

CLAYMORE URBAN REDEVELOPMENT PROJECT HERITAGE IMPACT STATEMENT

PREPARED FOR LANDCOM



Glenroy, one of the listed items of heritage significance from this report

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1.0 INTRODUCTION	1
1.2 TERMINOLOGY	1
1.3 AUTHORSHIP	1
1.4 LIMITATIONS	2
1.5 GUIDING METHODOLOGIES	2
1.6 PHYSICAL EVIDENCE	2
1.7 DOCUMENTARY SOURCES	2
1.7.1 PLANNING DOCUMENTS	2
1.7.2 HERITAGE INVENTORY SHEETS	2
1.7.3 OTHER	3
1.7.4 ARCHITECTURAL PLANS	3
1.8 SITE LOCATION AND BOUNDARIES	3
2.0 SITE ASSESSMENT	4
2.1 THE SURROUNDING AREA	4
2.1.1 SOUTHWEST AND WEST – BADGALLY ROAD AND BLAIRMOUNT	4
2.1.2 SOUTH AND EAST – THE HUME HIGHWAY AND THE CAMPBELLTOWN TOWN CENTRE	5
2.1.3 NORTHWEST AND NORTH – EAGLE VALE	5
2.2 THE SITE	5
2.3 HERITAGE ITEMS ADJACENT TO THE SITE	8
2.3.1 HILLCREST, BADGALLY ROAD, CLAYMORE	8
2.3.2 GLENROY, BADGALLY ROAD, CLAYMORE	11
2.4 HERITAGE ITEMS IN THE VICINITY OF THE SITE	13
2.4.1 BLAIRMOUNT, BADGALLY ROAD, BLAIRMOUNT	13
2.5 ITEMS OF COMMUNITY SIGNIFICANCE WITHIN THE SITE	16
2.6 STREETScape ASSESSMENT AND IDENTIFICATION OF VIEW CORRIDORS	17
2.7 SUMMARY OF EXISTING HERITAGE LISTINGS	18
2.7.1 WITHIN THE SITE	18
2.7.2 ADJACENT TO THE SITE	18
2.7.3 IN THE VICINITY OF THE SITE	19
3.0 HERITAGE IMPACT ASSESSMENT	20
3.1 SCOPE OF WORKS	20
3.2 EFFECT OF WORKS	20
3.2.1 IMPACT OF PROPOSED WORKS TO ADJACENT ITEMS	20
3.2.2 IMPACT OF PROPOSED WORKS TO ITEMS IN THE VICINITY	23
3.2.3 IMPACT OF PROPOSED WORKS TO ITEMS DIMENY PARK	24
4.0 CONCLUSION AND RECOMMENDATIONS	25

1.0 INTRODUCTION

1.1 Preamble

This Heritage Impact Statement (HIS) has been prepared in response to the Director General's Requirements for the Claymore Urban Renewal Project Concept Plan (MP11_0010). The Director General's Requirements of this project were issued on 10 March 2011.

The suburb of Claymore is located within the City of Campbelltown and is subject to the regulations of the *Campbelltown (Urban Area) Local Environmental Plan 2002*, hereafter referred to as the CLEP 2002.

The site of the Claymore Urban Renewal Project includes nearly all of the suburb of Claymore, but excludes two listed heritage items at its southern corner.

As such, the existing site:

- does not contain any individually listed items of local heritage significance as listed by Schedule 1 of the Campbelltown (Urban Area) Local Environmental Plan 2002.
- is in the vicinity of three individually listed items of local heritage significance as listed by Schedule 1 of the Campbelltown (Urban Area) Local Environmental Plan 2002.
- does not contain, nor is in the vicinity of, conservation areas as listed by Schedule 1 of the Campbelltown (Urban Area) Local Environmental Plan 2002

This HIS addresses the heritage impact of the proposal on the three heritage items adjacent to the site. The report also considers items of community interest within the site, not listed in the Schedule 1 of the CLEP 2002, but of potential local heritage significance.

This HIS was prepared on behalf of Landcom.

1.2 Terminology

A distinction is made in this report between the area of the Claymore Urban Renewal Project and suburb of Claymore, which extends northwest and north of the project area. For the purposes of this report, the Project area is referred to as the 'the site' or the 'project area', whereas 'Claymore' refers to the broader suburb and includes the site.

