

# HERITAGE IMPACT ASSESSMENT

Proposed development at

Campbelltown RSL

158-168 Queen St, 3 Cordeaux St & Carberry Lane

CAMPBELLTOWN



Job No. 8286

March 2019

## Heritage21

CULTURAL BUILT HERITAGE IN THE 21ST CENTURY

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**TABLE OF CONTENTS**

<b>1.0 INTRODUCTION</b>	<b>4</b>
1.1 BACKGROUND	4
1.2 SITE IDENTIFICATION	4
1.3 HERITAGE CONTEXT	5
1.4 PURPOSE	6
1.5 METHODOLOGY	6
1.6 AUTHORS	7
1.7 LIMITATIONS	7
1.8 COPYRIGHT	7
<b>2.0 HISTORICAL DEVELOPMENT</b>	<b>8</b>
2.1 LOCAL HISTORY	8
2.2 HISTORY OF THE SITE	10
2.3 HISTORY OF THE CAMPBELLTOWN RSL BRANCH	12
<b>3.0 PHYSICAL EVIDENCE</b>	<b>15</b>
3.1 LOCALITY	15
3.2 STREETScape	15
3.3 VIEWS	15
3.4 THE EXISTING SITE	15
3.5 PHOTOGRAPHIC EVIDENCE	16
<b>4.0 HERITAGE SIGNIFICANCE</b>	<b>25</b>
4.1 ESTABLISHED SIGNIFICANCE	25
4.2 ASSESSMENT OF SIGNIFICANCE	25
4.3 STATEMENT OF CULTURAL SIGNIFICANCE	26
<b>5.0 PROPOSED WORKS</b>	<b>27</b>
5.1 DESCRIPTION OF PROPOSAL	27
5.2 DRAWINGS	27
<b>6.0 ASSESSMENT OF HERITAGE IMPACT</b>	<b>33</b>
6.1 HERITAGE MANAGEMENT FRAMEWORK	33
6.2 HERITAGE IMPACT ASSESSMENT	35
<b>7.0 CONCLUSION &amp; RECOMMENDATIONS</b>	<b>39</b>
7.1 IMPACT SUMMARY	39
7.2 GENERAL CONCLUSION	39
7.3 MITIGATION MEASURES	41
<b>8.0 SOURCES</b>	<b>42</b>
<b>9.0 ATTACHMENT I</b>	<b>43</b>

## Acknowledgement of Country

*Heritage 21 wishes to acknowledge the Traditional Owners of country throughout Australia and recognise their continuing connection to land, waters and community. We pay our respects to them and their cultures; and to elders both past and present.*

**Cover page:** View to the primary façade of the subject site at 158-168 Queen Street, Campbelltown.  
(Source: Heritage 21, 29 October 2018).

The following Table forms part of the quality management control undertaken by Heritage 21 regarding the monitoring of its intellectual property as issued.

Issue	Description	Date	Written by	Reviewed by	Issued by
1	Draft report (D1) issued for comment.	07.11.18	LS	MN	LS
2	Draft report (D2) issued for comment.	19.02.19	LS	MN	LS
3	Report issued (RI).	22.03.19	LS	-	LS

## 1.0 INTRODUCTION

### 1.1 Background

This Heritage Impact Assessment ('report') has been prepared on behalf of Think Planning who have been engaged to submit a planning proposal to provide the framework for future development on the site. The report was requested by Campbelltown City Council at a meeting held 14 August 2018 to assess the impact of increasing the maximum permissible building heights for the subject site. The subject site currently contains an RSL Club, which formally opened in December 2000.

### 1.2 Site Identification

The subject site is located at 158-168 Queen Street, 3 Cordeaux Street and 1 Carberry Lane, Campbelltown, and comprises Lot 1/DP558320, Lot 5/DP1167855, Lot C/DP377836, Lot 4/DP1167853 and Lot 2/DP568986. The site is situated on the south-eastern side of Queen Street, as depicted in Figure 1 below, and falls within the boundaries of the Campbelltown local government area ('LGA').



**Figure 1.** Aerial view of locality with approximate boundaries of the subject site outlined in blue. (Source: NSW Land and Property Information, 'SIX Maps', n.d., <http://maps.six.nsw.gov.au/>.)

### 1.3 Heritage Context

#### 1.3.1 Heritage Status

The site is **not** listed as an item of environmental heritage in Schedule 5 of the Campbelltown Local Environmental Plan 2015 ('CLEP').

#### 1.3.2 Heritage Conservation Areas

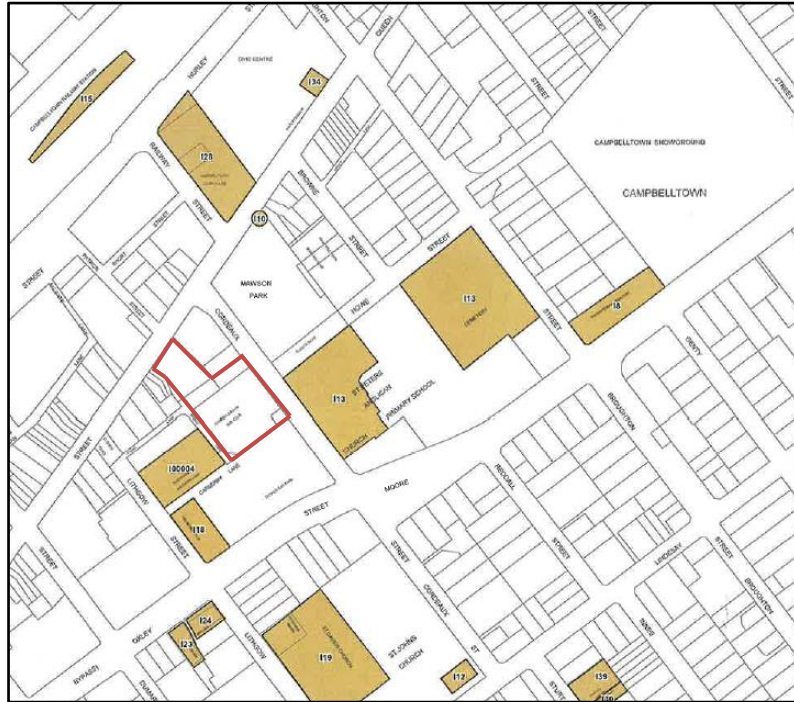
In addition, the site is **not** located within the boundaries of any Heritage Conservation Area's listed in the CLEP 2015.

#### 1.3.3 Heritage Items in the Vicinity

The site **is** situated within the general vicinity of other items of environmental heritage identified in the CLEP 2015 (refer to Figure 2 below). These heritage items follow below:

Item Name	Address	Significance	Item No
Presbyterian Cemetery	Broughton Street	Local	I8
Milestone XXXIII	Mawson Park, Queen Street	Local	I10
House	2 Condamine Street	Local	I11
St Peter's Anglican Church Group comprising Anglican Church, rectory, former stables and Anglican cemetery	Cordeaux Street and Broughton Street	Local	I13
St John the Evangelist	35 Cordeaux Street	Local	I12
Campbelltown Railway Station	Hurley Street	Local	I15
"Glenalvon" (including house, stables, grounds and water troughs)	8 Lithgow Street	State	I00004
Richmond Villa	12 Lithgow Street	Local	I18
St David's Presbyterian Church and former manse	32 and 40 Lithgow Street	Local	I19
"Braefield"	24 Oxley Street	Local	I24
"Caversham"	26 Oxley Street	Local	I23
Water trough	Civic centre, 91 Queen Street	Local	I34
Campbelltown Court House	95 Queen Street	Local	I28
House	8 Sturt Street	Local	I39
House	10 Sturt Street	Local	I40





**Figure 2.** Heritage map HER\_008BC showing the location of subject site outlined in red. Heritage items in the vicinity are shaded brown. (Source: CLEP 2015).

Among the above heritage items in the vicinity listed above, the subject site is adjacent to or within the visual catchment of items of environmental heritage I13, I00004, I18, I28. Although the subject site does not presently have a visual relationship with items I10, I19, I12, I24, I23, I39, I40, I34, I15 and I8, these heritage items will still be discussed in Section 6.0.

#### 1.4 Purpose

The subject site is located in the vicinity of numerous heritage items, all of which are listed under Schedule 5 of the CLEP 2015. Sections 5.10(4) and 5.10(5) of the CLEP 2015 require Campbelltown Council to assess the potential heritage impact of non-exempt development, such as the proposed works (refer to Section 5.0), on the heritage significance of the abovementioned heritage items and, also, to assess the extent (whether negative, neutral or positive) to which the proposal would impact the heritage significance of those heritage items. This assessment is carried out in Section 6.0 below.

Accordingly, this report provides the necessary information for Council to make an assessment of the proposal on heritage grounds.

#### 1.5 Methodology

The methodology used in this report is consistent with *Statements of Heritage Impact* (1996) and *Assessing Heritage Significance* (2001) published by the Heritage Division of the NSW Office of Environment and Heritage and has been prepared in accordance with the principles contained in the most recent edition of *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance* 2013 ('Burra Charter').

## 1.6 Authors

This Heritage Impact Assessment ('report') has been prepared by Lauren Schutz, Heritage Consultant of Heritage 21. Its findings have been reviewed and endorsed by Paul Rappoport, Director of Heritage 21.

## 1.7 Limitations

- This report is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorsed decisions or proposals of a planning or compliance nature. It is assumed that compliance with non-heritage aspects of Council's planning instruments, the BCA and any issues related to services, contamination, structural integrity, legal matters or any other non-heritage matter is assessed by others.
- This report essentially relies on secondary sources. Primary research has not necessarily been included in this report, other than the general assessment of the physical evidence on site.
- It is beyond the scope of this report to address Indigenous associations with the subject site.
- It is beyond the scope of this report to locate or assess potential or known archaeological sub-surface deposits on the subject site or elsewhere.
- It is beyond the scope of this report to assess items of movable heritage.
- Heritage 21 has only assessed aspects of the subject site that were visually apparent and not blocked or closed or to which access was not given or was barred, obstructed or unsafe on the day of the arranged inspection.

## 1.8 Copyright

Heritage 21 holds copyright for this report. Any reference to or copying of the report or information contained in it must be referenced and acknowledged, stating the full name and date of the report as well as Heritage 21's authorship.

## 2.0 HISTORICAL DEVELOPMENT

### 2.1 Local History

The following history of Campbelltown is extracted from extract from Pollon, F., (1990), *The Book of Sydney Suburbs*, Harper Collins Publishers, Melbourne, pp. 45 - 47.

The land in which Campbelltown is located, traditionally belonged to the Dharawal people. Following European arrival, the suburb was found by Governor Macquarie in December 1820 and named after his wife's maiden name. Like Parramatta and Liverpool, Campbelltown began its life as an isolated country village. Development of the area began at the time of Governor Macquarie (1810- 21). In November 1810 Macquarie made a tour of inspection when he was planning the sites of towns for new settlers and decided that the land between Bunburry Curran Creek and the Georges River should form a new district which he named Airds, after his wife's family estate. Macquarie described the visit in detail in his diary. He wrote, *"This ceremony having gone through, I named the Township Campbell-Town in honour of Mrs Macquarie's maiden name and on my pronouncing this name aloud, all present gave three hearty cheers...The new Township contains in all only 175 acres of Ground. It is distant 12 miles south of Liverpool, 5 miles from the Northern Boundary of the district of Appin and 5 miles from Horrex's Farm on the River Nepean (opposite Menangle in the Cowpastures): from whence the distance from this Point of the River Nepean to the Stone Quarry-Creek is Twelve Miles."*

The first land grants were made between January 1810 and October 1811, when William Redfern received 800 acres. William Redfern called his estate Campbell Fields in honour of the Governor's wife. Redfern owned a great deal of land in other areas, but the farm at Airds became his favourite property as the soil encouraged good crops and the pure air and feeling of freedom created a sense of peace and prosperity. Commissioner Bigge, sent out by the British Government during Macquarie's governorship, was most impressed with this district and mentioned about its prosperity in his report to the British House of Commons on 19<sup>th</sup> June 1822. In early days, Airds was heavily wooded.

The district of Airds, almost entirely free from the danger of the flooding of its farmlands, was destined soon to become and remain for half a century, an important wheat producing area of the young colony. By 1816 most of the holdings in Airds were large. Surveyor Robert Hoodle measured the area in 1826 and described the allotments available "at a Quit Rent of 2 pence per square perch". By 1831, fifteen people had been given permission to take possession of the allotments. Michel Byrne, one of the original grantees, built Glenalvon, a two-storey colonial Georgian style home in 1842. Between 1859 and 1878, the house was let, and it was then sold to the Fieldhouse brothers. Some of the old houses still standing in Campbelltown are colonial mansions. In Queen Street four of these gems form a harmonious group. They are all two-storey residences, erected in 1840s and bearing the mark of Georgian architecture.

The town of Campbell Town was laid out by Macquarie, but he had left the colony before the plan was drawn in 1828 for the official town between Allman and Broughton Streets. The streets were



named during the governorship of Sir Ralph Darling and commemorated notable men, mainly those who had served Britain abroad and finally in New South Wales, while those in the areas surrounding the official town, as years passed, were named after people of colonial or local importance. After the laying out of town, possessions were not given until 1831. A glebe of 40 acres, a cemetery of 4 acres and 5 acres for church and school were granted to the Church of England on 30 June 1823, and a site for a Presbyterian Church, a school and a burying ground was granted on 30 June 1843.

