

# ATTACHMENT 1



Planning &  
Environment

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Our Ref: 14/15101

Mr Paul Tosi  
General Manager  
Campbelltown City Council  
PO BOX 57  
CAMPBELLTOWN NSW

SEP08'14 09:16:10 RWD

Dear Mr Tosi

**Application for a Seniors Housing Site Compatibility Certificate – St John's Church site, George St, Campbelltown**

On 6 August 2014 the Department of Planning and Environment received an application for a site compatibility certificate for the St John's Church site, George St, Campbelltown under the State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (SEPP (Seniors Housing)).

I have enclosed a copy of the application for Council comment, as required under clause 25(3) of the SEPP (Seniors Housing). In accordance with clause 25(5)(a), any comments from Council received by the Department within 21 days after 8 September 2014 will be taken into account.

If you have any questions in relation to this matter, please contact Georgina Ballantine of the Department of Planning and Environment's Metropolitan Delivery (Parramatta) office on 02 9860 1568.

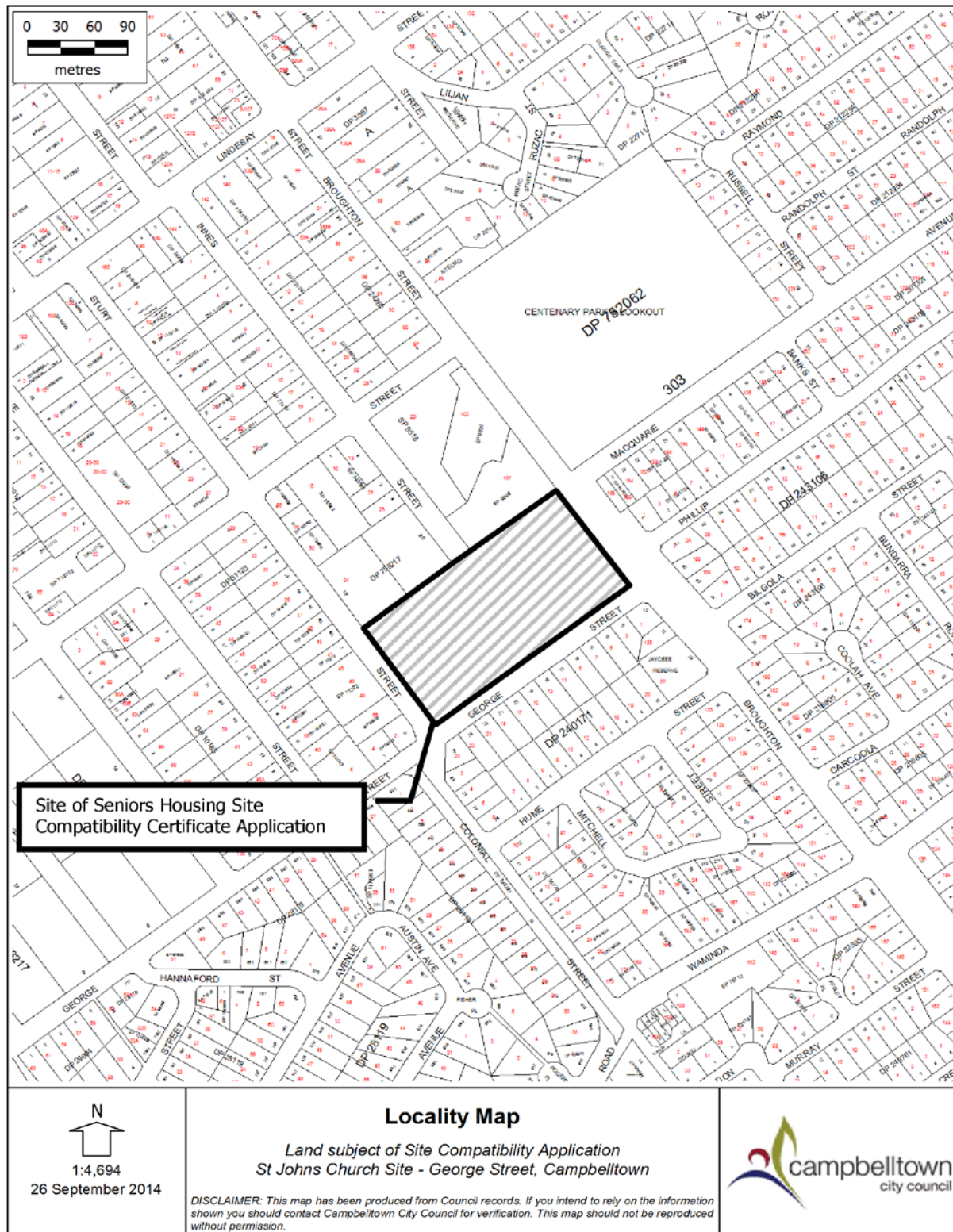
Yours sincerely

*R Cumming*  
05/09/2014

**Rachel Cumming**  
**Director, Metropolitan Delivery (Parramatta)**  
**Growth, Housing and Economics**

Encl: Copy of Site Compatibility Certificate Application for the St John's Church site, Campbelltown

## ATTACHMENT 2



## ATTACHMENT 3



### SITE COMPATIBILITY CERTIFICATE APPLICATION

USE OF THE SITE FOR SENIORS HOUSING PURPOSES

GEORGE, BROUGHTON & STURT STREETS | CAMPBELLTOWN

**CLIENT:** SOUTHERN CROSS CARE (NSW & ACT)

**PROJECT REF:** 0065/14

**DATE:** 1 AUGUST 2014

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- A Concept architectural plans prepared by Smith + Tracey Architects
- B Heritage Report prepared by Paul Davies Pty Ltd

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## **1 INTRODUCTION**

This report has been prepared on behalf of Southern Cross Care (NSW & ACT) in relation to application to the NSW Department of Planning & Environment (DP&E) for a Site Compatibility Certificate (SCC) as required by the provisions of Clause 25 of *State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004* (SEPP Seniors).

The site is located in Campbelltown and is bound by George, Broughton and Sturt Streets. The land currently has a split zoning including land zoned *5(a) – Special Uses* under *Campbelltown (Urban Area) Local Environmental Plan 2002* (CLEP) and land zoned *2(b) Residential B*. This application relates to the *5(a) – Special Uses* portion whilst a future development proposal will include both parts. The proposal seeks a SCC for use of the portion of the site zoned *5(a) – Special Uses* as Seniors Housing. The existing Catholic Church and cemetery will be retained and restored as part of a future development application proposal.

The purpose of this report is to address the planning issues associated with the proposal and specifically to provide a response to the SCC assessment criteria specified by SEPP Seniors Housing. The report addresses the matters outlined in the SCC Application Form and the requirements of Clause 25 of the SEPP.

In formulating the proposal, discussions have been held with planning Staff of Campbelltown City Council and comments provided by Council have been considered and addressed in this report.

### **1.1 The proponents**

Southern Cross Care is a welcoming organisation providing aged care services and accommodation within a caring Christian setting. The mission statement of Southern Cross Care is to reflect the love of Christ by:

- *Promoting an awareness of the value of older people;*
- *Offering them quality accommodation, care and services;*
- *Providing for their comfort and security in a Christian environment; and*
- *Facilitating their having lives of dignity and purpose according to individual aspirations and needs.*

Southern Cross Care values dignity, respect, choice and opportunity. As an organisation, Southern Cross Care provides high quality care and support to more than 2,700 older people in 38 locations across NSW & ACT. They have approximately 1,000 independent living residents, 1674 operational residential aged care places, 214 provisional residential aged care places, 165 community care packages, 16 NRCP places, Day Therapy programs to 110 clients, and 2400 hours of HACC services across 4 sites.

Southern Cross Care is a registered not-for-profit organisation and is therefore categorised as a *Social Housing Provider* under the provisions of SEPP Seniors.

Research conducted by Southern Cross Care has identified a gap in service provision for the aged within South Western Sydney, particularly in Campbelltown.

The supply of aged care places is currently restricted through a licensing system. The Australian Government determines the number, type and location of new aged care places. Each year, the licences for new residential care beds and community care packages are allocated through a tendering process called the Aged Care Approval Round (ACAR). Once allocated, the provider has two years to make the place/package operational. Following research and application to the Commonwealth government, Southern Cross Care was successful in winning 80 residential aged care bed licenses for use on the site.

## 2 LOCALITY AND SITE ANALYSIS

### 2.1 The Site

The site is located in Campbelltown and is bound by George, Broughton and Sturt Streets. The site consists of land with legal identification of Lot 1 in DP 1037742, Lot 2 in DP 758217 and Lot 1 in DP 246268. The adjoining lots, which will be part of the future development site but are currently zoned residential and therefore do not form part of this SCC application, have legal description of Lots 19 and 20 in DP 758217. Refer to Figure 1 and 2.



Figure 1: Site location



Figure 2: Aerial photograph of existing land holding

The site enjoys an elevated position and captures panoramic views of Campbelltown and beyond in a general westerly direction (Figure 3). The high point of the site is located at its southern corner where the site falls by approximately 17m to its lowest point at the north-western corner, adjacent to No. 32 Sturt Street.



*Figure 3: View of Campbelltown from the subject site*

As indicated in Figure 2, the existing land holding has an 'L' shape. It has street frontages to Broughton Street, George Street, Sturt Street and Innes Street of approximately 110m, 213m, 181m and 70m respectively. The only directly adjoining residential properties are to the north where the site has a combined boundary length of approximately 212m.

The existing land holding has overall area of 30,230m<sup>2</sup>, however, the portion of the site that is zoned 5(a) *Special Uses* and is the subject of this SCC application has total area of 23,546m<sup>2</sup>.

Currently existing on the site is St Johns Catholic Church and cemetery, both of which are listed on the State Heritage Register. The Church was constructed between 1825 and 1841 and is positioned centrally on the site. It was designed by Father John Thierry and is the oldest surviving Catholic Church in Australia.

The building was used as a church for only a short period of time with proceeding uses including a school, boarding house and convent. The building was restored around 1988, has not been in use since that time and as a consequence has fallen into disrepair. The restoration work in 1988 removed most of the changes that had taken place since its early use as a church and in doing so returned it to an open single internal volume. Photographs of the church are provided at Figures 4 and 5.





*Figure 4: Existing church, viewed from cemetery*

The site has had various other buildings and improvements over time but they have all been removed with now remnant plantings, roadways and some evidence of the early buildings seen at ground level such as footings.



*Figure 5: Existing church, viewed from the west*

Located on the eastern portion of the site, adjacent to Broughton Street and the eastern end of George Street, is an existing cemetery. The cemetery can be seen in Figures 2 and 6. The graveyard contains, amongst many others, the graves of James Ruse and his wife. James Ruse was a convict bought to Australia in the first fleet, and was given the first land grant as part of the new

colony in Australia. The graveyard is being leased back to the church from Southern Cross Care for continued use.

The graveyard contains many dilapidated and vandalised headstones and the future development of the site will include a Conservation Management Plan for restoration and maintenance of the church and cemetery. It is anticipated that future occupation of the remainder of the site for seniors housing purposes will guard against further vandalism of this historical landmark.



*Figure 6: Existing cemetery*

The site is generally open grass lands and contains a scattering of vegetation, some species being more significant than others. Significant species have been identified by an Arborist and their retention incorporated into the concept design layout for the site.

The site is not affected by flooding, wetlands or bushfire.

## **2.2 Character of the Locality & Surrounds**

The site is located approximately 1km to the east of Campbelltown City Centre, which provides a full range of services and is directly connected to the site via roads and buses.

The existing character of the locality is distinctly suburban with the predominant form of development being single and two storey dwelling houses, interspersed with villa and townhouse developments. Single dwelling housing stock is generally of older construction (1950s to 1960s), built on lots with average width of between 16m and 17m and size of between 650m<sup>2</sup> to 700m<sup>2</sup>.

To the north of the vacant portion of the subject site (that is, the larger land holding including the residentially zoned portion of the site) are single and two storey dwelling houses of masonry construction with pitched tiled roofs. These dwellings have their side boundary oriented to the subject site and do not have a primary outlook towards the subject site.



*Figure 7: Existing dwellings to the north of the site*

To the north of the existing cemetery are townhouse style dwellings and car parking areas. These dwellings have their primary outlook in a north-westerly direction (away from the existing cemetery) and not towards the existing cemetery, as seen in Figure 7.



*Figure 8: Existing dwellings to the north of the cemetery*

Located on the opposite side of Broughton, George and Sturt Streets are single and two storey dwellings that have generous separation to the boundaries of the subject site (ranging from 18m to 30m).



Dwellings located on the eastern side of Broughton Street are set below the level of the subject site with views of the existing church, which is some 150m away from the closest dwelling, screened by vegetation that lines the street frontage.

George Street rises from east to west with the majority of dwellings located opposite the site set below the level of the existing site. Some dwellings located at the south-western end of George Street (Figure 9) have partial or secondary views over the vacant grassed areas of the subject site, however, views are limited and the dwellings have not been designed to capture views, which suggests that the views are not considered to be significant.



*Figure 9: Existing dwellings located at the south-western end of George*

Existing dwellings located on the opposite side of Sturt Street adjacent to the subject site are generally set below street level and/or are oriented in a general north-westerly direction to take advantage of views of Campbelltown City Centre.



*Figure 10: Dwellings located opposite the subject site on Sturt Street*



### **2.3 Access to Services**

The subject site is well served by public transport and is within close proximity to a number of retail, community and recreational services and facilities. A small group of neighbourhood shops are located to the south of the site on the corner of Waminda Avenue and St Johns Road. However, these shops provide very limited services and it is likely that Campbelltown City Centre would provide the necessary services and facilities for future residents.

As previously indicated, Campbelltown City Centre is located approximately 1km to the north-west of the site. It provides an extensive range of shopping, community and medical related services. Campbelltown Shopping Centre is located approximately 1.4km from the subject site and Macarthur Square, which is a large district level shopping centre, is located 3km to the west of the subject site.

Campbelltown Medical Centre is located 1.2km to the west of the site, and Campbelltown Public and Private Hospitals are also located approximately 2km to the west of the subject site. Campbelltown Catholic Club is located a similar distance.

Bus Service 883 operates from Colonial Street, 90m to the south of site and provides regular services to Campbelltown City Centre. An accessible path of travel to the bus stop is available from the southern corner of the site. In addition, bus service 882 operates opposite the site on Broughton Street and provides connection to Campbelltown City Centre and Leumeah. In any event, it should be noted that Southern Cross Care provides a community bus for transportation of its residents.

**CAMPBELLTOWN (Urban Area)**  
**LOCAL ENVIRONMENTAL PLAN 2002**

1(a)	Rural
1(d)	Rural Future Urban
2(a)	Residential B
2(c)	Higher Density Residential
3(a)	General Business
3(c)	Neighbourhood Business
4(a)	General Industry
4(b)	Industry B
4(c)	Industry C
5(a)	Special Uses A
5(b)	Special Uses Arterial Roads
5(c)	Special Uses Sub-Arterial Roads
5(d)	Special Uses Local Roads
5(e)	Special Uses Public Purposes Corridor
6(a)	Local Open Space
6(b)	Regional Open Space
6(c)	Private Open Space

In terms of land-use permissibility, the part of the site within the 2(b) zone is subject to SEPP Seniors Housing and the integrated aged care development proposal is permissible. In relation to the part of the site zoned 5(a), pursuant to Clause 24 of SEPP Seniors, a *Site Compatibility Certificate* (SCC) is required to permit aged care development.