1.3 Authorship

This HIS was prepared by James Phillips, BSc (Arch.), BArch, MHeritCons(Hons), and Thomas Trudeau, BA (Hons), MSc (ArchCons), M.ICOMOS, of Weir Phillips Architects and Heritage Consultants on behalf of Archaeological & Heritage Management Solutions Pty Ltd

who are principal heritage consultants to Landcom for the Claymore Urban Renewal Project Concept Plan Environmental Assessment.

1.4 Limitations

A site history and heritage assessment was not provided for in the scope of works for this assessment. This HIS uses existing listing sheets to describe the heritage significance of the items in the vicinity and adjacent.

1.5 Guiding Methodologies

This HIS was prepared with an understanding of the guidelines provided by the NSW Heritage Office's (now Branch) *NSW Heritage Manual* update *Statements of Heritage Impact*.

1.6 Physical Evidence

Inspections of the site and surrounding streetscapes took place in April 2011. Unless otherwise noted, the photographs contained in this HIS were taken on these occasions.

1.7 Documentary Sources

The following references were consulted for the preparation of this HIS.

1.7.1 Planning Documents

- Campbelltown (Urban Area) Local Environmental Plan 2002.

1.7.2 Heritage Inventory Sheets

- NSW Heritage Branch Website, *Blairmount, Badgally Road, Blairmount NSW 2559*, Online Database File Sheet No. 1290005.
- NSW Heritage Branch Website, *Glenroy, Badgally Road, Claymore NSW 2559*, Online Database File Sheet No. 1290006
- NSW Heritage Branch Website, *Hillcrest, Badgally Road, Claymore NSW 2559*, Online Database File Sheet No. 1290007.

1.7.3 Other

- National Trust (NSW), National Trust Jubilee Register 1945-1995, 1998 (revised).
- *From the Skies*, RTA CD-ROM, RTA/Pub.05.105.

1.7.4 Architectural Plans

- AECOM, *Claymore Urban Renewal Scheme and Staging*, Plan prepared for Landcom 22 February 2011.
- Housing NSW (Human Services), *Ownership Map, Claymore Estate*, Plan prepared for Landcom November 2010.

1.8 Site Location and Boundaries

The site is an irregularly shaped, 125-hectare parcel located north of the junction of Badgally Road and the Hume Highway. The site is generally bound by Badgally Road to the southwest, the Hume Highway to the southeast, with western and northern boundaries of the site are drawn along both lot and street frontages (Figure 1). The site is approximately 2 kilometres north of the Campbelltown Town Centre and adjoins the Eagle Vale and Blairmount residential areas.



Figure 1: Site location.
SiX Lite Maps, NSW Department of Lands, with annotations

2.0 SITE ASSESSMENT

2.1 The Surrounding Area

In order to understand the impact of the proposed development, this section analyses the character of the surrounding area and the relationship of the site to nearby heritage items.

Figure 2 shows the site (bordered blue), listed heritage items (circled red) and other, unlisted, items of historical interest (circled black), located within Dimeny Park.

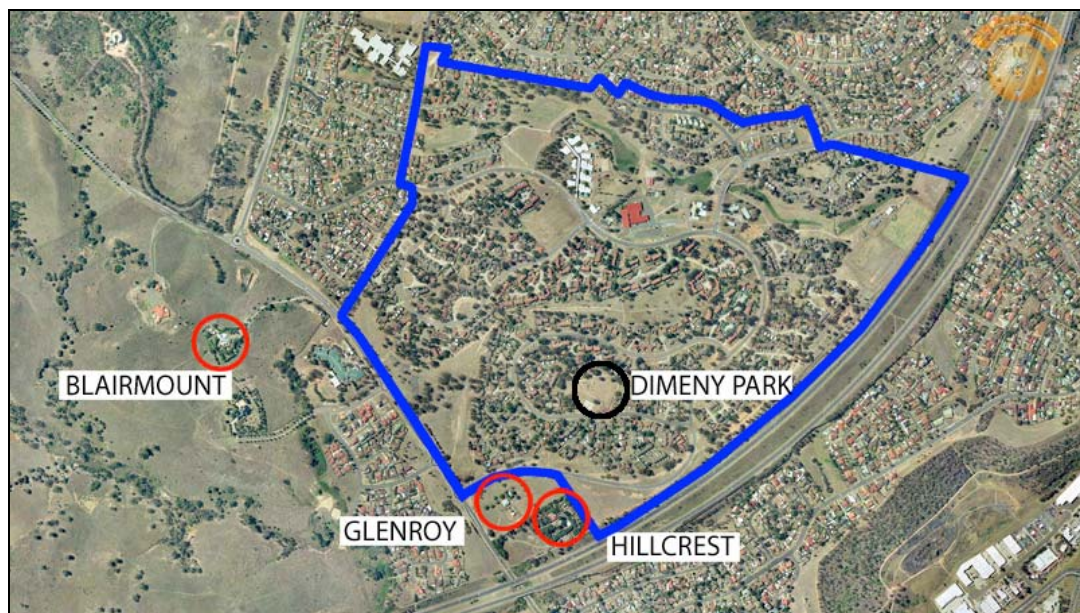


Figure 2: Aerial photograph, showing heritage items and items of historical interest SiX Lite Maps, NSW Department of Lands, with annotations

