

High

Remaining elements from the previous residence and school building (1871 - 1959) to the rear of the site including the remnant stone and brick edged drive and pathway. Any underground remains representing the footprint of the former residence, weathershed or other out buildings.

Remaining tree plantings from the Arbor Day and boundary plantings including :

- * Pinoak (However as it is dead, need not be preserved, just noted)
- * Cypress / Pine plantings including Golden Cypress, Thuja, and Radiata (including seedlings)
- * Eucalypts remaining from the indigenous species of the area, as their free standing grandeur within the grassland is a significant part of the rural character of the Camden Park Estate.
- * Childrens paintings in the Weathershed.

Moderate Archaeological Potential

Ground undulations, terraces and former circulation routes, fence post housings, and flag pole housings

Moderate General significance

Toilets and Weathershed, concrete paving and modern circulation routes.

Hedge planting around eastern and southern perimeter. (the plants themselves are a weed species and should be removed, however the form of boundary definition by hedge / dense trees or shrubs helps to define the perimeter.)

The remaining timber flagpole, sandstone blocks and paving stones left as rubble on the site.

Neutral to Significance

BMX track and Fireplace "grove".

Intrusive to Significance

The 1960 Residence.

Modern metal fencing.

4.4 Significance in relation to surrounding heritage items / conservation area

MENANGLE URBAN CONSERVATION AREA (Locally listed, recently assessed as State Significance - 2006)

The School site and building is a significant contributing element in the Conservation Area, as an original core Village building, along with the General Store, the School of Arts, the St James and St Patricks Churches and the Rotolactor.

The school also fronts Station Street which along with Menangle Road and Woodbury road form the nucleus of the original village layout.

The School buildings date from the 1900 - 1940's predominant period of the major buildings and residences which make up the conservation area.

The open space of the school site enhances the approach views of St James along Menangle Road and Station Street.

CAMDEN PARK ESTATE (State and National)

The School site retains its original subdivision size and open paddock arrangement which dates from the initial land transfers from the Camden park Estate.

The school is directly opposite and over looks the rotolactor site, which, while not part of the SHI listed Camden Park Estate curtilage is none the less a significant element of the Camden Park heritage and footprint.

The Development of the school as part of the development of the Village of Menangle is an important element in the heritage of the Camden Park Estate, and its direct relationship by donations of land and other inputs toward its founding reflect the influence and patronage of the Macarthur Onslow Family.

ST JAMES ANGLICAN CHURCH (Local listing but identifies state significance, National)

The school is linked to the development of the church as the school replaced a church school that was also replaced by the St James Church. The school was provided by the Macarthur Onslow family from within the "Church Paddock" and is part of the view outlook from the church grounds.

The School grounds form a significant part of the views to the church on the hill from the railway approaches and the northern approach from Menangle road.

5.0 LISTINGS, ZONINGS AND FUTURE USES

5.1 Listings and Zonings

Camden Park Estate : SHR 00341

The Camden Park Estate Curtilage extends to the North West Intersection of Woodbridge Road and Station Street at the Menangle Village. The main area of the Village is thus located outside the State Heritage Item, but benefits from the Rural view shed created by the curtilage. However, as the land on which Menangle Village developed within the Camden Park Estate and was part of the original Camden park tenant farming arrangements, the area has some significance by association with this highly important heritage item. As such the impact of any future development on the rural and village landscape in association with Camden Park, should be addressed, in future planning for the site.

Menangle Village DCP 41 - Wollondilly Shire Council

(Ref Appendix)

The key objectives of the Menangle Village Development control Plan is as outlined in Section 2.2 - Desired Future Character :

It is Councils intention to retain the existing heritage character of Menangle Village. ...

The Objective of this plan are :

- 1. To Help Achieve the objectives of Wollondilly Local Environmental Plan 1991.*
- 2. To coordinate new development in and orderly manner which is sympathetic to the heritage significance and character of the Menangle Village.*
- 3. To ensure new development is consistent with the desired future character of the Village.*
- 4. To ensure that the design and materials of new buildings and alterations to existing buildings are appropriate to the character of the Village.*

The DCP requires a development application for demolition within the Conservation area, and sets out guidelines for building form within the Conservation Area. The development guidelines indicate new developments within the area are to reflect the design styling and form patterns of the single storey early 20th century residential development, incorporating the land use and site coverage pattern and density consistent a rural village area.

