

---

## **2.7 Campbelltown Heritage Study and Register Review**

### **Reporting Officer**

Manager Environmental Planning

---

### **Attachments**

1. Copy of Draft Campbelltown Local Government Area Heritage Review – Report, dated November 2010 (distributed under separate cover).
2. Recommended changes to existing listings – St Peter's Group (distributed under separate cover).
3. Recommended changes to existing listings – Queen Street Group, Heritage Conservation Area and a new zone for the southern end of Queen Street (distributed under separate cover).
4. Recommended changes to existing listings – Group items near Lithgow Street (distributed under separate cover).
5. St John's Group – Important view lines (distributed under separate cover).

### **Purpose**

1. To augment the presentation on the draft Campbelltown Heritage Study and Register Review that was provided to Council at its briefing night on 15 March 2011; and
2. To seek Council's support of the findings and recommendations of the draft Campbelltown Heritage Study and Register Review.

### **History**

In March 2009, Council appointed Paul Davies Pty Ltd Architects and Heritage Consultants to undertake a review of the current Heritage Study and Register for the Campbelltown Local Government Area (LGA). The original Heritage Study and Register were prepared in 1994 and last updated in 1998. Some minor adjustments and updating of photographs have also occurred over time. The current Heritage Study and Register Review is required as part of the preparation of the new comprehensive Local Environmental Plan for the Campbelltown LGA.

As part of the review, the consultants were required to undertake the following tasks:

- Review the existing heritage items listed in Council's Local Environmental Plan and Interim Development Order schedules;
  - Assess the heritage significance of thirty-two (32) potential heritage items which had been identified by the Heritage Protection Sub Committee and Council staff;
  - Prepare a heritage database for the Campbelltown LGA, utilising the State Heritage Inventory program software for all listed heritage items and potential heritage items recommended for listing;
  - Review the boundaries of the Queen Street Heritage Conservation Area;
  - Review and update the Campbelltown Heritage Study Built Environment report (1994);
-

- 
- Undertake community consultation workshops with regard to the review; and
  - Provide advice to Council in regard to both conservation planning controls and the on-going management of heritage items.

Consultation with owners of existing and potential heritage items was undertaken in March 2009 and owners will be consulted again during the preparation of the new comprehensive LEP.

The draft Heritage Study and Register Review have recently been completed. Councillors were provided with a presentation on the Heritage Study Review at the Councillor's briefing night on 15 March 2011. The presentation outlined the key findings of the Heritage Study Review and the proposed recommendations.

## **Report**

### **Overview**

The draft Campbelltown Heritage Study and Register Review 2010 consists of two volumes:

- Volume 1     Report, summary of findings and recommendations.
- Volume 2     State Heritage Inventory (SHI) forms for each property for presentation as the online SHI database for the Campbelltown LGA.

The SHI is a database of all heritage listings in NSW. It includes both local and State significant items and conservation areas for all local government areas in NSW.

Volume 1 provides an overview of the methodology used to undertake the project and an acknowledgement of data sources. It also provides an overview of the historic development of the Campbelltown LGA and information on important historic figures, many of whom are linked to particular existing and potential heritage items. The Volume explains the National, State and Local Historical Themes that apply to existing and potential heritage items within the Campbelltown LGA and which are used to assist in establishing the significance of heritage items in NSW. It also sets out the reasoning behind, and the findings of, the assessment of each existing and potential heritage item.

This report explains the findings and recommendations of the Review for both existing and potential new heritage items and for the Queen Street Heritage Conservation Area.

### **Terminology – 'Heritage Item', 'Group Heritage Item' and 'Heritage Conservation Area'**

Most heritage items located within the Campbelltown LGA are individual 'heritage items'. This means that they have heritage significance as an individual property or place, and that new work needs to ensure that it respects this significance.

The term 'group item' is particularly appropriate in the Campbelltown LGA because it allows places that are related in some way, for example, historically or geographically, to be listed in such a way that the cumulative significance of each element is recognised. The listing of a place as also being part of a group item does not trigger any additional need for approval over that required for an individual heritage item, with the main impact in the development process being to encourage proper and careful consideration of the impact of the new work on the significance of both the subject property and the group as a whole.

---

A group item differs from a 'heritage conservation area'. A heritage conservation area (HCA) describes an area which has heritage significance as a whole, and the properties within this area can have, but do not have to have, sufficient individual heritage significance to satisfy the criteria for listing as individual items. Heritage conservation areas are also geographically contiguous, whereas group items can be physically separated. Development within a HCA needs to ensure that it respects the significance of the area as a whole. Unless properties within the HCA are individually listed as heritage items, the priority is placed on respecting the area's value. If heritage listed items are contained within a HCA, then both the significance of the individual heritage items and the significance of the area as a whole need to be considered.

### **Curtilage Issues**

The curtilage of a heritage item is the area of land that contributes to the heritage significance of the item. In most cases, the curtilage is the same as the current lot boundary, but in some cases (such as the early Colonial estates of State or higher significance where the original property has been subdivided or land beyond the current property boundary forms part of the significant views to, or from the property), the curtilage can extend well beyond the existing property boundary. The majority of the heritage item listings in the Campbelltown LGA include a curtilage formed by the current property boundary.

The Heritage Review recommends that the heritage curtilage issues be addressed via land use planning controls by requiring a Curtilage Study (in the form of a Heritage Impact Assessment) to accompany any development application for subdivision that will affect a heritage-listed property (whether a heritage item or an item within a heritage conservation area). The circumstances in which a Curtilage Study will be required should be specified in Council's Development Control Plan. It also recommends that the NSW Heritage Council be requested to review the curtilage of some of the existing State Heritage Register listings in light of the issues discussed above.

### **Review of Existing Heritage Items**

The existing heritage items within the Campbelltown LGA were reviewed to ensure that they still satisfy the NSW Heritage Council's criteria for local heritage listing. The State Heritage Inventory form for each existing item was also updated to include more detailed historic information, photographs, and management guidelines. This additional information will assist both owners and Council in their management of heritage items, including both the planning of conservation work and any proposed new development.

The review of the heritage significance of each property against the current criteria for heritage listing has also lead to certain changes being recommended to some listings. These proposed changes include:

1. That the boundary of the St Peter's Group be adjusted to better reflect the heritage significance of the Group and its setting by including Mawson Park and the land between the Church and the Cemetery (see Attachment 2).
  2. That the historic buildings at the southern end of Queen Street be recognised and protected through the retention of existing Heritage Items; the Heritage Conservation Area (Queen Street), and the introduction of special controls (including zoning and urban design controls) as part of the statutory planning process (see Attachment 3).
-

3. That three (3) small Group Items (each group comprising two (2) sites that are already listed individually as heritage items) be listed in recognition of the strong historic and aesthetic links between the buildings in each pair. These pairs are: Glenalvon and Richmond Villa; Braefield and Caversham; and the St David's Presbyterian Church and Manse (see Attachment 4).

It is important to note that the current listing for the St John's Church Group was also investigated but no changes to the current listing or curtilage are recommended. However, suggestions on how to protect the setting of the Group through appropriate planning controls are made (see Attachment 5).

In addition, no existing heritage items have been recommended for removal from either the State Heritage Register or from listing in Council's Environmental Planning Instruments.

The "Findings and Recommendations" section of this report (see below) is an extract of all recommendations from the Heritage Study and Register Review, including the assessed heritage significance of the investigated potential items; a proposed schedule of heritage items for inclusion in the Campbelltown LEP; and tables identifying the items (existing and proposed) relevant to the specific recommendations of the Review. These specific recommendations are discussed in more detail in the following sections of this report.

#### Investigation of Potential Heritage Items

A key element of the project was to investigate the heritage significance of a list of potential heritage items. This list was based on places recommended by the Heritage Protection Sub Committee and through previous resolutions made by Council. The list is provided below.

It is important to note that Council currently has a policy of not pursuing the investigation of the potential heritage significance of properties in cases where the owner objects. Owners were advised of the proposed Heritage Study Review by letter in March 2009. Where objections were received, no further investigations of the properties concerned were undertaken.

The following table provides a summary of the properties that were identified for investigation as part of the Review, and the recommendations that have been made for each property.

Potential Item	Discussion	Recommendation
Campbelltown Scenic Hills	Better protection could be afforded through zoning rather than heritage listing.	Not recommended for listing as a heritage item.
The Georges River	Specific sites along the River have been identified as potential heritage items – Simmo's Beach, The Woolwash, The Basin, Frere's Crossing and Ingleburn Weir.	The specific sites are recommended for listing as local heritage items and as a heritage item group.
St Helens Park Historic Dams	Westgarth's Dam (associated with St Helens Park House) is the only historic dam in St Helens Park. St Helens Park House is currently on both the State and local registers, but the dam is only on the local register.	Recommended to seek amendment of the current listings so that the house and dam are both included on the State and local heritage registers.
Water Canal	The Sydney Water Supply Upper Canal is already listed on both State and local registers.	No change recommended.

St Barnabas Church, Ingleburn	The owners objected to heritage listing, therefore the heritage significance of this item was not investigated.	Not included as part of the study.
Soldiers' Settlement Houses in Waminda Avenue and Macquarie Avenue, Campbelltown	14 of the 19 surviving houses were investigated (5 were not investigated due to objections from owners) and most were found to still demonstrate the core characteristics of the Soldiers' Settlement Scheme.	Recommended to list the investigated items that still demonstrate the core characteristics of the Soldiers' Settlement Scheme, subject to further consultation with the owners.
House in Waminda Avenue, Campbelltown	The owners did not wish to pursue investigation of this property.	Not included as part of the study.
Mawson Park, Campbelltown	Mawson Park is an important historic link between the Court House and St Peter's Church. It also has heritage significance in its own right as the location where Governor Macquarie proclaimed the town of Campbell Town and through its role as the main community open space since the Town was first settled.	Recommended that Mawson Park be listed as a local heritage item and also that it be included within the "St Peter's Church Group" (the Group is recommended for nomination for listing on the State Heritage Register).
The KO Jones Memorial Baby Health Centre, within Mawson Park, Campbelltown	The Baby Health Centre has significance for both historic and social reasons.	Recommended that the KO Jones Memorial Baby Health Centre be listed as a heritage item and also (because it is located within Mawson Park) that it be included within the "St Peter's Group" (the Group is recommended for nomination for listing on the State Heritage Register).
Beverley Park House (in the grounds of Beverley Park Special School), Campbelltown	Beverley Park House (now the Lomandra School) has significance for historic, aesthetic and social reasons.	Recommended that the property be listed as a local heritage item.
Smith's Creek (from Ruse to Warby's Dams in Leumeah)	Smiths Creek is an important natural feature within the urban area of the Campbelltown LGA.	Recommended that the nominated section of the Creek (including the open space), be listed as a local heritage item.
The Castle (4 Dowling Street, Leumeah)	The house known as "The Castle" is a unique dwelling, that has been largely hand constructed using traditional techniques.	Recommended for listing as a local heritage item.
Centenary of Federation Trees, Pembroke Road, Minto	This group of trees is young but will in time form an aesthetically impressive and historically and socially significant avenue of trees, if protected from harm.	Recommended for listing as a local heritage item.
Walsa (house at Wedderburn)	This house is a good and relatively rare example of a late 19 <sup>th</sup> /early 20 <sup>th</sup> Century vernacular rural farm dwelling.	Recommended for listing as a local heritage item.
St Gregory's College, Gregory Hills	The main 1940s College building is significant for its historic, social and aesthetic/technological values and its setting.	Recommended for listing as a local heritage item.