A future development application proposal can be summarised as follows:

- Retention and conservation of the existing cemetery;
- Retention and full refurbishment of the existing Church for use as a community room;
- Extension of the Church for use as a community room for residents and their guests, and inclusion of a small café;
- Construction of an internal access road (generally in the location of the existing access road which extends from near to the southern corner of the site), connection with the Church and to the southern end of Innes Street;
- Construction of a Residential Aged Care Facility (RACF) comprising 107 beds, a chapel, hair dresser, cafe, library, dining rooms and staff areas. The building is modulated by several courtyards that provide a vegetated outlook and solar access to adjacent rooms and hallways. The building's perimeter will be surrounded by landscaping. A basement level is proposed that accommodates resident, visitor and staff parking, deliveries and back of house areas including kitchen and laundry facilities. Separate access to the main building entry is provided via a porte-cochere that is located off the central access road;
- Construction of 3 separate buildings containing independent living units (apartment style accommodation) over separate basement parking areas. A total of 65 units are proposed within buildings ranging from 2 to 3 storeys. All units are provided with private open space in the form of either a balcony or courtyard;
- Construction of 8 villa style independent living units with at grade parking adjacent to George Street.

The estimated Capital Investment Value of the current proposal is \$51.3 million and as such a future DA would be determined by the Sydney West JRPP. The development will be constructed in stages, although will not be proposed as *Staged Development* in terms of Section 83B of the Environmental Planning & Assessment Act, 1979.

### **3.1 Meeting with Council Staff**

A meeting was held with Town Planners from Campbelltown City Council on 8 July 2014. The concept scheme presented at the meeting is identical to the concept plans submitted with this SCC application. Provided below is a summary of the key comments made at the meeting:

- Council does not have any objections to the proposed use of the site.
- Future proposal must consider amenity impacts on surrounding neighbours.
- Heritage impacts must be considered, including connected views between the church and parts of the Campbelltown.
- The addition to the heritage building may need to shift to maintain views of the church from a general north-westerly direction. The best location for the church 'addition' will need to be determined in consultation with Paul Davies (Heritage consultant).
- Referral to the Heritage Council of NSW will be required as the church is listed on the State register.

- A Conservation Management Plan for the cemetery is required.
- Character of the area is to be considered.
- All proposed buildings should be designed to a height of 8m measured from natural ground level to the ceiling.
- A Traffic Report will be required.
- Consider whether the proposal requires referral to the RMS (during the DA processing) as a result of traffic generation and the iSEPP.
- Arborist Report / Landscape Plan – some trees on the site are identified on Council's significant trees register. This must be covered within the DA submission.
- The approach taken for separate FSR calculations (i.e. separate site area for the RACF and ILUs) is not disputed.
- A construction staging plan is required.
- Consideration should be given to presenting the proposal to Councillors. This should happen pre-DA submission. Council meetings generally have a 3 week frequency.
- The DA is to describe the use of the community centre, staff operations (including maximum number and shift times) and is to consider the permissibility of the cafe.
- A waste management plan is required.



## 4 **STRATEGIC JUSTIFICATION**

### 4.1 **SEPP (Housing for Seniors of People with a Disability) 2004**

Provided in the table below is a response to the Site Compatibility Assessment Criteria contained within the SEPP.

<b>Table 1: SCC Assessment Criteria</b>	
<b>Requirement</b>	<b>Response</b>
<b>Part 1A Site compatibility certificates</b>	
24 Site compatibility certificates required for certain development applications	
(1) This clause applies to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing (other than dual occupancy) if:	
(a) the development is proposed to be carried out on any of the following land to which this Policy applies:	
(i) land that adjoins land zoned primarily for urban purposes,	Adjoining land is zoned for urban purposes.
(ii) land that is within a zone that is identified as "special uses" under another environmental planning instrument (other than land on which development for the purposes of hospitals is permitted),	Site is zoned 'Special Uses' under CLEP 2002.
(iii) land that is used for the purposes of an existing registered club, or	Not applicable.
(b) the development application involves buildings having a floor space ratio that would require the consent authority to grant consent under clause 45.	Not applicable.
(1A) Despite subclause (1), this clause does not apply to a development application made pursuant to this Chapter in respect of development for the purposes of seniors housing if the proposed development is permissible with consent on the land concerned under the zoning of another environmental planning instrument.	Seniors Housing is not permissible on the site under CLEP 2002.
(2) A consent authority must not consent to a development application to which this clause applies unless the consent authority is satisfied that the Director-General has certified in a current site compatibility certificate that, in the Director-General's opinion:	
(a) the site of the proposed development is suitable for more intensive development, and	The current application is for a SCC to satisfy this requirement subject to future DA.
(b) development for the purposes of seniors housing of the kind proposed in the development application is compatible with the surrounding environment having regard to (at least)	Future redevelopment of the site for Seniors Housing purposes is compatible with the surrounding development., in terms of its scale, bulk and landscape features.

Table 1: SCC Assessment Criteria	
Requirement	Response
<b>Part 1A Site compatibility certificates</b>	
the criteria specified in clause 25 (5) (b).	

Other matters raised by the SEPP will be subject to further consideration and assessment as part of a DA submission to Campbelltown City Council. It is noted that Campbelltown City Council does not have any particular development controls for Seniors Housing development proposals. Instead, the requirements of the SEPP and supporting Seniors Housing Guidelines are used to inform DA assessment. As demonstrated by concept plans, there is no impediment to future development complying with the provision of the SEPP.

#### 4.2 Campbelltown 2025

In 2004, Campbelltown City Council produced a broad town planning document which analysed social, economic and environmental objectives for the region. The proposed use of the site for Seniors Housing purposes is consistent with the general aims and objectives for development within the LGA including:

- the provision of housing that is affordable;
- the provision of housing that is located in close proximity to established Centres;
- new development that offers a range of employment opportunities;
- development that is an appropriate environmental response; and
- Improved social outcomes, including reduced vandalism and crime.

The proposal will assist Council in meeting the housing needs of an aging population, and will allow residents to downsize to smaller accommodation with the added benefit of aging in place.

#### 4.3 Demand for Seniors Housing in the Region

In making application to the Commonwealth government for bed licenses, Southern Cross Care analysed the demand for aged care services within the immediate area of Campbelltown and its surrounding district, both now and into the foreseeable future.

As at the 2011 ABS Census, the combined 70+ population of Campbelltown North and South is 8,509 (whilst the 85+ population is 1,359). Looking into the foreseeable future, this 70+ population is expected to grow as follows:

- 2016 – growth to 11,378 people (33.7% increase above 2011 levels).
  - 2021 – growth to 15,478 people (81.9% increase above 2011 levels).
  - 2026 – growth to 19,157 people (125.1% increase above 2011 levels).
- (taken from 2007:2027 Customised projections prepared for Department of Health & Aging by ABS)

Using the current planning ratio of 85 places per 1000 people 70+, Southern Cross Care predict the following need:

- By the year 2016 – 967 places required.
- By the year 2021 – 1,316 places required.
- By the year 2026 – 1,628 places required.

Southern Cross Care research identifies that only one aged care provider (IRT) is located with 2km of this site and then three more are located 6 and 7kms away. This supply represents a total of 361 high and low care places within a 7km radius of the subject site. (Beyond these facilities all other providers are a minimum of 11km away).

This being the case, Southern Cross Care identify a potential shortfall in supply by 2016 of several hundred places.

In assessing the particular needs of the area, Southern Cross Care research further indicated the veteran population in the Campbelltown region is aging, & more rapidly than the general Australian population.

As at 2010 data, Southern Cross Care data identified that within the Campbelltown LGA, 12% of the 70+ population (1,005 people) were registered as being from the Department of Veterans' Affairs (DVA) population, whilst 24.1% of the 80+ population (706 people) were registered as being from the DVA population. These numbers suggested there is a large population of veterans in the Campbelltown area and for this reason, Southern Cross Care's bid for 80 bed licenses focused on this group.

Equally, South West Sydney has been identified as the least affluent Local Planning Area (LPA) in the Metro South region with an index of socio-economic disadvantage that is well below the state average. In 2010, the South West Sydney region had one of the highest supported resident ratios in NSW at 26.7%, well above the NSW regional average of 21.6%. In a NSW Government report, charting the Index of Relative Socio-Economic Advantage/Disadvantage in NSW Local Government Areas, Campbelltown (North) Statistical Local Area (SLA) and Campbelltown (South) SLAs are ranked as the 6<sup>th</sup> and 10<sup>th</sup> most disadvantaged SLAs in NSW.

This data reflects a large population of financial and socially disadvantaged clients in the Campbelltown area, and for this reason, Southern Cross Care's bid for 80 bed licenses focused on this group also.

An Access Economics research paper commissioned in 2005 identified that NSW and South Australia has a relatively older population than other states and Territories. As a result, NSW has higher rates of dementia incidence and prevalence. This same report suggests the number of people with dementia to increase from 1.10% to 2.7% by 2050 with Sydneys south west to witness the largest increases in dementia prevalence from 2007 onwards.

In fact, for the 85+ aged group in south West Sydney, the rate of prevalence is estimated to be as high as 30.2%. (Alzheimers Australia research paper)



This data reflects a large population of people that are likely to be living with dementia clients in the Campbelltown area, and for this reason, Southern Cross Care's bid for 80 bed licenses also focuses on this special need group. Southern Cross Care has therefore determined that one wing of our future facility will be devoted to older people of society living with dementia or similar high care need conditions.

#### **4.4 Heritage Impacts**

A key consideration for any future development of the site are impacts created on the existing St John's Catholic Church and cemetery. The Church was constructed between 1825 and 1841 and is positioned centrally on the site. It was designed by Father John Thierry and is the oldest surviving Catholic Church in Australia. The cemetery is still in use and contains some of the oldest headstones in Australia.

Future redevelopment works will be contained within the western portion of the site and will be located a distance that is appropriate to the heritage significance of the church and cemetery. Submitted at Annexure B of this submission is a Heritage Report prepared by Paul Davies Pty Ltd. A number of site layout options were considered in arriving at the submitted concept plan layout. From inception and with each alternative site layout Paul Davies Pty Ltd has provided feedback and guidance. The current concept layout is considered to be the most appropriate response to the site and is endorsed by the heritage consultant.

Importantly, the development venture will provide the financial assistance for required church and cemetery restoration works. The Church will be modified and restored from its current dilapidated state for community use by the residents on the site and also for use by their visitors. Such uses will include a craft room, lounge and television rooms, communal hall, reading room and a café. A new addition to the church will be proposed which complements its heritage significance.

The existing cemetery has been vandalised over the years with many old headstones broken or missing. This is largely because the existing church is no longer in use and as such, there is no presence on the property to deter anti-social behaviour. Submitted with a future DA to Campbelltown City Council will be a Conservation Management Plan for the restoration and ongoing maintenance of the cemetery. In addition, it is anticipated that development and occupation of the site will deter future anti-social behavior. This is a significant public benefit of the proposal.

#### **4.5 Scale and Density**

Future development of the site would be subject to the height and density controls of the SEPP. The submitted concept design is in accordance with the controls contained within the SEPP including maximum 8m to the ceiling and maximum FSR controls. The number of storeys varies across the site and ranges from single to three storeys, however, adjacent to site boundaries the building



maintains a height that ranges from single to two storeys, with exception of a section of building directly adjacent to Innes Street which has a 3 storey height. Three storey building height fronting Innes Street will not impact on any adjoining residential property and will not be inconsistent with the character of development within the locality which is varied.

Adjacent to George Street and Sturt Street, proposed ILUs will have a height that ranges from 1 to 2 storeys and this is consistent with the scale of buildings on surrounding properties. The proposed RACF is positioned in the lower section of the site and will be architecturally treated and enhanced with landscaping to ensure appropriate streetscape presentation.

In any event, it is not considered necessary to incorporate any building height, scale or density development guidelines in the *site compatibility certificate* as the SEPP controls will ensure an appropriate built form outcome for any future development of the subject site.

#### **4.6 Relationship to Adjoining Properties**

The subject site only directly adjoins residential development to its north-west and is otherwise adjacent to street frontages. This makes it highly suited to seniors housing redevelopment as amenity related impacts will be minimal.

Given orientation of the lot and distance to nearby properties, there will be no significant overshadowing of an adjacent property. In terms of aural and visual privacy, adjoining to the north-west are existing 2 dwellings that share a common side boundary with the subject site. The dwellings are oriented towards their respective rear yards and also towards the street. In addition, as indicated on the submitted concept plans, adjacent to the neighbouring properties the proposed built form will have a height of 2 storeys and minimum separation distance of 6m.

The RACF will therefore have a building height that is typical of a two storey dwelling, but with a greater setback than would typically be expected. The building will also contain a variety of built form elements and landscaping to create appropriate privacy relationships.

The land on the opposite side of street frontages is used for residential purposes. The zoning of this land is the same as that which is in effect proposed for the subject site by way of this *site compatibility certificate* application.

In any event, future development of the site would be subject to the DA assessment process and the specific controls of SEPP Seniors Housing and the Seniors Living Guidelines. On this basis, it is not considered necessary to incorporate any additional amenity related guidelines in the proposed *site compatibility certificate* as the existing planning controls will ensure appropriate amenity outcomes.

#### **4.7 Availability of Services & Infrastructure**

Given the age of the site and current low demand for services and infrastructure, upgrading and amplification of some existing services will be necessary, as follows:

- New substation;
- New telephone communications (likely to be from Sturt Street where there are existing Telstra services within the footpath fronting the site);
- Relocation of the existing sewer ventilation pipe to suit the final development layout and new sewer connections (to be determined with Sydney Water at the Construction Certificate stage);
- Current water supply is considered to be sufficient for future demand;
- New gas connection will need to be made from Broughton Street, heading along George Street and connecting to new buildings; and
- Any required OSD and/or water quality treatments will be covered as part of a future DA.

#### **4.8 Public Interest**

The social and economic effects of the proposal are considered to be positive. The proposal will facilitate an economically feasible development of the site for Seniors Housing purposes and as outlined in this report, there is growing undersupply of Seniors Housing within the locality. The proposal would therefore go some way in providing assistance to the provision of Seniors Housing to meet the needs of the local population.

The proponents have been granted 80 bed licenses by the Commonwealth government for use on the site and this is a strong indication that the provision of additional Seniors Housing within the locality is of critical importance.

Southern Cross Care is a not-for-profit organisation and categorised as a *social housing provider* under the SEPP. The estimated construction cost of the proposal is in the order of \$50 million and this will provide a significant employment injection to the region, both in terms of direct and indirect employment benefits. Staff employed in association with the operational side of the development will be in the order of 30 per day. This is considered to be a significant and ongoing benefit to the local economy.

An integral component of the site's future redevelopment is the restoration and revival of the existing church for use as part of the Seniors Housing development. For decades the church has been falling into a state of disrepair and funding of its restoration will ensure that it remains the oldest surviving Catholic Church in Australia, for the foreseeable future. This is also true for the existing cemetery, which will be restored and maintained as part of the site's redevelopment.

## **5 CONCLUSION**

This report has been prepared to accompany an application to the Director-General of the Department of Planning for a *Site Compatibility Certificate* under Chapter 3, Part 1A of State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (the SEPP).

The site has a split zoning including part 5(a) – *Special Uses* under *Campbelltown (Urban Area) Local Environmental Plan 2002* (CLEP) and part 2(b) *Residential B*. The residential portion is not included as part of this application (although will form part of the future development site). The proposal seeks a SCC for use of the portion of the site zoned 5(s) – *Special Uses* as Seniors Housing. The existing Catholic Church and cemetery will be retained and restored as part of a future development application proposal.

As discussed throughout this report, the site has excellent proximity to local services, facilities and amenities and is within a locality that is identified as requiring a significant increase in Seniors Housing accommodation.

Redevelopment of the site for Seniors Housing purposes will be appropriate to the site context and will maintain the existing character of the locality which comprises a mixture of low to medium density developments, within a landscape setting. In addition, a Seniors Housing development on the site would not have any significant impacts on the amenity of surrounding residents.