2.1.1 Southwest and West - Badgally Road and Blairmount

Badgally Road is a two lane road, widening from its intersection near Dobell Road to include a single parking lane to each side and a median strip division. A footpath runs along much of its southwestern side. Wide grassed verges with open vegetation run to the kerb along much of its length, and in areas where housing approaches the road, a generous setback (approximately 30 metres) is maintained. From the Hume Highway to the junction of Clydesdale Drive, a low grassed bank shelters housing in Claymore from the noise of traffic along Badgally Road.

Southwest of the site, across Badgally Road, is the small suburb of Blairmount, designed to Radburn principles and constructed c.1970-1980. The suburb comprises mostly single storey bungalows, a small number of residential flat buildings, some older individual holdings and a public school. Most residences are set on generously-sized lots along wide curved streets and cul-de-sacs. The style, proportion and layout of the street pattern and dwellings are similar to those in Claymore.

Both Claymore and Blairmount are further protected from traffic noise of Badgally Road by high solid fencing. Access to Blairmount is via Clydesdale and Shetland Roads, and to Claymore via Dobell Road.

The listed heritage item *Blairmount* is located west of the Claymore precinct and is accessed via a long drive that connects to Badgally Road. A second isolated property is located further to the northwest.

2.1.2 South and East - the Hume Highway and the Campbelltown Town Centre

The Hume Highway is a major intercity highway that bypasses the Campbelltown town centre. Where it borders Claymore, the Highway is a dual carriageway, and separation between the road and the nearest dwellings is approximately 100 metres or more. Between the dwellings and the road are grassed areas with sparsely planted mature trees, mostly eucalypts.

There are no properties within Claymore that are directly adjacent to, or accessed from, the Hume Highway. While Claymore is adjacent to the Campbelltown town centre, the high banks of vegetation to each side of the Hume Highway reduce visual communication between the areas to a minimum.

2.1.3 Northwest and North - Eagle Vale

As noted above in Section 1.2, the suburb of Claymore extends beyond the boundaries of the proposal area to the northwest and north. The suburb of Claymore adjoins that of Eagle Vale in the same directions. Both suburbs were developed at the same time and to the same principles of town planning, which provided for detached dwellings on large lots set along cul-de-sacs and connected by secondary roads. Numerous parks, reserves and riparian corridors, some of substantial size, are spread throughout both suburbs. Eagle Vale Road provides the main connector, linking Badgally Road with the dual carriageway of Raby Road to the northwest.

2.2 The Site

The site location and boundaries are described above in Section 1.8.

The site is largely residential, with substantial parkland areas (both dedicated and non-dedicated reserves) and the Claymore Public School comprising the remainder of the site. While a small number of properties are privately owned, most are held by the Department of Housing. Dobell and Gould Roads are the primary roads through the site, with Norman and Gidley Crescents providing access to dozens of small cul-de-sacs and closes which in turn provide access to the majority of dwellings. Figure 7 shows layout of existing roads, ownership and lot distribution across the site.

Dobell Road, similar to Badgally Road, is a two lane road with a single lane parking shoulder to each side. Wide grassy banks lie along much the road, sheltering adjacent housing areas from traffic noise, and extending to parkland at the southern and northern portions of the road. Figures 3 to 6 show the character of the Dobell Road near the southwest entrance to the site.



Figure 3: Dobell Road.



Figure 4: View west from Dobell Road to *Glenroy*.



Figure 5: Dobell Road.



Figure 6: Dobell Road.



Figure 7: Housing, south Claymore.



Figure 8: Housing, south Claymore.



Figure 9: Housing NSW (Human Services), *Ownership Map, Claymore Estate*, Plan prepared for Landcom November 2010

2.3 Heritage Items Adjacent to the Site

2.3.1 Hillcrest, Badgally Road, Claymore

Refer to Figures 10-12.

