



Application for Re-Zoning of Land for Residential/Mixed Use Purposes

Parts Lot 21 DP 581462, Lot 202 DP 590247 and Lot 201 DP 590247

Menangle



Heritage View Analysis Report

Report prepared for Southwest Developments Pty Ltd

by Dr Richard Lamb

April 2012



Table of Contents

1.0	Introduction	3
1.1	Purpose of this report	3
1.2	Documents consulted	3
1.3	The subject site, its context and the proposal	4
1.4	Background to Heritage Views Analysis	7
1.5	Methodology	9
2.0	The assessment	10
2.1	General views in which the proposal will be seen	10
2.2	Analysis of views of and between heritage items	11
2.3	View analysis tables	19
2.4	Development proposed in the Heritage Conservation Area	26
2.4	View conservation and visual impacts mitigation strategies	28
2.4.1	Relevance of heritage views	28
2.4.2	View of the village generally	28
2.4.3	View conservation and impact mitigation	29
2.5	Summary Conclusion	30
	Appendix 1: Visual Catchment in Visions Document	31
	Appendix 2 Visual Exposure Analysis	32
	Appendix 3: Curriculum Vitae: Dr Richard Lamb	36



1.0 Introduction

1.1 Purpose of this report

Richard Lamb and Associates have been appointed by Southwest Developments Pty Ltd to undertake an independent assessment of the potential impacts of the proposed re-zoning and Concept Plan for land at Menangle for residential and mixed purposes on views and on views to and between the heritage items that are located in the vicinity and/or in the visual catchment of the subject site.

This report specifically addresses the heritage items that are present in the visual catchment of the subject site and the potential effects of the proposed development including its visual exposure and effects on the views to and from the heritage items and between the heritage items. The heritage items are listed and their level of significance identified. The significance of the heritage items, their settings and potential individual curtilages are not analysed in detail as this has been dealt with by GBA in their submission to Wollondilly Shire Council on the Draft Wollondilly LEP 2009 in December, 2009.

The assessment presented below addresses the relevant questions to be answered under the NSW guidelines outlined in the Heritage Office of NSW publication for Statements of Heritage Impact as part of the Heritage Manual. The question to be answered is;

New development adjacent to a heritage item - How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?

I am familiar with the locality, having carried out assessments of the impacts of proposed residential and employment developments on some of the same and other adjacent land and also consultancy work on various items of heritage significance in the vicinity. I was the author of the Scenic and Cultural Landscapes Study of Camden LGA, which closely abuts the subject land to the north.

This Report is also prepared to address the visual impacts of the proposal generally and potentially the impacts on the landscape character and setting.

Detailed field assessments were undertaken on 20 and 24 May 2011 and on 20 February, 2012.

1.2 Documents consulted

I have perused the following documents in the preparation of this Report;

1. Submission to Wollondilly Shire Council on Draft Wollondilly Local Environmental Plan 2009, Review of Heritage Listings at Menangle, prepared by Graham Brooks and Associates, December, 2009.
2. Heritage Reference Report, prepared by ERM, dated July 2005.
3. Wollondilly Shire Council Local Environmental Plan 2011 (the LEP).
4. Wollondilly Shire Development Control Plan No.41, Menangle Village, December, 1992.
5. Wollondilly Shire Council Growth Management Strategy 2011 and Structure Plan Menangle (the GMS).



6. Moreton Park Road, Menangle, Planning Proposal Submission, prepared for Menangle Pastoral by Elton Consulting, March 2011.
7. Drawings prepared by Cox, including;
 - Site Identification Plan
 - Site Concept Plan
 - Site Context Plan
 - Site Density Plan
 - Indicative Staging Plan

1.3 The subject site, its context and the proposal

The subject site is to the north and east of the existing Menangle village. The village is isolated from urban land to the northwest, north and northeast by land of a rural character (see Maps 1 and 2). Menangle is situated on a low rise at the northern end of a ridge system that rises to the south toward Douglas Park and along which Menangle Road passes south of the village.

The subject land includes the land shown on the GMS Structure Plan Menangle north of the village and contained by the 1 in 110 year flood zone and a further area east of the railway line.

The local geomorphology is created by erosion of the Cowpastures Land System by the Nepean River, which is deeply incised in underlying Hawkesbury sandstone gorges to the east, but emerges onto the floodplain north of the village. The subject land is on the lower side slopes of the overlying eroded softer sediments that are intermediate between Wianamatta series and the Hawkesbury series below and is relatively flat to slightly undulating.

The existing village is small and is predominantly of late 20th and early 21st century origin (see GBA report). It contains a number of heritage items, some dating from the 19th and early 20th century associated with the Macarthur-Onslow period of ownership of the land on which the village exists, such as the Railway Station, St James Church, St Patrick's Catholic Church, the General Store and the Camden Park Estate Central Creamery (Building, station and sidings). The Creamery was extended in the 1920s and the Rotolactor constructed adjacent to it to the west in 1952. It was the centre of what has been claimed to be the biggest dairy operation in NSW.

In the early 1960s there were only two churches and two streets in Menangle, with the General Store at the crossroads of Woodbridge Road/Station Street and Menangle Road and some houses on both sides of Menangle Road south of the intersection, some west of that road north of the intersection and some on the south side of Station Street immediately east of the General Store.

The break up of the Camden Estate in the 1970s was followed by residential development that is continuing in the present, with infill of residential lots and the construction of a large seniors living complex south of the town. The town's predominant built form is of 20th century residential character. On the north, west and south sides and the seniors living development south of the town, there is a hard edge between the residential and adjacent rural land, ie. no transition in character.

The subject land is generally to the north and north east of the village and is bounded by parts of Menangle Road, Station Street, Stevens Road and Moreton Park Road (See Map 3). The north and east boundaries are within land of existing rural character. Analysis carried of the visual exposure



of land as part of a larger investigation of potential employment land for Menangle Pastoral in 2010 showed that the eastern part of the subject land is of overall lower visual exposure and the western section of moderate-high exposure to the wider public domain. There are some locations from which the eastern part of the land is of higher visibility in the immediate village locality. The visual exposure is considered in more detail below.

The part of the subject land between Menangle Road and the railway line corridor contains three items of heritage significance in close proximity to each other, ie. the Camden Park Estate Central Creamery (local significance), Menangle Railway Station (state significance) and the Rotolactor (local significance). They are accessed by a private road (Stevens Road). There are remnants of vegetation, some of it cultural, associated with this complex of structures, including the landscaped driveway to the Central Creamery, which on the one hand signifies the location of some of the buildings and on the other hides them from view to varying degrees. There are a number of sheds that do not appear to be of heritage significance. The part also contains one cottage at 27 Station Street of local significance and the eastern part of the land contains one item of significance, a cottage at 1370 Moreton Park Road.

The subject site is in the vicinity of seven heritage items (see Map 2) that are listed on the Heritage Register of the NSW Heritage Branch of the Department of Environment and Heritage.

1. St James Anglican Church (local significance)
2. Railway Viaduct (Crossing Nepean River north of Menangle)(state significance)
3. Menangle Store (local significance)
4. St Patrick's Catholic Church (local significance I)
5. Camden Park Rotolactor (local significance)
6. Camden Park Estate Central Creamery (local significance)
7. Menangle Railway Station Group (state significance)

The heritage register in Schedule 5 of the LEP included all of these items and a further 15 (see Table 1 below). Some of these do not have views of the subject land or other items on the schedule, and have not been further considered.

Table 1: Items in Schedule 5 of the LEP with views to or from the subject land

Item	Address	Significance	Item No. Schedule 5, LEP 2011	View to or from subject land
Menangle Rail Bridge over Nepean River	Menangle Road (Main Southern Railway)	State	I80	N/A
Camden Park Estate—Central Creamery Manager's Cottage	15 Menangle Road	Local	I82	Yes
Camden Park Rotolactor Bungalow	15 Menangle Road	Local	I83	Yes
Bungalow	92 Menangle Road	Local	I86	Yes
Bungalow	96 Menangle Road	Local	I87	Yes
House	100 Menangle Road	Local	I88	Yes
Cottage	102 Menangle Road	Local	I89	Yes
Bungalow	106 Menangle Road	Local	I90	Yes
St Patrick's Catholic Church	119 Menangle Road	Local	I91	Yes
Cottage	124 Menangle Road	Local	I92	No
Cottage	128 Menangle Road	Local	I93	No
St James' Anglican Church	131 Menangle Road	Local	I94	Yes
Cottage	138 Menangle Road	Local	I95	No
Gilbulla (Anglican Conference Centre)	710 Moreton Park Road	Local	I96	No
Dairy Cottage	1370 Moreton Park Road	Local	I97	Yes
Menangle Weir	Station Street	Local	I101	N/A
Menangle Railway Station Group	Station Street (Main Southern Railway)	State	I81	Yes
Menangle Store	2 Station Street	Local	I98	Yes
Camden Park Estate	45 Stevens Road	Local	I100	Yes
Central Creamery Dairy No 4 (EMAI Cottage 29)	60 Woodbridge Road	Local	I84	No
Menangle Gate Lodge (former)	60 Woodbridge Road	Local	I99	No
Dairy No 9 (EMAI Cottage 24)	240 Woodbridge Road	Local	I85	No



1.4 Background to Heritage Views Analysis

Our experience indicates there is often confusion as to what constitutes a visual impact and whether such an impact, if there is one, is an impact on heritage items, on heritage values, on heritage views, on the ability to interpret heritage significance, or just a general discomfort about new and novel items in the context of heritage items and places. Each of these deserves different consideration with regard to strategic planning and assessment of the merits of applications.

