

The purpose of this report is to seek the Camden Local Planning Panel's (the Panel's) determination of a development application (DA) for the demolition of the existing structures and construction of a mixed-use industrial development at 19 and 19A Little Street, Camden.

The Panel is to exercise Council's authority functions for this DA as, pursuant to the Minister for Planning's Section 9.1 Direction, it is 'contentious development' having received more than 10 unique submissions.

## **SUMMARY OF RECOMMENDATION**

That the Panel determine DA/2020/841/1 for demolition of existing structures and construction of a mixed-use industrial development pursuant to Section 4.16 of the *Environmental Planning and Assessment Act 1979* by refusal for the reasons outlined at the end of this report.

## **EXECUTIVE SUMMARY**

Council is in receipt of a DA for a demolition of existing structures and construction of a mixed-use industrial development at 19 and 19A Little Street, Camden.

The DA has been assessed against the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, relevant environmental planning instruments, development control plans and policies.

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2019. The exhibition period was from 10 November to 23 November 2020. Seventeen submissions were received objecting to the development.

The issues raised in the submissions relate to:

- There is no demand for this development type. Specifically, the number of units is concerning given the lack of demand;
- The proposal is not appropriate within close proximity to residential neighbours;
- The proposal should be paused until a full LEP review has been undertaken to ensure that the zoning is appropriate;
- Increased traffic will result from the proposal;
- The proposal is an overdevelopment of the site;
- The industrial development should not encroach onto rural land;
- There is insufficient on street parking to support the development;
- The proposal is not sensitive to local heritage, which is within close proximity;
- Damage to roads and property will result from larger vehicles using the site;
- Reports submitted with the application are outdated, in particular the traffic modelling would not reflect the current situations;
- The proposal is not consistent with the objectives of the LEP; and
- The proposal is not consistent with the objectives of the DCP.

The subject site is partly zoned IN2 Light Industrial and RU1 Primary Production. The proposal is generally contained within the IN2 Light Industrial zone (where it is permitted with consent), however encroaches into the RU1 Primary Production zone by approximately 50m. The proposed industrial mixed-use development is prohibited in the RU1 Primary Production zone and the proposal seeks to rely on Clause 5.3 Development Near Zone Boundaries for that portion of the development.

The consistency of the proposal with the RU1 Primary Production zone objectives has been considered in accordance with Clause 5.3 of the Camden Local Environmental Plan and it is concluded that the proposed development is not appropriate for the rural context.

The proposal has been assessed against the provisions of the Camden Development Control Plan 2019 and a number of non-compliances have been identified relating to the servicing of the site; stormwater management; and amenity impacts.

Based on the assessment, it is recommended that the DA be refused for the reasons outlined at the end of this report.

### KEY PLANNING CONTROL VARIATIONS

Control	Proposed	Variation
5.3 Development near zone boundaries	50m encroachment of industrial development in to RU1 Primary Production zoned land	50m encroachment

### AERIAL PHOTO

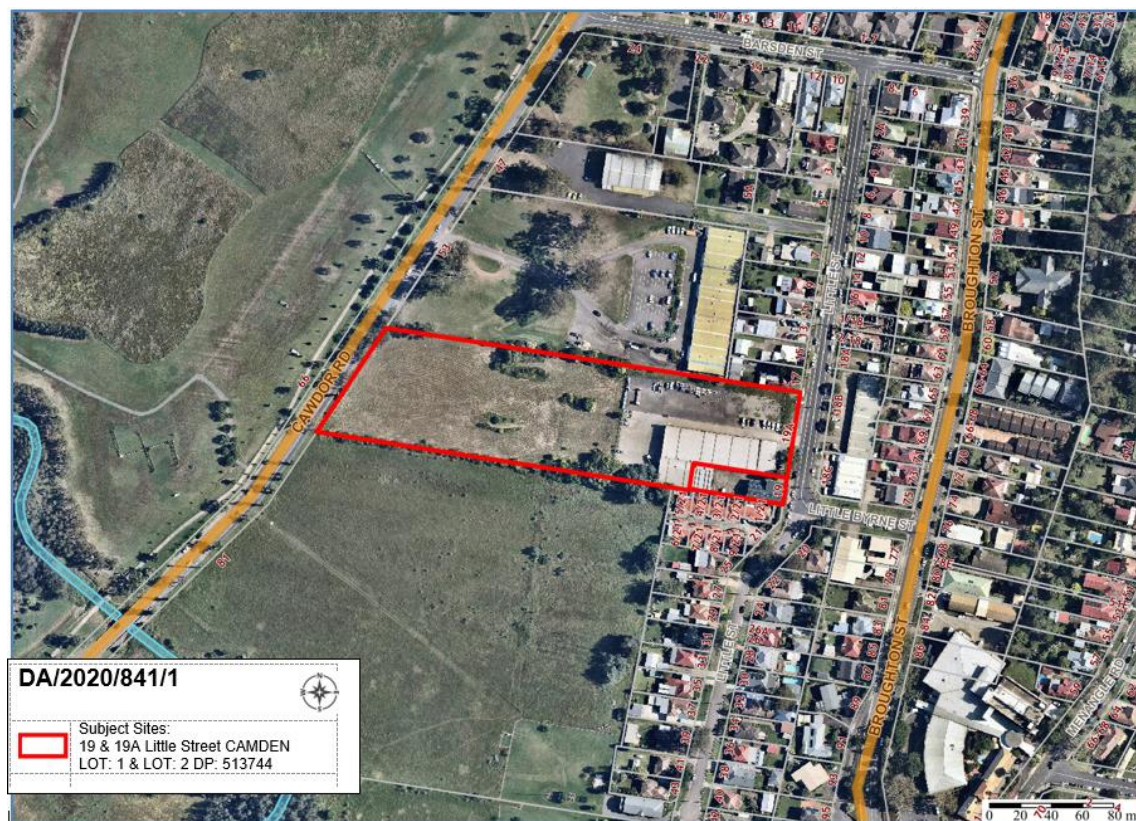


Figure 1: Aerial photograph of 19 & 19A Little Street, Camden highlighted in red

### THE SITE

The subject site comprises 19 and 19A Little Street, Camden. The site is approximately 20,875m<sup>2</sup> in area and has frontage to both Little Street and Cawdor Road.



The site is entirely flood affected and slopes from Little Street down to Cawdor Road.

Approximately 6,173.5m<sup>2</sup> of the eastern portion of the site is zoned for IN2 Light Industrial while the remaining western portion of the site is zoned for RU1 Primary Production.

The subject site does not form part of the Camden Town Centre Heritage Conservation Area.

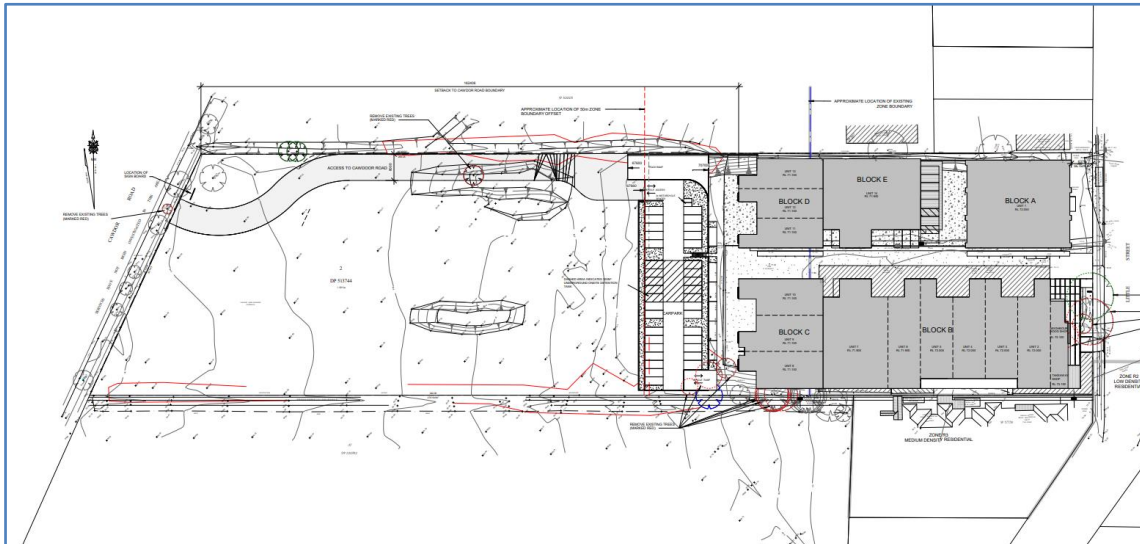


Figure 2: Extract of proposed site plan

## ZONING PLAN

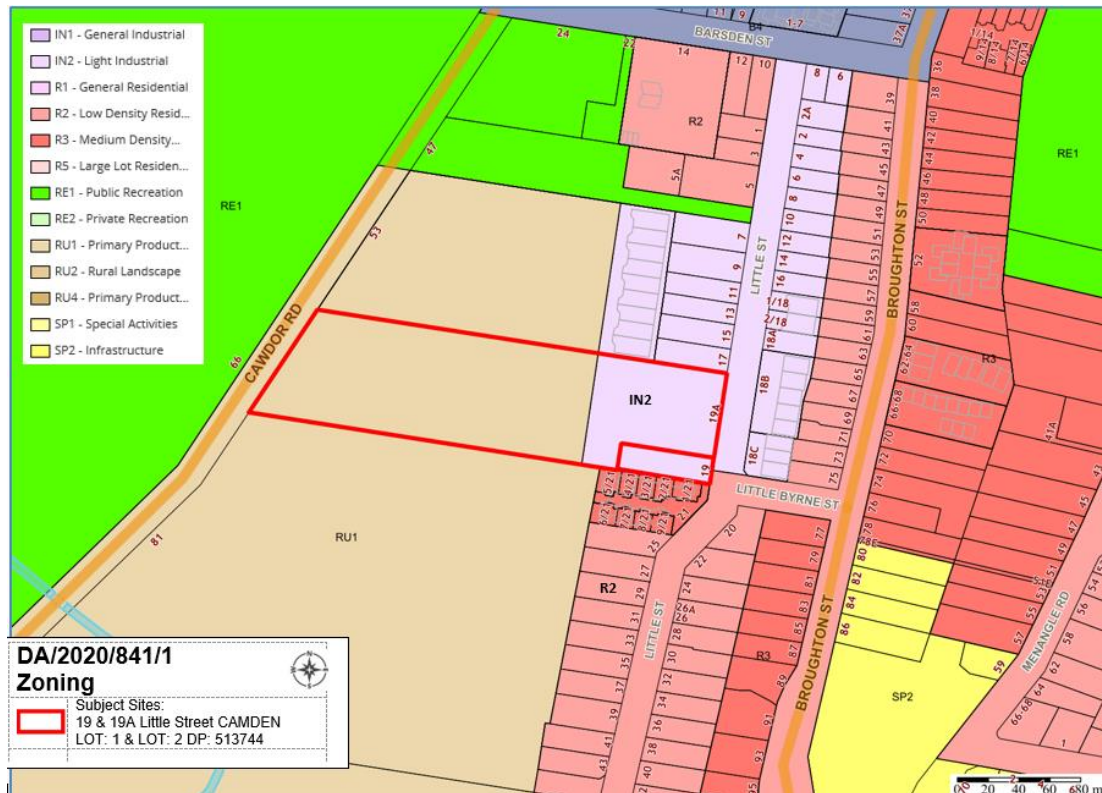


Figure 3: Zoning map with subject site bordered in red

## HISTORY

The relevant development history of the site is summarised in the following table:

Date	Development
11 August 1993	Approval of DA/1993/72/1 for construction and use of 3 industrial units and use of a unit as a packaging and ancillary warehouse
30 May 2012	Approval of DA/2012/464/1 for change of use from factory to warehouse and installation of rear roller door
8 April 2014	Approval of DA/2013/192/1 for construction and use of a new building for warehousing, new truck access from Cawdor Road, car parking, landscaping and associated site works. This consent was not acted upon and has since lapsed.
17 May 2016	Approval of DA/2016/191/1 for change of use to a dance studio
15 May 2018	The Camden Local Planning Panel refused a modification application (DA/2012/464/2) that sought to delete condition 4(c) and permit heavy rigid vehicle in excess of 11m service the site.

## THE PROPOSAL

DA/2020/841/1 seeks approval for the demolition of existing structures and construction of a mixed-use industrial development.

Specifically, the development involves:

- Demolition of existing structures;
- Preliminary construction and site works (earthworks, servicing, etc.);
- Construction of 11 units for undescribed light industrial uses;
- Construction of 2 units for undescribed warehousing;
- Construction of a hardware & building supplies store;
- Construction of a takeaway food and drink premise;
- Construction of a neighbourhood shop;
- Hours of operation for all tenancies being 7.30am to 5.30pm Monday to Saturday;
- Provision of 73 off-street car parking spaces;
- Entry and exit driveway access to Little Street;
- Entry and exit driveway access to Cawdor Road;
- Associated Landscaping; and
- Construction of on-site stormwater management facilities.

The estimated cost of the development is \$4,906,000.

## ASSESSMENT

### ***Environmental Planning and Assessment Act 1979 - Section 4.15(1)***

In determining a DA, the consent authority is to take into consideration such of the following matters as are of relevance to the development the subject of the DA:

#### ***(a)(i) the provisions of any environmental planning instrument***

The environmental planning instruments that apply to the development are:

- State Environmental Planning Policy No. 55 – Remediation of Land;
- Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River; and
- Camden Local Environmental Plan 2010.

#### State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55)

The applicant provided a contamination assessment for the site prepared by Douglas Partners and dated June 2021. The contamination assessment includes sampling from test pits targeting the identified potential areas of environmental concern and the existing stockpiles. Results of this analysis identified contamination (TRH, BaP, PAH and asbestos) that exceed the relevant criteria for the development. The report concludes that the site can be made suitable for the proposed development subject to delineation of impacted fill; further assessment of stockpiles; preparation of a remediation action plan (RAP); management of impacted fill in accordance with the RAP; and validation following remediation.

It is assessed that the site can be made suitable for the proposed development. Should the application be approved appropriate conditions for the management of contaminated land would need to be imposed on any consent granted.

#### Sydney Regional Environmental Plan No. 20 – Hawkesbury-Nepean River (SREP 20)

Appropriate sediment and erosion controls could be required through conditions of consent for the development if consent were granted. Subject to appropriate conditions, the works would be unlikely to have any detrimental impact on the Hawkesbury-Nepean River.

#### Camden Local Environmental Plan 2010 (Camden LEP)

The Camden LEP aims to make local environmental planning provisions for land in Camden in accordance with the relevant standard environmental planning instrument under Section 3.20 of the *Environmental Planning and Assessment Act 1979*.

#### *Site Zoning*

The site is part zoned IN2 Light Industrial and part zoned RU1 Primary Production pursuant to Clause 2.2 of the Camden LEP.

#### *Land Use/Development Definitions*

The development comprises several defined land uses pursuant to the Camden LEP:

- **warehouse or distribution centre** means a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made, and includes local distribution premises.
- **hardware and building supplies** means a building or place the principal purpose of which is the sale or hire of goods or materials, such as household fixtures, timber, tools, paint, wallpaper, plumbing supplies and the like, that are used in the construction and maintenance of buildings and adjacent outdoor areas.

- **light industry** means a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise, and includes any of the following—
  - high technology industry,
  - home industry,
  - artisan food and drink industry.
- **neighbourhood shop** means premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include neighbourhood supermarkets or restricted premises.
- **take-away food and drink premises** means premises that are predominantly used for the preparation and retail sale of food or drink (or both) for immediate consumption away from the premises.

#### *Permissibility*

The warehouses, light Industrial units and neighbourhood shop are all permitted with consent in the IN2 Light Industrial zone pursuant to the land use table of the Camden LEP. Concern is raised with the permissibility of the take-away food and drink premises given up to 15 external seats are identified in plan JMA-069 Sheet 11. Given the level of seating proposed, the use could more appropriately be defined as a 'food and drink premises' which is prohibited within the IN2 Light Industrial zone.

The access driveway to the site from Cawdor Road is considered to be a 'road' which is permitted with consent within the RU1 Primary Production zone.

The proposed industrial mixed-use development which extends 50m into RU1 Primary Production zone is prohibited in that zone and the applicant seeks to rely on Clause 5.3 Development Near Zone Boundaries for that portion of the development.

#### *Planning Controls*

An assessment table in which the development is considered against the Camden LEP's planning controls is provided as an attachment to this report. The key contraventions are further addressed below:

#### *Clause 5.3 Development Near Zone Boundaries*

The proposal relies on Clause 5.3 Development Near Zone Boundaries for the extent of the development that encroaches into the RU1 Primary Production zone.