Hillcrest is located on Lot 1, DP 1017017, a large rectangular lot located north of the junction of Badgally Road and the Hume Highway. The property is accessed from Badgally Road via a long driveway that forms a turning circle at the front of the house. Several unpaved drives also connect the main property to ancillary buildings and outhouses.

Built c. 1850s, *Hillcrest* is a single storey villa with a hipped roof clad in corrugated iron, facing southeast. The roof itself is U-shaped, forming a central gutter running to the rear. A wide verandah, also clad in corrugated iron, wraps around the front and sides of the property, and is set under the gutter line of the main roof. Verandah posts are cast iron and decorative cast iron lace frames each opening to the verandah. The building extends to the rear, roofed with flat metal sheet. Internally, the listing sheet notes that changes to the layout and configuration of rooms have occurred (see citation below).

The property features significant mature plantings to all sides of the dwelling, particularly along the northwest and northeast boundaries of the site. Stands of trees frame an open paddock to the southwest.

Information provided by Campbelltown City Council indicates the house was owned by the Woodhouse family for several generations, with additions made to the stable (apparently extant) by S.H. Woodhouse and A.R. Payten in 1891. The house was situated on a rise to profit from the view to the nearby Campbelltown town centre. Architectural ironwork was made in Ball's Foundry of Goulburn. Interestingly, the National Trust (NSW) of Australia's 1998 *Jubilee Register* describes *Hillcrest* as a group of items, and also provides the former name of *Albania* for the property.

As to the property's present condition, the following text cites the *Hillcrest* Listing Sheet from the Campbelltown Council, prepared between 2002-2005:¹

Condition and Use

Not well kept, with an untended garden, planting back to the mid 19th century. *Hillcrest* was renovated with some zeal by the former owner. Two front rooms are now one large room, extra doors where taken from the old Campbelltown Court house, the rear wings have been largely rebuilt, but retained the old shape, the southern verandah has been extended with matching columns. The verandah floor is now cement. Some fairly recent additions to the northern side of the house. Many new "features" in the garden, which does however still retain its basic early layout and quality. (Proudfoot). Currently owned by Blue Road Pty. Ltd.

This heritage listing suggests the property is in a poor state of repair. While the house was built as a fine residence of some importance, significant internal change, several extensions and poor upkeep of the dwelling has reduced its integrity. While the original extent of the property has undoubtedly been diminished, the current lot boundary provides a heritage curtilage sufficient to comprehend and maintain the heritage significance of the property.

¹ <http://www.campbelltown.nsw.gov.au/upload/mxgso39178/Hillcrest.pdf>, as at 28 April 2011.



Figure 10: Satellite image showing *Hillcrest* and its lot boundary. Driveway access is from the far western corner. Note the density of plantings.
SiX Lite Maps, NSW Department of Lands, with annotations.



Figure 11: Satellite image showing the villa at *Hillcrest* and ancillary buildings.



Figure 12: *Hillcrest*, view of front and partial side elevation.
Hillcrest Heritage Listing Sheet, Campbelltown City Council.

2.3.2 Glenroy, Badgally Road, Claymore

Refer to Figures 13-15.

Glenroy is located on Lot 2, DP 703539, a large lot adjacent to and north of the property *Hillcrest*. It is accessed via a long drive from Dobell Road, which arrives at a small square parking and turning lot northeast of the main house.

Historical research provided by Campbelltown City Council notes that the house stands on land that was part of the original 55 acre (22ha) grant to David (or Daniel) Brady in 1816. While Brady's occupation was unknown, the grant was undoubtedly used as farmland. From 1929 it was operated as a dairy farm of 120 acres (48ha) by Great War veteran, Charles Ernest McClelland and his wife, Minnie. *Glenroy* remained in the McClelland family until 1969, when the property was purchased by the Housing Commission.

The *Glenroy* homestead was built possibly as early as 1857. It is a single storey house of double brick with a painted face brick finish, oriented to the northeast. The roof is hipped and clad in corrugated metal sheet, and turns to form a gable to one side of the property. Wide, timber-floored verandahs extend from under the gutters of the main roof to the front, rear and side, and are also clad in corrugated sheet metal with a slight concave curve. The verandahs are supported by square timber posts and a valance of decoratively-cut painted timber panels set between each post provides additional shade to the verandah. The front verandah is partially enclosed by longer side valances, and also features a timber post-and-rail balustrade and steps. Original window openings feature square rendered sills, and original windows feature timber shutters. A concrete path surrounds the house.