The effect of changing rural economics, settlement and development patterns often leads to the removal of the overlays of culture that occurred during the historical development of the underlying natural landscape. The vernacular rural cultural landscape is, unintentionally, changed by these processes while individual items of heritage significance may be retained in a context that is not authentic to the significance of the items themselves. There may be new views created between them as a result of the loss of intervening cultural vegetation, non-significant buildings, economic vegetation such as crops etc, or the loss of existing views as a result of growth of regenerating, deliberately planted or unplanted, remnant vegetation, or the addition of later, non-significant buildings.

In this regard, most of the authentic context of the former cultural landscape of the subject land north of Station Street and west of the railway line has been removed, leaving the heritage items inside the land isolated in a relatively neutral setting and partly hidden from view by vegetation, only some of which may be of potential heritage significance. There have also been additions of later non-significant buildings, some of considerable scale.

In a different, but analogous way, the development of the residential built form that now dominates Menangle village has removed the cultural landscape that characterised most of the underlying land that existed at the time of the break up and liquidation of Camden Park Estate in the 1970s, with the exception of part of the hill on which St James' Church remains, a remnant of its original landscaped curtilage, its driveway and the urban edge between two rows of houses on Menangle Road and Station Street and the surrounding rural landscape.

The dramatic changes that have occurred in rural economics and land use in the immediate vicinity of the subject land and surrounding the village, even in the late 20th century are not obvious today. This is because of the homogenisation of the appearance of the rural landscape by almost total clearing of lowland forests and large scale agricultural uses that are not related to the original small scale and intense dairy farming uses that occurred associated with the area as a private town, the development of and increasing status of the Creamery and later during the most significant period of life of the Rotolactor, following the liquidation of Camden Park Estate. The former intensity of use of the land can be seen in the photograph taken from what appears to be part of the St James' Church hill, looking toward the Creamery Station and the Rotolactor, which is included in the submission by Graham Brooks and Associates to Wollondilly Council. The view was essentially of a rural industrial landscape.

What may appear today to be a bucolic rural landscape on the subject land and similar to other broad acre grazing land that is common surrounding the village is not authentic to the heritage significance of the items that it contains, other than perhaps for the very early Railway Station. The land was put to very intensive use as the centre of what became the biggest dairy and product export centre in the state of NSW centred on the Central Creamery. It also became an educational



and tourism draw-card in the heyday of the Rotolactor, that attracted high numbers of visitors by road and rail. The herd of the Rotolactor, reputed to be 900 cows, could not be supported by the land in its vicinity and the activity was more like industrial farming than a grazing enterprise.

These are relevant considerations for potential interpretation and adaptive uses of the currently non-functional heritage items, other than the railway station, in the future.

There are now potential view lines between the land and other items that might not have formerly existed. At the same time, the removal of the former intensive rural industrial uses of part of the land in the past, leads to a reduction in the landscape's natural capacity for visual absorption of the items. This also results in the accentuation of the visual contrast that a development for a use unrelated to its original character will inevitably cause. One of the consequences is that views between items formerly obscured by the authentic cultural landscape may become available in the future and a relevant further question becomes what status they deserve.

The fact that there is now a view between items of significance is often of no heritage significance however. This is because heritage views are not simply objective facts. The fact that there is a view between heritage items is not necessarily a heritage matter. Authentic heritage views exist in the context where a view has been deliberately designed and either contrived to be conserved, or where it has subsequently been recognised as important and identified as deserving retention/interpretation.

Views between heritage items are therefore often incidental. They exist, but they are of no heritage significance because they do not pass the inclusion threshold on the relevant heritage criteria that determine the significance of the item or its setting. That is not to say that a view between an early item and a later item may not become significant (eg. where the interpretation of an item or a conservation area is enriched by being able to interpret the spatial relationships between the items). The cultural authenticity of the connection claimed to exist between items is also important. If there is an authentic, documented and significant relationship between the items, the association between which would be enriched by the view between them, the view may have or may achieve the status of a heritage view.

In the same vein, the presence of a new or unique item in the setting of or simply in the same view cone as a heritage item is not a heritage impact unless it diminishes the significance of an item, its setting or an authentic heritage view, against the criteria for which it was listed as significance. The "intrusive" level of significance is not relevant in the context of judging the impact of a new addition to the setting.



1.5 Methodology

The approach taken was to undertake four tasks intended to logically and objectively analyse and assess the existing access to views of the site, views of and between heritage items and determine if there are significant impacts on either kind of views and what policies would be relevant to conserving or mitigating them, as follows:

Task 1

As objective a process as possible of analysis and assessment was undertaken, beginning with the general views in which the development will be seen. This has an objective of simply analysing the visual exposure of the proposed development to roads and other viewing places and sequences of views. It is an analysis of what can be seen, from where and in what context.

Task 2

The second task is the objective analysis of the visual exposure of and between heritage items. This is an analysis of what you can be seen of the items in the general context and what can be seen of the items from each other). This analysis is supported by a parallel analysis of the criteria for listing of the items and whether the views of and between items are authentic, significant, and if either, can be affected materially or as regards the aesthetic heritage criterion of significance, by the proposed development.

Task 3

The third task is an analysis of the settings of the heritage items in the context of both of the analyses above. This requires an assessment of the existing absorption capacity of the landscape for the development proposed, in the context of whether there are likely to be impacts on heritage significance, firstly of items of significance and secondly, of views of or between them, if they are significant.

Task 4

Where there are significant views, settings or view lines to be conserved, these are identified and mapped. Conservation policies are recommended as means for interpretation (eg. accentuating, opening, linking, confining effects) or as mitigation measures (eg. screening, landscaping, colouring), if necessary.



2.0 The assessment

2.1 General views in which the proposal will be seen

The subject land is visible from a relatively small visual catchment. Its location is shown on Maps 1 and 2. Map 1 shows the subregional location of Menangle village, while Map 2 shows the subregional settlement pattern and land use. It also shows the location of three other Macarthur property centres that have historical associations with the land and the village, ie, Camden Park House to the north west, Mount Gilead to the east and Gilbulla to the south. Of the three, only Mount Gilead has a view toward the village and potentially some of the proposed subdivided land area. The homestead does not have a view, but there is a view from adjacent to the ruins of the stone mill to the north east of the homestead. The view point is highly elevated compared to Menangle village and the proposed development would have no impact on the existing visibility of landmarks such as St James' and St Patrick's Churches, the Store and the Central Creamery.

Views are constrained by existing vegetation, topography and the small number of transport routes through the area, which are evident on Maps 1 and 2. The Freeway and Menangle Road are the only high usage routes and provide significant views of the land only from locations generally north and north east of the village. The local road, Moreton Park Road, provides close range views of part of the land along the north eastern margin of the village and east of the railway line.

A general visual catchment of the area that contains the subject land as seen from the South Western Freeway was provide to Council in the Wollondilly Vision 2025 documents (shown in Appendix1). It shows the eastern part of the land as of lower visibility and the western part as of higher visibility. We concur with this general assessment.

Map 3 shows the locations of representative viewing places which were analysed in this report and are shown in Appendix 2. The viewing places on a short section of the Freeway (between Viewing Location 11 and the landmark bridges over the Nepean River, provide short duration oblique views that are partly screened by foreground vegetation that is outside the proposed development area. There are minimal views into the land from the Freeway further south (eg. from Viewing Locations 9 and 13) because of screening vegetation.

On Menangle Road generally north of the land by comparison, there are a number of possible viewing places, although few formal lookout spaces exist. Viewing Locations 1 and 2, south west of the underpass bridge on the Freeway provide views from elevated locations and from which the overall composition of the view of the land in relation to the village is evident. The vegetated hill on which St James' Church is partly visible is a prominent feature of the view, along with buildings in the village and along the northern and north western edges. The heritage buildings on or adjacent to the land are either not visible or not prominent in these views. The buildings of the Central Creamery are visible to a trained eye, while the Rotolactor and cottages are not discernible. Later large sheds west of the Rotolactor are visible.

Further south along Menangle Road, in the vicinity of the Horse and Pony Club, the Pines residence and the Nepean River Reserve, there are closer range views (eg, Vieiwng Location 3-5), all along a similar bearing or within a view cone relative the subject land, but varying in elevation as the road descends the slope to finally cross the river at Viewing Location 5. This view cone is shown in plan on Map 3. On Menagle Road between approximately Viewing Locations 2 and 4, the view cone



also includes the State significant trestle railway bridge over the Nepean River, that is a landmark in its own right, the existing and potential views of the heritage items clustered in the vicinity of Menangle Railway Station, the steeple and spire of St James' Church, the wooded curtilage of the Church and glimpses of the Menangle Store. In our opinion, this is the primary view access to both the structure and appearance of the village seen from the north and to the subject land and its relevant heritage items.

In this view cone, the overall structure of the village is evident, with development at the foot of the slope and on the hill around St James' Church, development extending north along Menangle Road from the Station Street intersection and the red tiled roof of St Patrick's Church partly visible adjacent to the prominent first floor gables of the Store building. Development of the part of the subject land north of Station Street would be partly visible in this view cone. The eastern part of the land east of the railway line is of low visibility and its development would not be prominent.

Viewing Location 6 provides a close range view of western part the subject land and the northern edge of existing development on Station Street below the St James Church hill, including the former Central Creamery manager's cottage. There is no visibility of the Railway Station. There is a partial view of the Central Creamery buildings and of the Rotolactor.

Viewing Location 7 is approximately at the end of the visual catchment of the subject land on Woodbridge Road to the west of the village. There would be little, if anything, of the future development on the land to see from this direction. None of the proposed development east of the railway line would be visible.