The proposal will have immediate and ongoing public benefits including the provision of much needed Seniors Housing, restoration and use of heritage items, employment generated during the construction phase and employment opportunities during the operational life of the development.

This report demonstrates that future development will be compatible with development on adjoining land and is unlikely to have any significant environmental impacts. It is not considered necessary to incorporate any specific development guidelines in the proposed *Site Compatibility Certificate* as the planning controls prescribed by SEPP Seniors Housing and the Seniors Living Guidelines will ensure both an appropriate built form outcome and acceptable amenity impacts for any future development of the site.

Having regard to this assessment, it is considered that the subject site and proposed use satisfies the requirements for a *Site Compatibility Certificate* under the SEPP, and is within the public interest.





## ANNEXURE A

CONCEPT ARCHITECTURAL PLANS – SMITH+TRACEY ARCHITECTS

PLANNING  
I N G E N U I T Y



SCALE: mls A3  
 JOB NO: 13002 A1  
 DATE: 13.03.14  
 DWG NO: ASK0006B

**SECOND FLOOR PLAN**  
 REDEVELOPMENT MASTERPLAN CONCEPT REV B  
 SOUTHERN CROSS CARE, CAMPBELLTOWN, NSW

smith+tracey architects



SCALE: A3  
A1  
JOB NO: 13002  
DATE: 13-05-14  
DWG NO: ASR00041B

# FIRST FLOOR PLAN

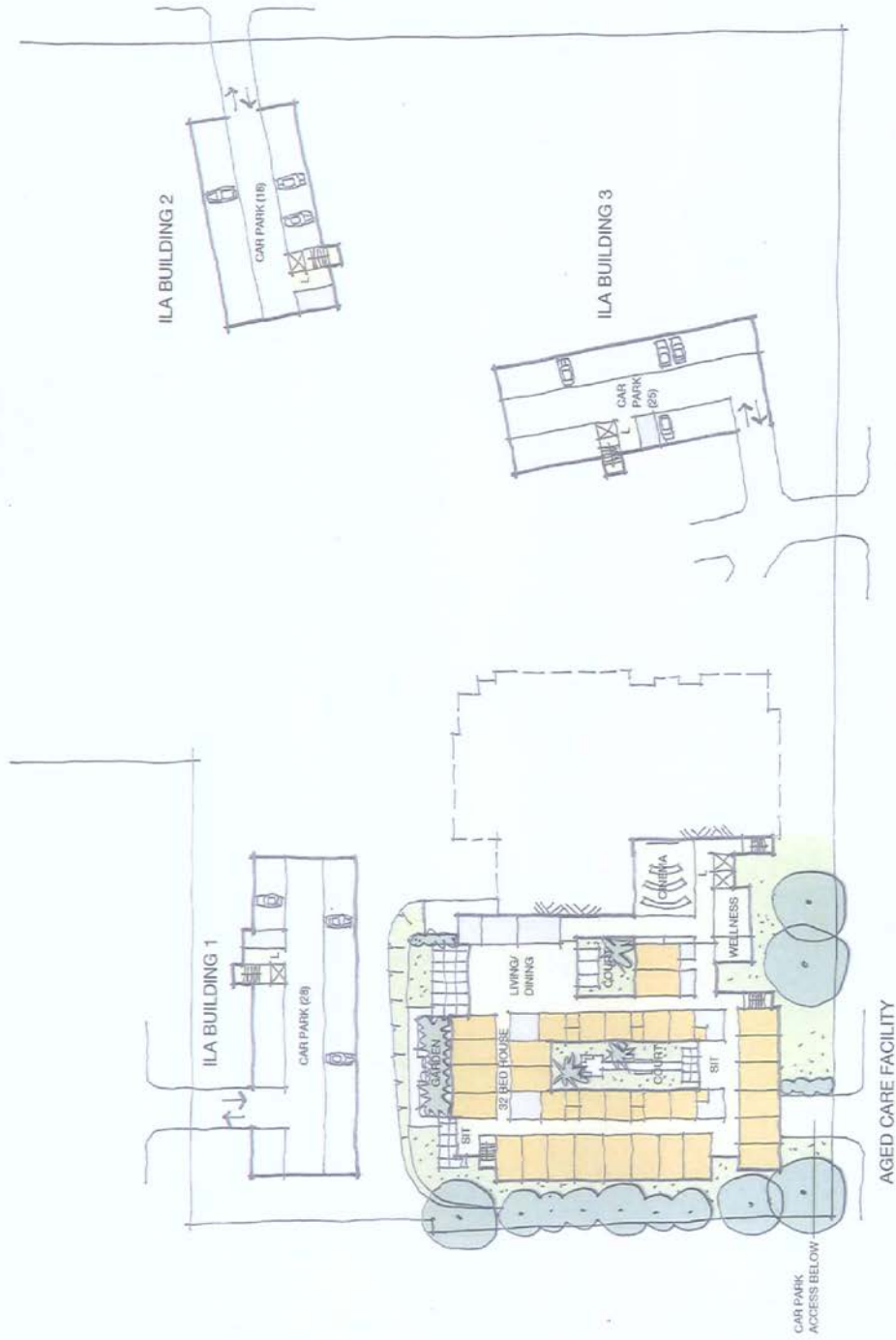
REDEVELOPMENT MASTERPLAN CONCEPT REV B  
SOUTHERN CROSS CARE, CAMPBELLTOWN, NSW

smith+tracey architects

PRELIMINARY ISSUE





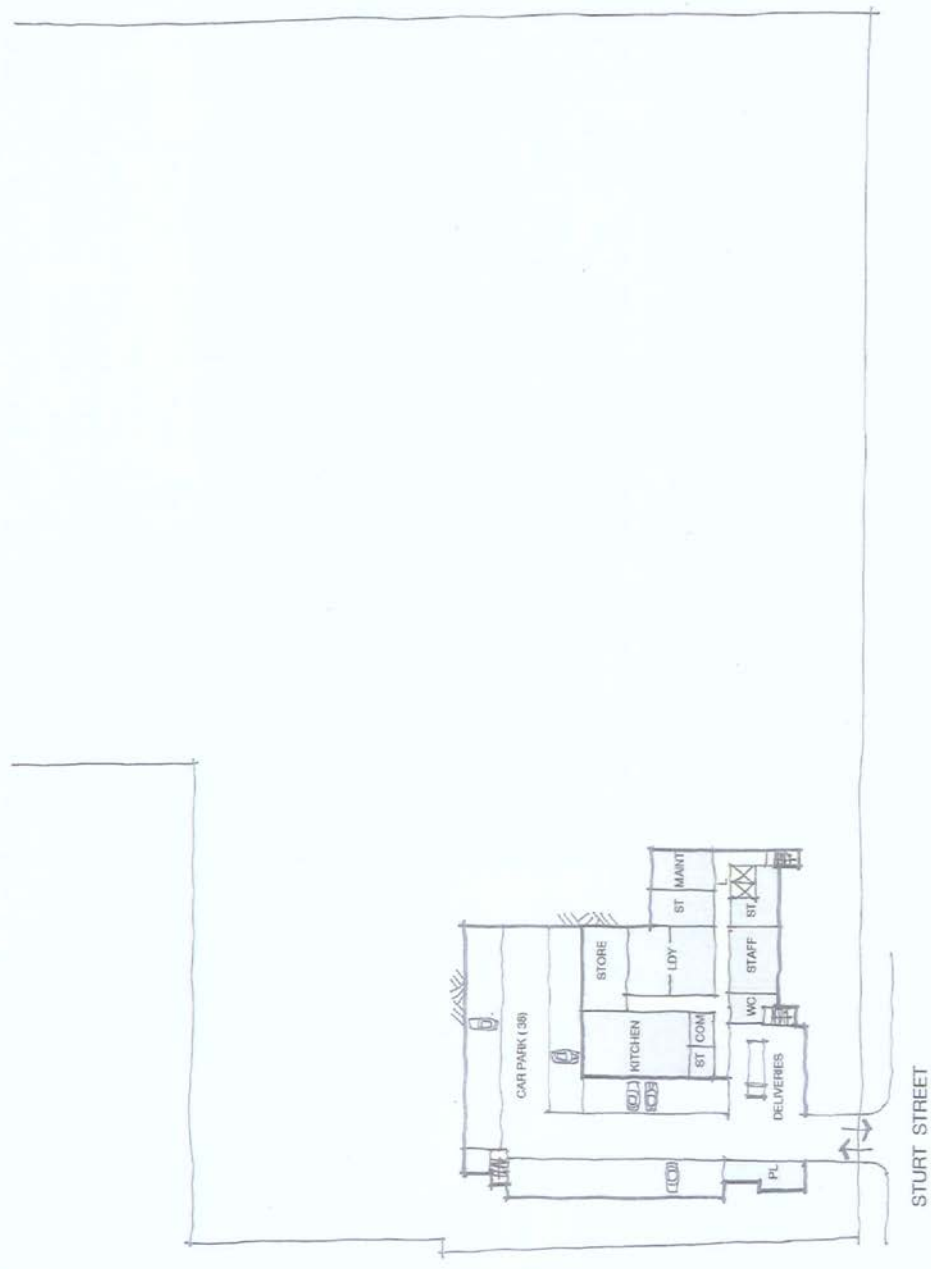


SCALE: nts A3  
 JOB NO: 13062 A1  
 DATE: 13-03-14  
 DWG NO: ASR000278

**LOWER GROUND FLOOR**  
 REDEVELOPMENT MASTERPLAN CONCEPT REV B  
 SOUTHERN CROSS CARE, CAMPBELLTOWN, NSW

**smith+tracey** architects

PRELIMINARY ISSUE



STURT STREET

smith+tracey architects

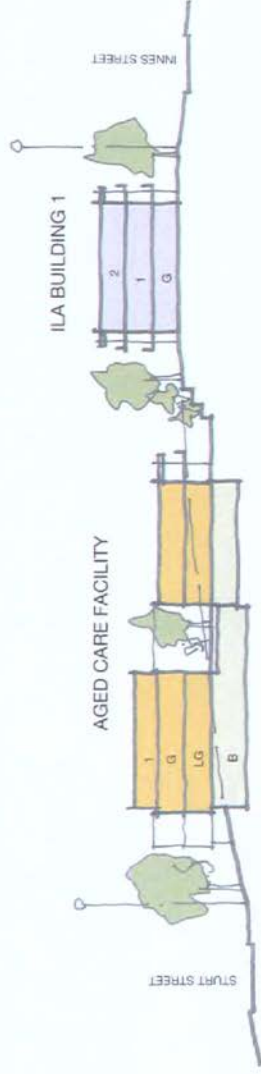
**BASEMENT PLAN**  
REDEVELOPMENT MASTERPLAN CONCEPT REV B  
SOUTHERN CROSS CARE, CAMPBELLTOWN, NSW

SCALE: n/s A3:  
JPH NO: 13082 A1  
DATE: 13-03-14  
DWG NO: ASK0003/B



PRELIMINARY ISSUE





CROSS SECTION



LONGITUDINAL SECTION

**smith+tracey** architects

### SITE SECTIONS

REDEVELOPMENT MASTERPLAN CONCEPT REV B  
SOUTHERN CROSS CARE, CAMPBELLTOWN, NSW

SCALE	m/s	A3
JOB NO:	13062	A1
DATE	13-03-14	
DWG NO:	ASK0006/B	



PRELIMINARY ISSUE



## ANNEXURE B

HERITAGE REPORT – PAUL DAVIES PTY LTD

PLANNING  
I N G E N U I T Y

## 2.0 ST JOHN'S FORMER CATHOLIC CHURCH AND CEMETERY HISTORICAL OVERVIEW

### 2.1. THE CAMPBELLTOWN AREA AND THE GOVERNMENT TOWNSHIP OF CAMPBELL TOWN

The original inhabitants of the Campbelltown area were mostly people of the Dharawal (sometimes referred to as Tharawal) language group, who ranged from the coast to the east, the Georges River in the west, north to Botany Bay and south to Nowra. However, Campbelltown was a meeting point with the Dharug language group (whose area extended across the Blue Mountains), and early history of the area includes references to both peoples.<sup>1</sup> Mount Annan, to the south-west of the Campbelltown City Centre, was known as Yandel'ora to its original owners, the Dharawal people, and was an important meeting place for Aboriginal people from as far away as northern Queensland and southern Victoria<sup>2</sup>.

With the establishment of the convict colony in Sydney Harbour in 1788, the displacement of Aboriginal people began. A smallpox epidemic in the early 1790s decimated many of the coastal clans, but was less destructive amongst the inland peoples. Escaped cattle from the settlement moved south and bred in the Campbelltown/Camden area and after their discovery in 1795, the area became known as The Cow Pastures (or Cowpasture). To protect the herd and ensure a guaranteed source of meat for the colony in the event of future famine, permanent settlement in the region was prohibited at first. However in 1805, John Macarthur obtained a grant of 5,000 acres (later expanded to 10,000 acres) in the area, some of the best grazing land then known in the colony, to establish a quality wool production industry.

In mid-1809 Lieutenant-Governor Paterson opened up the northern part of the district, which had been named Minto (after Lord Minto, the governor-general of India), to settler farmers, along with the new districts of Cabramatta and Bringelly.<sup>3</sup> By the end of 1809, 34 settlers had received grants in the Minto district in the northern portion of Campbelltown, however by this time Lachlan Macquarie had arrived as the new Governor of the Colony. As was his policy, all of these grants were reviewed and most were ratified. Macquarie made his first visit to the Cowpastures in November 1810. After settling on a location for the township of Liverpool, Macquarie progressed further to inspect the district of Minto, which he divided into three areas: Airds, Appin and Upper Minto. Airds, later the parish of St Peters and within which Campbelltown is situated, was named in honour of the family estate of Mrs. Elizabeth Macquarie.

Many of the early settlers were Irish, including surveyor James Meehan, who allocated himself a generous portion (now Macquarie Fields). Prominent settlers included surgeon Charles Throsby, who was allocated 600 acres (now Glenfield), Dr William Redfern (Campbellfield), Dr Robert Townson (Varroville) and Richard Brooks (Denham Court). Though peaceful, the Dharawal people bore the brunt of a punitive expedition led by Captain James Wallis in 1816. At least 14 Dharawal people were massacred at Appin, to the distress of sympathetic settlers such as Charles Throsby of Glenfield. The Appin massacre of 1816 was a devastating and tragic event for the Dharawal people and other local clans, and this

<sup>1</sup> Liston C. Campbelltown: the bicentennial history, Council of the City of Campbelltown, 1988

<sup>2</sup> [http://www.daff.gov.au/naturalresources/landcare/publications/making\\_a\\_difference\\_a\\_celebration\\_of\\_landcare/section\\_6\\_-\\_indigenous\\_landcare](http://www.daff.gov.au/naturalresources/landcare/publications/making_a_difference_a_celebration_of_landcare/section_6_-_indigenous_landcare)

<sup>3</sup> Liston C. Campbelltown: the bicentennial history, Council of the City of Campbelltown, 1988, p. 7 (Liston 1988)



was a difficult period in terms of the relationship between Indigenous people and European settlers. Corroborees and other ceremonies continued under the protection of the Macarthurs of Camden, though numbers steadily declined, with diseases introduced by the Europeans also having a devastating effect on the Dharawal population.

Macquarie encouraged the settlement of small farmers in the south-western districts. A road from Liverpool into Airds and onto Appin was surveyed in 1815 and at that time the site for the future township of Campbelltown had been identified and an area of 175 acres (70ha) reserved from future alienation. This site was determined by the deputy surveyor of lands, James Meehan. Meehan (1774-1826) had been granted land, Macquarie Field at Ingleburn, in mid 1809 and had accompanied Macquarie on his 1810 visit to the district. Meehan was one of the considerable number of Irish Catholics, sentenced for transportation for their part in the Irish rebellion of 1798, that settled in the district.

