

SUPPLEMENTARY BUSINESS PAPER

3 AUGUST 2021

COMMON ABBREVIATIONS

AEP	Annual Exceedence Probability
AHD	Australian Height Datum
BASIX	Building Sustainability Index Scheme
BCA	Building Code of Australia
BIC	Building Information Certificate
BPB	Buildings Professionals Board
CLEP 2002	Campbelltown Local Environmental Plan 2002
CLEP 2015	Campbelltown Local Environmental Plan 2015
CBD	Central Business District
CPTED	Crime Prevention Through Environmental Design
CSG	Coal Seam Gas
DA	Development Application
DCP	Development Control Plan
DDA	<i>Disability Discrimination Act 1992</i>
DPE	Department of Planning and Environment
EIS	Environmental Impact Statement
EPA Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environmental Protection Authority
EPI	Environmental Planning Instrument
FPL	Flood Planning Level
FFTF	Fit for the Future
FSR	Floor Space Ratio
GRCCC	Georges River Combined Councils Committee
GSC	Greater Sydney Commission
HIS	Heritage Impact Statement
IDO	Interim Development Order
IPR	Integrated Planning and Reporting
KPoM	Koala Plan of Management
LEC	Land and Environment Court
LEC Act	<i>Land and Environment Court Act 1979</i>
LEP	Local Environmental Plan
LGA	Local Government Area
LG Act	<i>Local Government Act 1993</i>
LPP	Local Planning Panel
LTFP	Long Term Financial Plan
NGAA	National Growth Areas Alliance
NOPO	Notice of Proposed Order
NSWH	NSW Housing
OEH	Office of Environment and Heritage
OLG	Office of Local Government, Department of Premier and Cabinet
OSD	On-Site Detention
OWMS	Onsite Wastewater Management System
PCA	Principal Certifying Authority
PoM	Plan of Management
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
PMF	Probable Maximum Flood
PN	Penalty Notice
PP	Planning Proposal
PPR	Planning Proposal Request
REF	Review of Environmental Factors
REP	Regional Environment Plan
RFS	NSW Rural Fire Service
RL	Reduced Levels
RMS	Roads and Maritime Services
SANSW	Subsidence Advisory NSW
SEE	Statement of Environmental Effects
SEPP	State Environmental Planning Policy
SREP	Sydney Regional Environmental Plan
SSD	State Significant Development
STP	Sewerage Treatment Plant
SWCPP	Sydney Western City Planning Panel (District Planning Panel)
TCP	Traffic Control Plan
TMP	Traffic Management Plan
TNSW	Transport for NSW
VMP	Vegetation Management Plan
VPA	Voluntary Planning Agreement
PLANNING CERTIFICATE	- A Certificate setting out the Planning Rules that apply to a property (formerly Section 149 Certificate)
SECTION 603 CERTIFICATE	- Certificate as to Rates and Charges outstanding on a property
SECTION 73 CERTIFICATE	- Certificate from Sydney Water regarding Subdivision



Supplementary Items

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8. REPORTS FROM OFFICERS

8.20 Supplementary Information - Campbelltown RSL - Planning Proposal and Site Specific Development Control Plan

Reporting Officer

Executive Manager Urban Centres
City Development

Community Strategic Plan

Objective	Strategy
1 Outcome One: A Vibrant, Liveable City	1.1 - Provide opportunities for our community to be engaged in decision making processes and to access information

Officer's Recommendation

That this report be noted and the content be considered in conjunction with Agenda Item 8.3 of the Ordinary Council Meeting of 3 August 2012.

Purpose

The purpose of this report is to provide Councillors with supplementary information for Agenda Item 8.3 'Outcome of Public Exhibition - Campbelltown RSL - Planning Proposal and Site Specific Development Control Plan'.

The supplementary information has been provided in response to a request for further information raised by the Department of Planning, Industry and Environment (DPIE) and Heritage NSW (HNSW) identified in attachment 14 to Agenda Item 8.3.

Background

Concerns regarding the potential impact of the planning proposal on Glenalvon House have been raised by Heritage NSW and Council's Strategic Property team and these are discussed in Agenda Item 8.3 'Outcome of Public Exhibition - Campbelltown RSL - Planning Proposal and Site Specific Development Control Plan'. In response to the concerns raised, ongoing discussions have been held between the Heritage NSW, the Department Planning, Industry and Environment (DPIE), the applicant and Council staff led by DPIE's Project Delivery Unit.

Discussions with Heritage NSW and DPIE has resulted in the development of an agreed list of information required (shown in attachment 14 to Agenda Item 8.3), as well as an agreed pathway to the resolution of the issues.

Staff from DPIE are satisfied that the agreed information and pathway is sufficient to resolve the outstanding matters and enable the finalisation of the planning proposal in accordance with the Gateway deadline. The additional information outlined in this supplementary report is provided in response to the agreed list outlined in attachment 14 of Agenda Item 8.3.

Report

Additional information was submitted to Council late on 27 July 2021. The additional information responds to the list of information required in attachment 14 to Agenda Item 8.3. This information has also been provided in response to the conditions of the Gateway Determination which are detailed in Agenda Item 8.3.

The details and purpose of each attachment is provided below.

Attachment 1 - Cover Letter

The cover letter provides an overview of the attachments that have been included by the Applicant. The letter also provides a high level response of the issues that have been discussed.

Attachment 2 – Massing Options

The massing options provided include two different built form options and overshadowing response diagrams. The current planning proposal which includes building heights of 24 storeys, 21 storeys and 18 storeys as well as the RSL and Hotel located on 158 Queen Street at a height of 9 storeys, in accordance with the submitted development application.

The second massing option includes a 24 storey building fronting Cordeaux Street and two 17 storey buildings. The proposed RSL and Hotel remain the same.

Attachment 3 – Arborist Report

An arborist report was provided as part of the supplementary information in order to better understand potential impacts of the planning proposal on the adjoining landscape curtilage located at Glenalvon House.

The arborist report provides information on all of the existing vegetation within the landscaped gardens of Glenalvon House and its condition. The report notes that the planning proposal, and particularly the additional overshadowing, would not have an adverse impact on the vegetation located on the grounds of Glenalvon House.

Attachment 4 – Heritage Addendum

The heritage addendum has been provided as part of the response to urban design and heritage comments received from DPIE and HNSW. The addendum undertakes a peer review of the heritage impact statement that was on public exhibition as well as investigating the urban design response of the concept plan.

Attachment 5 – Solar Analysis Glenalvon House

This attachment provides an analysis of the various solar related impacts of the planning proposal. The solar analysis investigates the solar access and overshadowing impact on the adjoining state heritage item for a development that was built to comply with the current planning framework applying to the land, and compares these to the solar access and overshadowing impacts of the buildings that are shown with the concept plan in support of the subject planning proposal.

The subject land currently holds a 10 storey (32 m) building height limit.

Attachment 6 – Anzac Lane Public Domain

The public domain plan in this attachment focuses on Anzac Lane and the intended design of the laneway. Anzac Lane as part of the proposal seeks to facilitate outdoor dining options. The public domain plan identifies the location of street tree planting as well as materials used for pathways.

The controls for the public domain are matters for the site specific DCP, rather than the planning proposal. Agenda Item 8.3 recommends that the site specific DCP not be adopted at this point in time.

Where the planning proposal was allowed by the Council to progress to DPIE for making, a further report on the site specific DCP would be brought to the Council for its approval.

Attachment 7 – Heritage Montages

This final attachment includes views towards the subject site and Glenalvon House with the planning proposal morphed into various images depicting the urban environment and streetscape as it is today to identify the visual impact the planning proposal would have from a range of different locations.

Conclusion

The additional information attached to this report has been submitted to Council by the Applicant in responding to the list of information detailed in attachment 14 of Agenda Item 8.3 'Outcome of Public Exhibition – Campbelltown RSL – Planning Proposal and Site Specific Development Control Plan'. This information will enable the further discussion of the matters raised by Heritage NSW at a meeting already scheduled for 5 August 2021, pending the Councillors decision on Agenda Item 8.3.

It is recommended that Council consider the additional information provided with this supplementary report, in conjunction with Item 8.3 of this business paper.

It is important to note that there is nothing in the information submitted and attached to this report that would result in a need to alter the recommendation for Agenda Item 8.3.

The information provided warrants further review of the draft site specific DCP and as such, it is a recommendation of Agenda Item 8.3, that Council not adopt the draft site specific DCP at this stage, and a further report be provided to Council subject to the further progression of the subject planning proposal.

Attachments

1. Cover Letter (contained within this report) [↓](#)
2. Massing Options (contained within this report) [↓](#)
3. Arborist Report (contained within this report) [↓](#)
4. Heritage Addendum (contained within this report) [↓](#)
5. Solar Analysis (contained within this report) [↓](#)
6. Anzac Laneway Public Domain (contained within this report) [↓](#)
7. Heritage Montages (contained within this report) [↓](#)



27 July 2021

Ante Zekanovic

Campbelltown City Council

RE: CAMPBELLTOWN RSL SITE PLANNING PROPOSAL

Dear Ante

The purpose of this letter is to provide an overview of the response to various matters raised by the Department of Planning and Heritage Office; explains the work undertaken and responses made; and is supported by additional information that accompanies this letter.

Additional Information Overview

The following additional information has been prepared in recent weeks to assist in finalising the assessment of the application, responding to various matters raised by the relevant authorities, and is provided in a consolidated form -

1. Supplementary Urban Design Report
2. Alternative Massing Option for the Subject Site
3. Arborist Report in relation to impact of Shadows on Glenalvon House
4. Addendum Heritage Analysis
5. Solar Analysis – Glenalvon House
6. Anzac Laneway Public Domain
7. View Analysis Montages


Heritage Peer Review

We have engaged independent Heritage consultants to undertake a Peer Review of the analysis completed to date for the Planning Proposal. The outcome of that review confirms that the original HIS is well founded and that there is adequate information to make an informed decision to progress the Planning Proposal; and that some detailed

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heritage analysis should be appropriately undertaken at the Development Application stage.

Consultation with Planning Delivery Unit, Department of Planning, Heritage Office and Campbelltown Council

A series of VC meetings were held with the above parties in July 2021 to resolve what information is required to satisfy matters raised by the Department of Planning and the Heritage Office, as part of the Gateway Conditions.

The requirements are summarised as follows –

1. Develop design and heritage design principles to assist in analysing and justifying the proposed height and density.
2. Develop a minimum of 3 alternative built forms options, which is to be tested in relation to height, fsr, solar impacts, views, and ADG. The analysis is to resolve in a brief commentary on the logic supporting the planning proposal.
3. The Heritage Office will review the submitted package and provide their assessment.

Heritage Design Principles

Cracknell Lonergan have been appointed to provide heritage expertise in direct response to the matters raised by the Heritage Office.

The Addendum Report prepared by Cracknell Lonergan draws upon the design principles identified by Hector Abrahams Architects (HAA) in a similar scenario. The HAA study was prepared for Parramatta CBD where there are similar conditions as the subject site of a CBD context, aspirations for tall slender towers, and established heritage items and areas.

The Addendum Report reviews the impact of the proposal on Glenalvon House against the HAA heritage design principles.


A number of important observations are made –

- It is apparent that the Heritage Review confirms that the built form of tall slender towers is preferred to the existing mass and bulk of the RSL, or the shorter squat built form that the current planning controls would result in.
- The planning proposal introduces a number of benefits to heritage item that currently do not exist due to the relentless mass and impact of the RSL building currently on the site. Benefits include –

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- Through site links enhance the porosity of the site and provides potential for the heritage item to engage at the ground plane with the proposal
 - The breaking up of the built form allows penetration of the sun through the site and to ground of the subject site and item.
 - The breaking up and separation of the built form allows for a variety of views.

Views

Several views have been analysed and these are illustrated in the relevant attachment. The analysis confirms that numerous views are maintained to the heritage item in the CBD. Of greater relevance is that the proposal to introduce a built form dictated by tall slender towers that are separated results in increased views to the site from the north, and will directly contribute to a greater exposure of the heritage item to the public and the public domain.

ADG

It is noted in passing that the Planning Proposal has drawn upon the relevant principles of the ADG. Most notable is that of building separation. The Planning Proposal seeks to break down and separate the massing across the site and intentionally adopts separation principles and measurements of the ADG. These separation distances directly relate to outcomes of penetration of solar access, access to light and ventilation, introducing public spaces, activation of streets, providing safe pedestrian movement, and implementing variation in forms and their rhythm in the skyline.

Overview Commentary

Having regard to the attached package of existing and additional analysis, it is apparent that –

- The existing RSL building has a negative impact on Glenalvon House and the public domain. The scale of the existing RSL interrupts views and connection to Glenalvon House and fails to provide any activation of Anzac Lane.
- The current planning controls would not result in a significant improvement to the built form as the controls for a 32m height and no FSR would inevitably lead to squat and wide building forms.
- The Planning Proposal is well considered from both an urban design and heritage impact outcomes. The planning proposal will lead to well separated tall slender



towers that are consistent with the intent of the ADG to maximise amenity opportunities through the penetration of light and viewlines.

- The proposal will introduce a network of new public spaces and movements that will be activated. Anzac Laneway will be activated with public domain works and ground floor retail activity. The proposal also incorporates commercial employment generating floor space that will contribute to the activation of the spaces throughout the day. Of course, the proposal introduces a new public space where there is none.
- Pedestrians and visitors to the site will have significant opportunity to view and engage with Glenalvon House, which is currently not achieved in the RSL building on site.
- The ability to achieve the positive outcomes on the ground plane and introduce benefits to Glenalvon House is directly related to the ability to redevelop the site in the form that has been adopted. Accordingly, the tall slender tower built form approach results in a series of benefits to Campbelltown CBD.
- Significantly, the planning proposal does not only have “no impacts” on Glenalvon House, it will be responsible for defined benefits and improved relationships with Glenalvon House. In this regard, the argument is not one that the proposal is “good enough”, rather the Planning Proposal is clearly the “better” outcome. It would be inappropriate to deny the continuation of a Planning Proposal that offers so much to Campbelltown CBD and Glenalvon House.

Kind regards,

Adam Byrnes
Director
Think Planners Pty Ltd

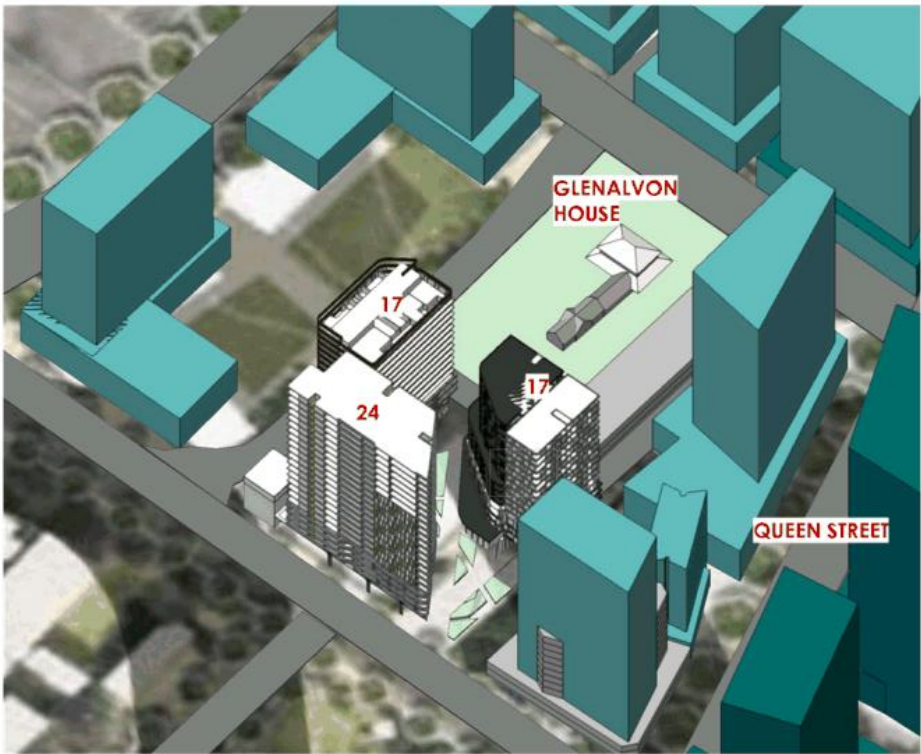
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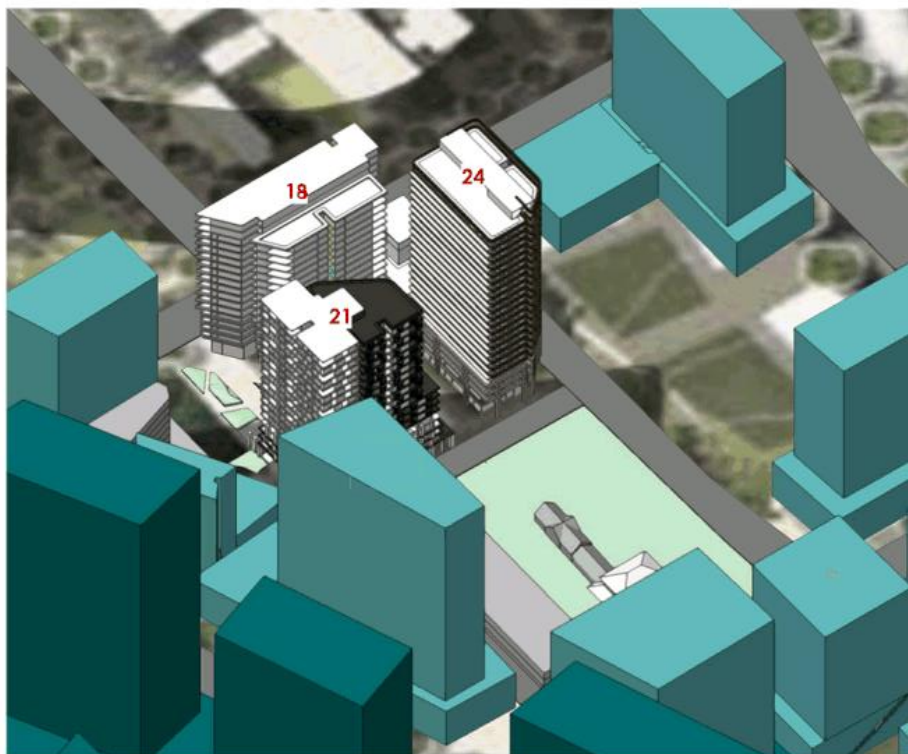