Hurlstone Agricultural High School, Glenfield	<p>The school is of historic, technical, aesthetic and social heritage significance, at a local, and possibly State, level. It is an existing heritage item but the current listing information does not make clear whether it includes the whole site or the original building only. The significance extends over the whole site and this needs to be clarified.</p> <p>The site forms part of the Hurlstone Education Precinct.</p> <p>It is also of significance for its historic and aesthetic role as part of the curtilage of Macquarie Field House.</p>	<p>Recommended for clarification of the extent of the listing as a local heritage item at this point in time.</p> <p>Note: The Hurlstone Education Precinct has already been referred to the NSW Heritage Council for assessment and possible inclusion on the SHR. This is a separate process to the Heritage Review.</p> <p>Part of the site (Lot 4, DP 845870) is recommended for referral to the NSW Heritage Council as part of the SHR curtilage of Macquarie Field House.</p>
Veterinary Research Station – Director's House (located within the Hurlstone Education Precinct, Glenfield)	<p>The house is of historic, aesthetic and social heritage significance at a local level. The site forms part of the Hurlstone Education Precinct.</p>	<p>Recommended for listing as a local heritage item at this point in time.</p> <p>Note: The Hurlstone Education Precinct has already been referred to the NSW Heritage Council for assessment and possible inclusion on the SHR. This is a separate process to the Heritage Review.</p>
The Hilltop Special Schools (located within the Hurlstone Education Precinct, Glenfield)	<p>This complex is of historic, aesthetic and social significance at a local, and possibly, State level.</p> <p>The site forms part of the Hurlstone Education Precinct.</p>	<p>Recommended for listing as a local heritage item at this point in time.</p> <p>Note: The Hurlstone Education Precinct has already been referred to the NSW Heritage Council for assessment and possible inclusion on the SHR. This is a separate process to the Heritage Review.</p> <p>Also recommended for nomination to the NSW Heritage Council for inclusion on the SHR as an individual State significant heritage item.</p>

It should also be noted that Council has already (in December 2009) requested the Heritage Council to assess the significance of the existing and former educational and scientific research properties in the Hurlstone area – including the Hilltop Special Schools, the Hurlstone Agricultural High School and the former Veterinary Research Station. These lands were originally part of the Macquarie Field Estate and have various layers of additional significance as a result of their later use. The investigation and assessment is proceeding separately to the Heritage Study and Register Review. However, the Review has clarified the nature and extent of the contribution of each of these sites to the precinct, and the findings for each property should be forwarded to the Department of Planning's Heritage Branch to assist in their research and assessment.

### Heritage Inventory Sheets

New heritage inventory sheets (using the standard State Heritage Inventory database, and therefore referred to as SHI forms) have been prepared for each existing and potential heritage item. The SHI forms for the potential heritage items will only come into effect if the owners of the nominated properties do not object to the listing of their properties as heritage items. While initial consultation has taken place, further consultation with owners of the subject properties will take place as part of the LEP preparation process.

It is important to note that the names of some of the existing heritage items have been changed to better reflect their historic significance.

The SHI form for each heritage item (and potential item) includes a section identifying principles for the 'recommended management' of the property which should be referred to when planning any new work. The principles are general in nature and are intended to provide an overview of some of the types of work that may or may not be appropriate. It should be noted that all development applications for new work will need to be assessed on their merits at the time and must comply with the provisions of the LEP that applies to the land; and in the case of State significant items and archaeological sites, the provisions of the NSW Heritage Act (1977), will also need to be considered.

### **Heritage Management**

The Review has identified some heritage items that appear to be in urgent need of repair or require maintenance in order to ensure that their heritage significance is not compromised.

The Review also makes recommendations for Council's heritage management strategy, including the appointment of a heritage advisor to assist both Council and the community to manage its heritage assets in the best possible manner; the need to maintain the Heritage Inventory records for each item; the need for Council to continue to conserve its own heritage places in the best possible way; and recommendations for the promotion of heritage in the Campbelltown LGA, including the establishment of a cultural heritage precinct at the southern end of Queen Street.

### **Findings and Recommendations of the Review**

One of the most important aims of the Heritage Study Review was to provide recommendations to assist Campbelltown City Council in preparing its new comprehensive LEP for the Campbelltown LGA and to assist Council to ensure that its planning process will facilitate the current, future and on-going management of heritage items, conservation areas and archaeological sites.

Unless otherwise noted, each recommendation should be addressed in the preparation of the new comprehensive Local Environment Plan (LEP) for the Campbelltown LGA. It is recognised that some recommendations, such as those involving further investigation or referral or consultation, will not be able to be achieved as part of the current LEP process and will need to be addressed in a future review of the instrument.

The draft Campbelltown Heritage Study and Register Review makes twenty-three (23) recommendations regarding heritage in the Campbelltown LGA. Each of the recommendations is listed and discussed in detail below. This report provides comments on each of the recommendations of the Review and makes suggestions regarding how Council may wish to proceed with implementing those Recommendations.

#### **Recommendation 1: Adopt the recommended new local heritage items**

The Heritage Study Review recommends that Council endorse the new heritage items listed below as Local Heritage Items and Groups (as appropriate) of significance to the Campbelltown LGA.

---

Proposed New Heritage Items and Groups					
Suburb	Street	Street No.	Lot & DP No.	Item Name	Assessment Significance Level
Various locations along the Georges River			Numerous lots adjacent to the River, the swimming spots themselves are part of the River	Georges River Swimming Spots: Simmos Beach, Ingleburn Weir, Frere's Crossing, The Basin and the Woolwash	Local
Campbelltown	Queen Street (northeast corner of Mawson Park)		Part Lot 1, DP 668144	Dr K.O. Jones Memorial Baby Health Centre	Local
Campbelltown	Beverley Road	100	Lot 12, DP 1013021	Lomandra School	Local
Campbelltown	Queen Street (corner Cordeaux Street)		Lot 1, DP 668144	Mawson Park	Local
Campbelltown	Macquarie Avenue	25	Lot 17, DP 418762	Soldier Settlement House	Local
Campbelltown	Macquarie Avenue	35	Lot 3, DP 31732	Soldier Settlement House	Local
Campbelltown	Macquarie Avenue	87	Lot 3, DP 31299	Soldier Settlement House	Local
Campbelltown	Macquarie Avenue	99	Lot 2, sec 1, DP 250737	Soldier Settlement House	Local
Campbelltown	Macquarie Avenue	142	Lot 2, DP 500508	Soldier Settlement House	Local
Campbelltown	Waminda Avenue	30	Lot C, DP 420833	Soldier Settlement House	Local
Campbelltown	Waminda Avenue	41	Lot A, DP 417951	Soldier Settlement House	Local
Campbelltown	Waminda Avenue	66	Lot X, DP 417849	Soldier Settlement House	Local
Campbelltown	Waminda Avenue	115	Lot Y, DP 4175089	Soldier Settlement House	Local
Campbelltown	Waminda Avenue	116	Lot 388, DP 752062	Soldier Settlement House	Local
Campbelltown	Waminda Avenue	124	Lot 8, DP 230885	Soldier Settlement House	Local
Campbelltown	Waminda Avenue	131	Lot 1, DP 545956	Soldier Settlement House	Local
Campbelltown	Waminda Avenue	132	Lot A, DP 445479	Soldier Settlement House	Local
Campbelltown	Waminda Avenue	141	Lot 3, DP 206450	Soldier Settlement House	Local
Campbelltown	Waminda Avenue and Macquarie Avenue	Various	Various	Soldier Settlement Houses Group	Local
Glenfield	Roy Watts Road/Campbelltown Road		Lot 21, DP 1035516 and Lot 4, DP 845870	Hurstone Agricultural High School (not just main building)	Local (NB: Lot 4 also recommended for inclusion as part of SHR curtilage for Macquarie Field House)
Glenfield	Roy Watts Road		Lot 1, DP 175963	The Hilltop Special Schools	State (SHR nomination recommended)
Glenfield	Roy Watts Road	1	Part Lot 22, DP 1035516	Veterinary Research Station Directors Residence (former)	Local
Gregory Hills	Badgally Road	100	Part Lot 93, DP 1137298	St Gregory's College – 1940 Building encompassing former Badgally House	Local
Leumeah	Dowling Street	4	Lot 25, DP 236021	The Castle (Ye Olde Keepe)	Local



Leumeah	Pembroke Road, Leumeah Road		Numerous lots	Smiths Creek Reserve	Local
Minto	Pembroke Road		Within Road Reserve	Centenary of Federation Trees	Local
Wedderburn	Pheasants Road	29	Lot 31, DP 785548	Walsa	Local

**Comment:**

This recommendation is a key consideration in the preparation of the new comprehensive LEP for the Campbelltown LGA. The new LEP will need to include a Schedule of Heritage Items (including items, groups and heritage conservation areas) and a Heritage Map layer that shows the location and extent (curtilage) of each heritage item, group and heritage conservation area, listed in the Schedule.

Consultation with the owners of proposed new heritage items was undertaken at the commencement of the Heritage Study and Register Review. Where owners indicated that they did not wish for their properties to be investigated for heritage listing, these properties were removed from the review process. Further consultation will be undertaken (via written correspondence) with the owners of the new proposed heritage items during the preparation of the draft comprehensive LEP. These owners will also have the opportunity to comment or object during the formal public exhibition of the draft LEP (which is likely to take place in late 2011). For Council owned sites, relevant Council stakeholders will continue to be consulted during the preparation of the new comprehensive LEP.

**Suggested Recommendation:**

That Council include the draft proposed heritage items, as identified in the Campbelltown Heritage Study and Register Review (2010), in the new draft comprehensive LEP, subject to further consultation with the owners of the nominated properties.

**Recommendation 2: Include the Heritage Item Schedule in the LEP**

The Heritage Study Review recommends that Council adopt the Heritage Item Schedule, as identified in the Campbelltown Heritage Study and Register Review (2010), that is reiterated below, and the Queen Street Heritage Conservation Area, for inclusion within its draft Comprehensive LEP.

It is important to note that the Standard LEP only makes provisions for items to be identified as being of either local or State significance. Only items listed on the State Heritage Register can be listed as being of State significance in new comprehensive LEPs that are based on the Standard LEP. Items that have previously been identified as being of "regional" or "national" significance in LEPs need to be re-assessed to fit the new Standard LEP requirements.

Item name	Address	Assessment Significance Level
<b>PART 1: INDIVIDUAL HERITAGE ITEMS</b>		
<b>Various Locations</b>		
Upper Canal System (Prospect Reservoir)	Extends through LGA	State (SHR listed)

Airds		
Briar Cottage	14-16 Waterhouse Place	Local
The Woolwash	Georges River	Local
Blair Athol		
Blair Athol	23 Blair Athol Drive	Local
Kia, The	21 Blair Athol Drive	Local
Kraal, The	29 Blair Athol Drive	Local
Maryfields – Stations of the Cross	Narellan Road	Local
Blairmount		
Blairmount	Badgally Road	Local
Kenny Hill Reservoir	Kenny Hill Road off Narellan Road	Local
Bradbury		
Raith	7 Pine Avenue	Local
Silos	Appin Road Reservation (east)	Local
Campbelltown		
Braefield	24 Oxley Street	Local
Campbelltown Railway Station	Hurley Street	Local
Caversham	26 Oxley Street	Local
Cransley	104 Waminda Avenue	Local
Dr K.O. Jones Memorial Baby Health Centre	Mawson Park	Local
Emily Cottage	1 Old Menangle Road	Local
Fowler's Cottage (Dredge's Cottage)	303 Queen Street	State (SHR listed)
Glenalvon	4 Lithgow Street	State (SHR listed)
Horse Trough, monument and lamp	Broughton Street (cnr), within Civic Centre	Local
House	64 Lithgow Street	Local
Lomandra School	100 Beverley Road	Local
Mawson Park	Queen Street (corner Cordeaux)	Local (recommended for nomination for SHR listing as part of the St Peters Group)
Methodist/Congregationalist Cemetery	St Johns Road, Pioneer Park	Local
Milestone 33 miles to Sydney	Queen Street (Mawson Park)	Local (recommended for nomination for SHR listing as part of the Milestones Group)
Old Bursill's Building	292 Queen Street	State
Old Campbelltown Court House	95 Queen Street	Local (recommended for nomination for SHR listing)
Old Campbelltown Post Office	261 Queen Street	State (SHR listed)
Old Campbelltown Town Hall	297 Queen Street	Local
Old CBC Bank	263 Queen Street	State (SHR listed)
Old Coach House	298 Queen Street	State (SHR listed)
Old Congregational Manse (Gold Wheel Restaurant)	38 Queen Street	Local
Old Doyle's Railway Hotel	288 Queen Street	State (SHR listed)
Old Farriers Arms	318 Queen Street	Local
Old Fieldhouse Stores	317 Queen Street	Local
Old Kendall Mill House	316-318 Queen Street	Local (recommended for nomination for SHR listing)
Old McGuanne House	286 Queen Street	State (SHR listed)
Old St Johns Catholic Cemetery	George Street corner Broughton Street	State (SHR listed)
Old St Johns Catholic Church	34 Sturt Street	State (SHR listed)
Presbyterian Cemetery	Broughton Street	Local