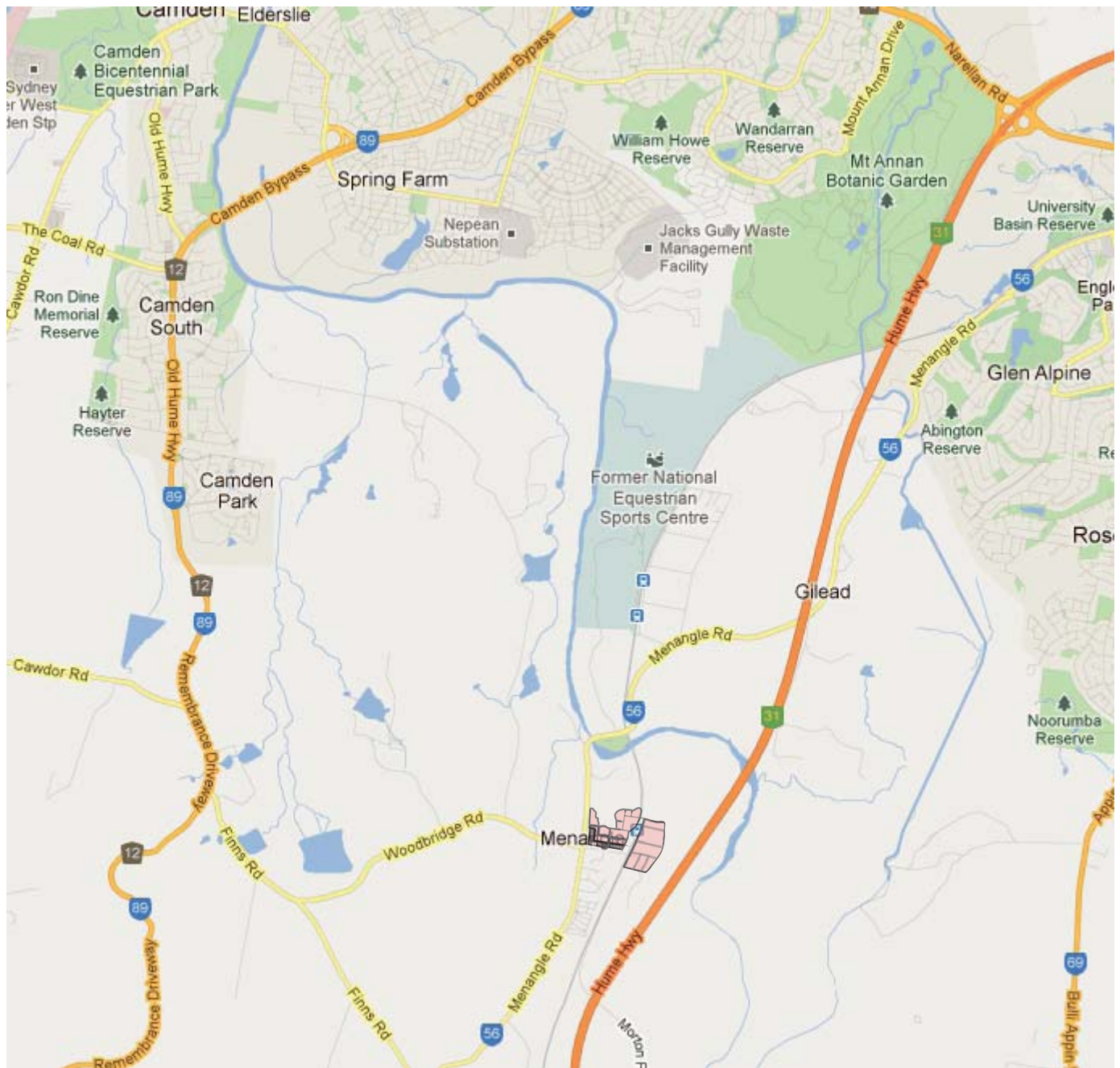
Viewing Location 10 indicates the character of the land seen from the local road, Moreton Park Road. This part of the land is of high visibility to this road.

Station Street provides a range of opportunities to view the land, between the intersections with Menangle Road and Moreton Park Road and the railway overpass bridge east of Stevens Road, as does the Railway Station, from which part of the development east of the railway line would be visible. The area directly north of this viewing location has been approved for residential subdivision and prepared for that purpose. As a result, the development of this area would substantially reduce the visibility of future development of the subject land beyond.

To summarise with respect to the visual exposure of the land to the public domain, the area bounded by Menangle Road, Station Street and Stevens Road is of the highest visual exposure and it also contains a concentration of heritage items. It is visible from the grassed area north of St James' Church and beyond its treed landscape. The area east of the railway line is of low external visibility and of low visibility to most of the village itself.

2.2 Analysis of views of and between heritage items

Map 4 shows the spatial relationships between the items of heritage significance that are shown on Table 1 Above. It also shown an overlay in transparent grey colour, that indicates the area of the village that has little or no visual contact with the subject land. There is a group of heritage items that are listed in the LEP on Menangle Road south of the intersection with Woodbridge Road and Station Street which are on the west side of the road. Because of the slope to the west and the effect of intervening topography and taller buildings in the vicinity of the Menangle Store and St



Map 1: Sub regional context



Approximate location of subject site

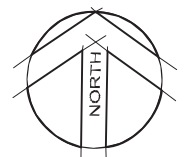
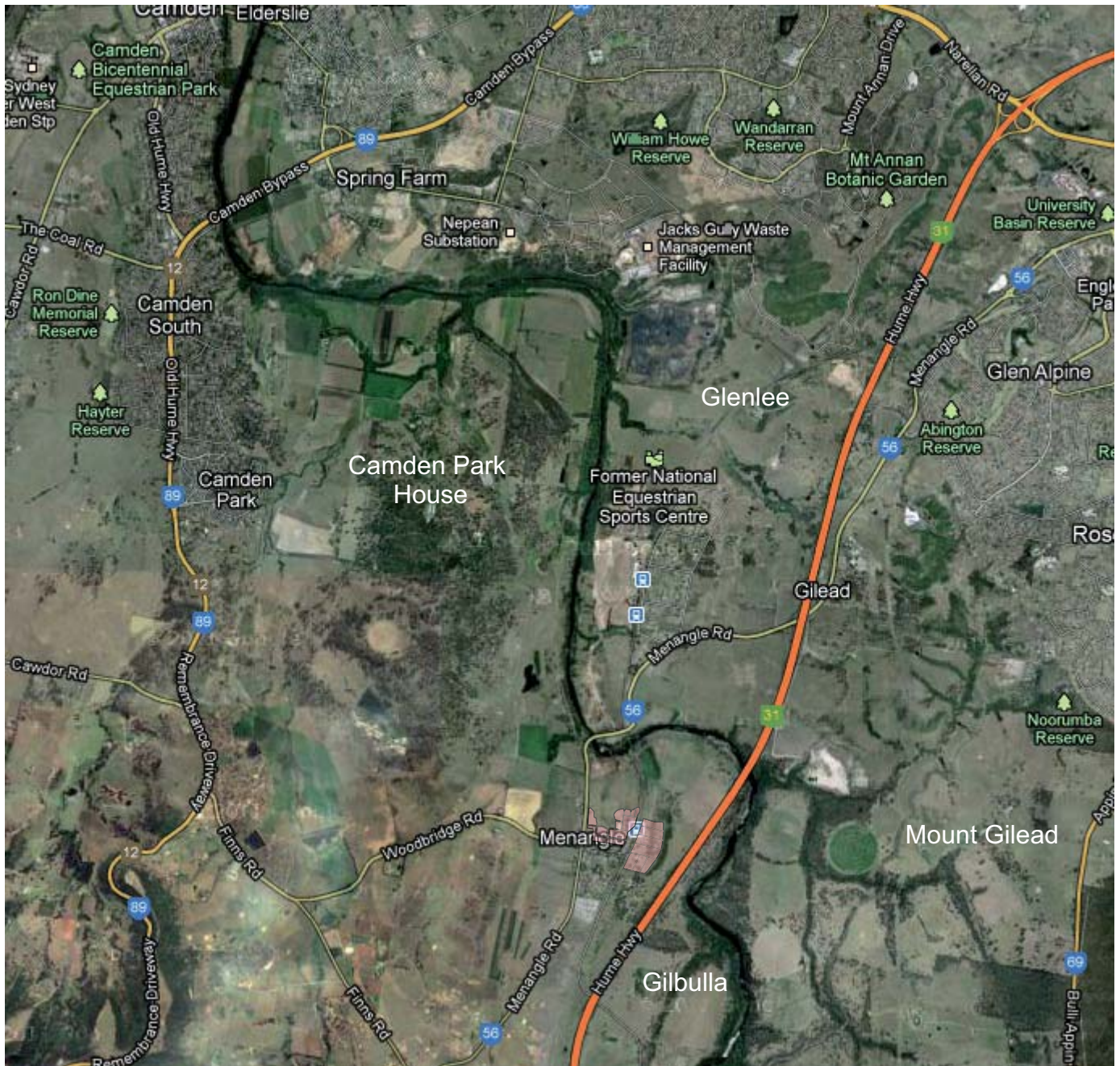


Image Courtesy Google Earth Not to Scale



Map2: Sub regional context



Approximate location of subject site

1

Viewing Location (refer to Photographic Figures)



Image Courtesy Google Earth Not to Scale



Patrick's Church, they do not appear to have views of the subject land. The roof of St Patrick's Church is partly visible in some views from the subject land, but no part of the curtilage or places in the church from which there could be views are visible.

The locations of the relevant heritage items are shown on Map 5, with the exception of the Railway Bridge over the Nepean River. It is considered that while it is an item of significance and a landmark, it does not provide a viewing place. In any event, given its distance from the subject land, there would be no significant effect on its visibility or setting that would arise from development of the land for residential purposes.

The general location of the other items or groups in relation to the land are shown on Map 5. The map also shows view lines between items, graded as to whether they are direct and unimpeded views, or are blocked to some extent by existing features such as vegetation or foreground features. It also shows views that will be lost as a result of development of the approved subdivision in Station Street as blue dotted arrows.