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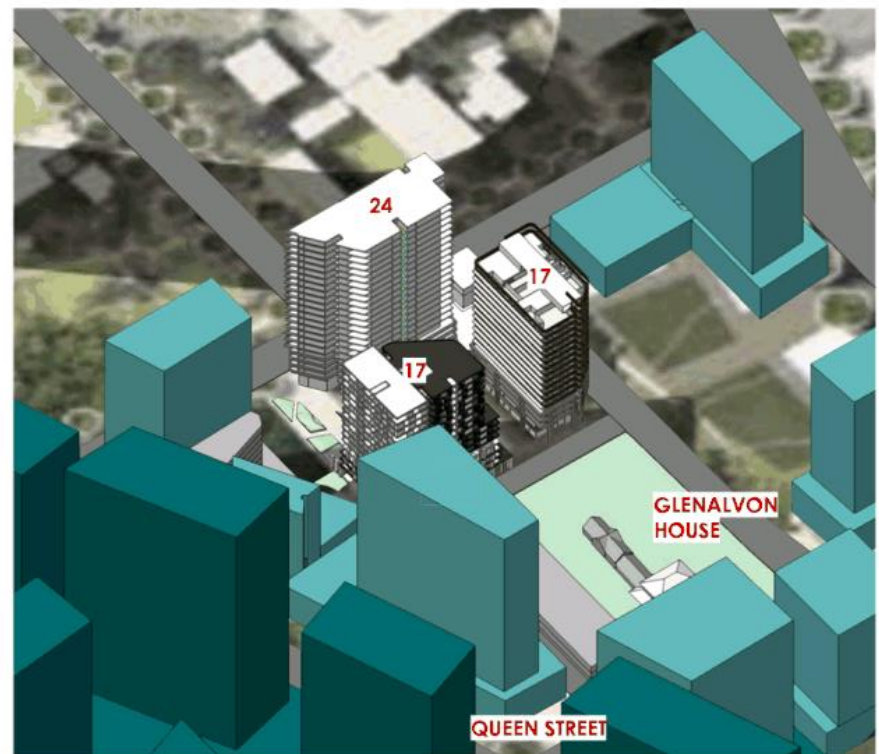


ALTERNATIVE PROPOSAL

111 | PROPOSAL
MASTERPLAN ANALYSIS - GLENALVON HOUSE

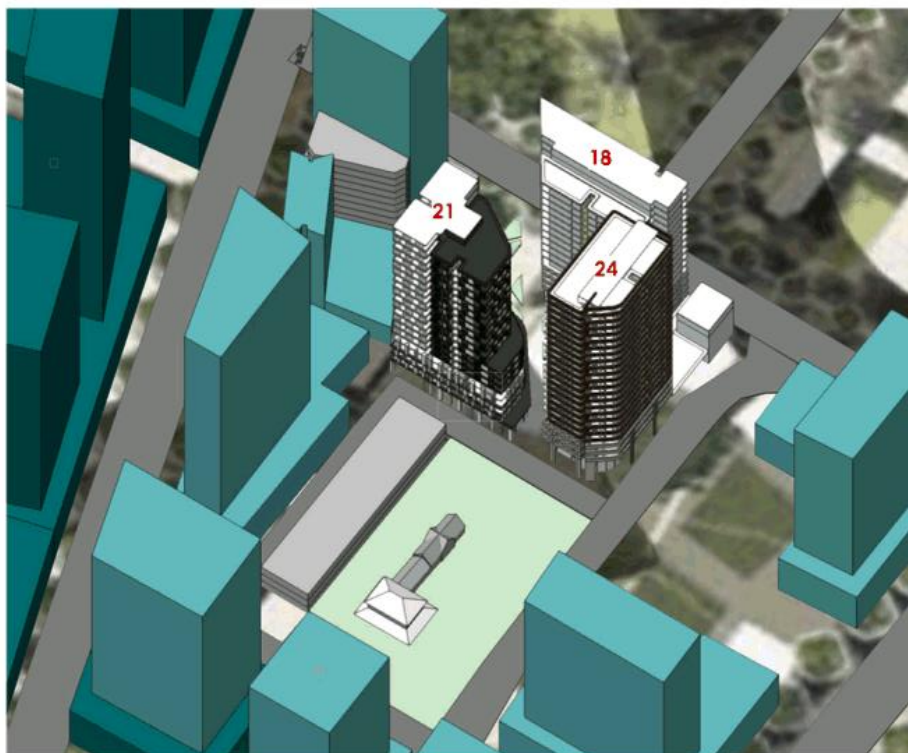


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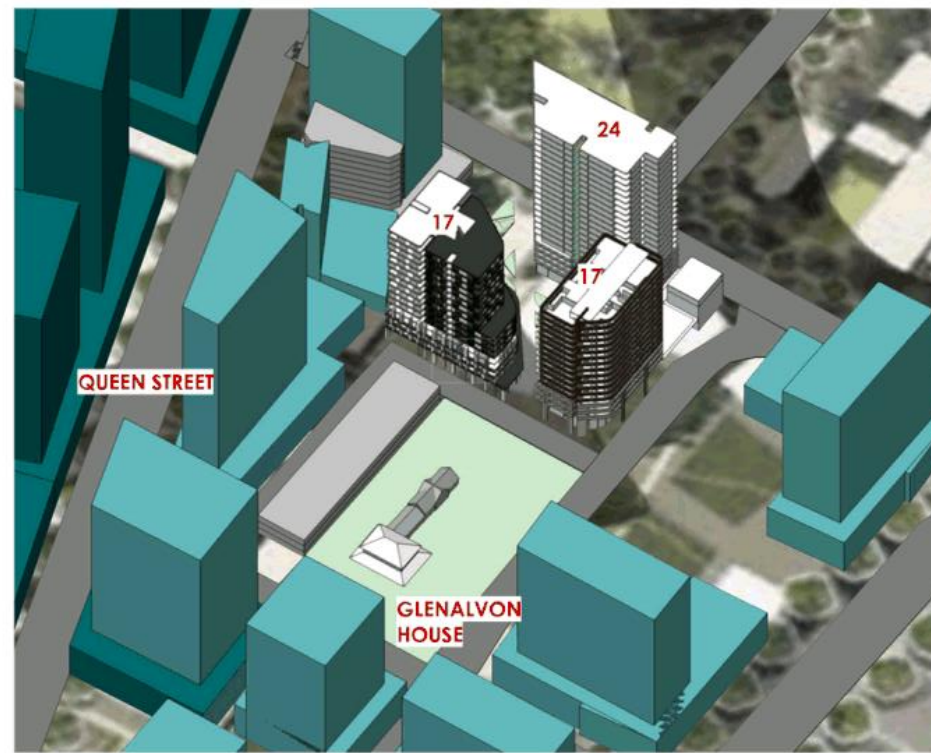


ALTERNATIVE PROPOSAL

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MASTERPLAN ANALYSIS - GLENALVON HOUSE



CURRENT PROPOSAL



ALTERNATIVE PROPOSAL

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PROPOSAL

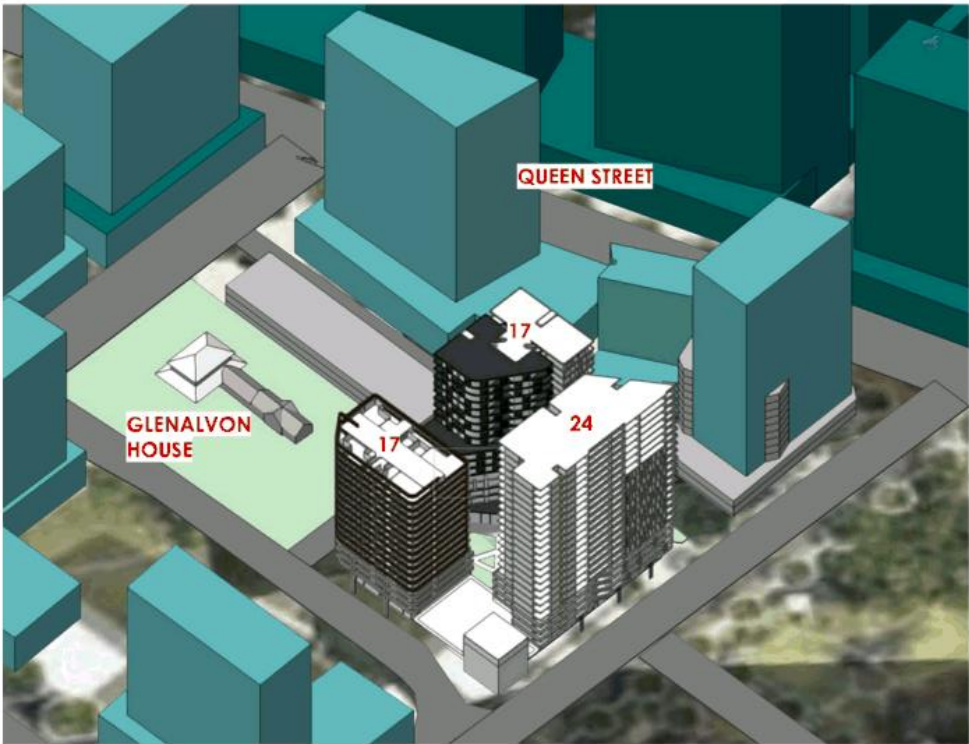
MASTERPLAN ANALYSIS - GLENALVON HOUSE

URBAN DESIGN REPORT

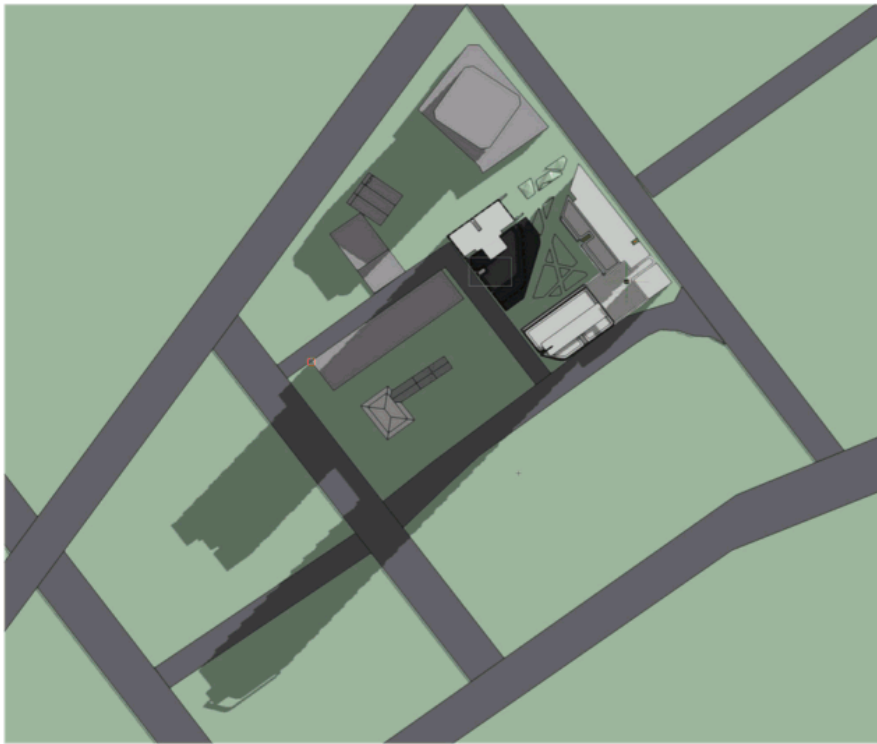
155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN



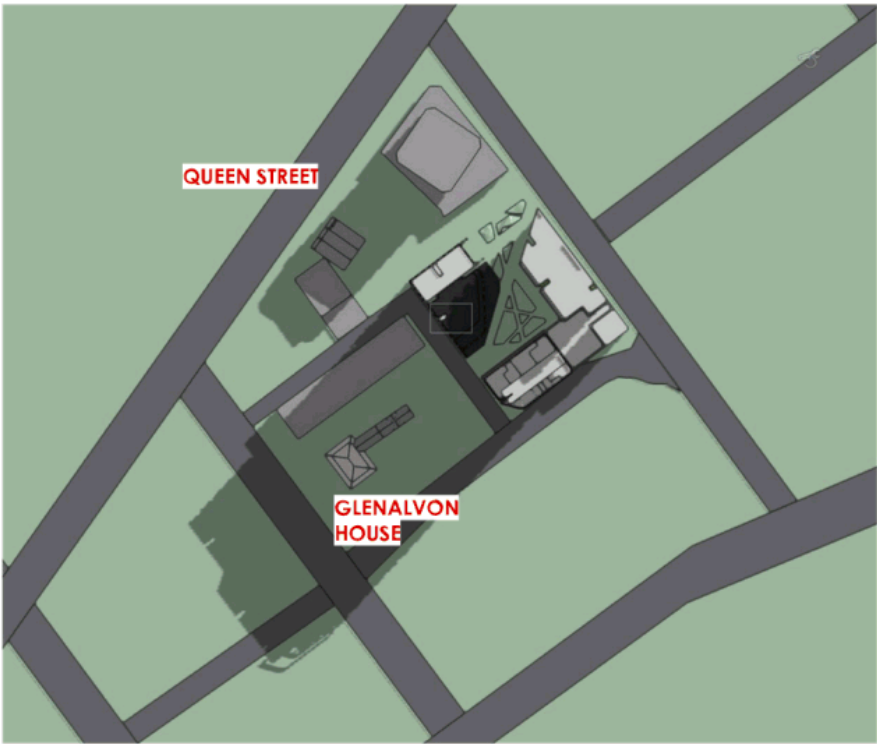
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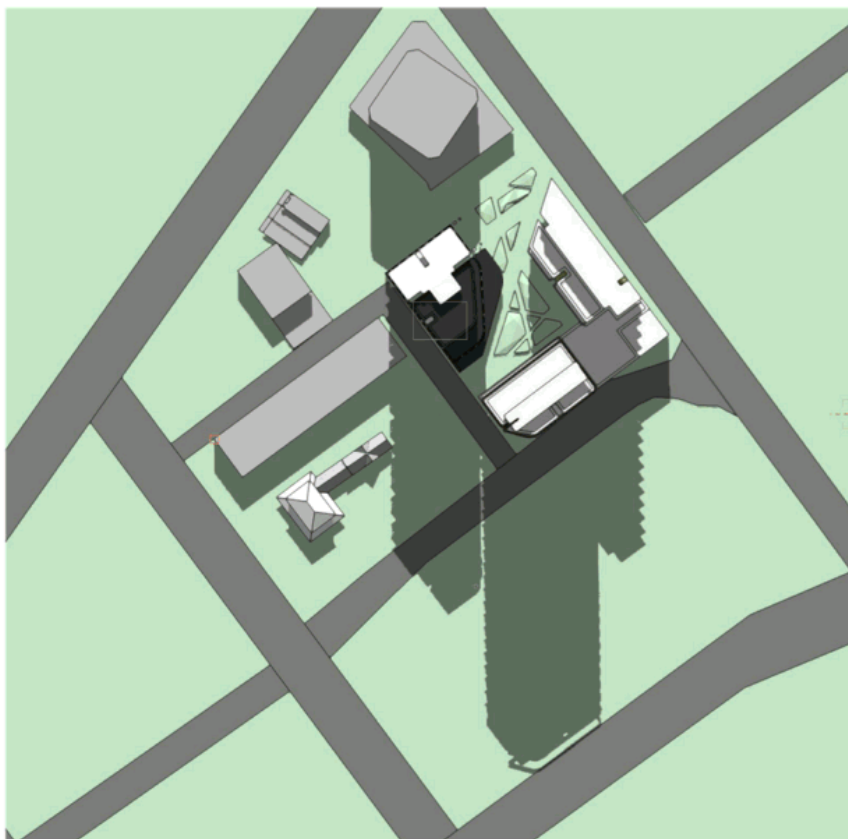


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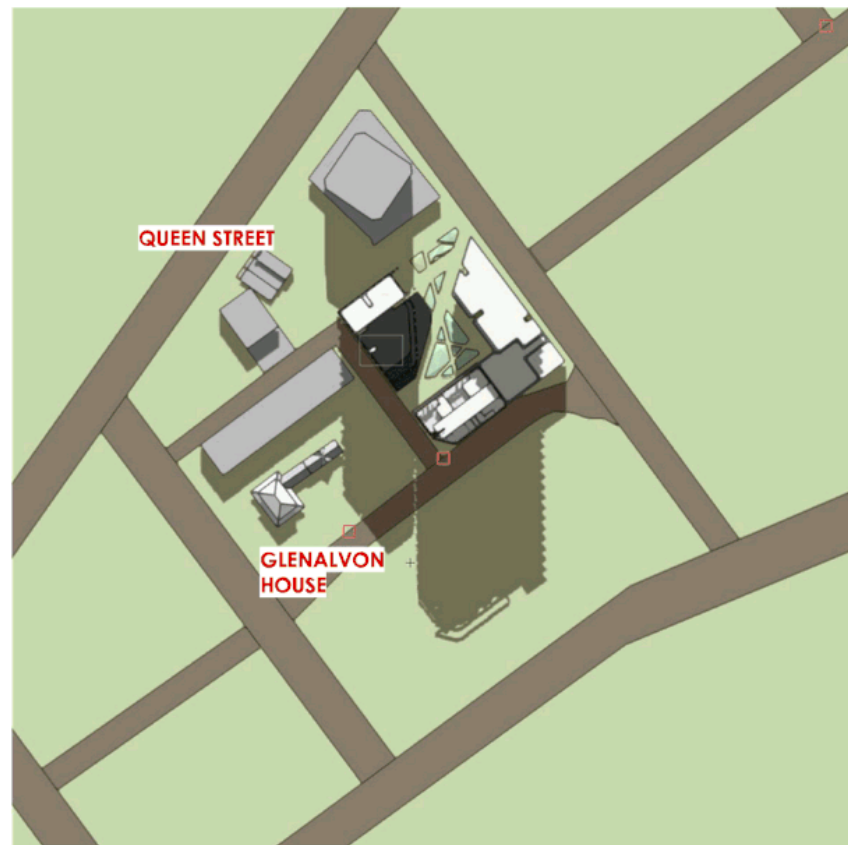