Landscaping is to include brush box, silky oak, pepper trees, Monterey cypress poplars, jacarandahs, and canary island palms.

Lot sizes within the Menangle Village conservation area are to be retained as far as possible, or the pattern of lot proportions are to be retained.

Wollondilly LEP 1991

LEP 1991 indicates within its heritage related clauses 30- 34 that works to heritage items, or items within a heritage conservation area require the approval of Wollondilly Shire Council under the development assessment process. There is no specific requirement to refer the demolition of buildings within a Heritage Conservation Area to the NSW Heritage Office.

5.2 Objectives of Current Owners - Dept. of Education and Training (Refer to Letter – DET 28/09/07)

The Department of Education and Training has no current proposals for the4 ongoing use of the land for educational purposes.

Their current objective is to enable the land to be rezoned (From 5(a)) Special Use to residential, to enable the property to be sold for future residential use.

Since the closure of the school there has been no formal utilisation of the property. The Current School of Arts Signage indicating a community use of the site, has no formal record of agreement within the Department. Informal offers of return of the site to Wollondilly Council have been made but no formal or directional action has been taken by either party in this regard.

The concern of the Department of Education is that the unoccupied buildings currently present a safety and security risk as they are regularly entered and vandalised. It is likely that the remaining residence contains asbestos, which further presents a danger to unauthorised entry.

The department intends thus to demolish all the built structures in an effort to make the site safe and saleable for future residential use.

Previous applications for rezoning in 2000 have been rejected or not acted upon by Wollondilly Shire Council.

5.3 Works required to retain School House Building

The School Building is noted as being of Very High Significance in the Statement of Significance. However, as noted above it is the intention of the Dept. of Education to demolish the building along with other structures on the site. This is in part to the required amount of work to retain the building and allow for ongoing use. A structural report, hazardous materials report, and termite report were carried out on the building to establish the works required and the extent of damage.

Structural Report – Romeika and Gatsos

Condition - Critical Structural damage (Termite) to verandah beams
Non critical structural brickwork cracking and foundation movement to North east corner.
Roof and ceiling structure – no visible concerns however not able to fully inspect.
Drainage of roof water away from building

Required Works – Replace Verandah Beams
Repair cracking (visual only)
Clear Debris from site and protect building to prevent vandal ingress.

Termite Report - JPI Property Inspections

Condition - No Live termites found
Evidence of Termite Damage to -
Internal timber walls and wall framing (Not inspected – assumed)
All internal linings
Timber structure

Required Works – Inspection of places unable to be accessed (Sub floor and roof space)
Provision of permanent inspection openings
Immediate treatment of building
6 monthly inspections
Drainage of roof water away from building

Hazardous Materials – GETEX

Condition Asbestos Detected in the vicinity of the building
Asbestos in the debris on the verandah, and in the south western corner
Asbestos backing to former stoves
Asbestos backing to electrical board

Required Works Remove Debris
Remove Asbestos Sheeting behind former stove
Electrical board may remain in situ.

6.0 CONSERVATION POLICY

6.1 Conservation Objectives

The School site and School buildings are significant elements within the Menangle Urban Conservation Area and should thus be afforded some level of heritage conservation protection. However, without a viable ongoing use, the buildings will continue to deteriorate and present a hazard to local residents and a harbour for vandalism. Such continuing ongoing deterioration will then in turn detract from the conservation area.

The site is clearly an active termite area. As such if the buildings are to be retained in any form they would need considerable treatment and monitoring to control the termite threat. The level of dilapidation and adaptability of the residence, toilets and Weathershed, would make it difficult to justify the ongoing preservation of these items.

The works required to the Brick school building could be considered to be more superficial (without full knowledge of what lies beyond the ceiling lining and under the floor). Given the significance of this building as the feature building of the site, its contribution to the Menangle Conservation Area, and its status as the oldest building on the site, bearing in some form the design imprint of W.L. Vernon, consideration should be given to its retention.