Quondong: Old Catholic Schoolhouse	15 Old Menangle Road	Local
Reservoir, cattle tank and silt traps	Allman Street	Local (recommended for nomination for SHR listing)
Richmond Villa	12 Lithgow Street	Local
Soldier Settlement House	25 Macquarie Avenue	Local
Soldier Settlement House	35 Macquarie Avenue	Local
Soldier Settlement House	87 Macquarie Avenue	Local
Soldier Settlement House	99 Macquarie Avenue	Local
Soldier Settlement House	142 Macquarie Avenue	Local
Soldier Settlement House	30 Waminda Avenue	Local
Soldier Settlement House	41 Waminda Avenue	Local
Soldier Settlement House	66 Waminda Avenue	Local
Soldier Settlement House	115 Waminda Avenue	Local
Soldier Settlement House	116 Waminda Avenue	Local
Soldier Settlement House	124 Waminda Avenue	Local
Soldier Settlement House	131 Waminda Avenue	Local
Soldier Settlement House	132 Waminda Avenue	Local
Soldier Settlement House	141 Waminda Avenue	Local
St Davids Presbyterian Church	40 Lithgow Street	Local
St Davids Presbyterian Manse	32 Lithgow Street	Local
St Elmo	94 Broughton Street	Local
St John the Evangelist Catholic Church	Cordeaux Street	Local
St Peters Anglican Cemetery	Broughton Street corner Howe Street	Local (recommended for nomination for SHR listing as part of the St Peters Group)
St Peters Anglican Church	Cordeaux Street	Local (recommended for nomination for SHR listing as part of the St Peters Group)
St Peters Rectory and Stables (former)	Cordeaux Street	Local (recommended for nomination for SHR listing as part of the St Peters Group)
Tamner House	Cordeaux Street	Local
Timber Workers Cottage	10 Sturt Street	Local
Virginia Cottage	8 Sturt Street	Local
Warbys Barn	18 Queen Street	State (SHR listed)
Warby's Stables	12-14 Queen Street	State (SHR listed)
Watton Cottage	14 Sturt Street	Local
Weatherboard House	2 Condamine Street	Local
Wesleyan Chapel (former)	Allman and Oxley Streets	Local
<b>Claymore</b>		
Glenroy	2 Dobell Road (corner Badgally Road)	Local
Hillcrest	Badgally Road	Local
<b>Denham Court</b>		
Denham Court	238 Campbelltown Road	State (SHR listed)
Milestone 27 miles to Sydney	West of 5 Dickson Road	Local (recommended for nomination for SHR listing as part of the Milestones Group)
<b>Eagle Vale</b>		
Mount St Joseph – former – Novitiate	13 Moonstone Place	Local
<b>Englorie Park</b>		
Englorie Park House	2 Parkholme Circuit	Local

<b>Eschol Park</b>		
Eschol Park House and Driveway Trees	14 Eschol Park Drive and Eschol Park Drive	Local
<b>Gilead</b>		
Beulah	Appin Road	State (SHR listed)
Brookdale: Site of Hamilton Hume's Homestead	588 Appin Road	Local
Glen Lorne – site	982 Appin Road	Local
Hume Monument	588 (adjacent to) Appin Road	Local
Humewood Forest	Appin Road	Local
Kilbride Nursing Home	70 Glendower Street	Local
Meadowvale	715-717 Appin Road	Local
Mount Gilead	Appin Road	Local
Sugarloaf Farm	Menangle Road	State (SHR listed)
<b>Glen Alpine</b>		
Glen Alpine – site of original house	Abington Crescent	Local
Glen Alpine (second house)	12 Belltrees Close	Local
<b>Glenfield</b>		
Hurlstone Agricultural High School	Roy Watts Road	Local (part of site recommended for inclusion within the curtilage of the SHR listing of Macquarie Field House)
Milestone 24 miles to Sydney	Campbelltown Road	Local (recommended for nomination for SHR listing as part of the Milestones Group)
The Hilltop Special Schools	Roy Watts Road	Local (The proposed item has been referred to the NSW Heritage Branch for SHR listing as part of the Hurlstone Education Precinct)  (Also recommended for nomination to the NSW Heritage Council for inclusion on the SHR as an individual State significant heritage item)
Veterinary Research station (Directors Residence)	1 Roy Watts Road	Local (Already being considered for SHR listing as part of the Hurlstone Education Precinct).
<b>Gregory Hills</b>		
St Gregory's College	100 Badgally Road (including Badgally Hill)	Local
<b>Ingleburn</b>		
Annis and George Bills Horse Trough and Ingleburn Army Camp Memorial	14 Oxford Road (south of)	Local
Boronia	6 Dove Place	Local
Ingleburn Community Hall	72 Oxford Road	Local
Ingleburn Public School	51 Oxford Road	Local
Ingleburn Weir	Georges River	Local
Mess Hall	Ingleburn Army Camp, Campbelltown Road	Local
Milestone 26 miles to Sydney	Campbelltown Road, near Ingleburn Army Camp	Local (recommended for nomination for SHR listing as part of the Milestones Group)

Mont St Quentin Oval and gates	Ingleburn Army Camp, Campbelltown Road	Local
Robin Hood Farm	169 Campbelltown Road	State (SHR listed)
Stone Cottage	28 Mercedes Road	Local
The Pines	13 Macquarie Road	Local
Woodcrest	111 Oxford Road	Local
<b>Kearns</b>		
Epping Forest	Mississippi Crescent	State (SHR listed)
<b>Kentlyn</b>		
Frere's Crossing	Georges River	Local
Keira Villa	20 Hansens Road	Local
Old Ford Road	Georges River Road (east end)	Local
Osbaldeston	226 Georges River Road	Local
<b>Leumeah</b>		
Holly Lea and Plough Inn	185 Airds Road	State (SHR listed)
Milestone 32 miles to Sydney	Campbelltown Road (west of 11-11A Hollylea Road)	Local (recommended for nomination for SHR listing as part of the Milestones Group)
The Castle	4 Dowling Street	Local
Warby's Dams 1 and 2 on Fitzroy Creek	Fitzroy Creek	Local
Warby's Dams 3 and 4 on Fitzroy Creek	Fitzroy Creek near Lindesay Street	Local
<b>Leumeah/Ruse</b>		
Smiths Creek Reserve	Georges River Road/Leumeah/Pembroke Roads (near)	Local
<b>Macquarie Fields</b>		
Macquarie Field House	Quarter Sessions Road	State (SHR listed) (recommended for SHR curtilage amendment)
Simmo's Beach	Georges River	Local
<b>Menangle Park</b>		
Glenlee	Glenlee Road	State (SHR listed)
Menangle House	170 Menangle Road	Local (recommended for nomination for SHR listing)
Menangle Park Paceway – entry gate	Racecourse Avenue	Local
Menangle Weir	adjacent to rail bridge	Local
Riverview	121 Menangle Road	Local
The Pines	190 Menangle Road	Local
<b>Menangle Park/Gilead</b>		
Menangle Rail Bridge over Nepean River	Main Southern Railway	State (SHR listed)

<b>Minto</b>		
Campbellfield	10 Lind Street/Guernsey Avenue	Local
Centenary of Federation Avenue of Trees	Pembroke Road – road reserve	Local
Eagleview House	107 Eagleview Road	Local
Milestone 30 miles to Sydney	Campbelltown Road (south of Ben Lomond Road)	Local (recommended for nomination for SHR listing as part of the Milestones Group)
Milestone 31 miles to Sydney	Campbelltown Road (west of 149 Airs Road)	Local (recommended for nomination for SHR listing as part of the Milestones Group)
<b>Minto Heights</b>		
Etchell's Cottage	60 Hansens Road	Local
Hansen's Cottage – outbuilding	23 Hansens Road	Local
Keith Longhurst Reserve – The Basin	Georges River	Local
Stone Cottage	Lot 315, Ben Lomond Road	State (SHR listed)
<b>St Andrews</b>		
Early farmhouse	11 Shiel Place	Local
<b>St Helens Park</b>		
Denfield	Appin Road	State (recommended for SHR curtilage amendment)
St Helens Park House	66 St Helens Park Drive	State (recommended for SHR curtilage amendment)
St Helens Park Dam	Lot 252, DP 703991 and Lot 4, DP 865319	Local
<b>Varroville</b>		
Ingleburn Dam	1098 Camden Valley Way	Local
Varroville	196 St Andrews Road	State (SHR listed) (recommended for SHR curtilage amendment)
<b>Wedderburn</b>		
Charcoal Pits: 3 sandstone lined pits	Wedderburn Road	Local
Morning Glory	Minerva Road	Local
Old Wedderburn Post Office	419 Wedderburn Road	Local
Union Church Site	Wedderburn Road corner Aberfoyle Road	Local
Walsa	29 Pheasants Road	Local
<b>PART 2: GROUP HERITAGE ITEMS</b>		
Blair Athol Group	21, 23 and 29 Blair Athol Drive, Blair Athol	Local
Braefield and Caversham Group	Oxley Street, Campbelltown	Local
Georges River Swimming Spots	Georges River, Various Locations	Local
Glenalvon and Richmond Villa Group	Lithgow Street, Campbelltown	State/Local
Milestones Group	Campbelltown Road, Campbelltown to Glenfield	Local (recommended for nomination for SHR listing)
Old St Johns Church Group	Sturt, George and Broughton Streets, Campbelltown	State (SHR listed)
Queen Street Buildings Group	286-298 Queen Street, Campbelltown	State (SHR listed)

Soldier Settlement Houses Group	Waminda Avenue and Macquarie Avenue. Includes 25,35,87,99 and 142 Macquarie Avenue and 30,41,66,115,116,124,131,132 and 141 Waminda Avenue, Campbelltown	Local
St Helen's Park and St Helen's Park Dam (Westgarth's Dam)	66 St Helens Park Drive and part of the open space adjacent to Ironside Avenue (being Lot 252, DP 703992 and Lot 4, DP 865319)	State (house), Local (dam) (recommended to nominate the dame for inclusion on the existing SHR listing of St Helen's Park)
St Davids Presbyterian Church Group	Lithgow Street, Campbelltown	Local
St Peters Anglican Church Group	Queen, Cordeaux and Broughton Streets, Campbelltown	Local (recommended for nomination for SHR listing)
<b><u>Part 3: Heritage Conservation Areas</u></b>		
Queen Street Heritage Conservation Area	Queen Street, Campbelltown	State

**Comment:**

This recommendation is a key consideration in the preparation of the new comprehensive LEP for the Campbelltown LGA. As previously stated, the new LEP will need to include a Schedule of Heritage Items (including items, groups and heritage conservation areas) and a Heritage Map layer that shows the location and extent (curtilage) of each heritage item, group and heritage conservation area, listed in the Schedule.

There are no proposals to remove any existing heritage items from the local or State heritage lists for the Campbelltown LGA. In most cases, the existing items will retain their current significance level and curtilage and their heritage listing will simply be transferred from an existing local planning instrument into the new comprehensive LEP. There is no need for additional consultation for these items where there is no change. In cases where changes are proposed, consultation will need to be undertaken with affected owners. All land owners and owners of heritage items in the Campbelltown LGA will have the opportunity to comment on the draft LEP during the formal public exhibition process.

Further consultation will be undertaken (via written correspondence) with the owners of the new proposed heritage items during the preparation of the draft comprehensive LEP. These owners will also have the opportunity to comment or object during the formal public exhibition of the draft LEP (which is likely to take place in late 2011).

**Suggested Recommendation:**

That Council include the draft proposed Schedule of Heritage Items (including groups and a heritage conservation area) as identified in the Campbelltown Heritage Study and Register Review (2010) in the new draft comprehensive LEP, subject to further consultation being undertaken with the owners of proposed new items.