While the town reserve had been declared in 1815, it was not until late 1820 that the reserve was marked out and the location of principal features determined, but no survey was completed. The dedication of the town was undertaken on 1 December 1820 under the personal direction of Governor Macquarie and in the presence of over 50 local settlers. Macquarie named the new town "Campbell-town" in honour of Mrs. Macquarie's maiden name of Campbell. At the time, local settlers had already erected a bark hut housing a temporary school.<sup>4</sup> The position and extent of the reserve was plotted on GC Stewart's map of the County of Cumberland dated 1822<sup>5</sup>.

The Anglican church was the first, and for many years, only building in the town.<sup>6</sup> By 1826 there were three substantial buildings neighbouring the town reserve across Queen Street including the court house, but no town allotments were released until 1827. This was not for want of demand for in 1821 Reddall, as the local magistrate, had received applications from 50 settlers for town allotments.

The first measured survey of the town reserve was prepared in July 1826 by surveyor John Oxley (see Figure 3 below).<sup>7</sup> This survey located all the official government and quasi-government (Anglican Church) functions at the town's north-east quadrant, and identified the future site of St John's at the south-east corner. The survey established the grid of roads seen today, however Oxley's survey depicted very large blocks each bounded by streets. Surveyor Robert Hoddle returned to Campbelltown in 1827 and amended the 1826 plan by dividing the blocks into smaller building allotments, and named the future site of St John's as the 'Catholic burial ground'. The Catholic burial ground was not part of Macquarie's vision for the town, with only the Anglican church, school and burial ground sites being sanctioned.<sup>8</sup> How the Catholic burial ground came into being is discussed below.

Hoddle's plan was amended by the addition of street names in December 1827 inclusive of Sturt and Innes, but not Broughton or George,<sup>9</sup> and a list of people who wanted to purchase allotments was compiled. Despite the survey having been completed in 1827 the allotments were not released for occupation until October 1831,<sup>10</sup> however a courthouse and gaol had been established in 1826 on the north side of Queen Street and therefore outside the town reserve. One reason for the government's hesitance in releasing the allotments was the

<sup>4</sup> Jack, I, Macquarie's Towns, Heritage Council of New South Wales, 2010, p.95 (Jack 2010)

<sup>5</sup> Jack 2010, p.96

<sup>6</sup> Liston 1988, p.29

<sup>7</sup> Oxley to Macleay, 6/7/1826 in State Records NSW, Colonial Secretary's Special Bundles - Grants of, and claims to, town allotments at Campbelltown, 5/4776.2

<sup>8</sup> Jack 2010, p.95

<sup>9</sup> State Records NSW Map 2279

<sup>10</sup> Liston 1988, p.33

poor water supply. It was in this court house that Father Therry, the only Catholic priest in the colony, officiated prior to the completion of his chapel, St John's, in the mid 1830s.

Between 1835 and 1845, the number of Aboriginal people officially recorded in the Campbelltown Police District had decreased from twenty to none.

However, limited traditional Aboriginal ways continued and corroborees were still held at Camden Park and Denham Court until at least the 1850s. During 1858, approximately 200 Aboriginal people attended the celebrations at Campbelltown that were held to mark the opening of the railway line.

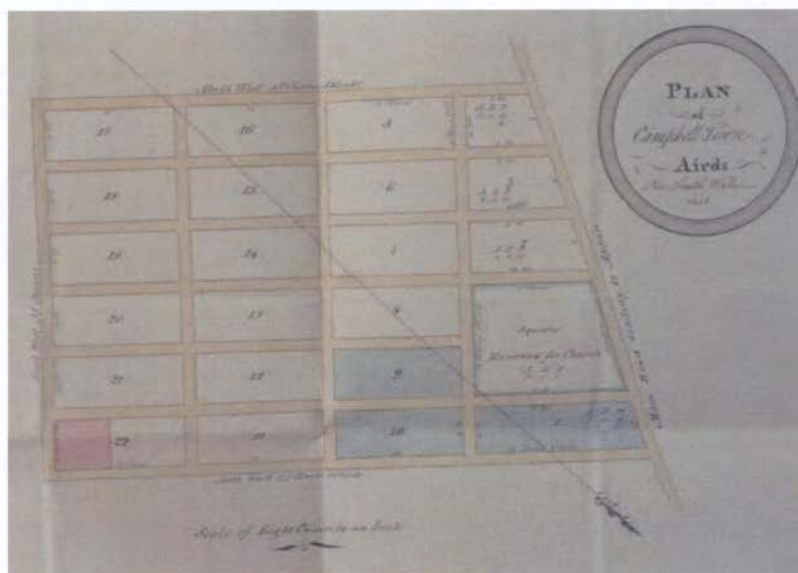


Figure 3: The survey of the new township of Campbell Town prepared in July 1826 by Surveyor John Oxley. In this first known survey of Campbelltown the location of the Catholic burial ground and chapel was demarcated although not named as such. Source: State Records of NSW (SG's Letter 4040/26 in 5/4776.2)

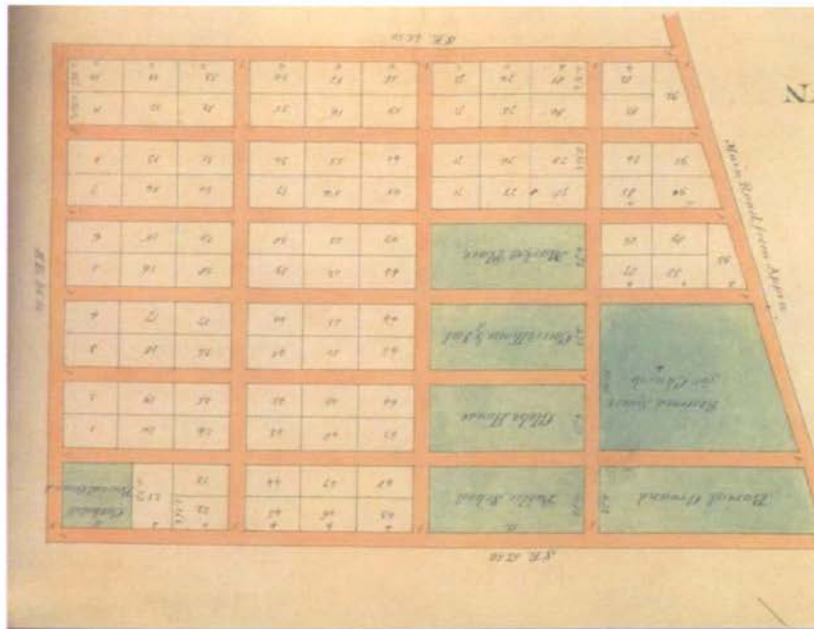


Figure 4: The town plan of Campbelltown drawn by Robert Hoddle in 1827. In this survey the allotments had been formed and the location of the Catholic burial ground identified as such. Source: State Records of NSW (Map 2080) reproduced in Jack 2010.

## 2.2. ST JOHNS CHURCH AND CATHOLIC BURIAL GROUND BACKGROUND

Before the Church Act of 1836, the Catholic Church was the subject of official Government religious discrimination in the colony of New South Wales. The Church of England (Anglican) was the church of the State and in the NSW Colony that meant that in each new town the Anglican Church was given a grant of land for church, school and burial ground. In contrast, the Catholic Church was not given a grant of land and received no government support or sanction for building construction or a burial site.

There had been a virtual absence of any Catholic mission in Australia before 1818 and this reflected the legal disabilities of Catholics in Britain at the time, where the celebration of Mass was outlawed prior to 1778 and Catholic churches could not be built prior to 1791; while no Catholic could hold a public office prior to 1829.<sup>11</sup> The colony was under the titular control of the Benedictines who had been appointed by Rome to the mission of the Cape of Good Hope and Mauritius that the British had taken possession of between 1806 and 1810. In 1818 the mission was extended to include Australia. The first Benedictine priests appointed to Australia were John Joseph Therry and Philip Conolly, who arrived in Sydney in

<sup>11</sup> Martin C. A Glimpse of Heaven; Catholic Churches of England and Wales, English Heritage, 2006, p.24



May 1820 on board the convict transport *Janus*. Conolly went to Tasmania in 1821 while Therry stayed in Sydney.

#### FATHER JOHN JOSEPH THERRY (1790-1864)

Therry (1790-1864) had been ordained priest in 1815 in Ireland, undertook parochial work in Dublin and then Cork, and became interested in the plight of Catholics in the NSW penal system. Although the majority of settlers in the district of Campbelltown were Roman Catholic in religious faith, the fledgling church had to depend on the generosity of local settlers. The district, as was the whole colony until 1833, was under the care of Father John Joseph.

It is known that Therry celebrated Mass at Campbelltown in September 1822 in the open when he and his congregation sought shelter from a storm in the then incomplete St Peter's Anglican Church.<sup>12</sup> Over the following years he officiated at baptisms, marriages and deaths where ever he could. In June 1825 Therry publicly acknowledged the gift of five acres by James Burke (or Burk) for a Catholic 'burial ground and site for a chapel and school-house' at Campbelltown.<sup>13</sup> Burke was the free born son of Thomas Burke, a Tipperary rebel transported to NSW in 1801 and had been appointed constable for the district of Airds in 1822. Therry's notice, however, was more than acknowledgement of Burke's gift for it went on to press the need for Catholic places of worship, schooling, and burial throughout the colony.<sup>14</sup> Therry followed up this notice in July 1825 with a letter to Governor Brisbane requesting a grant of land near Campbelltown as a burial ground and a site for a chapel. In that letter Therry expressed justification 'in having hitherto declined to accept of a grant of land from any one of the several private individuals who offered it me, in the vicinity of Campbell Town as a burial ground and site for a Chapel until I shall have again applied for that favor to his Majesty's local Government ...'<sup>15</sup> In response, the colonial secretary, Frederick Goulburn, informed Therry in September 1825 that the Governor had no objection to granting a burial ground to the Roman Catholic inhabitants of Campbelltown. Therry's initial request, alluded to in his letter, had not been received by Governor Brisbane.<sup>16</sup> Aspects of the wording of Therry's published notice of June 1825 were found objectionable and he was removed from his official position of chaplain and his government salary suspended soon after the arrival of Governor Darling in late 1825.<sup>17</sup>

James Burke's gift was described as being 'contiguous' to Campbelltown, but by the first surveys of the town dated 1826 and 1827 the burial ground was within Campbelltown and where it is today (see Figures 2.1 & 2.2). As noted above, no land grants within the Campbelltown town reserve were sanctioned by the government prior to 1831. All surviving correspondence (which cover the period from 1826 to 1831) relating to sales within the Campbelltown town reserve neither mention James Burke or Therry's claim to Burke's land. Further Surveyor Oxley stated in November 1826 that he had sited the Catholic burial ground at Campbelltown.<sup>18</sup> It therefore seems the grant of the burial ground to the Catholic Church was sanctioned by Governor Brisbane around September 1825 and was not the gift of James Burke as has been stated to date.

<sup>12</sup> Ryan, P (comp.), *St John the Evangelist Parish Campbelltown 150 years*, Campbelltown, 1984, p. 6 (Ryan 1984)

<sup>13</sup> Advertisement, *Australian*, 16/6/1825, p.1

<sup>14</sup> O'Brien, E, *Life and Letters of Archpriest John Joseph Therry, founder of the Catholic Church in Australia*, Angus and Robertson, 1922, p.74 (O'Brien 1922)

<sup>15</sup> State Records NSW, Colonial Secretary's Correspondence Reel 6062; 4/1782, p.74

<sup>16</sup> State Records NSW, Colonial Secretary's Correspondence Reel 6015; 4/3515, p.321

<sup>17</sup> O'Brien 1922, p.76

<sup>18</sup> Oxley to Macleay, 15/11/1826 in State Records NSW, Colonial Secretary's Special Bundles - Grants of, and claims to, town allotments at Campbelltown, 5/4776.2



Although possessing a favourable elevation with views to the surrounding country, the location of the burial ground was remote within the town reserve in being distant from the commercial and civic development along the main road (Queen Street), and the church and burial ground set aside for the Anglicans (St Peter's). The remoteness of the site was intentional for Surveyor John Oxley in preparing the a plan of the town in November 1826 stated 'the Catholic Burial Ground has been placed as remotely from the best building situation as the area of the township would admit.'<sup>19</sup>

The deed for this grant was issued in March 1846 under the provisions of the act of 1843<sup>20</sup> to regulate the registration of deeds in the office of the Registrar General. The trustees were Archbishop Polding, JJ Therry, Hugh Byrne (who had died in April 1842) and John Pendergast.<sup>21</sup> The registration was of an area of 4 acres 1 rood 32 perches as a site for a Roman Catholic Burial Ground. This area had been surveyed by John James Galloway in July 1841 and approved by the colonial secretary in August 1841.<sup>22</sup>

The site area of the grant issued in 1846 was larger than the burial ground depicted in the town surveys dated 1826 and 1827 (and less than the five acres stated in Burke's gift). In these surveys the burial ground was sited in the sector east of Innes Street, which in the survey continued south to intersect with George Street. In Galloway's 1841 survey the Catholic ground extended between Broughton Street and near to Sturt Street, and thus Innes Street was terminated at the northern boundary of the Church's land. Galloway had been in Campbelltown surveying the town plan since November 1840, which he found in total disarray owing to encroachments and the like. At St John's he had observed several graves and tombs extended beyond the north-west boundary (Innes Street) and suggested the church be given extra land to include the tombs.<sup>23</sup> By a survey dated 1831 the building of St John's church, which had commenced in 1825, was shown as being sited within the Innes Street reserve, which was strictly an encroachment on government land.

Therry maintained a diary where he recorded duties such as burials. In that diary the first record of a burial in Airds was in 1821 and the next is dated 28th June 1824 for Thomas Acres, both well before the 1825 grant. The Acres burial has been taken to be the first burial in the Catholic burial ground at Campbelltown,<sup>24</sup> but there is evidence to suggest Acres was buried at the Anglican cemetery at Campbelltown.<sup>25</sup> Additional support for first use of the burial ground later than 1824 is the official consecration of the ground that was held on 27th December 1826 (the feast day of Saint John the Evangelist). Curiously, Therry informed the public that the burial ground was 'near' Campbelltown.<sup>26</sup> From the early period of use in the burial ground a number of headstones have survived, namely John Masterson's (died 28/5/1827), James Laton's (27/2/1828), and the Galvin family's (26/8/1829).