Item 182, Station Street, Central Creamery Manager's Cottage:

The cottage faces the road in a conventional suburban manner. There is an existing view from the residence toward the Store and the village to the south, adjacent residences to the west and from the rear toward the Central Creamery and Rotolactor site. The cottage would be visible from the first floor of the Creamery Building. The views other than toward the road and village will be affected by future residences on the approved subdivision of which the cottage is a part.

Items 186-190, 92, 96, 100-102, and 106 Menangle Road, Cottages

The cottages face the road, but have variable setbacks and front garden treatments. They potentially have view across the western part of the subject land toward the cluster of heritage items. Direct visibility is impeded to varying degrees by intervening buildings and vegetation. Some of the vegetation is remnants of the formal avenue leading to the Central Creamery complex. There is no view between the items and the Railway Station, Railway Station residence, sheds east of the Central Creamery buildings and Creamery Station siding.

The views between these items and the edge of the village south of Station Street will be affected by approved development of intervening land. The view of the hill and St James' Church above and behind is unlikely to be lost as a result of that development.

Item 198, 2 Station Street, Menangle Store

There is a view between parts of the land west of the railway line and west of the Central Creamery complex of buildings. There are oblique views between the store and the cottage group to its immediate northwest along the west side of Menangle Road. There would be views between the first floor of the Central Creamery southern building and the Store. The Railway Station, Railway Station residence, sheds east of the Central Creamery buildings and Creamery Station siding are not visible from the Store.

The views between the store and the land immediately to its north will be affected by future development in the approved subdivision north of Station Street. Views from the first floor of the store toward the vicinity of the Central Creamery buildings would be retained providing there were appropriate controls on building heights in the view line.

Item 191, 119 Menangle Road, St Patrick's Church.

Part of the roof of the church may be visible from land west and north of the Rotolactor site and



Map3: Visual exposure to public domain



Approximate location of subject site



Local landmarks exposed to views from the public domain



Viewing Locations

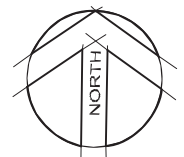


Image Courtesy Google Earth Not to Scale



Map 4: Visible Local Landmarks



Approximate location of subject site



Prominent landmarks: St James Church Hill, General Store/
St Patrick's church, Railway and Creamery Station Buildings



Viewing Location (refer to Photographic Figures)

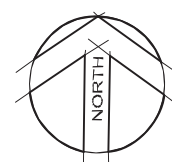


Image Courtesy Google Earth Not to Scale



Map 5: Views of and Between Heritage Items from Subject Land



Approximate location of subject site



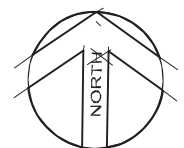
Heritage items visible from or in the context of the subject land

Unimpeded view

Partial view

Affected by existing subdivision¹

Image Courtesy Google Earth Not to Scale





possibly the first floor of the Central Creamery building. There do not appear to be any place in the church land from which either the subject land or the heritage items are visible.

Item 194, 131 Menangle Road, St James's Church

The church is the most widely visible landmark in Menangle village, being on its highest point and is prominent in views from the subject land, in particular the western section. Because of its elevated location, height and distinctive form, it is also visible at closer range than other items, for example over the roofs of buildings in Station Street, seen from the street itself. It is visible from most of the eastern part of the subject land, including Stevens Road, the Railway Station parking area, the Central Creamery formal entry, the land west of the Creamery complex and between it and the Rotolactor, and would be prominent from the first floor of the southern building in the complex.

The visibility between the Church and the Central Creamery complex and the Rotolactor was greater in the past as demonstrated in the photograph in the GBA report referred to above. The general visibility of the Church and what remains of its landscaped setting on the hill following subdivision of land for residential purposes around it on all sides, will not be likely to be affected by development as proposed, provided that critical view lines are retained by appropriate subdivision design and buildings are controlled with regard to height, setbacks and the like.

Item 197, 1370 Moreton Park Road

The cottage has a view that is substantially screened by vegetation in the subject land and in the railway line reserve, toward the Railway Station, with a backdrop of the taller buildings associated with the Central Creamery complex and some later sheds. The view would be lost as a result of intervening development as proposed. The significance of the loss is assessed below.

Item 181, Station Street, Menangle Railway Station

The item is not within the land owned by the proponents, however it is relevant as an item of State significance and one older than the items in the village. There are view lines between the item and the Central Creamery complex, including the former platform and siding. St James Church is visible from the area adjacent to the station along the alignment of Stevens Road.

Item 1100, 47 Station Street, Camden Park Estate Central Creamery

There are views between the Creamery buildings and a number of items, as shown on Map 5. As the only two storey structure north of Station Street and because of its form, light colouring, red tiling and distinctive ventilators on the roofs, the main building complex is widely visible. There are direct views between it and the Manager's cottage and St James' Church, with partly to extensively screened views between it and the cottage group on Menangle Road, and the Central Store. As a local landmark, there are also significant views that include it with others, such as those in the view access identified on Maps 3 and 4, which include it in views with the Railway Bridge over the Nepean River. The complex shares views with other close significant items also, being the Railway Station to the east, the remnants of the Rotolactor to the west and the Manager's Cottage to the west, as indicated above.

Item 183, 15 Menangle Road, the Rotolactor

The Rotolactor building is of low overall visibility because of its dilapidated condition, dark colour, missing fabric, low scale and screening by intervening features in the landscape, including more recent additions to it. It is visible from a short section of Station Street near the intersection with Stevens road. There is a view line between it and St James Church. There are close range views between it and the Central Creamery complex.



2.3 View analysis tables

The following tables detail the findings of the assessment of the views in relation to the heritage items within the visual catchment of the subject site. The table is supported by the Maps and Photographic Plates within the Report.

Table 2: Views analysis tables

Criteria	Heritage item and/or important public domain locations		
	Camden Park Estate Central Creamery Mangager's Cottage	Camden Park Rotolactor	Cottage Group Menangle Road Nos. 92, 96, 100-102 and 106
Level of significance	Local	Local	Local
Is the site visible from this heritage item and its curtilage?	Yes The western part only is visible Yes.	Yes The western part only is visible Yes,	Yes The western part only is visible Yes
Is the site in the view line from this heritage item to other heritage items?	The site is in the view line toward the Central Creamery and Rotolactor	A small part of the site is in the view line to the Central Creamery	Part of the site is in the view line between these items and the existing heritage complex adjacent to the railway line
Will the proposal be visible from this heritage item and its curtilage?	Yes The western part of the development area only will be visible from the rear of the dwelling and its lot boundary curtilage	Yes The western part of the development area only will be visible	Yes The western part of the development area only will be visible
Will the proposal affect views from this heritage item to other heritage items?	Yes, in some cases The proposal will change the character of the foreground of the view. The view line to the first floor of the Central Creamery will be retained The management of the future heritage precinct will be likely to expose significant views that have been lost as a result of construction of unsympathetic buildings and landscape items in the past	Yes The proposal will facilitate the conservation of the items and of a sympathetic setting inside a heritage precinct, which will allow the views between items to be accentuated The proposal will be predominantly outside the setting that is shared by the Rotolactor and the other items of the Central Creamery complex The relationship between the existing heritage items will be retained, accepting that some views will be changed as a result of the existing approved subdivision when built The views that exist between the precinct and other items will predominantly remain unchanged	Yes The proposal will change the character of some of the foreground of the view There will be a similar change to the character of the view as a result of construction of the existing approved residential subdivision
Are the view between heritage items across the subject site heritage views (of heritage significance) or incidental	Incidental views	Heritage views	Incidental views

Criteria	Heritage item and/or important public domain locations		
	Camden Park Estate Central Creamery Manager's Cottage	Camden Park Rotolcator	Cottage Group Menangle Road Nos. 92, 96, 100-102 and 106
Will the proposal affect views to this heritage item from the visual catchment?	No The item will be able to be interpreted from the public domain as at present	Yes The current views of the item however are highly restricted. The future views of the item as it is interpreted in the proposed heritage precinct will be more accessible to the public and therefore the heritage value will increase	No The item will be able to be interpreted from the public domain as at present
What other impacts will the proposal have on the heritage items?	Nil	The proposal will make the heritage item accessible and integrate it into an active heritage precinct. Their aesthetic values will change	The effects on existing views should be balanced against the overall benefits, which will be positive with regard to recognition and promotion of the heritage values of the place

Criteria	Heritage item and/or important public domain locations		
	St Patrick's Catholic Church	Cottage 1370 Moreton Park Road	Menangle Railway Station Group
Level of significance	Local	Local	State
Is the site visible from this heritage item and its curtilage?	No The item is partly visible from the site but not to viewers at the item	Yes Part of the site is in the view line between the item and the Railway Station complex	Yes Some of the eastern part of the site is visible from this item
Is the site in the view line from this heritage item to other heritage items?	No	Yes However, the view is substantially screened by existing vegetation	Yes The site includes the area proposed for a heritage precinct that will include the adjacent items in an extended curtilage The view lines between the items will be clarified and the significant fabric revealed to view, compared to the existing r

Criteria	Heritage item and/or important public domain locations		
	St Patrick's Catholic Church	Cottage 1370 Moreton Park Road	Menangle Railway Station Group
Will the proposal be visible from this heritage item and its curtilage?	No	Yes Part of the residential development will be in the view line from the item and its lot boundary curtilage	Yes Some of the residential development area east of the railway line will be visible from the item The heritage precinct will also be highly visible from this item, with which it will be integrated by way of access , public domain cross-connections, landscape and open space.
Will the proposal affect views from this heritage item to other heritage items?	No	There is no significant view access between the items or features if it that will be negatively affected	Yes It will open up connections to and view to the fabric of the adjacent items and the heritage precinct in which they will exist
Are the views between heritage items across the subject site heritage views (of heritage significance), or incidental?	Incidental	Incidental	Heritage views
Will the proposal affect views to this heritage item from the visual catchment?	No	No The item will be able to be interpreted from the public domain as at present	Yes The item will be visible from an urban instead of a rural setting. It will be accessible to substantial numbers of people and visible in the context of an extensive heritage precinct and community focussed hub.
What other impacts will the proposal have on the heritage items?	None	Nil	The effects will be positive with regard to recognition and promotion of the heritage values of the place