Future adaptive reuse of the building would be possible and it could be incorporated into a new residential development or house or utilised for community use.

The works outlined in Section 5.3 will need to be carried out in the immediate future if the building is to remain intact until a such a viable use can be found.

The commitment to stabilise the building or to upgrade it for viable ongoing use is significant. As such if this requirement is to be placed upon the building, consideration of the provision of an incentive by Wollondilly Council should be given. Appropriate incentives could include the conditioned rezoning of the site to residential (as outlined in the attached drawing HR01), direct funding for the stabilisation works, transfer of ownership to WSC, waiver of DA fees, etc.

A change of Zone to residential or careful future subdivision of the site that retains the significant setting outlined in section 4 should be considered appropriate. A change of Zone that enables the site to be sold and utilised for appropriate future development is likely to be a means of providing for the viability of retaining the school building on the property as a heritage item.

The adjacent Paddock site added to the school in the 1960's does not contain built heritage, but contributes to the conservation area as an open space view line to St James church. Future rezoning and development of this land for residential purposes may be able to occur providing careful management of the view lines is observed within any future placing of houses and open space.

The key objective to the ongoing protection of the site and its contribution to the Heritage conservation area should be to :

- * Preserve the understanding of the school site as a core village site and function from the development period of the township.
- * Preserve view relationships between the school site and other key village buildings including St James Church, the Rotolactor and from the key street frontages.
- * Preserve the interpretability of the site as the site of the original Menangle Public School

6.2 Detailed Conservation Principals

(Refer to Attached HR01)

- 6.2.1 Preservation is preferred – for The 1906 - 1926 school house which should be retained fully intact with sufficient curtilage that enables the school building to remain visible from the Station Street Frontage.
- 6.2.2 Urgent stabilisation works – for the school building should include the complete removal of all hazardous and termite infested materials from the building and the replacement of any structural elements requiring full removal. Securing of the building with lighting, boarding up and a close perimeter security fence.
- 6.2.3 Adaptation is appropriate – The School house may be adapted for future reuse in a manner that preserves the essential structure and remaining viable fabric of the place.
- 6.2.4 Additional building works on the school house site should be restricted to single storey works that occur to the rear of the school house and are sufficiently distinct and separate such as to enable the original school house form and profile to remain prominent.
- 6.2.5 The area between the school house and Station Street should remain predominantly open landscaped space.
- 6.2.6 The view lines from the School house to St James Church should be retained.
- 6.2.7 Demolition is not preferred – however, this may be considered appropriate if after a full investigation by both the Dept. of Education and Wollondilly Council, it is found that there are no satisfactory or viable funding or incentive options able to be established for its ongoing protection.
- 6.2.8 As part of this investigation into the future viability of retaining the school building documented consultation should be made with the following key stakeholders :
- * The residents of Menangle
 - * Local historical Societies and the National Trust
 - * The NSW Heritage Office
 - * Local community organizations.
 - * Elected Councillors at Wollondilly Shire Council
- 6.2.9 Ground works in the vicinity of the former 1871 school and residence should be monitored by an archaeologist. An Excavation Permit under the NSW Heritage Act 1977 may be required for ground works in this area.
- 6.2.10 The original school boundary line should remain identifiable in any new subdivision pattern for the area.

- 6.2.11 Demolition of the toilets, existing 1960 school residence and other structures on the site (other than the 1906 - 26 school house) is considered acceptable. These items should be photographically recorded and mapped prior to demolition.
- 6.2.12 The Weathershed may be demolished after careful recording and mapping. Prior to the demolition of the weathershed consultation with the Local Community should occur to establish if there may be an appropriate home for the remaining childrens murals. It may be possible to house these within the grounds of the general store or some other public venue relating to Menangle. Records of these murals should be provided to the Local Historical Society.
- 6.2.13 Future subdivision of the school house site may be acceptable providing sufficient curtilage is retained to :
 - * Ensure the frontage view of the School house from Station Street is preserved as open space.
 - * Ensure sufficient room behind the school house to enable future adaptation for ongoing viable use.
 - * Ensure sufficient room to the sides of the building for it to remain a clearly free standing building within the open landscape.
 - * Ensure the original school boundary lot edge remains identifiable.
 - * Ensure existing view lines from the front area of the school house to St James Church are preserved.
 - * maintain a minimum lot size and building envelope for future development to ensure that the rural open landscape remains prominent.
- 6.2.14 Future subdivision of the adjacent paddock should be considered acceptable providing :
 - * Ensure the original paddock boundary lot edge remains identifiable.
 - * Ensure existing view lines from the front area of the school house and station Street to St James Church are preserved.
 - * maintain a minimum lot size and building envelope for future development to ensure that the rural open landscape remains prominent.
- 6.2.15 Future development proposals relating to both sites should be made available for community comment as part of the approvals process.
- 6.2.16 The 1906 - 1926 school building and site to the original school lot boundaries of Lot 1 DP 420139 should be listed as a locally significant heritage item on the Wollondilly Shire Council Heritage Register.