Francis Lawless, a government overseer of bricklayers, built the main fabric of St Peter's Church of England, which was designed by Francis Greenway in Georgian colonial style. The Campbelltown church opened on St Peter's Day; 29<sup>th</sup> June 1823 but was dedicated later. Rev. Reddall was its first minister and remained for many years. The first church service in the building was a catholic mass said by Rev. Fr Therry, Roman Catholic Priest, on 1 September 1822. The mass was being held out-of-doors when a sudden downpour forced the congregation to take shelter in the unfinished St Peter's, where the service continued. St John's Cemetery, which was built on the eastern slope of Campbelltown, is the resting place of James Ruse, the first ex-convict to seek a land grant. The Roman Catholics began constructing their church when the first stone was laid on 27 December 1825, on the site of 5 acres, the gift of James Burke for a burial ground, chapel and schoolhouse. The church was designed by Fr Therry, to be built in stone, and the masonry was supplied by William Bradbury.

The Campbelltown district came into prominence in 1824, when it became the starting place for the first successful overland journey to Port Phillip of Captain W.H. Hovell. The road to Campbelltown was named the Arids Road. This title fell out of use as the name Great Southern Road acquired popularity. At Campbelltown, one of the first public services opened in August 1822, by Wm Hammond, who rented a cottage from Daniel Cooper for this purpose. For the preservation of law and order, a detachment of troops was stationed at Campbelltown in March 1826. William Howe of Glenlee was appointed superintendent of police at Campbelltown in January 1828. In 1825, Campbelltown's water supply was desperately low and a new site for the town was mooted. Nothing happened, and in 1832, the citizens appealed to the Governor to have a reservoir built. In 1840 the reservoir and a cattle tank for stock water was completed. The effect on Campbelltown was one of immediate jubilation. The first bakery in the district was opened by Robert Lack in 1827 and the first butchery was opened in 1837. In the early 1840s, the surroundings of the town were covered by large farms and clear fields extending southward to Appin and the Nepean and Northward as far as Liverpool.

The Campbelltown district from earliest times had good educational institutions. The first was opened by Rev. Thomas Reddall, in the rooms of the newly-built Macquarie Field home of Meehan. The first Church of England Schoolhouse was built of slab walls with bark roof and chimney of mud. The first teachers appointed by the government to Campbelltown in 1825 were T.L. and Mary Robinson. The amalgamated Municipality of Campbelltown proclaimed in August 1948 began operations at the turning point in the development of the district. When naturalization ceremonies were removed from court houses to municipal buildings, the first Campbelltown ceremony was held

in the town hall on 7 March 1955. Electricity supply was assured by the Nepean River County Council which was formed on 18 August 1954.

The town advanced rapidly, many new houses were built, and the property values increased. The need for land, accommodation and homes for Sydney's growing population has motivated the extension of Campbelltown, like Camden and Penrith into the new suburban divisions.



**Figure 3.** Queen Street, Campbelltown looking south-east in the 1890s. (Source: Pollon, F., (1990), *The Book of Sydney Suburbs*, Harper Collins Publishers, Melbourne, p. 46)

## 2.2 History of the Site

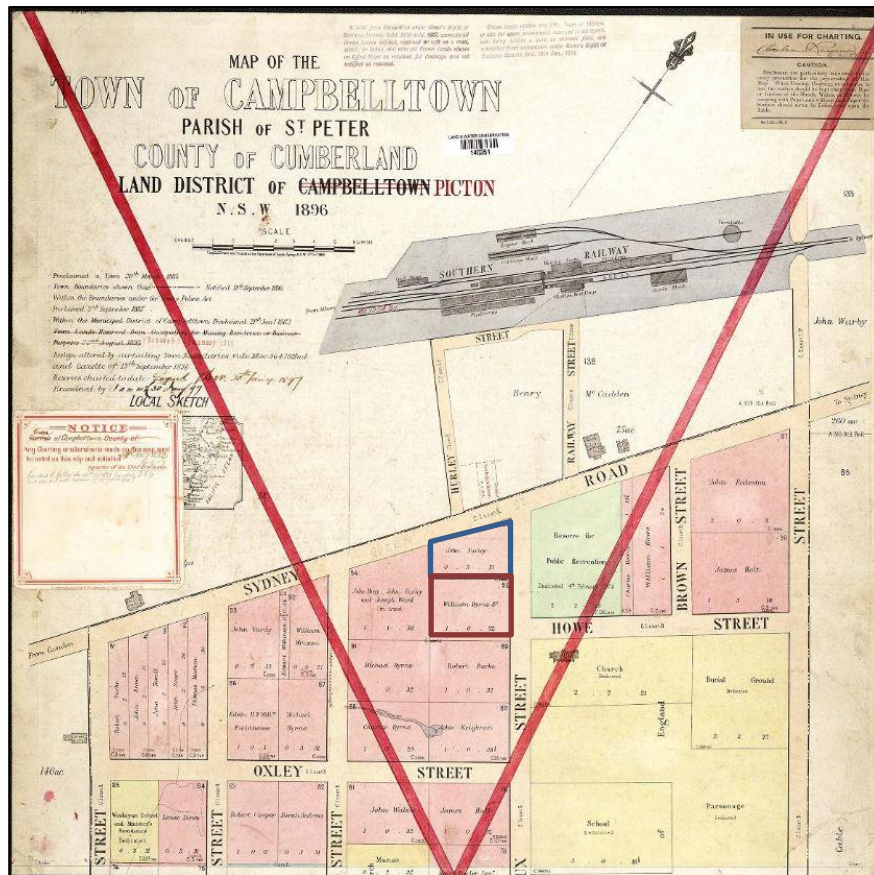
Located within the centre of Campbelltown, the land in which the Campbelltown RSL is presently located was surveyed by Robert Hoodle in 1826. He described the allotments available “at a Quit Rent of 2 pence per square perch”. By 1831, fifteen people had been given permission to take possession of the allotments. One of the allotments, in which the Campbelltown RSL is located was granted to John Farley.

John Farley was a well-established farmer within Campbelltown, participating in community events. Farley had arrived in Australia in 1812, after having stolen clothing from a house and being sentenced to life at the Old Bailey Second Middlesex Jury in 1810. His sentence was mitigated and by September 1818 he received possession of land, receiving additional land grants in Campbelltown in 1825. By 1828 he and his wife Margaret had a 325-acre farm on the Appin Road south from Campbelltown and he was appointed a Constable.

In 1837 John was recommended for Absolute Pardon and in the same year he built the colonial home “Denfield.” He died in 1841 and was buried in the St Peter’s Church, Campbelltown cemetery.

Another allotment, in which the Campbelltown RSL was located was granted to William Byrne. A storekeeper, Byrne was born in West Bargo, NSW and was buried in St John’s Catholic Cemetery in Campbelltown in 1838.

Following the deaths of John Farley and William Byrne it is not clear what happened with their allotments. Subdivision maps, even those drawn in c.1973 (see Figure 5) maintain the boundaries and titles of the original allotment subdivision.



**Figure 4.** Map of Campbelltown dated to 1897, the land granted to John Farley and the approximate location of the Campbelltown RSL is outlined in blue. The land granted to William Byrne is outlined in red. (Source: Historical Land Records Viewer, <http://hlrv.nswlrs.com.au/pixel.htm#>)



**Figure 5.** Map of Campbelltown, c.1973. The approximate boundaries of the Campbelltown RSL are outlined in blue.  
(Source: Historical Land Records Viewer, <http://hlrv.nswlrs.com.au/pixel.htm#>)

### 2.3 History of the Campbelltown RSL Branch

In 1957, the Campbelltown RSL branch began, established in a tin hut in Hurley Park, Campbelltown. New headquarters were established on Lithgow Street by 1960 and the hut was turned into a scout hall. The Lithgow Street club underwent development in 1982 and in 1999 the new Campbelltown RSL Club was constructed on the present site. It was opened December 10, 2000 by the Hon. Michael Knight. Images below show the former RSL Club building located on Lithgow Street and the construction of the existing RSL Club.





**Figure 6.** The former Campbelltown RSL club was located at 6 Lithgow Street, Campbelltown, outlined in blue. The present location of the Campbelltown RSL is outlined in red. (Source: Google Maps, <https://www.google.com.au/maps/place/6+Lithgow+St,+Campbelltown+NSW+2560/@-34.0665773,150.814706,18z/data=!4m5!3m4!1s0x6b12eef89f08fb6d:0x4a7c80baee404178!8m2!3d-34.0672239!4d150.8147167>)



**Figure 7.** Former Campbelltown RSL Club located at Lithgow Street. Photograph taken in August 1985 by Richard Lawrance. (Source: Campbelltown City Council, Images from the Our Past in Pictures <http://pictures.campbelltown.nsw.gov.au/OPIP/scripts/home.asp>)



**Figure 8.** Former Campbelltown RSL Club located at Lithgow Street. Photograph entered in the "Our Community Heritage Photographic Competition celebrating Heritage Week 26 April – 3 May 1998" competition. (Source: Campbelltown City Council, Images from the Our Past in Pictures, <http://pictures.campbelltown.nsw.gov.au/OPIP/scripts/home.asp>)



**Figure 9.** Former Campbelltown RSL Club, located on Lithgow Street, after the premises moved to Carberry Lane. Photograph taken in May 2007 by Stan Brabender. (Source: Campbelltown City Council, Images from the Our Past in Pictures, <http://pictures.campbelltown.nsw.gov.au/OPIP/scripts/home.asp>)





**Figure 10.** Construction of the New Campbelltown RSL, view from Carberry Lane. Photograph taken in November 1999 by Stan Brabender. (Source: Campbelltown City Council, Images from the Our Past in Pictures, File 006\006355 <http://pictures.campbelltown.nsw.gov.au/OPIP/scripts/home.asp>)



**Figure 11.** Construction of the New Campbelltown RSL, view towards Carberry Lane. Photograph taken in November 1999 by Stan Brabender. (Source: Campbelltown City Council, Images from the Our Past in Pictures, File 006\006352 <http://pictures.campbelltown.nsw.gov.au/OPIP/scripts/home.asp>)



**Figure 12.** Construction of the New Campbelltown RSL, view from Carberry Lane. Photograph taken in November 1999 by Stan Brabender. (Source: Campbelltown City Council, Images from the Our Past in Pictures, File 006\006353 <http://pictures.campbelltown.nsw.gov.au/OPIP/scripts/home.asp>)



**Figure 13.** Construction of the New Campbelltown RSL, view from Carberry Lane. Photograph taken in March 2000 by Stan Brabender. (Source: Campbelltown City Council, Images from the Our Past in Pictures, File 006\006551 <http://pictures.campbelltown.nsw.gov.au/OPIP/scripts/home.asp>)

## 3.0 PHYSICAL EVIDENCE

### 3.1 Locality

Campbelltown is located approximately 47 kilometres south-west of the Sydney CBD and is considered one of four cities within the Sydney metropolitan area. It is located in the Greater Western Sydney area, and is the administrative centre of the City of Campbelltown local government area with a population as of the last census of around 12,566.

### 3.2 Streetscape

Located within the centre of Campbelltown, the subject site is situated within the commercial precinct of Campbelltown. Queen Street is characterised by commercial premises, is set within hard landscaping and stretches from Campbelltown Road to Narellan Road. A number of early colonial buildings have been retained, despite the clear redevelopment of the surrounding area. The main precinct underwent significant redevelopment during the 1960s and little external changes have been made since.

### 3.3 Views

The principal views – from the public domain – towards the site are at street level from Queen Street, Cordeaux Street, Carberry Lane, Anzac Lane. Due to the relatively flat topography of the surrounding area there are also views from Mawson Park and from the two-storey public carpark located on Carberry Lane.

At present, the primary views to the site from heritage items in the vicinity are from St Peter's Anglican Church (I13), Glenavlon (I00004) and Richmond Villa (I18).

### 3.4 The Existing Site

The subject site contains a two-storey reinforced concrete and brick commercial building. Bound by Queen Street, Cordeaux Street, Carberry Lane and Anzac Lane, the primary entrance to the subject site is located on Carberry Lane. The Campbelltown RSL is surrounded by commercial properties, a two-storey public carpark, Mawson Park and Glenalvon House.

The Campbelltown RSL contains a number of gaming areas, entertainment spaces, bars and restaurants including a Star Buffet, and houses the local radio station. The offices of the RSL sub-branch are located on the first floor and memorabilia from the sub-branch has also been incorporated throughout the building.

### 3.5 Photographic Evidence

The following photographs, taken by Heritage 21 on 29.10.18, provide a visual survey of the site and its setting.

#### 3.5.1 Exterior



**Figure 14.** View to Campbelltown RSL from Cordeaux Street, facing south-east.



**Figure 15.** View to Campbelltown RSL from Carberry Lane, facing south-west.



**Figure 16.** View to main entrance of Campbelltown RSL, facing north, from the corner of Anzac Lane and Carberry Lane.



**Figure 17.** View to main entrance of Campbelltown RSL, facing north.





Figure 18. View to plaque, located at the main entrance of the Campbelltown RSL.

### 3.5.2 Interior



Figure 19. View to ground floor foyer.

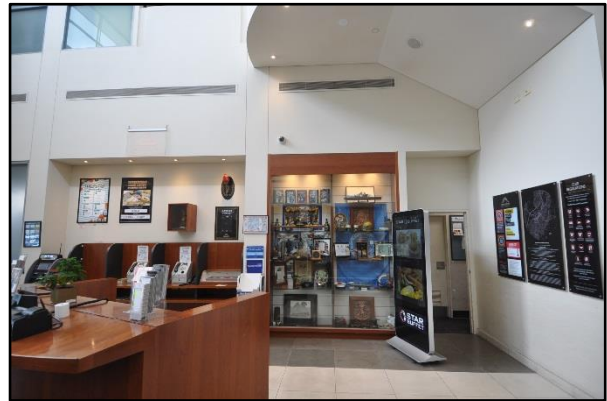


Figure 20. View to ground floor foyer.



Figure 21. View to ground floor foyer.