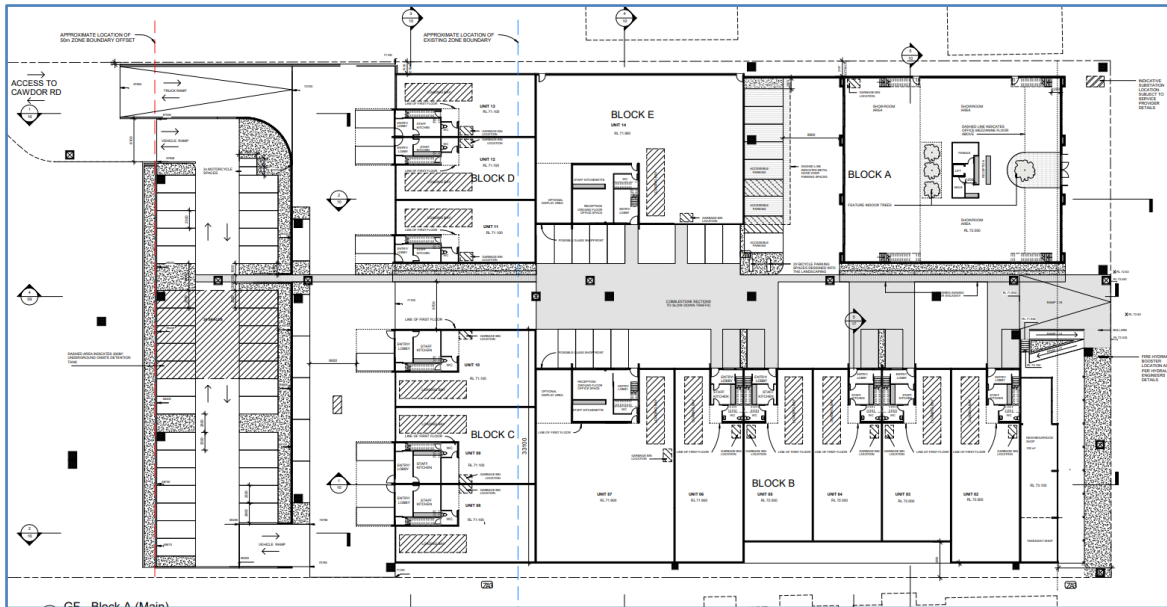


Figure 4: Site plan extract demonstrating the extent of the IN2 Light Industrial zone with a blue dashed line and the 50m beyond in red dashed line (being the extent of the encroachment into the RU1 Primary Production zone).

Clause 5.3 outlines that:

*“development consent may be granted to development of land to which this clause applies for any purpose that may be carried out in the adjoining zone, but only if the consent authority is satisfied that—*

- (a) the development is not inconsistent with the objectives for development in both zones, and*
- (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.”*

Almost the entirety of Blocks C and D, as well as the rear car parking area, extend into the land zoned RU1 Primary Production. Blocks C and D comprise of units intended to be used for industrial activities. It is also noted that rooftop terraces are located above each of these units.

The proposal is inconsistent with the RU1 Primary Production zone objectives as there is no promotion of primary industries and the proposal detracts from the rural landscape character of the site. It is assessed that six x two-storey industrial units with rooftop terraces are incongruous with the rural landscape and will have a negative visual impact, particularly when viewed from nearby properties and Cawdor Road.

The image in Figure 5 below indicates that there is a clear and consistent delineation of industrial and residential buildings from the rural land to the west. The extension of the proposed industrial buildings and car parking into this area will be incongruous with the existing alignment and will detract from the rural landscape character of the area by its prominence.





*Figure 5: Aerial image with zoning overlay demonstrating a clear delineation of built form for the residential and industrial zones to the rural zone.*

Additionally, it is not considered that the carrying out of the prohibited development in the RU1 Primary Production zone (in particular the industrial tenancies) is desirable having regard to compatible land use planning / infrastructure capacity principles. The use of the RU1 Primary Production zoned land for an otherwise prohibited development also results in a development of increased intensity resulting in greater impacts for residents of nearby dwelling houses.

#### *Neighbour Shop Size*

Clause 5.4 Controls Relating to Miscellaneous Permissible Uses contains controls for various types of development, including neighbourhood shops. A restriction of 100m<sup>2</sup> is imposed for this land use. There is some ambiguity over the size of this tenancy given the dashed line depicted in the architectural plans between the neighbourhood shop and the take-away food shop.

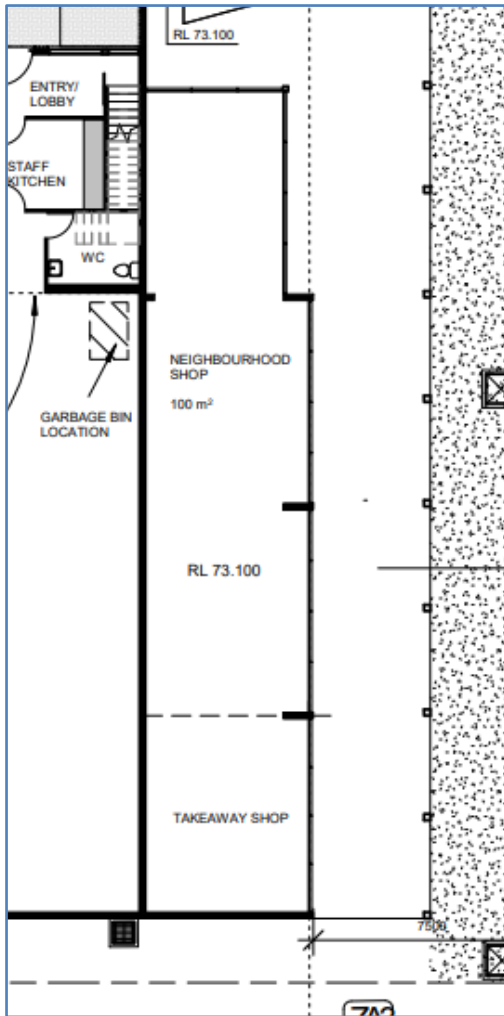


Figure 6: Plan extract showing potential link between take-away shop and neighbourhood shop.

As no details have been provided for the fit-out and use of either of these tenancies concerns are raised that the uses will operate as a single shop resulting in a non-compliance. Should the application be approved a solid wall should be required as a condition of consent to separate the two uses and ensure a compliant outcome.

### *Flooding*

The western portion of the site is affected by the 1% flood hazard and the entire site is affected by the Probable Maximum Flood (PMF). A Flood Evacuation Plan has not been submitted which demonstrates that the development will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes in the event of a flood.

- (a)(ii) the provisions of any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved)**

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## Draft Environment State Environmental Planning Policy (Draft Environment SEPP)

The development is consistent with the Draft Environment SEPP in that there will be no detrimental impacts upon the Hawkesbury-Nepean River system as a result of it.

### **(a)(iii)      *the provisions of any development control plan***

#### Camden Development Control Plan 2019 (Camden DCP)

An assessment table in which the development is considered against the Camden DCP is provided as an attachment to this report. Any identified variations are further discussed below:

##### *Earthworks (Retaining Wall Height)*

Clause 2.1 Earthworks allows for a retaining wall up to 1m in height. A retaining wall up to 2.8m in height is proposed.

Limited detail has been provided for the proposed retaining wall. The civil plans show the wall extending well in to the RU1 Primary Production zoned land and is simply noted as 'up to 2.8m'. Whilst it is acknowledged that the wall is to support the proposed access road and is likely to reduce in height as it extends to the west, insufficient detail is provided to substantiate and assess the extent of the wall.

The proposed retaining wall will have a detrimental impact on the rural landscape character of the area and result in the destruction of vegetation along the northern boundary.

##### *Engineering Specification*

Clause 2.3 Water Management requires compliance with Council's Engineering Specification. The DA was referred to Council's Land Use Engineer who has raised a number of concerns regarding the size of pipes; easement sizes and locations; built form encroachments into the easements zone of influence; pipe cover; use of swale to detain stormwater flows exiting the pipe without supporting calculations; driveway crossover extending beyond the prolongation of lot boundaries; and the lack of information regarding easement replacement strategy and retaining walls nearby the driveway and the northern boundary.

It is assessed that insufficient information has been provided to demonstrate compliance with Council's Engineering Specification.

##### *Trees and Vegetation*

Clause 2.4 Trees and Vegetation requires consent to remove trees or vegetation. There is a large amount of vegetation along the northern boundary that is likely to be destroyed or impacted by the construction of the access road to Cawdor Road. This cluster of trees/vegetation has not been included in the survey plan submitted with the DA and have not been considered in the design of the proposal.

It is unclear whether these trees / shrubs are within the subject site or on the adjoining site to the north. Furthermore, if located on the adjoining site owner's consent has not been obtained for their removal.

It is impossible to assess the impacts of the development on these trees and an arboricultural impact assessment has not been submitted as part of the subject DA.

### *Flooding Hazard Management*

The western portion of the site is affected by the 1% flood hazard and the entire site is affected by the Probably Maximum Flood (PMF). Clause 2.8 Flood Hazard Management requires compliance with Council's *Engineering Design Specifications* and *Flood Risk Management Policy*, which includes the preparation and submission of a flood evacuation plan. A flood evacuation plan has not been submitted as part of the subject DA.

### *Acoustic Amenity*

Clause 2.12 Acoustic Amenity requires any noise barrier to be designed to blend with the natural environment. The proposal involves a wall that connects Block A and E, contributing to the overall bulk of the built form.

The proposed acoustic wall is of solid construction and eliminates the visual relief created by the proposed building separation. This contributes to the overall visual bulk and scale of the built form and will make the buildings visually dominant. The acoustic wall is not recessive and does not blend with the natural environment.

### *Waste Collection*

Clause 2.14 Waste Management and 6.3.4 Multi-Unit Industrial Developments requires appropriate access and manoeuvrability for waste collection vehicles. As it is proposed for each tenancy to provide its own waste storage and collection the manoeuvrability of a waste vehicle is unlikely to be achieved. The car parking spaces along each of the tenancies and other tight spaces will prevent ease of collection. The applicant has provided a swept path for a HRV which demonstrates that a HRV can traverse the development site (with some difficulty and crossing into opposite lane of travel in the driveway) it does not show that the HRV can access each tenancy. The HRV would need to stop within the main driveway and block access. The HRV cannot access the internal loading docks for the industrial units or warehouse units.

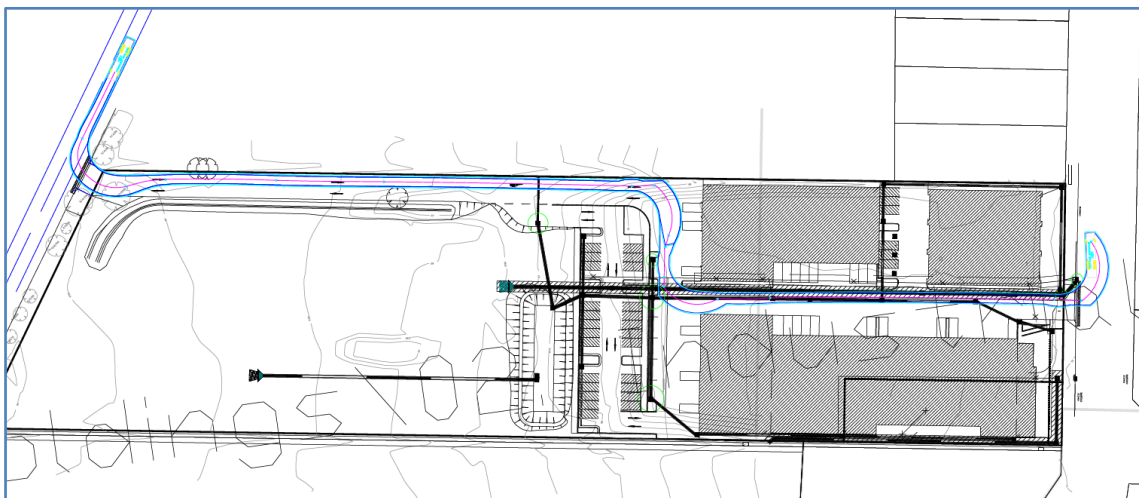


Figure 7: Showing the swept paths for the HRV access the site.



### *Front Setback*

Clause 6.3.2 Built Form and Design requires a 7.5m front setback for which Block A does not comply.

The built form is large and sits between significantly smaller scale residential dwellings. There is no reasonable justification for a variation on a site of this size where existing buildings are to be demolished. The contravention is not supported, particularly noting the applicant's proposal to also extend 50m in the RU1 Primary Production zone at the rear.

### *Built Form*

Clause 6.3.2 Built Form and Design requires avoidance of large blank surfaces. Blocks A and E were originally designed with a separation of more than 10m, however the introduction of a wall for noise attenuation has resulted in approximately 80m of continuous blank wall along the boundary with a residential dwelling.

The larger expanse of blank wall is not appropriate for the site and the design should be revised to avoid the need for a continual blank wall. A step in of part of the wall with soft landscaping could assist in breaking up the visual bulk of this wall.

### *Loading Area / Service Vehicle Parking*

Clause 6.3.11 Parking and Access requires all loading and unloading to occur within the loading area for each building. The neighbourhood shop and take-away shop have not been provided with a loading dock.

A specific loading area has not been shown for the neighbourhood shop and take-away shop. Given the distance from the car parking area to these tenancies it is likely that these activities will occur on Little Street, which is not supported. The development should be able to cater for itself entirely onsite.

### *Service Vehicle Size*

Clause 6.3.11 Parking and Access requires the development to be serviceable by Large Rigid Vehicles. As with waste collection, it has not been demonstrated that each tenancy can be accessed by a Large Rigid Vehicles.

### *Solar Access*

Clause 6.4.4 Little Street Camden Zone IN2 Light Industrial Land requires solar access amenity to be maintained for adjacent residences.

The proposal results in overshadowing to the residences directly adjacent to the south resulting in no solar access to the private open space areas or living room windows during the winter solstice for a number of residences. The applicant contends that the existing building on the site (that is to be demolished) already overshadow those dwellings and those impacts are not worsened.

As all buildings on 19 and 19A Little Street are proposed to be demolished, the new buildings should be designed to ensure compliance with the controls and minimise amenity impacts. The design is not constrained by existing site conditions.



The following extract of the plans show the overlay of shadows cast at 1pm by existing buildings (purple) and the shadows cast by proposed buildings (yellow hashing):

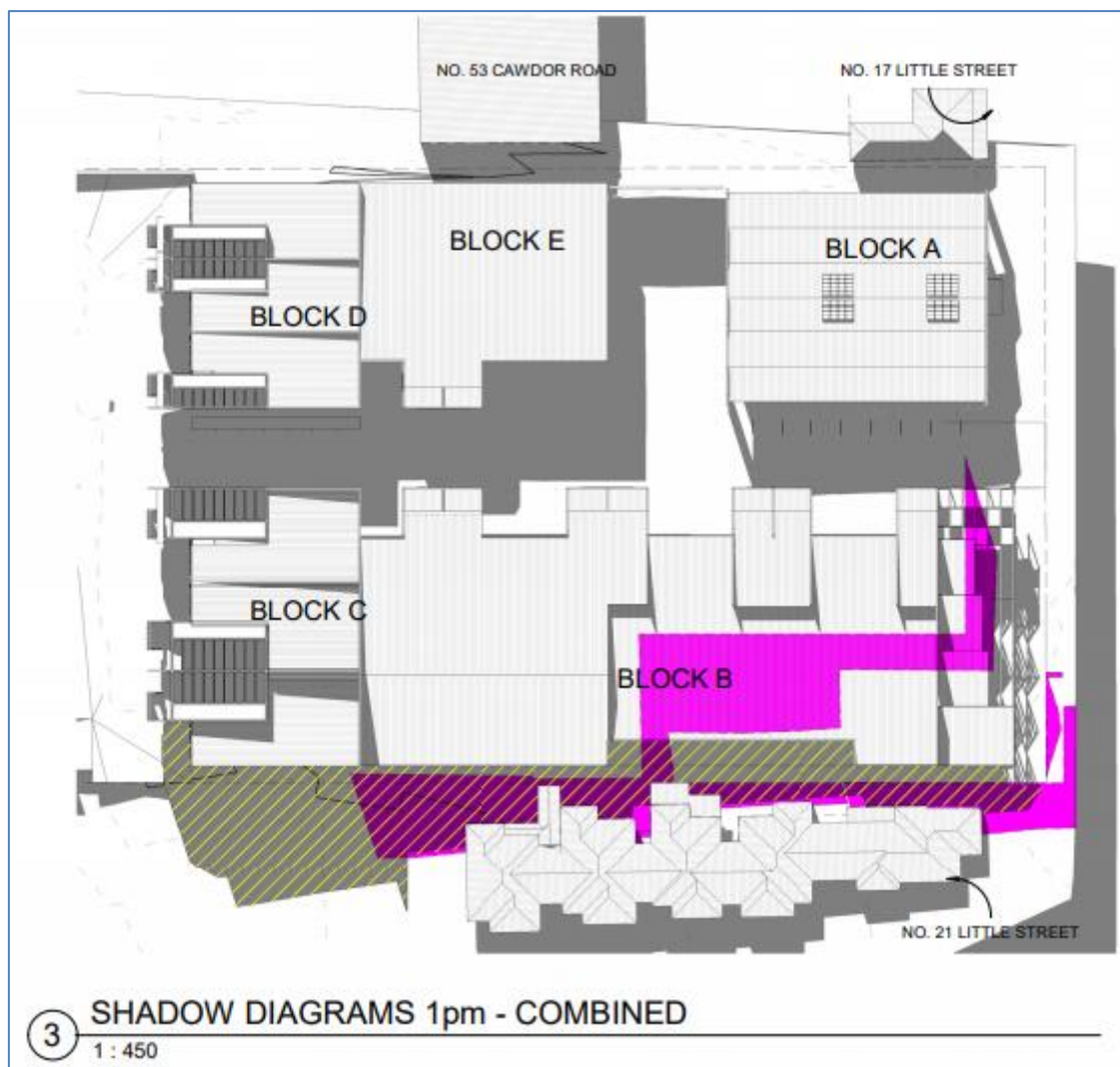


Figure 8: Showing solar access impacts. Existing development shown purple, proposed shown grey with yellow hatching.

It is noted that the existing shadows cast appear to show shadows cast from the boundary fencing, which is not appropriate for considering solar access.

**(a)(iia) the provisions of any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4**

No relevant planning agreement or draft planning agreement exists or has been proposed as part of this DA.

**(a)(iv) the regulations (to the extent that they prescribe matters for the purposes of this paragraph)**

The *Environmental Planning and Assessment Regulation 2000* prescribes several matters that could be addressed in conditions if consent was to be granted.

**(b) the likely impacts of the development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality**

As demonstrated by the above assessment, the development is likely to have unreasonable adverse impacts on the locality:

Visual impact / rural landscape character

The subject site has frontage to both Cawdor Road and to Little Street. Little Street is generally characterised by a mix of industrial development, and low/medium density residential development with the immediate neighbours being single storey dwellings.