Criteria	Heritage item and/or important public domain locations		
	St James' Church	Menangle Store	Camden Park Estate Central Creamery
Level of significance	Local	Local	Local
Is the site visible from this heritage item and its curtilage?	Yes The western part of the site is visible. The eastern part may be partly visible	Yes The western part of the site is visible in the foreground of view from the store	Yes The western part of the site is visible from the Central Creamery buildings, formal entry on that side and the receiving dock area. Part of the eastern part of the site is visible across the railway line in the vicinity of the former siding and platform
Is the site in the view line from this heritage item to other heritage items?	Yes The site is partly in the view line toward the Central Creamery and the Rotolactor The existing view toward the Railway Station will be retained	Yes The western section of the western part of the site is visible from the ground floor or this item Most of the western part of the site would be visible from the first floor	Yes Part of the site to the south of the item is in the view line between it and St James' Church and its garden curtilage Part of the site is in the view line between the item and the Store and also between it and cottage on Menangle Road
Will the proposal be visible from this heritage item and its curtilage?	Yes The western part of the proposal will be visible from this item and part of its curtilage on the north side The eastern part of the proposal will be of minor visibility, subject to an appropriate level of retention of existing vegetation canopy and future landscaping	Yes The western part of the residential component of the development is visible. However, the character that it would create in that view line is essentially the same as would occur when the area approved for subdivision on the north side of Station Street is put to that purpose.	Yes Residential development will be visible to the south and west of the item and partly visible to the east

Criteria	Heritage item and/or important public domain locations		
	St James' Church	Menangle Store	Camden Park Estate Central Creamery
Will the proposal affect views from this heritage item to other heritage items?	The proposal is likely to increase the views of other items of significance such as the Central Creamery complex that have become obscured by uncontrolled growth of vegetation and construction of unsympathetic buildings	Yes There is an oblique view from in front of the item toward the western side of the heritage complex of the Central Creamery and Rotolactor sites. However, the future development of residential properties that is approved on the north side of Station Street will reduce or eliminate views of these items The existing view over the land toward the east and toward the heritage complex from the first floor of the Store can be retained by appropriate subdivision design, heights and locations of buildings	Yes The proposal will be visible in the view line between the item and St James' Church, the Store and the cottages on Menangle Road. Subject to appropriate controls on heights, locations and form of buildings, the views between the item and St James' Church will not be significantly affected The view between the item and the Store, looking from the Store at street level, will be affected by development on the approved subdivision south of Station Street. There will be a view retained from the first floor over the proposed development, which is intended to be subject to single storey height controls. The proposal will open up views to other heritage items from this item, such as toward the Railway Station and the Trestle Bridge over the Nepean River on the railway line
Are the view between heritage items across the subject site heritage views (of heritage significance) or incidental	Heritage views	Heritage views However, Council permitted the residential subdivision of land north of the store in the recent past, indicating a willingness to facilitate development in Menangle notwithstanding heritage considerations.	Heritage views toward St James Church, the Railway Station, the Creamery Manager's Cottage, the Rotolactor and the Store. Incidental views toward the cottages on Menangle Road

Criteria	Heritage item and/or important public domain locations		
	St James' Church	Menangle Store	Camden Park Estate Central Creamery
Will the proposal affect views to this heritage item from the visual catchment?	Yes The proposal will not negatively affect views to the item, provided that appropriate development controls are applied to subdivision design, location and heights of buildings, appropriate setbacks, landscape etc, such as those in the former DCP 41 which applied to the village	Yes The proposal will have no effect on the dominance of the corner that it occupies by the Store. There will be a minor impact on the view of the store from the north. However, the edge of the residential area will move northward away from Station Street as a result of the existing subdivision approved, which will in itself reduce the direct visibility of the Store in distant views. The distinctive elevations of the roof form and gables will remain prominent, provided development controls are put in place that are similar to those in the repealed DCP 41.	Yes There will be a reduction in the visibility of the item in views from part of Menangle Road to the west of the site and a change in the character of the view from the north west, although the item itself will be more prominent when conserved and when superfluous buildings and landscape items in the view line are removed.
What other impacts will the proposal have on the heritage items?	The proposal will facilitate the means necessary to conserve, rehabilitate and potentially to adaptively re-us the significant items on the subject land by incorporating them into an active heritage precinct and community hub. Without significant investment in their future they will continue to degenerate, as there is no incentive for anyone to look after them	The proposal will have no significant impact on the prominence or distinctiveness of the Store at the main intersection of the village, or its contribution to the assemblage of heritage items that exist primarily along the frontages of the two relevant streets.	The proposal is to conserve the item and other associated items in an extended heritage precinct, which will balance the change in direct visibility of the item in some views against the high accessibility of the precinct to the public to which it is presently unavailable, including integration of the interpretation of the significance of the items into the public domain, landscaped precinct and community hub around the railway station.



2.4 Development proposed in the Heritage Conservation Area

The western part of the re-zoning is proposed within the boundary of the Heritage Conservation Area (the HCA) and the eastern part within an area that is designated for special heritage curtilage investigation. We have been informed relevant to this application that this study is likely to propose to extend the HCA to incorporate a Landscape Conservation Area to the north and east effectively encompassing all of the area proposed for re-zoning in this application. The study on which the extended boundary foreshadowed above is based was not complete or available for comment at the time of this submission.

With Council's permission we have had informal discussions with the author of the study, Mr Chris Betteridge. We understand that the boundary that will be proposed, in relation to this application, will generally conform to the boundary determined for the visual catchment from the freeway shown in the graphic in Appendix 1 from the former Visions document, ie. Extending to the Nepean River to the north and to the Freeway to the east.

We understand that Mr Betteridge considers that there can be only very limited development within the LCA boundary, primarily based on the heritage significance of the existing cultural landscape and its historical associations with the Macarthur and Macarthur-Onslow historical periods, which he considers require greater acknowledgement and protection.

We acknowledge the individual and collective significance of the heritage items associated with the various periods of influence of these important dynasties and the contribution that they make to the present heritage significance of the place. We also consider it important to recognise the settings of the items. We agree that the land exhibits cultural overlays and changes over time that reflect its history and in that regard it can be interpreted as a European cultural landscape. However, there are very extensive areas of rural land with similar association with the same historical figures in the Camden and Wollondilly municipalities.

A curtilage is a defined area, the heritage values of which must be managed by specific heritage management policies. A curtilage is the minimum area of a specific item, without which the significance of a heritage item cannot be retained. The churches, the Central Creamery and individual cottages and groups have identifiable and manageable individual and in some cases collective curtilages. The village is not a heritage item in itself; in fact most of it has no heritage significance, notwithstanding the presence in it of some significant items.

We do not agree that the historical associations or the fact that the land is part of a cultural landscape would justify the designation of the land north and east of the village in what is essentially a visual catchment in views from the Freeway, as an extended curtilage for the village. We do consider that the settings and the curtilages of the items of significance on the land should be determined and protected, but we do not consider that restrictive heritage controls over the remainder of the land are the appropriate controls for what is in fact a relatively undefined area of rural land.

Additionally, from a practical viewpoint, there is little benefit to the public to be gained by such a restrictive approach to development in the LCA. That is not to say by any means that anything goes. However other than for the railway station and railway viaduct bridges, which are in public ownership, the remainder of the heritage items associated with the subject land are in private ownership. They include some substantial buildings that vary in condition from very dilapidated



to stable but presently unusable, large structures of no future use or existing heritage value and which may become unstable and need to be demolished, landscape items, plantings of unknown provenance and many other features yet to be discovered.

The Rotolactor and the Central Creamery have no prospect of being conserved with their original functions, as identified in the GBA submission. Mr Betteridge agreed in conversation with us that it was unrealistic to envisage a literal conservation of the item.

Inevitably, they would need extensive work to stabilise them before they could even be made safe. They would need much more to become habitable. If they have no use, they are not of sufficient significance or interest to survive or be viable like museum pieces, notwithstanding the story about the Macarthur eras that they are able to tell. Our experience is that such structures require very significant inputs of capital and the ability to generate significant income, or be subsidised by other associated activities, to be able to be conserved in rural or small village contexts.

To “freeze” them by surrounding them with a restrictive control over land use will not guarantee their retention as heritage items. While it is always possible that economic and social circumstance will change in the future and a new and high demand for the use of the items will occur, justifying their having been frozen, experience indicates that they will in fact degenerate through lack of maintenance and may reach the stage of requiring demolition for safety reasons. None are of State significance and thereby protected by the Heritage Act and as such there are no sanctions that can be applied to the owners, whoever they may be in the future, to ensure that they are not lost by neglect.

There is no incentive for a private owner to invest the necessary capital in this kind of project in a location such as Menangle where there are significant risks that even a popular adaptive re-use may not attract enough interest to repay the outlay and ultimately be viable enough to retain the item in perpetuity.

One conventional approach to conservation of these separate items is to carry out a curtilage study for each, propose a heritage curtilage that is the minimum area to retain the significance of the items around each and develop conservation policies for each one based on a separate Conservation Management Plan. A difficulty with that approach is that it may isolate the items from each other and thus lead to diminution of their heritage values. The spatial connections in this case are very important to the individual and collective value of the items and not best served by separate curtilages.