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113 | PROPOSAL
MASTERPLAN ANALYSIS - GLENALVON HOUSE



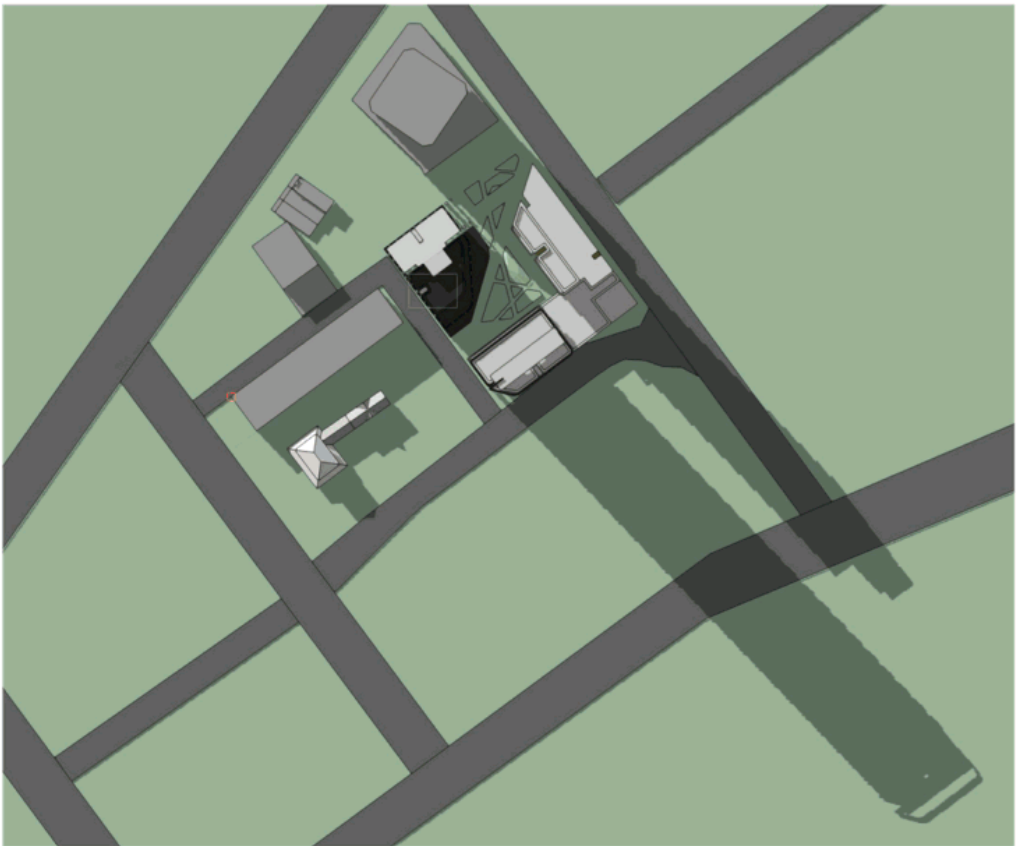
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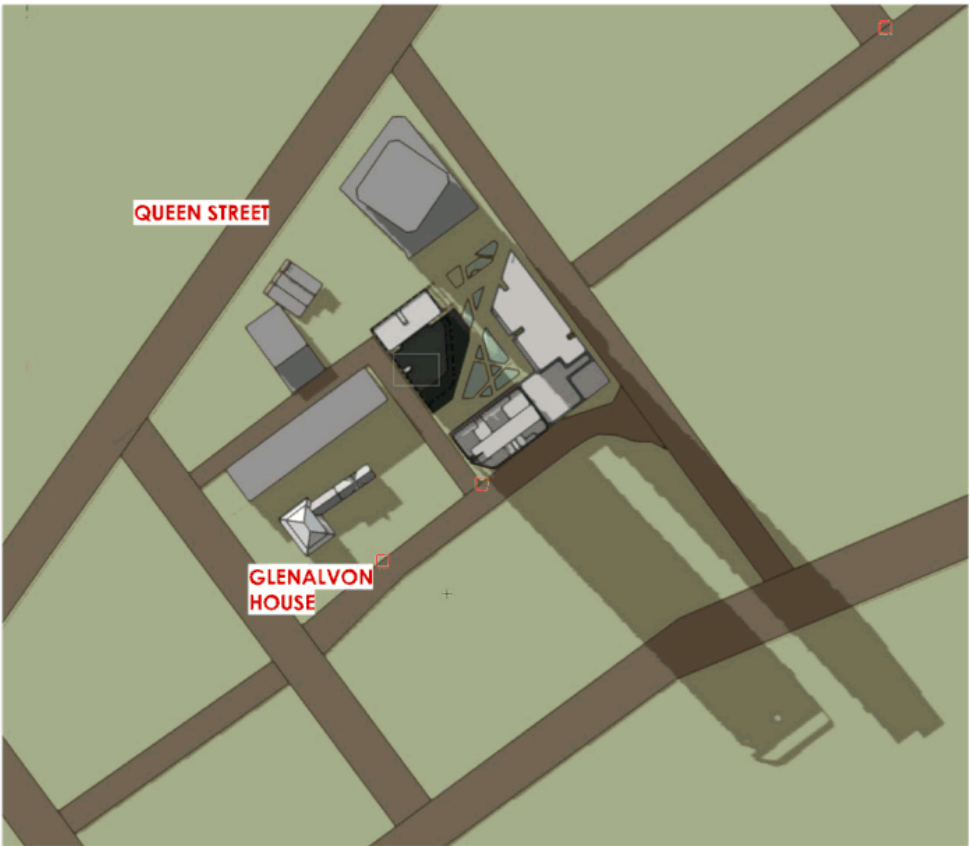
ALTERNATIVE PROPOSAL 12PM W/S

113 | PROPOSAL

MASTERPLAN ANALYSIS - GLENALVON HOUSE



CURRENT PROPOSAL 3PM W/S



ALTERNATIVE PROPOSAL 3PM W/S



JACKSONS NATURE WORKS

34 CALOOLA CRESCENT, BEVERLY HILLS 2209

9 150 4430
0 4 18) 414 502

Mr R Wardan
Co. Bell Property Group Pty Ltd
Co. 8 Lithgow Street
Campbelltown NSW 2560

16th July 2021

Dear Rony,
RE: Arborists services at 8 Lithgow Street, Campbelltown. NSW – The Site

1. Background

A Development Application has been lodged with Campbelltown City Council to develop the Campbelltown RSL at 155 – 168 Queen Street, 1 Carbery Lane and 3 Cordeaux Street Campbelltown (development works).

A meeting between the Department of Planning, Heritage Office and Campbelltown City Council expressed their concern of possible impacts of the development on the vegetation in the adjoining heritage listed Glenalvon House at 8 Lithgow Street, Campbelltown due to shadowing.

This report will identify the vegetation in Glenalvon House and then assess the possible shadowing impacts of the development works on the vegetation in the gardens.

To prepare this report we have reviewed the following documents:

- Solar Analysis of Adjacent Site by Aleksandar Projects.
- Google Street View of Glenalvon House.
- Campbelltown City Council Pat 11 Vegetation and Wildlife Management Development Control Plan 2013 (DCP)

The trees were identified by ground level Visual Tree Assessment (VTA) ¹ only in the data collection, taken on 15.7.2021. No aerial (climbing) was undertaken.

Each tree was measured with a height pole to ensure the accuracy of each tree's height.

2. Observations

Our tree observations can be found in Annexure A.

¹ Mattheck, Dr. Clause & Breloer, Helge (1994) – Sixth Edition (2001) **The Body Language of Trees – A Handbook for Failure Analysis** The Stationery Office, London, England

The tree location plan can be found in Annexure B by using an aerial view of the site and adding the tree numbers.

3. Discussions

3.1 The following comments are advised in response to Council's request:

a. It is an accepted understanding for photosynthesis to occur in the leaves of plants a minimum of 6 hours of sunlight is required. However, there are plants that grow in low light and shade that don't receive the 6 hours of sunlight and still thrive.

b. In addition to sunlight, plants need nutrients and moisture for their health which is available at the Site.

c. It must be acknowledged the existing Communities & Justice building is casting a shadow over the Site on the 21st June Mid-Winter (10 hours) – refer Compliant Massing plan, Annexure C and a minor shadow over the Site on the 21st June Yearly (10 hours) – refer Compliant Massing plan, Annexure C.

d. Our examination of the Proposed Massing plan in comparison of the Compliant Massing plan the extent of shadowing shows a decrease over the Site on the 21st June Mid-Winter and on the 21st June Yearly – refer Annexure D.

N.B. The shadow plans show the amount of sunlight at ground level.

e. The following trees along Anzac Lane are in the less than 2 hours of sunlight as at 21.6.2021 : Tree 32 *Jacaranda mimosifolia* (9.5m), tree 33 *Eucalyptus amplifolia* (13.0m), tree 34 *Jacaranda mimosifolia* (8.0m), tree 35 *Jacaranda mimosifolia* (13.0m) and tree 36 *Lophostemon petersonii* (4.0m) – refer plate 1.

All of these trees will have their canopies receiving sunlight for photosynthesis as their canopies are over 8.0m tall except tree 36 which is 4.0m.

However, I can advise Tree 36 has been growing in shade from the Communities & Justice building and is thriving – the proposed building will have no impact on this trees condition.



Plate 1: Trees 32 – 36 with height pole.

f. The following trees are found to the west of the Site: Tree 42 *Schinus molle*, tree 43 *Corymbia citriodora* (18.0m), tree 44 *Morus nigra* (6.1m), tree 45 *Celtis occidentalis* (9.0m), tree 47 *Cupressus sempervirens* (9.0m), tree 48 *Araucaria columnaris*

(24.0m), tree 51 *Chamaecyparis funebris* (9.5m), tree 52 *Nerium oleander* (4.0m), tree 53 *Chamaecyparis funebris* (9.0m), tree 54 *Olea europaea* (10.0m) and tree 55 *Nerium oleander* (4.0m). These trees have also thrived in the shade cast by the Communities & Justice building – refer plate 2 & 3. I can conclude the proposed buildings will have no effect on these trees as they are thriving in a shady situation, prior to the construction of the new buildings.

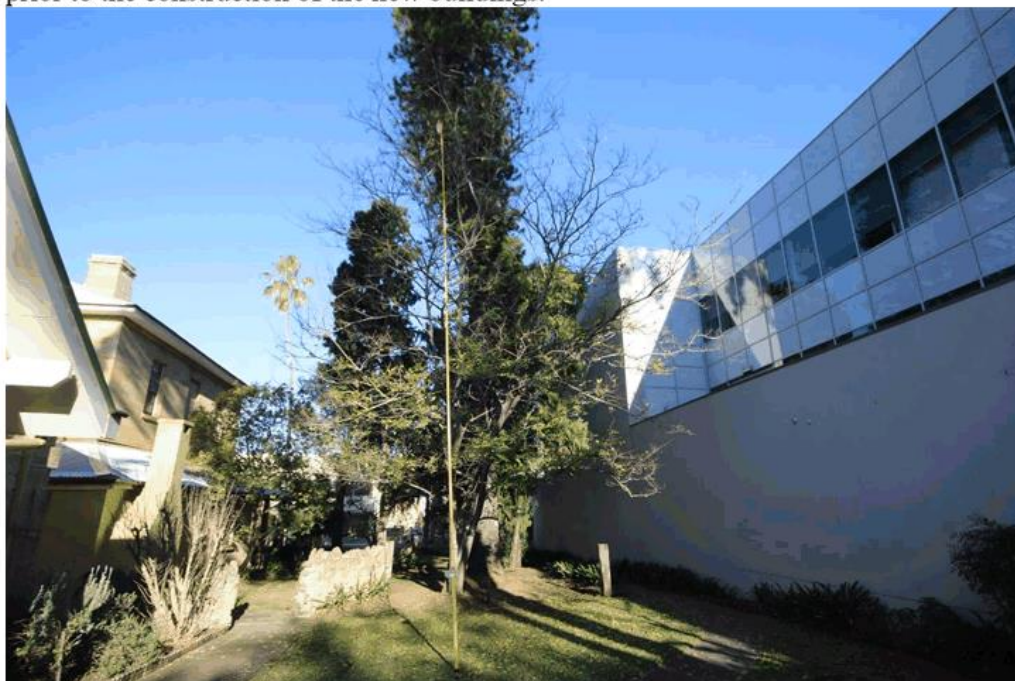


Plate 2: Trees 42 – 55.



Plate 3: Trees 53, 54 & 55.

- g. The remaining trees located around Glenalvon House will receive at least 6 hours of sunlight as at 21st June – Mid Winter – refer Annexure C.
- h. The Proposed Massing plan confirms the remaining trees around Glenalvon House will receive at least 6 hours of sunlight as at 21st June – Mid Winter.
- h. A plan showing the comparison of the amount of sunlight impacting the Glenalvon House can be found on Annexure E.

Therefore, the ongoing vitality of these trees will be assured.

4. Conclusions

It is my conclusion the proposed development at the Campbelltown RSL site will have no increase of shadowing impacts on the vegetation found around the Glenalvon House gardens.

Ross Jackson M.A.A. & M.A.I.H.
Consulting Arborist 1695
Graduate Certificate in Arboriculture AQF Level 8
Diploma Horticulture (Arboriculture) – AQF Level 5
Certificate 3 in Horticulture (Arboriculture) – AQF Level 3
Certificate in Horticulture (Landscape – Honours)

Annexure A: Observations as seen on the day of inspection of trees.

Tree No	Botanical Name	Height (m)	Condition comments as seen on site
1	<i>Celtis sp.</i>	7.6	G vitality
2	<i>Cupressus sempervirens</i>	8.2	F vitality
3	<i>Jacaranda mimosifolia</i>	9.2	G vitality
4	<i>Prunus sp.</i>	4	G vitality
5	<i>Cycas sp.</i>	2	G vitality
6	<i>Jacaranda mimosifolia</i>	9	G vitality
7	<i>Ilex sp.</i>	5	G vitality
8	<i>Camellia sasanqua</i>	1	G vitality
9	<i>Camellia japonica</i>	2	G vitality
10	<i>Shrub sp.</i>	1	G vitality
11	<i>Rosa sp.</i>	2	G vitality
12	<i>Viburnum sp.</i>	2	G vitality
13	<i>Jacaranda mimosifolia</i>	9	G vitality
14	<i>Cupressus sempervirens</i>	8.5	G vitality
15	<i>Brunfelsia sp.</i>	2	G vitality
16	<i>Jacaranda mimosifolia</i>	9	G vitality
17	<i>Cupressus sempervirens</i>	8.5	F vitality
18	<i>Corymbia citriodora</i>	16	G vitality
19	<i>Schinus molle</i>	9	G vitality
20	<i>Jacaranda mimosifolia</i>	9	G vitality
21	<i>Jacaranda mimosifolia</i>	9	G vitality
22	<i>Schinus molle</i>	8	A vitality
23	<i>Jacaranda mimosifolia</i>	9	G vitality
24	<i>Euonymus japonicus</i>	2	G vitality
25	<i>Callistemon viminalis</i>	5	G vitality
26	<i>Jacaranda mimosifolia</i>	9	G vitality
27	<i>Callistemon viminalis</i>	5.5	G vitality
28	<i>Callistemon viminalis</i>	5	G vitality
29	<i>Callistemon viminalis</i>	5	G vitality

30	<i>Leptospermum petersonii</i>	4.5	G vitality
31	<i>Prunus sp.</i>	3.5	G vitality
32	<i>Jacaranda mimosifolia</i>	9.5	G vitality
33	<i>Eucalyptus amplifolia</i>	13	G vitality
34	<i>Jacaranda mimosifolia</i>	8	G vitality
35	<i>Jacaranda mimosifolia</i>	13	G vitality
36	<i>Leptospermum petersonii</i>	4	G vitality
37	<i>Brachychiton acerifolius</i>	8.5	G vitality
38	<i>Rosa sp.</i>	3	G vitality
39	<i>Cupressus sempervirens</i>	9.5	G vitality
40	<i>Callistemon viminalis</i>	5.8	F vitality
41	<i>Bush & Celtis</i>	3	G vitality
42	<i>Schinus molle</i>	9.5	G vitality
43	<i>Corymbia citriodora</i>	18	G vitality
44	<i>Morus nigra</i>	6.1	F - P vitality
45	<i>Celtis occidentalis</i>	9	G vitality
46	<i>Hibiscus mutabilis</i>	2	G vitality
47	<i>Cupressus sempervirens</i>	9	G vitality
48	<i>Araucaria columnaris</i>	24	F vitality
49	<i>Eupomatia sp.</i>	6	G vitality
50	<i>Erythrina sp</i>	2	G vitality
51	<i>Chamaecyparis funebris</i>	9.5	G vitality
52	<i>Nerium oleander</i>	4	G vitality
53	<i>Chamaecyparis funebris</i>	9	G vitality
54	<i>Olea europaea</i>	10	G vitality
55	<i>Nerium oleander</i>	4	G vitality
56	<i>Gardenia sp.</i>	3	G vitality
57	<i>Camellia sasanqua</i>	5	G vitality
58	<i>Brachychiton populneus</i>	9	G vitality
59	<i>Magnolia grandiflora</i>	3.5	P vitality

60	<i>Triadica sebifera</i>	9	G vitality
61	<i>Washingtonia robusta</i>	18	G vitality
62	<i>Rhaphiolepis indica</i>	3.8	G vitality
63	<i>Camellia sasanqua</i>	2	G vitality
64	<i>Camellia sasanqua</i>	2	G vitality
65	<i>Euonymus japonicus</i>	3.5	G vitality
66	<i>Camellia sp.</i>	2	G vitality
67	<i>Callistemon viminalis</i>	6	G vitality
68	<i>Callistemon viminalis</i>	7	G vitality
69	<i>Camellia sp.</i>	3	G vitality
70	<i>Cupressus sempervirens</i>	6	G vitality
71	<i>Cupressus sempervirens</i>	8	G vitality
72	<i>Rhaphiolepis indica</i>	4	G vitality

Terms used in Tree Survey & Report:

Vitality summarises observations about the health and structure of the tree on a scale of: **(G) Good, (F) Fair, (P) Poor & (D) Dead.**

Good: Tree is generally healthy and free from obvious signs of structural weaknesses or significant effects of pests and diseases or infection.

Fair: Tree is generally vigorous although has some indication of being adversely affected by the early effects of disease or infection or environmental or mechanical damage. Appropriate tree maintenance can usually improve overall health and halt decline.