In particular, the long depth of buildings along the northern boundary where it adjoins the residential dwelling at 17 Little Street will be highly visible and will contrast with existing development within the area. The proposal originally remedied the depth of the buildings by providing a break between buildings however this was made obsolete with the introduction of the large acoustic wall that effectively joined the buildings.

The presentation to Cawdor Road must have consideration for the rural zoning and character of the area. The proposal encroaches considerably into the rural zone with almost the entirety of Blocks C and D being on land zoned for rural purposes. The units in Blocks C and D also comprise of rooftop terraces, which are significantly in contrast to the rural landscape character.

Traffic

The subject site is unique in that it has a frontage to Cawdor Road as well as Little Street, providing opportunity to divert larger vehicles away from Little Street. Council has received numerous complaints regarding the impact of vehicle movements on the residential amenity of the street, noting that there are a number of residential dwelling houses is the street.

During the assessment process, the applicant was encouraged to install bollards on the driveway to Little Street, which could be removed, and the driveway utilised in the event of a flood or if needed for waste collection. However, this recommendation has not been adopted by the applicant. Whilst the traffic generation caused by the development may not be unacceptable, there is opportunity to reduce the traffic to Little Street and minimise the impacts of the development generally.

Solar Access

As noted above, the proposal results in overshadowing on several dwellings immediately adjacent to the south. Whilst it is acknowledged that these dwellings do not currently receive the prescribed level of solar access, the proposal involves demolition of the existing buildings and the new buildings should be designed to ensure compliance with the controls and minimise amenity impacts.

Landscaping

The proposal has not addressed the impacts of the development on adjacent sites, particularly on the northern and southern boundaries where structures and driveways are likely to detrimentally impact the health of the trees and vegetation in close proximity. The rear of the site is zone RU1 Primary Production and the trees and vegetation are an important characteristic of the rural landscape character.

**(c) the suitability of the site for the development**

As demonstrated by the above assessment, the site is considered to be unsuitable for the proposed development.

**(d) any submissions made in accordance with this Act or the regulations**

The DA was publicly exhibited for a period of 14 days in accordance with Camden Development Control Plan 2019. The exhibition period was from 10 November to 23 November 2020. Seventeen submissions were received objecting to the development.

The following discussion addresses the issues raised in the submissions.

1. *There is no demand for this development type. Specifically, the number of units is concerning given the lack of demand.*

Officer comment:

No evidence was provided to support this claim and the issue was not substantiated in the assessment of the DA.

2. *The proposal is not appropriate within close proximity to residential neighbours.*

Officer comment:

Whilst the land uses proposed are permissible with consent in the IN2 Light Industrial zone, the intensity and combined impacts of this number of units exacerbate potential impacts. Of specific note is the additional gross floor area proposed within the RU1 Primary Production zone and associated traffic impacts that could be reduced by making the driveway to Cawdor Road the primary entrance. The overshadowing impacts could also be reduced / minimised.

3. *The proposal should be paused until a full LEP review has been undertaken to ensure that the zoning is appropriate.*

Officer comment:

The site is currently substantially zoned IN2 Light Industrial and there are existing light industries currently occupying the site.

4. *Increased traffic will result from the proposal.*

Officer comment:

The applicant has submitted a Traffic Report that demonstrates that there will be no unacceptable impacts resulting from this development. It is noted that Council receives many complaints about the existing traffic situations on Little Street particularly where larger vehicles are concerned. During the assessment process the applicant was encouraged to make Cawdor Road the primary entrance to the site and to limit the use of Little Street entry.

5. *The proposal is an overdevelopment of the site.*

Officer comment:

The proposed development is considered to be an overdevelopment of the site, particularly noting the encroachment into the RU1 Primary Production zone and the unacceptable amenity impacts (visual bulk/overshadowing) resulting from the proposed development.

6. *The industrial development should not encroach onto rural land.*

Officer comment:

As noted in the main body of this report Council does not support the encroachment of the development into the RU1 Primary Production zone.

7. *There is insufficient on street parking to support the development.*

Officer comment:

The proposal does not rely on street parking. All car parking is to be contained onsite, however there has been no provision made for the loading and servicing for the neighbourhood and takeaway shops.

8. *The proposal is not sensitive to local heritage, which is within close proximity.*

Officer comment:

The proposal is not within the heritage conservation area and has demonstrated that there will not be any impacts to and from the St John's Church spire. It is unlikely that this development would have a detrimental impact on the heritage values of the Camden Town Centre.

9. *Damage to roads and property will result from larger vehicles using the site.*

Officer comment:

Little Street is a public local road and it is reasonable to assume that a range of vehicles will utilise this road.

10. *Reports submitted with the application are outdated, in particular the traffic modelling would not reflect the current situations.*

Officer comment:

The applicant provided a letter of clarification on the Traffic Report to indicate that the traffic modelling was based on predicted volumes for 2031 and not from 2013 as incorrectly labelled in the report. Council's traffic engineers raised no objection to the relevance of the report.

11. *The proposal is not consistent with the objectives of the LEP.*

Officer comment:

As discussed in the main body of the report, the proposed development is not consistent with the objectives of the RU1 Primary Production zone.

12. *The proposal is not consistent with the objectives of the DCP.*

Officer comment:

As discussed in the main body of this report, the proposal varies from certain objectives and controls in the DCP.

**(e) the public interest**

The public interest is served through the detailed assessment of this DA under the *Environmental Planning and Assessment Act 1979*, the *Environmental Planning and Assessment Regulation 2000*, environmental planning instruments, development control plans and policies. In consideration of the substantiated issues raised in the public submissions and the unacceptable impacts that will result from the proposal, the development is not considered to be in the public interest.

**EXTERNAL REFERRALS**

The external referrals undertaken for this DA are summarised in the following table:

External Referral	Response
Transport for NSW	No objections were raised subject to Council's consideration of the traffic report and swept paths

**FINANCIAL IMPLICATIONS**

This matter has no direct financial implications for Council.

**CONCLUSION**

The DA has been assessed in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979* and all relevant instruments, plans and policies. The DA is recommended for refusal for the reasons outlined at the end of this report.

**RECOMMENDED**

**That the Panel refuse DA/2020/841/1 for demolition of existing structures and construction of a mixed-use industrial development at 19 and 19A Little Street, Camden for the following reasons:**

1. The development is inconsistent with the objectives of the RU1 Primary Production zone as prescribed in Camden Local Environmental Plan 2010 as the proposal detracts from the rural landscape character of the area.
2. The development is inconsistent with the following clauses of the Camden Local



Environmental Plan 2010:

- (i) Clause 5.3 Development near zone boundaries as the development is inconsistent with the objectives for development in the RU1 Primary Production zone, and the carrying out of the development is not desirable having regard to compatible land use planning / infrastructure capacity principles;
- (ii) Clause 5.4 Controls relating to miscellaneous permissible uses as the neighbourhood shop exceeds 100m<sup>2</sup>; and
- (iii) Clause 5.21 Flood Management as the application has not adequately demonstrated that the development will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes.

3. The development is inconsistent with the following sections of Camden Development Control Plan 2019:

- (i) Section 2.3 Water Management as the proposal has not demonstrated compliance with Council's Engineering Specifications in relation to stormwater management;
- (ii) Section 2.4 Trees and Vegetation as the proposal has not sought consent for the removal or destruction of trees and other vegetation that will be impacted by the proposed development;
- (iii) Section 2.8 Flood Hazard Management as the proposal has not demonstrated compliance with Council's Engineering Specifications and Flood Risk Management Policy;
- (iv) Section 2.12 Acoustic Amenity as the proposed noise barrier wall is not recessive and does not blend with the design of the building;
- (v) Section 2.14 Waste Management as the proposal has not demonstrated sufficient manoeuvrability for waste collection vehicles;
- (vi) Section 6.3.2 Built Form and Design as the proposal does not comply with the front setback and does not avoid large expanses of blank walls;
- (vii) Section 6.3.4 Multi-Unit Industrial Development as the proposal has not demonstrated sufficient manoeuvrability for waste collection vehicles;
- (viii) Section 6.3.11 Parking and Access as loading and servicing spaces have not been provided for the neighbourhood shop and take-away food shop, and manoeuvrability has not been demonstrated for operational vehicles;
- (ix) Section 6.4.4 Little Street Camden Zone IN2 Light Industrial Land as reasonable solar access has not been maintained for the adjoining residents.

4. The development will have the following unreasonable adverse impacts:

- (i) Unacceptable visual bulk when viewed from both Little Street and Cawdor Road;
- (ii) Unacceptable impacts on the rural character of Cawdor Road; and
- (iii) The proposal will result in unacceptable impacts on neighbouring residential properties by way of visual bulk, overshadowing and impacts associated with vehicles accessing the site via Little Street.

5. In consideration of the substantiated issues raised in the public submissions and the unacceptable impacts associated with the development, the proposal is not considered to be in the public interest.

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## ATTACHMENTS

1. Camden LEP Assessment Table - 19 Little Street, Camden
2. Camden DCP Assessment Table - 19 Little Street, Camden
3. Architectural Plans - 19 Little Street, Camden
4. Combined public submissions - 19 Little Street, Camden - *Supporting Document*
5. Objector map - 19 Little Street, Camden - *Supporting Document*

## Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

CLPP02

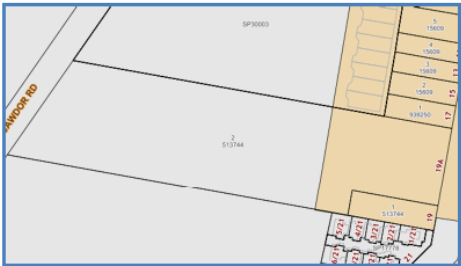
Attachment 1

Clause	Assessment	Compliance
<p><b>2.3 Zone objectives and land use table</b></p> <p>The site is part zoned IN2 Light Industrial and RU1 Primary Production</p> <p>The consent authority must have regard to the objectives for development in a zone when determining a development application in respect of land within a zone.</p> <p>The zone objectives for the IN2 portion of the site are:</p> <ul style="list-style-type: none"> <li>To provide a wide range of light industrial, warehouse and related land uses.</li> <li>To encourage employment opportunities and to support the viability of centres.</li> <li>To minimise any adverse effect of industry on other land uses.</li> <li>To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.</li> <li>To support and protect industrial land for industrial uses.</li> <li>To enable non-industrial land uses that are compatible with and do not detract from the surrounding industrial and warehouse land uses.</li> <li>To minimise the impacts of development on surrounding residential or other sensitive land uses.</li> </ul> <p>The zone objectives for the RU1 portion of the site are:</p> <ul style="list-style-type: none"> <li>To encourage sustainable primary industry production by maintaining and enhancing the natural resource base.</li> <li>To encourage diversity in primary industry enterprises and systems appropriate for the area.</li> <li>To minimise the fragmentation and alienation of resource lands.</li> <li>To minimise conflict between land uses within this zone and land uses within adjoining zones.</li> <li>To permit non-agricultural uses (including tourism-related uses) that are compatible with the agricultural, environmental and conservation values of the land.</li> <li>To maintain the rural landscape character of the land.</li> </ul>	<p>The proposal for a mixed-use industrial development that predominantly sits within the IN2 Light Industrial zone. The development is consistent with the objectives of this zone in that it will provide a number of industrial and warehouse land uses that will contribute to local employment opportunities within Camden. The take-away food and beverage, and neighborhood shop will also provide supporting land uses for the industrial zoning.</p> <p>Notwithstanding, concerns are maintained about potential amenity impacts on adjoining residences. These include solar access, visual bulk and impacts associated with traffic/parking. These issues are further discussed throughout this report.</p> <p>A portion of the development (approximately 50m deep) is located within land zoned RU1 Primary Production, including Blocks C and D, a car parking area, underground stormwater detention and rear access road.</p> <p>The objectives of the RU1 Primary Production zone generally relate to primary production and maintaining the rural landscape character. The elements of the proposal within the RU1 Primary Production zone do not enhance sustainable primary industry and the built form with car parking do not reflect the rural landscape character.</p>	<p>No, this is further discussed in the body of the report.</p>

## Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

CLPP02

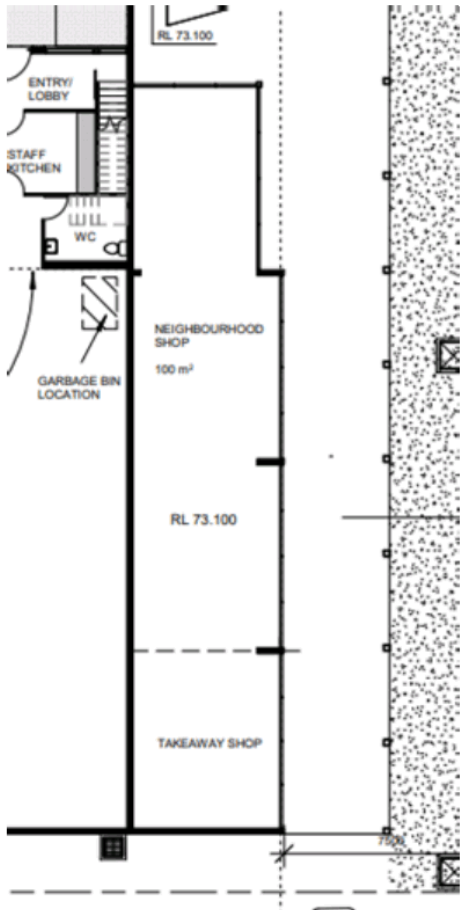
Attachment 1

Clause	Assessment	Compliance
<b>2.7 Demolition requires development consent</b>  Development consent is required to demolish a building or work (unless the demolition is exempt or complying development under another environmental planning instrument).	The proposal seeks consent for the demolition of the existing structures on the site	Yes
<b>4.3 Height of buildings</b>  The maximum building height for this site is 9.5m.	The development proposes a maximum height of 9.5m	Yes
<b>4.4 Floor space ratio</b>  Maximum floor space ratios must not exceed 1:1.	The maximum FSR is only applicable to the portion of the site that is zoned IN2 Light Industrial as illustrated below:    This portion of the site equates to approximately 6,173m <sup>2</sup>  The floor space ratio proposed for this portion of the site is 0.81:1 (5,007.5m <sup>2</sup> )	Yes
<b>5.3 Development near zone boundaries</b>  Development consent may be granted for development that is prohibited in a zone if it is within 50 metres of a zone where it may be carried out.  The consent authority must be satisfied that:  (a) the development is not inconsistent with the objectives for development in both zones, and  (b) the carrying out of the development is desirable due to compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.	The proposed industrial/warehouse development is permitted with consent within the IN2 Light Industrial zone, however substantially encroaches into the RU1 Primary Production zone where the land uses are prohibited. The applicant has relied on this clause to justify that encroachment.  The proposed development does not satisfy the requirements of Clause 5.3 as the proposed built form is inconsistent with the objectives of the RU1 Primary Production zone.  Additionally, it is not considered that the carrying out of the development is desirable based on compatible land use planning, infrastructure capacity and other planning principles relating to the efficient and timely development of land.	No, this is further discussed in the body of the report.
<b>5.4 Controls relating to miscellaneous permissible uses</b>  <b>Neighbourhood shops</b> If development for the purposes of a neighbourhood shop is permitted under this Plan, the retail floor	The proposal includes a neighbourhood shop and have indicated that it will be a maximum of 100m <sup>2</sup> . Concerns are raised about this calculation as the adjacent takeaway shop does not have a solid dividing wall. No details have been	No

## Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

CLPP02

Attachment 1

Clause	Assessment	Compliance
<p>area must not exceed 100 square metres.</p>	<p>provided about the operation of these spaces and the layout suggests that they could operate as a single business, therefore exceeding the maximum floor area.</p> 	
<p><b>5.21 Flood planning</b></p> <p>Development consent must not be granted to development on land at or below the flood planning level unless the consent authority is satisfied the development:</p> <ul style="list-style-type: none"> <li>(a) is compatible with the flood function and behaviour on the land, and</li> <li>(b) will not adversely affect flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties, and</li> <li>(c) will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of</li> </ul>	<p>The proposal involves habitable floor area entirely above the 1% AEP. Flood free access is able to be provided to Little Street for all events with the exception of the PMF in accordance with Council's Flood Risk Management Policy. However, a flood evacuation plan has not been provided as such Council staff are not satisfied of subsections (c) and (d)</p>	<p>No</p>



Camden Local Environmental Plan 2010 (Camden LEP) Assessment Table

Clause	Assessment	Compliance
<p>existing evacuation routes for the surrounding area in the event of a flood, and</p> <p>(d) incorporates appropriate measures to manage risk to life in the event of a flood, and</p> <p>(e) will not adversely affect the environment or cause avoidable erosion, siltation, destruction of riparian vegetation or a reduction in the stability of river banks or watercourses.</p>		
<p><b>7.4 Earthworks</b></p> <p>Before granting development consent for earthworks the consent authority must consider the following matters:</p> <p>(a) the likely disruption of, or any detrimental effect on, existing drainage patterns and soil stability in the locality,</p> <p>(b) the effect of the proposed development on the likely future use or redevelopment of the land,</p> <p>(c) the quality of the fill or the soil to be excavated, or both,</p> <p>(d) the effect of the proposed development on the existing and likely amenity of adjoining properties,</p> <p>(e) the source of any fill material and the destination of any excavated material,</p> <p>(f) the likelihood of disturbing relics,</p> <p>(g) the proximity to and potential for adverse impacts on any watercourse, drinking water catchment or environmentally sensitive area.</p>	<p>The proposed earthworks are not likely to cause any significant adverse impacts. The proposal is generally able to follow the existing topography of the site and requires minimal earthworks.</p>	Yes