<sup>19</sup> Oxley to Macleay, 15/11/1826 in State Records NSW, Colonial Secretary's Special Bundles - Grants of, and claims to, town allotments at Campbelltown, 5/4776.2

<sup>20</sup> Deeds Registration Act of 1843

<sup>21</sup> NSW Government Gazette, 30/10/1846, f.1247; 'Roman Catholic Church Grants', Morning Chronicle, 4/2/1846, p.4

<sup>22</sup> Crown Plan 139-730

<sup>23</sup> Liston 1988, p.34

<sup>24</sup> Ryan 1984, p.6

<sup>25</sup> Munro, J, Where Pioneers Lie: St John's Cemetery, Campbelltown, Campbelltown and Airds District Historical Society Inc., 1991, p.4 (Munro 1991)

<sup>26</sup> Advertisement, Sydney Gazette, 20/12/1826, p.4

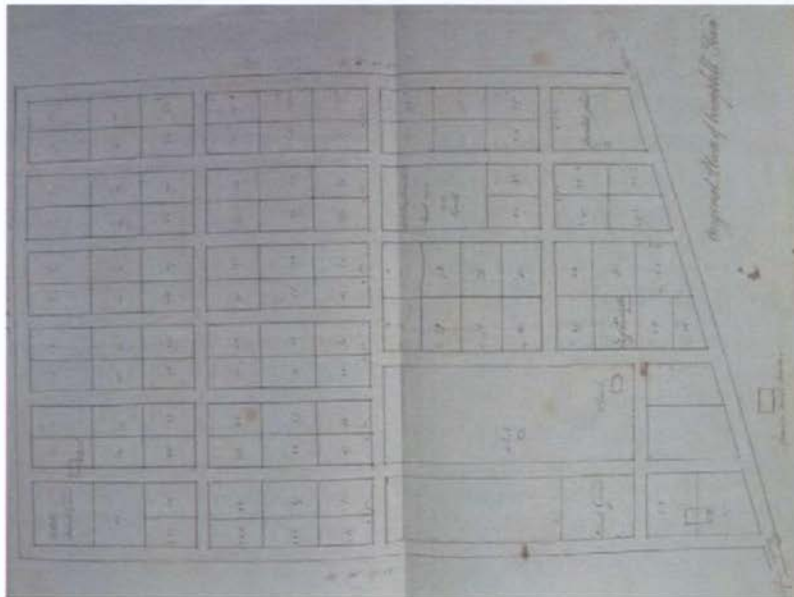


Figure 5: A copy of the town plan of Campbelltown prepared in 1831 (date of original not known, possibly 1827). The sketch survey plotted the footprint of the then incomplete St John's site beyond the original Catholic burial ground grant. This encroachment together with burials near the church necessitated increasing the area of the original grant. Source: State Records of NSW (5/4776.2 – Letter TL Mitchell to Colonial Secretary Col Sec 31/0582)

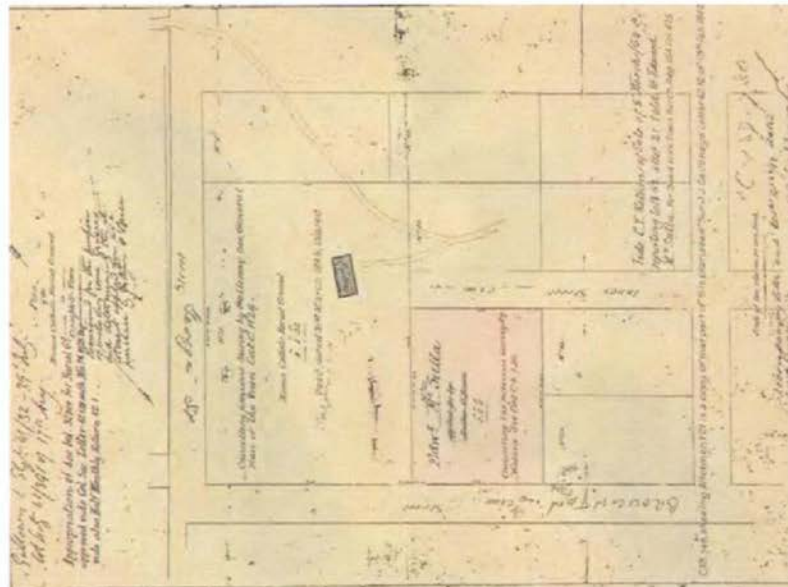


Figure 6 :Surveyor JJ Galloway's survey of the grant issued to the Church for the 'burial ground' at Campbelltown. The survey was undertaken in July 1841, approved in 1842, and the grant was gazetted in March 1846. This survey reflected the spatial extent of the observed Church activities (ie. the location of the completed church and surrounding burials) and represented a larger area than that approved by the government in 1825. Only the church was plotted. The track depicted was probably the route used by the public in lieu of Sturt Street. Source: Land and Property Information (Crown Plan 139-730)

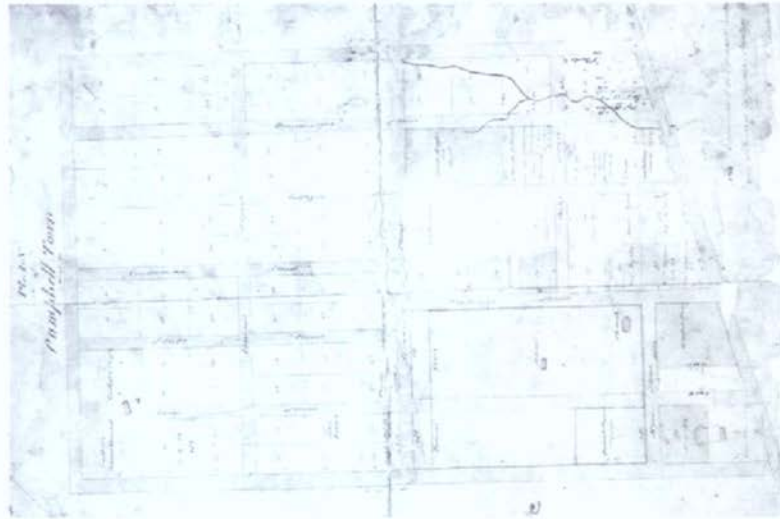


Figure 7: The final plan of Campbelltown. Drawn by Surveyor JJ Galloway around 1841, but not received by the Surveyor-General until 1843. The survey is of interest because it plotted an additional structure beside the church, which was not depicted in Galloway's July 1841 survey. Source: State Records of NSW (MAP 2279)

## BUILDING ST JOHN'S

The foundation stone for the chapel had been laid a year before on 27th December 1825 (the feast day of Saint John the Evangelist). In this instance Therry stated the 'intended' chapel was located 'in Campbell-town'.<sup>27</sup> This 'intended' chapel was the first Catholic church outside Sydney, where the foundation stone of St Mary's had been laid in October 1821 (as St Mary's was destroyed by fire, St John's Campbelltown is now the oldest of surviving Therry churches). How far work progressed on St John's is difficult to determine, but little seems to have been completed prior to 1833 beyond the external walls to a height of one storey. As discussed above, the footprint of this building was plotted in the survey of the town dated 1831 in the same location where the existing church is.<sup>28</sup> The early work on the chapel was funded by public subscription; there was for example a public meeting in 1828 in Campbelltown to raise funds for its construction.<sup>29</sup> In the intervening years, internments continued in the burial ground and again a small number of headstones (about four) of the period 1830-1832 have survived. However, the number of surviving headstones increases dramatically from 1833.

Work on construction of the chapel recommenced in 1833. This was initiated by a public meeting held on 20th January 1833 in Campbelltown. The Rev Therry chaired the meeting where in attendance were Thomas Meehan, the eldest son of the former government surveyor and local land holder, Dr WR Kenny, the local physician, and Thomas Hammond, a

<sup>27</sup> Advertisement, Sydney Gazette, 19/12/1825, p.1

<sup>28</sup> State Records NSW, Colonial Secretary's Special Bundles - Grants of, and claims to, town allotments at Campbelltown, 5/4776.2

<sup>29</sup> Advertisement, Australian, 15/2/1828, p.2



publican and builder, all Catholics. William Howe, of Glenlee and an Anglican, was also there to show support, and he was elected to the committee. Also in attendance was Roger Therry (1800-1874), the solicitor general and commissioner of the Courts of Requests (small debts) in New South Wales. He had arrived in the colony in 1829 from his native Ireland and entered into a close friendship with the Rev. Therry and over the 1830s effectively campaigned for the more equitable treatment of Catholics.<sup>30</sup> The meeting resulted in a petition requesting government assistance towards completion of the chapel, the appointment of a resident priest, and a school. There were 102 signatories, and 163 pounds was raised for the above causes.<sup>31</sup> The petition was presented to the Legislative Council in June 1833,<sup>32</sup> and all of these requests were settled over the following few years.

In February 1833 the Benedictine Father William Bernard Ullathorne arrived in Sydney as Vicar-General of New South Wales and everywhere else in Australia. Ullathorne (1806-1889) quickly took control of the Catholic Church in the colony and effectively lobbied Governor Bourke for financial support. In July 1833 the Legislative Council made grants for the appointment of four new chaplains, for the completion of three unfinished churches (including Campbelltown), and £800 a year for schools and schoolteachers.<sup>33</sup> Ullathorne went further in urging the appointment of a bishop resident in Sydney. Subsequently in 1834, the Rev Dr John Bede Polding, Ullathorne's former headmaster, was consecrated Australia's first Catholic bishop in London and arrived in the Sydney in September 1835.

In respect of Therry, his role in the colony was narrowed. At the time of Polding's arrival in September 1835 Therry was appointed the resident priest for Campbelltown, the Airs district, Camden, Liverpool, Illawarra, and the county of Argyle (Yass and beyond). There were then 287 Catholics in Campbelltown, and another 810 in the outlying districts (Appin, Menaagle, Narellan).<sup>34</sup> In April 1838 Polding sent Therry to Van Diemen's Land (Tasmania) as vicar-general.

While at Campbelltown, Therry oversaw the final stages of the completion of the church (see below) and also attended to the burial ground. With the latter, there is surviving documentation (dated May 1837) that Therry engaged stonemason James Mason to construct the extant tomb of Eleanor Murray who had died in February 1837. Therry stipulated that the tomb should be 'similar and in every way equal to that of Mr Hugh Byrne's',<sup>35</sup> and presumably Therry was associated with that as well. The Byrne's tomb is extant and displays a range of burial dates (1812, 1825, 1853 and 1872) belying its evident late 1830s provenance. There are around thirteen surviving headstones dating from the period when Therry was resident in Campbelltown, the most famous being that of James Ruse (died 5/9/1837). Interest in Ruse's headstone dates from at least the 1880s<sup>36</sup> and continues to this day.

<sup>30</sup> Currey, CH, 'Therry, Sir Roger (1800-1874)', Australian Dictionary of Biography, National Centre of Biography, Australian National University

<sup>31</sup> 'Roman Catholic Chapel' Sydney Gazette, 26/1/1833

<sup>32</sup> NSW Legislative Council, Sydney Gazette, 27/6/1833, p.3

<sup>33</sup> 'Government Notice', Sydney Herald, 12/8/1833, p.4

<sup>34</sup> O'Brien 1922, p.178

<sup>35</sup> State Library of NSW, Therry Papers ML MSS 1810/68

<sup>36</sup> Picturesque Atlas of Australasia, Part 8, 1887



Figure 8: The Ruse headstones within the burial ground. Not dated, (circa 1930s). The headstones were removed in 1994 to the Campbelltown & Airds Historical Society Museum for safekeeping after vandalism in the cemetery. Source: Royal Australian Historical Society (S00053)



Figure 9 (Left):

An engraving of the original James Ruse headstone made in 1886 and published in the *Picturesque Atlas of Australasia*, Part 8, 1887

The headstone reads (with various original misspellings):

"Gloria In Ax Celsis. Sacred to the memory of James Ruse who departed this life Sept 5<sup>th</sup> in the year of house Lord 1837 Natel of Cornwell and arrived in this Colony by the Forst Fleet Aged 77. My mother reared me tenderly with me gretter much paines and when I arrived in this colony I sowed the first grain and now with my heavenly Father I hope for ever to remain."

In respect of completing the church at Campbelltown, the stonework was supplied by William Bradbury and on 29th July 1833 stonemason William McNally was engaged to complete within five months the walls up to the new height at a cost of 89 pounds 16 shillings. This involved:

*... (taking) down one foot of the present wall and to place a string course of thorough stones of the ? of the present wall eight inches high to raise the walls eleven feet six inches with windows corresponding in number and breadth with those in the lower storey and of nine feet in height with common Gothic arches, corner (?) reveals &c corresponding with those in the first storey, to provide all materials required for this work for the sum of ...<sup>37</sup>*

Therry's design for these windows, 17 in the lower storey and 20 in the upper, has survived and is shown in Figure 12 below. It could indicate the dissimilar window designs between the lower and upper storeys were built at the one time and not the result of protracted building development.

On the same day McNally signed his contract (29/7/1833), Dennis O'Brien was contracted to cart 'loam and water' .. 'from his own or any other quarry not more than a half mile distant from the said chapel' and 'two hundred bushels of lime from Liverpool if required .. .' To assist O'Brien in his task, Therry promised him the use of two bullocks to convey the materials. O'Brien was liable to any delay in the progress of the stonework by neglect of his contracted duties.<sup>38</sup>

Work on the masonry of the walls was delayed evidently for it was not until 29th January 1834 that Therry was in a position to sign the contract engaging William Brooker to complete the roof of the church for 282 pounds. The specification for that work has survived and is reproduced as Figure 11 below. In addition to dimensions quoted below, Therry stipulated lining the soffit of the projecting eaves with ½ inch thick boards.<sup>39</sup>

With the roof complete and the interior weather sealed, Therry contracted carpenters Patrick Bleaney and David Lee in April 1834 to frame the windows and doors, provide and fit window sashes and door leaves, and fit the floor. The tradesmen's quote for this was 388 pounds, but the contract sum was 278 pounds, a reduction negotiated on the basis that Therry would provide the materials and engage two tradesmen to assist the master craftsmen.<sup>40</sup> This arrangement did not proceed for in September 1834 a fresh tender was submitted by carpenters Joseph Oxley and Walter Shoutts for 280 pounds and 15 shillings. Their work entailed:<sup>41</sup>

- laying a hardwood floor on joists 9in by 3in, 15in apart
- laying close-jointed 1 ¼ inch thick floor boards
- preparing and fixing 17 pair of 2in Gothic sashes with hardwood frames 4 feet square glazed
- preparing and fixing 20 pair of 2in Gothic sashes with hardwood frames moulded with cedar, the frames 9 feet by 4 feet glazed
- preparing and fixing 3 pair of 2 ½ inch thick Gothic doors and frames with iron rim locks and blocks
- painting the exterior surfaces twice.

<sup>37</sup> State Library of NSW, Therry Papers ML MSS 1810/67

<sup>38</sup> State Library of NSW, Therry Papers ML MSS 1810/67

<sup>39</sup> State Library of NSW, Therry Papers ML MSS 1810/67

<sup>40</sup> State Library of NSW, Therry Papers ML MSS 1810/67, 187

<sup>41</sup> State Library of NSW, Therry Papers ML MSS 1810/67





Campbell Town Chapel  
 Lower tier of Windows 4 feet to spring of  
 the Arches, by 4 - rise in the arch 16 inches  
 Upper tier 7 feet to spring of arch 4  
 feet wide, rise in arch 2 feet 8 inches  
 17 windows in lower tier  for reveal to  
 20 ft in Upper tier  for reveal to  
 2 door ways 5 feet for reveal to reveal  
 as to reveal such 6 inches, that is 6  
 feet from door to door & one door  
 way ~~width~~ is 2 feet 7 feet to spring of  
 arch, height of arch 16 inches  
 First Story 11 feet, it was two tiers one  
 foot has been taken down  
 Second Story 13 feet 6 including middle  
 & top string courses, both 6 inches

Figure 10: Therry's (attributed) specification for the stonework of the window openings of the chapel. Source: State Library of NSW (ML  
 MSS 1810/67, 175)



Particulars of artificer's work to be executed at the Campbelltown Chapel.