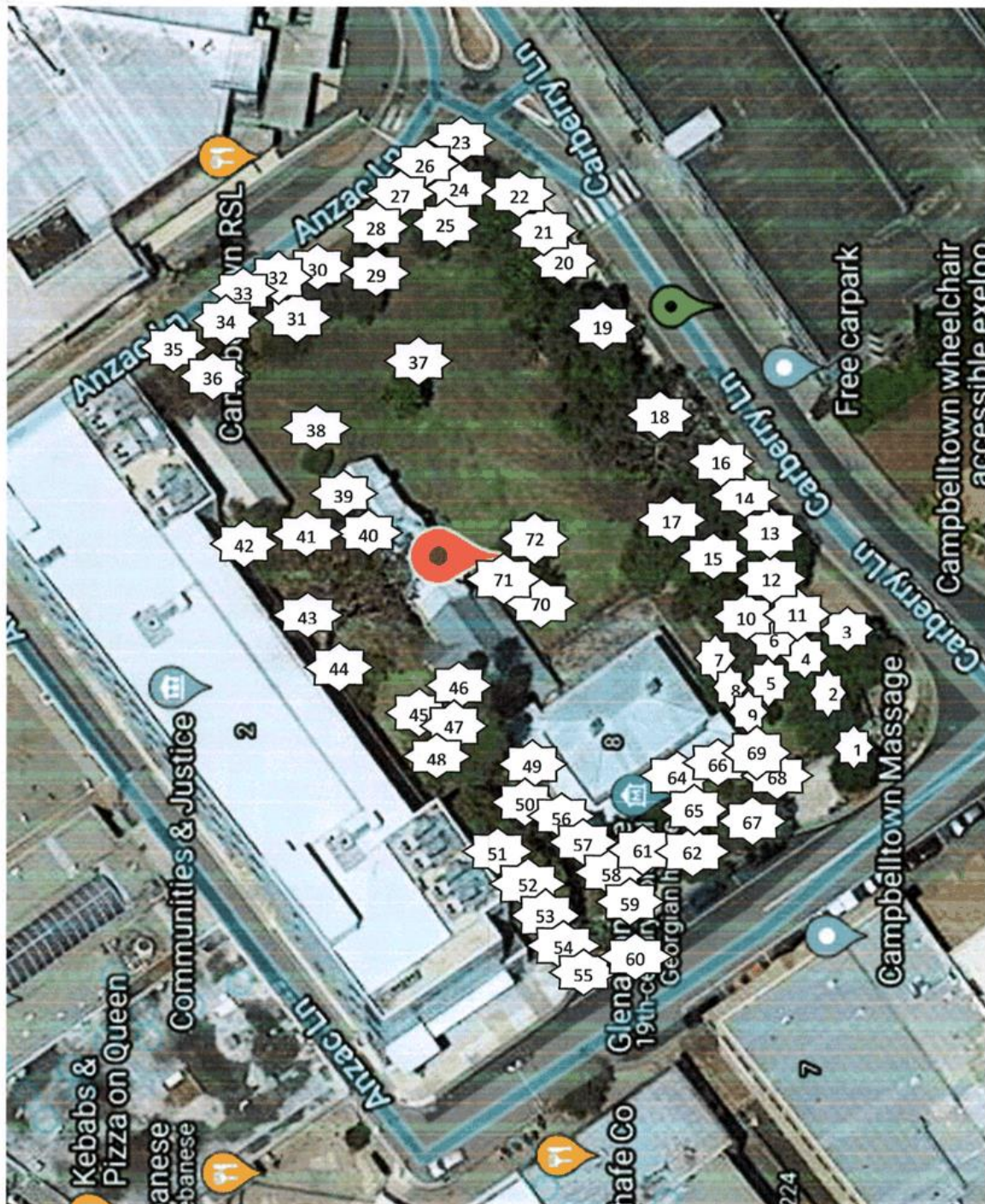
Poor: Tree in decline and is not likely to improve with reasonable maintenance practices or has a structural fault such as bark inclusion; &

Dead: Tree no longer capable of sustained growth.

Height expressed in metres refers to overall height of tree.

Botanic Name - The trees were identified, and their genus species used in the Annexure. The trees were identified by the use of data collected and compared to G Burnie, S Forrester et al (1997) **Botanica** Random House, Milsons Point, NSW, Australia.

Annexure B: Tree location plan



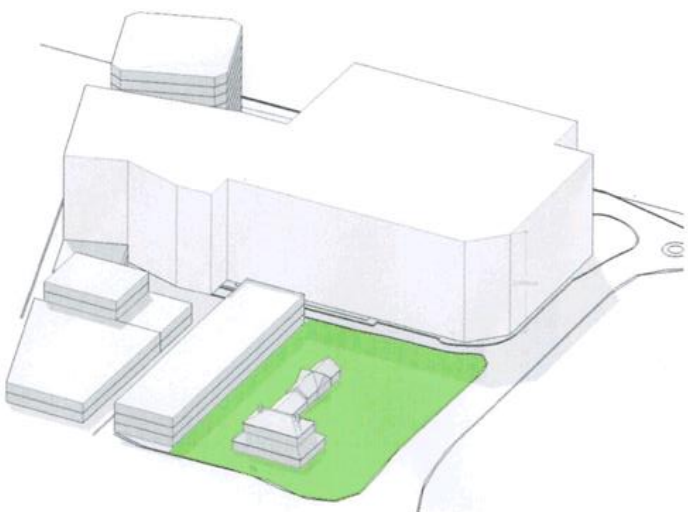
Annexure C: Compliant Massing plan

URBAN DESIGN REPORT 0

155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN

04 PROPOSAL

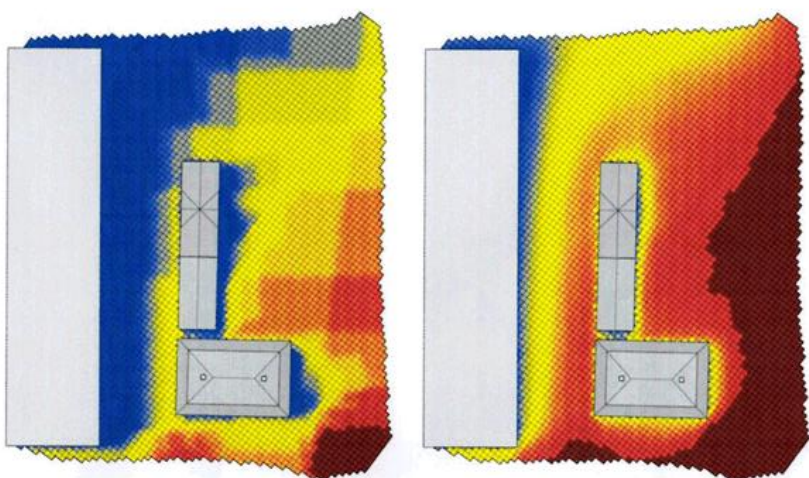
SOLAR ANALYSIS OF ADJACENT SITE



COMPLIANT MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

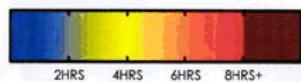
AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m



DATE ASSESSED: 21ST JUNE, MID WINTER
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

DATE ASSESSED: 21ST JUNE, YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

AMOUNT OF SOLAR ACCESS
BY COLOUR RANGE



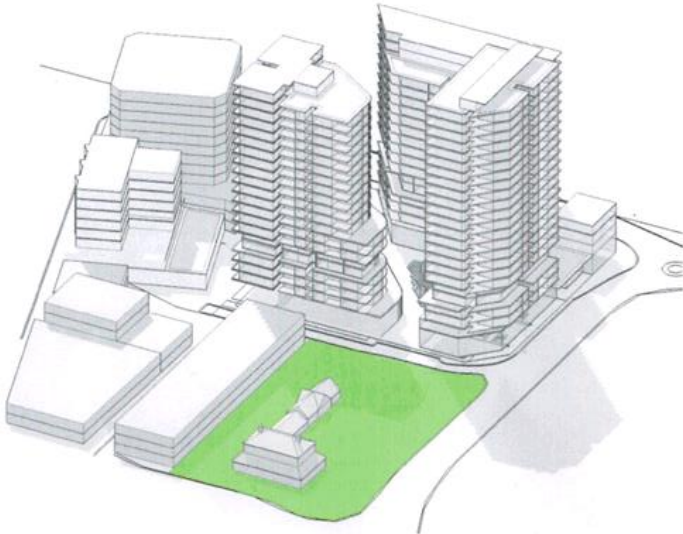
ALEKSANDAR

Annexure D: Proposed Massing plan

URS | DESIGN REPORT 0

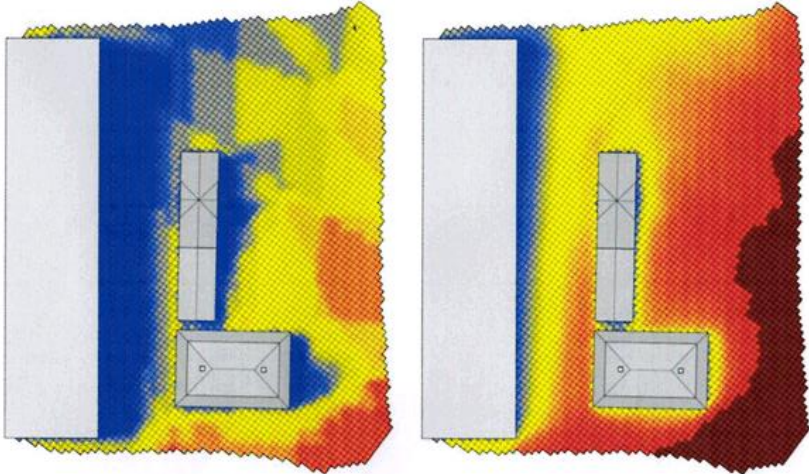
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN

04 | PROPOSAL
SOLAR ANALYSIS OF ADJACENT SITE



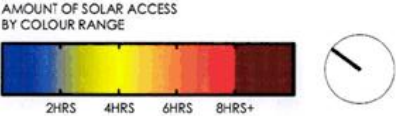
PROPOSED MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS
AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m



DATE ASSESSED: 21ST JUNE, MID WINTER
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

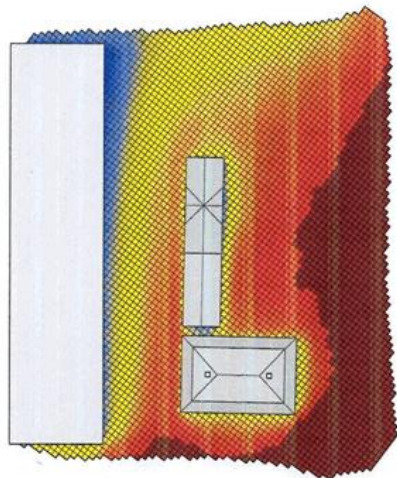
DATE ASSESSED: YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)



ALEKSANDAR

Annexure E: Comparison of Compliant & Proposed Massing plans

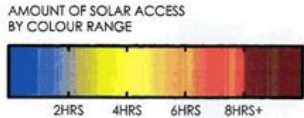
04 | PROPOSAL
SOLAR ANALYSIS OF ADJACENT SITE



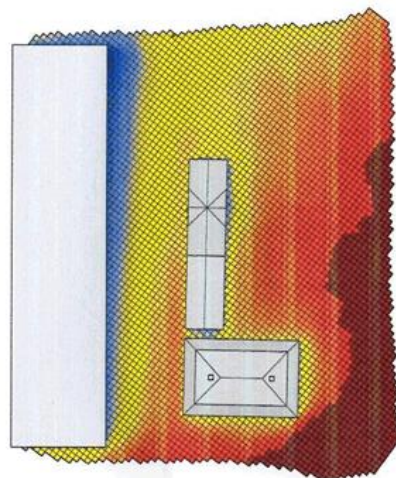
DATE ASSESSED: YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

COMPLIANT MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS
AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m



URBAN DESIGN REPORT 0
155 - 168 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN



DATE ASSESSED: YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

PROPOSED MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS
AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m

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ALEKSANDAR



**CRACKNELL
&
LONERGAN**
ARCHITECTS PTY LTD

ABN 55 100 940 501
Nominated Architect: Peter J Lonerган
NSW Architects Registration No. 5983

27 July 21

Attn: Adam Byrne
Think Planners
Via Email.

Dear Adam,

RE: Heritage Peer Review | Campbelltown RSL Club

Introduction

1. This statement has been prepared in response to a request from the NSW Heritage Office to prepare an independent Heritage Peer Review of a Heritage Impact Assessment (HIA) prepared by Heritage 21 for the proposed development at Campbelltown RSL Club.
2. In preparing this Peer Review, I have had regard to the following documents:
 - a. Heritage Impact Assessment prepared by Heritage 21 Dated March 2019
 - b. Bundle of Documents Responding to the 21 May Request for Further Information (Pre-Exhibition Review) encompassing additional diagrams, rendering and associated documentation.
 - c. Urban Design Report by Aleksandar Design Group – March 2018
 - d. Supplementary Urban Design Report (Strategic Positioning / Massing / Precedence) by Aleksandar Design Group
 - e. Massing Options Comparison Study by Aleksandar Design Group
 - f. Arboricultural Assessment dated 16 July 2021 by Jacksons Nature Works
 - g. Solar Analysis of Glenalvon House by Aleksandar Design Group
 - h. Anzac Laneway Public Domain Concept Design dated 25 January 2021 by Canvas Landscape Architects

3. In preparing this peer review, I have also considered several options which were subject to the study, namely, the following design options:
 - a. Retention of the RSL Building (i.e. Existing Condition)
 - b. Development based on existing planning controls (32 metres) – an approximate 10 storey building form
 - c. The Submitted Planning Proposal – a mix of 18 / 21 / 24 storeys
 - d. An alternative massing proposal – a mix of 17 / 24 storeys
4. This peer review and the consideration of the alternative massing options is further supplemented by a Heritage Addendum prepared by this office and attached as an annex to this statement. The heritage addendum conducts a review of bulk and scale interface considerations, adapted from the Hector Abrahams Heritage Curtilage Study and Development Control Guidelines prepared originally for Parramatta CBD. The addendum has been provided as an assistive study of massing typologies and other relevant design considerations when transitioning between heritage buildings and larger urban scale developments.
5. The subject site in question, being bounded by several streets and containing several properties, is formally recorded as: Lot 2 in D.P. 56898, Lot 4 in D.P. 1167853, Lot 5 in D.P. 1167855, Lot C in D.P. 377836 and Lot 1 in D.P. 558320. This comprises No. 156-168 Queen Street, No. 3 Cordeaux Street and No. 1 Carberry Lane, Campbelltown.
6. The subject site, at the time of preparing this review, was not identified as an item of Environmental Heritage within Schedule 5 of the Campbelltown Local Environmental Plan 2015 (CLEP2015) and is not located within the boundaries of a Conservation Area.
7. It is observed, as with the original HIA, that the site is in the vicinity of several local items and one state heritage item. These contain a mix of items adjacent to the site, as well as items which are within the visual catchment of the site.
8. From the documentation reviewed, it is further understood that the Planning Proposal and development concerns the demolition of the Campbelltown RSL, and the subsequent construction of a new RSL building with a nine-storey structure to serve as a hotel. Furthermore, the proposal seeks the construction of three mixed-use buildings of varying heights between 16 – 24 storey and the creation of a plaza and new site links between the streets.

Consideration

9. In approaching the peer review of the HIA, it is appropriate to consider the structure of the report, along with individually identified matters of consideration, which in the case of this proposal includes two aspects: acceptability of demolition, alongside curtilage and views (bulk and scale).

Structure of the Report

10. The HIA which accompanies the proposal undertakes an assessment of heritage significance by considering the history of the locality, the subject site and the existing function of the RSL, subsequently considering the physical condition of the site and locality as well as the established significance of the site and the impacts associated with the proposed development.
11. In this sense, the HIA is comprehensive and consistent with the standard structure for a heritage assessment outlined in the NSW Heritage Office's published guidelines.
12. Indeed, in some regards, the HIA exceeds the minimum standard required by comprehensively assessing the historical significance of the RSL at its site and considers the significance of the existing RSL building, even though it is not listed as an item of heritage. The information is, however, useful in understanding the prominent role which the RSL has played and continues to play in the social significance and community hub for the area.

Acceptability of Demolition

13. Through an analysis of the historical information on the RSL club buildings and the RSL site, the Heritage 21 report identifies that the current structures date from 1999 and concludes that demolition of buildings on site are acceptable as they are of minimal heritage significance.
14. In reviewing the evidence presented, I agree with the conclusion formed by Heritage 21 with respect to the heritage significance of the existing buildings on site and the acceptability of demolition on grounds of heritage.
15. The subject site structures, whilst containing a social connection to the RSL, is not made tangible by the buildings on site. The current iteration of club structures is a development of the original 1960s developments of site, with the most recent round of developments occurring in the 1990s. Thus, it is possible to see that an approximate 30-year cycle of major renovations for the facilities of the RSL has been occurring and it is reasonable to expect that a similar development may take place in the coming decade.

16. Furthermore, the HIA rightly identifies that the existing structures on site are not significant, do not represent a particular heritage style and do not contribute to the heritage significance of surrounding buildings. They can best be described as ambivalent to or neutral in terms of a response to surrounding heritage.
17. Consequently, I can accept on the balance of the information contained in the HIA that the conclusion on demolition has been appropriately considered and the conclusion reached is acceptable.

Curtilage and Views (Bulk and Scale)

18. Consideration of view impacts is necessarily informed by the bulk and scale of any proposition, namely both in terms of setbacks and height, as well as the expression and connection to the street or important view corridors to neighbouring heritage buildings.
19. The HIA has conducted a highly detailed assessment of potential curtilage impacts upon the neighbouring fourteen heritage items, providing a range of photographs as well as descriptions on the existing visual relationship (or lack thereof) and the potential for the future cross-site links to provide new opportunities for heritage interpretation and appreciation.
20. This peer review and the HIA have both had regard to the Urban Design Report and massing options prepared by Aleksandar Design group, which looks at views, bulk, scale, height and overshadowing impacts from a concept massing perspective and considers the potential impact upon Glenalvon.
21. This peer review has been further supplemented by our office's study using the Hector Abrahams Heritage Interface guidelines document adopted by Parramatta Council. This document further reviews the relationship between podium or larger scale urban developments and how the curtilage of heritage items may be protected and considered as part of development. This is attached as an addendum to this peer review.
22. It is acknowledged that the existing documentation does not provide a substantial number of diagrams, which would have been useful in analysing the bulk and scale in relation to the various heritage items but it should also be recognized that a planning proposal is not a development application and the required level of detail is fundamentally different.
23. The assessment has been comprehensively undertaken based on the design proposal by Aleksander Design Group, assessing what a *potential* bulk and form may have and what *potential* new public links may have upon the curtilage and views, as well as identifying what are key considerations when attempting to conserve and/or enhance view corridors.

