

Campbelltown (Sustainable City) Development Control Plan 2015



VOLUME 2

Site Specific DCPs

Part 4: Site Specific DCP for Certain Heritage Items

Creating Campbelltown's Future 2025



4.1

Application

4.1 Application

This Part sets out controls relating to proposed development within the heritage curtilage of the following heritage items:

- Queen Street Heritage Conservation Area;
- Woodcrest Heritage Item; and
- Raith

The design requirements contained within this part complement the provisions contained in Part 2 and Volume 1.



Figure 4.1.1 - Queen Street Heritage Conservation Area

4.2 Queen Street Heritage Conservation Area

4.2

Queen Street Heritage Precinct

This Section applies to the Queen Street Heritage Conservation Area, being land bounded by Allman Street, Queen Street, Bradbury Avenue and the Moore/Oxley By-Pass as identified on the heritage map under the CLEP.

Map 4.2.1 specifies two precincts for the Heritage Conservation Area:

- Precinct 1: Heritage Precinct; and
- Precinct 2: Potential Development Precinct

The Queen Street Heritage Conservation Area includes four State Heritage Register listed buildings fronting Queen Street, collectively known as the Queen Street Buildings Group.

Objective:

- Ensure all future development on the land appropriately considers and mitigates any potential adverse impacts on the heritage significance of the site and existing historic buildings, and
- Preserve the integrity of the distinctive historic streetscape formed by the Queen Street Buildings Group.

Heritage Significance

The Queen Street Heritage Conservation Area includes a unique collection of four Early Victorian Georgian town buildings that form an important historical streetscape near the present day urban centre of the Campbelltown.

The buildings provided an important commercial function to the old town centre of Campbelltown throughout the nineteenth century, and are referenced by their historical uses as follows:

- McGuanne House - 286 Queen Street
- Former Railway Hotel - 288 Queen Street
- William Bursill's Shop - 292 Queen Street
- Former Coach House - 298 Queen Street

Each of the four heritage listed buildings are amongst the earliest buildings surviving in Campbelltown, originating from the mid-19th Century. The buildings are collectively listed on the State Heritage Register as the 'Queen Street Buildings Group', and provide one of the very few relatively intact Georgian style townscapes in NSW.

The buildings all feature high quality and detailed stonework, and excellent intact and rare original joinery. Each building retains much of its early Colonial period construction and provides important information on Colonial life, early craftsmanship and building techniques.

The broader site, as defined by the Heritage Conservation Area, also has high archaeological potential.

4.2

Queen Street Heritage Precinct

4.2.1 General Conservation Requirements

- a) All proposed development within the Queen Street Heritage Conservation Area involving significant ground disturbance shall require archaeological investigation to be undertaken by a suitably qualified persons and/or approvals under the Heritage Act 1977 for the disturbance of relics.
- b) Any development application for work within the Queen Street Heritage Conservation Area shall be supported by a heritage impact assessment and/or Conservation Management Plan prepared by a suitably qualified practitioner in accordance with the relevant guidelines of the State Heritage Office.
- c) Any new development or proposed use of buildings shall demonstrate that the proposal is compatible with the long-term conservation of the heritage place.
- d) All development on the site shall broadly comply with the respective controls of the two (2) Precincts as identified on the Map 4.2.1 under this Section.

4.2.2 Specific Conservation Requirements for Precinct 1 - Heritage Precinct

- a) Development within Precinct 1 shall be generally limited to the restoration of the heritage significant buildings and works associated with the adaptive reuse of these buildings.
- b) New work or repair of the existing building elements shall be in keeping with the original design.
- c) Missing or damaged building elements such as verandah brackets, fences and chimneys shall be copied carefully and reinstated to their original style.
- d) The introduction of new building

Notes:

All proposed works within the State listed heritage curtilage of the Queen Street Buildings Group require approval under the NSW Heritage Act, unless an exemption for minor work has been granted from the NSW Heritage Council under Section 57 of the Act.