Close to the north is smaller, single storey rectangular building of similar orientation as *Glenroy*. Like its neighbour, it with a hipped roof and similar cladding, and a verandah on three sides. Around and between both buildings are well-tended gardens, tended as part of the site's function as a community centre.

A further ancillary building is located in a fenced enclosure to the southeast.

While several trees are located about the property, the lot is otherwise clear of all vegetation but grass.

As to the condition of the house, the following text cites the *Glenroy* Listing Sheet from the Campbelltown Council, prepared between 2002-2005:²

Condition and Use

The building is owned by the Department of Housing. After its acquisition in the 1960-70s it was renovated and a small timber and glass addition was added to the rear to facilitate its use as a community centre.

The building appears to be in good condition and may demonstrate a moderate degree of integrity. It appears to be a representative example of a modest mid to late 19th century country dwelling.

² <http://www.campbelltown.nsw.gov.au/upload/tsfod94122/Glenroy.pdf>, as at 28 April 2011.



Figure 13: Satellite image showing *Glenroy* and its lot boundary. Driveway access is from the mid-northern boundary along Dobell Road.
SiX Lite Maps, NSW Department of Lands, with annotations.



Figure 14: Satellite image showing the house at *Glenroy* and ancillary buildings.
GoogleMaps, with annotations.



Figure 15: *Glenroy*, view of front and partial side elevation.
Glenroy Heritage Listing Sheet, Campbelltown City Council

2.4 Heritage Items in the Vicinity of the Site

2.4.1 Blairmount, Badgally Road, Blairmount

Refer to Figures 16-18.

Blairmount is located on Lot 102, DP 708401, approximately 350 metres to the west of the westernmost part of the Claymore project area. Access to Blairmount is via a long drive directly off Badgally Road, as shown in Figure 15, which forms a turning circle in front of the property. Save a partial glimpse of the chimney of Blairmount, the property is not otherwise visible from the public domain.

Historical research provided by Campbelltown City Council notes that in the early 20th century, the property was owned by Clive and Victor Ducat, the latter being at one time the local alderman. At the time the property was known as *Belmont* and included lands now occupied by the suburb of Blairmount.

In 1923, part of the property was acquired by Leslie Rouse, with the remainder (the site of today's suburb) held by the Ducats. In 1929 the Ducat brothers sold their holding to Charles McClelland, owner of the adjacent *Glenroy* farm. During this time, Leslie Rouse operated the property as a horse stud, and employed Clive Ducat as his farm manager.

On Rouse's death in 1928, the manager of the Commonwealth Wool Company, Frank Young, purchased the property, which at the time comprised 175 acres (70ha) and had become known as *Blairmount*. The name is Scots for 'cleared space', and may refer to the successful eradication of a crippling infestation of prickly pear by Victor Ducat, who introduced an insect that decimated the plants and left the area open.

Young increased his holdings and continued the stud business until his death in 1951. Suburban expansion in the late 1970s and 1980s (along with Claymore and Eagle Vale) led

to the opening of the Blairmount Public School in 1983, the construction of roads (named after horses in commemoration of the area's principal commercial activity), and the development of housing.

Built c.1870s, *Blairmount* is a single storey villa, unusually oriented to the southeast. The original portion of the house has a similar roof form to *Hillcrest*, being a hipped roof clad in corrugated sheet metal folded around a central box gutter. A wide bull-nose verandah, also clad in corrugated sheet, wraps around the front and sides of the property, and is set under the gutter line of the main roof. The verandah is supported on slim cast iron columns, and a narrow cast iron frieze forms both the valence of the verandah and capitals of the columns.

Today, to the rear, the two hips of the building have been extended and turn in different directions, with further irregular extensions roofed in corrugated sheet. Several older timber and stone farm buildings clad in rusted corrugated steel - including a stone silo, and a timber slab stable used as garage - are located northeast of the house. A large gabled shed is located to the south of the house, and a recent kidney-shaped swimming pool is located to the north. Established decorative gardens surround the house and the turning circle of the drive.

The Campbelltown heritage listing sheet suggests the timber and stone buildings to the northeast likely pre-date the main house. The house was owned by the Rouse family, and has been recently renovated to its current state.

The house continues to be used as a private residence. The original part of the dwelling appears to be in good condition and largely intact, and may demonstrate a moderate to high degree of integrity. It appears to be a good, possibly rare, example of a fine late 19th century country residence, likely associated with a prominent family (the Rouse family).