CLPP02

Attachment 1

Camden Development Control Plan Assessment Table

Control	Assessment	Compliance
<b>2.1 Earthworks</b>  The maximum height of a single retaining wall is 1 metre. A variation to the maximum height may be considered if in Council's opinion, supporting information adequately demonstrates that the development will not have adverse impacts on adjoining properties and overall local amenity	The civil plans indicate a retaining wall is required on the northern boundary to a maximum of 2.8m in height. A large portion of the length of this wall is located within the RU1 Primary Production zone. Insufficient details of this retaining wall have been provided to demonstrate that the proposal will not result in unreasonable impacts on existing landscaping of the amenity of the area.	No
<b>2.2 Salinity Management</b>  All sediment and erosion controls are to be installed prior to the commencement of any works	A condition of consent could be imposed if consent were granted	Yes
<b>2.3 Water Management</b>  Compliance with the relevant provisions of Council's Engineering Specifications	The proposal has not demonstrated compliance with Council's Engineering Specifications. Specifically, the proposed stormwater management involves pipe connections and discharge where there is no easement existing or proposed. Easement sizes are also non-compliant and in some cases there is built form encroachment.  The capacity of the swales and other calculations have not been provided.	No
<b>2.4 Trees and Vegetation</b>  A person must not cut down, fell, uproot, kill, poison, ringbark, burn or otherwise destroy a tree or vegetation without approval from Council authorising such works	The proposal involves the removal of several trees and a built form (including driveways) that are likely to impact trees and other vegetation on adjoining properties. These impacts have not been addressed through an arboricultural assessment and are generally excluded from the survey and architectural plans.	No
<b>2.8 Flood Hazard Management</b>  Development on flood prone land must comply with Council's <i>Engineering Design Specifications</i> and <i>Flood Risk Management Policy</i>	A flood evacuation plan has not been provided in accordance with the Flood Risk Management Policy	No
<b>2.9 Contaminated and Potentially Contaminated Land Management</b>  assessment is to be made by the applicant under <i>SEPP No. 55 – Remediation of Land</i>	A Detailed Site Investigation was submitted with the DA. The report concludes that the site can be made suitable for the proposed development subject to delineation of impacted fill, further assessment of stockpiles,	Yes

Camden Development Control Plan Assessment Table

Control	Assessment	Compliance
	preparation of a RAP, management of impacted fill in accordance with the RAP and validation following remediation.	
<p><b>2.12 Acoustic Amenity</b></p> <p>Where noise barriers are required, they must be of a neutral recessive colour and design which blends in with the natural environment.</p> <p>An acoustic assessment will be required for industrial and commercial development where the development:</p> <p>a. Has the potential to impact on residences or noise sensitive receivers (defined as a LAeq, 15min level of more than background or more than the recommended amenity criteria within the NSW Environmental Protection Authority's Noise Policy for Industry (NPfI) minus 10 dB)</p>	<p>A noise wall is proposed between blocks A and E. It is proposed to be cement rendered and not recessive.</p> <p>An acoustic report was provided with recommendations to ensure acoustic amenity is maintained for nearby residences.</p>	<p>No</p> <p>Yes</p>
<p><b>2.13 Air Quality and Odour</b></p> <p>Development that is likely to result in the emission of atmospheric pollutants, including odours, as determined by Council must include operating practices and technology to ensure that such emissions are acceptable.</p>	As there is currently no specific use proposed for each tenancy an odour assessment is not required.	N/A
<p><b>2.14 Waste Management</b></p> <p>There must be convenient access from each tenancy and/or larger waste producing area of the development to the waste/recycling storage room(s) or area(s). There must be step-free access between the waste storage and collection areas.</p> <p>Appropriate vehicle access must be made for the collection of each waste type, designed to Australian Standard AS 2890.2</p>	<p>The proposal does not involve a designated waste collection area. Rather, each tenancy is proposed to be serviced individually, however swept paths have not been provided to demonstrate that appropriate vehicular access is able to be provided for waste collection of each tenancy.</p> <p>Concerns are raised with the maneuverability of larger waste vehicles to service industrial and warehouse tenancies.</p>	No

## Camden Development Control Plan Assessment Table

CLPP02

Attachment 2

Control	Assessment	Compliance
<p>2.17.6 Signage in Industrial Zones</p> <p>In multiple tenancy developments:</p> <ol style="list-style-type: none"> <li>The total combined signage area on a building elevation must not exceed 20% of that building elevation that is visible from a public place.</li> <li>Only one business identification sign is permitted at the entrance to each occupied unit;</li> <li>Such signage may only display the business name, unit number, address and/or any associated logos or graphics;</li> <li>All signage visible from a public place must be of a complimentary and consistent size, shape and style throughout the development;</li> <li>Directory board signage for the tenancies must be designed using one pole or pylon sign not exceeding 6m above ground level.</li> </ol>	<p>Specific signage is not yet proposed, however indicative signage locations have been indicated on the plans. Generally, the signage is internal to the site and will not be visible from a street frontage. A single pylon is likely to be placed at the Cawdor Road frontage, however this will be subject to a future development application.</p>	Yes
<p>2.18 Traffic Management and Off-Street Parking</p> <p>Specialised retail premises 1 car parking space per 50m<sup>2</sup> GFA.</p> <p>Industry / Light industry 1 car parking space per 70m<sup>2</sup> of GFA.</p> <p>- The office space component is in excess of 20% of the floor area. The rate for Office Premises and Business Premises applies for the amount of this floor space in excess of 20% of GFA.</p> <p>Warehouse or Distribution Centre / Storage Premises 1 car parking space per 300m<sup>2</sup> GFA.</p>	<p>Where Unit 1 is a specialized retail premises with a total GFA of 1075.9m<sup>2</sup> (including first floor), the minimum car parking requirement is 21.5 spaces</p> <p>Where Units 2-6, and 8-13 are light industries with a total floor area of 2045.2m<sup>2</sup> the minimum car parking requirement is 29.2 spaces.</p> <p>with additional ancillary office spaces totaling 567.2m<sup>2</sup> - 158.16m<sup>2</sup> exceeds 20% (see further calculations below)</p> <p>Where Units 7 and 14 are Warehouses with a total floor area of</p>	<p>Complies, however this is based on the land uses proposed by the applicant.</p> <p>Where future tenancies are all light industries, which is permitted under exempt development, the car parking rate will be 77.6 spaces and the proposal will not comply.</p>

## Camden Development Control Plan Assessment Table

CLPP02

Attachment 2

Control	Assessment	Compliance
<p>The parking provision rate is increased when the office space component is in excess of 20% of the floor area. The rate for Office Premises and Business Premises applies for the amount of this floor space in excess of 20% of GFA</p> <p>Office Premises and Business Premises 1 car parking space per 40m<sup>2</sup> of GFA</p> <p>Neighbourhood Shop 1 car parking space per 30m<sup>2</sup> GFA.</p> <p>Take away food and drink premises 12 car parking spaces per 100m<sup>2</sup> GFA.</p> <p>1 bicycle space per 25 car parking spaces in excess of the first 25 car parking spaces; and</p> <p>1 motorcycle space per 50 car parking spaces in excess of the first 50 car parking spaces.</p>	<p>1092.2m<sup>2</sup> the minimum car parking requirement is 3.6 spaces.</p> <p>with additional ancillary office spaces totaling 227m<sup>2</sup> – 9m<sup>2</sup> exceeds 20% (see further calculations below)</p> <p>A total of 167.16m<sup>2</sup> exceeds the 20% ancillary office spaces mentioned above. This requires an additional 4.2 spaces.</p> <p>The Neighborhood shop is 100m<sup>2</sup> – 3.33 spaces are required</p> <p>The take away shop is 31m<sup>2</sup> and no onsite seating is permitted – 3.72 spaces are required</p> <p>Based on the sum of all of the above calculations 65.55 car parking spaces are required. On this basis 3 bicycle spaces and 1 motorcycle space are required.</p> <p>A total of 73 spaces are provided throughout the site with two motorcycle spaces. With the possibility of converting a car parking space into a bicycle rack the development is able to comply.</p>	
<p>2.19 Landscape Design</p> <p>A landscape plan is to be submitted</p>	<p>A landscape plan was submitted with the proposal.</p>	Yes
<b>6.3 Industrial Land Uses</b>		
<p>6.3.2 Built Form and Design</p> <p>A front building line setback of 7.5m must be provided.</p> <p>All elevations are to be constructed predominantly in masonry or textured pre-cast concrete panels. Non-reflective roof surfaces are mandatory.</p> <p>Development, which is free standing or abutting adjoining</p>	<p>The proposal shows an encroachment into the front setback</p> <p>Building materials proposed are appropriate</p> <p>The northern façade involves a blank</p>	<p>No</p> <p>Yes</p>



Camden Development Control Plan Assessment Table

Control	Assessment	Compliance
buildings, must avoid large, blank wall surfaces when viewed from a public place or a residential area. Substantial elevations must be articulated by either structural variation and/or a blend of external finishes and colours and decorative elements.	wall of approximately 80m and can be viewed from parts of Little Street above the single storey dwellings	No
Colonnades, verandahs and awnings must be provided along pedestrian areas, particularly for buildings that will experience high volumes of pedestrian movement.	A verandah is provided forward of the Neighbourhood shop	Yes
While a variety of building designs and materials is encouraged, some continuity of style should be maintained.	Building materials proposed are appropriate	Yes
All roof mounted plant/equipment must be designed and screened in a manner that complements the parent buildings	Plant equipment is not likely to be visible from the street	Yes
<b>6.3.3 Landscaped Area and Public Domain</b>		
A landscaped area along any street frontage is required with a minimum depth of 3 metres (excluding the driveway)	Landscaping Plans demonstrate a 3m landscaped area to Little Street	Yes
The road verge/nature strip area adjoining the development site must be turfed and planted with appropriate upper canopy street trees at the rate of approximately 1 tree per 15 metres (measured stem to stem). Location of Street Trees are to be in accordance with Appendix B.	Landscaping Plans demonstrate compliance.	Yes
<b>6.3.4 Multi-Unit Industrial Developments</b>		
Each unit in the development is to be numerically identified in the development application.	Provided on plans	Yes
Each unit is to have its own amenities. The premises are to be connected to the sewer.	Provided for each tenancy	Yes

Camden Development Control Plan Assessment Table

Control	Assessment	Compliance
All activities are to be carried out within the building and no activities must occur externally to the building. Arrangements for the external storage of new and waste materials require the consent of the Council.	None proposed. A condition of consent could be imposed if consent were granted.	N/A
Trade wastes must be stored inside each unit, or in an approved communally managed storage area located so as not to interfere with parking or maneuvering of vehicles. The area to be set aside for this purpose is to be indicated on the development application plans and must be screened from public view.	Waste collection is proposed to occur within each tenancy, however it has not been demonstrated that appropriate vehicle maneuverability can be achieved for waste collection vehicles. This is likely to result in inappropriate waste storage/collection areas.	No
Council does not encourage external storage. Where such storage is proposed, external storage areas are to be effectively screened and must not be visible from any public areas.	Not proposed	N/A
<b>6.3.5 Fencing</b>		
Front fencing must be designed to complement the development and form an important security role, taking into account safer by design principles.	No front fencing proposed, with the exception of security fencing in the spaces between the build form and side boundaries	Yes
<b>6.3.6 Stormwater</b>		
Industrial development in all areas except Smeaton Grange requires the use of on-site detention systems.	An underground stormwater detention is proposed within the car parking area.	Yes
Water quality strategies must be incorporated to manage water generated from the site.	Water quality measures have been implemented in the stormwater design.	Yes
<b>6.3.8 Vibration</b>		
Where it is considered that a development may have an adverse vibration impact on nearby residential areas or adjoining properties, an assessment of vibration by a qualified consultant must be undertaken and submitted to	As no specific land use is proposed at this stage, Council have no reason to require this assessment	N/A

Camden Development Control Plan Assessment Table

Control	Assessment	Compliance
Council with the development application.		
<b>6.3.9 Air Quality</b>  The emission of air impurities is to be strictly controlled in accordance with the Clean Air (Plant & Equipment) Regulation and must not exceed the prescribed standard concentration and emission rates.	As no specific land use is proposed at this stage, Council have no reason to require this assessment	N/A
<b>6.3.10 Hazardous Goods and Materials</b>  Where a development involves the storage and/or use of dangerous goods, full details of the quantities and types of goods and chemicals are to be submitted with the development application, together with the storage locations, mediums and the use intended for the goods and chemicals.	As no specific land use is proposed at this stage, Council have no reason to require this assessment	N/A
<b>6.3.11 Parking and Access</b>  The car parking requirements are to comply with the controls as set out in this DCP.  A maximum of one access driveway is permitted per lot frontage where the frontage is less than 60m.  Multiple access driveways servicing a single lot are limited to a maximum of two (2) driveways per lot frontage which must have a minimum separation distance of 30m, measured from the inside edge of each driveway crossover.  All loading and unloading must take place within the loading docks for each building. Where practical, loading facilities or vehicular entries to buildings must not be provided on any street elevation. Where such facilities can only be provided to street frontages, they must be screened by suitable landscaping.	See assessment above  One driveway is proposed to each road frontage  One driveway is proposed to each road frontage  Most tenancies provide loading facilities within the individual unit and will not be visible from the street. No loading or delivery service area has been provided for the Neighbourhood shop or takeaway shop.	Yes  Yes  Yes  No

## Camden Development Control Plan Assessment Table

CLPP02

Attachment 2

Control	Assessment	Compliance
Car parking on individual sites must be located to integrate with proposed landscaping.	Car parking is provided throughout the development and within the car parking area. The areas are appropriately landscaped	Yes
Access driveways must be constructed as a kerb return not as a splay and must otherwise be designed generally in accordance with Australian Standard 2890.2.	The proposal is able to comply	Yes
The following Table 6-3 gives Council's requirements for the minimum size of service vehicle that must be provided for industrial/warehousing developments.	Swept paths have been provided to demonstrate that a 12.5m vehicle is able to enter and exit the site in a forward direction, however it is unclear if those vehicles are able to maneuver to each tenancy.	No
Table 6-3: Minimum Size of Service Vehicle		
Development GFA	Minimum Service Vehicle Size	
< 300m²	Medium Rigid Vehicle	
> 300m²	Large Rigid Vehicle	
6.3.12 Opposite, Adjacent or in the Vicinity of a Residential Area		
Details of the proposed operation including mechanical operations, deliveries, vehicle movements, acoustic impacts and hours of operation must be provided for all development.	An overall acoustic assessment has been provided for the proposal, however each individual land use will be subject to its own application where noise impacts can be more specifically considered with the land use	Yes
Noise emitting activities, such as loading docks should be located away from residential areas to reduce the impact of the development.	All loading areas are internal	Yes
Loading and unloading times must not impact on the amenity of nearby residential areas. Details of vehicle movements and their routes are to be provided in the development application.	This could be enforced through a condition of consent should consent be granted. Further restrictions are noted in 6.4.4 below	Yes
The storage of plant, equipment, goods and other materials must be suitably screened from	None Proposed	NA

Camden Development Control Plan Assessment Table

CLPP02

Attachment 2

Control	Assessment	Compliance
residential development.  Lighting must not create a nuisance to adjoining residential development. Council may require a lighting mitigation strategy to be submitted with a development application.	All areas to be lit are screened by the built form	Yes
6.4.4 Little Street Camden Zone IN2 Light Industrial Land  Details of the proposed operation including, mechanical operations, deliveries, vehicle movements, acoustic impacts and hours of operation must be provided for all development.  The maximum length of vehicles accessing properties from Little Street must not be longer than 12.5m.  The maximum permitted hours of operation (including deliveries) for development opposite or adjacent to residential development are between the hours of 7:30 am to 5:30 pm Monday to Saturday with no operation permitted on Sundays.  Where development is opposite or adjacent to a dwelling:  a. There must be no operations on public holidays. b. Proposals to operate outside these hours will be required to demonstrate there will be no adverse impacts on adjoining dwellings. c. Loading and unloading time is not to impact on the amenity of a dwelling. Schedules of vehicle movements and their routes are to be provided in the development application.  A minimum 2 metre side setback	The applicant has provided detail with regard to these matters, however some information is limited as the specific operations of each of the tenancies are not proposed at this stage but rather a blanket 'industrial' or 'warehouse' activity  This could be enforced through a condition of consent should consent be granted.  The proposed hours of operation are proposed to be consistent with this control  The proposed hours of operation are proposed to be consistent with this control	Yes  Yes  Yes  Yes



## Camden Development Control Plan Assessment Table

Control	Assessment	Compliance
is required for industrial development adjacent to an existing dwelling. Landscaping is to be used to soften the impact of the development to neighbouring lots.	2m is provided to residences both north and south. Small bushy planting is proposed within the 2m setback	Yes
For industrial development which shares a common boundary with an existing dwelling, a minimum rear setback of 6 metres is required for any part of a building above 4.5 metres in height. It must be demonstrated that there will be no adverse impacts on adjoining dwellings from the operation of the use within the rear setback and the following <i>Amenity</i> controls are complied with.	The rear setback is considered to be to Cawdor Road where there is a setback of over 100m.	Yes
Direct sunlight must reach at least 50% of the PPOS of any adjoining dwelling, for not less than 3 hours between 9:00am and 3:00pm on 21 June.	The proposed built form is unable to comply with this control for the residences to the south	No
At least one window to a living area of a dwelling on a neighbouring property must receive a minimum 3 hours of sunlight between 9:00am and 3:00pm on 21 June.	The proposed built form is unable to comply with this control for the residences to the south	No
There may be circumstances where existing solar access on neighbouring properties will not be able to be retained due to: <ul style="list-style-type: none"> <li>a. Existing living areas of neighbouring properties being inappropriately located with regard to solar access;</li> <li>b. Existing site topography;</li> <li>c. Existing shadowing from other buildings, dwellings, structures and trees; and</li> <li>d. Orientation of existing lots</li> </ul>	This has been considered for the circumstances of the development, however given the demolition of existing buildings, it is not considered to be a constraint	No