**Recommendation 3: Include relevant provisions in the City-wide DCP – development affecting heritage items**

The Heritage Study recommends that Council prepare specific controls for inclusion in its City-wide DCP to guide the conservation of heritage items and ensure that any development is appropriate for the type of item, its heritage significance and its setting.

---

**Comment:**

This recommendation relates directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. The new LEP will include the new standard heritage provisions provided by the NSW Department of Planning. However, specific local heritage controls, that augment the standard provisions, will need to be included in the Sustainable City Development Control Plan, if such controls are deemed necessary. Council has recently applied for substantial funding under the NSW Department of Planning's LEP Acceleration Fund (LAF) to fund additional resources to assist in the preparation of the LEP. If Council's application for funding is successful, some of this funding may be able to be used to appoint a specialist heritage planner to assist in the preparation of the DCP controls. If the application for funding is not successful, the provisions in the existing Heritage DCP should be carried over into the Sustainable City Development Control Plan, and a further review of the controls would be undertaken when, and if, funds became available.

**Suggested Recommendation:**

That Council include heritage provisions in the Sustainable City Development Control Plan to guide the conservation of heritage items and ensure that any development is appropriate for the type of item, its heritage significance and its setting.

**Recommendation 4: Include relevant provisions in the City-wide DCP – development affecting historic curtilages**

The Heritage Study recommends that Council's City-wide DCP should describe the principles to be followed in the design and siting of development to minimise the impact on the setting of an item and its historic curtilage. In the case of subdivision or other significant development likely to affect the curtilage of a heritage item, the DCP should require the preparation of a heritage curtilage study that describes the impact of the proposed subdivision and any development likely to occur as a result of this subdivision on the historic and contemporary curtilage, views and setting of the item.

**Comment:**

This recommendation does relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. As stated previously, the new LEP will include the new standard heritage provisions provided by the NSW Department of Planning, but more detailed local provisions will need to be included in the Sustainable City Development Control Plan, if such controls are deemed necessary.

**Suggested Recommendation:**

That Council include heritage provisions in the Sustainable City Development Control Plan that describe the principles for the design and siting of development to minimise the impact on the setting of a heritage item (or group) and its historic setting, and a requirement for a heritage curtilage study to be provided by the applicant with any application for subdivision that is likely to affect the curtilage of a heritage item, group or heritage conservation area.

---



---

**Recommendation 5: Include relevant provisions in the City-wide DCP – Queen Street Heritage Conservation Area**

The Heritage Study recommends that Council prepare specific controls for inclusion in its DCP to protect the heritage significance of the Queen Street Heritage Conservation Area and each identified Group of Heritage Items. These controls should focus on how to protect the cumulative or aggregated heritage significance of the Heritage Conservation Area or Group and ways in which any new development should respect the significance of the Group.

**Comment:**

This recommendation relates directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. As there is limited scope to include heritage provisions on specific areas in the new LEP, it is important that specific controls for the Queen Street Heritage Conservation Area be included in the Sustainable City DCP.

**Suggested Recommendation:**

That Council include specific heritage provisions relating to the Queen Street Heritage Conservation Area and Group in the Sustainable City DCP, to assist in ensuring the ongoing protection of the significance of the heritage items in this area.

**Recommendation 6: State Heritage Register Listings – Nomination of Items for SHR**

The Heritage Study recommends that Council advise the NSW Heritage Council that the properties identified in Appendix 3 – Recommendation 6 (of the Campbelltown Heritage Study and Register Review 2010) are considered likely to be of State heritage significance and request that the NSW Heritage Council assess them to determine whether they should be listed on the State Heritage Register.

Item Details	Reason for Nomination
<b>Campbelltown</b>	
<b>St Peters Anglican Church Group;</b> Church, Rectory, Stables and Cemetery, and Mawson Park  Cordeaux Street  Lot 7028, DP 1055669; Lot 1, DP 668144; Lot 100, DP 811930; Lots 50, 51 and 52, DP 811930	St Peters Church Group is likely to be of State historical, associative and aesthetic significance.  Contains one of the earliest Georgian Churches in Australia (1821), its early Colonial Cemetery (1820), a late Victorian Italianate Rectory (1887) and stables and Mawson Park, which has been the centre of public recreation since the proclamation of Campbelltown in 1820.  The Group continues to demonstrate a strong connection between its elements and the town centre, with the continuum of State (in the form of the Old Court House), the Community, the Church and Cemetery and Education still able to be clearly read and appreciated in the landscape.
<b>Reservoir, Cattle Tank and Silt Traps</b>  Allman Street (within Hurley Park)  Lot 7021, DP 1028116	Constructed 1833-1839, the Reservoir, Cattle Tank and Silt Traps are likely to be of State historical and aesthetic/technical significance as a unique example of a large water supply-related public work surviving from the Colonial period. It is one of the earliest forms of water conservation engineering/damming works for public use in NSW and possibly Australia.

---

<b>Old Campbelltown Court House</b> 95 Queen Street Lot 1, DP 772068	Built 1887- 1888, the building is a fine example of a court house by the prolific Colonial Architect James Barnet. The site has been used continuously as a court house since 1827, years before the official Macquarie Town Plan allotments were released. The Supreme Court sat on circuit in Campbelltown between 1829 and 1839, and the Old Court House has always been of central importance to the town.
<b>Old Kendall Mill House</b>	Built as part of the first steam powered mill in Campbelltown, the Old Kendall Mill House provides important surviving evidence of the infrastructure required to support the most important industry in early Campbelltown.
<b>Campbelltown to Glenfield</b>	
<b>Milestones Group</b> Campbelltown Road Various	Seven sandstone milestones along Campbelltown Road installed by the Commissioners of the Road Trust on 1854. While the group is not complete (3 milestones are missing and the "33 miles to Sydney" milestone has been relocated to Mawson Park), it is considered likely this is the largest extant group of mid 19 <sup>th</sup> Century milestones in NSW on a single road and is therefore likely to be of State heritage significance.
<b>Gilead</b>	
<b>Meadowvale</b> 715-717 Appin Road Lot 1, DP 602888	This property, within structures from c1812, the 1830s, and the 1880s, is on land which includes the original 1812 grant to Andrew Hume and is considered likely to be of State heritage significance.
<b>Mount Gilead Group</b> Appin Road Lot 1, DP 807555	The Mount Gilead estate is likely to be of State significance as a cultural landscape on account of the nationally rare surviving features within it, its intactness as an estate, its collective value as part of a continuum of notable colonial properties along Appin Road, and its association with influential entrepreneurs and families. Developed from 1820, particularly in the period 1828-1836, the Mount Gilead Group comprises a group of fine stone buildings culminating in the tower of a windmill on the highest point of the ridge. The rest of the Group comprises the stone homestead, now altered and extended (c.1977), and the two storey store and stable. There is also a substantial 'granary' or store to the south-east of the homestead and there are several other minor stone service buildings to the south.
<b>Glenfield</b>	
<b>The Hilltop Special Schools</b> Roy Watts Road Lot 1, DP 175963	The Special Schools are considered to be likely to be of State heritage significance for their historical, aesthetic and social values by both this Study and the Graham Brooks and Associates Heritage Assessment: Department of Education and Training Sites, Roy Watts Road, Glenfield, June 2009. The property is not at present listed on the LEP and is also recommended for local heritage listing. The Hilltop Special Schools are within the Hurlstone Education Precinct that has already been nominated the NSW Heritage Branch for possible SHR listing as part of an important group of properties associated with the innovation in education and research in NSW.
<b>Menangle Park</b>	
<b>Menangle House</b> 170 Menangle Road Lot 102, DP 776612	Menangle House and its stone kitchen c.1839, are considered likely to be of State historical significance. It was built as Taber's Inn (which operated from 1839 to 1844). The property is of historical significance for its ability to demonstrate innkeeping on the Great Southern Road in the early Colonial period, its association with early Colonial period farming, and for its association with the development of the local horse breeding and horse racing industry from the 1860s. It is of aesthetic significance as a rare Old Colonial Georgian building which retains many fine original details, including window and door joinery, all cedar chimney pieces and Regency-style moulded plaster cornices and ceiling roses to main formal rooms. Menangle House and the stone kitchen are of technical significance for their ability to demonstrate early colonial building techniques, including the layout and operation of an early colonial roadside inn, including a very rare c.1839 servery hatch at Menangle House.

---

**Comment:**

This recommendation relates directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. However, preparation of the LEP can proceed without this recommendation being implemented. Due to the limited timeframe Council has for the preparation of the LEP (currently a April 2012 deadline for completion), and the uncertainty regarding whether or not the NSW Heritage Branch will agree to consider listing additional items on the State Heritage Register, it is considered appropriate to use the existing endorsed significance levels (for heritage items and groups) to prepare the LEP and to amend the LEP if and when any of the proposed items are added to the State Heritage Register.

**Suggested Recommendation:**

That Council:

- Proceed with the preparation of the new comprehensive LEP for the Campbelltown LGA using the existing endorsed significance levels for heritage items and groups;
- Write to the NSW Department of Planning's Heritage Branch, after undertaking further consultation with the owners of the identified items, requesting that it consider listing:
  - The St Peters Anglican Church Group (including the Church, Rectory, Stables, Cemetery and Mawson Park)
  - The Reservoir, Cattle Tanks and Silt Traps (within Hurley Park)
  - The Old Campbelltown Court House
  - The Old Kendall Mill House (former Fisher's Ghost Restaurant)
  - The Milestones Group (along Campbelltown Road)
  - Meadowvale (at Gilead)
  - The Mount Gilead Group (at Gilead)
  - The Hilltop Special Schools (on part of the Hurlstone Agricultural High School site)
  - Menangle House (at Menangle Park) on the State Heritage Register.
- Amend the comprehensive LEP (as required) to reflect any changes to the endorsed significance of heritage items and groups listed within the LEP.

**Recommendation 7: State Heritage Register Listings – Review of Curtilages**

The Heritage Study recommends that Council request the NSW Heritage Council to review the curtilages of the State Heritage Register (SHR) listings for the properties identified in Appendix 3 – Recommendation 7 (of the Campbelltown Heritage Study and Register Review 2010), and which are reiterated in the following table.

---

Item Details	Address - Lot/DP No.	Recommended Change and Reason(s)
<b>Beulah House, Outbuilding, Timber Bridge and Gazebo</b>	Appin Road  Beulah: Current curtilage part of Lot 23, DP 1132437 (originally part Portion 78, Parish of Menangle)	Extend SHR curtilage boundary to include Humewood Forest (Lot 21, DP 113464).  The land of Humewood Forest was originally granted to Francis Rawden Hume in 1823 along with the area now known as Beulah. It remained in Hume family ownership until 1936 and in trust as part of the Will of Ellen Clayton Hume until 1969. It encompasses an intact forest of Eucalyptus Maculata (Spotted Gum) comprising 80 acres which was set aside by Ellen Hume as a nature reserve and which is likely to be of State heritage significance in its own right as well as its historic role as part of the Beulah estate. It also provides frontage to Appin Road from Beulah. It is considered that this land portion is both historically and physically linked to "Beulah" and should be included within the same SHR curtilage (it is listed already as a heritage item within the existing local planning instrument).
<b>Macquarie Field House</b>	Roy Watts Road  Lot 4, DO 845870 – Part of Hurlstone Agricultural High School	Macquarie Field House's SHR curtilage should be extended to encompass Lot 4, DP 845870.  This land lies between the main school site and Macquarie Field House. It is recommended by the Campbelltown Heritage Study and Register Review 2010 and the Graham Brooks and Associates Heritage Assessment: Department of Education and Training Sites, Roy Watts Road, Glenfield, June 2009 Study, that this Lot be included in the SHR curtilage to Macquarie field House to ensure that any development of this site (including development associated with the South-West rail link) respects its role as part of the historic estate and as an important part of the current aesthetic setting and viewscape of the Macquarie Field House property.
<b>Denfield</b>	Appin Road  Current SHR curtilage: Lot 1, DP 540248. This lot has been replaced by subsequent subdivision.	The curtilage should be amended to include Lot 101, DP 1128548 and Lot 122, DP 813654.  Subdivision has occurred within the SHR listed boundary resulting in a loss of curtilage and State heritage values to the east of the house. The current owners have purchased land however to extend the curtilage adjacent to the house (to the south). This has helped to ensure that the aesthetic significance of the house and its setting have been protected from the important views along Appin Road. It is recommended that the Heritage Council be requested to amend the SHR listing to reflect the new boundaries of the property.
<b>St Helen's Park</b>	St Helens Park Drive and Ironside Avenue  Current SHR curtilage: Lot 60, DP 739072	The curtilage should be amended to include Lot 252, DP 703991 and Lot 4, DP 865319.  The existing SHR listing includes the house and its outbuildings, but not its dam (also known as Westgarth's Dam) which has become separated from the original lot through subdivision. It is recommended that the Heritage Council be requested to amend the SHR listing to include the dam and its creek setting.
<b>Varroville</b>	196 St Andrews Road  Current SHR boundary: Part Lot 21, DP 564065	Varroville SHR curtilage should be extended to include outbuildings and the original entry drive with its avenue of trees and historic dams which are within Lot 22, DP 564065.  The current SHR curtilage excludes the 19 <sup>th</sup> Century Varroville outbuildings and original entry drive with its avenue of trees as well as the historic hand-formed dams. The site has been subdivided and these features are now on a separate lot and in separate ownership from the house and garden and therefore potentially under threat of demolition and/or unsympathetic development without proper consideration of likely impacts on their heritage significance as part of the historic Varroville Estate.