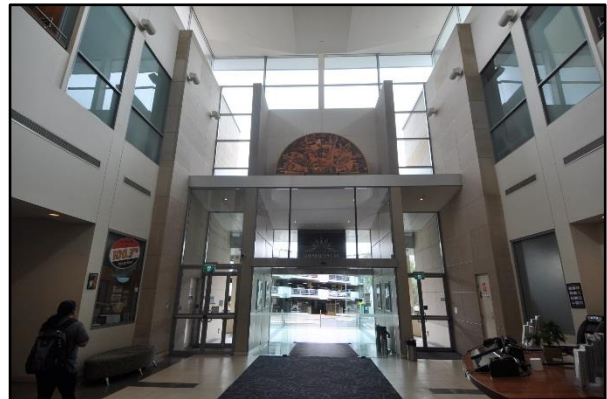


Figure 22. View to ground floor foyer.



Figure 23. View to ground floor foyer.



Figure 24. View to radio station booth, located in ground floor foyer.

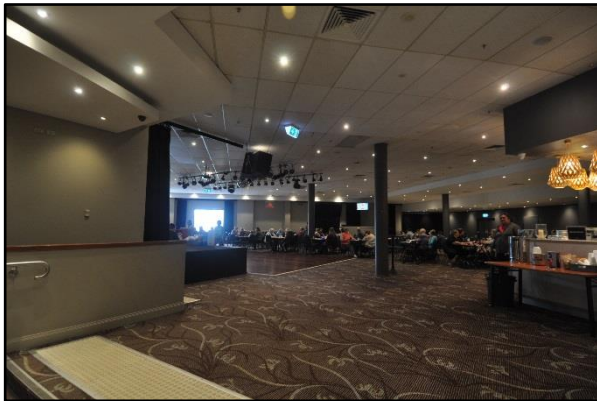


Figure 25. View to interior of ground floor.



Figure 26. View to interior of ground floor.



Figure 27. View to interior of ground floor bar area.

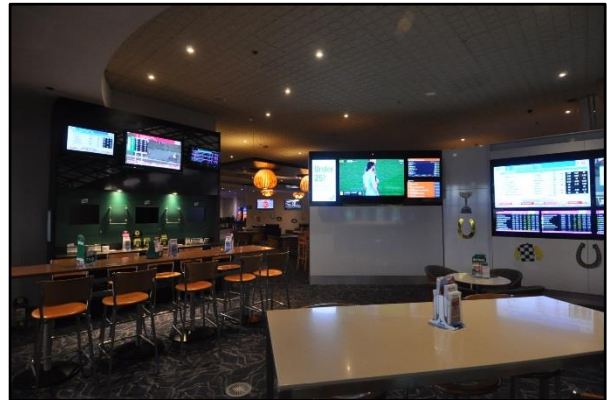


Figure 28. View to interior of ground floor sporting area.





Figure 29. View to interior of ground floor bar area.



Figure 30. View to interior of ground floor gaming area.



Figure 31. View to interior of ground floor.



Figure 32. View to interior of outdoor smoking and gaming area.

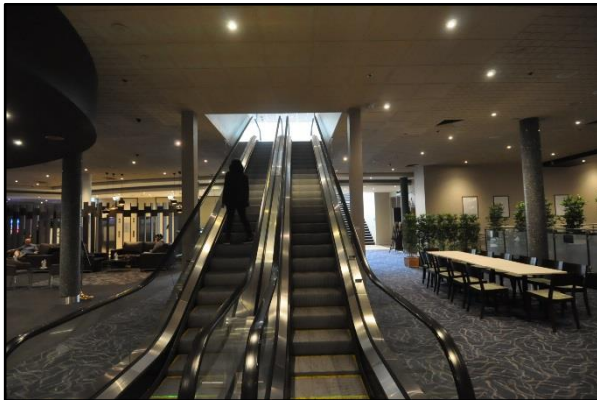


Figure 33. View to escalators.

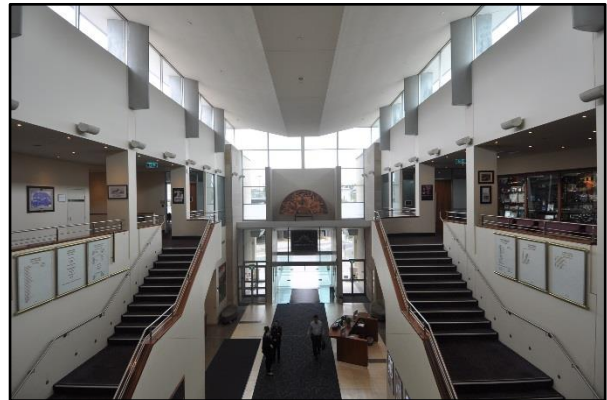


Figure 34. View towards ground floor foyer.

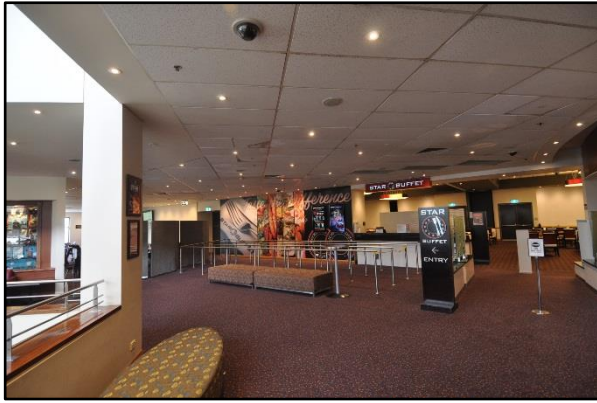


Figure 35. View to interior of first floor foyer.



Figure 36. View to interior of dining area on first floor.



Figure 37. View to interior of function space on first floor.



Figure 38. view to interior of educational space, first floor.



Figure 39. View towards external carpark from the first floor.



Figure 40. View to R.S.L. displays on first floor.





**Figure 41.** View to administrative offices of the R.S.L. sub-branch.



**Figure 42.** View to corridor through the administrative offices of the R.S.L. sub-branch.



**Figure 43.** View to the interior of the first-floor foyer.



**Figure 44.** View to the foyer of the first floor, facing lifts.

### 3.5.3 Heritage Items in the Vicinity



**Figure 45.** St Peter's Anglican Church (I13).



**Figure 46.** View to Campbelltown RSL from St Peter's Anglican Church (I13).





Figure 47. View towards Mawson Park.



Figure 48. View to Campbelltown RSL from Mawson Park.



Figure 49. View to "Glenalvon" (I00004).



Figure 50. View towards Campbelltown RSL (indicated by red arrow) from "Glenalvon" (I00004).



Figure 51. View of interior of "Glenalvon" (I00004) site.



Figure 52. View from interior of "Glenalvon" (I00004) site, facing Campbelltown RSL (indicated by red arrow).





Figure 53. View towards Richmond Villa (I18).



Figure 54. View towards Campbelltown RSL from Richmond Villa (I18).



Figure 55. View of "Braefield" (I24).



Figure 56. View from "Braefield" (I24) facing towards Campbelltown RSL.



Figure 57. View to St John's Church (I12).



Figure 58. View towards Campbelltown RSL, from St John's Church (I12).





**Figure 59.** View towards St David's Church (I19) from Lithgow Street. (Source: Google Maps)



**Figure 60.** View from Lithgow Street, from St David's Church, towards Campbelltown RSL. (Source: Google Maps)



**Figure 61.** View towards Campbelltown Railway Station (I15) from Hurley Street. (Source: Google Maps)



**Figure 62.** View towards Campbelltown RSL from Hurley Street, the Campbelltown Railway Station. (Source: Google Maps)

## 4.0 HERITAGE SIGNIFICANCE

### 4.1 Established Significance

There is no Statement of Significance available for the subject site. Statements of Significance for heritage items in the vicinity have been included in Attachment I.

### 4.2 Assessment of Significance

Prior to assessing the level of heritage impact and/or compatibility of a proposed development it is crucial to understand the cultural heritage value of a place. This understanding of significance then informs and guides decision-making to retain values into the future. The assessment to ascertain the significance of a place is carried out below, based upon criteria specified by NSW OEH.

Criterion	Assessment
<b>A. Historical Significance</b> An item is important in the course, or pattern, of NSW's or the local area's cultural or natural history (state/local significance).	Although the new Campbelltown RSL was constructed in 1999, and formally opened in December 2000, the allotment itself is associated with the historical development of Campbelltown. As one of the first allotments granted during the establishment of Campbelltown, the subject site is associated with the early subdivision of Campbelltown. However, the allotment has undergone significant modification since first having been granted and the original form is no longer legible.  Therefore, the subject site does not attain the requisite standard of historical significance at a local level.
<b>B. Associative Significance</b> An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's or the local area's cultural or natural history (state/local significance).	As a sub-branch of the RSL (Returned and Services League), the Campbelltown RSL Club has strong associations with the wider RSL organisation and the creation of a space for veterans, their families and the local community.  Therefore, the subject site does demonstrate associative significance at a local level.
<b>C. Aesthetic Significance</b> An item is important in demonstrating aesthetic characteristics and/or high degree of creative or technical achievement in NSW or the local area (state/local significance).	Constructed in 1999, the Campbelltown RSL building does not demonstrate a high degree of creative or technical achievement in NSW or the local area. Nor does it demonstrate aesthetic characteristics.  As such, the subject site does not attain the requisite standard of aesthetic significance at a local or state level.
<b>D. Social Significance</b> An item has a strong or special association with a particular community or cultural group in NSW or the local area for social, cultural or	The Campbelltown RSL has strong associations with the local community and in particular the members of the RSL sub-branch. It is an important space for the local community and the public response concerning the proposed demolition of the existing building demonstrates the local connection to the building.  Therefore, the site does demonstrate social significance at a local level.

Criterion	Assessment
spiritual reasons (state/local significance).	
<b>E. Technical/Research Significance</b> An item has potential to yield information that will contribute to an understanding of NSW's or the local area's cultural or natural history (state/local significance).	Constructed in 1999, the Campbelltown RSL building does not offer the potential to further our understanding of NSW or the local area's cultural or natural history.  Therefore, the subject site does not attain the requisite standards of technical or research significance at a local level.
<b>F. Rarity</b> An item possesses uncommon, rare or endangered aspects of NSW's or the local area's cultural or natural history (state/local significance).	As a sub-branch of the RSL, the Campbelltown branch does not possess uncommon or rare aspects of NSW's or the local area's cultural or natural history.  Therefore, the subject site does not demonstrate the requisite level of rarity at a local level.
<b>G. Representativeness</b> An item is important in demonstrating the principal characteristics of a class of NSW's or the local area's cultural or natural places or cultural or natural environments (state/local significance).	The Campbelltown RSL is representative of the types of buildings that have developed for the sub-branches of the RSL organisation. However, as a contemporary building, the RSL branch does not attain the requisite standard of representative qualities in demonstrating the principle characteristics of a class of NSW's or the local area's cultural or natural places.  Therefore, the subject site does not attain the requisite standard of representativeness at a local level as an RSL sub-branch.

### 4.3 Statement of Cultural Significance

The Campbelltown RSL attains the requisite standards of associative and social qualities at a local level. As an RSL sub-branch, the subject building has an important connection to the local community, particularly as it was constructed in response to the changing needs of the local area. However, as the building was constructed in 1999 and with materials and techniques still commonly used today, the subject site does not attain the requisite standards of aesthetic, historical, technical, research or rarity at a local or state level.

## 5.0 PROPOSED WORKS

### 5.1 Description of Proposal

From the set of drawings provided by Think Planners, dated March 2018, it is understood that the proposal would include the following:

- Demolition of the existing Campbelltown RSL building;
- The construction of a new RSL building, facing Queen Street, with two levels dedicated to the RSL and 9 additional storeys to be used as a hotel;
- The construction of three additional mixed-use buildings of varying heights, including 16-18 storeys (Building A), 24 storeys (Building B) and 20-21 storeys (Building C); and
- The creation of site links and an Entertainment Plaza.

### 5.2 Drawings

Specific details of the proposed development are shown in drawings by Aleksandar Design Group, dated March 2018, received by Heritage 21 on 08 October 2018. These are partly reproduced below at small scale for reference purposes; the full-size drawings accompanying the application should be referred to for any details.



Figure 63. Proposal – Site Plan.



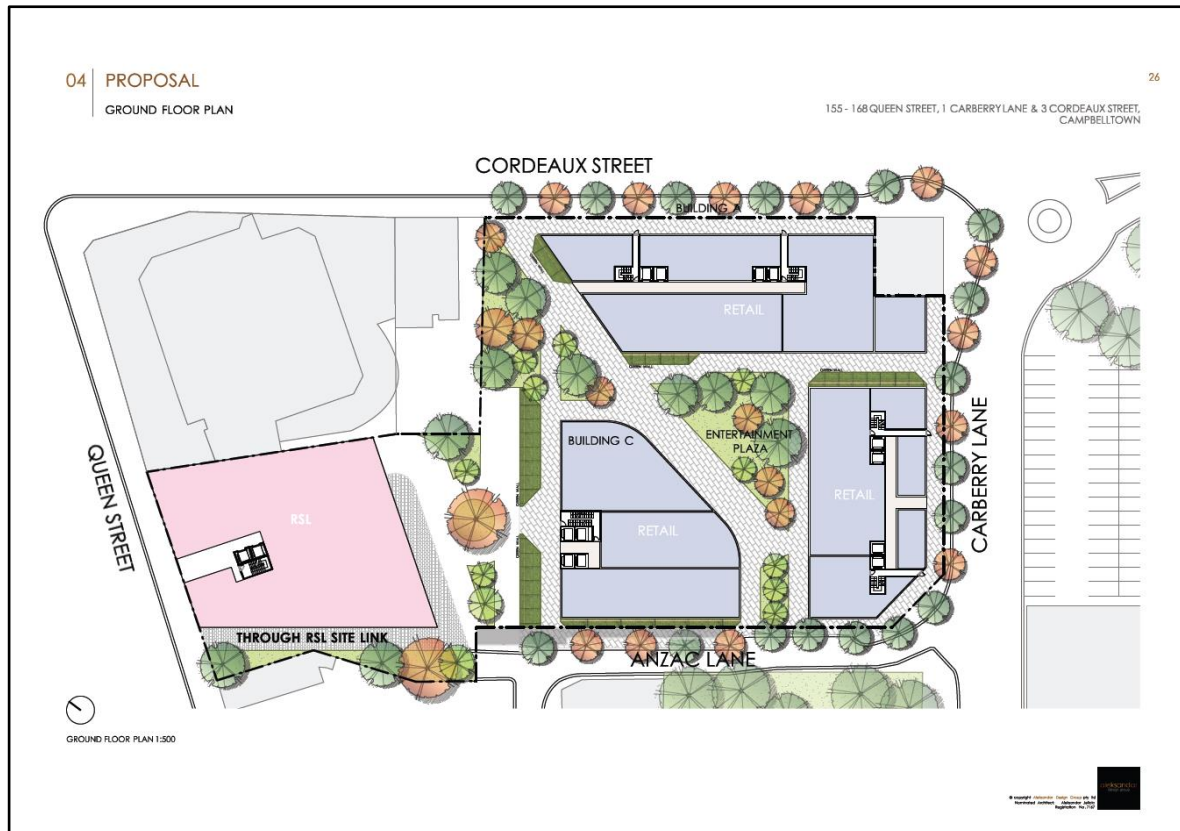


Figure 64. Proposal – Ground Floor Plan.