Frame a roof wall plates	9	by 3	will second at joints
Tie beams	12	by 8	
Ceiling Joist	6	by 4	
Principal rafters	10	- 4 1/2	
Riven posts	10	- 8	
or King post	1	- 13	
Spur braces	6	- 4	
Common rafters	4	- 3	
Purlins	7	- 4	
Ridge beam	8	- 1 1/2	
Battens	3	- 1	
Shingles	0	- 4 1/2 weather	
Saddle beam <sup>at ridge</sup>	0	- 1 1/2	
bottom	2	- 3/4	

An iron strap 1/4 inches by 3/4 round the tie beam & base of the King post - iron straps on the foot of the principal rafters

Poll plates 5 by 2 1/2 fastened well to joints with spikes - trimming joints 7 by 4

72
26.8.5
9.12.0
<hr/> 110.0.5

Figure 11: Therry's (attributed) specification for the timber framing of the roof. Source: State Library of NSW (ML MSS 1810/67, f81)

Tenders were advertised again in October 1834<sup>42</sup> and in March 1835 Shoutts and Oxley were engaged to complete the church within a period of three months.<sup>43</sup> In this contract payment was based on work completed to the following schedule:<sup>44</sup>

<sup>42</sup> Tender, Sydney Gazette, 23/10/1834, p.3

<sup>43</sup> State Library of NSW, Therry Papers ML MSS 1810/67 f.124

<sup>44</sup> State Library of NSW, Therry Papers ML MSS 1810/67 f.130

- Seasoned hardwood floor and 10in by 2½ in joists - 2 pounds 10 shillings per square foot
- The large windows at 7 pounds each
- The small windows at 5 pounds s each
- The large framed doors at 7 pounds each
- The small framed doors at 5 pounds each
- Payment of 50 pounds on completion of the window frames and sashes and ready for glazing
- Payment of 75 per cent of work completed within each month, and balance within 14 days after certification by the government surveyor

The cedar was supplied by Therry and brought to Campbelltown from Sydney at Therry's expense. The hardwood boards were supplied by Oxley and Shoutts and seasoned on site for a period of one month prior to fitting.

As the first Mass was said in the chapel on 27 July 1834<sup>45</sup> the above indicates the building was roofed, but without windows, doors, and floor at this time. There is evidence that the chapel was not fully finished in 1835 for in June 1837 Therry engaged James Cotter, a stone mason, to undertake further unspecified work at the chapel.<sup>46</sup> In 1839 it was reported additional 'funds are required to finish this neat place of worship'.<sup>47</sup> By 1840 some 1,100 pounds had been expended on the building, with 950 pounds of that being spent prior to 1838. The total government contribution was 400 pounds.<sup>48</sup> Additional government assistance of 400 pounds was sought in 1843 by the church trustees.<sup>49</sup>

No architectural drawings of the church have survived and there is no mid-nineteenth century pictorial representation of its appearance. What is known of Therry's intentions for the church has been handed down by Ullathorne, who was disparaging of Therry's liking for windows (Therry referred to these as opes), saying this resulted in the Campbelltown church being 'like a cage'<sup>50</sup> to the English Benedictine who shunned the Australian light.

Of the exterior, a visitor in the 1840s found it had a 'plain square look about it that does not give much idea of a church, and does not resemble the style usually adopted by the Roman Catholics...' indeed it struck him as having a 'plain factory-like appearance'<sup>51</sup>. The appearance of the church probably struck the correspondent as being like the chapels and meeting houses of the non-conformist (Wesleyan, etc) religions found in the United Kingdom with its Georgian symmetry and gabled roof. Therry's churches in general were in a simple or unstudied expression of the Gothic style of architecture, however at Campbelltown the only Gothic touch are the pointed window and door arches, and the sashes in the upper storey windows.

## THE PRESBYTERY

There is the question of where Therry resided - the presbytery - whilst in Campbelltown over 1835-38 and the residence of his successor Goold during the 1840s.

<sup>45</sup> O'Brien 1922, p. 186

<sup>46</sup> State Library of NSW, Therry Papers ML MSS 1810/68, f.38

<sup>47</sup> 'Campbell Town', Australian, 6/7/1839, p.4

<sup>48</sup> Mr Justice Burton and The Church, Australasian Chronicle, 18/7/1840, p.2

<sup>49</sup> Legislative Council, Sydney Morning Herald, 2/11/1843, p.2

<sup>50</sup> Ullathorne WB, The Autobiography of Archbishop Ullathorne: with selections from his letters, London, Burns and Oates, 1891, p.111 (Ullathorne 1891)

<sup>51</sup> 'Thirty-six hours out of Sydney', Sydney Morning Herald, 16/5/1844, p.2

It has been said a slab cottage that existed on the St John's site prior to 1971 was Therry's presbytery, and another source has it that Father Goold lived in the same cottage erected for his predecessor, although the location of that building has not been given.<sup>52</sup>

No building other than the church was plotted on the St John's site in JJ Galloway's survey of 1841, but a building (since demolished) beside the church was plotted in a later survey dated around 1843.<sup>53</sup> This building could not have been the parish school, which was located elsewhere in the town after 1841 (Quondong, the former St Patrick's Schoolhouse, 15 Old Menangle Road, Campbelltown, built 1840-41, foundation stone laid on St Patrick's Day 17 March 1840 by Archbishop John Bede Polding<sup>54</sup>).

Documentary evidence for an early Catholic presbytery in Campbelltown is also provided by advertisements in December 1858 for tenders to be submitted by builders for a new Catholic Church at Camden, with specifications able to be seen, and tenders able to be submitted "At the Catholic Presbytery, Campbelltown"<sup>55</sup>. Also, in 1865 an advertisement appeared requiring a plasterer to finish his work on the Catholic Presbytery, Campbelltown.<sup>56</sup>

Father Goold had purchased land fronting Cordeaux Street in 1839, and later an additional portion of land on the corner of Cordeaux and Lindsay Streets in 1840. It is not certain when the presbytery was built on this land, however photos of the presbytery on the Cordeaux St land show that the building appears to be mid-19<sup>th</sup> century, so it is likely this presbytery was the one referred to in the 1858 and 1865 newspaper accounts. This presbytery was demolished in 1970.

Evidence for an earlier Presbytery on the St Johns site is anecdotal except for the 1843 survey mentioned above.

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<sup>52</sup> Ryan 1984, p.22

<sup>53</sup> State Records NSW Map 2279

<sup>54</sup> State Heritage Inventory form for Quondong: Old Catholic Schoolhouse, 15 Old Menangle Road, Campbelltown

<sup>55</sup> Sydney Morning Herald, 11 December 1858, page 2 Advertisement for Tenders to be submitted for a new Catholic Church at Camden

<sup>56</sup> Advertisement, Sydney Morning Herald, 30/11/1865, p.6, requiring a plasterer to finish his work on the Catholic Presbytery at Campbelltown





Figure 12: The west side of the church around 1871. Source: Campbelltown City Library, Local Studies Collection (003840)



Figure 13: Undated photograph of the east side of the church with the tombstones of the burial ground in the foreground. A Kerry photograph. Note the stained glass visible in the upper storey window. Source: Royal Australian Historical Society (23204009)





Figure 14: An engraving of the east side of the church made in 1886 and published in *Picturesque Atlas of Australasia*, Part 8, 1887. Source: Reproduced in *Picturesque Atlas of Australasia* CD-ROM

#### JAMES ALIPIUS GOOLD

Following the removal of Therry from the colony of New South Wales, Father James Alipius Goold (1812-1886) was appointed to Campbelltown by Archbishop Polding. Goold was born in Cork, Ireland, and entered the Augustinian order. He studied divinity at Perugia and Rome where he met Ullathorne who persuaded him to join the Australian mission. He arrived in Sydney in February 1838 and a few months later went to Campbelltown. He was appointed bishop of the new diocese of Melbourne in July 1847,<sup>57</sup> although he did not leave Campbelltown until September 1848.<sup>58</sup>

On arriving at Campbelltown, Goold undertook immediate measures to reorganise the parish affairs by removing in 1840 from the church grounds the Catholic school to a site distant from St John's and the burial ground. The new school was named St Patrick's and was located on the Old Menangle Road on land donated by Mrs Mary Shiells.<sup>59</sup> Therry's church and location were possibly not to Goold's liking, for over 1839 and 1840 the parish purchased a more central allotment in the town at the corner of Cordeaux and Lindesay streets. On this site the existing St John The Evangelist Catholic Church was later erected - in 1886/87 - and a new presbytery was erected soon afterwards (since demolished), replacing an older cottage.<sup>60</sup>

<sup>57</sup> Grigsby, JRJ, 'Goold, James Alipius (1812-1886)', Australian Dictionary of Biography, National Centre of Biography, Australian National University

<sup>58</sup> 'The Right Rev Dr Goold', Sydney Chronicle, 23/9/1848, p.3

<sup>59</sup> Ryan 1984, p. 17,

<sup>60</sup> Information from State Heritage Inventory form, St. John the Evangelist Church, Campbelltown

Goold finished the fitting out of the church which included a seraphine;<sup>61</sup> (the musical accompaniment included a choir.<sup>62</sup>) The windows were clear glazed aside from two above the altar where 'transparencies' depicting St John the Evangelist and the other St Augustine were installed. These were said to have 'much improve(d) the appearance of the church'.<sup>63</sup> In 1841 some 34 pounds had been raised for the 'decorations'.<sup>64</sup> Another account of the 1840s reported favourably on the interior finding it a 'very comfortable and fitted up church it is, although there are a number of nasty close confined pews in it'.<sup>65</sup> Other sources indicated a tower and spire were proposed and money was collected in 1841 to complete them.<sup>66</sup> In 1874 it was observed the foundation had been laid (at some time in the past) for 'sacristy, chancel, and belfry, &c'.<sup>67</sup>

Under Goold, the highlight of the liturgical year at St John's was the feast day of St Augustine of Hippo<sup>68</sup> and it was on that day (21st August) in 1841 the church was consecrated. The Mass was celebrated by Rev William Ullathorne, Rev John Kenny, Rev John Grant, and with the attendance of Rev Goold, Rev Joseph Summer of Appin, Rev Thomas Slattery of McDonald River, Rev R Marum of Liverpool, Rev Patrick Hogan of St Mary's Cathedral, Rev John Fitzpatrick of Liverpool, Rev James Dunphy, and Rev Patrick McGinness.<sup>69</sup>

#### JOHN PAUL ROCHE (1850-1877)

Father John Paul Roche (1807-1880) was born in Kilkenny, Ireland, in 1810 and came to the colony in 1844. He was ordained deacon in 1846 at St Mary's Cathedral, Sydney, by Archbishop Polding, and was appointed to Campbelltown in 1850, some two years after Goold's departure. Roche left Campbelltown in 1877 owing to ill health and died near Binalong in 1880.<sup>70</sup>

The land area of the church grounds was enlarged in 1856 by the purchase of the neighbouring Town Lots 2, 19 and 20 bringing the site to its present extent. These allotments had been offered for sale by the government in July 1856 as part of package comprising Lots 1-63.<sup>71</sup> The land release preceded the opening of the railway station in 1858. This parcel of town allotments are located south of Lindesay Street and this indicates the town area immediately surrounding St John's was vacant for a generation following the completion of the church. The deed of grant for the allotments purchased in 1856 was not issued until 1974 and then in the name of the Trustees of the Roman Catholic Church for the Diocese of Wollongong<sup>72</sup> which had been established in 1954. The grant included a narrow

<sup>61</sup> 'Campbelltown Church', *Australasian Chronicle*, 2/9/1841, p.2

<sup>62</sup> 'Feast of St Augustine', *Australasian Chronicle*, 6/9/1843, p.3

<sup>63</sup> 'Feast of St Augustine', *Australasian Chronicle*, 6/9/1843, p.3

<sup>64</sup> Advertisement, *Australasian Chronicle*, 10/8/1841, p.3

<sup>65</sup> 'Thirty-six hours out of Sydney', *Sydney Morning Herald*, 16/5/1844, p.2

<sup>66</sup> 'Campbelltown Church', *Australasian Chronicle*, 2/9/1841, p.2

<sup>67</sup> 'Campbelltown', *Freeman's Journal*, 24/10/1874, p.9

<sup>68</sup> 'Campbelltown Church', *Australasian Chronicle*, 2/9/1841, p.2; 'Festival of St Augustin at Campbelltown', *Australasian Chronicle*, 23/8/1842, p.2

<sup>69</sup> 'Campbelltown Church', *Australasian Chronicle*, 2/9/1841, p.2

<sup>70</sup> The Late Father Roche, *Freeman's Journal*, 13/11/1880, p.15; 'Obituary', *Australian Town and Country Journal*, 20/11/1880, p.13; 'Ordinations', *Morning Chronicle*, 11/2/1846, p.2

<sup>71</sup> 'Picton', *Empire*, 13/6/1856, p.4; Crown Plan 21-749

<sup>72</sup> Certificate of Title Vol. 12596 Fol. 87

reserved road off Sturt Street named Church Street, although the reserve had been extinguished in November 1973.<sup>73</sup>

Also in 1856 the liturgical fittings of the church were vandalised by a local bigot. The crucifix was removed, smashed and thrown in the town reservoir, the altar and the rood screen were smashed, and the church left in general disarray.<sup>74</sup>

Possibly associated with this event was the construction in 1863 of a cottage on the grounds of the church and burial ground intended to house a caretaker/watchman (sexton).<sup>75</sup> However, another potential reason for the cottage was the intention of the parish to erect a presbytery on the Cordeaux/Lindesay streets site if the original presbytery was indeed on the church site. As noted above, the precise location of the presbytery used prior to 1865 has not been stated in the history of the parish.<sup>76</sup> Another potential cause was the large increase in the number of burials experienced over the 1850s and 1860s as evidenced by the large number (around 106) of surviving headstones.

The relocation of the church to a more central location in the town was initiated by Father Goold in 1840 by the purchase of the Cordeaux/Lindesay streets site. His successor, Father Roche, held a similar view and the building of the new presbytery in 1865 on the said site as discussed above was a preliminary step in the relocation. While the parish had the funds to erect the presbytery it was not in a position to build a new church at the time. As a stop gap measure, the church was renovated in 1868; the extent of this work being described as:<sup>77</sup>

*the old roof has been replaced by a new one, and the interior has been thoroughly remodelled. The cedar ceiling, the chancel and the interior walls, have all been gone over and give quite a fresh appearance to the interior of the building.*

Another description of this remodelled church interior was published in 1874 on the occasion of the first official visit to the parish by Archbishop Vaughan. It stated:<sup>78</sup>

*The interior of the church presents a very neat and even rich appearance, having directly opposite the principal entrances a very handsome altar and reredos, with two smaller altars at either side. Two very beautiful stained glass windows shed a flood of mellow light on the high altar. The ceiling is flat, of beautiful cedar, highly polished and embellished. Over the principal doorway the organ loft stands, and is provided for the present with a very fine harmonium. The body of the church is well planned as regards the fittings and pew accommodation.*