CLPP02

Attachment 2

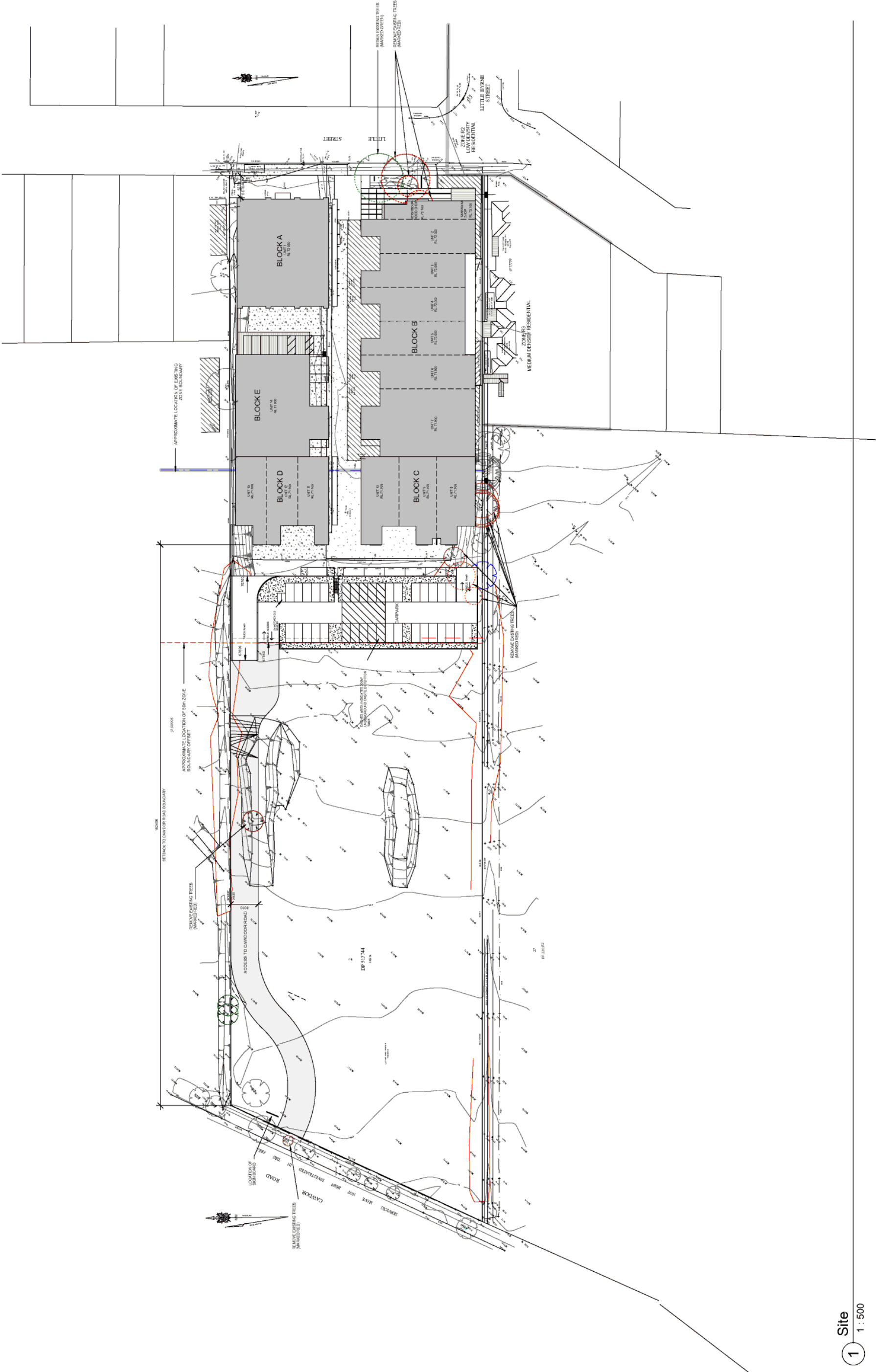




19 & 19A Little Street  
Camden  
MIXED USE  
DEVELOPMENT



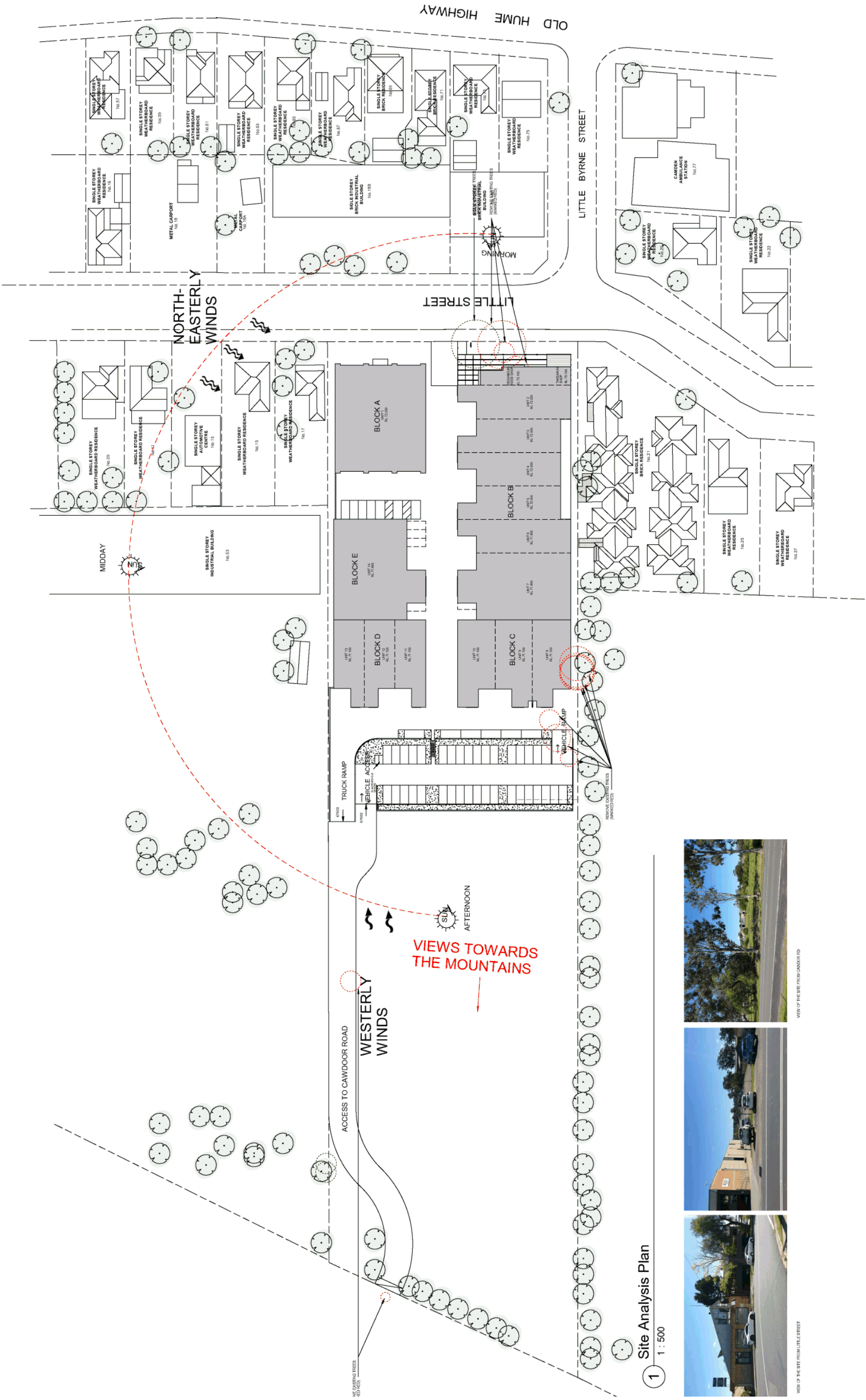




1 Site 1 : 500

No.	Description	Date
H	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21
I	RELOCATION OF SUBSTATION	05.05.21
J	REVISED ISSUE FOR DA	20.07.21

SITE PLAN		Date	Job No	Sheet No
MIXED USE DEVELOPMENT		30.07.21	JMA-069	02
19 & 19A Little Street Camden		Scale of A1	Drawn by	Issue
		1 : 500	AA	
			JMA ARCHITECTURE	JP 0020 045 353
			admin@jmaarchitect.com.au	U



1 Site Analysis Plan  
1 : 500



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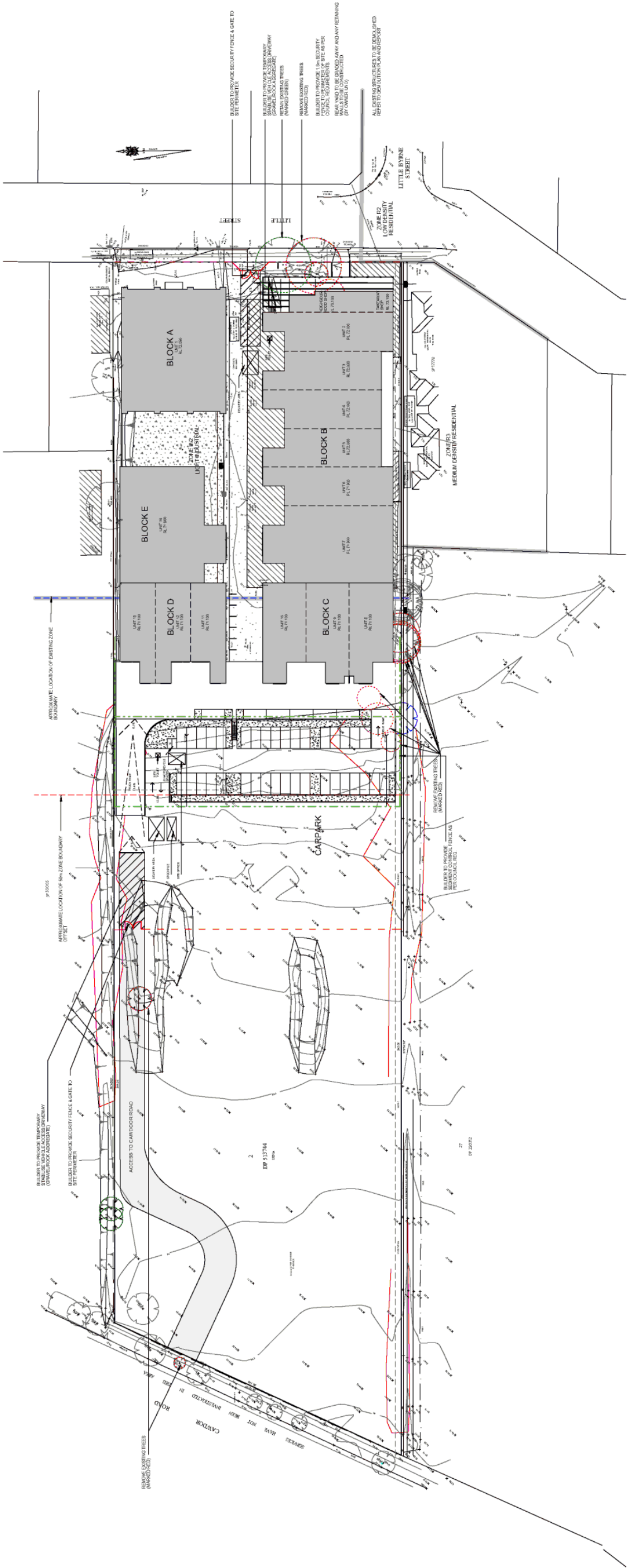
No.	Description	Date
D	DA ISSUE	14.10.20
E	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21
F	REVISED ISSUE FOR DA	30.07.21

SITE ANALYSIS PLAN  
MIXED USE DEVELOPMENT  
19 & 19A Little Street Camden

Date	Job No.	Sheet No.
30.07.21	JMA-069	03
Scale at A1	Drawn by	Issue
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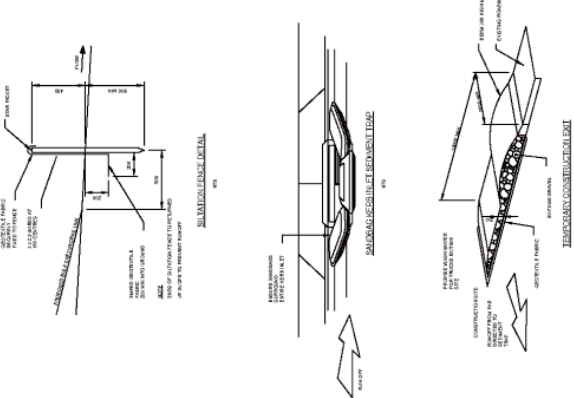
JMA - J. Mammonne  
ARCHITECTURE  
p: 0420 945 363  
e: jma@mammonnearchitecture.com.au





1 Site Waste Management Plan 1 : 500

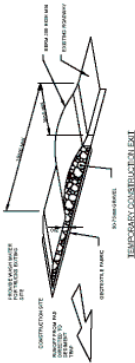
- NOTES:
- In any case where the external walls are within 2.0m of any property boundary, no parallel fill is permitted and a minimum 100mm gap must be maintained between the walls. Details demonstrating compliance shall be provided to the Certifying Authority with the Construction Certificate application.
- Driveway to be in accordance with AS2890.1:2004 and AS2890.2:2004.
- a) the driveway shall comply with Council's Engineering Specifications;
- b) the driveway shall be at least 1m from any street tree, stormwater pit or service infrastructure;
- c) the level for the driveway across the footpath area shall be at least 100mm above the finished ground level of a Public Road. Public Road approval must be obtained prior to the commencement of any works.
- DRAINAGE NOTES:**
1. PLUMBER TO CONFIRM POSITION OF DOWNPIPES AS INDICATED ON FLOOR PLANS PER SPEC. PROVIDED.
  2. STORMWATER PIPES TO BE 90MM DIA. (MIN) AT ALL LEVELS.
  3. ALL LEVELS SHOWN ON PLAN ARE APPROXIMATE ONLY UNLESS ACCOMPANIED BY LEVELS PREPARED BY REGISTERED SURVEYOR TO A.H.D.
  4. STORMWATER TO BE DISCHARGED INTO EXISTING CITY DRAINAGE SYSTEM & CONNECTED TO COUNCIL REQUIREMENTS.
  5. STORMWATER DRAINAGE TO THE STREET IN ACCORDANCE WITH COUNCIL'S STORMWATER REQUIREMENTS INVERT LEVELS TO BE CONFIRMED.
- SEDIMENT CONTROL NOTES:**
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
  2. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTER AND FOOTPATHS.
  3. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
  4. STORMWATER SYSTEMS ARE TO BE SEPT DAILY.
  5. ALL DISTURBED AREAS ARE TO BE RE-VEGETATED.
  6. ALL DISTURBED AREAS ARE TO BE RE-VEGETATED.
  7. ALL DISTURBED AREAS ARE TO BE RE-VEGETATED.

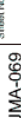


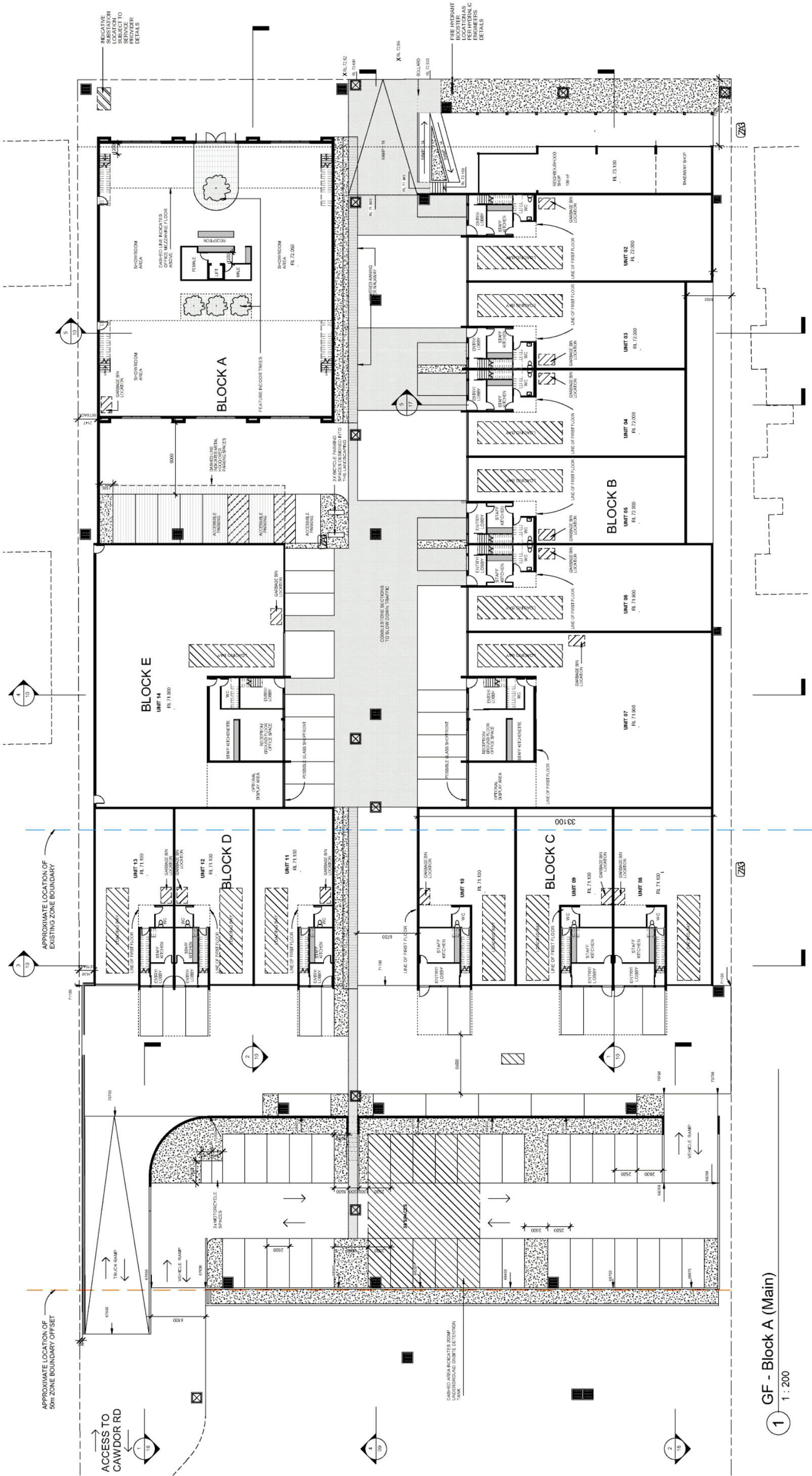
SITE WASTE MANAGEMENT PLAN			Date	Job No	Job	Sheet No
As indicated			30.07.21	JMA-069	JMA	04
MIXED USE DEVELOPMENT			14.10.20	As indicated	AA	04
19 & 19A Little Street Camden			24.03.21	As indicated	AA	04
REVISED ISSUE FOR DA			30.07.21	As indicated	AA	04