Figure 16: Satellite image showing *Blairmount*. Precise lot boundary unknown. Driveway access is from Badgally Road to the northeast.
SiX Lite Maps, NSW Department of Lands.



Figure 17: *Blairmount*, view of front and partial side elevation line.
Blairmount Heritage Listing Sheet, Campbelltown City Council



Figure 18: *Blairmount*, view of front and partial side elevation.
Blairmount Heritage Listing Sheet, Campbelltown City Council



Figure 19: *Blairmount*, view of driveway entrance from Badgally Road.

2.5 Items of Community Significance Within the Site

Claymore community groups have suggested that the following items, not listed on any statutory or non-statutory heritage register, have significance to the local community. Most of these items are located in Dimeny Park and are shown in Figures 20 to 23:

- **Stones** - located in a stand of trees in the highest area of the park. The stones were created by a group of Aboriginal stonemason students from Miller TAFE Trade School, with the stones provided by Housing NSW. The stones were carved to represent and acknowledge the Tharawal People as the original owners and custodians of the land.
- **Painted bollards / poles** - located at the entrance of Dimeny Park, reused from another park and provided by Campbelltown City Council.
- **Commemoration of Sister Claxton in the form of a sign on a gazebo** - located in Dimeny Park.
- **Fired clay tiles** - created by children resident at Claymore, and held by Campbelltown City Council.
- **Plaque** - located in the grounds of the community centre, and commemorating the children who died in a fire in Proctor Way.



Figure 20: Poles at entrance to Community Centre.



Figure 21: Carved stones in Dimeny Park



Figure 22: Carved stones in Dimeny Park

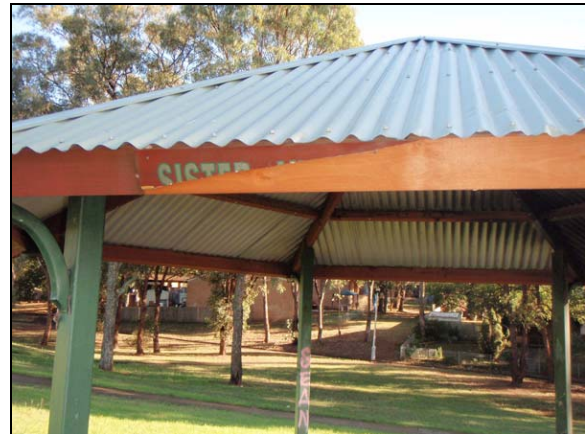


Figure 23: Gazebo named after Sister Claxton (part removed)

2.6 Streetscape Assessment and Identification of View Corridors

Glenroy, located on a prominent rise near the entrance of the Claymore precinct, is visible from Dobell Road, particularly when exiting the precinct (i.e. when heading west). There are sweeping views from *Glenroy* to the centre of the Claymore, particularly to the northeast. Consequently *Glenroy* is also visible from most eastern areas of the site. This relationship, however, is mitigated by the considerable setback of the property from Dobell Road.

Hillcrest, as its name suggests, is located on a hill (the same rise on which *Glenroy* is located), but addresses the Hume Highway and Campbelltown rather than Claymore. However, the density of mature vegetation around the property precludes any visual communication between it and the subject precinct. Should the vegetation die over time, or be removed, the property, like *Glenroy*, could enjoy views over much of the precinct. As in the case of *Glenroy*, however, this relationship would be mitigated by the considerable separation between Dobell Road and the property.

2.7 Summary of Existing Heritage Listings

2.7.1 Within the Site

There are no listed heritage items or conservation areas within the Claymore Urban Renewal Project Area.

The items located in Dimeny Park, as noted above, have some value to the Claymore community, but are not of sufficient significance to the Campbelltown Local Government Area that they merit individual or group listing.

2.7.2 Adjacent to the Site

There are two listed heritage items adjacent to the Claymore Urban Renewal Project Area.

1. *Glenroy*

The property known as *Glenroy*, of Dobell Road,

- is an individually listed items of local heritage significance as listed by Schedule 1 of the *Campbelltown (Urban Area) Local Environmental Plan 2002*.
- is in the vicinity of an individually listed item of local heritage significance (*Hillcrest*) as listed by Schedule 1 of the *Campbelltown (Urban Area) Local Environmental Plan 2002*.
- is not within, or adjacent to, a conservation area as listed by Schedule 1 of the *Campbelltown (Urban Area) Local Environmental Plan 2002*.

The property is also listed as a Classified item by the National Trust (NSW) of Australia. This is not a statutory listing.