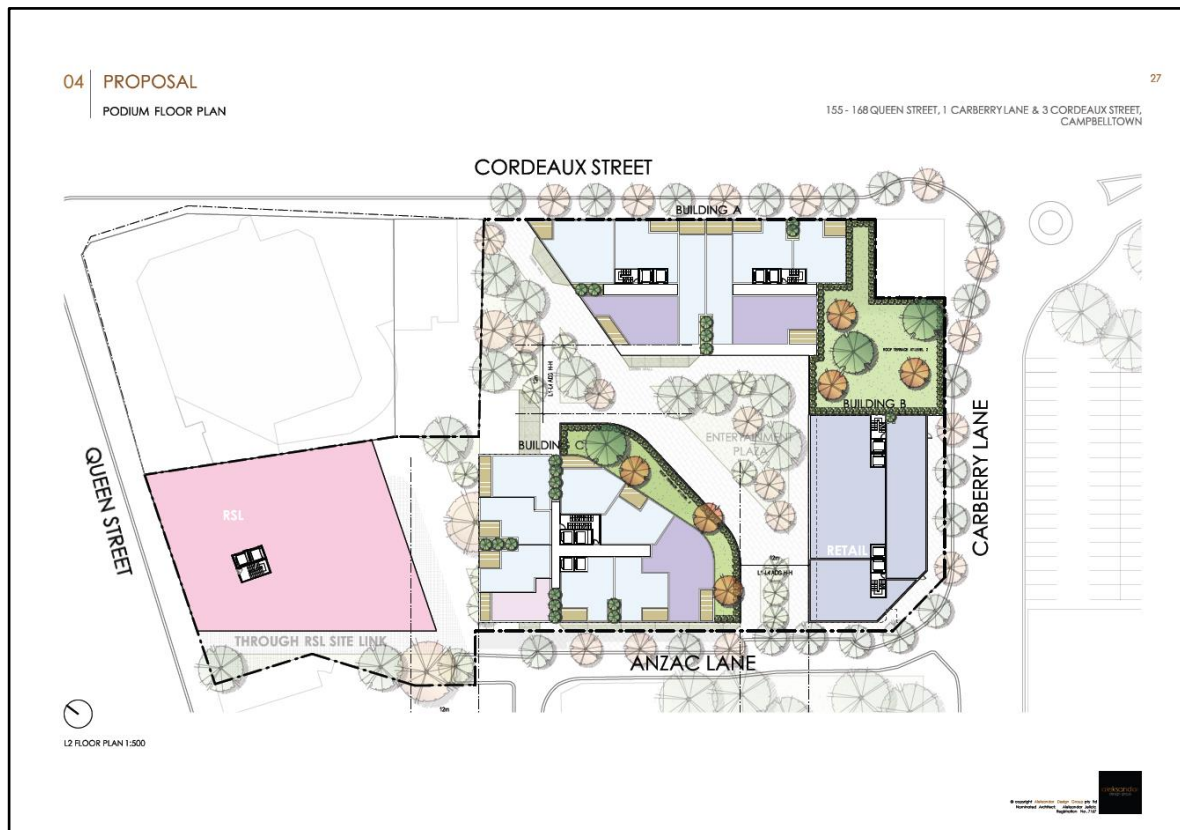


Figure 65. Proposal – Podium Floor Plan.





Figure 66. Proposal – L3-L4 Floor Plan.

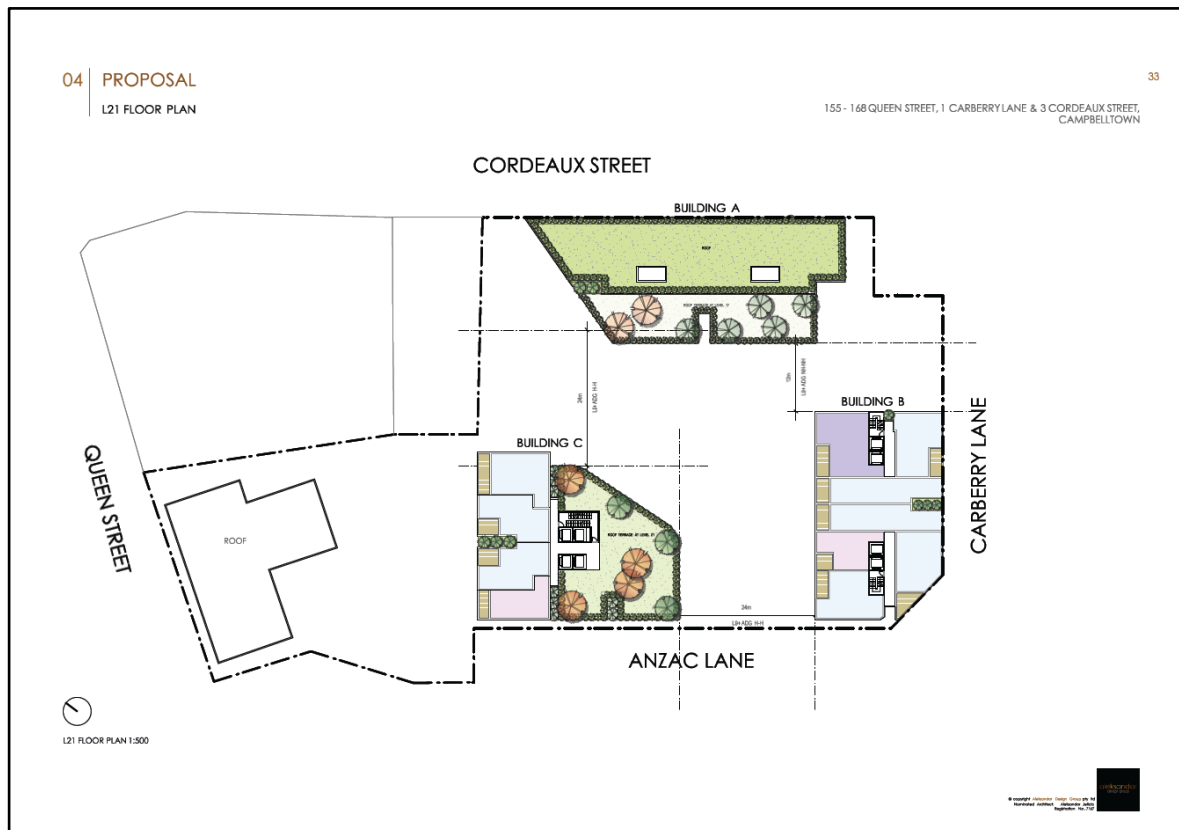


Figure 67. Proposal - L21 Floor Plan.

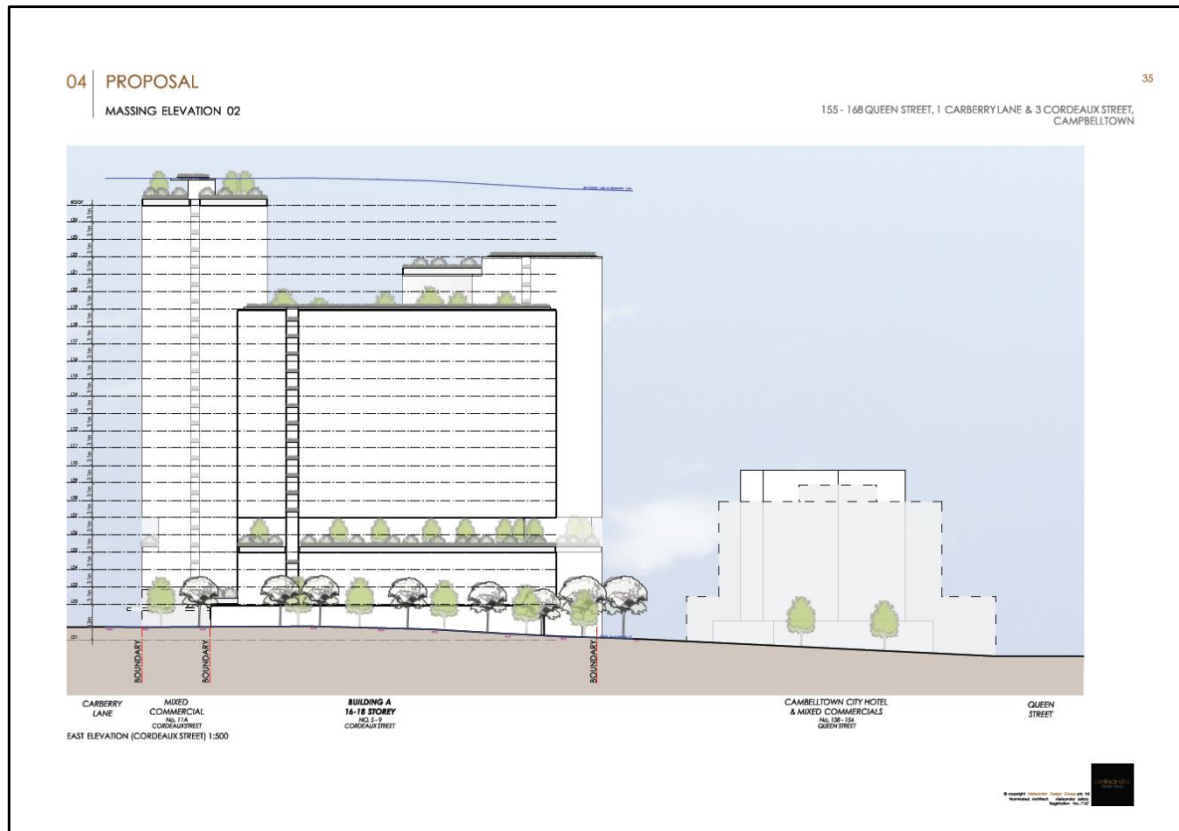


Figure 68. Proposal – Massing Elevation 02.

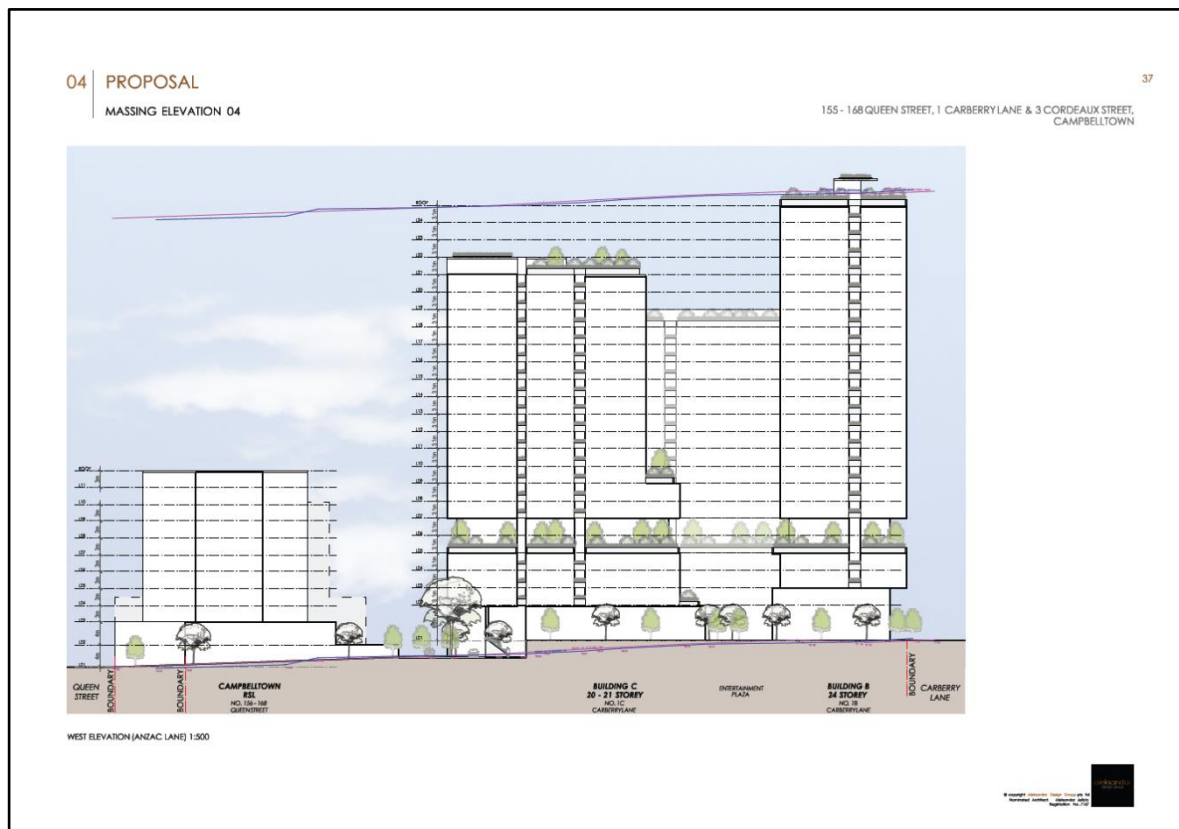


Figure 69. Proposal - Massing Elevation 04.