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DEMOLITION PLAN	Date 30.07.21	Job No JMA-069	Sheet No 05
	Scale at A1 As Indicated	Drawn by AA	Issue
MIXED USE DEVELOPMENT	 <b>JMA</b> - JAWHORE ARCHITECTURE ph: 0420 945 363 email: jma@jmaarchitect.com.au		
19 & 19A Little Street Camden			



1 GF - Block A (Main)  
1 : 200

BLOCK:	PARKING REQUIRED:
BLOCK A	Showroom = 9.8 Warehouse = 1 Office = 5
BLOCK B	Showroom = 0 Warehouse = 6 Office = 0.1
BLOCK C	Showroom = 0 Warehouse = 2.2 Office = 2.6
BLOCK D	Showroom = 0 Warehouse = 1.7 Office = 1.1
BLOCK E	Showroom = 0 Warehouse = 2.1 Office = 1.8
SHOP	Neighborhood Shop = 3.3 Takeaway = 6.0
TOTAL REQUIRED:	44.7

TOTAL PROVIDED: 67

No.	Description	Date
O	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21
P	RELOCATION OF SUBSTATION	05.05.21
IO	REVISED ISSUE FOR DA	20.07.21

No.	Description	Date
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P	RELOCATION OF SUBSTATION	05.05.21
IO	REVISED ISSUE FOR DA	20.07.21

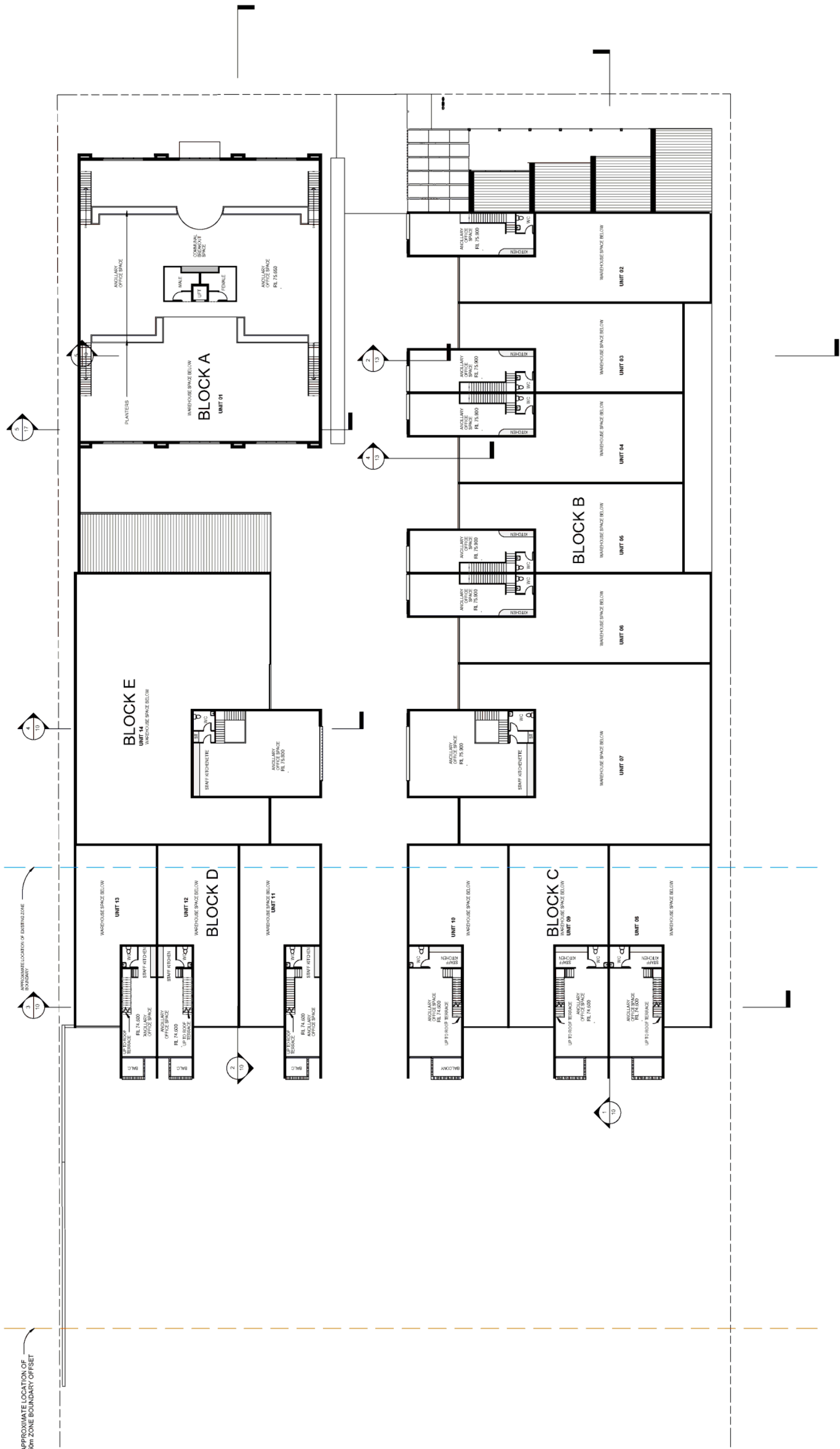
No.	Description	Date
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P	RELOCATION OF SUBSTATION	05.05.21
IO	REVISED ISSUE FOR DA	20.07.21

No.	Description	Date
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IO	REVISED ISSUE FOR DA	20.07.21

No.	Description	Date
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P	RELOCATION OF SUBSTATION	05.05.21
IO	REVISED ISSUE FOR DA	20.07.21

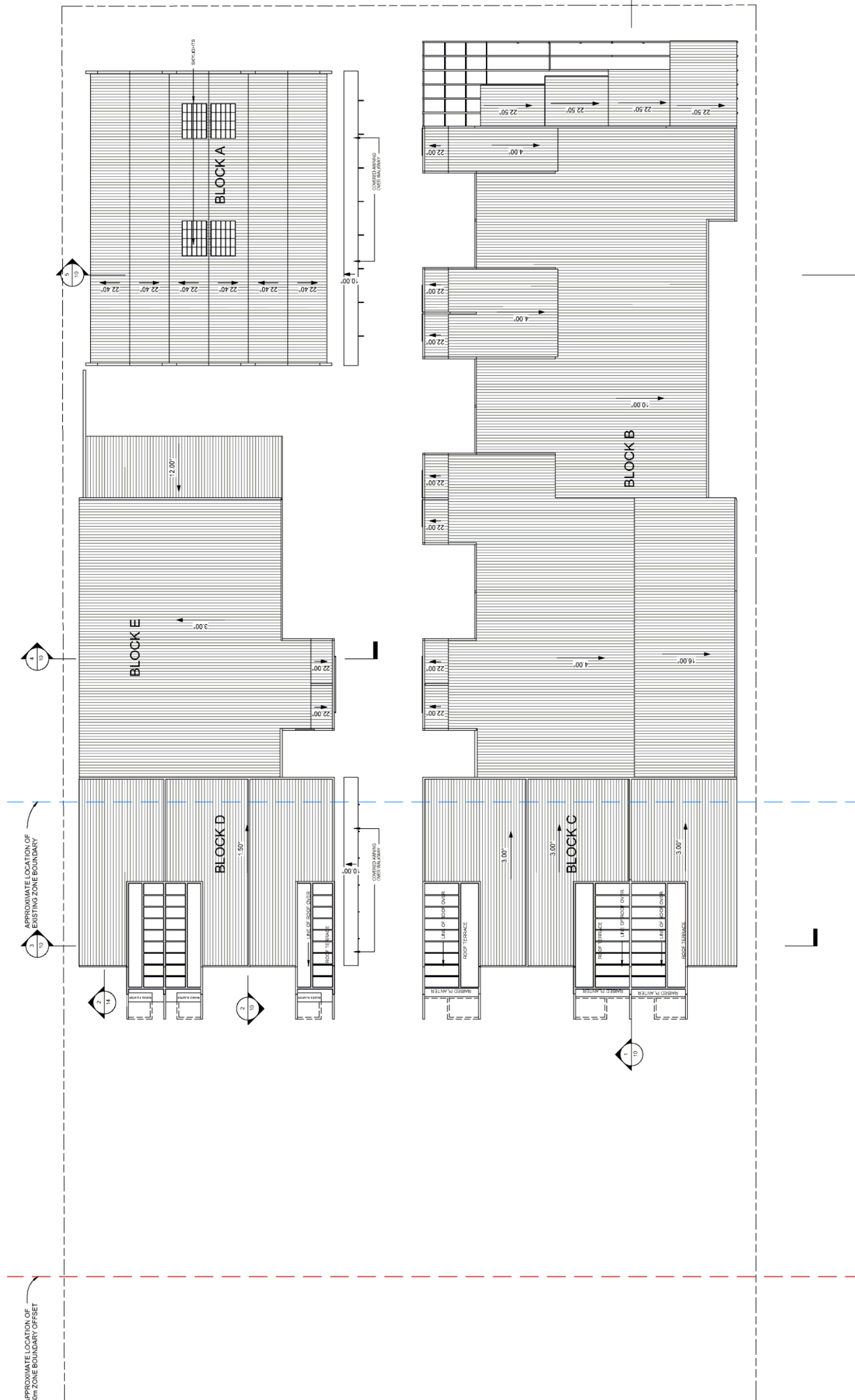
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P	RELOCATION OF SUBSTATION	05.05.21
IO	REVISED ISSUE FOR DA	20.07.21

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P	RELOCATION OF SUBSTATION	05.05.21
IO	REVISED ISSUE FOR DA	20.07.21




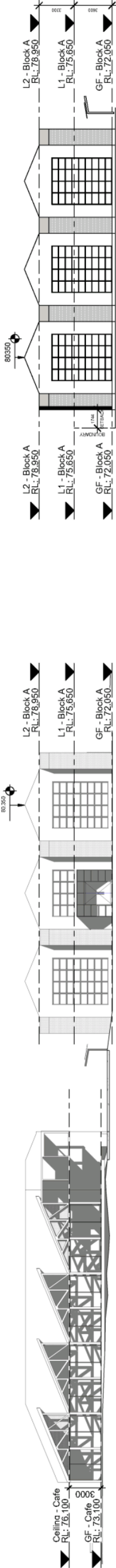
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			J	DA ISSUE	14.10.20	30.07.21	JMA-069	AA
			K	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21	1:200	Drawn by	Issue
			L	REVISED ISSUE FOR DA	30.07.21	JMA		
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No.	Description	Date
K	DA ISSUE	14.10.20
L	COUNCIL APPOINTMENTS FOR APPROVAL	24.03.21
M	REVISED ISSUE FOR DA	30.07.21

ROOFTOP	 J HARMONE ARCHITECTURE 19 & 19A Little Street Camden NSW 2820 Australia Tel: 0420 845 363 Email: jharmone@jrharmonearchitecture.com.au	Date 30.07.21	Job No JMA-069	Sheet No 08
		Scale of A1 1 : 200	Drawn by AA	Issue M



Block A & Cafe (Little Street)

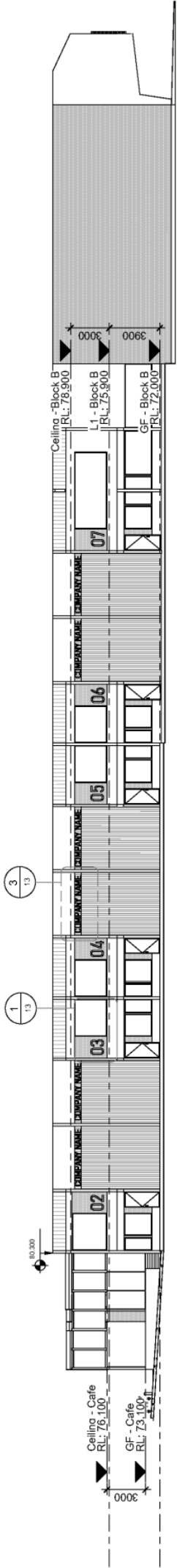
1

1 : 200

Block A (Rear)

5

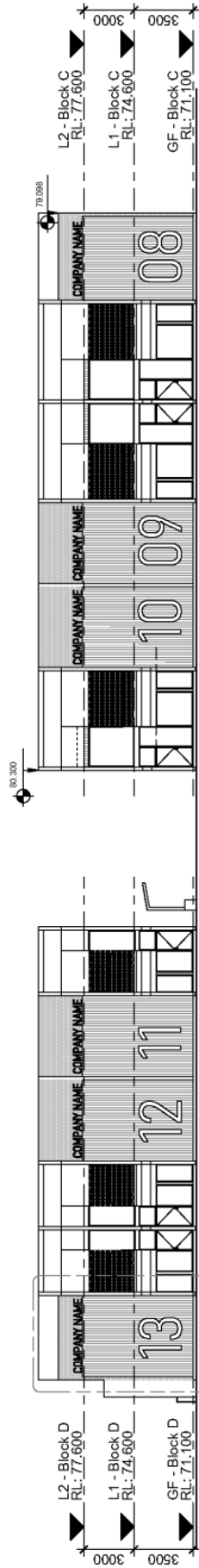
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Block B

2

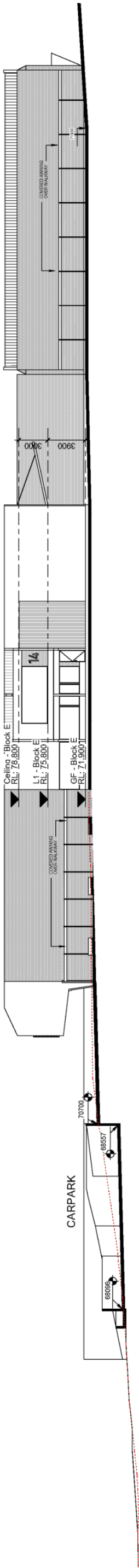
1 : 200



Block C&D

3

1 : 200



Block E

4

1 : 200

ELEVATIONS			ELEVATIONS		
No.	Description	Date	No.	Description	Date
G	DA ISSUE	14.10.20	G	DA ISSUE	14.10.20
H	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21	H	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21
I	REVISED ISSUE FOR DA	30.07.21	I	REVISED ISSUE FOR DA	30.07.21

MIXED USE DEVELOPMENT

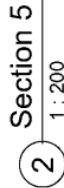
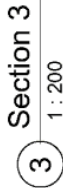
19 & 19A Little Street Camden

Date 30.07.21 Job No. JMA-069 Sheet No. 09

Scale at A1 1 : 200 Drawn by AA Issue

JMA J MAMMONE ARCHITECTURE p/c 0420 945 363 jam@jammonearchitect.com.au





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C	DA ISSUE	14.10.20	
D	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21	
E	REPRISAL ISSUE FOR DA	30.07.21	

<p><b>SECTIONS</b></p>		<p>Date</p> <p>30.07.21</p> <p>Job No</p> <p>JMA-069</p> <p>Sheet No</p> <p>10</p>
<p><b>MIXED USE DEVELOPMENT</b></p>		<p>Scale at A1</p> <p>1 : 200</p> <p>Drawn by</p> <p>AA</p> <p>Issue</p> <p>E</p>
<p><b>19 &amp; 19A Little Street Camden</b></p>		<p>JMA</p> <p>J MANNONE ARCHITECTURE</p> <p>pt. 0420 943 363</p> <p>info@jmannonearchitect.com.au</p> <p>jmannonearchitecture.com.au</p>