No statement of heritage significance has been provided by the State Heritage inventory or from other sources for this property.

2. *Hillcrest*

The property known as *Hillcrest*, of Badgally Road:

- is an individually listed items of local heritage significance as listed by Schedule 1 of the *Campbelltown (Urban Area) Local Environmental Plan 2002*.
- is in the vicinity of an individually listed item of local heritage significance (*Glenroy*) as listed by Schedule 1 of the *Campbelltown (Urban Area) Local Environmental Plan 2002*.
- is not within, or adjacent to, a conservation area as listed by Schedule 1 of the *Campbelltown (Urban Area) Local Environmental Plan 2002*.

The property is also listed as a Classified item by the National Trust (NSW) of Australia. This is not a statutory listing.

No statement of heritage significance has been provided by the State Heritage inventory or from other sources for this property.

2.7.3 In the Vicinity of the Site

There is one listed heritage item in the vicinity of the Claymore Urban Renewal Project Area:

Blairmount

The property known as Blairmount, of Badgally Road,

- is an individually listed item of local heritage significance as listed by Schedule 1 of the *Campbelltown (Urban Area) Local Environmental Plan 2002*.
- is not in the vicinity of an individually listed item of local heritage significance as listed by Schedule 1 of the *Campbelltown (Urban Area) Local Environmental Plan 2002*.
- is not within, or adjacent to, a conservation area as listed by Schedule 1 of the *Campbelltown (Urban Area) Local Environmental Plan 2002*.

The property is also listed as a Classified item by the National Trust (NSW) of Australia. This is not a statutory listing.

No statement of heritage significance has been provided by the State Heritage inventory or from other sources for this property.

3.0 HERITAGE IMPACT ASSESSMENT

3.1 Scope of Works

The following should be read with reference to AECOM, *Claymore Urban Renewal Scheme and Staging Plan*, prepared for Landcom 22 February 2011 (Figure 24, overleaf).

Landcom's concept plan for the site seeks to deliver 1,280 dwellings over a 12-15 year period. A maximum of 30% of the final yield of properties (or approximately 380 dwellings) will be retained for public housing.

In summary, the following is proposed:

- Demolition of existing townhouses, poorly configured cottages and structures, including roads and services;
- Upgrading the existing HNSW cottages that are to be retained on site;
- Construction of a new subdivision with works including:
 - - New streets
 - - New stormwater management works
 - - Utility services
 - - Bulk earthworks
- Construction / installation of public domain improvements, including landscaped reserves, new parks, public open spaces and street trees;
- Use of land for housing and related purposes.

The proposal thus includes the demolition of most existing dwellings and the construction of new residential areas, with greater density and improved community services and infrastructure.

3.2 Effect of Works

3.2.1 Impact of Proposed Works to Adjacent Items

The proposed works will have an acceptable impact on the heritage significance of the property and grounds of both *Glenroy* and *Hillcrest*. Both were built c. 1850-1870, some 120 years before the suburban development of Claymore, and the last 30 years has seen the conversion of *Glenroy* into a successful community centre. At the same time, the suburban housing that has been developed around both items has not impacted upon their heritage significance.

Glenroy

Glenroy remains a relatively intact example of a mid-to-late Victorian farm cottage, and the preservation of a portion of surrounding land that provides a sufficient heritage curtilage to maintain a general understanding of its original rural setting.

The proposed development retains the residential character of the existing area, but will add new properties on smaller lots fronting the northern side of Dobell Road, along with a seniors living complex northwest of *Glenroy*. A small street running north-south will also arrive directly to the north of the entrance to *Glenroy*. The proposed changes will alter Dobell Road at this point from being a transit corridor to the centre of the site, to a road providing direct residential access. Consequently, there will be a greater level of pedestrian activity.

As Glenroy remains on a hill above the site area, the proposed developments, being low-rise residential, will neither obscure nor overshadow its position, and the significant setback and vegetation on the site will assist in preserving its setting. The new street to the north of the site and additional housing will provide increased opportunities to view the item. More importantly, the increased pedestrian character of Dobell Road will allow *Glenroy* and its grounds to make a positive contribution to a more active and social streetscape.



22

Hillcrest

The proposed works will also have an acceptable level of impact on the heritage significance on the property and grounds of *Hillcrest*. Like Glenroy, it is also outside the project area, on a rise above it, and at a significant setback from any major road. *Hillcrest* is further sheltered by significant vegetation on all sides of the property. The house itself, however, appears to have undergone significant change and suffered from poor upkeep, such that its integrity - that is, its ability to retain aspects of heritage significance - has been compromised.