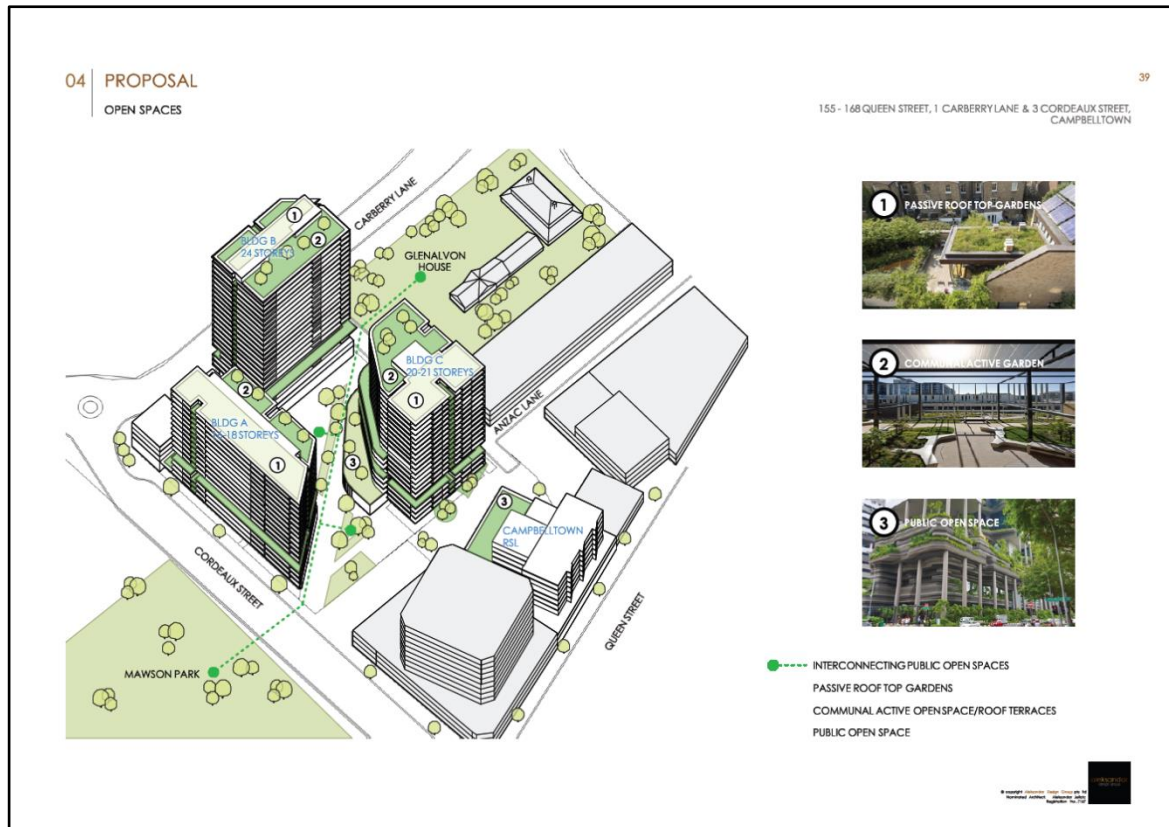


Figure 70. Proposal – Open Spaces.

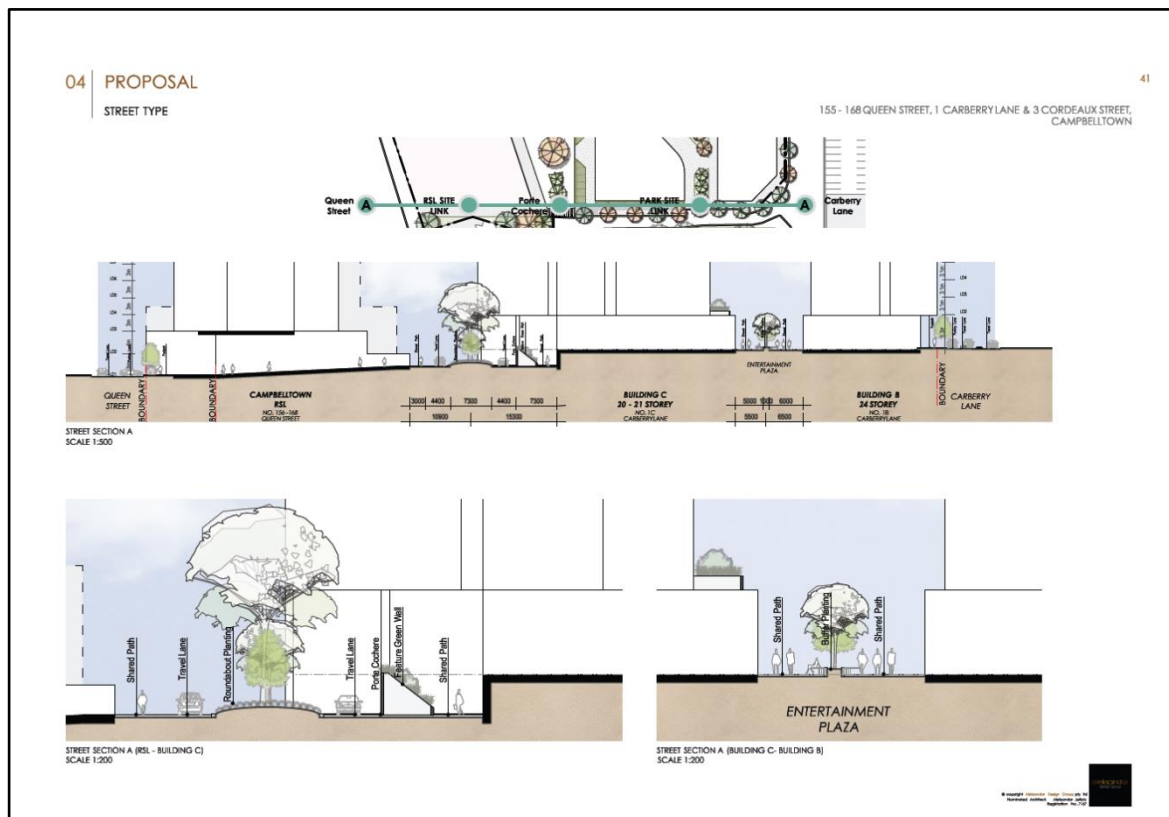


Figure 71. Proposal – Street Types.

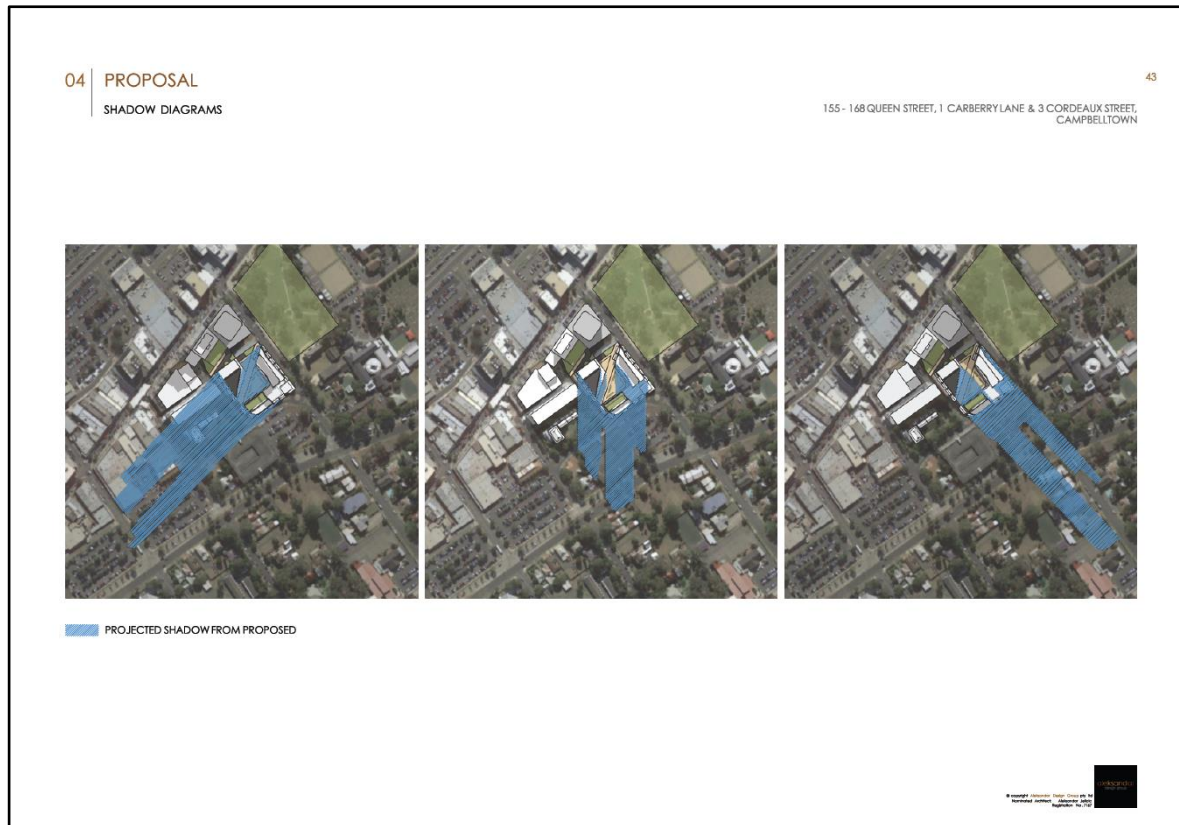


Figure 72. Proposal – Shadow Diagrams.



## 6.0 ASSESSMENT OF HERITAGE IMPACT

### 6.1 Heritage Management Framework

Below we outline the heritage-related statutory and non-statutory constraints applicable to the subject site including the objectives, controls and considerations which are relevant to the proposed development as described in Section 5.0 above. These constraints and requirements form the basis of this Heritage Impact Assessment.

#### 6.1.1 *Campbelltown Local Environmental Plan 2015 ('CLEP')*

The statutory heritage conservation requirements contained in Section 5.10 of the CLEP 2015 are pertinent to any heritage impact assessment for future development on the subject site. The relevant clauses for the site and proposal are outlined below:

- (1) Objectives
- (2) Requirement for consent
- (4) Effect of proposed development on heritage significance
- (5) Heritage assessment

#### 6.1.2 *Campbelltown Development Control Plan 2015 ('CDCP')*

Our assessment of heritage impact also considers the heritage-related sections of the CDCP 2015 that are pertinent to the subject site and proposed development. These include:

**Part 2 – Requirements Applying to all Types of Development**

**2.11 – Heritage Conservation**

**Part 5 – Residential Flat Buildings and Mixed-Use Development**

**5.4 – General Requirements for Residential Flat Buildings & Mixed-Use Buildings**

#### 6.1.3 **NSW Office of Environment & Heritage guidelines**

In its guidelines for the preparation of Statements of Heritage Impact, the NSW Office of Environment & Heritage provides a list of considerations in the form of questions aiming at directing and triggering heritage impact assessments.<sup>1</sup> These are divided in sections to match the different types of proposal that may occur on a heritage item, item in a heritage conservation area or in the vicinity of heritage. Below are listed the considerations which are most relevant to the proposed development as outlined in Section 5.0 of this report.

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<sup>1</sup> Ibid.

### ***Demolition of a building or structure***

- *Have all options for retention and adaptive re-use been explored?*
- *Can all of the significant elements of the heritage item be kept, and any new development be located elsewhere on the site?*
- *Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?*
- *Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?*

### ***New development adjacent to a heritage item (including additional buildings and dual occupancies)***

- *How is the impact of the new development on the heritage significance of the item or area to be minimised?*
- *Why is the new development required to be adjacent to a heritage item?*
- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*
- *Is the new development sympathetic to the heritage item? In what way (e.g. form, siting, proportions, design)?*
- *Will the additions visually dominate the heritage item? How has this been minimised?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

#### **6.1.4 Other Considerations**

The *Re-imagining Campbelltown CBD* document was adopted by Campbelltown City Council on 10 July 2018. It outlines the strategic vision for Campbelltown and makes recommendations regarding the desired future designs for buildings within the CBD. Relevant sections include:

#### **Section 05 – Growth Principles**

City and Bush Commitments

#### **Section 06 – Transforming Campbelltown**

Population and Density

#### **Section 08 – Informing the Vision**

## 6.2 Heritage Impact Assessment

Below we assess the impact that the proposed development would have upon the subject site and the heritage items in the vicinity. This assessment is based upon the Site Investigation (refer to Section 3.0), Heritage Significance (refer to Section 3.5.2), the Proposal (refer to Section 5.0), a review of the Heritage Management Framework (refer to Section 6.1) and the assessment of the impact of the proposal on the relevant heritage items situated in the vicinity of the site (refer to Section 1.3).

### 6.2.1 Summary

The proposed demolition of the Campbelltown RSL would be acceptable, in Heritage 21's opinion, on heritage grounds due to the minimal heritage significance of the subject building. Constructed in 1999, the building is the third clubhouse of the sub-branch. Although the building demonstrates social and associative significance at a local level, the proposed construction of a new Campbelltown RSL and hotel would improve the presentation of the RSL to Queen Street and would assist in the gentrification of the surrounding area. The proposed form and siting of buildings would also improve the public access to the subject site and encourage public access between Mawson Park through to Glenalvon with the provision of a thoroughfare.