An alternative and more urbanist approach is proposed in this application. This is that rather than there being specific curtilages determined, the items are all contained, with the exception of two cottages, within an extended curtilage that is more than sufficient to the significance of each one. This has been called the heritage core in the concept plans. It would need to be subject to careful consideration at the detailed design stage, however the principles governing the conceptual layout have been agreed between GBA and ourselves (heritage architects and landscape heritage consultants respectively) and have informed the overall layout of the core and of the surrounding residential development pattern, which retains significant linkages and heritage views.

Part of the means by which the heritage items are conserved is the capital that flows from sale of the residential land, which in turn pays for the creation of public open space and a community hub associated with the group of items and the heritage core within which the items are stabilised and protected. As demand grows, the adaptive reuse of the items will generate further real and social capital for the local and wider community. In that context the heritage values of the items come to



life for a wider contemporary community, which is the primary aim of heritage conservation.

In our opinion, the proposal is a legitimate and justified use of the land and also a contemporary approach to heritage conservation, that is compatible with Council's existing vision for the land north of the village and not incompatible with the LCA, whatever the boundary may be.

2.4 View conservation and visual impacts mitigation strategies

2.4.1 Relevance of heritage views

The assessment with regard to heritage views shows that there are some views including heritage views that will be affected by development as proposed. The most significant views are considered to be those between the complex of heritage items (Railway Station, Central Creamery Rotolactor) and St James' Church.

We have also identified some views that we consider incidental, even though they are between items of individual heritage significance. This applies to the group of cottages on the west side of Menangle Road north of the intersection with Station Street/Woodbridge Road and the cottage on Moreton Park Road. It was probably for practical reasons that the cottages were placed where they are (ie. so they did not conflict with the use of the land associated with the Creamery and later the Rotolactor). The locations were not contrived or designed to exist or to have some formal association, such as occurs between the St James' Church and the heritage complex near the Railway Station, or between Station Street and the Station.

Existing views between individual heritage items will be lost by the development of existing approved residential land north of Station Street, for example that between the ground floor of the Store, the rear of the Creamery Managar's cottage and between the group of cottages on the west side of Menangle Road north of the intersection with Station Street/Woodbridge Road and the complex of items on the subject land. The application will have no further effect in that regard.

2.4.2 View of the village generally

An initial issue in this regard concerns the general views from the visual catchment in relation to the heritage items. We have analysed the visual exposure of the village and the specific items to views from the external public domain. Although there are various potential viewing places, the predominant view in which the structure of the village and the subject land is visible is from slightly east of north on Menangle Road in the view corridor shown on Map 3. At the micro scale, this axis is also on the alignment of the northern limb of Riversford Close, off Station Street, which had St James' Church on its axis.

The subdivision pattern of Menangle generally does not acknowledge the primacy of the location of St James's Church and its landscaped curtilage on the hill. In fact the cul de sac style subdivision pattern makes the hierarchical arrangement of the original village largely unintelligible and none of the streets are terminated by significant items. The proposed subdivision plan has an access off Station Street to a road inside the development area that is on this axis, which is intended to accentuate the view of the Church in close and more distant view and to also retain an open vista to it from the future residential area.



The proposal will not change the appearance of a hard edge between the urban part and the rural surroundings of the village. The edge will be further north and more irregular, or less linear than at present. The heritage group (Central Creamery, Rotolactor and Railway Station) will be slightly less prominent individually in the more distant view because of adjacent residential buildings and landscape. However, subject to appropriate height controls on the future residential buildings, the larger buildings will retain their landmark status.

At close range, the proposal for the western part of the land will change the character of the view, predominantly in the view from Menangle Road to the immediate north of the village. There will be a significant change in the appearance of the land in this view, but of a kind that is compatible with the existing village and the future development of the approved residential subdivision. There will be minor visibility of the development east of the railway line.

2.4.3 View conservation and impact mitigation

The assessment concluded that the views between items that will not be affected by existing approved subdivision and its development in the future, will largely remain either as at present or with minor changes, subject to consideration of appropriate development controls.

The assessment also concluded that there is a mutual heritage view between St James' Anglican Church and the Central Creamery/Railway Station. This is not likely to be negatively affected by the proposed development. It found there was another between the Creamery and the former Manager's cottage's location. The view between the items will be significantly changed in character in part, but some visual contact along the view line may be retained. There is also an existing view between the remains of the Rotolactor and the Church. Given the low scale of the Rotolactor, buildings in the vicinity may result in a decrease in visibility or loss of view of that item. It is argued above that this is not an unreasonable outcome if balanced against the high community access that should occur as a result of development of the heritage core area.

Policies will need to be put in place to retain the greatest possible visual access to the items that is reasonable at the fine grain level of design and to assess the merits of specific applications as they are made. The kind of controls in DCP 41, notwithstanding it has been repealed, are considered to be a good model, if the application is approved.

Other general recommendations are:

1. Buildings should be controlled to a single storey in height.
2. The location of future dwellings and ancillary structures, other than heritage items, will be considered with the objective of retaining or maximising the existing heritage views identified in this report.
3. Vistas to heritage items from the heritage core will be created by the alignment of roads, setbacks of buildings and public domain landscape to ensure the identified view lines are protected at the detailed design stage and when applications are made to add or modify buildings.
4. Built form should be compatible with the existing urban structure of the village, as well as exhibiting style, materials, massing and details that are relevant to the rural setting outside the village.
5. Buildings should not be embellished with detailing derived from the existing heritage items



in the vicinity, but be of their time, while compatible with the village typology of dwellings, consistent with the general principles outlined in DCP 41.

6. Street front and rear boundaries are not to have metal or solid timber fences. Fences should be of a rural character, eg. wire, timber, combinations of these, and be visually permeable.
7. The merits of individual building heights and massing will be determined on a case by case basis with the objective of retaining the identified views of and between heritage items.
8. Buildings, including garages and ancillary structures, will be located away from the street frontages and rear boundaries of lots so as to retain an open appearance in relevant view lines and to prevent the appearance of a wall of structures from being created.
9. Front and rear setbacks will be considered relative to specific view lines and may be varied to achieve the best result in regard to retaining open vistas and view lines.

2.5 Summary Conclusion

The proposed development will result in a medium-high change in the visible character of the western part of the subject site and a medium-low change in the eastern part. The topography of the site will not be altered to a significant extent.

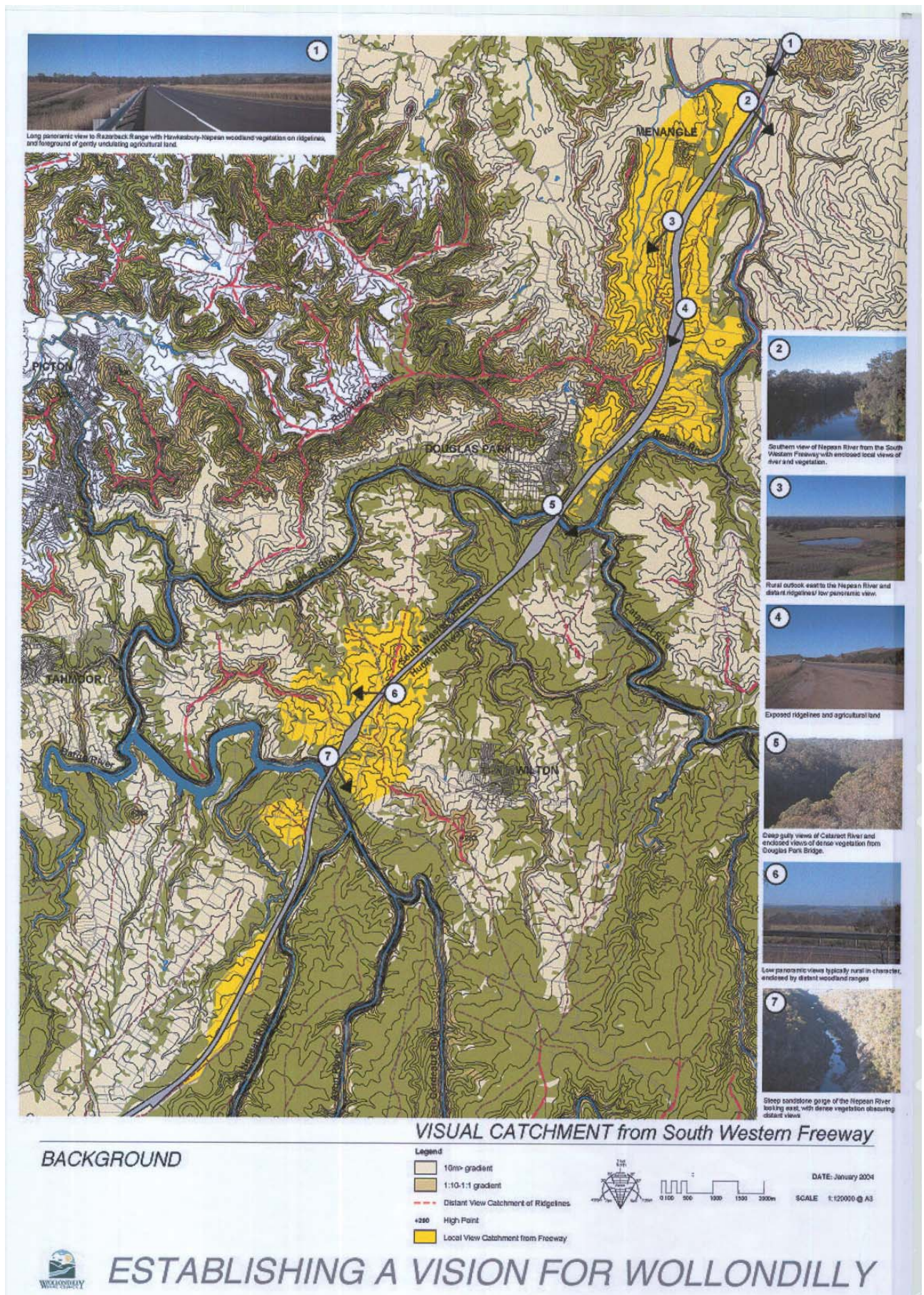
The visual access to the existing local landmarks will not be significantly changed, however they will be seen in a changed context in some cases. The design of the proposal has been cognisant of the need to retain and enhance views from external and internal locations of significance where possible. The most significant heritage views will be protected and in some cases enhanced.