The proposed works look to construct low-rise residential dwellings around a short cul-de-sac in the present Glenroy Park, to the northeast of *Hillcrest*. While this will change the setting of *Hillcrest*, the property maintains no clear visual relationships with the project area, given its barrier of vegetation. Furthermore, that setting is far from original, having been already severely compromised by the construction of the Hume Highway corridor, and by the later suburban development of Claymore. The heritage curtilage provided by the existing property boundary (and the vegetative screening and noise attenuation barriers to the highway) is such that a general understanding of its original rural setting remains possible.

Acknowledging that future owners may remove the vegetation along the property's northwest and northeast boundaries, a positive impact would result through the creation of visual links between the villa and the Claymore project area. The property, and particularly its roofline and chimneys, could make a positive contribution to the wider area and provide a landmark building.

3.2.2 Impact of Proposed Works to Items in the Vicinity

The proposed works will have no impact on the heritage significance of *Blairmount*, the only heritage item in the vicinity of the Project Area. The proposed development will not alter the property itself, nor make any change to its heritage curtilage. The existing alignment of Badgally Road will also remain unchanged.

Blairmount does not share any significant view corridors toward the site, as the house is almost entirely obscured from Badgally Road by its lower elevation and the vegetation along the road (see Figure 17). Existing development in west Claymore, and the Blairmount Public School, minimise visual connections between Blairmount and the project area to a narrow corridor. Seniors living is proposed within this corridor in the project area, however this will only be visible from the westernmost portion of the property.

It is likely that the volume of traffic on Badgally road will increase as a result of the development, but traffic is likely to remain closer to the southern area of the development and towards Campbelltown. In any case, Blairmount remains set back a considerable distance from Badgally Road and traffic impacts should not be readily discernible.

There will be no change in the existing ability to read and appreciate the item as an example of a late Victorian rural villa with associated farm buildings.

3.2.3 Impact of Proposed Works to Items Dimeny Park

At this stage of the Concept Plan, Dimeny Park is to be retained as passive open space. As such, it appears likely that the items listed in section 2.5 above can be retained *in situ*, in a publicly accessible area.

4.0 CONCLUSION AND RECOMMENDATIONS

This Heritage Impact Statement has assessed a proposal for redevelopment within the Claymore Urban Renewal Project Area in terms of its potential impacts to the heritage significance of three nearby items of local heritage significance, and various items of community significance within a local park.

The proposal seeks approval for residential redevelopment within the project area to improve residential amenity and infrastructure, principally by redeveloping and improving housing types, increasing density, and providing new roads and an improved open space network. The proposal does not seek any material change to any of the three heritage items.

This HIS recognises that the three heritage items have coexisted with nearby suburban residential development since the early 1980s. Indeed, that relationship has proved beneficial, with the conversion of *Glenroy* to a successful community centre ensuring the ongoing use and maintenance of the item while providing a valuable social resource in return. All three items are significantly set back from the public domain, thereby mitigating the impact of proposed development.

While the proposal seeks to develop residential dwellings nearer the items than presently exists, this will allow the items - particularly *Glenroy* - to make a more direct and positive contribution to the local area, given their current isolation. In the same way, important view corridors between *Glenroy* and the site are maintained by the development, while positive view corridors could be established if / when the vegetation around *Hillcrest* senesces or is removed. There is no visual connection of any significance between the project area and *Blairmount*.

It is recommended that items in Dimeny Park are retained and relocated accordingly in the new Dimeny Park. Where the opportunity presents, it is also recommended that the naming of new streets and/or community buildings recognises the contribution of important community figures to the suburb of Claymore, including:

- Sister Vivienne Claxton (Good Samaritan order). Currently commemorated by the naming of a gazebo shelter in Dimeny Park.
- Sister Julia (Josephite Order)
- Mr and Mrs Lane
- Mr and Mrs McIntosh
- Mrs Betty Beven
- Mrs Lyn Bullman
- Ms Jenny Brownly

It is important that local identities, particularly those who have served the community, are represented in the naming of locations within the suburb. This work is not a statutory obligation of the applicant but represents an approach appropriate to recognise the community's stakeholders.

The proposal allows for a new mix and density in a suburb that has experienced major social issues. The proposal will have no discernible impacts on adjacent heritage items and on the item in the vicinity. The proposal also recognised the community that has evolved at Claymore.