7.0 HERITAGE IMPACT STATEMENT

7.1 Description of Proposal

(Refer to Dept of Education and Training drawing 25/05/07)

The proposal is to clear all buildings and shrub vegetation from the School Property in order to make the site safe from Vandalism. The works will include :

- * Demolition of the 1906 - 1926 School Building
- * Demolition of the Residence and Garage
- * Demolition of the Weathershed and toilets
- * Removal all shrubs and undergrowth of trees.
- * remove all fences, paving and ground debris, even out undulations, topsoil and seed
- * Remove bell stand.

7.2 Review of the proposal with regard to the above Conservation Principals

The proposed clearing of the site as proposed should be considered acceptable under the following conditions :

- * Demolition of the 1906 – 1926 School building should only be considered if no viable use for the building can be found after community and wider stakeholder consultation.
- * Ground works for the clearing should be monitored as outlined in the above Conservation Policies.
- * The demolition works are progressively and photographically recorded. (Particularly in relation to works on the 1870 original School property).
- * The original fence line remains visible and interpretable.
- * An interpretation plan is provided in relation to any future subdivision plan that enables the ongoing interpretation of the site as the site of the school.

7.3 Review of the proposal with regard to LEP 1991 Wollondilly Shire Council

Menangle Village DCP 41 - Wollondilly Shire Council

The key objectives of the Menangle Village Development control Plan is as outlined in Section 2.2 - Desired Future Character :

It is Councils intention to retain the existing heritage character of Menangle Village. ..

The Objective of this plan are :

1. *To Help Achieve the objectives of Wollondilly Local Environmental Plan 1991.*
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The proposal will make safe a currently unsafe area in Menangle which will assist the future character of Menangle.

The proposal will not achieve the objectives of the Menangle Village DCP as it will involve the removal of a significant Existing village element in the former School building and will diminish the interpretability of the village as a heritage item by removing one of its key original core village buildings.

7.4 Review of NSW Heritage Office SHI questions - State Significance

Have all options for retention and adaptive re-use been explored?

Further exploration of the potential for adaptability of the 1906 – 1926 school building should be explored through community and wider stakeholder consultation.

Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?

Significant movable items should be relocated to a local publically accessible location (flag pole and bell stand)

Further exploration of the potential for the retention of the 1906 – 1926 school building should be explored through community and wider stakeholder consultation.

Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?

Retention of the 1906 – 1926 School building can only viably happen if urgent maintenance and stabilisation works are carried out as noted in the Conservation Policies of Section 6.

Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?

The advice of a heritage consultant has been sought and issues addressed outlined in this report. The project has also been discussed with the Wollondilly Shire Council Heritage Advisor

8.0 CONCLUSIONS

The proposal for the clearing of the site if carried out in accordance with the Conservation Policies state in Section 6.3 is considered acceptable with the following qualifications :

- * Demolition of the 1906 – 1926 School building should only be considered if no viable use for the building can be found after community and wider stakeholder consultation.
- * Ground works for the clearing should be monitored as outlined in the above Conservation Policies.
- * The demolition works are progressively and photographically recorded. (Particularly in relation to works on the 1870 original School property).
- * The original fence line remains visible and interpretable.
- * An interpretation plan is provided in relation to any future subdivision plan that enables the ongoing interpretation of the site as the site of the school.