<sup>73</sup> NSW Government Gazette, 23/11/1973, £5041

<sup>74</sup> 'Campbelltown', Sydney Morning Herald, 14/10/1856, p.2

<sup>75</sup> Advertisement, Freeman's Journal, 8/8/1863, p.6

<sup>76</sup> Ryan 1984, p.22

<sup>77</sup> 'Campbelltown Catholic Church', Freeman's Journal, 28/11/1868, p.2

<sup>78</sup> 'Campbelltown', Freeman's Journal, 24/10/1874, p.9



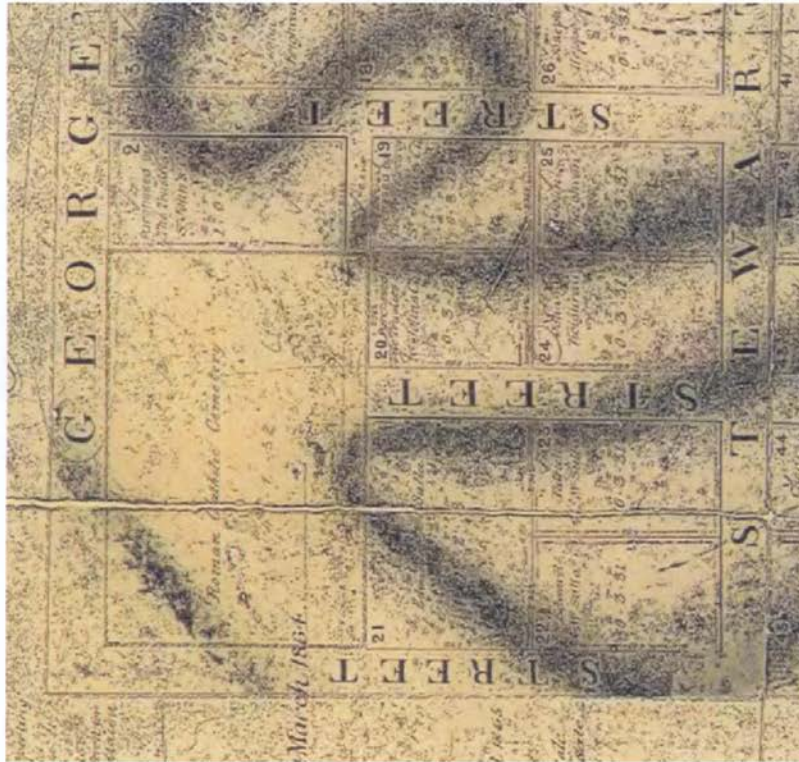


Figure 15: Detail from a government plan dated 1855 prepared for the sale of town allotments from 1856. Lots 2, 19 and 20 were purchased by the parish in 1856. Source: Land and Property Information (Crown Plan 21-749)



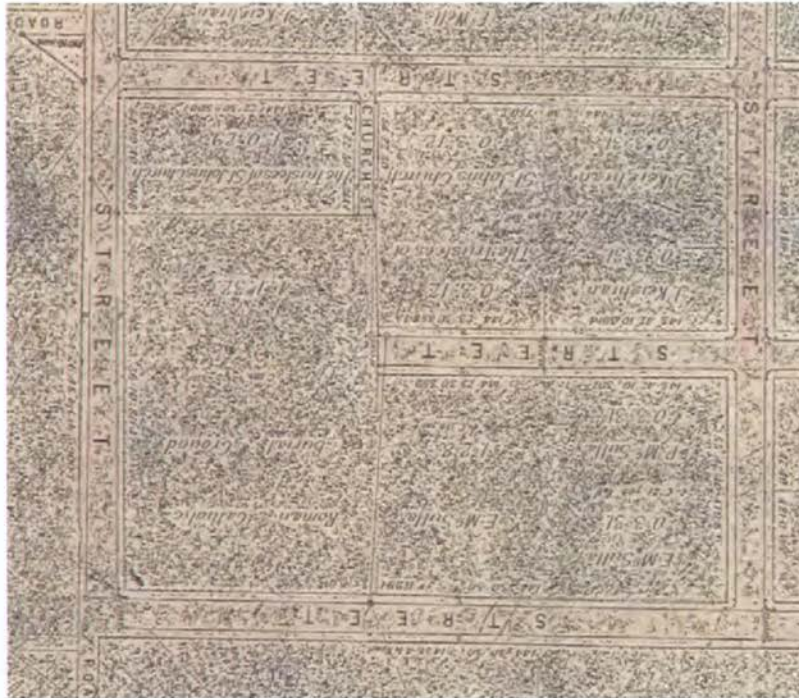


Figure 16: Detail from a government survey dated 1888 for the alignment of the streets within the town reserve of Campbelltown. Survey shows the now closed Church Street reserve. Source: Land and Property Information (Crown Plan 3.2287)



Figure 17: The former sexton's cottage erected in 1863 and photographed in the 1960s. Source: Campbelltown City Library, Local Studies Collection (001933)



Figure 18: The early presbytery (since demolished) - at right - erected before 1858, beside the St John The Evangelist Church Campbelltown - at left - erected in 1887. There were similarities in the architectural expression of this early presbytery and the original St John's Church after it was converted to a school/convent. Source: Campbelltown City Library, Local Studies Collection (000606)

### MONSIGNOR JOHN PAUL LYNCH (1878-1883)

In 1878 Monsignor John Paul Lynch was appointed priest of St John's. Lynch (1816-1884) had arrived in the colony in the early 1840s and was appointed to the parish of West Maitland. He went to Armidale in 1864 and in the 1870s the new Bishop of Armidale, Rev Timothy O'Mahoney, appointed Lynch his vicar-general. Lynch spent some time in Rome and it was whilst there he was conferred the honorary title monsignor. He was both ambitious in wanting to become a bishop and possessed great personal wealth bequeathing thousands of pounds to Catholic churches and institutions in his will (Lynch bequeathed 1,000 pounds to the Campbelltown parish in his will,<sup>79</sup> and that sum no doubt assisted in commencement on construction of the new St John's in 1886). Prior to coming to Campbelltown he had charge of the parish of Pymont. He died at Campbelltown in 1883.<sup>80</sup>

### FATHER AUGUSTUS WILLIAM BERNEY PETRE (1884-1885)

The last priest of St John's prior to the relocation of the church community to the Cordeaux/Lindesay streets site was Father Augustus William Petre. Petre (1850-1897) had come to Sydney in the 1870s where was ordained priest by Archbishop Vaughan.<sup>81</sup> He came to Campbelltown in late 1883 to assist Monsignor Lynch and was appointed to replace Lynch after his death in February 1884. Petre moved on to the Bowral parish in November 1885.<sup>82</sup>

## 2.3. ST PATRICK'S CONVENT

With the completion of the new St John the Evangelist Church at the corner of Cordeaux and Lindesay streets in 1887 the ambition of the parish for a more central site that had been initiated in the 1840s was finally realised. The old St John's Church was retained and became the convent of the Sisters of the Good Samaritan, taking the name St Patrick's Convent.

The Sisters of the Good Samaritan had been charged with the provision of educating Catholic children in Campbelltown by Cardinal Moran. The action was representative of widespread reform in the education system in New South Wales following the Public Instruction Act of 1882 that brought to an end state aid to denominational schools. In Campbelltown the children in the Protestant schools had moved to the state schools in the 1870s, but there remained St Patrick's Primary on the Old Menangle Road. In response to these reforms Moran and Vaughan before him encouraged the migration of religious from Europe and in particular Ireland. While the primary role of the religious was to staff and build Catholic schools, the sisters and brothers established convents and monasteries as administrative centres and places of vocation. The Sisters however are a much older order in having been founded in Sydney in 1857 by Archbishop Polding as the Congregation of the Sisters of the Good Samaritan of the Order of St Benedict to care for wayward girls.

The Sister's convent at Campbelltown was extensively remodelled in 1887 and was officially opened in May 1888 by Cardinal Moran. From the outset there was a girls high school on the site, and the sisters walked to the St Patrick's Primary at the southern end of Campbelltown to take classes there. The high school for girls took-in boarders with accommodation for 20.<sup>83</sup> The high school was under the care of Mother Mary Placid who

<sup>79</sup> 'Bequests by the late Monsignor Lynch', *Sydney Morning Herald*, 15/3/1884, p.12

<sup>80</sup> 'Biography', *Bega Gazette*, 23/2/1884

<sup>81</sup> 'Death of Monsignor AW Petrie', *Freeman's Journal* 8/5/1897, p.7

<sup>82</sup> 'The Rev AW Petre', *Bowral Free Press*, 14/11/1885

<sup>83</sup> 'Campbelltown Convent', *Freeman's Journal*, 5/5/1888, p.15



had many years experience and was formerly at Rosebank College, Five Dock. Unfortunately, Mother Placid died at Campbelltown in 1890.<sup>84</sup> From 1889<sup>85</sup> a boys (from five to twelve years) preparatory school named St John's was opened at Westview on St Johns Road nearby, which also took-in boarders. It was staffed by the sisters of St Patrick's Convent.

The former chapel underwent significant alterations at this time to suit the new use, to designs of architect John Bede Barlow.<sup>86</sup> Barlow had only recently been engaged by the parish to design the new St John the Evangelist Church and was also employed by the Sisters at the time to design the chapel of their Star of the Sea Convent at Manly.<sup>87</sup> Barlow (1860-1925) was a practicing Catholic and very closely associated with the Church in designing numerous convents, chapels, etc. As an architect he is today remembered as being one of the founders of the Institute of Architects and editor of the Institute's Art and Architecture magazine (1905-1912). He had been trained in the office of Benjamin Backhouse. His work on old St John's, Campbelltown, was recounted in the list of works published on the occasion of his death.<sup>88</sup>

No contemporary documentation of this has survived but from later photographs the nave and sanctuary of the old church were partitioned and a floor and stair were inserted. To heat these spaces fireplaces were inserted and two chimneys to flue these projected beyond the roof line. Probably in an effort to ventilate the upper floor where the dormitories were located the stone in the gables was removed and sheeted over and fitted with louvres. To weatherproof the building, the exterior walls were rendered. The exterior surfaces were painted in white or cream colour with details such as quoins, string courses, arches, etc picked out in a dark (black, brown ?) colour. This presentation was comparable to the early presbytery in Lindesay Street. The gables of both the main building and porches were decoratively battened in the Tudor/Elizabethan architectural style, as were the new entry porches. The original windows were removed and replaced with timber framed casements.

Ancillary buildings were also erected (all since removed) at the rear (west side) of the building. These probably comprised the kitchen and bathrooms. By 1888 a reticulated town water supply had been completed by the Water Board<sup>89</sup> and presumably the school/convent was serviced by it. By at least the 1920s the girls had a tennis court to play on sited in front (west) of the convent/school. The area to the south (above George Street) was used evidently to grow vegetables and run chickens, etc. There were at least two buildings sited within this part of the site.<sup>90</sup> The area to the north of the convent/school and tennis court (that being Lots 19 and 20) would seem by the aerial photographs to have been cleared and there was, possibly, a devotional shrine there, something that became common in like Catholic institutions from the 1920s.

The boarding school was closed in 1954, but the convent continued. In 1959 the school was reopened as a day school for secondary girls. From an initial enrollment of 13 girls, pupil numbers increased over the 1960s resulting from the growth of Campbelltown. As student

<sup>84</sup> 'Death of Rev Mother Placid', *Freeman's Journal*, 29/11/1890, p.15

<sup>85</sup> Ryan 1984 states 1882 but the property was on sale in 1882 and again in 1888.

<sup>86</sup> Tender, *Sydney Morning Herald*, 18/5/1887, p16

<sup>87</sup> Tender, *Sydney Morning Herald*, 18/5/1887, p16

<sup>88</sup> 'John Barlow: an appreciation', *Catholic Press*, 4/6/1925, p.16

<sup>89</sup> Henry, FJJ, *The Water Supply and Sewerage of Sydney*, Halstead Press, Sydney, 1939, p.123

<sup>90</sup> Land and Property Information aerial photography dated 1947 and 1956



numbers increased the facilities proved inadequate and the decision was taken in 1969 to relocate to the site of St John's Preparatory School for Boys (Westview), which was closed down, and the new girls school was opened in 1970 as St Patrick's College.<sup>91</sup> The convent was also closed in 1969.<sup>92</sup>

The cemetery continued to be used throughout the existence of the school/convent, although the number of surviving headstones for the decades after 1910 number in the mid twenties. The cemetery was separated from the school/convent ground by a high paling fence or possibly wall.<sup>93</sup> It seems the cemetery was maintained through to the 1940s (possibly by the sisters and pupils), but aerial photographs suggest that practice had ceased by the mid 1950s.<sup>94</sup> There was a revival in the use of the cemetery in the 1960s. Perhaps this increase prompted the local parish to open the new burial ground to the south in the mid 1960s and the new lawn cemetery in the mid 1980s.

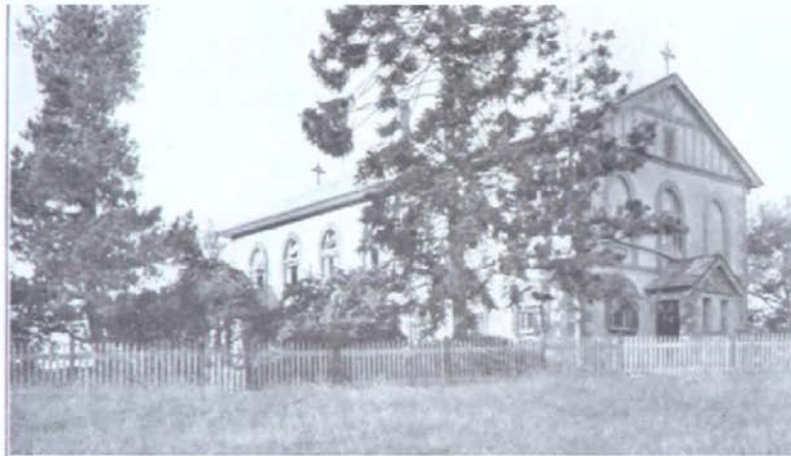


Figure 19: The west elevation of St Patrick's Convent and College around 1922. Source: O'Brien p188 1922

<sup>91</sup> Anon, 'St Patrick's Collage; the history of the college, 1840-2005', pamphlet

<sup>92</sup> Ryan 1984, p.39

<sup>93</sup> Land and Property Information aerial photography dated 1947 and 1956

<sup>94</sup> Land and Property Information aerial photography dated 1947 and 1956



Figure 20: The north and east elevations of St Patrick's Convent and College. Some of the ancillary buildings required for the site to function as a place of residence are depicted sited very close to the burial ground. Not dated, c.1920s Source: 150 years p.10



Figure 21: The north elevation of St Patrick's Convent and College. Not dated, c.1920s. Source: 150 years, p.40



Figure 22: The west elevation of St Patrick's Convent and College with tennis court in the foreground. Photograph is dated 1948 and at a time when the boarding school was closed. Source: Campbelltown City Library. Local Studies Collection (02/ 002274)



Figure 23: The ground to the south of the convent and college in 1948. The former sexton's cottage is visible as is a weatherboard shelter shed. At right of these is a high wall or fence. Source: Campbelltown City Library. Local Studies Collection (02/002273)



Figure 24: Looking down on the site in 1947. Discernible are the drive from George Street, the tennis court, the convent/school and freestanding buildings to its south and east. Also in the southern area are three cleared areas that were possibly vegetable gardens/chicken runs. The cemetery to the west of the convent/school is fenced off and the extent of the old burial ground with its gravestones and tombs clearly depicted and therefore suggestive of having been maintained. To the south of this is a treed area. The areas to the west and north of the convent/school are cleared and long established network of paths is discernible. Source: NSW Land and Property Information



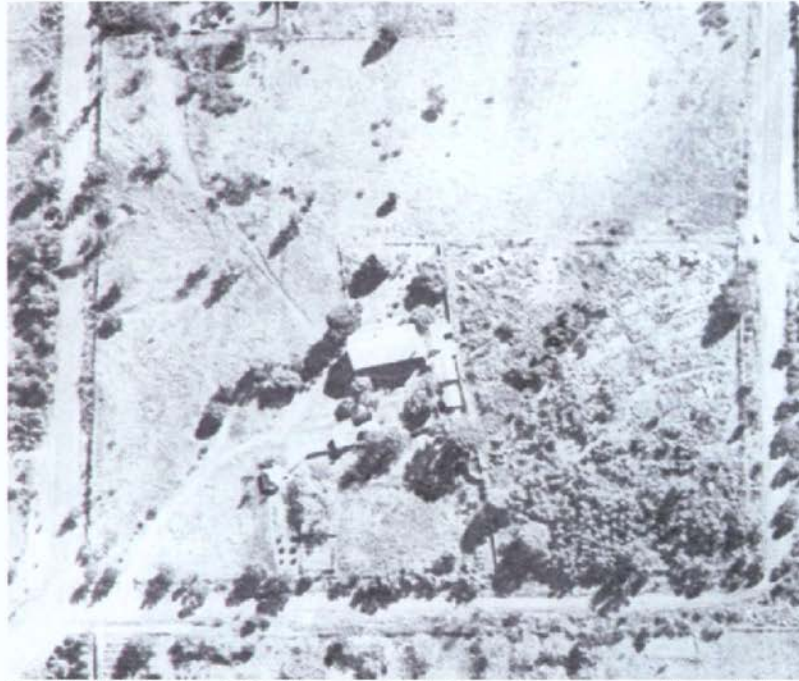


Figure 25: Looking down on the site in 1955. Although separated by only eight years, the general appearance of the grounds had changed markedly since the 1947 photograph. This is evident in the overgrowth in the cemetery and diminishment of the pathways. The use of the vegetable gardens/chicken runs has ceased. A possible reason for these changes was the removal of the boarders. Source: NSW Land and Property Information

## 2.4. RESTORATION

Following the closure of the convent and school in 1970, the building was used for a time unknown as a residence, and community meeting rooms and workshops. For a period in the early 1970s certainly the site was vacant as the National Trust of Australia received frequent advice about the danger presented by vandals both to the buildings and cemetery. The National Trust was interested in the place not only for the historical and architectural significance of the buildings (inclusive of the vandalised so-called Therry's slab cottage), but because the gravestones of James Ruse and Matthew Healy were associated with two properties (Experiment Farm Cottage and Riversdale) owned by the Trust.<sup>95</sup> In connexion with the Ruse grave in the mid 1960s the Trust paid for the erection of signs within Campbelltown directing visitors to the cemetery and grave site within,<sup>96</sup> and lobbied Campbelltown Council to regularly maintain the gravesite.