24. In that regard, a planning proposal may be said to be more 'speculative' than a fully documented development application and thus, the heritage advice expected will be broader and more general. In that sense, the HIA provides the sufficient level of detail to be expected in an assessment for a planning proposal, foreshadowing and anticipating the potential impacts of a future development based on the proposed bulk and scale.
25. As a consequence, I am able to accept, in reviewing the documents before me, that sufficient consideration has been given to the potential curtilage impacts of the proposal upon neighbouring heritage items, particularly the state heritage item Glenalvon, and the conclusion reached in the HIA is acceptable and supportable.

Curtilage (Potential Solar Impacts)

26. Consideration of potential solar impacts upon Glenalvon has been considered by our office in reviewing the documents provided and the options explored.
27. Based on the proposed building envelopes and the different height options presented, it is our view that overshadowing from a heritage standpoint is not an issue for any of the proposals. Whilst there is minor solar impact upon the lawn areas in Mid-Winter, the analysis demonstrates that for most of the year, there is little to no impact upon the heritage item, and that any overshadowing arises from existing neighbouring buildings and would also arise from a built form which was fully compliant with existing planning regulations.
28. Consequently, I believe that the planning proposal, and the alternative options proposed, do not result in adverse solar curtilage heritage impacts upon Glenalvon and the item can still be appreciated, conserved and maintained.

Ground Floor Plan Activation

29. Consideration of the ground floor plane is informed by the more detailed concepts provided both in terms of the public domain landscape and the ground floor concept plans.
30. These plans demonstrate a clear intention of providing street level activation along the new laneways which will provide opportunities both for strong pedestrian links (discussed in terms of view previously) but also alfresco outdoor dining and landscaping opportunities.
31. This proposal enhances the proposed new visual corridors both within the site, as well as key views towards the heritage item, promoting both direct and indirect paths towards the heritage item and substantially improving the existing 'blank wall' frontage towards the heritage item.

32. The conclusions above are consistent with the impact summary provided in the original HIA by Heritage 21. As a consequence, I accept, in reviewing the documents before me, that the proposed development will have the potential to enhance the experience of the heritage item in future, provide strong linkages to the heritage item and encourage opportunities for a strong pedestrian link between Mawson Park and Glenalvon.

Recommendations

Preferred Design Option

33. Having conducted a review of the documents which form the current planning proposal, along with the different options presented, I have broadly concluded that the HIA is sufficient in terms of its assessment and further concluded that the three varying options are generally acceptable design outcomes in terms of potential impacts upon Glenalvon.
34. In reviewing the options however, my conclusion would be that a massing which favours tall, slender towers with activated podiums and strong through-site pedestrian links between Mawson Park and Glenalvon would be a preferable design option.
35. I have considered this to be a preferred design option following the review of the documents and for the following reasons:
- a. An option for taller, slender towers will enable greater articulation and variation of a podium form, providing better curtilage relationship to the surrounding heritage item, rather than a massing or bulk which is broadly focused on the lower floors which may result in a design like the existing 'walled off' approach of the RSL, with no public domain connection or activation.
 - b. An option for slender towers also assists in the breaking up of the site into smaller parcels, through the creation of new through-site links, which will offer a higher degree of public benefit and is overall, more consistent with a pedestrian oriented urban design outcome, providing for sites which are similar in scale to the surrounding pattern of development and urban subdivision.
 - c. Taller and more slender towers, as shown in the analysis package, provide for greater setbacks at higher levels, enhancing the overall curtilage of potential future development providing an overall better solar access and visual bulk outcome for the neighbouring heritage item.

Design Development Recommendations

36. Having conducted a review of the structure and content of the HIA, I am also conscious of potential areas of the HIA which, although sufficient for the purposes of a Planning Proposal, would require further detail and consideration in future for a Development Application.
37. I conclude with this observation because it is my understanding that a planning proposal is a fundamentally different process from a development application, consequently meaning that the requisite level of information, detail and analysis is also different.
38. In view of this, it would be my recommendation that a future Statement of Heritage Impact for a Development Application at the subject site, acting on the presumption that the planning proposal is endorsed and approved, would need to take into further consideration, the following:
- a. The isolated nature of the existing listed heritage items in the vicinity of the site, and the lack of interconnecting curtilage or linkage which is improved by the current planning proposal.
 - b. Additional view analysis, using photomontages or the like, to assess the potential curtilage impact and how a future development responds to the built form, setbacks, heritage item and street condition.
 - c. Comparative analysis of the existing urban quality, which can best be described as poor, and the potential for substantial civic and urban improvement through the proposal, including the activation of the street through introduction of mixed-use development potential and important through site links between public spaces (the park) and significant cultural heritage (Glenalvon House).
39. In its current form however, both the planning documentation and the HIA provided to the Department is, in my view, sufficient in demonstrating the intention of future development and provides an adequate level of information to assess the potential heritage impacts of the proposal, which I believe to be acceptable.

Conclusion

40. I am conscious of the submission made by the Office of Environment and Heritage which I understand and acknowledge however, it is my view that the detail being suggested is a matter for consideration at a later date when a formal Development Application for the site (in the event that the planning proposal is successful) will provide an architectural design of sufficient information and detail to enable a comprehensive assessment of heritage matters such as but not limited to the impact on detailing and materiality and the ultimate interface between the street, the heritage item and the proposal.
41. For the purposes of an application for a planning proposal, where the focus is upon the acceptability of the bulk and the broader vision for a precinct or area, it is my considered view that the documentation in its current form provides adequate information to consider the potential heritage impacts of the proposal, which I further consider, in line with the HIA, to be acceptable.
42. In view of my findings above, I am satisfied that the application in its current form provides the sufficient degree of detail to enable a consent authority to make a determination on the potential impacts of the proposal upon the curtilage of surrounding heritage items.
43. Furthermore, I am satisfied that the HIA report prepared by Heritage 21 is of a standard which is acceptable which meets the requirements for assessing the heritage impact of the proposal for the purposes of a planning proposal to the Department of Planning.
44. I also reiterate in my concluding remarks that adoption of the recommendations above, at the development application stage, on the assumption that the planning proposal is accepted, will enable a more structured and detailed analysis of any future development proposal's impacts upon the curtilage of surrounding heritage items.

Regards,

Peter Lonergan

Director | Cracknell & Lonergan Architects Pty Limited
Nominated Architect: Peter J Lonergan | Registration No. 5983

Prepared on 22 June 2021
Adam Byrne Think Planners



Dear Adam,

RE: Heritage Addendum | Campbelltown RSL


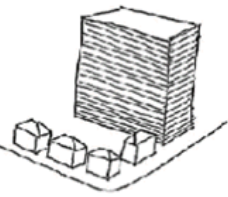
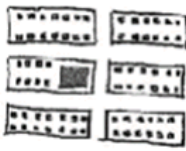
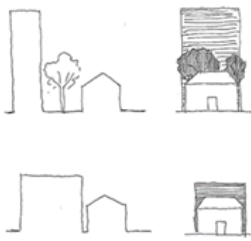
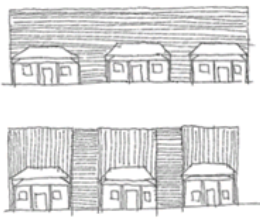
Introduction

1. This Heritage Addendum is provided to establish a set of "design principles" that can determine a measure of potential adverse impacts on the item Glenalvon and its curtilage.
2. The State item is a strong 2-storey colonial villa with a series of structures of lesser height of brick, timber and corrugated iron. Its principal façade (south) is to Lithgow Street and the items curtilage is from Lithgow Street to Anzac Lane to the North, Carberry Lane to the East and a 3-storey commercial building to the full length of the western boundary. I have attached the state listing.
3. The subject site is the full block to the North of the item. The development, the subject of a planning proposal is mixed use multi-storey development, its height, bulk and scale is incongruous with the heritage item. For this reason it is important that the fundamental design principles have this incongruity in mind. This issue will permeate all future development throughout the Campbelltown City Centre as the city maintains some of the oldest and intact places in the state with some of the earliest buildings outside of the City of Sydney and Parramatta City.
4. This issue was relevantly addressed in 2017 by Hector Abrahams for the 2016 Parramatta CBD Planning Proposal, referred to as the "Parramatta CBD Heritage Study of Interface Areas", the document provides a series of figures which illustrate the issues and design principles when considering designs that can instigate adverse impacts on the heritage significance of items that are in the vicinity of new city development.
5. For the purpose of this evaluation, I have tabulated the Hector Abrahams Architects (HAA) principles and discussed the proposal in the context of these principles.
6. It is in my opinion that the main heritage issues in this proposal are potential adverse impacts on significant views to and from the item and any potential physical impacts arising that could adversely impact on the heritage significance of the item.
7. Through the design development the architect and proponent has had regard to the heritage issues and particularly the item in the vicinity of the subject site. At ground level, through-site-links enhance the porosity of the site and provides potential for the item to engage at the ground plane with the proposal.

8. The breaking up and disposition of the major elements of the design, rather than a podium and tower approach allowing penetration of sun through the site and to the ground of the subject site and item.
9. The breaking up and separation of the elements of the building form allow for a variety of views as well as breaking any views above the item from Lithgow Street and the South, as well as the potential of views from the subject site at ground level to the item.
10. The height of the proposal has tested a range of heights. It is my opinion that at the scale permissible and proposed there is only coincidental impacts on views due to the distance and the perspective, and particularly by the removal of the RSL building, which is currently an imposing, mega-structural, brutalist blight upon the visual streetscape. However, the views are improved by a number of elements as opposed to one larger tower.
11. The views are not static, the fine grain approach of the architectural solution will move with the viewpoint, opening, closing and disappearing all together. I do not consider the number of stories to be adverse, my preference consistent with HAA is for taller, thinner elements as opposed to shorter thicker elements thus allowing the view and light ventilation and sun to filter through the item and district landscape.
12. These qualities are further illustrated in the site views analysis. What is of particular benefit in this instance is the physical distance from the item's principal form to the proposal. The views also highlight the benefit of the elemental approach to the form, and on plan the potential beneficial link at ground level.
13. The fine grain fenestration materials and finish as indicated are appropriate.
14. It is my opinion that the proposal at 18, 21 and 24 storeys is appropriate on the grounds that there are acceptable impacts to the setting of the item and curtilage and no adverse impact on the heritage significance of the heritage item Glenalvon.

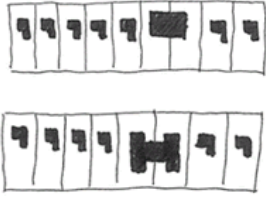
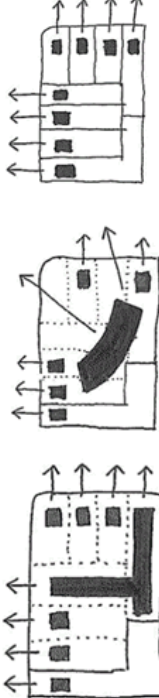
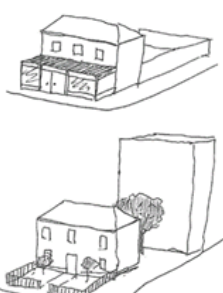
Heritage Study

Hector Abrahams Architects Diagrammatic Controls

Diagram	Description (HAA Report)	Comment: Re Proposed Development
	Immediate Relationship This is impact upon the built fabric or within or adjacent to the lot of that heritage item, or impact upon a property located within a conservation area	Standing at the southern frontage of Glenalvon, this could be the effect, however, the breaking up of the forms avoids a poor relationship between the heritage item and the backdrop of taller towers.
	Street Relationship This includes development that is visible from the street elevation. If the site is a corner location (or adjacent to a corner) then the impact upon both streets must be considered.	The item and the subject are viewed in the round.
	Area Relationship Where a development is of a certain height and is adjacent to a conservation area or cluster of individually listed heritage items, then the impact of that development upon the significance of the conservation area must be considered.	The item is isolated but has a large defined curtilage, which will not be adversely impacted by the proposal.
	Figure 15: A building of a greater height but which preserves a more appropriate setting to a house (above) is preferable to a building of greater bulk that reduces the setting (below)	The setting is considered appropriate, when considered as a figure-ground diagram. The through site links provides potential for new connections and visual corridors to and from the item to be established and are clearly identifiable and consistent with the pattern of the urban development of the area.
	Figure 16: New developments should avoid long linear podiums that conceal street rhythm (above) and instead should conserve the existing pattern and rhythm of a street (below).	The massing does not propose the former. A series of varied building masses, including variation in height and bulk are provided to complement the streetscape whilst also providing some variation and change along the street. This is also broken up by the proposed through-site linkages.

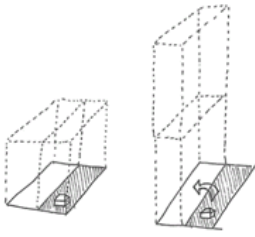
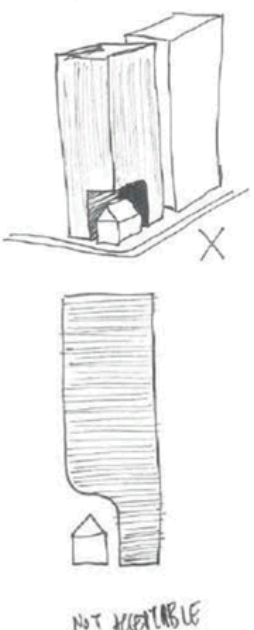
Heritage Study

Hector Abrahams Architects Diagrammatic Controls

Diagram	Description (HAA Report)	Comment: Re Proposed Development
	<p>Figure 17: Inappropriate setbacks may affect the character and rhythm of a street (above). New developments can return character and setting to a street and reconnect isolated heritage items with their context (below).</p>	<p>The proposal will provide new through-site links which will, in effect, break up the existing RSL's monolithic structure in favour of smaller footprints on the ground level and new connections which respond and respect the locality's street linkages.</p>
	<p>Figure 18: Existing historic direct mode of address to the street (above) can be lost through amalgamation and radical building siting (middle). New developments should maintain historic modes of street address (bottom).</p>	<p>The original block layout will be maintained and reinforced by the proposal.</p>
	<p>Figure 19: New developments may be provided with incentives or conditions to remove intrusive elements and guide the restoration of a historic building as a condition of consent.</p>	<p>The removal of the RSL club is a positive contribution to the setting of the heritage item, the proponent has not sought specific incentives for doing so.</p>

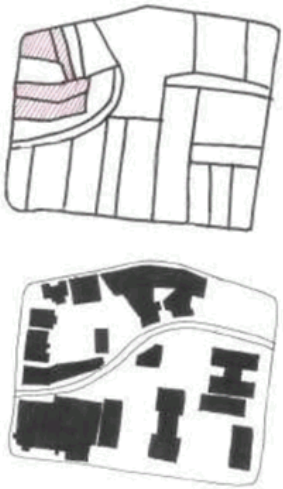
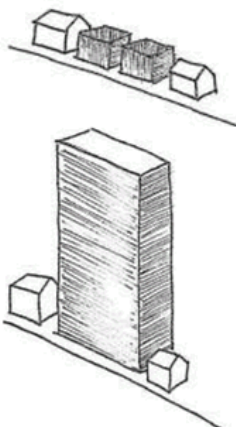
Heritage Study

Hector Abrahams Architects Diagrammatic Controls

Diagram	Description (HAA Report)	Comment: Re Proposed Development
	Figure 23: The effect of floor space transfer adjacent to a heritage item.	This is not being sought, however, it is a useful illustration of what may be considered an appropriate built form.
<p>Building over a Heritage Item</p>  <p>NOT ACCEPTABLE</p>	Figure 25: Development that overhangs a heritage item is not permitted	This is not proposed. There is good separation between the proposal and the heritage item, and there will not be an overhanging of structure over the heritage item.

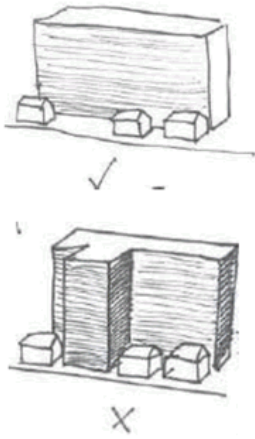
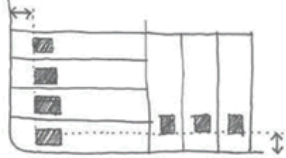


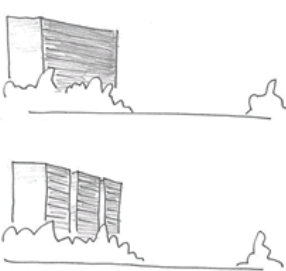
Heritage Study

Hector Abrahams Architects Diagrammatic Controls

Diagram	Description (HAA Report)	Comment: Re Proposed Development
	<p>Figure 26: Buildings allow subdivisions to be understood. Amalgamations should preserve this intrinsic character of the city.</p>	<p>The building will reinforce the original block and through site links will provide a response to the original urban pattern of the area, breaking up the existing amalgamated lot of the RSL.</p>
	<p>Figure 27: Individual heritage items can have a positive relationship to each other (left) or become isolated (right) as a result of development</p>	<p>The heritage item is isolated and has been isolated for some time. There is however a retained curtilage and pattern which is legible and which will be maintained by the proposal through the protection of key views to and from the heritage item.</p>

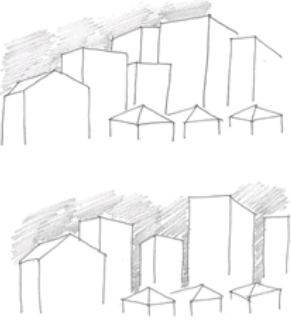
Heritage Study

Hector Abrahams Architects Diagrammatic Controls

Diagram	Description (HAA Report)	Comment: Re Proposed Development
	<p>Figure 28: In the context of a row of detached houses, the significance may be better preserved by retaining a gap, than by attempting to ensure a consistent setback to the street</p>	<p>This is not relevant in the context of this particular development as it does not propose a development of this form.</p> <p>It is however, worthy of consideration for building separation across the subject site and in relation to the heritage item's curtilage.</p>
	<p>Figure 29: Setbacks at corner sites can be important indicators of street hierarchy and subdivision patterns, and should be maintained.</p>	<p>Not Applicable to this Development.</p>
	<p>Figure 32: Sometimes a setback can be of benefit in providing a setting for a historic building within a CBD context (source: Ray White Real Estate listing for 25 Bligh Street, Sydney)</p>	<p>Not Applicable to this Development.</p>
	<p>Figure 33: The podium of Regent Place reproduces subdivision patterns in George Street, Sydney</p>	<p>Not Applicable to this Development.</p>
	<p>Figure 35: The modulation of a building facade can have a dramatic effect on its bulk</p>	<p>The proposal is not only highly modulated but also broken into three distinct forms with varying height and bulk.</p>

Heritage Study

Hector Abrahams Architects Diagrammatic Controls

Diagram	Description (HAA Report)	Comment: Re Proposed Development
	<p>Figure 36: New development must be assessed from multiple angles to prevent the creation of a “wall” of development</p>	<p>The view analysis has considered this and it is considered that the increase in bulk and scale will not result in a ‘wall’ of development. The bulk and scale, whilst substantial, is modulated appropriately and provides for sufficient curtilage setback to respond to the area.</p>

State Heritage Inventory

Heritage Item

Glenalvon

Item Details

Name

Glenalvon

Other Former Names

Glenalvon and Stables

Address

8 Lithgow Street CAMPSBELLTOWN NSW 2560

Local Govt Area

Campbelltown

Item Classification

Item Type	Item Group	Item Category
Built	Residential buildings (private)	House

Statement of Significance

Glenalvon is historically, aesthetically and socially significant as one of the oldest urban townhouses in the township of Campbelltown. The house and stables of Glenalvon are a significant landmark element. Glenalvon has been used continuously as a residence for almost 160 years and although some changes have been made to the house, much of the original fabric, dating from 1840, has survived intact. The landscape setting of the house is also important as it represents part of the original outillage of the property and makes a major contribution to the historic townscape of Campbelltown.