9.0 REFERENCES

Wollondilly LEP 1 1994

Historic Wollondilly Student Fact Sheets - William Bayley for Wollondilly Shire Council

DCP 41 - Menangle Village - Wollondilly Shire Council 2000

Heritage Report - Menangle Public School (Closed School) - NSW Dept. of Education and Training Asset Management Directorate 2007

NSW Heritage Office State Heritage Inventory - St James Church, Camden Park Estate, Rotolactor. Vernon buildings.

Australian Heritage Database - Camden Park Estate, St James Church

Land and Property Information (Website) - Parish Maps Preservation Project

National Library of Australia (Piclib) - Various photographic records.

Australian Dictionary of Biography (Online) - W.L. Vernon

Camden - Farm and Village life in Early NSW - Alan Atkinson 1988

Wollondilly Shire Council Draft inventory Sheets - Menangle Conservation Area (2006)

Heritage Assessment - Rezoning - Conacher and Delahunty 2000

Heritage Impact Assessment - Menangle Public School - Otto Cserhalmi 1998

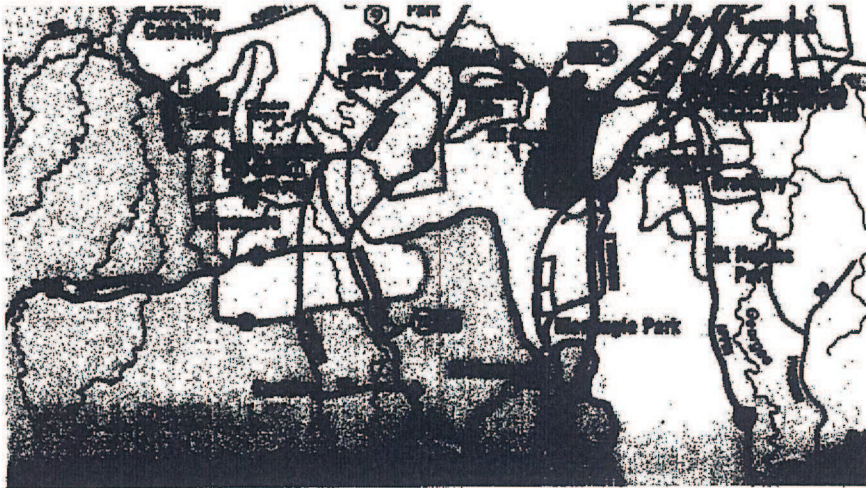
NSW Heritage Manual – Statements of Heritage Impact 1996 – NSW Heritage Office

Hazardous Materials Register Disused Public School Menangle – GETEX 2007

RAIA 20th Century Register – RAIA 2006

Structural Assessment of Disused Public School Buildings Menangle – Romeika and Gatsos 2007