---

**Comment:**

This recommendation relates directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. However, preparation of the LEP can proceed without this recommendation being implemented. Due to the limited timeframe Council has for the preparation of the LEP (currently a April 2012 deadline for completion), and the uncertainty regarding whether or not the NSW Heritage Branch will agree to amend SHR curtilages, it is considered appropriate to use the existing curtilages to prepare the LEP and to amend the LEP if and when the SHR curtilages are changed.

**Suggested Recommendation:**

That Council:

- Proceed with the preparation of the new comprehensive LEP for the Campbelltown LGA using the existing curtilages for items listed on the State Heritage Register;
- Write to the NSW Department of Planning's Heritage Branch, after undertaking further consultation with the owners of the identified items, requesting that it consider amending the State Heritage Register curtilages of Beulah, Macquarie Field House, Denfield, St Helens Park and Varroville, in accordance with Recommendation 7 of the Campbelltown Heritage Study and Register Review (2010)
- Amend the comprehensive LEP (as required) to reflect any changes to the State Heritage Register curtilages of items included on that Register.

**Recommendation 8: Prepare and Archaeological Management Plan for the LGA**

The Heritage Study recommends that Council, for its next five-yearly review of its comprehensive LEP, consider allocating funding and applying for funding assistance from the NSW Heritage Branch Heritage Grants Program to undertake an Archaeological Management Plan for the Campbelltown LGA, based on the NSW Heritage Branch standard brief for Archaeological Management Plans. It is suggested that the Archaeological Management Plan be undertaken as a two (2) year project, assisting Council in management of costs, and allowing time for a thorough project to be undertaken. If limited funding is available then priority should be given to the sites identified in Recommendation 9 (below).

**Comment:**

This recommendation does not relate directly to the current process for preparation of the new comprehensive LEP for the Campbelltown LGA. However, Council has been advised by the NSW Department of Planning's Heritage Branch that it may be required to prepare an archaeological study for the Campbelltown LGA in a future review of the LEP. Council's Environmental Planning Staff have already placed a notation in the LEP Budget regarding this possible future requirement.

**Suggested Recommendation:**

That Council:

- if Council is required to undertake an Archaeological Study for the Campbelltown LGA, in a future review of Council's LEP, that Council should consider applying for any funding assistance that may be available under the NSW Heritage Branch Heritage Grants Program to help fund the study; and
-

- if funding for an Archaeological Study is limited, and subject to agreement from the NSW Department of Planning, the Archaeological Study could focus on the sites identified in the Campbelltown Heritage Study and Register Review (2010) as those sites likely to have high archaeological potential.

**Recommendation 9: Identify sites of known high archaeological potential on s.149 Planning Certificates**

The Heritage Study recommends that where sites are known to have high archaeological potential (listed in Appendix 3 – Recommendation 9 of the Campbelltown Heritage Study and Register Review 2010), and reiterated in the table below, property owners be alerted to the legislative requirements relating to this archaeological potential by the Council inserting the following standard statement in the S149 Certificates for these properties:

- This property has high archaeological potential evident from historical research. All known potential archaeological relics in New South Wales are protected under the NSW Heritage Act 1977 (as amended). When intending to disturb or excavate land where archaeological relics have been identified or are considered likely to occur, it is the responsibility of the property owner to seek either an excavation permit under Section 140 of the Act or an Exception under Section 139 of the Act. Application forms and more information can be obtained from the NSW Heritage Branch website [www.heritage.nsw.gov.au](http://www.heritage.nsw.gov.au) or by contacting the NSW Department of Planning's Heritage Branch. Council can require evidence that a permit or exception under the NSW Heritage Act has been sought and obtained before granting a Development Consent relating to this property.

Item	Reason for Recommendation
<b>Campbelltown</b>	
Reservoir, cattle tanks (Hurley Park)	1833-1838 water supply dam built with convict labour.
St Peter's Anglican Cemetery	Cemetery dates from 1820.
Old St John's Cemetery	1827 Catholic cemetery, one of the earliest in Australia. Foundations of an early building within the cemetery have previously been noted.
Presbyterian Cemetery	Extant 1837 Presbyterian cemetery
St Peter's Anglican Rectory (Manse)	1 <sup>st</sup> rectory built 1840 and a well constructed; rectory demolished 1887 for new (extant) rectory and stables. The well adjacent to the former rectory has high archaeological potential. The sub-floors of the former rectory and stables also have archaeological potential.
St Peter's Anglican Church	1824 Church (one of the four oldest Anglican churches in Australia): sub-floor and other undisturbed areas. Any early well also has potential for archaeological deposits. Also, the grounds in the vicinity of the Church have moderate potential.
St David's Presbyterian Church	St David's Presbyterian Church has a sub-floor space that has not been disturbed since 1842, and would have high archaeological potential. The remainder of the site (including any early well) also has archaeological potential.
Richmond Villa	Extant villa built 1835. Potential for sub-floor archaeological deposits. The remainder of the site (including any early well) also has archaeological potential.
Glenalvon	Extant c.1836 house. Potential for sub-floor archaeological deposits. The remainder of the site (including any early well) also has archaeological potential.
Emily Cottage	Cottage c.1825, extant by 1844. Located at a junction of three early colonial roads. Potential for sub-floor archaeological deposits. The remainder of the site (including any early well) also has archaeological potential.
Old Catholic Schoolhouse	Extant 1840 schoolhouse. Potential for sub-floor archaeological deposits. The remainder of the site (including any early well) also has archaeological potential.
Caversham	Historical evidence of 1830s building on the site (since demolished). Sub-floor space of current building c.1890. Any early well also has potential for archaeological deposits.
Wesleyan Chapel	1840s building with high potential for sub-floor deposits. The remainder of the site (including any early well) also has archaeological potential.

Old CBC Bank	If the sub-floors have not been lifted and the well has not been excavated, these would have moderate to high archaeological potential. The remainder of the site (including any early well) also has archaeological potential.
Old McGuanne House	C. 1850s commercial building. The sub-floor of the building has high archaeological potential. The remainder of the site (including any early well) also has archaeological potential.
Old Doyle's Railway Hotel	C. 1845-1855 commercial hotel building. Potential for sub-floor archaeological deposits. The remainder of the site (including any early well) also has archaeological potential.
Old Bursill's Building	c. 1845-1850 commercial building. Potential for sub-floor archaeological deposits. The remainder of the site (including any early well) also has archaeological potential.
Old Coach House	C. 1858 commercial building. Potential for sub-floor archaeological deposits. The remainder of the site (including any early well) also has archaeological potential.
Fowler's Cottage (Dredge's Cottage)	Historical evidence of pre 1844 buildings on the site (no longer extant). Extant building c.1875. Any early well would have archaeological potential.
Old Kendall Mill House	C. 1840s building – potential for sub-floor archaeological deposits. The remainder of the site (including any early well) also has archaeological potential.
Old Farrier's Arms	Extant c. 1850 inn building. Potential for sub-floor archaeological deposits. The remainder of the site (including any early well) also has archaeological potential.
Old Campbelltown Court House	There is some potential that the gaol excavated underneath the First Court House on the site (1827) was merely filled in for later development and there may be archaeological evidence of the harsh conditions of the early Colonial period. The later Court House would not have substantially disturbed this evidence.
Methodist/Congregationalist Cemetery	A mid- 19 <sup>th</sup> Century cemetery: oldest gravestone dated 1865.
Old St John's Catholic Church	Extant 1824 Catholic Church with no subsequent development. Potential for sub-floor archaeological deposits, plus general grounds, including the location of Father Therry's slab hut. Any early well also has potential for archaeological deposits.
<b>Eschol Park</b>	
Eschol Park House	Documentary record in 1828 of buildings on site likely to have been built c. 1820. Extant two storey house c. 1858. Complex collection of early outbuildings – remains have high archaeological potential. Any early well also has potential for archaeological deposits.
<b>Gilead</b>	
Brookdale	Site of Hamilton Hume's homestead. House and outbuildings demolished but outline of footings still visible. Site never redeveloped. Any early well also has potential for archaeological deposits. High archaeological potential.
Glen Lorne (site)	Location of former Glen Lorne farm house and outbuildings – European occupation since 1832. Although no substantial structures other than fences survive, the site has not been redeveloped and has high archaeological potential.
Mt Gilead Group	Site acquired by Thomas Rose from 1821. Extant structures (dam, windmill, stone buildings) from the period c.1824-1830s. Any early well also has potential for archaeological deposits. High archaeological potential in the vicinity of farmhouse, mill and other extant structures.
Meadowvale (formerly "Hume Mount")	Site includes original 1811 land grant to Andrew Hume and additional land acquired by Andrew Hume in the 1820s. Site occupied by Andrew Hume and family from 1812. Extant building c.1835. Any early well also has potential for archaeological deposits. High archaeological potential.
Sugarloaf Farm	Historical records of buildings on the site from 1820. Extant c.1835 building and associated outbuildings. Any early well also has potential for archaeological deposits.
<b>Glen Alpine</b>	
Glen Alpine – site of original house (Heritage Park)	Site occupied 1832 by house built for the Rev Reddall (later demolished). Site now Heritage Park. Any early well also has potential for archaeological deposits.
<b>Ingleburn</b>	
Robin Hood Farm	Extant c. 1860-1862 building. Any early well also has potential for archaeological deposits.
<b>Kearns</b>	
Epping Forest	Historical record of site occupation by William Kearns from 1823. Extant c.1825 buildings. Any early well also has potential for archaeological deposits.
<b>Leumeah</b>	
Hollylea and Plough Inn	Site occupied c.1818. Extant buildings c. 1818 and c.1832. Any early well also has potential for archaeological deposits.

<b>Macquarie Fields</b>	
Macquarie Field House	Historical records of "Meehan's Castle" building c. 1811 (since demolished). Extant house late 1830s-early 1840s. Any early well also has potential for archaeological deposits.
<b>Menangle Park</b>	
Glenlee	Extant c.1823 house and early 19 <sup>th</sup> Century outbuildings. Any early well also has potential for archaeological deposits.
Menangle House	Possible site occupation from 1823. Extant c.1839 former Inn and separate kitchen. Extensive outbuildings in historical record from 1857 (no longer extant but have archaeological potential). Any early well also has potential for archaeological deposits.
<b>Minto</b>	
Campbellfield	Extant cellar, wall and chimney of c.1819. History of European settlement from 1818, with associated archaeological potential. Any early well also has potential for archaeological deposits.
<b>Minto Heights</b>	
The Jug (Stone Cottage)	Extant c. 1820s stone convict-built outbuilding possibly associated with Redfern's Campbellfield estate. Any early well also has potential for archaeological deposits.
<b>Wedderburn</b>	
Old Union Church	Remains of late 19 <sup>th</sup> Century rural church building, in a state of collapse. The site has archaeological potential as a result of its role as a local gathering place.