LARGE VIEW

Assessed Significance Type

State

Date Significance Updated

27/11/1998

Listings

Records Retrieved 6

Listing Name	Listing Date	Instrument Name	Instrument No	Plan No	Gazette No	Gazette Page
Register of the National Estate	21/03/1979					
Heritage Act - s.170 NSW State agency heritage register	11/02/1999					
Heritage Act - Permanent Conservation Order - former	27/04/1979		00004		057	1987
National Trust of Australia register	1/02/1974	Classified				
Heritage Act - State Heritage Register	2/04/1999		00004	29	27	1545
Cumberland County Council list of Historic Buildings 1961-67						

Page 1 of 1 10 items per page

Heritage Item ID

S043750

Source

Heritage NSW

CLOSE

Location

Addresses

Records Retrieved 2

Street No	Street Name	Suburb/Town/Postcode	Local Govt Area	LALC	Parish	County	Electorate	Address Type &
	Canberry Lane	CAMPBELLTOWN / NSW / 2560	Campbelltown	Unknown	Cutgerie	Boorooderra	CAMPBELLTOWN	Alternate Address
8	Lithgow Street	CAMPBELLTOWN / NSW / 2560	Campbelltown	Tharawal	Cutgerie	Boorooderra	CAMPBELLTOWN	Primary Address

Page 1 of 1 10 items per page

Heritage Inventory Listing

Description

Designer

Unknown

Builder/Maker

Michael Byrne

Construction Year Start & End

1941 - 1941

Class

□

Period

1788 to 1950

Physical Description

Updated

Garden:
Architects Otto Caehms and Partners describe Glenalton as 'a rare example of a residence and garden of its period, size, diversity, integrity and quality. The buildings and garden ...are rare both locally and in the wider context of Sydney and New South Wales'. 'The combination of surviving mature trees, shrubs and herbaceous plants has produced a distinctive landscape with a high degree of seasonal interest and aesthetic value...colourful displays of camellias in late winter and early spring, jacarandas, crab apple and prunus in spring, roses in spring and summer, autumn foliage and evergreen palms and conifers year round can be appreciated...' (Fowler, 2002, 19).

The house is set in a mature garden, which contains some historic plantings including tall columnar Cook's pine (*Araucaria columnaris*) near the western boundary, a slow-growing cycad known as the sagu palm (*Cycas revoluta*) in the front garden, a mature Californian desert fan palm (*Washingtonia robusta*) in the front garden near the house's western corner, two mature mulberries (*Morus nigra*), a bull bay, evergreen or Southern magnolia (*Magnolia grandiflora*), large (Peruvian) peppercom (*Scheuchzeria palustris*) and a Chinese weeping (or funeral) cypress (*Cupressus funebris*) (ibid, 2002, 20).

Other mature trees include native silky oak (*Grevillea robusta*) and kauripine (*Brachycton populneus*). Mature shrub plantings include oleanders (*Nerium oleander* cv.), double-flowered pomegranate (*Punica granatum 'Flora Plena'*) and African or Nile lilies (*Agapanthus x praecox*) (Stuart Read, visit, 9/2/2020 confirming the species listed in the previous paragraph as surviving them, too).

House:
James Broadbent has described Glenalton as a quintessential colonial Georgian house, 'the epitome of twenty years of vernacular Georgian architecture in the colony...' (Fowler, 2002, 19). An exceptional two storey Colonial Georgian finely cut sandstone residence with a symmetrical facade. Of Ashlar sandstone construction with quoin details. There are deep cellars accessed via two doors in the floor structure of the northern verandah of the house (ibid, 2002, 18).

The front verandah is stone flagged and is supported by turned stone Doric (Fowler, 2002, 18 says "Tuscan") style columns. The hipped roof, originally shingled, is now clad in corrugated iron. The main entrance is located centrally on the southern elevation and double verandah posts on either side emphasise the point of entry. There are shuttered glass-panelled French doors either side of the main entry, opening onto the verandah. The five windows to the upper floor are double hung, timber sashed and of 9 panes to both the upper and lower sashes. They have sandstone sills and arches.

The rear of the house has a verandah supported by flat timber columns. To the rear (north) of the house is located the former stables consisting of a symmetrical rectangular sandstone building with central gable on the eastern facade containing the entry doors and lift doors above. The hipped and gabled roof is clad in corrugated iron sheeting and has decorative timber barge boards. The roof framings were robed in 1973 as being jointed, dowelled, pegged and numbered without the use of nails (NT Listing). The verandah and eaves have timber soffits. Cellars are located below the house.

Interior:
original cedar joinery, inc. six panelled doors, eplayed panelled jamba to the windows and chimney places to the first floor; marble ground floor chimney places with sandstone mantelpieces, original geometric stair.

Stables:
Large Victorian Gothic style stables including a lift. Inside is a dish drain cut in the sandstone paving, designed to facilitate drainage when the stables was cleaned. The drain ends in a sump cut in the sandstone floor. During the early part of the Burnell period of ownership (1920s) the southern wing of the stables building was used as a laundry and still had a dirt floor. This wing was later converted into a flat, however its internal walls have since been removed. Tie-rods were added to the building in 1959-70 to help stabilise the walls (ibid, 2002, 19).

LARGE VIEW

Physical Condition

Updated 1/02/1999

The building and grounds are in excellent condition, having undergone extensive conservation works in 1989. The property has been very well maintained since that time, although the garden is currently somewhat overgrown.

LARGE VIEW

Modifications & Dates

1989 - conservation and restoration of the building and grounds.

LARGE VIEW

Further Comments

The site is currently being evaluated through the preparation of a detailed conservation plan. A CMP has been finalised and endorsed by HC on 24/7/2000.

LARGE VIEW

CLOSE

Heritage Inventory Listing

History

Historical Notes or Provenance

Updated

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 Noinra. 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. (Linton, Carol: Campbelltown: The Bicentennial History, 1988, www.abcnz.net.au/indigenous). Mount Ararat, to the south-west of the Campbelltown City Centre, was known as Yandara 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. (http://new.daff.gov.au/australind-resources/indigenouspublications/making_a_difference_a_celebration_of_landscapes/indigenous_landscapes)

With the establishment of the convict colony in Sydney Harbour in 1788, the displacement of Aboriginal people began. A smallpox epidemic 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 1796, the area became known as The Cow Pastures (or Cowpastures). 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.

By 1808, 34 settlers had received grants in the newly named Minto district (named after Lord Minto, the Governor-General of India) in the northern portion of Campbelltown. Many of these early settlers were Irish, including surveyor James Meahan, 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 Thomson (Veroville) and Richard Brooks (Denham Court).

Though peaceful, the Dharawal bore the brunt of a punitive expedition led by Captain James Walla 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 was a difficult period in terms of the relationship between indigenous people and European settlers. Combosones and other ceremonies continued under the protection of the Macarthur of Camden, though numbers steadily declined, with diseases introduced by the Europeans also having a devastating effect on the Dharawal population.

As the district became more closely settled, a town was needed further south than Liverpool. Campbelltown was formally established in 1820 and named 'Campbelltown', in honour of Mrs Elizabeth Macquarie's maiden name of Campbell. In 1826, the town plan was formalised.

Between 1835 and 1845, the number of Aboriginal people in the Campbelltown Police District had decreased from heavily to none. However, limited tribal life continued and combosones 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 (LEP, 2016).

Campbelltown: Permanent European settlement in the Campbelltown area had begun in 1809 as an alternative to the food-prone Hawkesbury district. Work on a road from Sydney to Liverpool was started in 1811. It was opened in August 1814 and was soon extended further south to Appin. This road, variously known as Campbelltown Road, Appin Road or the Sydney Road, passed through Campbelltown. The section through the town was called the High Street until the last decade of the 19th century when it was renamed Queen Street (Oswell & Peter Philips, 1995, vol 2, 1-2).

The land on which the Queen Street cottages stand was part of a grant of 140 acres to Joseph Phelps in 1816. He had been working the land for some years before receiving formal title to it. Phelps was one of the farmers of Airds and Appin who subscribed funds for a Sydney courthouse in July 1813. His grant was seized, possibly as soon as it was formally issued, by the Provost Marshal, William Gore in lieu of payment by Phelps of debts totalling 170 pounds. The land was auctioned in January 1817 to William Bradbury for 100 pounds plus twelve cattle and the grain produced from the crop growing on the land (Bd, 1995).

Immediately north of Phelps' grant, Assistant Surveyor James Meahan had informally reserved 175 acres for a village (AMCO, 1894 key '1815'). In 1816 most of the land in the area was granted, leaving a portion of 175 acres unallocated, and surrounded by several grants (AMCO, 1994, 9).

The reserved land was formally declared a town by Governor Macquarie in December 1820 and named Campbelltown in honour of his wife (Elizabeth's) family (Bd, 1995).

William Bradbury (1774-1836) a native of Birmingham, was transported to NSW aboard the 'Gulfport' in 1812. His wife Elizabeth remained in England but his daughter, Mary (1797-1852) followed her father to Australia in 1815. Bradbury had no other children in NSW, though he established a relationship with a woman named Alice and in April 1836 married a Catherine Patrick, nee Acres (c.1801-1863). Bradbury died two months later (Bd, 1995, 2).

Governor Macquarie visited Campbelltown in January 1822. He and his party ate a 'hearty breakfast' at Bradbury's, indicating that Bradbury had built an inn. This was probably the Inn later known as the Royal Oak, on the western side of the High Street. Macquarie noted in his journal that 'Bradbury is building a very good two storey brick house on his own farm and on a very pretty entrance immediately adjoining Campbell-Town as an inn for the accommodation the public and having asked me to give his farm a name, I have called it Bradbury Park. In 1826 Bradbury Park House was considered by William Dumassey, Inspector of roads and bridges, as the best building in Campbelltown when he reported on buildings suitable for military use (Bd, 1995, 2).

As the main street of Campbelltown, High Street or Sydney Road and later Queen Street, was at the edge of town, one side of the street was not within the town boundary while the other was. Carriage traders soon realised that either side of the main road was as good as the other and leased or bought land from the grantees bordering the town proper. By the 1840s more than a few shops and hotels occupied the western side of the High Street (AMCO, 1994, 9).

The Queen Street terraces were identified by Helen Baker (Proudfit) in the early 1930s as a unique group of two-storey late Georgian vernacular buildings which were considered to form the only surviving late-18th/early 19th streetscape within the County of Cumberland. The buildings were acquired by the Cumberland County Council and its successors, the State Planning Authority and Department of Planning, to ensure their preservation (Bd, 1995, 1).

The coming of the railway in 1858 aided in securing the commercial focus of the town on Queen Street (Bd, 1994, 9).

The Byrne family

Hugh Byrne was born in County Wicklow, near Dublin in 1800, the son of Hugh and Sarah Byrne. Hugh ('Vesly', Fowler, 2002, 2) Byrne was convicted without trial and transported to Australia, with his family, in 1802 for treasonous practices in the 1798 Irish Rebellion (one of the 'Wicklow martyrs'). 'Vesly' (he named himself in memory of an ancestor who fought for independence in the 17th century) worked in a brewery in Ireland before being arrested on a charge of burning yeomen's cottages and robbing them of arms during the Wicklow Uprising of 1798. Some 30,000 United Irishmen died during the revolt. Imprisoned briefly in Kilmartin Jail in 1798, Hugh Byrne was eventually sentenced to death but escaped and rejoined Michael Dwyer who had retreated into the hills. He led a small force of Wicklow to fight a guerrilla war. Dwyer and his four lieutenants, Martin Burke, Hugh Byrne, John Mahony and Arthur Devlin, fought the English forces until December 1803 when a deal was worked out whereby Dwyer and his friends were offered voluntary exile. Byrne and the other four Wicklow rebels sailed on the 'Tellsbury', leaving Cork in August 1806. They were sent to New South Wales not as felons, but as free men. Dwyer and Byrne were permitted to bring their families, so both were accompanied by their wives. The Byrnes sailed with two of their children, Michael and Rose. The eldest son Philip remained in Ireland. Sarah Byrne was pregnant when the 'Tellsbury' left Cork. She gave birth to daughter Anne before the ship entered Sydney heads on 15/2/1806 (Bd, 2002, 2).

When the Wicklow rebels arrived in Sydney, Governor King was greatly displeased. He interviewed them, warning they were under close surveillance. Land was surveyed along Cabramatta Creek for them, however both Governors King and Bligh considered them dangerous and delayed handing over the deeds. In 1807, on the orders of Bligh, the Wicklow five were sent out on trumped up charges of rebellion. Although found not guilty and released, Bligh set up a Bench of Magistrates and continued to have them treated as 'prisoners for life' (Bd, 2002, 3).

The five were split up, with Dwyer sent to Norfolk Island, Burke to Port Dalrymple in Tasmania and the others imprisoned elsewhere. While Hugh was in prison, Sarah gave birth to another daughter. The treatment of the 'Tellsbury Five' is considered by some to be a major cause of the military mutiny of 1808, commonly referred to as the 'Rum Rebellion', when Bligh was overthrown in January 1808, a new administration replaced the Tellsbury Five. In addition to 100 acres in the district of Airds. In 1813 Hugh Byrne and John Mahony were charged with 'aiding and assisting in the stealing and driving away of four cows which were the property of the Crown. Found guilty, Byrne was transported to the penal settlement at Newcastle in April 1813. Sarah continued to manage the farm and tendered to supply meat to the Government Stores. Hugh received a conditional pardon from Governor Darling in 1828. He petitioned for a further land grant in 1832, stating he had a family of fourteen children of whom nine were still living with ten and 'claiming his support'. Rev. Reddell and the five local magistrates supported his petition. 'Hugh Vesly Byrne died at his residence in Airds in April 1842. Sarah lived on at Campbelltown, dying in January 1872 (Bd, 2002, 4-5).

Michael Byrne was made an apprentice to Lawrence Butler, Irish overseer of the Government Lumber Yards, Sydney.

When he was 17, he penned a memorial to (Governor) Lachlan Macquarie, requesting a grant of land in such a position as the governor saw fit. He got 60 acres. In a second undated memorial Michael Byrne wrote to Surveyor-General John Oxley, asking him to measure the 60 acres promised by Macquarie in 1826. The grant was near his father's land and adjoined government ground alongside the Georges River. Michael and his brother Charles also made applications for town allotments and were allocated these in 1827. In his memorial to Governor Darling, Michael stated that he was residing at Airds and was a cabinet maker by trade. By 1829, when he applied for an additional grant of land, Michael had three houses, 100 head of cattle and a house he had built upon some land he rents at Campbelltown'. Rev. Thomas Reddell (the incumbent of St. Peter's Catholic church, Campbelltown) endorsed his application, describing Michael as: 'A very deserving young man, industrious and honest and having a short time ago married a very prudent and industrious young woman, the daughter of a farmer in this district'. She was Jane Watley, twin daughter of John and Sarah Watley (Bd, 2002, 5).

Michael Byrne went on to own seven pubs in Campbelltown (including the Royal Oak' nee Airds (in 1830 & 1831, he was licensee); 'John's Arms' at Airds (1833-40; 1842-3; 1846). He subscribed to funds for St. John the Evangelist Catholic Church, Campbelltown, St. Bede's Church, Appin and the new St. Patrick's Catholic School at Campbelltown (Bd, 2002, 6-7).

Glenavlin Hall or Glenavlin

Governor George Gipps granted a town allotment to Michael Byrne in July 1838. One condition of the grant was that a house be built within two years. On this land in Lithgow Street, Michael built an imposing two-storey house, later named Glenavlin Hall or Glenavlin. This was proof indeed that, despite all the obstacles along the way, Michael Byrne, son of Hugh 'Vesly' Byrne, had earned respect in his community (Bd, 2002, 7).

The outline of the house is first shown on two town plans dated November 1840, although the stables are not shown at this time. It is thought that Michael Byrne, a publican, built the house around this time on the grant of 1 acre and 32 perches, which was taken up in 1831. Although it is possible that the outbuildings were not shown, it is more likely that the stables were constructed later (which would be supported by the differing styles of the two buildings).

One of the stonemasons (former convict, Henry Lowles) who helped build such a fine house would die under sensational circumstances. Within the year, Michael Byrne would almost lose everything after being charged with manslaughter (Bd, 2002, 7-8). Byrne was tried, though not found guilty, of kicking a man to death (knocking him down and severely injuring, and striking in several places) with a brass-headed hunting whip by Byrne, after attending the Capeoture Races: (Bd, 2002, 8) for non-payment of a debt. Byrne himself was made insolvent in 1844, after having built (in 1841 - Lucas & McGinnis, 2012; between 1839 and 1842 (Tzannetis, 1987, 10) Glenavlin, the finest stone house in the town (Oakman, W., in Broadbent, Clarke & Oakman, 2006). Another of the stonemasons who may have built Glenavlin was John Roach who did work for Michael 'at a building in Campbelltown' and 'wedding a Toor' at the Burial Ground in Campbelltown (which may have been for Michael's father, Hugh 'Vesly' Byrne, who died in 1842 (Bd, 2002, 8).