Termite Inspection Report – Menangle - JPI Property Inspections 2007



Appendix 1.0 Location

Menangle Public School
Original title Conv. Book 120 No.184

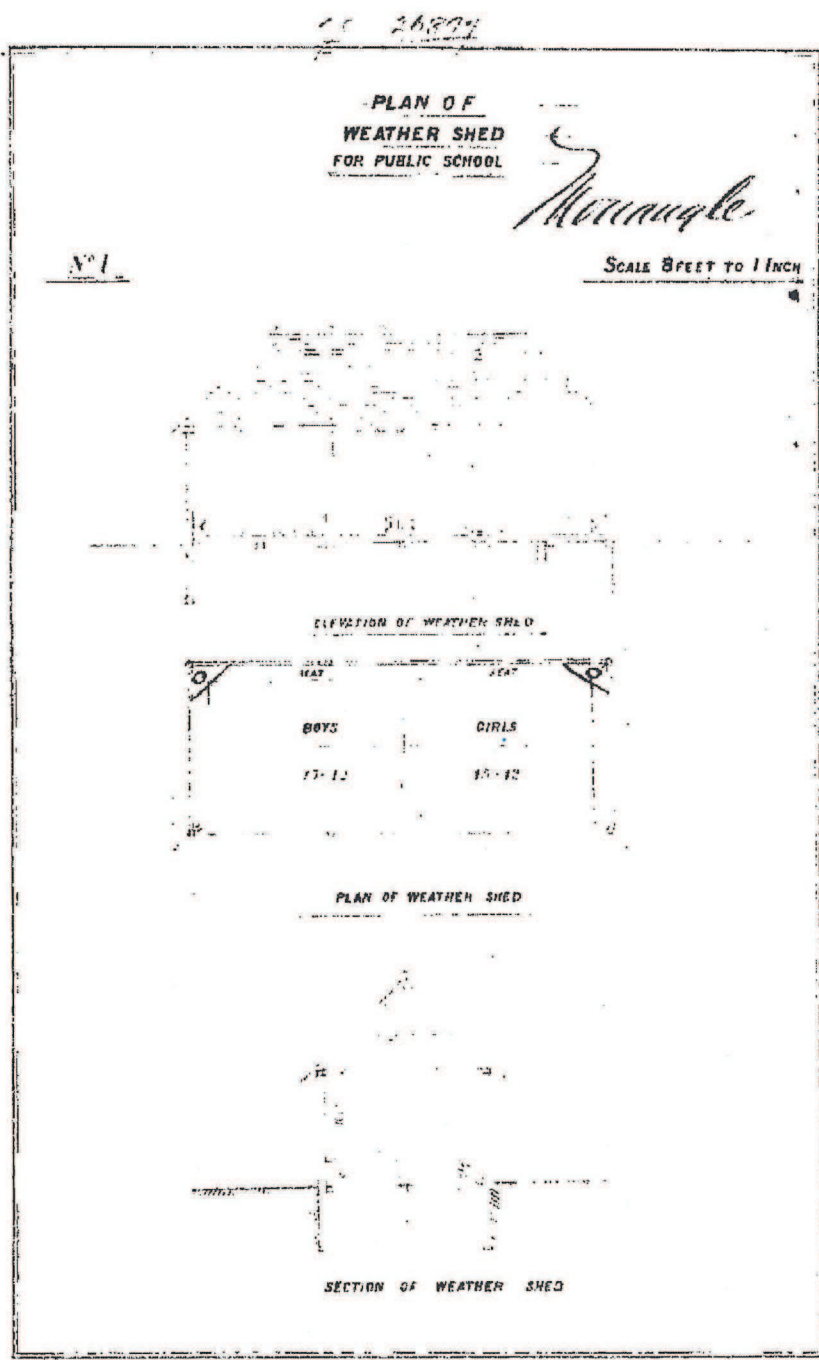
State Records 5/16813 Admin Bundle A

- 1878 plan of weather shed-attached
- 1886 need of extensive repairs
- 1890 map – 2 1/4 acres-attached
- 1891 Mrs Onslow will sell 2 acres for 200 pounds
Vol 5208 Fol 142
- 1892 closed school for repairs
- 1897 map of kitchen for residence

5/16813 Bundle B

- 1904 needed 1/2 acre from Camden Park estate for residence – offered free of charge
- 1905 plans of new school - attached
- 1906 new school building – old school building became part of teachers' residence
- 1915 residence repaired
- 1924 grounds fenced
- 1927 plans-additional accommodation provided-plans attached
- 1928 buildings in good repair
- 1929 weather shed needed removing
- 1930 shed derelict
- 1933 white ants in residence – beyond repair
- 1934 residence and school with white ants – grounds 'park like'
- 1935 repairs and renewals on residence
- 1938 excellent flower beds and vegetable plots
- junior farmers plots
- 1939 white ants still in school residence

Appendix 2.0 State Records Summary



Appendix 3.0 1878 Weathershed (State Records NSW)

MENANGLE PUBLIC SCHOOL.