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. Using Section 149 (planning) certificates to provide more information to existing and potential property owners on their obligations under existing legislation can be beneficial. However, Council needs to give serious consideration to the potential legal implications of including information regarding archaeological potential on its Section 149 certificates.

**Suggested Recommendation:**

That Council consider including a notation on the Section 149 certificates for properties that have been identified in the Campbelltown Heritage Study and Register Review (2010) as having high archaeological potential, subject to Council obtaining legal advice to determine if there are any unexpected ramifications for Council.

**Recommendation 10: Management of entries in the State Heritage Inventory**

In order to ensure the Campbelltown SHI remains up to date, the Heritage Study recommends that:

- The responsibility for ongoing maintenance of this SHI be allocated to a small number of relevant Council staff such as:
  - a designated Senior Strategic Planner;
  - a designated staff member with the Local Studies area of the H.J. Daley Library; and
  - a Campbelltown Heritage Advisor (if appointed in future).



- Upgrading of the SHI should be included in the duty statements for the designated Council staff;
- Council staff in the designated positions should be required to undergo SHI training offered by the NSW Department of Planning's Heritage Branch; and
- The designated Senior Strategic Planner should be responsible for sending a copy of the updated Campbelltown SHI to the NSW Heritage Branch at least annually (more often if major changes to the SHI have been made), to ensure the publicly available version of the SHI is also kept up to date.

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. However, the draft Heritage Study and Register Review is a substantive and well-researched resource for Council that should be kept up to date as additional relevant information is provided. This will prevent Council having to allocate substantial funding to undertake an exhaustive review of the Heritage Study in future.

**Suggested Recommendation:**

That Council nominate a designated Senior Strategic Planner to:

- undergo appropriate training to update the Heritage Study and Register;
- update the Heritage Study and Register as required; and
- send an updated copy of the electronic register to the NSW Department of Planning's Heritage Branch on an annual basis or whenever substantial changes have been made.

**Recommendation 11: Improve accessibility of information about listed heritage items**

The Heritage Study recommends, that to facilitate SHI upgrading and public availability of historical information, Development Applicants should be required to provide a minimum of four copies of any Heritage Impact Statement or Conservation Management Plan submitted as part of the Development Application process. Once such documents are received by Council:

- One (1) copy should be sent to Local Studies at the H.J. Daley Library;
- One (1) copy should be sent to a designated staff member for their use for SHI upgrading (e.g. Senior Strategic Planner or Heritage Advisor); and
- Two (2) copies should be retained by the Development Assessment Planner (one for file reference, one in the internal Planning Library).

Four (4) copies of other Conservation Management Plans (for example, those prepared separately as part of a Funding Agreement or without any associated Development Application) that have been endorsed by Council, should also be required and distributed in a similar manner.

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. However, as previously stated, the draft Heritage Study and Register Review is a substantive and well-researched resource for Council that should be kept up to date as additional relevant information is provided. This will prevent Council having to allocate substantial funding to undertake an intensive review of the Heritage Study in future. Development Applicants and other relevant persons should be requested to provide four (4) hard copies of any Heritage Impact Statement or Conservation Management Plan, and an electronic copy (in an appropriate format).

---

**Suggested Recommendation:**

That Council consider introducing a requirement for development applicants and other persons preparing Conservation Management Plans and Heritage Impact Statements to submit four (4) hard copies of the documents and an electronic copy (in an appropriate format) to Council so that the information can be integrated into Council's Heritage Study and Register and added to the reference material available on heritage items within the Campbelltown LGA.

**Recommendation 12: Local Heritage Management: Heritage Advice**

The Heritage Study recommends that Council allocates a budget and applies for funding assistance from the NSW Department of Planning's Heritage Branch to enable the appointment of a Heritage Advisor to Council. It is suggested that the Advisor's contract initially be for a period of three (3) years. Once funding for the position has been established, a minimum of three (3) heritage consultancy firms should be invited to quote to provide the Heritage Advisor service to Council.

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. Having a Heritage Advisor available to assist both Council and owners of heritage items with heritage management is desirable and reflects best practice. However, a Heritage Advisor Position is not within Council's current structure, nor has future funding been allocated to enable Council to apply for funding assistance to augment its own budget allocation for a Heritage Advisor.

**Suggested Recommendation:**

That Council consider the appointment of a Heritage Advisor, and apply for funding from the NSW Department of Planning's Heritage Branch to assist with funding the position, should funding become available.

**Recommendation 13: Local Heritage Management: sites needing particular attention**

It is recommended that the site-specific issues identified in Appendix 3 – Recommendation 13 (of the Campbelltown Heritage Study and Register Review 2010) as reiterated below, are pursued with the relevant authorities and owners and their attention (including the repair and conservation of deteriorated fabric) be a priority in the management and future planning of these sites. Cases of demolition by neglect of items listed on the State Heritage Register should be referred to the NSW Heritage Council.

---

Item	Observed Threatening Process	Recommended Action
<b>Epping Forest</b>	Severe neglect. The building is fenced off and appears to be unoccupied. The property was noted as vacant on 28 June 1999 (Heritage Council SHI form). Some of the brickwork at the rear is in a state of collapse. The house is on a large site, but is now surrounded by modern suburbia and is therefore at risk of vandalism.	As this early 19 <sup>th</sup> Century property is listed on the SHR, Council should consult both the property owner and the NSW Heritage Council to consider options to ensure the conservation of the buildings on the property. These could include: <ul style="list-style-type: none"> <li>• Encourage the owner to apply for a heritage grant to update the Conservation Management Plan prepared in 2000 and undertake urgent conservation works (note due to the State significance of the property, it is recommended that the grant be sought from the Heritage Council, rather than the Campbelltown City Council heritage fund);</li> <li>• Consult with the NSW Heritage Council regarding enforcement of the "minimum maintenance" provisions applying to State Heritage Register Listed properties;</li> <li>• An active residential (or other sympathetic) use should be found for the site.</li> </ul>
<b>Old St John's Catholic Church</b>	Although extensive restoration works have been carried out in recent years, the building is now vacant and the roof has begun to fail allowing pigeons to roost in the ceilings. This in turn is allowing pigeon droppings to build up in the roof space and to fall down into the hall. The space is regarded as a health hazard and is not used.	As this early 19 <sup>th</sup> Century property is listed on the SHR, Council should consult both the Church and the NSW Heritage Branch to consider options to ensure the conservation of the church building.  It is understood that policies applying at the time of the earlier restoration prevented the introduction of active security devices (such as bars on windows) which led to vandalism and the withdrawal of insurance on the building, affecting its potential for active use. The management of security for heritage items such as old churches has improved significantly in the interim and the Church owners are encouraged to seek a solution that includes an active use for the building.  It is recommended that Campbelltown City Council encourage the Church to apply for State heritage grants to repair the roof and remedy damage from roof leaks and pigeon ingress as an immediate priority. The building should be a prime candidate for financial assistance and the work could assist in providing local employment.  Encourage the Church to apply for a heritage grant to prepare and implement the Conservation Management Plan for the site. This process should highlight the importance of this early site to the community and to the Church as a whole.
<b>Old St John's Catholic Cemetery</b>	The 19 <sup>th</sup> Century cemeteries of Campbelltown are of very high historical significance to the area, reflected in their heritage listing. All of these cemeteries are in need of better management, for example, fencing to prevent vandalism, weed management etc. It is noted that St Peter's Cemetery has received a Federal heritage grant of \$44,000 for fencing.	Subject to available funding and resources, Council should assist the churches with appropriate conservation management of the cemeteries. The following options are suggested: <ul style="list-style-type: none"> <li>• Request the National Trust Cemeteries Committee to view the cemeteries and provide management advice to the relevant church cemetery management authorities via a Council facilitated workshop;</li> <li>• Encourage the relevant cemetery management bodies to apply for heritage grants. Given St Peter's success, it is considered that all the cemeteries should apply for Federal and State heritage grants, using "Historic Cemeteries of Campbelltown – a Macquarie Town" as an umbrella title; and/or</li> <li>• Council apply for a NSW heritage grant to undertake a Conservation Management Plan (CMP) for all four cemeteries. This would require cooperation of the four churches.</li> </ul>
<b>St Peter's Anglican Cemetery</b>		
<b>Methodist/ Congregational Cemetery</b>		
<b>Presbyterian Cemetery</b>		
<b>Old Kendall Mill House</b>	The building has been fire damaged and is disused.	Encourage the property owners to work with Council to better manage the building and the site. This could include making an application to Council's Heritage Fund for assistance in undertaking conservation work to the building and then seeking an active use compatible with the recommended Cultural Tourism zone (for this part of the Campbelltown CBD).

<b>The Kia</b>	This house has been disused and derelict since at least 1979.	Council should consider: <ul style="list-style-type: none"> <li>Consulting the property owner regarding appropriate active uses for the house;</li> <li>Encouraging the owner to apply for funding assistance for restoration from the Campbelltown City Council Heritage Fund; and</li> <li>Encourage the stabilisation of the building to prevent further deterioration of fabric whilst management and conservation options are explored.</li> </ul>
<b>Etchell's Cottage</b>	A brick, timber and corrugated iron cottage which currently appears vacant and in very poor condition. This is considered to be a highly vulnerable structure.	Encourage the property owners to apply to Council's Heritage Fund for assistance in undertaking conservation work.
<b>Old Wedderburn Post Office</b>	Building appears to be in poor condition.	Encourage the property owners to apply to Council's Heritage Fund for assistance in undertaking conservation work. Discuss viable new uses for the building with the property owners.
<b>Early Farmhouse (Shiel Place)</b>	Both the house and the timber and corrugated steel outbuilding are in need of some repair.	Encourage the property owners to apply Council's Heritage Fund for assistance in undertaking conservation work.
<b>Raith</b>	The house appears vacant and in danger of vandalism. Security fences have been breached.	Write to the owner (NSW Department of Community Services) requesting implementation of the recommendations of the Conservation Management Plan prepared in 2006 and the reinstatement of the security fence and surveillance of the site to prevent further vandalism.
<b>Eagleview House</b>	The house appears in need of maintenance, and there is also a timber outbuilding in a state of collapse.	Encourage the property owners to apply to Council's Heritage Fund for assistance in undertaking conservation work to both the house and the outbuilding.
<b>Hillcrest</b>	House appears to be in need of maintenance.	Encourage the property owners to apply to Council's Heritage Fund for assistance in undertaking conservation work.
<b>Blairmount</b>	Two early timber outbuildings are in poor condition, one in a state of collapse.	Encourage the property owners to apply to Council's Heritage Fund for assistance in undertaking conservation work to the outbuildings. Repairs to early rural outbuildings should be a priority category Council's Heritage Fund as such structures are vulnerable.
<b>Milestones 26 and 30 (part of the Milestones Group, Campbelltown Road)</b>	These milestones within the Campbelltown Road milestones group are in poor condition.	It is recommended that Council request the RTA to undertake a Conservation Maintenance Policy for the milestones group and undertake conservation work, particularly to these two milestones, as a matter of urgency. (Note: The Milestones Group has been recommended in this Study for listing on the SHR).  Milestone 26: located on the east side of Campbelltown Road at Ingleburn, west of the Ingleburn Army Camp.  Milestone 30: East side of Campbelltown Road, Minto, just south of the intersection of Campbelltown Road and Ben Lomond Road, Minto, to the west of and near the boundary of properties at Nos. 5 and 9 Swettenham Road, Minto (these properties are Lots 6 and 7 respectively of DP 834139).
<b>Old Union Church Site (Wedderburn)</b>	Church building in state of collapse.	Encourage the property owners to apply to Council's Heritage Fund for assistance in undertaking stabilisation work to the remains of the structure.

---

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. Managing heritage items and ensuring that they are well maintained is very important, however, it is a resource intensive process.