In April 1976 the National Trust of Australia (NSW) classified the building, cemetery and surrounding trees, and the graves of James Ruse and Matthew Healy. The cemetery was

<sup>95</sup> National Trust of Australia (NSW) administration file on St John's Campbelltown

<sup>96</sup> The timber signs were designed by the Trust's honorary architect Leslie Buckland in 1964

classified again in 1981. In 1980 the parish requested that the building and cemetery be protected by the provisions of the NSW Heritage Act 1978. This was endorsed by the then Heritage Council in July 1981,<sup>97</sup> and in March 1983 a Permanent Conservation Order (No. 193) was placed on the place. The extent of the PCO was Lot 1 (formally granted in 1846) and Lot 2 (purchased in 1856); Lots 19 and 20 (purchased in 1856) were not within the PCO designation.

In the interim, the local parish priest, Father Paul Ryan, and the Campbelltown Historic Group, a newly formed community group interested in preserving the cemetery, sought advice from architects Fox and Associates, the principal being Michael Fox, for the future use of the building. This firm had worked previously for diocese in designing the buildings of the John Therry Catholic High School at Rosemeadow.

Restoration of the building was commenced in 1984 by Fox & Associates, architects. The stated scope of this work was to make the building safe, repair the roof, remove internal timber and masonry infill floor and partitions and to return the building to its original use and appearance as a church. Fox & Associates undertook detailed documentation for the conservation that was in accord with a conservation plan the company had prepared. Heritage Council approval for this work was granted in 1984.<sup>98</sup> The local parish obtained \$3,500 in funding from the Heritage Conservation Fund in 1984 towards the the engagement of Fox & Associates, at a fee of \$5,000, for the site investigation, measured drawings, report and costing of works. The total cost of restoration work in Fox & Associates' estimation was \$241,500 to have been spent in two stages: Stage 1 was the building restoration (\$103,400 and revised down to \$97,400), and Stage 2 was the fitting out the building for use as a church (\$138,100).<sup>99</sup>

The reconstruction was a major project. It removed the inserted floor, stairs and chimneys, cut down the windows and restored them to the original type, and reinstated the doors. The exceptional joinery in the roof construction was discovered and an early paint scheme was uncovered. Shingles and battens were found in place underneath the corrugated iron and conserved, but for some reason the entire internal lime plasterwork was removed, and appears to have been replaced with hard cement mortar. The battens to the gable were removed and stone reinstated. The entry porches were left in place.

By July 1988 the building had been converted back to something close to its original configuration and a Mass celebrated the 'restoration of the interior'. The chosen date also celebrated 154 years since Therry's first mass was held in the chapel.<sup>100</sup> However, the triumph was short lived because there was no active use of the building. Over the next few years the building suffered from vandalism as did the cemetery. Approval was given in 1990 for installation of security grilles to the windows of the building.<sup>101</sup>

<sup>97</sup> Heritage Council of NSW, Branch Manager's Report No. 248/81 in National Trust of Australia (NSW) administration file on St John's Campbelltown

<sup>98</sup> Heritage Council of NSW, Branch Manager's Report No. 21/84 in National Trust of Australia (NSW) administration file on St John's Campbelltown

<sup>99</sup> Heritage Council of NSW, Finance Committee report dated 14/3/1983 in National Trust of Australia (NSW) administration file on St John's Campbelltown

<sup>100</sup> Letter from St John the Evangelist Catholic Parish to National Trust of Australia (NSW), 8/7/1988 in National Trust of Australia (NSW) administration file on St John's Campbelltown

<sup>101</sup> Heritage Council of NSW, Section 60 approval dated May 1990, in National Trust of Australia (NSW) administration file on St John's Campbelltown

In response to the high incidences of vandalism of the graves in the early 1990s (it was reported the damaged stones numbered 200) the parish erected a high chain-mesh fencing in 1994 and floodlights had been installed a little earlier.<sup>102</sup> The headstone and footstone of James Ruse's grave were removed and placed in the care of the local historical society in 1994.<sup>103</sup> These actions reflected widespread concern within the local community about the deteriorating condition of the cemetery. Since that time, the greater majority of the headstones have been restored and a replica of the Ruse headstone has been installed.

In 2005 the diocese began investigating the feasibility of utilizing part of the site for an aged care facility.



Figure 26: The west and south elevations of the church prior to commencement of conservation work. Source: Campbelltown City Library, Local Studies Collection (02/007866)

<sup>102</sup> National Trust of Australia (NSW) administration file on St John's Campbelltown

<sup>103</sup> *Sydney Morning Herald*, 1/ 8/1994, p.4





Figure 27: The east and south elevations of the church prior to commencement of conservation work. Source: Campbelltown City Library. Local Studies Collection (02/003849)



Figure 28: The first floor in the process of being stripped out, looking east. One staircase provided access between floors. The flue of a chimney had been inserted within a window reveal. Source: Campbelltown City Library. Local Studies Collection (02/002840)





Figure 29: The first floor in the process of being stripped out, looking west. The ornate cedar panelled ceiling has been uncovered. Source: Campbelltown City Library. Local Studies Collection (02/002843)

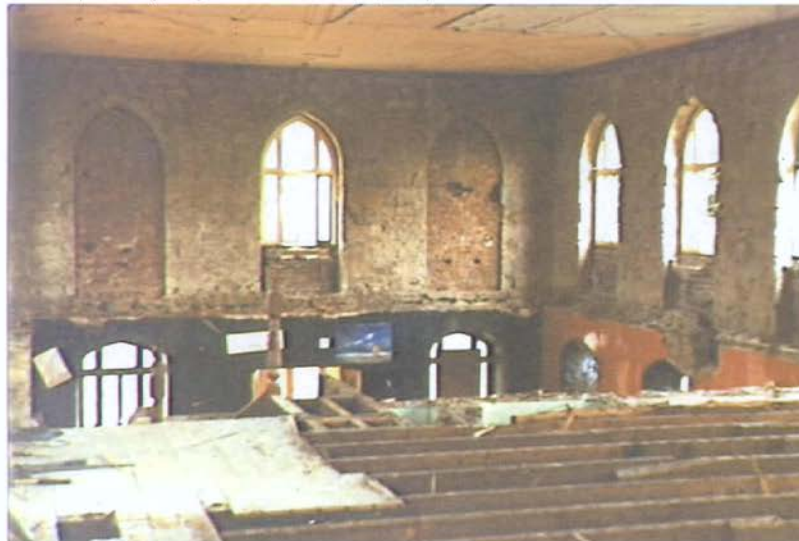


Figure 30: The floor inserted in 1888 in the process of being removed, looking west. Source: Campbelltown City Library. Local Studies Collection (02/002844)



Figure 31: (Left) The flue of a chimney which had been inserted within a window reveal on the ground floor, looking east  
Source: Campbelltown City Library, Local Studies Collection (02/003872)

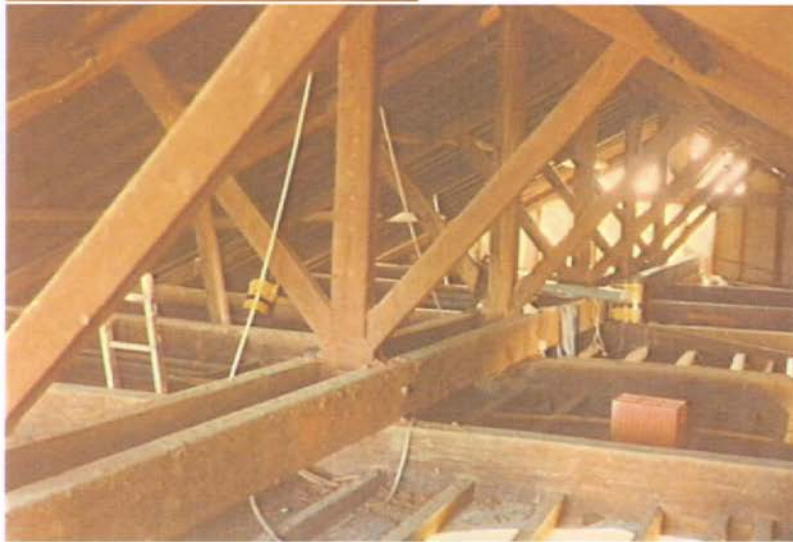


Figure 32: The king post trussed roof structure. Source: Campbelltown City Library, Local Studies Collection (02/003868)

## 2.5. TIMELINE

Year	Event
1788	Penal colony established at Sydney Cove
1795	Discovery of the Cowpastures
1805	Lieutenant John Macarthur granted 5,000 acres at the Cowpastures
1809	Cowpastures opened up to the emancipist farmer and area named Minto
1810	Governor Lachlan Macquarie inspected the region. Minto divided into the three area: Airds, Appin, and Upper Minto.
1815	Site of the future township (Campbelltown) within Airds was set aside from alienation
1820	Governor Lachlan Macquarie inspected the town reserve and named it Campbell Town
1820	Father John Joseph Therry arrived in Sydney and was only Catholic priest in the colony until 1833
1822	Anglican church of St Peter's at Campbelltown was nearing completion
1822	Therry celebrated Mass in the Campbelltown town reserve
1825	June. Therry publicly acknowledged the gift of five acres by James Burke for a Catholic 'burial ground and site for a chapel and school-house' at Campbelltown
1825	July. Therry wrote to Governor Brisbane requesting a grant of land near Campbelltown as a burial ground and a site for a chapel.
1825	September. Governor Brisbane informed Therry he had no objection to granting a burial ground to the Roman Catholic inhabitants of Campbelltown
1825	27th December. Foundation stone of St John's was laid
1826	July. First measured survey of the town reserve was prepared by surveyor John Oxley. It identified the future site of St John's
1826	November. Surveyor Oxley stated he had sited the Catholic burial ground at Campbelltown in a location 'as remotely from the best building situation as the area of the township would admit'
1826	27th December. Official consecration of the burial ground
1827	Surveyor Robert Hoddle re-survey the town and formed the building allotments, and named the future site of St John's as the 'Catholic burial ground'
1831	Town allotments in Campbelltown officially released for occupation
1833	January. A public meeting was held in Campbelltown and a petition was generated requesting government assistance towards completion of the chapel, the appointment of a resident priest, and a school.
1833	February. Benedictine Father William Bernard Ullathorne arrived in Sydney as Vicar-General of New South Wales
1833	July. NSW Legislative Council made grants for the appointment of four new chaplains, for the completion of three unfinished churches (including Campbelltown), and £800 a year for schools and schoolteachers.

Year	Event
1833	29th July. Stonemason William McNally was contracted to complete within five months the walls of the church up to the new height. Dennis O'Brien was contracted to cart 'loam and water' .. 'from his own or any other quarry not more than a half mile distant from the said chapel' and 'two hundred bushels of lime from Liverpool if required'
1834	29th January. William Brooker was contracted to complete the roof of the chapel
1834	April. Carpenters Patrick Bleaney and David Lee contracted to frame the windows and doors, provide and fit window sashes and door leafs, and fit the floor. Bleaney and Lee did not fulfill the contract
1834	27 July. Therry held the first Mass in the incomplete chapel
1835	March. Carpenters Joseph Oxley and Walter Shoutts contracted to complete the chapel within a period of three months
1835	September. The Rev Dr John Bede Polding arrived in the Sydney as Australia's first Catholic bishop
1835	September. Therry was appointed the resident priest for Campbelltown and surrounding districts
1836	Church Act passed and ended government discrimination of Catholic and non-conformist religions
1838	April. Therry sent to Tasmania as vicar-general. Father James Alipius Goid appointed to Campbelltown
1841	July. Catholic burial ground was surveyed by Surveyor John James Galloway
1841	28th August. The church was consecrated
1846	March. Grant for the Catholic burial ground officially registered
1850	Father John Paul Roche appointed to Campbelltown
1856	Neighbouring town allotments Lots 2, 19 and 20 purchased and this brought the site to its present extent
1856	Liturgical fittings of the church vandalised by a local bigot
1858	Campbelltown railway station opened. Documentary evidence for a Catholic Presbytery in Campbelltown (location not certain).
1857	Congregation of the Sisters of the Good Samaritan of the Order of St Benedict founded in Sydney
1863	Sexton's cottage erected within the grounds of St John's
1865	Presbytery of St John's erected on the Cordeaux/Lindesay streets site
1868	Interior of St John's extensively remodelled
1878	Monsignor John Paul Lynch appointed to Campbelltown
1883	Father Augustus William Petre appointed to Campbelltown
1887	Completion of the new St John's on the Cordeaux/Lindesay streets site
1887	May. Tenders called by architect John Bede Barlow for alterations and additions to the old St John's



Year	Event
1888	May. The school and convent of St Patrick's opened in the former St John's staffed by sisters of the Good Samaritan. The building was renovated for school/convent use - new floor inserted, windows bricked up to sill level, chimneys and fireplaces added, doors blocked up, new stair, division of lower floor into offices, external porches, changes to gable ends, windows all removed and replace
1954	Boarding school closed
1959	Day school for girls opened
1969	Convent and day school closed
1974	Deed of grant for Lots 2, 19 and 20 issued
1976	The National Trust of Australia (NSW) classified the building, cemetery and surrounding trees, and the graves of James Ruse and Matthew Healy
1983	Permanent Conservation Order (No. 193) was placed on Lot 1 (formally granted in 1846) and Lot 2 (purchased in 1856) and protected by the provisions of the <i>NSW Heritage Act</i> 1978
1984	Architects Fox and Associates engaged to restore the building. Internal upper floor removed, stair removed, fireplaces and chimneys removed, bricked up windows and doors reinstated, windows removed and reconstructed to original form, internal plaster removed and rendered, external gable ends reconstructed
1988	July. Restoration completed and Mass celebrated to mark 154 years since Therry's first mass the church
1994	Increasing incidents of vandalism to building and cemetery. The headstone and footstone of James Ruse's grave were removed and placed in the care of the local historical society. Site secured by erection of high chain wire fencing
2005	Investigation of feasibility of utilizing part of the site for an aged care facility began.

# ATTACHMENT 4

NSW Department of Planning

## Applications for a site compatibility certificate