By the 1840s various members of the Byrne family were experiencing financial difficulties, including Michael who by 1844 owed his brother-in-law, John Keighran (publican) the sum of 880 pounds 17s 3d. As partial payment of the debt John accepted the property in Lithgow Street and a 36 acre farm also owned by Byrne (in 1842. In 1844, Michael sought voluntary insolvency, and Keighran became the owner of Glenavlin. (Bd, 2002, 8).

Catherine Byrne, one of Michael's sisters, married John Keighran at Campbelltown in 1828. Between 1831-44 Keighran was licensee of the 'Bargo Tavern', West Bargo. He lent money to Michael Byrne and in 1844, after his brother-in-law became insolvent, the house was transferred to Keighran in part settlement of the debt. John and Catherine had 15 children, ten sons and ten daughters. Like the Byrne family, Keighran was passionate about horse racing. He developed his own private race track just outside Campbelltown, which he leased to the Campbelltown Turf Club in 1851 for 5 shillings a year. He also bought Richmond Villa, which adjoined Glenavlin, and a number of other town allotments in Campbelltown. In 1850s he built a steam-operated four mill on the Bow Bowing Creek on the Liverpool Road north of the township (Bd, 2002, 10).

Keighran is believed to have taken up residence in Glenavlin, along with wife Catherine, sometime in 1853. They would eventually have thirteen children. Even the death of both parents little more than a year apart in 1858, the property passed to two of their sons, John and Patrick, as joint tenants. The property was mortgaged to pay debts of the John and Catherine's estate and the house was let to tenants. In 1864 John Keighran, who lived in Albany, was declared bankrupt. Like his father before him he had been a publican but when business fell away he turned to farming and opened a butcher's. These were also unsuccessful, so after repurchasing his estate he went to Melbourne as a drover to help support himself and a large family. His interest in Glenavlin was sold by the official assignee for 3 pounds in 1870. It was bought on behalf of William Cyprian Curtis whose wife was Rose Keighran, bringing his share of the property back into the Keighran family (Bd, 2002, 11).

Glenavlin was let to John Kidd, JP in 1876 and he remained a tenant until 1878 when it was sold to the Fairbairns brothers, Edwin and William (Tzannetis, 1987, 10).

Michael Byrne died in 1878 and was buried in the Irish corner of the Roman Catholic Cemetery in Campbelltown (Oakman, W., in Broadbent, Clarke & Oakman, 2006). He and Jane Byrne (nee Watley) had ten children (Bd, 2002, 10).

The Fairbairns brothers were prominent businessmen in Campbelltown who owned over 44 properties within the town by 1884. From 1878-1881 'Glenavlin Hall' was the residence of Edwin Fairbairn and his family. Local painter and decorator Mr R. Campion redecorated the house for Edwin, painting the stair hall to resemble marble and signing his name on a section of the marbling upstairs. Edwin married Anna Bray of Darfield in 1868. Their children numbered eight (four in the time they lived at Glenavlin). Despite these setbacks, in the 1881 census there were still 11 people (John and Catherine, five males and six females. Soon afterwards, the family moved out (Bd, 2002, 12).

From 1891-1904 the property remained in the joint ownership of the Fairbairns brothers at the end of which time they divided their assets with Edwin retaining Glenavlin (Ld 91/3046, 2002, 12-13). Edwin vacated the house shortly after and it was variously tenanted (one tenant was Dr William Mawson, brother of the Antarctic explorer, Sir Douglas (1915-41913). In 61912 a Mrs Whittingham rented Glenavlin as a school, but that venture was short-lived and by May 1914 it had closed (Bd, 2002, 13) until 1920 when it was sold to tenant Samuel Bunell. He was born in Campbelltown in 1850. His parents were Hannah and William, an emancipated convict who was a chemist, stockbroker, auctioneer and dealer and farmer. Samuel arrived in Gulgong in 1877 and married Mercy Pruffer in 1874. Between 1877-83 their family lived in the Sydney area before returning to Gulgong in 1883 to manage Samuel's brother-in-law's store during a long illness. About 1882 Samuel and family returned to Campbelltown to build a large shop in Queen Street. He let it and lived in Gulgong for a time, before returning to Campbelltown. From 1889-93 Samuel Bunell was Mayor of Campbelltown. He and Mercy had 8 children (four died as infants). After the marriage of their children, Samuel and Mercy moved into Glenavlin, renting it in 1914 and buying in 1920. Their daughter Mercy (Lr.) to her husband Edward and son Edward (Ted) Samuel King moved in with them when the young lad was 18 months old. In about 1924 Samuel's brother was reunited with the family at Campbelltown (Bd, 2002, 13).

Samuel died in 1925 and his brother returned to Kogarah. Mercy lived on at Glenavlin, in which she had a life interest. Her grandson Ted King lived there until he graduated in Dentistry at Sydney University in 1934. She died, aged 91, in 1944 and was buried beside her husband in the Presbyterian cemetery, Campbelltown. According to the terms of a family agreement, Samuel's property was to be divided equally between his children. Daughter Hilda Davidson received Glenavlin as her share. She was a Sunday School teacher at St David's, a youth fellowship and scout leader and church organist for many years (Bd, 2002, 14).

Glenavlin was added in November 1962 to the Cumberland County Council's register of historic buildings (Tzannetis, 1987, 10).

Glenavlin remained in the ownership of the Bunell family until 1965 when it was acquired by the (then) State Planning Authority (SPA) for \$35,000 (Lucas interview, 2011). 'The Department's stated intention was put into effect after the death of Hilda Davidson in 1967 (Bd, 2002, 16).

In 1969 architect John Fisher (member of the Institute of Architects, the Cumberland County Council Historic Buildings Committee and on the first Council of the National Trust of Australia (NSW) after its reformation in 1960) was commissioned by the State Planning Authority to restore the first five houses in Campbelltown, which had been resumed under the Cumberland County Council Scheme. They included Glenavlin house and stables (Lucas & McGinnis, 2012). Tzannetis (1987, 10; and Fowler, 2002, 16) note that it was the firm Fisher, Jackson & Hudson commissioned to carry out the restoration works.

(Heritage architect) Clive Lucas of Fisher, Jackson and Hudson and Lucas recalls this as the conservation project where he first used the then innovative heritage principle of researching and understanding the fabric of a place before attempting conservation, including the use of paint samples to establish original paint schemes (Lucas interview, 2011).

The upstairs drawing room was restored to its original proportion by removing a partition. The verandah rooms were linked to the main house by several new doorways which, with the Edwardian bathroom alterations upstairs, were made to conform to the original style of the building. The stair hall marbling, complete with columns (c.1850), had survived under wallpaper and was restored. By careful scraping of successive paint layers it was possible to accurately establish the original roomings for restoration. The front upstairs bedrooms and drawing room were repainted in their late-Victorian colours. Other rooms are original. The weathering effect of oil-based paints is appropriate to historic buildings and oil paint was used on all woodwork. Several later room decorations were restored to Bunell's Australian tastes, inspiration and ideas during the 3d of the last (1889 century) (Tzannetis, 1987, 10).

A formal function was held on 11/4/1970 to mark the occasion with some dignitaries arriving in an original Governor Macquarie era coach with many residents and visitors dressed in period costume (CAHVS, 2020). This happened as part of the (Captain) Cook Bicentennial celebrations (Bd, 2002, 16).

The house was tenanted by the Oakman family from 1970 to 1999 to Lloyd and Patricia Oakman and their two sons. At the same time the stables were rented and are used as a resource centre by the Campbelltown and Airds District Historical Society (Bd, 2002, 17; Nicholas, pers.com., 6/10/2013). With the permission of the state government and Campbelltown City Council, the Society built the Alex Goodall Rural Exhibition Centre in the grounds (Bd, 2002, 17).

The Society's fire and new collection of early Australian colonial furniture and English Georgian items, although not originally belonging to Glenavlin, comes partly from the district and adds greatly to the charm and significance of the place as a town house. Glenavlin is open for public inspection each Sunday and other times by special arrangement (Tzannetis, 1987, 10). Warwick Oakman would go on to become a noted antique dealer, based in Hobart, and later in Richmond, Tasmania (Stuart Reed, pers.com., 6/2/2021).

In 2002, the State Planning Authority handed management of Glenavlin to Campbelltown City Council, at the same time presenting a cheque for \$500,000 to restore the house and stables (Bd, 2002, 17).

So that restoration could take place, the Historical Society was ordered to close the Stables Museum and vacate the premises. Under the supervision of Otto Cserhalmi and Patrens, restoration was carried out in 2002 (Bd, 2002, 18).

The Campbelltown & Airds District Historical Society now manage the building and garden, running displays, meetings, events (Nicholas, pers.com., 6/10/2013).

In April 2020 the Campbelltown & Airds District Historical Society will celebrate the 50th anniversary of the passing of Glenavlin from private to public ownership. The Society will hold a function on 4 April 2020 with an official welcome, morning tea and sharing of memories - this is open to all. The guest book of the 11/4/1970 handover ceremony will be available for viewing, as will the Society wishes to identify some indecipherable signatures in it (CAHVS, 2020).

Heritage Inventory Listing

Historic Themes Table

Records Retrieved 34

National Theme ▼	State Theme	Local Theme
Tracing the evolution of a continent's special environments	Exploration	Gardens
Tracing the evolution of a continent's special environments	Exploration	Changing the environment
Peopling the continent	Fishing	Irish migrants
Peopling the continent	Fishing	Irish commercial and retail activities
Marking the phases of life	Social institutions	Unknown
Marking the phases of life	Social institutions	Associations with Michael Byrne, publican
Marking the phases of life	Social institutions	Associations with Michael Byrne, publican
Governing	Land tenure	resumption for heritage conservation
Governing	Land tenure	Developing roles for government - providing museums
Governing	Land tenure	Developing roles for government - conserving cultural and natural heritage

1 2 3 4 >

Page 1 of 4 10 items per page

Uses

Current Use

House museum, events and public interpretation

LARGE VIEW

Former Use(s)

Aboriginal land, town lot, town villa residence

LARGE VIEW

CLOSE

Assessment

Criteria (a)

Historical Significance

Glennison is of historical significance as one of the oldest urban townhouses surviving in the township of Campbelltown. It is of further historical significance for its association with early and prominent families of the Campbelltown district and for its link to a way of life which has long since disappeared.

LARGE VIEW

Criteria (c)

Aesthetic/Technical Significance

Glennison is of high aesthetic significance as a particularly fine Colonial Georgian sandstone residence retaining much of its 1840s fabric intact. The stables buildings are also of high aesthetic significance as are the grounds which give an indication of the early outillage of the property. The house combined with its grounds are important as reminders of the setting of early town houses with their generously landscaped grounds. Both the building and grounds make a considerable contribution to the historic townscape of Campbelltown.

LARGE VIEW

Criteria (d)

Social/Cultural Significance

Glennison is of high social significance for its association with several prominent Campbelltown families and for its demonstration of the early pattern of life in the original township.

LARGE VIEW

Criteria (e)

Research Potential

Glennison is of high technical/research significance for its demonstration of colonial building techniques and for its use of local building materials and craftsmen, particularly the stonemasons, some of whom were convicts.

LARGE VIEW

Criteria (f)

Rarity

Glennison is a rare surviving example of an 1840s townhouse to survive with much of its 1840s fabric and grounds intact, indicating the stature of such houses at the time of their construction.

LARGE VIEW

Heritage Inventory Listing

Criteria(g)

Representative

Glenalvon is an excellent example of an 1840s townhouse in the Colonial Georgian style.

LARGE VIEW

Integrity/Intactness

Updated 26/03/1999

Glenalvon has survived with much of its significant 1840s fabric intact and the original outlage and setting of the property can still be interpreted. The property has high overall integrity.

LARGE VIEW

CLOSE

References

References Table

Records Retrieved 10

Title	Author	Year Y	Link	Type
Glenalvon Historic House (entry in RSWP)	Campbelltown and Airs District Historical Society	2020		Written
personal communication (email 8/10/2013)	Nicholas, Gerni	2013		Written
"Johns Fisher - 1924-2012 - champion of the state's structures"	Lucas, Clive & McGinness, Mark	2012		Written
Oral history interview with Clive Lucas	Interviewed by Bronwyn Hanna	2011	View Details	Written
Furnishing the Colonial Burglows	Oakman, Warwick, in Broadbent, J., Clarke, S.&C. and Oakman, W.	2008		Written
Glenalvon	Campbelltown and Airs District Historical Society	2007	View Details	Tourism
Glenalvon, Campbelltown NSW	Fowler, Verle	2002		Written
"Glenalvon"	Tzarnetis, Sylvia	1987		Written
Department of Environment and Planning - Historic Buildings - Status Report, 9/1987	Jill Bonney P.L.	1987	View Details	Written
Colonial Buildings Macarthur Growth Centre - Campbelltown Camden Apple	Helen Proudfoot (ed)	1977		Written

1

Page 1 of 1 10 items per page

Heritage Studies Table

Records Retrieved 5

Title	Year Y	Item Number	Author	Inspected By	Guidelines Used
Colonial Landscapes of the Cumberland Plain and Camden, NSW	2000	5045750	Geoffrey Britton and Colleen Morris for the NSW National Trust		Yes
Colonial Landscapes of the Cumberland Plain and Camden, NSW	2000	5045750	Morris, C., & Britton, G. NSW National Trust (for the Heritage Council of NSW)		Yes
Colonial Landscapes of the Cumberland Plain and Camden, NSW	2000	5045750	NSW Heritage Office		Yes
S.170 Register DUAP	1999	5045750	Paul Davies Pty Ltd		Yes
Campbelltown City Council Heritage Study	1994	5045750	Campbelltown City Council	Not known	Yes

1

Page 1 of 1 10 items per page

CLOSE

Procedures / Workflows

Records Retrieved 2

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received Y	Status	Outcome	Final Documents
32652	57(2)	Exemption to allow work	Standard Exemptions	Minister Coward	08/11/2020			
4217	57(2)	Exemption to allow work	Heritage Act - Site Specific Exemptions	caibwcc	07/08/1987			

1

Page 1 of 1 10 items per page

Standard exemptions for works requiring Heritage Council approval

CLOSE

Management

Recommended Management Table

Records Retrieved 3

Management Category	Management Name	Date Updated
Recommended Management	Review a Conservation Management Plan (CMP)	
Recommended Management	Prepare a maintenance schedule or guidelines	
Recommended Management	Carry out interpretation, promotion and/or education	

1

Page 1 of 1 10 items per page

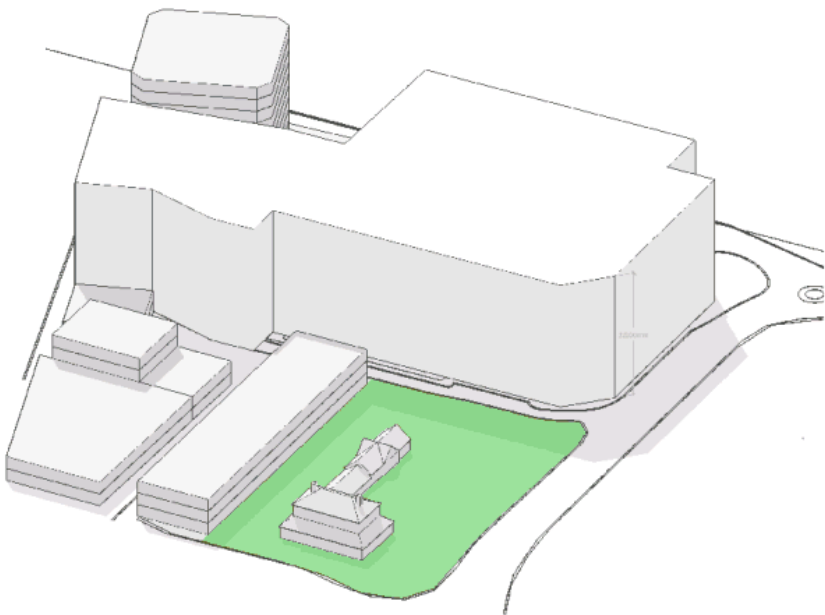
Management Summary

Ongoing conservation and maintenance works as required by statutory planning controls, including conservation of the garden supervised by a specialist in historic garden conservation.