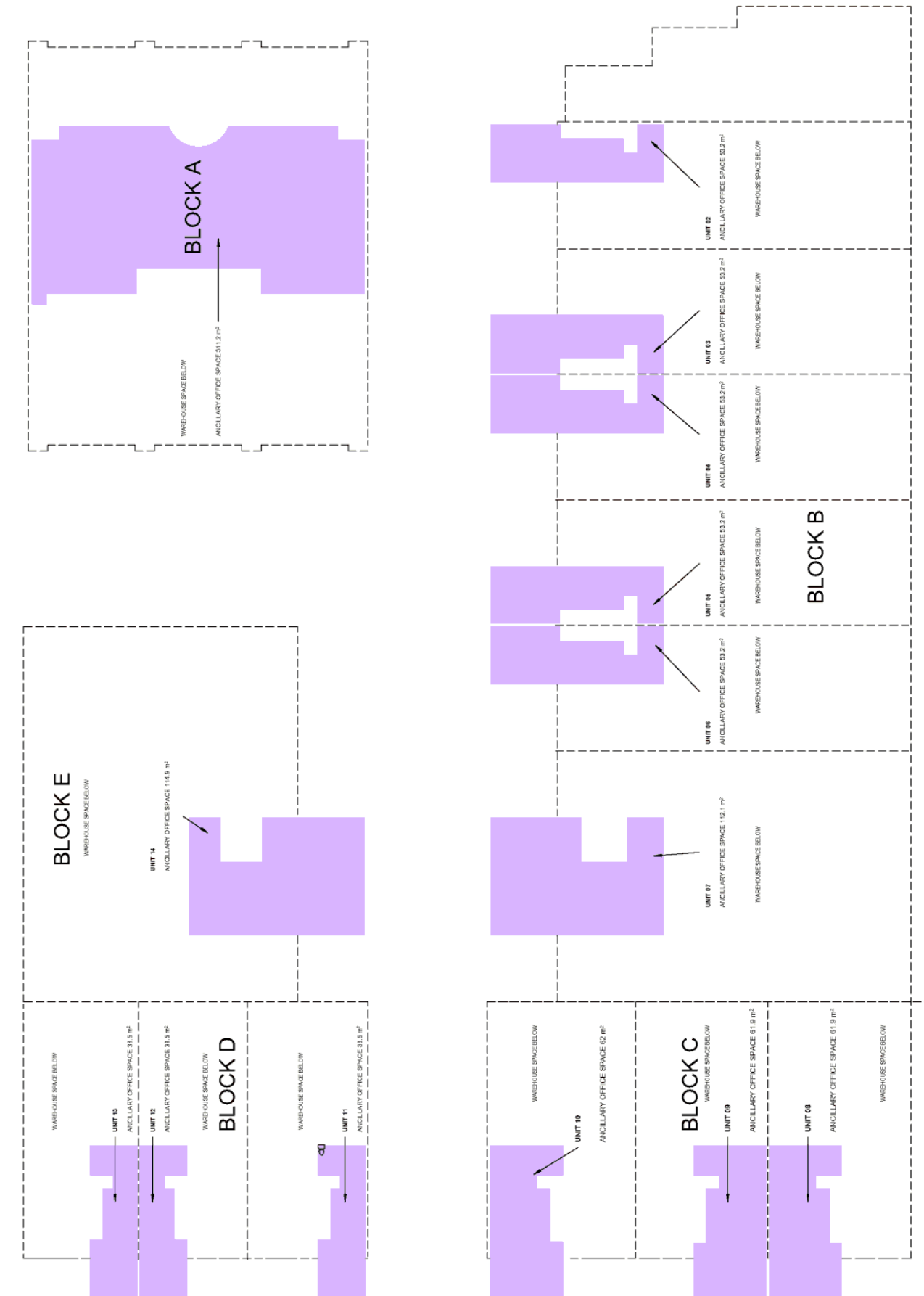


1 GF - Areas  
1 : 200

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	C	DA ISSUE	14.10.20
	D	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21
<b>E</b> REVISED ISSUE FOR DA 30.07.21			
<b>AREA DIAGRAMS</b>			
<b>MIXED USE DEVELOPMENT</b>			
19 & 19A Little Street Camden			

<b>Date</b>	<b>Job No.</b>	<b>Sheet No.</b>
30.07.21	JMA-069	11
<b>Scale of A1</b>	<b>Drawn by</b>	<b>Issue</b>
1 : 200	AA	E

JM / - ARCHITECTURE  
J M / - ARCHITECTURE  
p: 0420 845 353  
jma@jmanonarchitect.co.uk



1 L1 - Areas  
1:200

LOCATION	UNIT	GF	FF	TOTAL
BLOCK A	Unit 01	764.7m²	311.2m²	1,075.9m²
BLOCK B	Unit 02	232.1m²	53.2m²	285.3m²
	Unit 03	203.6m²	53.2m²	256.8m²
	Unit 04	203.6m²	53.2m²	256.8m²
	Unit 05	203.6m²	53.2m²	256.8m²
BLOCK C	Unit 06	232.1m²	53.2m²	285.3m²
	Unit 07	503.4m²	112.1m²	615.5m²
	Unit 08	185m²	61.9m²	246.9m²
	Unit 09	181.1m²	61.9m²	243m²
BLOCK D	Unit 10	181.1m²	61.9m²	243m²
	Unit 11	141m²	38.5m²	179.5m²
	Unit 12	141m²	38.5m²	179.5m²
	Unit 13	141m²	38.5m²	179.5m²
BLOCK E	Unit 14	588.8m²	114.9m²	703.3m²
		3,902.1m²	1,105.4m²	5007.5m²

No.	Description	Date
C	DA ISSUE	14.10.20
D	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21
E	REVISED ISSUE FOR DA	30.07.21

<p>AREA DIAGRAMS</p>	<p>Date</p> <p>30.07.21</p>	<p>Job No</p> <p>JMA-069</p>	<p>Sheet No</p> <p>12</p>
	<p>Scale as indicated</p>	<p>Drawn by</p> <p>AA</p>	<p>Issue</p>

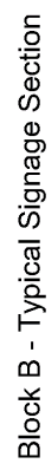
**JMA**

**JMA-MANNONE**  
ARCHITECTURE

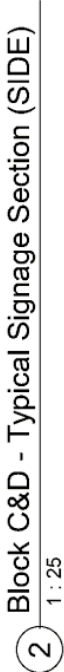
06 020 945 363  
info@jmannearchitecture.com.au

MIXED USE DEVELOPMENT

19 & 19A Little Street Camden




 <b>JMA</b> J. MARKONE ARCHITECTURE 19 & 19A Little Street Camden NSW 2061 PH 0420 346 363 admin@jmarkonearchitecture.com.au	<b>SIGNAGE DESIGN</b>		Date 30.07.21	Job No JMA-069	Sheet No 13
	Scale of A1 1 : 25		Drawn by AA	Notes	



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B	DA ISSUE	14.10.20		
C	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21		
D	REVISED ISSUE FOR DA	30.07.21		

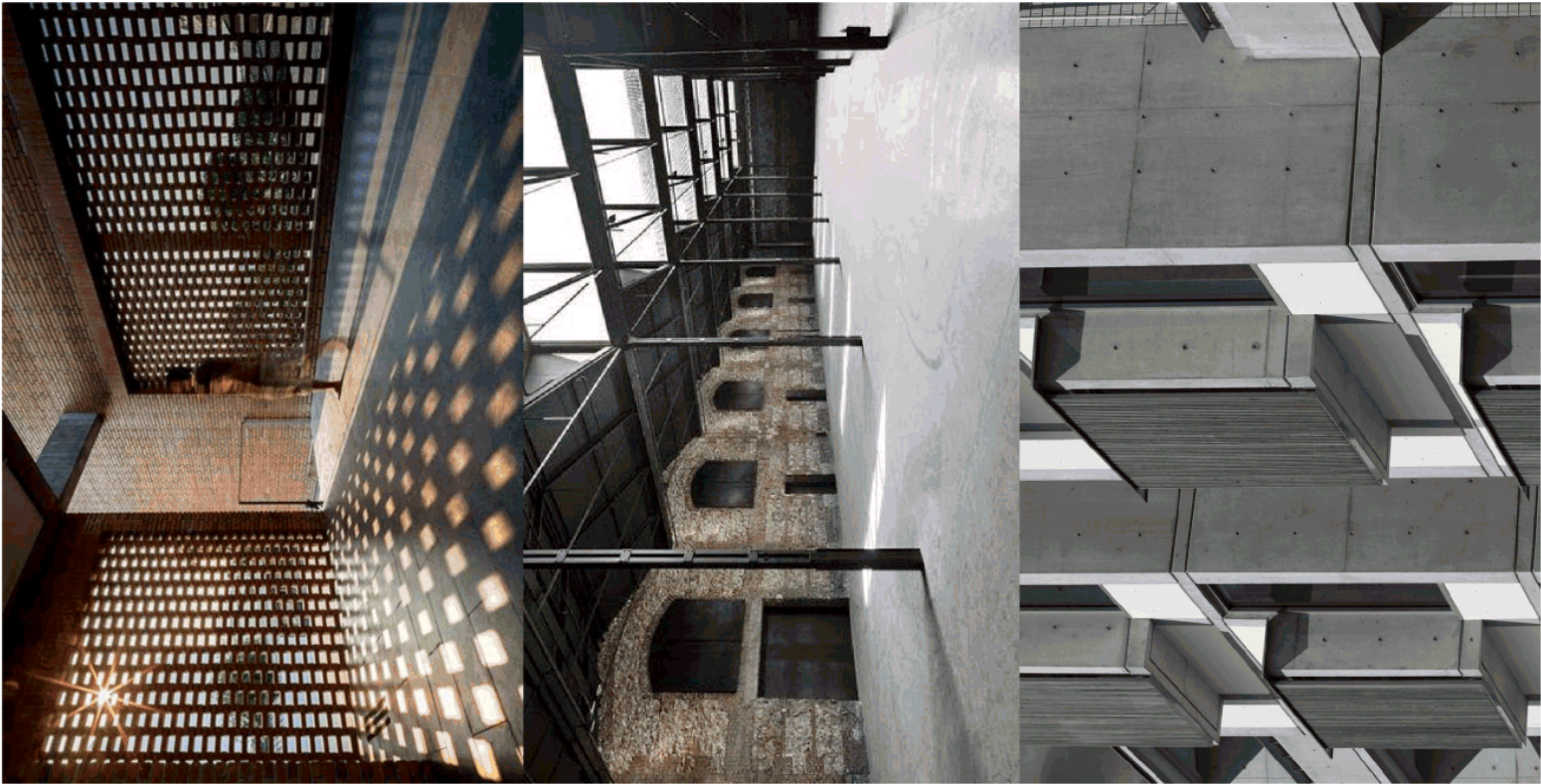
SIGNAGE DESIGN		Date	Job No	Sheet No
		30.07.21	JMA-069	14
		Scale of A1	Drawn by	Issue
		1 : 25	AA	



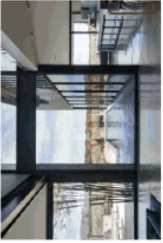





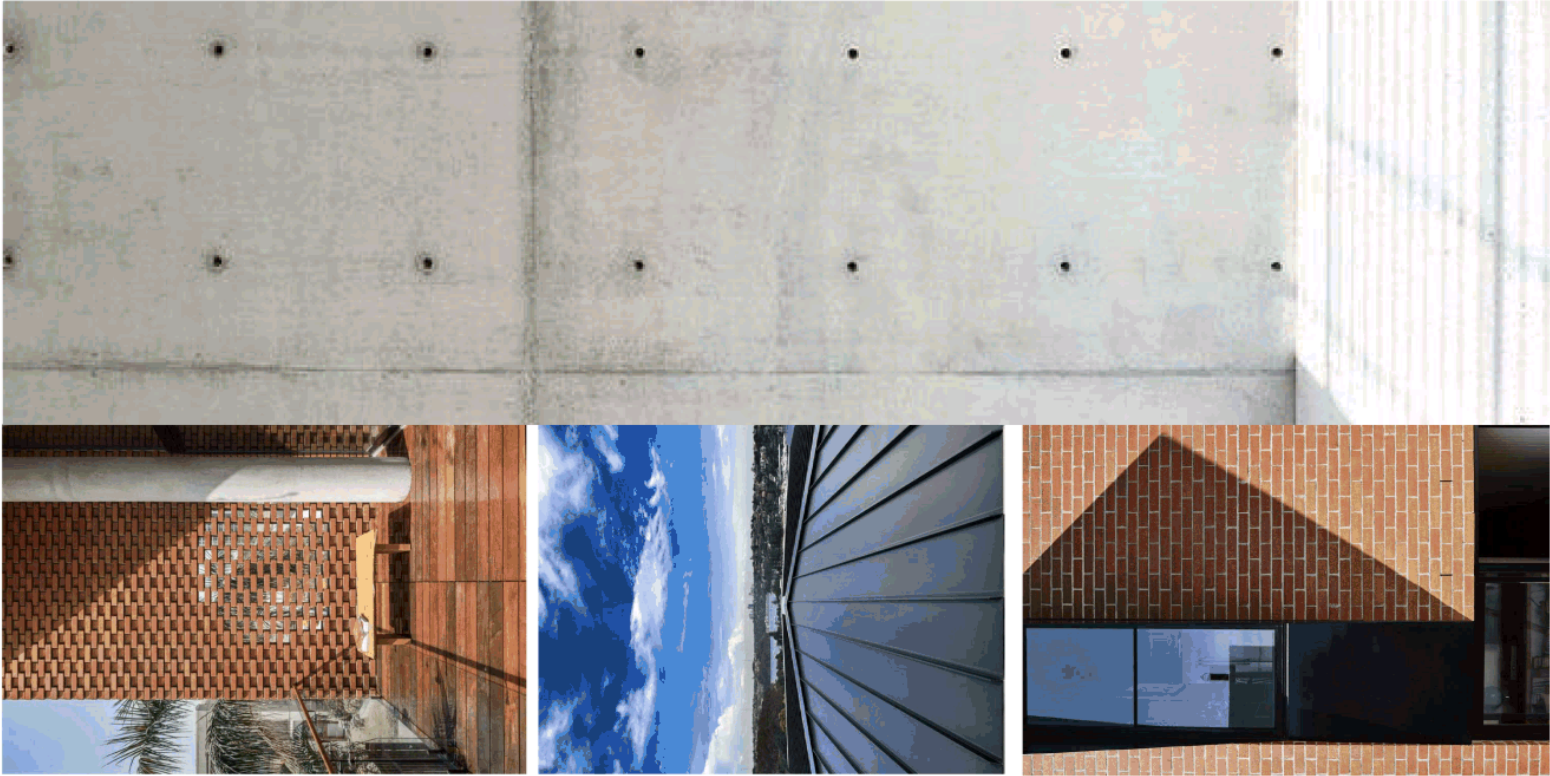
J MARMOREK ARCHITECTURE  
 19 & 19A Little Street Camden  
 0420 945 363  
 admin@jarmorekarchitecture.com.au  
 jarmorekarchitecture.com.au



Schedule of External Finishes  
19 & 19A LITTLE STREET CAMDEN



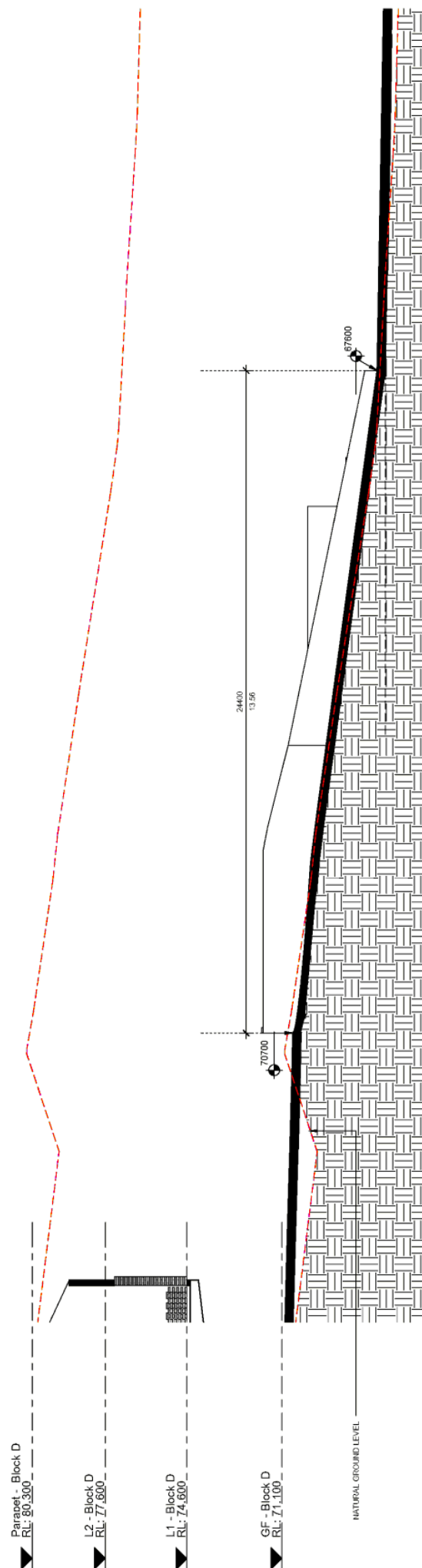
FACE BRICK T1 	CONCRETE PANELS T2 	WINDOW & DOOR FRAMES T3 
DR-Bricks-Hawthorn Tan (OR SIMILAR)	PRE-CAST CONCRETE PANELS OR SIMILAR	ALUMINIUM FRAMED 'MONUMENT' OR SIMILAR
ROOFING T4 	BRICK SCREENS T5 	FASCIA, GUTTER, DOWNPIPES & CAPPING T6 
COLORBOND 'MONUMENT' OR SIMILAR	AUSTRAL MASONRY GB SMOOTH 'PORCELAIN' OR SIMILAR	SOLID TIMBER DOOR 'SPOTTED GUM' OR SIMILAR



No.	Description	Date
C	DA ISSUE	14.10.20
D	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21
E	REVISED ISSUE FOR DA	30.07.21