Precinct 1 - Heritage Precinct

Precinct 1 forms the core heritage precinct containing the four state heritage listed buildings fronting Queen Street and includes areas of potential archaeological significance.

4.2

Queen Street Heritage Precinct

elements, such as aluminium lace or shutters shall be avoided as it can detract from the appearance and authenticity of the item.

- e) Any subdivision of land within Precinct 1 shall generally be limited to historic boundaries except where this could prejudice the sustainable conservation of the heritage buildings.
- f) Vacant land at the corner of Queen and Allman Streets, and No. 296 Queen Street shall be generally retained as open landscaping.

4.2.3 Specific Conservation Requirements for Precinct 2 - Potential Development Precinct

- a) All new buildings within Precinct 2 shall be designed by an appropriately qualified heritage architect so as to ensure a high quality outcome that is compatible with the important heritage setting of the Queen Street Heritage Conservation Area.
- b) The scale and siting of new development shall not detract from the heritage significance of the place, particularly when viewed from the public domain of Queen Street.
- c) New development shall respect and complement the built form character of the Queen Street buildings group in terms of scale, setback, siting, external materials, finishes and colour.
- d) New development shall avoid replicating the architectural elements within the heritage building to prevent creating a false impression of historical development on the site. In this respect, new development may be contemporary in design provided that it is well integrated with and relates harmoniously to the Queen Street Building Group.
- e) Design elements such as verandahs, balconies, and articulated building

Precinct 2 - Potential Development Precinct

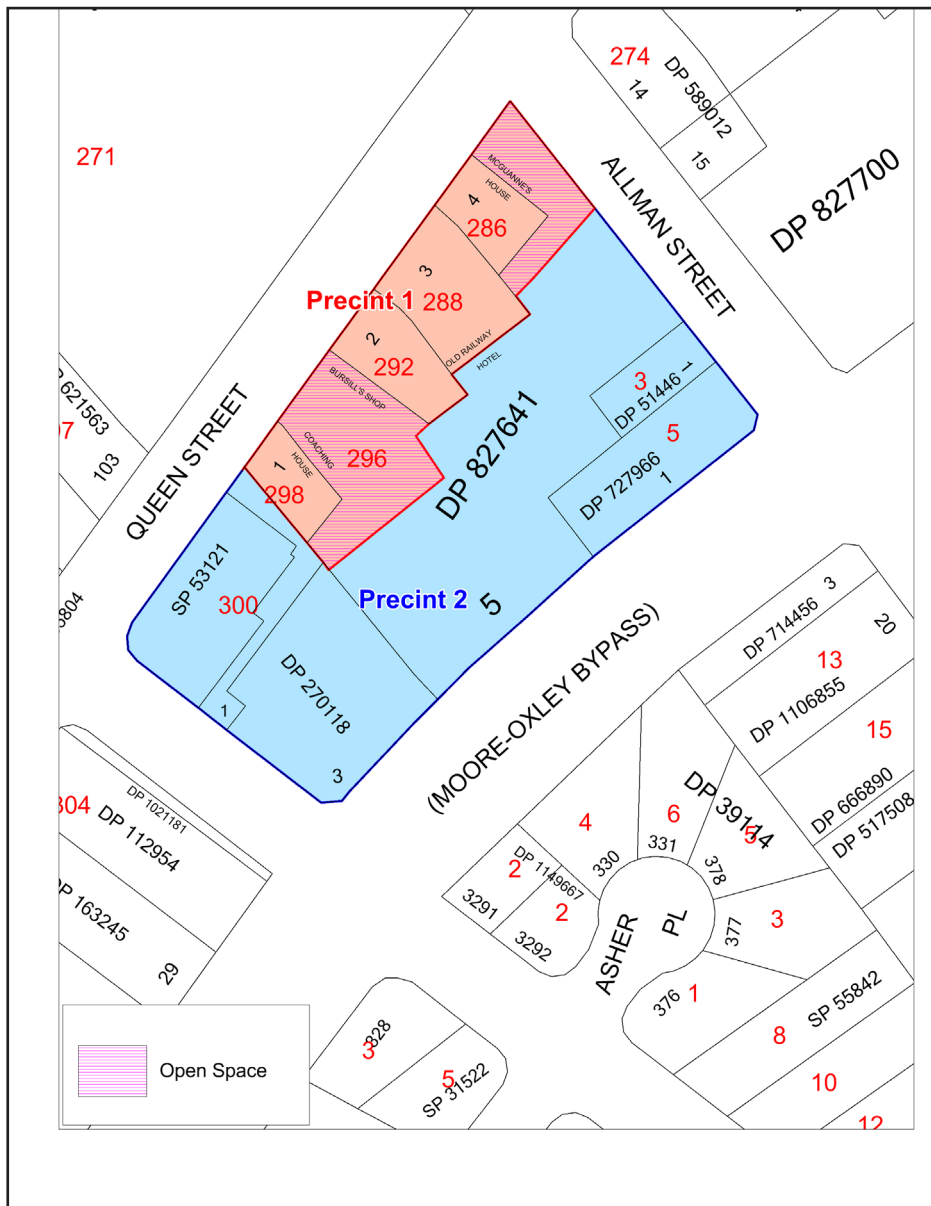
Precinct 2 is considered to have the greatest potential for appropriately designed new development given the physical separation to the Queen Street Buildings Group.