All private owners of heritage items (located in the Campbelltown LGA) are invited to apply for funding under Council's Local Heritage Fund. Letters inviting applications are distributed once per year, inviting owners to apply for up to \$1500, which is provided on a dollar for dollar basis and reimbursed to the owner once the works have been satisfactorily completed. The number of applications received for each funding round has increased in recent years, and due to this increasing popularity, the Fund guidelines have been amended so that owners who receive funding in one year cannot apply for funding in the following year – this is an attempt to ensure a fairer and even spread of funding. The Sub Committee have previously considered amending the Local Heritage Fund Guidelines to make applications for funding competitive, but resolved not to pursue this option as it would be resource intensive and could mislead owners and the community to believe that some local heritage items are valued as being more important than others.

Epping Forest has been in a poor state of maintenance for many years. Council has no power to enforce minimum standards of repair at the local level, but the Heritage Branch should be requested to initiate action to prevent further deterioration of the heritage item.

**Suggested Recommendation:**

That Council:

1. Continue to write annually to private owners of heritage items (within the Campbelltown LGA) to advise that they can apply for assistance under Council's Local Heritage Fund.
2. Liaise with the NSW Department of Planning's Heritage Branch to ask that it write to the owners of Epping Forest to enforce the minimum standards for maintenance that apply to State listed heritage items.

**Recommendation 14: Local Heritage Management: Campbelltown City Council Heritage Fund**

The Heritage Study recommends that Council apply to the NSW Heritage Council in the next available funding round, for matching funding of \$5,000, to expand the Local Heritage Fund to \$10,000 per annum.

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA, however, it is worthy of implementation. State level funding to augment local heritage funds is not always available, but at the next available opportunity, Council should apply for funding, bearing in mind the possible administrative responsibilities that might be required if grant funding is received.

**Suggested Recommendation:**

That Council investigate future opportunities for funding to augment the Local Heritage Fund, and that application(s) be made to source this funding whenever funding is available.

---

### Recommendation 15: Local Heritage Management: Local Heritage Fund Priorities

The Heritage Study recommends that Council should identify priorities in its heritage funding program and restructure the program so that funding applications are assessed competitively to ensure the best grant applications are funded each year. Initial funding priority should be given to:

- Structures that are threatened by their poor condition;
- Early rural outbuildings and garden structures;
- Buildings or sites owned by non-profit organisations (e.g. churches)
- Historic cemeteries; and
- Small grants to assist owners in meeting the cost of Conservation Management Plans for the conservation and maintenance of their heritage items (excluding new development proposals).

Items that could be considered as a priority are identified in Recommendation 13 (above) and the following properties (that are not considered to be under threat at the present time but would benefit from specific conservation actions).

Item Details	Observed Threat	Recommended Action
Eschol Park House	Nil observed	This site does not appear to be under current threat, but it is noted that it has a complex history, with buildings and high archaeological potential possibly dating back to c.1817 or the 1820s. A Conservation Management Plan should be prepared prior to any future major changes to this property. The property owners should be encouraged to apply for a Local Heritage Fund grant to assist in the preparation of a CMP.
Menangle Rail Bridge and Menangle Weir	Nil observed, but access and interpretation should be improved.	<p>These items, which are in sight of each other, are accessed from the Nepean River Reserve, Menangle Park (a Council owned reserve). There is no formal access path to allow viewing of the heritage items from the reserve and no interpretation of the items. The Bridge is the oldest railway bridge in NSW.</p> <p>It is recommended that the reserve be upgraded as follows:</p> <ul style="list-style-type: none"><li>• Bush regeneration of the reserve be undertaken to remove weeds and open up vistas to the heritage items;</li><li>• A formal access path be constructed from the car park (preferably wheelchair accessible);</li><li>• Interpretive signage relating to the heritage items be installed adjacent to the formal access path;</li><li>• Seating, picnic tables and possibly a BBQ area with appropriate landscaping be installed adjacent to the car park.</li></ul>

#### Comment:

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA, and its full implementation would be resource intensive. As previously stated in this report, all private owners of heritage items (located in the Campbelltown LGA) are invited to apply for funding under Council's Local Heritage Fund. Other sources of funding could potentially be available for publicly owned heritage items through the NSW Department of Planning's Heritage Branch, though this matter requires further investigation. Access and interpretation works cannot be budgeted for in the short to medium term but could potentially be considered as a long-term project.

---

**Suggested Recommendation:**

That Council:

- Continue to write annually to private owners of heritage items (within the Campbelltown LGA) to advise that they can apply for assistance under Council's Local Heritage Fund.
- Consider, as a long-term project and subject to the required resources and funding being available, improving access to, and interpretation of, the Nepean River Reserve (including the Railway Bridge and Menangle Weir).

**Recommendation 16: Local Heritage Management: seek additional heritage funding**

The Heritage Study recommends that Council investigate whether Federal Heritage assistance grants or grants from other sources may be available for conservation or interpretation works for Council-owned heritage-listed sites.

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. However, staff from Council's Environmental Planning Section are already implementing this recommendation by regularly investigating and applying for available heritage grants as they become available.

**Suggested Recommendation:**

That Council continue the current practice of investigating and applying for heritage assistance grants as they become available.

**Recommendation 17: Local Heritage Management: promote Council-owned and managed heritage items**

The Heritage Study recommends that, subject to Council's available funding and resources, options for enhancing public appreciation of Council-owned heritage listed sites should be explored. For example, through open days during Heritage Week and History Week, and interpretation projects (as appropriate to each site).

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. While the recommendation to explore options to enhance public appreciation of Council-owned heritage sites is valuable, it is unlikely to be achievable in the short to medium term due to current staff and budget allocations.

**Suggested Recommendation:**

That Council consider, as a long-term project, options for enhancing the public appreciation of Council-owned heritage listed sites, as additional funds and resources become available.

---

---

**Recommendation 18: Local Heritage Management: Council's historic properties**

The Heritage Study recommends that subject to Council's available funding and resources:

- A three to five year prioritised plan should be developed to prepare or upgrade Conservation Management Plans, including the identification of appropriate Heritage Maintenance Policies, for all Council-owned heritage properties in consultation with Council's Property Management staff. The plans and policies should examine ongoing requirements, needs and maintenance issues including such issues as fire safety and provision of disabled access to Council-owned buildings where necessary.
- In the case of Mawson Park, a new Plan of Management should be prepared for the park (and associated structures) which incorporates the findings of the Conservation Management Plan (CMP) for the park. The CMP should be prepared by an experienced heritage landscape consultant.

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. While the recommendation to prepare or upgrade Conservation Management Plans (and Plans of Management, where appropriate) for all Council-owned heritage properties is highly commendable and reflects best practice, it is not possible in the short to medium term due to current resources.

**Suggested Recommendation:**

That Council consider, as a long-term project, the possibility of preparing or upgrading Conservation Management Plans (and Plans of Management, where appropriate), that include Heritage Maintenance Policies, for all Council-owned heritage properties, in consultation with relevant Council stakeholders.

**Recommendation 19: Promotion of Heritage in the Campbelltown LGA: website**

In terms of promoting heritage in the Campbelltown LGA, the Heritage Study recommends that Council:

- upgrades the heritage information on its website to improve both content and accessibility. Heritage information should be able to be accessed through "Development", "Community" and "Visitors" headings on Council's website, as well as being prominent on the Library's website and linked to the Quondong visitors centre website.
  - update the suburb history information available through Council's website based on information in its Heritage Study Review.
  - Provide links to the State Heritage Inventory from Council's website.
  - Amend the heritage information on its website to include links to heritage funding assistance information on the NSW Heritage Council website (due to the number of State heritage listed items within the Campbelltown LGA). It is suggested that Newcastle City Council's website could be used as a model.
-



---

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. However, improving access to information regarding heritage is considered important.

**Suggested Recommendation:**

That Council, subject to the necessary resources being available, upgrade and improve the heritage information provided on the Council, Council Library, and Quondong Visitor Information Centre websites. Improvements should include updating suburb history information, and providing links to heritage funding assistance information.

**Recommendation 20: Promotion of Heritage in the Campbelltown LGA: publications**

The Heritage Study recommends that Council update the existing Heritage Walking Tour brochure and improve online availability.

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA, and is therefore not an immediate priority.

**Suggested Recommendation:**

That Council update the existing Heritage Walking Tour brochure and improve its online availability, as resources become available.

**Recommendation 21: Promotion of Heritage in the Campbelltown LGA: promotions**

The Heritage Study recommends that Council ensures that its Local Studies Librarian and Heritage Advisor (should they be appointed) liaise together and with the Quondong Visitor Information Centre to ensure that Heritage Week and History Week events (e.g. guided walks, bus tours, exhibitions, heritage and history talks and arts and cultural events at Council owned heritage places) are held annually in Campbelltown.

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. However, it is an important consideration for the annual Heritage Week and History Week events.

**Suggested Recommendation:**

That Council ensures that Heritage Week and History Week events are held annually.

**Recommendation 22: Promotion of Heritage in the Campbelltown LGA: tourism websites**

The Heritage Study recommends that links to Council's heritage information and publications are provided on the website [www.visitmacarthur.com.au](http://www.visitmacarthur.com.au) and any other relevant tourism website.

---

---

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA. However, it could be relatively quick and simple to implement, once the new Heritage Study and Register are adopted by Council.

**Suggested Recommendation:**

That Council investigate the possibility of providing links to Council's heritage information and publications on the website [www.visitmacarthur.com.au](http://www.visitmacarthur.com.au).

**Recommendation 23: Continue to research heritage places in the LGA**

The Heritage Study recommends that Council continue to identify, investigate, assess, and if appropriate, list places of significance that may not have been investigated in this or earlier heritage studies.

**Comment:**

This recommendation does not relate directly to the preparation of the new comprehensive LEP for the Campbelltown LGA, but it is considered to be an important ongoing issue that should be addressed.

**Suggested Recommendation:**

That Council, subject to the necessary resources and funding being available, continue to identify, investigate, assess and if appropriate, list items and places that are found to be of heritage significance, in consultation with the owners of the identified items and places.

**Officer's Recommendation**

That Council endorses and adopts the findings and recommendations of the draft Campbelltown Heritage Study and Register Review 2010, and the following proposed implementation strategy for the recommendations of that Study:

1. That Council include the draft proposed heritage items, as identified in the Campbelltown Heritage Study and Register Review (2010), in the new draft comprehensive LEP, subject to further consultation with the owners of the nominated properties.
  2. That Council include the draft proposed Schedule of Heritage Items (including groups and a heritage conservation area) as identified in the Campbelltown Heritage Study and Register Review (2010) in the new draft comprehensive LEP, subject to further consultation being undertaken with the owners of proposed new items.
  3. That Council include heritage provisions in the Sustainable City Development Control Plan to guide the conservation of heritage items and ensure that any development is appropriate for the type of item, its heritage significance and its setting.
-

- 
4. That Council include heritage provisions in the Sustainable City Development Control Plan that describe the principles for the design and siting of development to minimise the impact on the setting of a heritage item (or group) and its historic setting, and a requirement for a heritage curtilage study to be provided by the applicant with any application for subdivision that is likely to affect the curtilage of a heritage item, group or heritage conservation area.
  5. That Council include specific heritage provisions relating to the Queen Street Heritage Conservation Area and Group in the Sustainable City DCP, to assist in ensuring the ongoing protection of the significance of the heritage items in this area.
  6. That Council:
    - Proceed with the preparation of the new comprehensive LEP for the Campbelltown LGA using the existing endorsed significance levels for heritage items and groups;
    - Write to the NSW Department of Planning's Heritage Branch, after undertaking further consultation with the owners of the identified items, requesting that it consider listing:
      - The St Peters Anglican Church Group (including the Church, Rectory, Stables, Cemetery and Mawson Park)
      - The Reservoir, Cattle Tanks and Silt Traps (within Hurley Park)
      - The Old Campbelltown Court House
      - The Old Kendall Mill House (former Fisher's Ghost Restaurant)
      - The Milestones Group (along Campbelltown Road)
      - Meadowvale (at Gilead)
      - The Mount Gilead Group (at Gilead)
      - The Hilltop Special Schools (on part of the Hurlstone Agricultural High School site)
      - Menangle House (at Menangle Park) on the State Heritage Register.
    - Amend the comprehensive LEP (as required) to reflect any changes to the endorsed significance of heritage items and groups listed within the LEP.
  7. That Council:
    - Proceed with the preparation of the new comprehensive LEP for the Campbelltown LGA using the existing curtilages for items listed on the State Heritage Register;
    - Write to the NSW Department of Planning's Heritage Branch, after undertaking further consultation with the owners of the identified items, requesting that it consider amending the State Heritage Register curtilages of Beulah, Macquarie Field House, Denfield, St Helens Park and Varroville, in accordance with Recommendation 7 of the Campbelltown Heritage Study and Register Review (2010)
    - Amend the comprehensive LEP (as required) to reflect any changes to the State Heritage Register curtilages of items included on that Register.
  8. That:
    - if Council is required to undertake an Archaeological Study for the Campbelltown LGA, in a future review of Council's LEP, that Council should consider applying for any funding assistance that may be available under the NSW Heritage Branch Heritage Grants Program to help fund the study; and
-