LARGE VIEW

04 | PROPOSAL
SOLAR ANALYSIS OF ADJACENT SITE

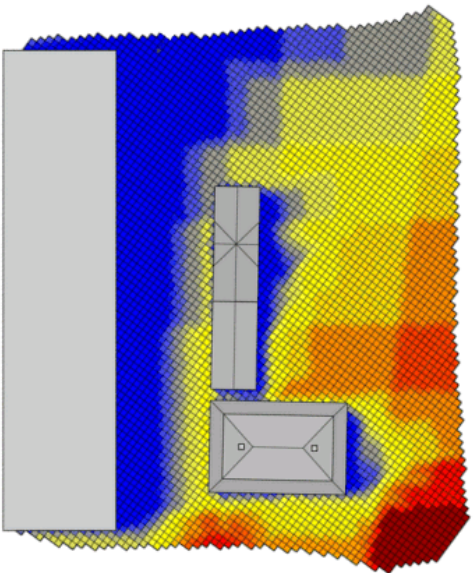
URBAN DESIGN REPORT 0
155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN



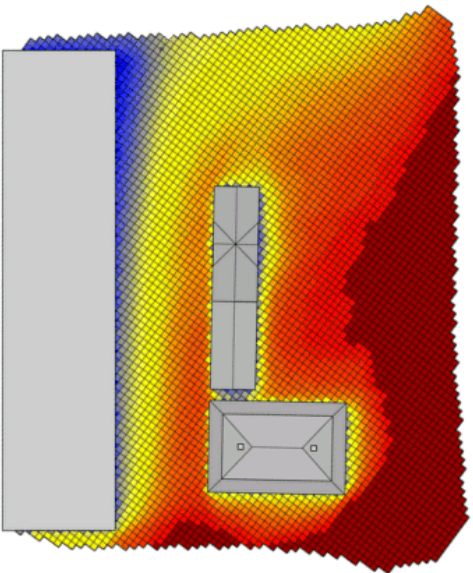
COMPLIANT MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m

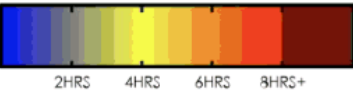


DATE ASSESSED: 21ST JUNE, MID WINTER
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)



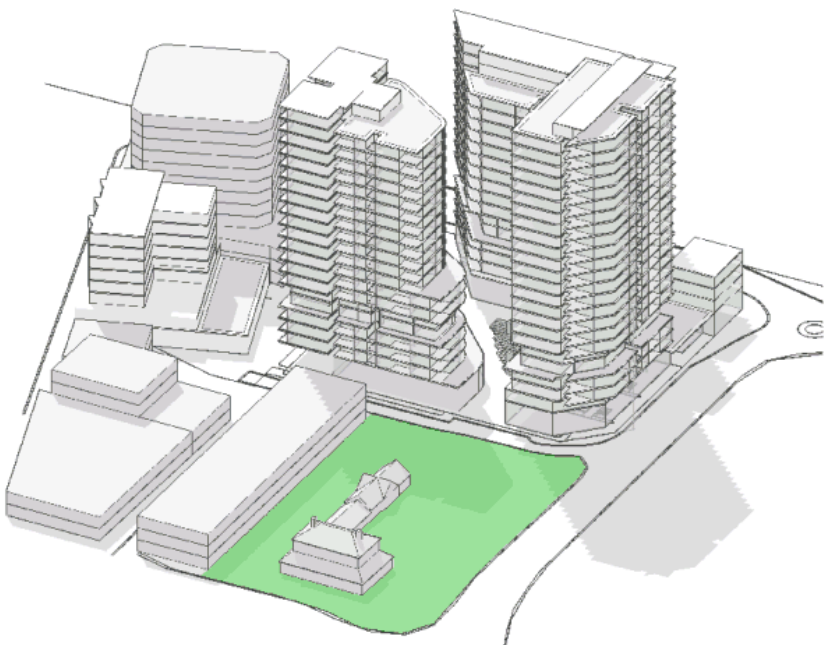
DATE ASSESSED: 21ST JUNE, YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

AMOUNT OF SOLAR ACCESS
BY COLOUR RANGE



04 | PROPOSAL
SOLAR ANALYSIS OF ADJACENT SITE

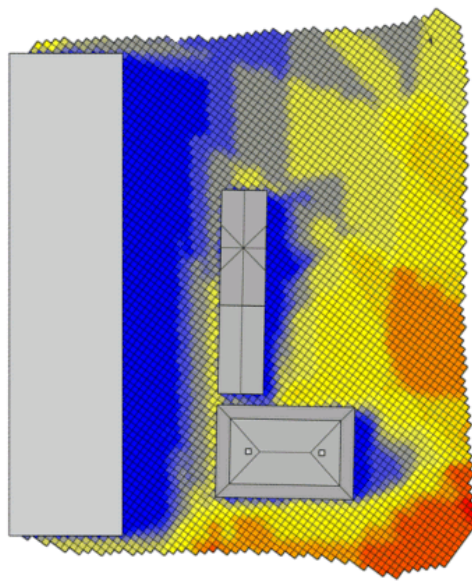
URBAN DESIGN REPORT 0
155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN



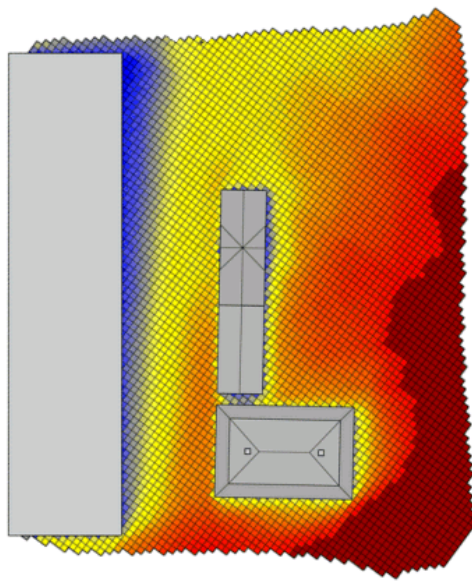
PROPOSED MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

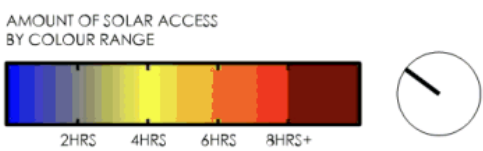
AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m



DATE ASSESSED: 21ST JUNE, MID WINTER
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)



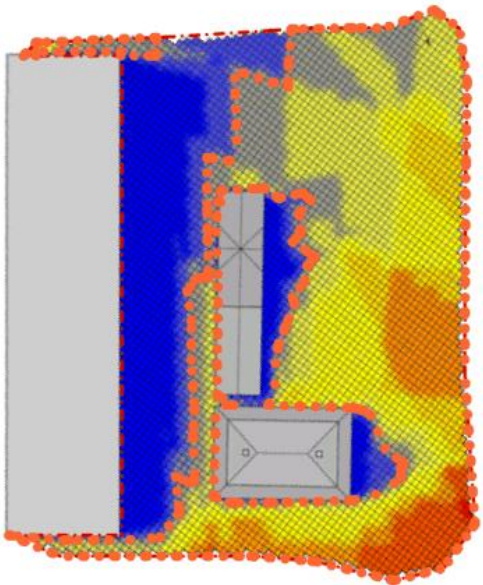
DATE ASSESSED: YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)



04 | PROPOSAL
SOLAR ANALYSIS OF ADJACENT SITE

URBAN DESIGN REPORT 0
155 - 163 QUEEN STREET, 1 CARBERRY LANE & 3 CORDEAUX STREET, CAMPBELLTOWN

min 2 hrs of solar access
58%



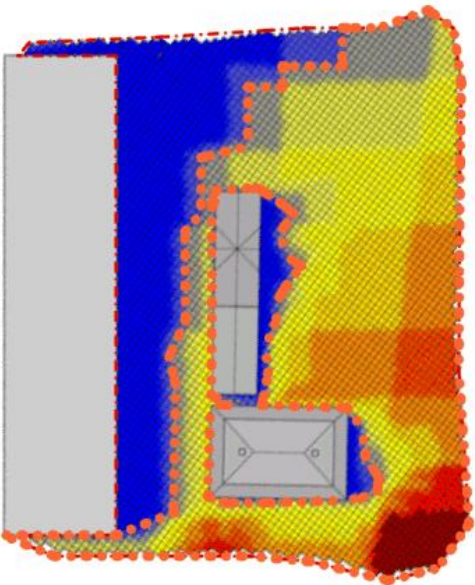
PROPOSED MASSING

DATE ASSESSED: 21ST JUNE, MID WINTER
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m

min 2 hrs of solar access
59%



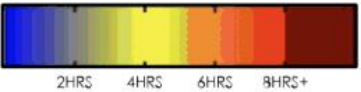
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TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

COMPLIANT MASSING

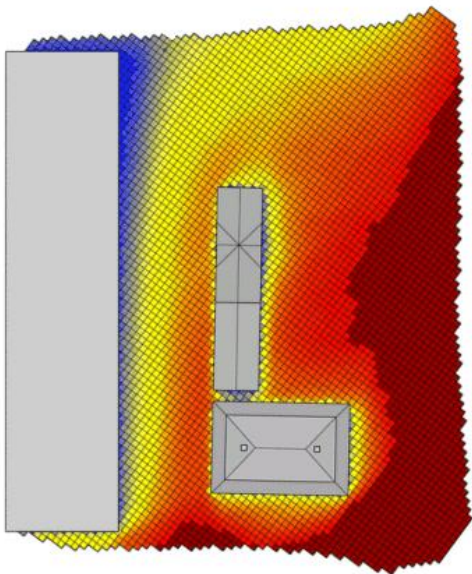
METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m

AMOUNT OF SOLAR ACCESS
BY COLOUR RANGE



04 | PROPOSAL
SOLAR ANALYSIS OF ADJACENT SITE



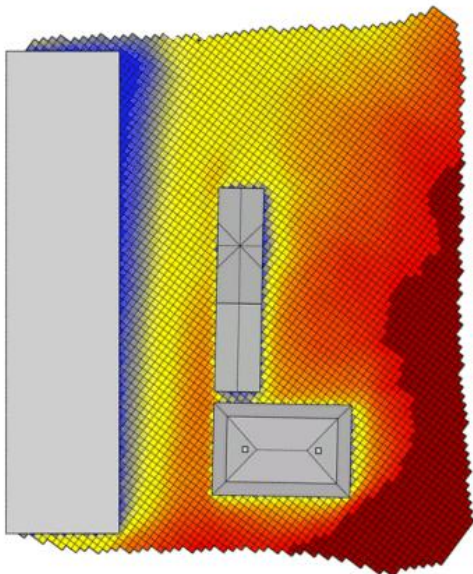
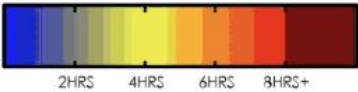
DATE ASSESSED: YEARLY
TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

COMPLIANT MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

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BY COLOUR RANGE

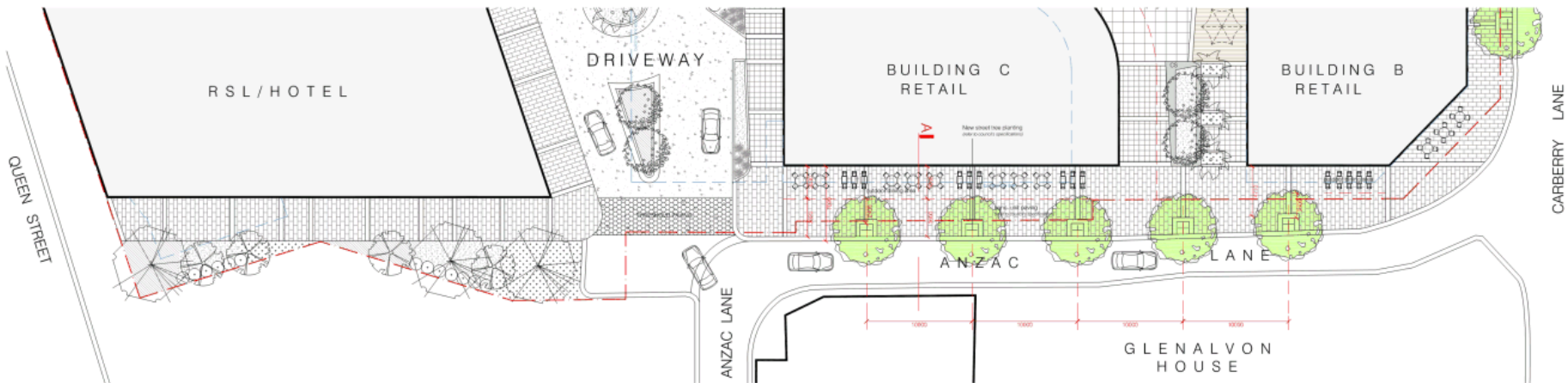


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TIME ASSESSED: 07:00 TO 17:00 (10 HOURS)

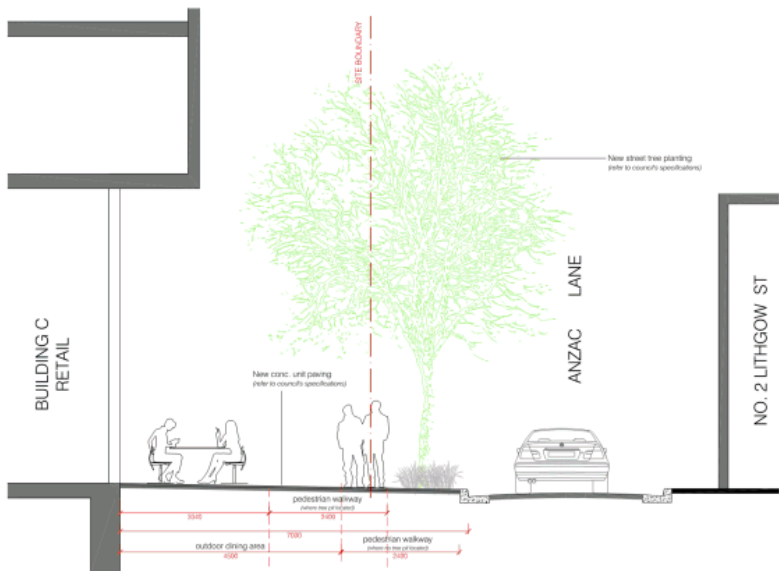
PROPOSED MASSING

METHOD USED:
SKETCHUP 2017 + EXTENSION SUNHOURS

AREA ANALYSED LIMITED TO SOFT LANDSCAPE OPEN
SPACE OF ADJACENT SITE GLENALVON HOUSE
GRID APPROXIMATELY 1m x 1m



PUBLIC DOMAIN LANDSCAPE CONCEPT PLAN:anzac lane scale: 1:200

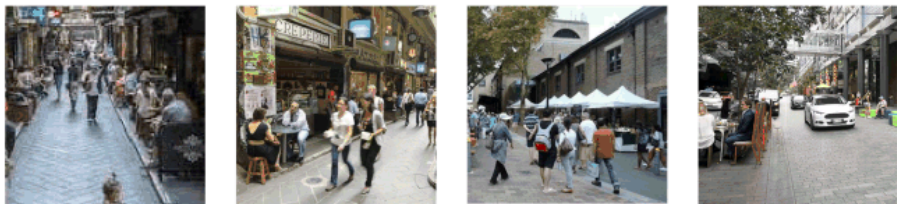


SECTION A : anzac lane frontage scale: 1:50

LEGEND

- Proposed street tree planting (refer to council's specifications)
- Proposed conc. unit paving (refer to council's specifications)
- Proposed threshold paving (refer to council's specifications)
- Site boundary

PROPOSED LANE WAY IMAGERIES



156-168 Queen St, 1 Carberry Lane &
3 Cordeaux St CAMPBELLTOWN NSW

Do not scale off this drawing. Use figured dimensions only. Resolve discrepancies with The Landscape Architect before proceeding. Copyright of this drawing and designs executed remains vested in CANVAS landscape architects. Copyright remains with the Landscape Architects. Reproduction of this document is not permitted without the approval of the Landscape Architect. Contractors to verify site conditions and dimensions.

0 1 2 5 10 20 scale 81:200A1 81:400A3



dwg title
public domain
landscape concept plan:
anzac lane

scale: 1:200 & 50 @a1
dwg no.: PD-L101
Client:
Rony Warden

revision	date
P1 client's approval	09/10/20
A council submission	20/10/20
B amendments	25/01/21













8.21 Referral to Audit

Reporting Officer

Executive Manager Corporate Services and Governance
City Governance

Community Strategic Plan

Objective	Strategy
3 Outcome Three: A Thriving, Attractive City	3.7 – Public funds and assets are managed strategically, transparently and efficiently

Officer's Recommendation

1. That the 2020-21 General Purpose and Special Purpose Financial Reports be referred to audit.
2. That the Mayor, Deputy Mayor, General Manager and Responsible Accounting Officer sign the statements by Councillors and Management as required by Section 413(2) of the *Local Government Act 1993* after completion of the audit.
3. That the audited results of the financial year be presented to Council at the 2021 Annual General Meeting.

Purpose

To inform Council of its requirement to form an opinion relating to its General Purpose Financial Report and resolve to refer the accounts for audit as per Section 413(2c) of the *Local Government Act 1993*.

Report

In accordance with Section 413(1) of the *Local Government Act 1993*, Council must prepare financial reports for each year and must refer them for audit as soon as practicable after the end of that year. The 2020-21 General Purpose Financial Report and Special Purpose Financial Report have been completed and arrangements have been made with Council's independent auditor, Audit Office of New South Wales, to complete the end of year audit.

Section 416 of the *Local Government Act 1993* stipulates that Council's financial reports for the year must be prepared and audited within a four month period after the end of each financial year. Council is then required to conduct an Annual General Meeting to present the audited financial reports, together with the auditor's reports to the public. This must be done not more than 5 weeks after receipt of the auditor's reports. The Annual General Meeting is scheduled for 12 October 2021.

The actual operating result on an accruals basis, excluding capital expenditure, is a surplus around \$38 million after capital grants and contributions revenues and a surplus of around \$2 million before capital grants and contributions revenues. This is a preliminary result pending any valuation changes to fixed assets and any final accrual adjustments, however is not expected to materially change. The notable items affecting the operating result for 2020-21 includes the following:

- Increase of some \$4 million in rates attributable to the increase in the rate peg and growth through supplementary issues and strata developments
- Increase of up to \$1 million in user charges and fees as a result of near normal utilisation of services and facilities that were impacted by closures in 2020
- Increase of \$4 million in operating grants, being for local roads and community infrastructure \$2.6 million, streets as shared spaces 'on Q' of \$1 million and an additional \$400,000 towards the establishment of tree canopy in Rosemeadow
- A net decrease of some \$11 million in capital grants and contributions. This is predominately attributable to a decrease in asset dedications of \$17 million, the receipt of \$1.9 million towards the Badgally Road upgrade, \$2.9 million towards Raby Road and \$600,000 in progress funding claimed for the Billabong Parklands project.
- A decrease in interest revenues of \$2 million directly attributable to the economic impact on global interest rates.

Council maintained a balanced budget throughout the 2020-21 financial year for ordinary operations in accordance with the original budget, with adjustments reported as part of the quarterly financial reviews. In accordance with the resolution made by Council in December 2020, \$13 million of Council's unrestricted cash holdings, accumulated from prior year surpluses, has been allocated for the Billabong Project.

The actual funded result for the 2020-21 financial year excluding this adjustment is a budget surplus of \$1.5 million, largely attributable to the decreased liability associated with workers compensation claims. The result is also subject to carry over works to be re-voted into the 2021-22 financial year. The carry over works, 'Expenditure Allocation Revotes Report' will be presented to Council next month. Details of any original budget variations are reported in Note B5-Material Budget Variations within the General Purpose Financial Reports.

A significant effort from all staff has been made to ensure the timely completion of the end of year accounts when considering the increased resources required to comply with the ongoing fair value accounting requirements and significant changes in the presentation of the financial reports in accordance with the Code of Accounting Practice.

The 2020-21 Financial Reports have been prepared in accordance with the *Local Government Act 1993*, the regulations made thereunder, Australian Equivalents of the International Financial Reporting Standards and professional pronouncements and the Local Government Code of Accounting Practice and Financial Reporting. The financial reports are considered to fairly represent Council's financial position and operating result for the period.

Council is now required to refer the Financial Reports to the external auditor, Audit Office of New South Wales for audit. Council is also required to convene an Annual General Meeting within 5 weeks of receipt of the Auditor's Reports and as reported above, the Annual General Meeting has been planned for 12 October 2021.

Attachments

Nil