4.2

Queen Street Heritage Precinct

edges are encouraged to reduce the perceived massing of new buildings and improve their visual relationship with the Queen Street Buildings Group.

- f) External colours and materials of new development shall be recessive in nature.
- g) Direct vehicular access to the site is generally restricted to Allman Street and Bradbury Avenue.
- h) Car parking areas shall be located and designed so as to be screened from surrounding public spaces.



Map 4.2.1 - Queen Street Heritage Conservation Area

4.3 Woodcrest Heritage Item

4.3

Woodcrest Heritage Item

This Section applies to Woodcrest heritage item and its curtilage.

Objective:

- Ensure that Woodcrest heritage item is not dwarfed by future residential development.
- Ensure that development within the curtilage of Woodcrest House is of appropriate scale, form, colour and siting so as not to significantly impact on the heritage significance of Woodcrest House.

- Proposed dwelling houses within the curtilage of Woodcrest heritage item shall:
 - be limited to a single storey in height;
 - have a maximum 3 metre floor to ceiling height; and
 - incorporate front verandahs.
- Any dividing fence immediately adjacent to Woodcrest heritage site or a continuation of a fence located on the boundary of Woodcrest heritage item shall be of similar colour, material, height and style to the existing heritage fence in that location.
- External colour and material of new development shall be recessive in nature.
- New development shall avoid replicating the architectural elements within the heritage building to prevent creating a false impression of historical development on the site.
- The erection of pergolas, outbuildings and the like shall only be permitted where Council is satisfied that such development is of appropriate height, scale, colour and material so as not to detract from the significance of Woodcrest heritage item.



Figure 4.3.1 - Photos of Woodcrest Heritage Item

4.4

Raith Heritage Item

4.4 Raith

This Section applies to Raith heritage item and its curtilage.

Objective:

- Conserve the views to and from Raith from Fern Avenue Bradbury.

- a) Land between Raith and Fern Avenue shall be maintained as open space.

Heritage Significance

“Raith”, built 1903, is of historical significance as the rural estate of the family of Herbert Merewether, a prominent local family, from 1903 to 1927 , and for its role as a child welfare institution from 1964 till the early 1990s. The site is listed by Campbelltown City Council as an item of local heritage, given its historic, architectural and aesthetic significance. The building has been the subject of extensive restoration works undertaken in early 2015 following a number of years of vacancy and neglect, including vandalism and fire damage.



Figure 4.4.1 - A photo of Raith Heritage Item



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