### 6.2.2 Views

Due to the proposed change in height and bulk, several items that do not currently fall within the visual catchment of the subject building would be impacted upon. Therefore, the below assessment includes items that are not within the visual curtilage of the subject place.

#### 6.2.2.1 Glenalvon (I0004)

Located adjacent to the subject site, the proposed increase of the maximum permissible building heights would generate a significant heritage impact upon "Glenalvon". The significance of the state heritage listed item is attributed to the setting and the retention of the outbuildings, such as the stables. The landscaped setting is particularly important as the original curtilage has been retained despite the redevelopment of the surrounding area.

The proposal would ensure the retention of the physical curtilage of the heritage item, as well as the outbuildings and landscaping. In addition, there is an opportunity to ensure that the proposed design, siting and location of the proposed buildings would have a minimal visual impact of the proposed works on the heritage item and Heritage 21 would recommend the potential opening up of the Glenalvon site to improve upon the relationship between the subject site and "Glenalvon."

#### 6.2.2.2 St Peter's Anglican Church Group comprising Anglican church, rectory, former stables and Anglican cemetery (I13)

There are presently views from St Peter's Anglican Church to the side of the Campbelltown RSL building. The proposed redevelopment would not only offer the potential to improve the visual relationship between the subject site and the heritage item but would also provide greater opportunity for cross site movement and increase pedestrian activity in the vicinity.



At present there is no access to the Campbelltown RSL from Queen Street or from the Church Group. Instead, there is a sign which indicates that the main entrance is located around the corner. The proposed increase in maximum permissible building heights would not, in Heritage 21's opinion, generate a negative visual impact upon the Church Group. The proposed redevelopment of the subject site would have the potential to improve the presentation of the façade to the Church group and to develop the relationship between the subject site and the Church group.

#### **6.2.2.3 Richmond Villa (I18)**

At present, Richmond Villa has a minimal visual relationship with the subject site. Although the scale of the proposed maximum permissible building heights would bear a visual impact upon the heritage item, in Heritage 21's opinion the impact would be minimal. This is due to the existing location of the heritage item, the carpark located to the rear of the heritage item and as it would not impact upon views to and from the heritage item.

#### **6.2.2.4 St John's Church (I12)**

At present, the heritage item does not have a visual relationship with the subject site. Although the scale of the proposed maximum permissible building heights would ensure that buildings constructed to that scale would be viewed from the heritage item, it would not impact upon views to the heritage item, nor would it impact upon the heritage significance of the item. The visual relationship would be minimal particularly as it would be further separated by the main thoroughfare of Oxley Street (Moore-Oxley Bypass).

#### **6.2.2.5 St David's Church (I19)**

At present, the heritage item does not have a visual relationship with the subject site. Although the scale of the proposed maximum permissible building heights would ensure that buildings constructed to that scale would be viewed from the heritage item, it would not impact upon views to the heritage item, nor would it impact upon the heritage significance of the item. The visual relationship would be minimal particularly as it would be further separated by the main thoroughfare of Oxley Street (Moore-Oxley Bypass).

#### **6.2.2.6 Campbelltown Court House (I28)**

At present, the views to the subject site from the heritage item are obstructed by the mature plantings of Mawson Park. The construction of buildings to the scale of the proposed maximum permissible building heights, would generate views to the subject site from the heritage item. However, the proposed redevelopment would not impact upon views to the heritage item and the setback of the higher forms to the rear of the subject site would further minimise the visual impact of large-scale buildings upon Campbelltown Court House.

#### **6.2.2.7 Milestone XXXIII (I10)**

At present, there is no visual relationship between the subject site and the heritage item. The proposed redevelopment would not, in Heritage 21's opinion, generate a negative visual impact upon views to the heritage item and nor would it diminish its significance.

#### 6.2.2.8 “Braefield” (I24)

At present, the heritage item does not have a visual relationship with the subject site. Although the proposed increase in maximum permissible building heights would ensure that large scale buildings constructed on the subject site would be viewed from the heritage item, it would not impact upon views to the heritage item, nor would it impact upon the heritage significance of the item. The visual relationship would be minimal particularly as it would be further separated with the main thoroughfare of Oxley Street (Moore-Oxley Bypass).

#### 6.2.2.9 “Caversham” (I23)

At present, the heritage item does not have a visual relationship with the subject site. Although the proposed increase in maximum permissible building heights would ensure that large scale buildings constructed on the subject site would be viewed from the heritage item, it would not impact upon views to the heritage item, nor would it impact upon the heritage significance of the item. The visual relationship would be minimal particularly as it would be further separated with the main thoroughfare of Oxley Street (Moore-Oxley Bypass).

#### 6.2.2.10 House – 8 Sturt Street (I39)

The existing house does not have a visual relationship with the subject site. Although the increase in maximum permissible building heights for the subject site would have the potential to generate a view from the house to the subject site, the proposed setback and additional separation of the sites by the Moore-Oxley Bypass and Lindesay Street would minimise the opportunity for a visual relationship.

#### 6.2.2.11 House – 10 Sturt Street (I40)

The existing house does not have a visual relationship with the subject site. Although the increase in maximum permissible building heights for the subject site would have a potential to generate a view from the house to the subject site, the proposed setback and additional separation of the sites by the Moore-Oxley Bypass and Lindesay Street would minimise the opportunity for a visual relationship.

#### 6.2.2.12 Water Trough (I34)

The heritage item does not presently have a visual relationship and although the proposed increase in maximum permissible building heights for the subject site may be visible from the water trough, in Heritage 21’s opinion it would not generate a negative visual impact particularly as the heritage item would continue to be shaded by mature plantings.

#### 6.2.2.13 Campbelltown Railway Station (I15)

The subject site does not presently have a visual relationship with Campbelltown Railway Station. Due to the proposed increase in maximum permissible building heights for the subject site, the redevelopment of the subject site to that scale would generate views to the subject site from Campbelltown Railway Station. However, it would not generate a negative visual impact upon views to and from the heritage item, particularly as the railway station is setback from Hurley Street, is located below the street line and is located to the rear of the Campbelltown Council Chambers.

#### 6.2.2.14 Presbyterian Cemetery (I8)

The heritage item and subject site do not presently have a visual relationship. Although the proposed redevelopment of the site would have the potential to be viewed from the cemetery due to the desired scale, the proposed development would be sufficiently setback from the cemetery and would not generate a negative visual impact upon views to and from the heritage item.

#### 6.2.3 Other Considerations

The proposed increase in maximum permissible building heights for the subject site would, in Heritage 21's opinion, operate within the strategic vision for Campbelltown as outlined in *Re-Imagining Campbelltown* document. The document details the desired future designs for buildings within the CBD and highlights the need for increasing the scale of the buildings within the CBD.

Per the commitments to the City and Bush outlined in Section 5.0, Heritage 21 notes the key following considerations are relevant to the subject site and the proposal:

- 4. Acknowledge, include and value the Aboriginal history of an area.*
- 5. Heritage items and their settings are conserved, retained and celebrated.*
- 6. Appropriate curtilages for heritage items are maintained.*

The proposal includes the retention of the existing state heritage listed item, Glenalvon, the landscaped setting and outbuildings. It would also allow for the development of the relationship between Glenalvon and Mawson Park, with the creation of a thoroughfare. Heritage 21 also notes the potential for the Glenalvon site to be opened up to the public.

Although Section 6.2.2 indicates the potential visual heritage impact of increasing the maximum permissible building heights for the subject sites upon the heritage items in the vicinity, an additional Heritage Impact Assessment would be required prior to the submission of a Development Application that assesses the impact of the proposed design and siting of the new buildings within the subject site.



## 7.0 CONCLUSION & RECOMMENDATIONS

### 7.1 Impact Summary

#### 7.1.1 Aspects of the proposal which respect or enhance heritage significance

In our view, the following aspects of the proposal would respect the heritage significance of the subject site and heritage items in the vicinity:

- The proposed redevelopment of the subject site would include the construction of a contemporary RSL club that would both improve the presentation of the subject site to Queen Street and would also improve access from Queen Street to the clubhouse;
- The proposed redevelopment would not include the demolition of heritage items in the vicinity;
- The proposed redevelopment would have the potential to create a greater link between the main street and the subject site and in particular from Mawson Park to Glenalvon; and
- The proposal would operate within the desired future objectives of the *Re-imagining Campbelltown CBD* document adopted by Campbelltown Council on 10 July 2018.

#### 7.1.2 Aspects of the proposal which could have detrimental impact on heritage significance

The potential heritage impact of the proposed buildings upon the state heritage item “Glenalvon” (I00004) which is located adjacent to the subject site would need to be considered. However, Heritage 21 would suggest that alterations to the proposal, such as the introduction of additional landscaping along the south-eastern boundary of the site would mitigate the potential heritage impact of the proposed works upon the heritage item. This would also offer the potential to improve the relationship between the sites, particularly if the option of opening up the Glenalvon site is explored.

#### 7.1.3 Sympathetic alternative solutions which have been considered and discounted

Heritage 21 was not involved in the design process of the planning proposal. Notwithstanding, no solutions of greater sympathy with the significance of the subject site or heritage items in the vicinity are known to us. However, the potential to incorporate additional landscaping and to improve the visual relationship between the subject site and heritage item in the vicinity exists as a means in which to mitigate the potential heritage impact of the planning proposal.

### 7.2 General Conclusion

The proposed increase in the maximum permissible building heights for the subject site would, in Heritage 21’s opinion, operate within the desired future character of Campbelltown CBD. The opportunity to improve the relationship between the subject site and the surrounding area particularly in creating access between Mawson Park and Glenalvon would mitigate the potential heritage impact of the planning proposal.

In addition, Heritage 21 would also recommend the examination of the potential to open up the “Glenalvon” site, including the removal of the fence located along the northern boundary of the site.

## **7.3 Mitigation Measures**

### **7.3.1 Photographic Archival Recording**

A Photographic Archival Recording (PAR) should be prepared by a suitably qualified Heritage Consultant prior to any development being carried out on the site.

The report must consist of an archival standard photographic record of the site and buildings externally including the existing character of the streetscape and the views to and from the subject site and heritage items in the vicinity, landscape and curtilage area and general views to and from the site.

The recording shall be undertaken in accordance with the guidelines for Photographic Recording of Heritage Items Using Film or Digital Capture (2006) prepared by the NSW Office of Environment & Heritage and copies should be retained in Council's Archives and Local Studies collection.

### **7.3.2 Temporary Protection Plan**

Prior to any works being carried out on site, a Temporary Protection Plan should be prepared by a qualified heritage professional and implemented by the owners/managers of the site to ensure the conservation and protection of "Glenalvon" (I00004).

### **7.3.3 Interpretation Strategy**

An Interpretation Strategy should be prepared by a suitably qualified heritage professional. This would identify key users of the site, develop themes and key messages for the identified audience, and propose options for communication of heritage values to visitors and users of the site. This may be in the form of graphic display, art installations, design features or other interpretive media.

### **7.3.4 Interpretation Plan**

An Interpretation Plan should be prepared to develop content, installation strategy and/or a maintenance plan for the proposed interpretive media. The focus of this exercise is not for passive historical instruction but for interactive engagement between a site and the community.



## 8.0 SOURCES

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## 9.0 ATTACHMENT I – STATEMENTS OF SIGNIFICANCE FOR HERITAGE ITEMS IN THE VICINITY

### St Peter's Anglican Church Group (I13)

#### Statement of Significance

*The St Peter's Anglican Church Group includes St Peter's Anglican Church, its Rectory, former stables, cemetery, part of the grounds of St Peter's Primary School and the adjacent Mawson Park. The Group demonstrates the historic, aesthetic and social links between Church and community since the earliest days of Colonial settlement. It also extends visually to link with the historic Court House complex on the western side of Queen Street.*

*The open space of Mawson Park allows the full elevation of St Peter's to be viewed as a whole and provides a high-quality setting for the Church complex. St Peter's Church is one of the oldest surviving churches in NSW and St Peter's Cemetery is one of the earliest surviving intact cemeteries in NSW. It is also the burial-place of many of the area's pioneers. The Rectory is a late Victorian Italianate residence and is associated with the archaeological site of the earlier Parsonage dating from the Colonial era. Mawson Park contains substantial evidence of the social and cultural evolution of the community through its collection of monuments and structures. It has been the centre of public gathering and recreation since the proclamation of Campbelltown.*

*The significance of individual monuments within the park vary and demonstrate the ways in which the community has interpreted, commemorated and marked its communal history over time.*

*The area between the church and the cemetery is currently used as a carpark by St Peter's school and includes a fine stand of mature eucalypts that contribute to the setting of the church and continue to link these two of the most important elements of the Group.*

*Each element within the Group contributes to its cumulative heritage significance.*

*Date Significance Updated: 03 April 2017*

#### Description

*St Peter's Group encompasses the historic 1820's church and its site, the adjacent former Rectory, Mawson Park, and extends to St Peter's Cemetery across the St Peter's School car park. Mawson Park provides a large and an important forecourt setting to appreciate the Georgian church. The archaeological site of the old Parsonage is directly beside the former Rectory building. Although the main buildings of the St Peter's Primary School are not within the Group, those surrounding the Rectory are good examples of the 1970's Sydney School*

*architectural style and are sensitively placed to create a courtyard enclosure of the historic buildings.*

#### **Glenalvon (I00004)**

##### **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 curtilage of the property and makes a major contribution to the historic townscape of Campbelltown.*

*Date significance updated: 27 Nov 98*

##### **Description**

###### *Garden:*

*The house is set in a mature garden, which contains some historic plantings including tall columnar Cook's pine (*Araucaria columnaris*), silky oak (*Grevillea robusta*) and Californian desert fan palm (*Washingtonia robusta*).*