An analysis of heritage views shows that the significant views will be retained although the foregrounds will contain residential development in some cases. Principles have been provided that will ensure that there is an acceptable level of impact on heritage views.

The proposal for a heritage core to the future development is innovative, relevant to the heritage significance of the place and will ensure that there is the potential for viable future uses for the items in the context of a community core of land in the public domain. There will be reduction of some existing view opportunities to heritage items in views from outside the land. On balance, this is considered to be an acceptable outcome, given the high future accessibility of the items to the local and the wider community that will be achieved if the proposal is approved.

In our opinion, the proposal is consistent with good strategic planning principles and with contemporary heritage conservation practice and is worthy of approval on those grounds.

Appendix 1: Visual Catchment in Visions Document



Appendix 2 Visual Exposure Analysis



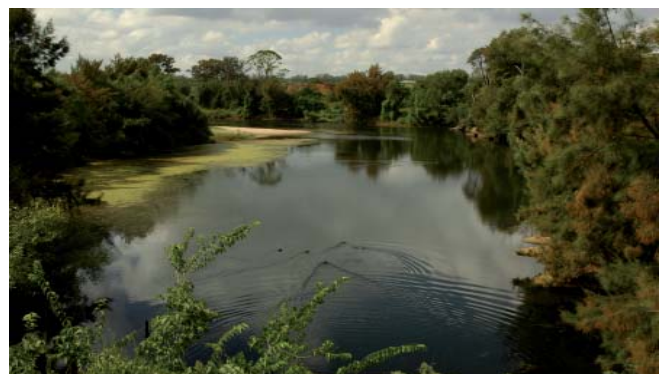
Photographic Plate 1: (Viewing Location 1) Looking south from Menangle Road approximately 400m south of the Southern Freeway overpass bridge



Photographic Plate 4: (Viewing Location 4) Looking south from Nepean River Reserve, off Menangle Road.



Photographic Plate 2: (Viewing Location 2) Looking south from Menangle Road.



Photographic Plate 5: (Viewing Location 5) Looking southeast from the bridge on the Nepean River, Menangle Road.



Photographic Plate 3: (Viewing Location 3) Looking southwest from Menangle Road in the vicinity of the property named 'The Pines'.



Photographic Plate 6: (Viewing Location 6) Looking southeast from Menangle Road in the vicinity of the entrance to the Benedict Quarry Site.



Photographic Plate 7: (Viewing Location 7) Looking east on Woodbridge Road about 100m west of Root Orange Creek.



Photographic Plate 10: (Viewing Location 10) View toward part of the subject land from Moreton Park Road



Photographic Plate 8: (Viewing Location 8) Looking north east from Menangle Road, south of Menangle Village near number 436



Photographic Plate 11: (Viewing Location 11) View south west from the south bound lane of the Southern Freeway about 200m south of the Menangle Road underpass bridge



Photographic Plate 9: (Viewing Location 9) Looking west from the south bound lanes of the Southern Freeway opposite the proposed site of subdivision



Photographic Plate 12: (Viewing Location 12) View toward the proposed heritage precinct from land to the north east between the freeway and the subject land



Photographic Plate 13: (External Viewing Location 13) Looking west from the north bound lanes of the Southern Freeway toward the subject land..



Photographic Plate 16: (Viewing Location 16) St Thomas' Church seen at close range from Station Street across land adjacent to the former school.



Photographic Plate 14: (Viewing Location 14) Looking about west on the alignment of Station Street, across the approved subdivision existing north of the road, during earthworks in 2010. The land is not .



Photographic Plate 17: (Viewing Location 17) Menangle Railway Station looking south west toward part of the subject land



Photographic Plate 15: (Viewing Location 15) View toward existing residential fringe of the village from Moreton Park Road south of the intersection with Station Street



Photographic Plate 19: (Viewing Location 19) Railway Station from east side of tracks



Photographic Plate 20: (Viewing Location 20) View south on alignment of former Creamery Station spur line



Photographic Plate 23: (Viewing Location 23) View of west facade of Creamery building complex



Photographic Plate 21: (Viewing Location 21) Handling area of Creamery Building



Photographic Plate 24: (Viewing Location 24) Railway station looking west toward proposed heritage precinct.



Photographic Plate 22: (Viewing Location 22) South elevation of Creamery Building



Photographic Plate 25: (Viewing Location 25) Looking south west toward St James' Church from near the railway station.



Appendix 3: Curriculum Vitae: Dr Richard Lamb

Summary

I am a professional consultant specialising in visual impacts assessment and the principal of Richard Lamb and Associates (RLA). From 2009 until 2011 was an honorary senior lecturer in Architecture and Heritage Conservation in the Faculty of Architecture, Design and Planning at the University of Sydney. I have taught and specialised in resource management, environmental impact assessment and visual perception studies for 30 years.

RLA is a firm that provides professional services, expert advice and landscape and aesthetic assessments in many different contexts. We carry out strategic planning studies to protect and enhance scenic quality and landscape heritage values, conduct scenic and aesthetic assessments in all contexts, from rural to urban, provide advice on view loss and view sharing and conduct landscape heritage studies. We act for various client groups on an independent basis, including local councils, government departments and private clients to whom we provide impartial advice. I provide expert advice, testimony and evidence to the Land and Environment Court of NSW in various classes of litigation. I have appeared in over 120 cases and made submissions to several Commissions of Inquiry. I have been the principal consultant for over 350 consultancies concerning the visual impacts and landscape heritage area of expertise during the last ten years.

At the University of Sydney I had for 28 years the responsibility for teaching and research in my areas of expertise, which are visual perception and cognition, aesthetic assessment, landscape assessment, interpretation of heritage items and places and cultural transformations of environments. I taught both undergraduate and postgraduate students in these areas, giving specialised elective courses in visual and aesthetic assessment. I supervise postgraduate research students undertaking PhD and Masters degree academic research in the area of heritage conservation and Environment Behaviour Studies (EBS). I am a member of the EBS disciplinary group. The latter field is based around empirical research into human aspects of the built environment, in particular, in my area of expertise, aspects of visual perception, landscape preference and environmental cognition. I carry out empirical and scholarly research in these fields on a continuing basis.

I have a number of academic research publications in local and international journals that publish research in EBS and heritage conservation and I am the co-editor of the academic Journal of the Australian and New Zealand Association for Person-Environment Studies, called by the acronym PaPER (People and Physical Environment Research), which publishes papers in EBS, environmental psychology, cultural heritage management and in heritage conservation. The association has affiliations with a number of international EBS research organisations. I have had a number of research papers published in the last five years on landscape perception and preference, landscape aesthetics and heritage conservation.

I have developed my own methods for landscape assessment, based on my education, knowledge from research and practical experience. They are related to seminal research carried out in the 1970s, sometimes described at the Visual Management System approach, but are highly modified by myself in the light of contemporary knowledge of aesthetic preference and cognition and my experience in visual impacts assessment in urban environments. These methods have also been the subject of a number of professional seminars and of guest lecture courses I have conducted at the University of New South Wales.

Qualifications

Bachelor of Science - First Class Honours from the University of New England.

Doctor of Philosophy from the University of New England in 1975.



Visiting lecturer, University of New South Wales, School of The Built Environment
Principal of Richard Lamb and Associates and Director of Lambcon Associates Pty Ltd.

Since 1980 I pursued research related to my teaching responsibilities and professional practice. My major research works are in:

Landscape heritage assessment

Visual perception

Landscape assessment and heritage impact assessment

Social and aesthetic values of the natural and built environment

Affiliations

Professional

Chartered Biologist, Institute of Biology (UK)

Editor, Journal of the Australian and New Zealand Journal for Person Environment Studies, titled "People and Physical Environment Research"

Community Organisations

Member National Trust of Australia

Chairman Landscape Conservation Committee (1995-2001)

Member Bush Management Advisory Committee (1989-2003)

Member Landscape Conservation Committee (1985-2008)

Chairman Landscape Assessment Committee (1985-1991)

Government Committees

Member, Cultural Heritage Research Advisory Committee, Department of Environment and Conservation
NSW National Parks and Wildlife Service

Member, Australian Heritage Commission, NSW Natural Environment Evaluation Panel (1998-2000)

Member, South East Queensland Regional Organisation of Councils Scenic Amenity Study Program Advisory Committee (2003-2005)

International Journals for which Papers are refereed

Landscape & Urban Planning

Journal of Architectural & Planning Research

Architectural Science Review

People and Physical Environment Research (Journal of the Australian and New Zealand Association for Person Environment Studies)