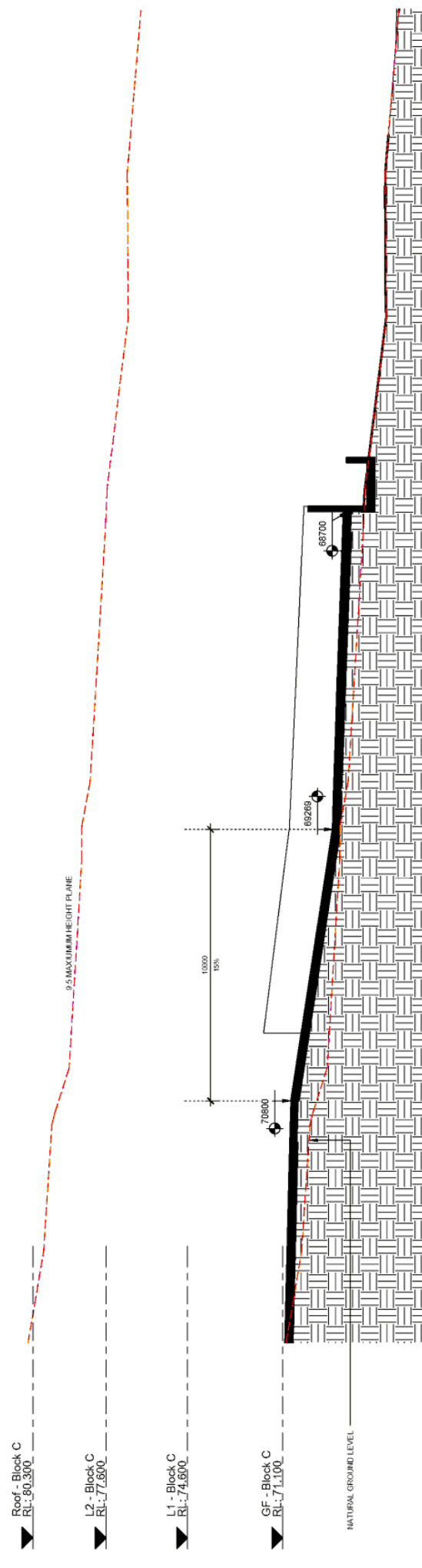
FINISHES SCHEDULE		Date	Job No	Sheet No
MIXED USE DEVELOPMENT		30.07.21	JMA-069	15
19 & 19A Little Street Camden		Scale of A1	Drawn by	Issue
			AA	E
			JMA-ARCHITECTURE	
			ph: 0420 945 363	
			email: jma@jmaarchitecture.com.au	





Section Through Driveway 01

---

1 : 100

Section Through Driveway 02

---

1 : 100

No.	Description	Date
C	DA ISSUE	14.10.20
D	COUNCIL APPENDMENTS FOR APPROVAL	24.03.21
E	REVISED ISSUE FOR DA	30.07.21

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DRIVEWAY SECTIONS  
MIXED USE DEVELOPMENT  
19 & 19A Little Street Camden

**MIXED USE DEVELOPMENT**  
**19 & 19A Little Street Camden**

Sheet No.	16
Job No.	JMA-069
Date	30.07.21
Scale at A1	1 : 100
Drawn by	AA
Issue	E

**JM/**  
J MAMONE  
ARCHITECTURE  
tel. 0420 945 363  
admi@jmmamonearchitecture.com.it  
jmmamonearchitecture.com.au



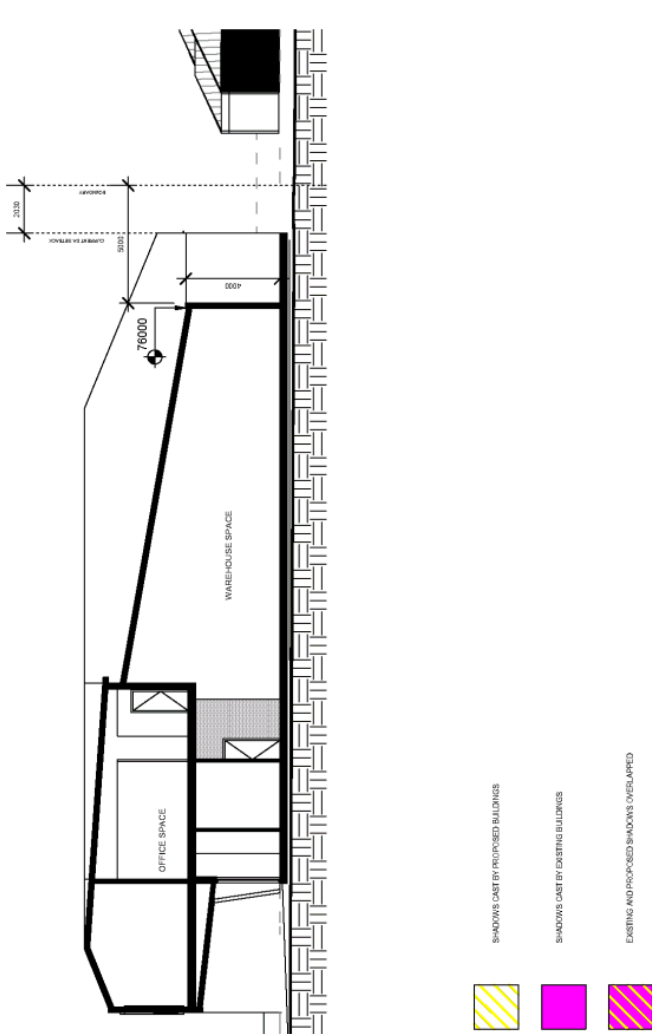
1 SHADOW DIAGRAMS 9am - PROPOSED  
1 : 450  
BLOCK B: UNITS 03, 04, 05 SETBACK 5m FROM BOUNDARY



3 SHADOW DIAGRAMS 9am - COMBINED  
1 : 450



2 SHADOW DIAGRAMS 9am - EXISTING  
1 : 450

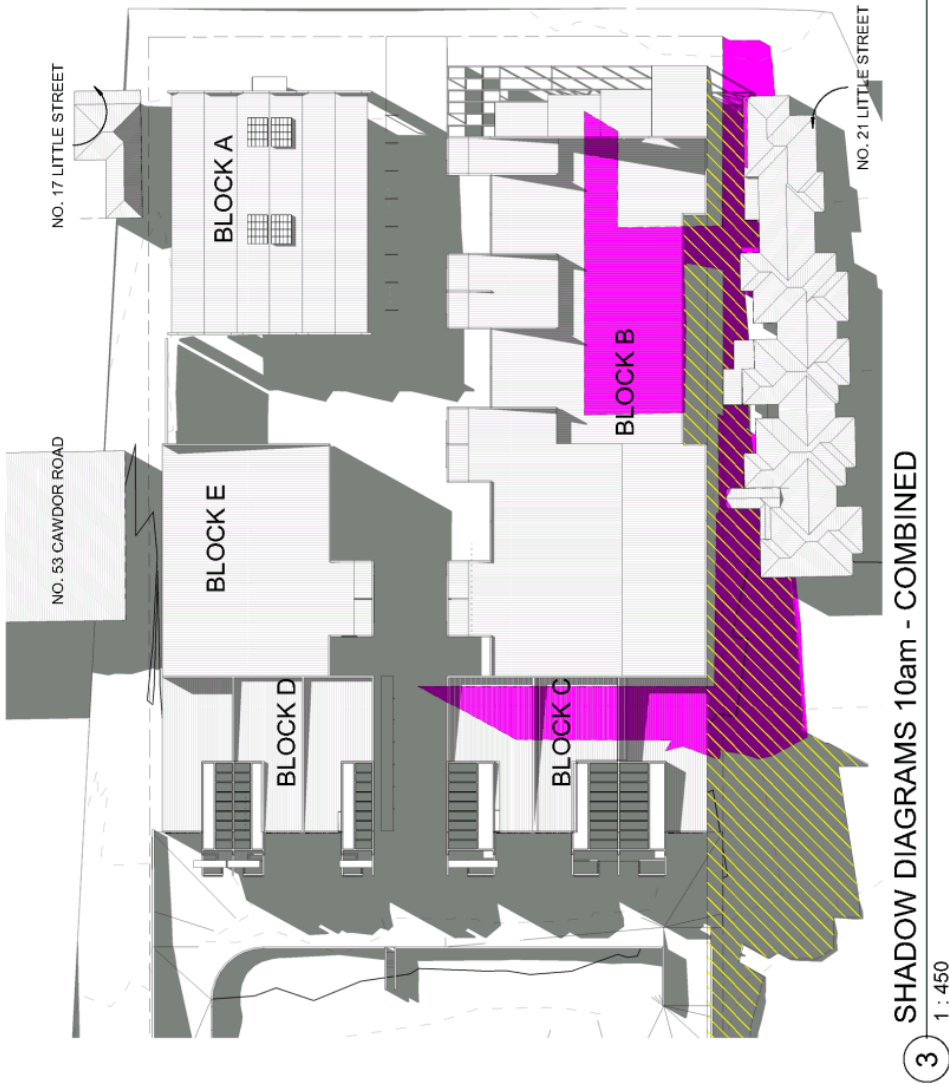


- SHADOWS CAST BY PROPOSED BUILDINGS
- SHADOWS CAST BY EXISTING BUILDINGS
- EXISTING AND PROPOSED SHADOWS OVERLAPPED

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Dimensions are to be verified prior to construction.  
All dimensions and all levels are subject to survey report. Use figured dimensions only.  
Recorded in the office of the architect. All

No.	Description	Date
C	REVISED SHADOW DIAGRAMS	22.02.21
D	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21

SHADOW DIAGRAMS BLOCK B: UNITS 03, 04, 05 SETBACK 5m FROM BOUNDARY	Date 30.07.21	Job No JMA-069	Sheet No 17
MIXED USE DEVELOPMENT	Scale at A1 As Indicated	Drawn by AA	Issue E
19 & 19A Little Street Camden	JMA J MAMMONE ARCHITECTURE p: 0420 945 363 a: jma@jammonearchitecture.com.au		

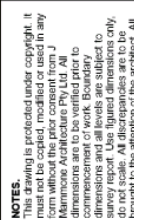


No.	Description	Date
C	REVISED SHADOW DIAGRAMS	22.02.21
D	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21
E	REVISED ISSUE FOR DA	20.07.21

SHADOW DIAGRAMS BLOCK B: UNITS 03, 04, 05 SETBACK 5m FROM BOUNDARY	DATE 30.07.21	JOB NO JMA-069	SHEET NO 18
MIXED USE DEVELOPMENT 19 & 19A Little Street Camden	SCALE As indicated	DRAWN BY AA	ISSUE E

JM/ J HANMONE ARCHITECTURE  
P: 0020 845 353  
A: 0020 845 353  
U: jma@jmaarchitecture.com.au





	<b>SHADOW DIAGRAMS</b> BLOCK B: UNITS 03, 04, 05 SETBACK 5m FROM BOUNDARY
	<b>MIXED USE DEVELOPMENT</b>
	19 & 19A Little Street Camden





SHADOWS CAST BY PROPOSED BUILDINGS	SHADOWS CAST BY EXISTING BUILDINGS	EXISTING AND PROPOSED SHADOWS OVERLAPPED
		

<b>NOTES</b>	No.	Description	Date	SHADOW DIAGRAMS BLOCK B; UNITS 03, 04, 05 SETBACK 5m FROM BOUNDARY	Date 30.07.21	Job No. <b>JMA-069</b>	Sheet No. 20
This drawing is protected under copyright. It must not be copied, modified or used in any way without the written permission of JMMacMone Architecture Pty Ltd.	D	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21	MIXED USE DEVELOPMENT	Scale as A1 As indicated	Drawn by AA	Issue
All dimensions are to be verified prior to construction. All dimensions shall be confirmed by survey report. The figured dimensions only, shall prevail over all other dimensions brought to the attention of the architect. All	E	REVISED ISSUE FOR DA	20.07.21	19 & 19A Little Street Camden			



1 SHADOW DIAGRAMS 1pm - PROPOSED  
1 : 450  
BLOCK B: UNITS 03, 04, 05 SETBACK 5m FROM BOUNDARY



2 SHADOW DIAGRAMS 1pm - EXISTING  
1 : 450



3 SHADOW DIAGRAMS 1pm - COMBINED  
1 : 450

- SHADOWS CAST BY PROPOSED BUILDINGS
- SHADOWS CAST BY EXISTING BUILDINGS
- EXISTING AND PROPOSED SHADOWS OVERLAPPED

No.		Description	Date	SHADOW DIAGRAMS	Date	Job No.	Sheet No.
B		REVISED SHADOW DIAGRAMS	22.02.21	BLOCK B: UNITS 03, 04, 05 SETBACK 5m FROM BOUNDARY	30.07.21	JMA-069	21
C		COUNCIL AMENDMENTS FOR APPROVAL	24.03.21	MIXED USE DEVELOPMENT	As Indicated	AA	Issue
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[illegible]





1 SHADOW DIAGRAMS 3pm - PROPOSED  
1 : 450  
BLOCK B: UNITS 03, 04, 05 SETBACK 5m FROM BOUNDARY



3 SHADOW DIAGRAMS 3pm - COMBINED  
1 : 450



2 SHADOW DIAGRAMS 3pm - EXISTING  
1 : 450

SHADOWS CAST BY PROPOSED BUILDINGS

SHADOWS CAST BY EXISTING BUILDINGS

EXISTING AND PROPOSED SHADOWS OVERLAPPED

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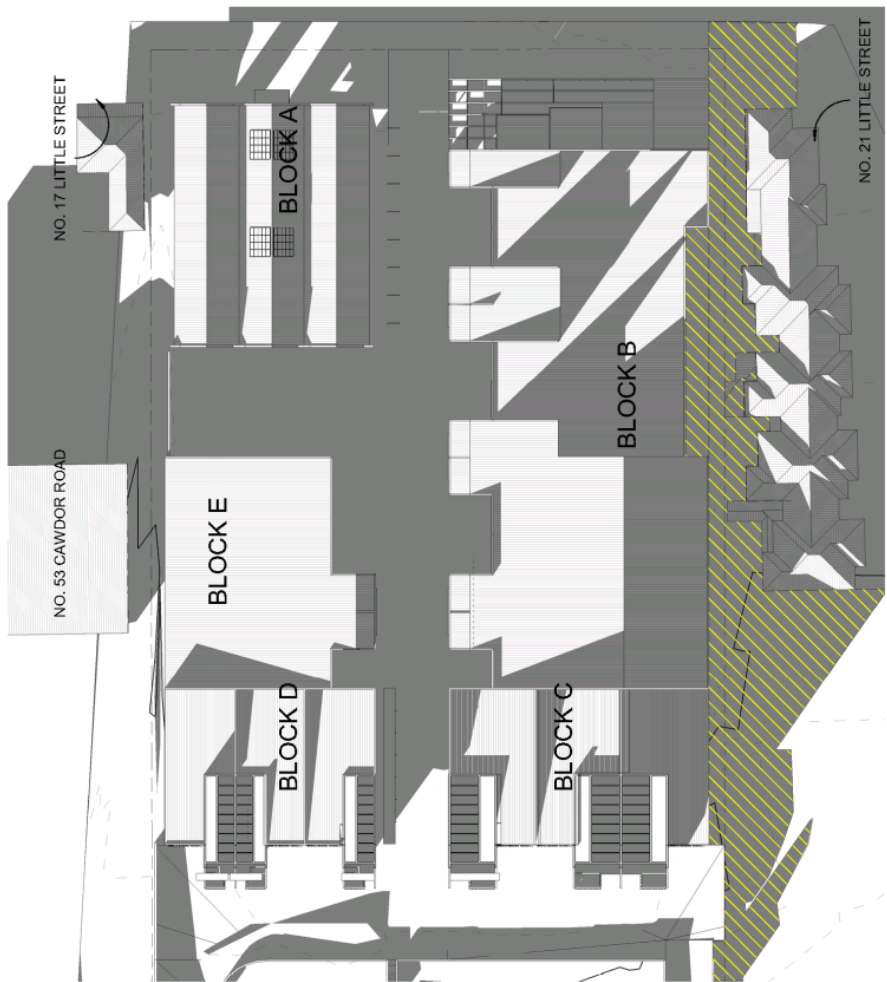
No.	Description	Date
B	REVISED SHADOW DIAGRAMS	22.02.21
C	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21

SHADOW DIAGRAMS BLOCK B: UNITS 03, 04, 05 SETBACK 5m FROM BOUNDARY	SHADOW DIAGRAMS BLOCK B: UNITS 03, 04, 05 SETBACK 5m FROM BOUNDARY
MIXED USE DEVELOPMENT	MIXED USE DEVELOPMENT
19 & 19A Little Street Camden	19 & 19A Little Street Camden

Date	30.07.21	Job No	JMA-069	Sheet No	23
Scale as A1	As Indicated	Drawn by	AA	Issue	D
J M / J MAMONE ARCHITECTURE p: 0420 945 363 a: jma@jmamonearchitect.com.au					






1 SHADOW DIAGRAMS 4pm - EXISTING  
1 : 450



2 SHADOW DIAGRAMS 4pm - PROPOSED



3 SHADOW DIAGRAMS 4pm - COMBINED 1 : 450

SHADOWS CAST BY PROPOSED BUILDINGS	SHADOWS CAST BY EXISTING BUILDINGS	EXISTING AND PROPOSED SHADOWS OVERLAPPED
		

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No.	Description	Date
B	REVISED SHADOW DIAGRAMS	22.02.21
C	COUNCIL AMENDMENTS FOR APPROVAL	24.03.21
D	REVISED ISSUE FOR DA	20.07.21

**SHADOW DIAGRAMS**  
BLOCK B: UNITS 03, 04, 05-SETBACK 5m FROM BOUNDARY

**MIXED USE DEVELOPMENT**

**19 & 19A Little Street Camden**

Date	30.07.21	Job No	JMA-069	Sheet No	24
Scale at A1	As Indicated	Drawn by	AA	Issue	D


**J M A** - J M A M M O N E  
 ARCHITECTURE  
 ph: 0420 845 363  
 email: [jma@jmannonearchitecture.com.au](mailto:jma@jmannonearchitecture.com.au)  
[jmannonearchitecture.com.au](http://jmannonearchitecture.com.au)



**JMA**  
J MAMMONE  
ARCHITECTURE

19 & 19A Little Street  
Camden  
MIXED USE  
DEVELOPMENT



Attachment 3

CLPP02



JMA  
J MAMMONE  
ARCHITECTURE

19 & 19A Little Street  
Camden  
MIXED USE  
DEVELOPMENT



Attachment 3

CLPP02



JMA  
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ARCHITECTURE

19 & 19A Little Street  
Camden  
MIXED USE  
DEVELOPMENT