###### *House:*

*A two storey Georgian finely cut sandstone residence with symmetrical facade. The front verandah is stone flagged and is supported by turned stone Doric 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 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. 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 loft doors above. The hipped and gabled roof is clad in corrugated iron sheeting and has decorative timber barge boards. The roof framings were noted 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, splayed panelled jambs to the windows and chimney pieces to the first floor; marble ground floor chimney pieces with sandstone mantelpieces; original geometric stair.*



## Richmond Villa (I18)

### Statement of Significance

*Richmond Villa is one of the first private houses built in the colonial town of Campbelltown, and amongst the oldest in NSW. Richmond Villa has the quintessential form of the four room symmetrical Georgian cottage with a separate kitchen wing. It features original Georgian craftsmanship, materials and techniques in its intact joinery and timber fixtures. The building is a rare example of an 1830s cottage in a large urban centre. Richmond Villa has a strong visual and historic connection to Glenalvon and is associated with some of the most significant historical families in Campbelltown's development including the Byrnes, the Keighrans, and the Fieldhouses, each of which were amongst the most prominent identities of their day.*

*Date significance updated: 19 August 2009*

### Description

*Richmond Villa is a simple four room, single storey Old Colonial Georgian cottage. It is five bays wide with stone flagging to the front verandah. The timber framed flat skillion verandah has been reconstructed to original details with the flat timber posts found throughout Campbelltown's oldest buildings. The roof is hipped and clad with corrugated steel sheeting. The external sandstock brick walls are rendered and lined and the windows are all reconstructed twelve pane Georgian double hung with reconstructed timber shutters. The front door appears to be the original eight panelled Georgian door with a five pane transom light.*

*The building is near symmetrical with four rooms opening off a central hall that reduces in width at a central archway. There is a mid-Victorian chimney addition on the south wall, but the north chimney addition has itself been replaced, the whole wall rebuilt, and a window introduced. The rear windows are smaller twelve pane double hung, set lower in the wall. The rear door is a double two panelled type. Internally the building retains most of its joinery including timber fireplaces, mitred timber architraves, and six panelled doors.*

*At the rear there is a kitchen wing built from random rubble with a finish render. It also has a hipped roof. The covered walkway between the two buildings has also been reconstructed.*

*The context of Richmond Villa on its site has been swept away by the development of a car park to the rear in the 1980s, although it continues to enjoy strong visual links to the adjacent property Glenalvon.*

**Campbelltown Court House (I28)****Statement of Significance**

*The Old Campbelltown Court House is one of the later designs by the prodigious Colonial Architect, James Barnet, and is a good example of how Barnet used the Classical Greek Temple model to give his court houses a monumentality in keeping with their central role in society. The building is an excellent example of the High Victorian aesthetic and demonstrates a high quality of craftsmanship. The site has been used continuously as a court house since 1827, several years before the official Macquarie Town Plan allotments were released. The Supreme Court sat on circuit in Campbelltown between 1829 and 1839, and the Old Court House has always been of central importance to the town and its community especially to those who have participated in its proceedings and have worked in the courts through its history. There is some potential that there may be archaeological evidence of the gaol excavated underneath the first (Old Colonial) Court House on the site.*

*Date significance updated: 07 January 2010*

**Description**

*Campbelltown's Old Court House is quite an unusual design for Barnet in that it does not utilise the Classical Orders. The building is an adventurous play on the Greek Temple front design he employed in numerous NSW Courthouses, but his unusual details and the way he incorporates the temple front into the wall demonstrate that towards the end of his career, Barnet was being more exploratory with his architectural referencing, perhaps looking at more primitive styles.*

*Underneath a very heavy and stripped back pediment Barnet has used the normal three bays, with heavy external columns incorporated into the wall. The two central pilasters are almost cartoonish in their accentuated taper, with an engraving near the top to imply fluting. The head of the column sits above a very bold dentil, and the motif is some form of leaf very unlike the standard orders. The leaf like shield under each upper floor window is a common acanthus leaf motif, which Barnet has then applied as a crown type motif to the label moulds over the ground floor openings. The render on the ground level is lined to imitate ashlar. The two side windows are an unusual long thin double casement, which appear in identical form in the earliest photographs. The front double doors have four heavy bolection mould panels per leaf under a rectangular transom light. This is all set on top of a stone base with steps to the front door.*

*The central pavilion is a two-storey brick structure with two gabled ends. On both sides Barnet has added a single storey pavilion, set back from the front façade and projecting past the rear wall of the main pavilion like two arms. This has some*

*echoes of the form of Daniel Cooper's original court house which had a similar arrangement. The lower wings allow high level windows to run down both side elevations.*

*The press description from the opening in 1889 gives the court room's dimensions as 54'x32' (16.5m x 9.8m). Internally the court room has clear finished joinery throughout, with a timber gallery accessed from a stair in the front anteroom. The gallery sits on two thin posts and covers the rear of the court room. The ceiling is plaster with heavy expressed beams dividing the room into a 5x3 grid of square coffers. The walls are all plastered and painted, with a dado cut at eye level. Internal doors are panelled with transom lights and are also clear finished timber. There are splayed dark marble fireplaces at the two front corners of the court room, with chimneys expressed on the end gable wall.*

*The layout has the centrally placed seat of the judge at the front wall, with the jury box to one side and seating for participants on the other. A central table hosts the parties to the cases. The rear seating and gallery seating are for the public.*

### **St John the Evangelist Catholic Church (I12)**

#### **Statement of Significance**

*St John the Evangelist's Catholic Church is representative of the secularisation of the Colonial government which allowed the building of a new church closer to the centre of town than the original (now known as Old St John's). The building is part of a growth spurt in Campbelltown during the late 1880s that demonstrates the town was overcoming the setbacks to the wheat industry that threatened the town's existence in the 1870s. The church has associations with Cardinal Moran, who was enormously significant to the development of Catholicism in Australia, and with architects Barlow and Roskell, who excelled in the confident High Victorian Gothic style. While much of the building has been lost to later alterations, it retains sufficient early fabric to remain a significant local building. It is also likely to have a high level of social and cultural significance to present and past members of the Parish.*

*Date significance updated: 19 Jan 2010*

#### **Description**

*St John the Evangelist Church, as originally built, is the work of a very confident designer in a High Victorian Gothic style. By the late 1880s any sense of antipodean subservience of architectural style was long past. The building is constructed from face brick with stone detailing. It is a very confident church with a large rose window in stone as its main feature on its leading gable end. This sits between two pilasters with small pinnacles that break up the steeply sloping*



*gabled wall. Under the window was a decorative frieze and heavy string course that sat over a single bold Gothic entry door.*

*The sides of the building are broken up into six bays, and once had a small Gothic porch at the third bay. Each bay was divided by a stepped buttress, with a small pair of Gothic windows with stone surrounds in each. The steeply pitched roof was originally clad with slates. The chancel remains an early feature, with its octagonal set out. Its windows were originally similar to the small Gothic windows on the side elevations. Running toward the north west from the chancel is a small vestry wing.*

*The church was greatly changed in 1964 and everything below the spring of the gable in the front and side elevations has been demolished. In their place are a series of square topped pedimented wings with stone capping. The openings are large rectangles, still based on the original six bay rhythm of the church. Within these large rectangles are white obscured glass with the salvaged stained glass from the original windows set in the later panels. Large steel mesh screens protect these windows externally. The extended wings obscure much of the building, and only the gable and roof can be seen above them. The old slate roof was replaced with concrete roof tiles.*

*Inside the building, the original exposed roof framing to the nave and chancel have been retained. The framing is made up of a large timber beam, with delicate ironwork forming the majority of the truss, demonstrating the increasing use of iron in the latter 19th century. The trusses sit on decorative brackets. The chancel also has original timberwork, with the inverted hull appearance of many early chancels. At the north west end the large rose window provides a bright light on the interior, but now has to compete with the revised windows that have brightened the interior.*

*The old walls have been cut off above the old window line and now sit on a large timber and beam structure that conforms to the original framing setout of the church. The ceilings over the wing extensions are flat and much lower than the nave. The windows at the sides of these aisles extend from floor to ceiling and allow a lot of light to enter, changing the character of the interior with emphasis shifting from appreciation of the ceiling to the general interior. The stained glass windows remain a feature, but instead of being brightly coloured windows against a dark background, they are now set against a very brightly lit background. The same process has been carried out with the chancel windows, but in this case the opening remains in the original wall. A gallery has been installed over the entry doors at the north west of the building. The alterations have been done creatively with skill and some sensitivity, although they have had a considerable impact on the spatial and aesthetic readings of the interior of the church building. The fabric of the building is now largely contemporary with some historical elements remaining.*

## St David's Church (I19)

### Statement of Significance

*St David's Presbyterian Church is of historical significance as one of the oldest buildings in Campbelltown. Its survival in its original configuration and setting, including the relationship to its Manse, provides excellent evidence of the form and setting of a small church in an isolated country town.*

*The Church is of aesthetic significance as a rare example of the Commissioner's Gothic style, a transitional style between the Georgian and Gothic Revival. The building was designed by James Hume, an early architect who was involved with a number of important buildings in NSW. The building retains early roof construction, Colonial brickwork, important examples of stained glass, and its sub-floor has high archaeological potential.*

*Date significance updated: 06 July 2016*

### Description

*St David's Presbyterian Church is a small rendered brick Commissioner's Gothic church. It is three bays long with small splayed stepped buttresses along the sides and at corners. The roof is relatively steep for a Georgian building, but well short of the pitch of a Gothic building. The front elevation has a central small porch with a pair of short lancets with rendered label moulds and projecting sills. A taller pair of lancets divided by timber tracery and with label moulds and projecting sills are set to either side of the porch. The gable end is finished with a parapet with rendered capping piece with a very small pinnacle where the capping meets the edge of the wall and at the apex. Within the gable end are a set of three lancets with louvres, the central one higher, all with merged label moulds and a continuous projecting sill. Wrought iron "S" tie brace ends are visible on both sides above the buttress.*

*The side and rear walls have had the render removed to expose the brickwork. There is one pointed arched window per bay with simple timber tracery dividing the window vertically. Sills are in stone, while the arches are in cut or shaped tapered bricks. Otherwise the walls are plain except for the buttresses and a low plinth that remains rendered. The roof of the main building and the porch is slate with guttering, except the unexposed side has been replaced with corrugated iron. The doors to the porch are double 3 panel doors with a low pointed head.*

*The end (rear) wall is very plain face brick with a low central Gothic arched ledged and framed door, with a pair of Gothic arched windows either side. Strangely the arches of the windows remain rendered. A small round opening with louvres is centred on the gable end.*

*Internally the building is quite Spartan. The walls are plain, plastered and painted with only a few memorials. The ceiling is flat and relatively recent. The floor is exposed timber with some carpet runners. The pews are all clear finished timber. There is a step up at the "front" of the church with a communion table, clear finished timber lectern and a piano. A timber framed screen is used as a blind to shield views to the rear door. The stained glass is the most decorative element and the building features four good early windows with figures, and two early windows with geometric patterns. The porch entry is at the "back" of the church and the back windows are plain lead lights. A door from the porch has a Gothic arched head.*

*Perhaps the most memorable aspect of St David's is its semi-rural setting in the centre of the town. The building is set well back from the street with a large natural landscaped area in its large forecourt, with substantial native trees. The earliest photos show that this has always been the way the site has been laid out, with substantial trees and open space dominating the site. A single storey building has been erected on the eastern part of the site to provide a child care centre and community services.*

### **Presbyterian Cemetery (I8)**

#### **Statement of Significance**

*The Presbyterian Cemetery is of local historical significance as one of the 19th century cemeteries of Campbelltown, with the first burial dating from 1848. Monuments within the cemetery include early European settlers of Campbelltown, including the tombs of the Howe family of Glenlee. The cemetery demonstrates mid-19th century burial practises. The cemetery is of aesthetic significance for its visual qualities as an extant mid-19th century cemetery, including its examples of mid-19th century grave monuments. The cemetery is of archaeological research significance.*

*Date significance updated: 04 Jan 2010*

#### **Description**

*The Presbyterian Cemetery is located on the corner of Broughton Street and Moore Street, Campbelltown. The cemetery consists of stone grave monuments, many with intact 19th century kerbing defining grave perimeters, and some with cast iron palisade fencing. Some markers from the part of the cemetery now covered by the Moore Oxley By-pass have been re-set into a concrete plinth. The cemetery is largely grassed, and it retains a perimeter planting of mature trees.*

## House – 8 Sturt Street (I39)

### Statement of Significance

*Virginia Cottage is of historical significance as a rare surviving example of a modest 19th Century house situated on an intact lot from the 1826 Town Plan. The house may date from the 1870s and is accompanied by an early outbuilding. The arrangement of buildings on the property provides physical evidence of the configuration and use of modest town properties in the early days of Campbelltown. The garden is overgrown in places but includes mature trees and other plantings. The undisturbed nature of the property suggests that it may also have good archaeological potential for everyday relics associated with the 19th Century residential occupation of Campbelltown.*

*The house is also of aesthetic significance as a very good and substantially intact example of a vernacular residence from the mid-nineteenth century. There are few dwellings remaining from this era in Campbelltown, and the type is very rare in the 'suburban' part of the town away from Queen Street. The building and site are remarkably intact with only minor external modifications evident.*

### Description

*This is an important site as it appears to be an early cottage on its original town allotment.*

*The 1894 photo of Virginia Cottage shows it to have characteristics of a single storey 1870s cottage. It is a symmetrical four room cottage with a central hallway and additional rooms in a rear wing. It has a central four panelled door with rounded top panels, with four pane double hung windows with timber shutters to either side. The verandah is bowed and hipped, with the early flat timber posts that are almost universal in Campbelltown's early buildings. Side windows are also four pane double hung with no external trims and what may be stone or brick lintels under painted render. The chimneys are symmetrical and located in the centre of the rooms, with an early Doric render detail.*

*The site remains as the original town allotment with substantial trees to the rear and what appears to be an early outbuilding, possibly stables.*