Journal of Environmental Psychology

Australasian Journal of Environmental Management

Ecological Management & Restoration



Assessing Heritage Items, Settings and Cultural Landscapes

Assessment and Advice

- Blue Mountains City Council
Advice on visual and heritage impacts of development application, Everglades, Everglades Avenue, Leura.
Advice on visual impacts of building materials and colours, heritage precinct, Lawson.
Advice on merits of development application, Scenic Railway site, Katoomba.
- Breen Holdings
Assessment, analysis and report in response to Emergency Listing of Kurnell Peninsula under the Environment Protection and Biodiversity Conservation Act 1999.
- Bubinja, G & S
Pre DA advice re proposed additions and alterations to heritage homestead Kurrawong, Dunmore.
- Burnside Uniting Care
Heritage view line study and pre-DA report, proposed residential development, Morton Street, Parramatta.
- Chisholm, S
Advice concerning heritage and visual impacts of proposed demolition and redevelopment of Willeroon, Ocean Road, Palm Beach.
- Camden Council
Cultural landscape and assessment of heritage significance of William Howe, Reserve, Camden, Heritage Assistance Grant Program.
Scenic and cultural landscape advice re proposed subdivision, Kirkham Lane, Camden.
- Carlton United Beverages Ltd
Assessment of heritage and related scenic issues for strategic planning study, CUB site, Broadway, Sydney.
- Centennial Parklands and Moore Park Trust
Heritage assessment and statement of Cultural Significance for Anzac Parade, Sydney.
- Civil and Civic
Assessment of visual and heritage aspects of development application, conversion of The Boiler House building, Pyrmont Point.
- Colleen Morris in association with Godden Mackay Logan
Heritage curtilage, cultural landscape assessment and visual controls recommendations, Elderslie Urban Release Area, Camden LGA.
- Corporate Renaissance Pty Ltd
Advice on heritage visual and impacts of development application, Currawong Beach, Pittwater.
Advice on heritage and visual impacts, potential rezoning and development applications, Blue Mountains NSW.
- Danny Kedron Architects
Advice on heritage values, scenic qualities and landscape heritage resources assessment, Bronte.
- Department of Urban Affairs and Planning
Scenic Quality Study of the Hawkesbury-Nepean River as part of review of State Regional Environmental Plan No. 20.
Landscape, heritage values and strategic planning study of Hoxton Park Corridor, Western Sydney.
Visual, heritage and cultural landscape boundary location investigations, Hoxton Park Corridor, Western Sydney Regional Parklands.
Cultural and recreational landscape values study, recommendations for form and location of expansion of Waste Services New South Wales facilities, Eastern Creek, Western Sydney.
Cultural and scenic landscape assessment of excluded lands parcels, Western Sydney Regional Parklands, Doonside.



- Drivas, T
Advice and advocacy concerning heritage view impacts, proposed maritime facility, Toocooya Road, Hunters Hill
- Fuge, Brad
Heritage landscape and streetscape assessment as part of pre-DA study, Easterly, Upper Spit Road, Mosman.
- Hard Line DeZign
Advice and advocacy with Willoughby Council on visual impacts and amenity effects of development controls on new dwelling proposal, Northbridge.
- Hornsby Shire Council
Heritage, scenic qualities and landscape heritage resources study of rural lands of the Shire as part of the Rural Lands Study.
Scenic resources study and strategic planning advice, Brooklyn and Environs Management Plan.
- Knight, D
Assessment of heritage impacts of proposed retrospective approval of adjoining development, Loch Lomond Crescent, Burraneer Bay.
- Lake Macquarie City Council
Development assessment of visual and landscape heritage impacts, application for resort and high density housing, former coal preparation plant, Catherine Hill Bay.
- Landcom
Visual and heritage landscape assessment, Western Sydney Parklands, Core Parklands Precinct 2 and interface parcels 2, 3 and 4.
- Lowey, S
Advice, advocacy and evidence to Land and Environment Court of NSW concerning potential visual impacts of additions and alterations to two dwellings, Victoria Street, Watsons Bay.
- Manly Council
Advice on landscape heritage and visual impact issue concerning an appeal against refusal of development application, Manly Wharf, by Manly Wharf Pty Ltd.
Heritage impact assessment, residential development, Pine Street, Manly.
- Moran Health Care Group
Heritage and visual impact analysis for proposed new residential development, Swifts, Darling Point.
- Mosman Council
Heritage curtilage assessment as part of development assessment adjacent to an item of State Significance, "Woolley House", Bullecourt Avenue, Mosman.
- OPSM
Statement of heritage impact of proposed additions and alterations, The Corso, Manly.
Statement of heritage impact of proposed additions and alterations, Military Road, Mosman.
- Pittwater Council
Palm Beach Conservation Area: Heritage impact assessment on proposed redevelopment of Blueberry Ash Square and its impact on the Palm Beach Conservation Area.
- Presbyterian Ladies College, Croydon
Statement of heritage impact on significant gardens, proposed building extensions, PLC Croydon.
- Roads and Traffic Authority
Heritage Impact Assessment of proposed tree maintenance, "Overthorpe", New South Head Road, Double Bay
- SCEGGS Darlinghurst
Advice concerning heritage and visual impacts of proposed additions to the School.
- Soma Design Partnership
Opinion on heritage impacts of proposed terrace style infill housing, Wilson Street, Newtown.



- Southern Cross Development Group
Statement of visual and heritage impact as part of Statement of Environmental Effects, proposed conservation of Ashton, Elizabeth Bay Road, Elizabeth Bay and construction of new apartment building.
- The Danks Group
Statement of heritage impact of proposed development on heritage listed stone wall, Burns Bay Road, Lane Cove.
- Travis McEwen Group
Advice on visual and heritage conservation constraints, development application, Bishopscourt, Darling Point.
- Uniting Church of Australia
Visual and cultural landscape assessment, constraints and strategic planning advice, potential urban release area, Raby Road, Leppington.
- Whelans Australia
Review of documentation concerning heritage landscape and visual issues, St Columba's Springwood, for Trustees of the Catholic Church for Archdiocese of Sydney.
- White Bay Joint Steering Committee
Submission to Minister for Planning regarding potential visual impacts, proposed alterations to White Bay Cement Terminal.
- Willowvale Villages Pty Ltd
Visual impact, visual constraints and landscape heritage study, proposed residential development, Morpeth, Hunter Valley.
- Wingecarribee Shire Council
Visual and heritage landscape impact assessment, Burrawang, Southern Highlands.
Development Control Plan for citing of dwellings in rural zones.
- Winten No 5 Pty Ltd
Heritage, scenic qualities and landscape quality impact assessment, residential development, Potts Point.
- Wollard, K
Scenic quality and landscape heritage assessment, rural subdivision proposal, Duckenfield.

Land and Environment Court Proceedings

Altamira v Burwood Council

Demolition and SEPP5 development proposal, Livingstone Street, Burwood.

Architectural Projects v Manly Council

Conservation and addition of apartment component, 'Dungowan' South Steyne, Manly.

Australand Holdings Pty Ltd v Sutherland Council

Resort development application, Captain Cook Drive, Cronulla.

Blue Mountains Council ats Cecil D Barker

Proposed subdivision and construction of new dwellings, curtilage of Stoneholme Estate, Woodford.

Cody Outdoor Advertising Pty Ltd v South Sydney Council

Proposed retention of existing rooftop advertising sign, Oxford Street, Darlinghurst.

Dixon H v Wingecarribee Council

Proposed conversion of existing stable to manager's residence, Foxleigh Farm, Sutton Forest.

Dumaresq Shire Council ats Commercial and Residential Developments Pty Ltd

Proposed rural residential subdivision, curtilage of Palmerston Estate, Dangerleigh Road, Kellys Plains, Armidale.



Hobhouse K v Minister assisting Minister for Infrastructure & Planning and Sydney Gas Operations Pty Ltd
Proposed gas plant adjacent to Mt Gilead Homestead, Campbelltown.

Hunters Hill Council ats Bykerk
Proposed additions and alterations to heritage listed property, Vernon Street, Hunters Hill.

Joshua International Pty Ltd v Ku ring gai Council
Proposed new residence, Rosebery Road, Killara.

Kanowie v Woollahra Council
Proposed new residential apartment building adjacent to heritage listed properties, Yarranabbe Road, Darling Point.

L D Fowler Pty Ltd and anor ats Flower and Samios
Proposed subdivision and construction of residential development, Jane Street, Balmain.

Leichhardt Council ats Bezzina Developments Pty Ltd, proposed development involving demolition and alterations to heritage listed property, Darling Street Wharf, Balmain.

Leichhardt Council ats Charteris
Proposed demolition and construction of new dwelling, Punch Street, Birchgrove.

Lend Lease Development Pty Ltd v Manly Council:
St Patrick's Estate, Manly

- Development precinct 2 (1998)
- Development precincts 1, 2, 3 and 5 (1997)
- Development precincts 5, 10 and 11 (1998)

Manly Council v Vescio
Proposed new dwelling in curtilage of heritage property, Pine Street, Manly.

Marie Antoinette Aviani v Burwood Council,
Demolition and SEPP5 development proposal, Livingstone Street, Burwood.

McClenehan J and T v North Sydney Council
Proposed additions and alterations to heritage listed property for the purpose of SEPP5 development, Cremorne Road, Cremorne.

Ricki Developments Pty Ltd v The City of Sydney
Proposed demolition and redevelopment, former warehouse building, Quay Street Haymarket.

Royal Botanic Gardens & Domain Trust and Minister for the Environment ats City of Sydney Council
Judicial Review of heritage and aesthetic impacts of replacement of trees in The Outer Domain, Sydney.

South Sydney Council ats Gameplan Sport and Leisure Pty Ltd
Proposed McDonalds restaurant, Lot 5, Anzac Parade, (the Old Grand Drive) Centennial Park, Sydney.

Sydney Council ats Anglican Church
Proposed master plan for new apartments, curtilage of St John's Church, Darlinghurst.

Taralga Landscape Guardians Inc v Minister for Planning and RES Southern Cross Pty Ltd, appeal against Minister's approval of proposed wind farm, Taralga.

Toon, John v Ku ring gai Council,
Proposed demolition of existing dwelling and SEPP5 residential development, Pentecost Avenue, Pymble.

V Berk and M Kersch v Woollahra Council
Proposed demolition and construction of mixed development, Gap Tavern site, Military Road, Watsons Bay.

Wilton v Hunters Hill Council
Proposed alterations and additions to existing dwelling, Edgecliff Road, Woolwich.

Winten Property Group v Campbelltown Council
Proposed rural and residential development adjacent to Macquarie Field House, Quarter Sessions Road, Glenfield.