- 
- if funding for an Archaeological Study is limited, and subject to agreement from the NSW Department of Planning, the Archaeological Study could focus on the sites identified in the Campbelltown Heritage Study and Register Review (2010) as those sites likely to have high archaeological potential.
9. That Council consider including a notation on the Section 149 certificates for properties that have been identified in the Campbelltown Heritage Study and Register Review (2010) as having high archaeological potential, subject to Council obtaining legal advice to determine if there are any unexpected ramifications for Council.
  10. That Council's Environmental Planning Section nominate a designated Senior Strategic Planner to:
    - undergo appropriate training to update the Heritage Study and Register;
    - update the Heritage Study and Register as required; and
    - send an updated copy of the electronic register to the NSW Department of Planning's Heritage Branch on an annual basis or whenever substantial changes have been made.
  11. That Council consider introducing a requirement for development applicants and other persons preparing Conservation Management Plans and Heritage Impact Statements to submit four hard copies of the documents and an electronic copy (in an appropriate format) to Council so that the information can be integrated into Council's Heritage Study and Register and add to the reference material available on heritage items within the Campbelltown LGA.
  12. That Council consider the appointment of a Heritage Advisor, and apply for funding from the NSW Department of Planning's Heritage Branch to assist with funding the position, should funding become available.
  13. That Council:
    - Continue to write annually to private owners of heritage items (within the Campbelltown LGA) to advise that they can apply for assistance under Council's Local Heritage Fund; and
    - Liaise with the NSW Department of Planning's Heritage Branch to ask that it write to the owners of Epping Forest to enforce the minimum standards for maintenance that apply to State listed heritage items.
  14. That Council investigate future opportunities for funding to augment the Local Heritage Fund, and that application(s) be made to source this funding whenever funding is available.
  15. That Council:
    - Continue to write annually to private owners of heritage items (within the Campbelltown LGA) to advise that they can apply for assistance under Council's Local Heritage Fund.
    - Consider, as a long-term project and subject to the required resources and funding being available, improving access to, and interpretation of, the Nepean River Reserve (including the Railway Bridge and Menangle Weir).
  16. That Council continue the current practice of investigating and applying for heritage assistance grants as they become available.
-

17. That Council consider, as a long-term project, options for enhancing the public appreciation of Council-owned heritage listed sites, as additional funds and resources become available.
18. That Council consider, as a long-term project, the possibility of preparing or upgrading Conservation Management Plans (and Plans of Management, where appropriate), that include Heritage Maintenance Policies, for all Council-owned heritage properties, in consultation with relevant Council stakeholders.
19. That Council, subject to the necessary resources being available, upgrade and improve the heritage information provided on the Council, Council Library, and Quondong Visitor Information Centre websites. Improvements should include updating suburb history information, and providing links to heritage funding assistance information.
20. That Council update the existing Heritage Walking Tour brochure and improve its online availability, as resources become available.
21. That Council ensures that Heritage Week and History Week events are held annually.
22. That Council investigate the possibility of providing links to Council's heritage information and publications on the website [www.visitmacarthur.com.au](http://www.visitmacarthur.com.au).
23. That Council, subject to the necessary resources and funding being available, continue to identify, investigate, assess and if appropriate, list items and places that are found to be of heritage significance, in consultation with the owners of the identified items and places.

**Committee Note:** Ms Kirkby and Father Bourke addressed the Committee regarding a number of proposed amendments to the Campbelltown Heritage Study and Register Review.

**Committee's Recommendation: (Oates/Bourke)**

That the Officer's Recommendation be adopted subject to Item 1 in the proposed implementation strategy being amended to read:

1. That Council include the draft proposed heritage items, as identified in the Campbelltown Heritage Study and Register Review (2010), in the new draft comprehensive LEP, subject to further consultation with the owners of the nominated properties and if at any stage, the owners object to the Heritage listing of their property then no further action be taken regarding that Heritage listing.

**CARRIED**

---

---

### **Council Meeting 12 April 2011 (Kolkman/Oates)**

That the Committee's Recommendation be adopted.

#### **Amendment (Bourke/Borg)**

That Council endorses and adopts the findings and recommendations of the draft Campbelltown Heritage Study and Register Review 2010, and the following proposed implementation strategy for the recommendations of that Study noting that the preparation of the draft comprehensive LEP follows a direction from the NSW Department of Planning and Infrastructure. In addition to the Heritage Study and Register Review, a number of other studies are being prepared to provide recommendations about the content of the draft comprehensive LEP. It is also a requirement that supporting documents be placed on public exhibition when a draft LEP is made available for wide public examination, and that local residents, land owners and the broader community are provided with the opportunity to lodge formal written submissions on the draft comprehensive LEP:

1. That following the public exhibition a report be presented to Council that summarises the contents of the submissions received to the public exhibitions, and that makes recommendations for Council's consideration as to any amendments or adjustments that should be made to the draft LEP based on all of the issues raised in the submissions.
  2. That Council include the draft proposed heritage items, as identified in the Campbelltown Heritage Study and Register Review (2010), in the new draft comprehensive LEP, subject to further consultation with the owners of the nominated properties and if at any stage, the owners object to the Heritage listing of their property then no further action be taken regarding that Heritage listing.
  3. That Council include the draft proposed Schedule of Heritage Items (including groups and a heritage conservation area) as identified in the Campbelltown Heritage Study and Register Review (2010) in the new draft comprehensive LEP, subject to further consultation being undertaken with the owners of proposed new items.
  4. That Council include heritage provisions in the Sustainable City Development Control Plan to guide the conservation of heritage items and ensure that any development is appropriate for the type of item, its heritage significance and its setting.
  5. That Council include heritage provisions in the Sustainable City Development Control Plan that describe the principles for the design and siting of development to minimise the impact on the setting of a heritage item (or group) and its historic setting, and a requirement for a heritage curtilage study to be provided by the applicant with any application for subdivision that is likely to affect the curtilage of a heritage item, group or heritage conservation area.
  6. That Council include specific heritage provisions relating to the Queen Street Heritage Conservation Area and Group in the Sustainable City DCP, to assist in ensuring the ongoing protection of the significance of the heritage items in this area.
-

7. That Council:

- Proceed with the preparation of the new comprehensive LEP for the Campbelltown LGA using the existing endorsed significance levels for heritage items and groups;
- Write to the NSW Department of Planning's Heritage Branch, after undertaking further consultation with the owners of the identified items, requesting that it consider listing:
  - The St Peters Anglican Church Group (including the Church, Rectory, Stables, Cemetery and Mawson Park)
  - The Reservoir, Cattle Tanks and Silt Traps (within Hurley Park)
  - The Old Campbelltown Court House
  - The Old Kendall Mill House (former Fisher's Ghost Restaurant)
  - The Milestones Group (along Campbelltown Road)
  - Meadowvale (at Gilead)
  - The Mount Gilead Group (at Gilead)
  - The Hilltop Special Schools (on part of the Hurlstone Agricultural High School site)
  - Menangle House (at Menangle Park) on the State Heritage Register.
- Amend the comprehensive LEP (as required) to reflect any changes to the endorsed significance of heritage items and groups listed within the LEP.

8. That Council:

- Proceed with the preparation of the new comprehensive LEP for the Campbelltown LGA using the existing curtilages for items listed on the State Heritage Register;
- Write to the NSW Department of Planning's Heritage Branch, after undertaking further consultation with the owners of the identified items, requesting that it consider amending the State Heritage Register curtilages of Beulah, Macquarie Field House, Denfield, St Helens Park and Varroville, in accordance with Recommendation 7 of the Campbelltown Heritage Study and Register Review (2010)
- Amend the comprehensive LEP (as required) to reflect any changes to the State Heritage Register curtilages of items included on that Register.

9. That:

- if Council is required to undertake an Archaeological Study for the Campbelltown LGA, in a future review of Council's LEP, that Council should consider applying for any funding assistance that may be available under the NSW Heritage Branch Heritage Grants Program to help fund the study; and,
- if funding for an Archaeological Study is limited, and subject to agreement from the NSW Department of Planning, the Archaeological Study could focus on the sites identified in the Campbelltown Heritage Study and Register Review (2010) as those sites likely to have high archaeological potential.

- 
10. That Council consider including a notation on the Section 149 certificates for properties that have been identified in the Campbelltown Heritage Study and Register Review (2010) as having high archaeological potential, subject to Council obtaining legal advice to determine if there are any unexpected ramifications for Council.
  11. That Council's Environmental Planning Section nominate a designated Senior Strategic Planner to:
    - undergo appropriate training to update the Heritage Study and Register;
    - update the Heritage Study and Register as required; and
    - send an updated copy of the electronic register to the NSW Department of Planning's Heritage Branch on an annual basis or whenever substantial changes have been made.
  12. That Council consider introducing a requirement for development applicants and other persons preparing Conservation Management Plans and Heritage Impact Statements to submit four hard copies of the documents and an electronic copy (in an appropriate format) to Council so that the information can be integrated into Council's Heritage Study and Register and add to the reference material available on heritage items within the Campbelltown LGA.
  13. That Council consider the appointment of a Heritage Advisor, and apply for funding from the NSW Department of Planning's Heritage Branch to assist with funding the position, should funding become available.
  14. That Council:
    - Continue to write annually to private owners of heritage items (within the Campbelltown LGA) to advise that they can apply for assistance under Council's Local Heritage Fund; and
    - Liaise with the NSW Department of Planning's Heritage Branch to ask that it write to the owners of Epping Forest to enforce the minimum standards for maintenance that apply to State listed heritage items.
  15. That Council investigate future opportunities for funding to augment the Local Heritage Fund, and that application(s) be made to source this funding whenever funding is available.
  16. That Council:
    - Continue to write annually to private owners of heritage items (within the Campbelltown LGA) to advise that they can apply for assistance under Council's Local Heritage Fund.
    - Consider, as a long-term project and subject to the required resources and funding being available, improving access to, and interpretation of, the Nepean River Reserve (including the Railway Bridge and Menangle Weir).
  17. That Council continue the current practice of investigating and applying for heritage assistance grants as they become available.
-



- 
18. That Council consider, as a long-term project, options for enhancing the public appreciation of Council-owned heritage listed sites, as additional funds and resources become available.
  19. That Council consider, as a long-term project, the possibility of preparing or upgrading Conservation Management Plans (and Plans of Management, where appropriate), that include Heritage Maintenance Policies, for all Council-owned heritage properties, in consultation with relevant Council stakeholders.
  20. That Council, subject to the necessary resources being available, upgrade and improve the heritage information provided on the Council, Council Library, and Quondong Visitor Information Centre websites. Improvements should include updating suburb history information, and providing links to heritage funding assistance information.
  21. That Council update the existing Heritage Walking Tour brochure and improve its online availability, as resources become available.
  22. That Council ensures that Heritage Week and History Week events are held annually.
  23. That Council investigate the possibility of providing links to Council's heritage information and publications on the website [www.visitmacarthur.com.au](http://www.visitmacarthur.com.au).
  24. That Council, subject to the necessary resources and funding being available, continue to identify, investigate, assess and if appropriate, list items and places that are found to be of heritage significance, in consultation with the owners of the identified items and places

#### **Council Resolution Minute Number 48**

That the above amendment be adopted.

---