## House – 10 Sturt Street (I40)

### Statement of Significance

*10 Sturt Street is a good and increasingly rare example of an early worker's cottage within the original Campbelltown Town Plan. It provides good physical evidence of the early, modest period of development in what was a emergent country town and has good aesthetic qualities as an early example of a vernacular building. It is likely to have a moderate archaeological potential in its subfloor and outbuildings.*

*Date significance updated: 01 Dec 2010*

### Description

*10 Sturt Street is an early and very simple single storey workers cottage. It is in the form of a simple gabled roof over the main front rooms, with a skillion to the rear and a separate outbuilding that was most likely a kitchen and stable given the early date. Some infill between the house and outbuilding has subsequently been added, but the main elements remain intact.*

*The front of the cottage is clad with weatherboards, while the sides are in fibro sheeting. The front door is flanked by two twelve pane double hung windows, the whole assemblage off centre. The front verandah is rudimentary posts with a simple beam and skillion roof, which is most likely a later alteration.*

*The outbuilding is a simple brick structure with steeper pitched roof. The side elevation windows, including in the outbuilding, are all four pane double hung. The other side elevation has paired casements. This indicates some later alterations to the rear of the building in the late Victorian and Federation periods.*

*The original site under the 1826 Town Plan has been subdivided.*

## Milestone XXXIII (I10)

### Statement of Significance

*Of historical significance as one of seven extant sandstone milestones (of an original group of 10) placed along Campbelltown Road between Campbelltown and Denham Court at 1 mile intervals in 1854 by order of the Commissioners of the Roads Trust. The milestones are of historical significance as physical evidence of the 1850s road network in Campbelltown and mid-19th Century road administration and are features which once formed an integral part of the State's early road networks. The milestones are historically associated with the surveyor's obelisks originally located at Campbelltown and in Macquarie Place, Sydney (which is extant). The milestones are of aesthetic/technical significance as examples of mid-19th century stone masonry. The milestones are now rare in the State, particularly as a group of extant milestones still located in their context beside an early Colonial road alignment.*

Date significance updated: 15 August 2016

### Description

*The seven sandstone milestones have smooth surfaces and pyramidal tops and are each engraved on two faces with letters and roman numerals indicating distances to Sydney on one face and Campbelltown on the other (measured from obelisks in the City of Sydney and at Campbelltown). They are each approx. 2'6" wide (76.2cm) by 3' (91.4cm) high. The milestones were originally placed one mile apart in the road reserve along the eastern side of Campbelltown Road. The seven extant milestones along Campbelltown Road are now each surrounded by metal bollards and each has a modern small low concrete plinth with a round anodised green metal plaque marked "Heritage item of Campbelltown, Campbelltown City Council" around the rim, and in the centre "Milestone xxxii [for example] 1854" located near to the milestone.*

*Queen Street (Mawson Park) milestone: 33 miles from Sydney (at Campbelltown). This milestone is located in Campbelltown at the north-western corner of Mawson Park, near the park's Queen Street frontage. The milestone is surrounded by low hedging and bark mulch and features one of the modern plinths with a plaque. The lettering and numbering on the milestone is very clear.*

### Braefield (I24)

#### Statement of Significance

*Braefield one of the few high-quality mid-Victorian buildings to survive in the Campbelltown town centre and is amongst the finest in quality. It is a high-quality residence in the Early Victorian Regency style. The building retains splendid cedar joinery including early cedar doors and locks, wreathed timber stairs, French doors, intact fireplaces, early framing and finishes, and has a high-quality example of early Victorian cast iron work in the balcony. The building retains much of its early Victorian Regency construction and has high archaeological potential. Braefield is rare locally as the only substantial residential development in the town between 1840-1880, being built during the local downturn of the 1860s by John G Lennon, a senior Government Treasury official who lived in the Eastern Suburbs of Sydney. The building is also associated with the locally significant Shiel family.*

### Description

*Braefield is a large two storey Early Victorian Regency style residence. As originally built the building also had an attached single storey rear wing with verandah, and a large single storey rear coach house and shed. This rear wing and outbuilding was completely demolished in 1968.*

*Demolition photos taken by Alex Goodsell show that the roof to the rear wing (identified as "Sarah's Cottage" had shingle battens underneath the corrugated iron. The stable outbuildings were built in early brickwork with voussoir arches on timber lintels to twelve pane double hung windows with projecting stone sills. One photo shows a very fine three centred stone arch similar to the one in Warby's Stables (c1816-1820), although set in a brick wall. This would have been the carriage entry to the coach house. The construction of these outbuildings and rear wing could possibly indicate that they predate the main house.*

*The surviving two storey wing to the house is in rendered brick with five bays on the ground floor and four bays to the upper floor, which is unusual and may indicate a staged construction where the ground floor predates the upper floor. The ground floor has a central door with a rectangular single pane transom light, flanked by symmetrical pairs of four pane double hung windows. It appears the threshold to the door has a mortar repair to the worn stone, an indication of a very old building. There is one remaining twelve pane window at the ground floor rear of the building in a 1968 photo, indicating that the original twelve pane windows on the ground floor were replaced throughout with four pane windows in the late Victorian period. At some point between 1982-2004 a large number of the windows had modern external automated shutters installed.*

*The upper floor has four early two pane French doors with decorated rectangular transom lights. The two-storey front verandah has very slender Corinthian cast iron columns that follow the five-bay rhythm established by the tall ground floor, there is a very simple verandah beam, and then decorative cast iron flat Ionic columns to the upper level with cast iron balustrading and no decorative valence, without a bracket. The verandah roof is a simple coved and hipped in corrugated iron. The combination of these features indicates a construction date in the mid 1860s.*

*The main roof is hipped and clad in corrugated iron. The eaves are boxed with a single wide board and the fascia has a single bead. The gutters are ogee profile. The chimneys are a feature of the building and are symmetrical to Oxley Street but set off centre towards the rear to Lithgow Street. They are simple with some decoration to the top and three ceramic pots to each.*

*The ground floor layout of the building is the Georgian four roomed structure with a central hall and rear stair, although the front rooms are larger than the rear. The rear wing was accessed through a central rear door with transom light, which sits under the stair landing. It is also unusual to have a door with a transom light under a stair, making the clearance more difficult to achieve. Upstairs the four front bays indicate that the ground floor layout has not been transposed to the upper level.*

*The Lithgow Street elevation has three windows upstairs, off centre with the chimney indicating a larger front room. It would not be unusual for a Georgian plan to have no side windows, and this is true of the ground floor. The same pattern is found on the elevation facing Caversham. The rear elevation also has a discrepancy between floors, with a seemingly random arrangement of openings. The ground floor has a twelve-pane window centred to the rear room, a centred door, and is attached to the rear wing on the other side.*

*The chimneys indicate four rooms to the ground floor. Verlie Fowler's photos show a central hallway with a central arch that opens to the rear where the clear finished cedar stair steeply turns above the rear door and transom light. The door is a clear finished cedar door with an old rimlock and a single pane transom light. The hall floors are clear finished hardwood boards, while the walls are plastered with staff moulds. The hall ceiling is delicate but probably an Edwardian panelled ceiling. Further inside the building is a photo of a damaged lath and plaster ceiling adjacent an arch in the hallway. Internal doors are clear finished cedar four panelled doors with a very early proportion and low mid rail with a very early rimlock. The architrave is an early Georgian type. The skirtings are not extravagant, only a 6" (150mm) lambs tongue. The fireplace surrounds are not early Georgian, more mid-Victorian white timber scroll brackets with an arched cast iron backing and grate. The hearth is tiled with encaustic tiles. Another photo shows an identical fireplace surrounds to an empty fireplace in what appears to be the kitchen.*

*The stair has a very restrained but elegant newel post at the bottom, and the handrail is wreathed at the landing winders. Balusters are simple pegs and the treads have decorative ends. The treads are cantilevered at the turn. The wreathing suggests an early date, but its combination with the use of newels is in keeping with an 1860s stair.*

*Upstairs the interior of the French doors is also clear finished cedar, and the transom light is a single panel framed as though it were two sashes. The glass appears to be a leadlight with shield patterns. The upper ceilings appear to have been replaced with plasterboard and simple coved cornices.*

*The discrepancies between the upper and lower floors may just be oddities within the design or they may indicate that the ground floor predates a c1865 upper floor addition. A more detailed fabric assessment would be required to determine this.*

### **"Caversham" (I23)**

#### **Statement of Significance**

*Caversham is of historical significance as an important nineteenth century building. It is one of the few buildings in Campbelltown with an early Victorian form (although fabric has been replaced). The building demonstrates settlement*



*patterns away from the main street in the earliest period of the town settlement. The facade demonstrates an unusual combination of traditional 19thC architectural composition using early 20thC materials. Caversham also has the potential to be of archaeological significance, with the cellar reputedly dating from the 1830s.*

*Date significance updated: 04 January 2010*

## **Description**

*Caversham is a single storey brick house with a simple galvanised steel hipped roof and a face brick parapet wall to Oxley Street with rendered and lined walls to side elevations. The building is fronted by a bowed and hipped verandah roof with timber framing. The Oxley Street frontage has a face brick wall with dentilled headers to the capping of the parapet and rendered quoins. Front windows are four pane double hung with segmental arched heads, the side window is two paned under a rendered flat head. The main roof is hipped. A skillion addition is attached to the rear façade.*

*It has been suggested that Caversham is an 1830s cottage with a rebuilt front wall dating from c1920; this view dates from the 1973 Proudfoot report. However the side window and the three chimneys date from the Late Victorian period, and there is no external evidence of any Georgian or early Colonial fabric.*

*The building occupies the same site as a building shown on the 1840s map of the town, but there is a significant variation in size and position between the two, with the earlier structure being against the south-western boundary with two outbuildings behind. The reports that the building has an early cellar may indicate that an original cellar is intact underneath the new building, or that it is a later cellar. Internal inspection was not possible for this report.*

*The current building most likely dates from between 1840 and 1880 (it is shown in its current position in 1880 and 1882 plans of the town) and was a replacement for, or significant upgrade to, an earlier structure. The outbuildings (now demolished) are shown on the 1840 plans as well as the 1880 plans as well as a 1932 Water Board plan.*

*It appears that a new front wall was built in the 1930s, along with part of the rear skillion (shown in the 1948 plans) and possibly the front verandah. The reason for this significant intervention being made in a traditional style is not known. The skillion was further extended in the c1960s, possibly resulting in the demolition of the surviving outbuilding. In the early 1980s a side skillion to the north-east was added and new rough openings cut into the side wall, possibly at the same time the building was converted to a commercial use.*

*Note that the stables building attributed in early photographic surveys are located within the grounds of the adjacent property Braefield. There may have been an*

*associative use between the two properties, and there is certainly a strong ongoing aesthetic relationship.*

#### **Water Trough (I34)**

##### **Statement of Significance**

*The 1890 water trough is of historical significance as evidence of late 19th century Municipal concern for animal welfare in the Campbelltown area. The 1966 standard lamp is of historical significance for links to namesake places overseas. The sandstone trough and monument are of aesthetic/technical significance as representative examples of late 19th century stonemasonry.*

*Date significance updated: 11 December 2009*

##### **Description**

*A raised rectangular sandstone horse trough, sectioned off at one end for provision of water for dogs, constructed 1890 with adjacent monument inscribed J. Bocking, Mayor, 1890, and a standard lamp donated by the Council of Campbelltown in Scotland in 1966.*

#### **Campbelltown Railway Station (I15)**

##### **Statement of Significance**

*Campbelltown Railway Station is an important and early station along the Main South Railway line and was an early terminus of the line between 1858-1869. The station predates most of the suburban network of stations and the original elements were designed by the office of John Whitton, Engineer in Chief of NSW Colonial Railways for much of the Victorian period. The remaining historic 1891 buildings are a good example of Victorian Italianate style railway architecture. They retain their aesthetic character despite being surrounded and partly attached to later development. The historic buildings are of aesthetic significance as a landmark in the City of Campbelltown and are important markers of local identity in a rapidly changing environment. The site has archaeological potential for its mid-19th century construction period, and the early platform may be intact under later additions.*

*Date significance updated: 19 August 2009*

##### **Description**

*The remaining historic buildings at Campbelltown Railway Station are to be found on the central island platform (the wayside platform). They consist of an original central painted brick waiting block of three rooms with an attached transverse amenities wing, a walkway and a detached transverse amenities wing. The façade of a symmetrically matching original transverse pavilion remains as a façade attached to an otherwise new building. The uses of each building have been*

*modified (although the substantive use as a railway station survives) and the internal finishes were not inspected. A 1992 report notes that internal pressed metal ceilings and cornices were intact, but this precedes the 1998 upgrade which made extensive changes to the historic buildings.*

*Externally the buildings retain their original doors and windows, each with a flat rendered label mould. The buildings have gabled ends with moderately steep pitched metal clad roofs with timber decorative finials. The main building retains two rendered chimneys and has a large verandah with decorative cast and wrought iron detailing on Corinthian cast iron posts on one side and a smaller verandah with cast iron brackets on the other. An earlier study notes this was originally supported on posts and a low wall to a street, but this was changed to a cantilevered structure when the Camden line was built in the 1920s. Windows are two panes double hung, and there are louvred openings in the walls at high level and in a clerestory above the roof of the small pavilion. The two storey c1986 additions to the south-west have been designed in a similar style that mimics the gabled ends, the roof pitch, the iron work to the rear verandah and even some bracketed sills to double hung windows, while some of the fenestration is of a modern type. This building was deliberately separated from the heritage structures.*

*The c1995 alterations have some element that mimic original fabric but are largely plain brickwork. Unlike the earlier additions, this alteration involved significant demolition of one of the 1891 pavilions, with only a façade retained. The remainder of the station is of modern construction including the overpass structure and the opposite platform buildings, some of which are also built in brick with similar pitched roofs.*