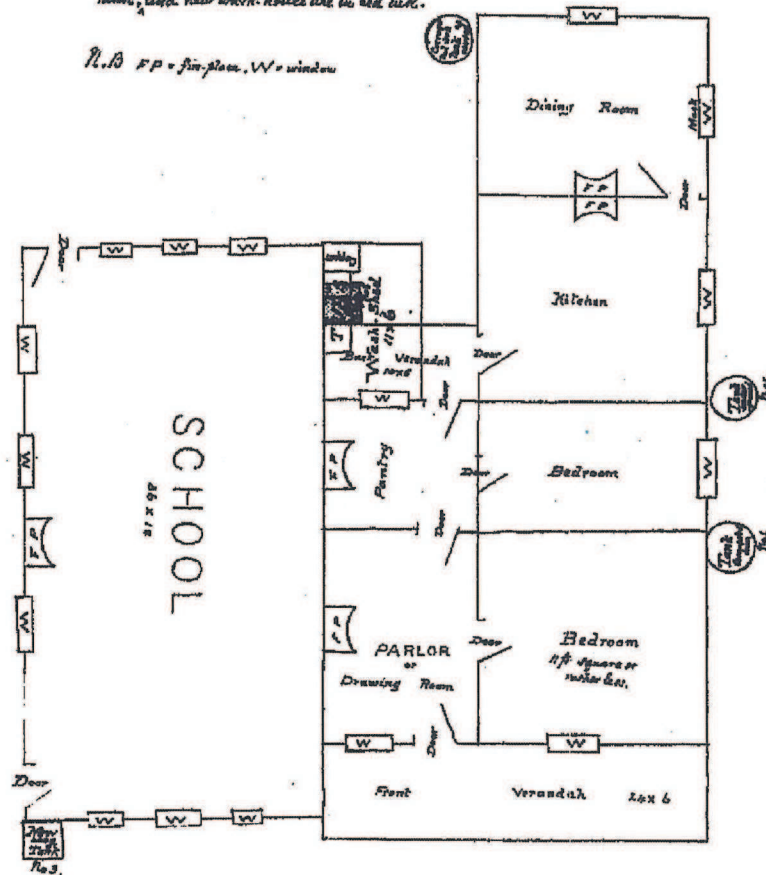
Rough Ground Plan.
Scale about 1/32 in. to foot (not exact)

Existing structures are in black ink.

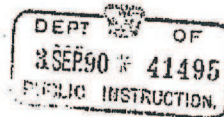
(No. 3)
Positions of proposed new noos, hulk, etc. for specification in purple ink.

(No. 4.)
My suggestions as to positions of new noos, hulk, and changed position of present corrugated hulk, and new wash-house are in red ink.

N.B. F.P. = fire-place, W = window



Appendix 4.0 : 1880's Plan of Residence and School
(State Records NSW)

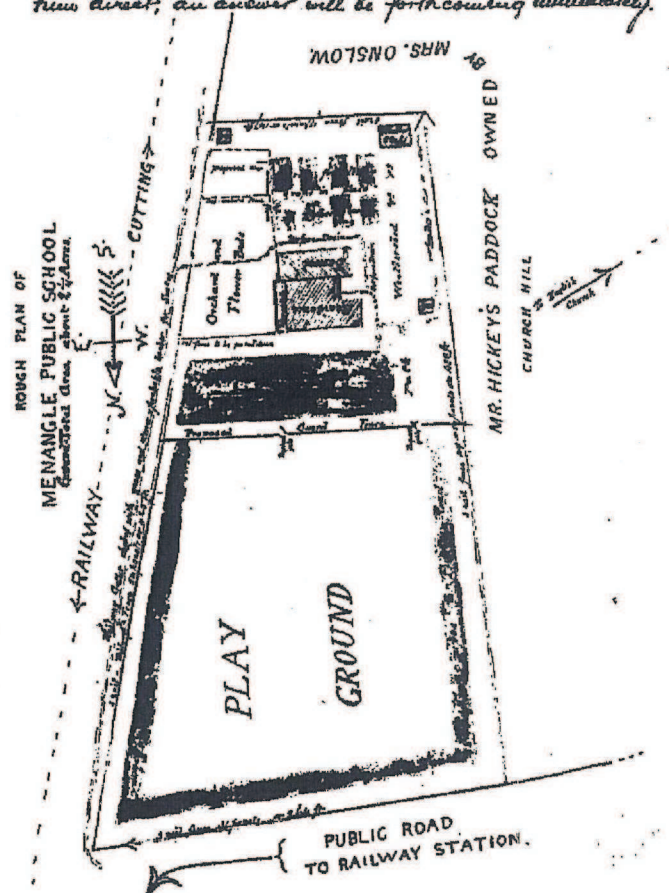


MENANGLE Public School.

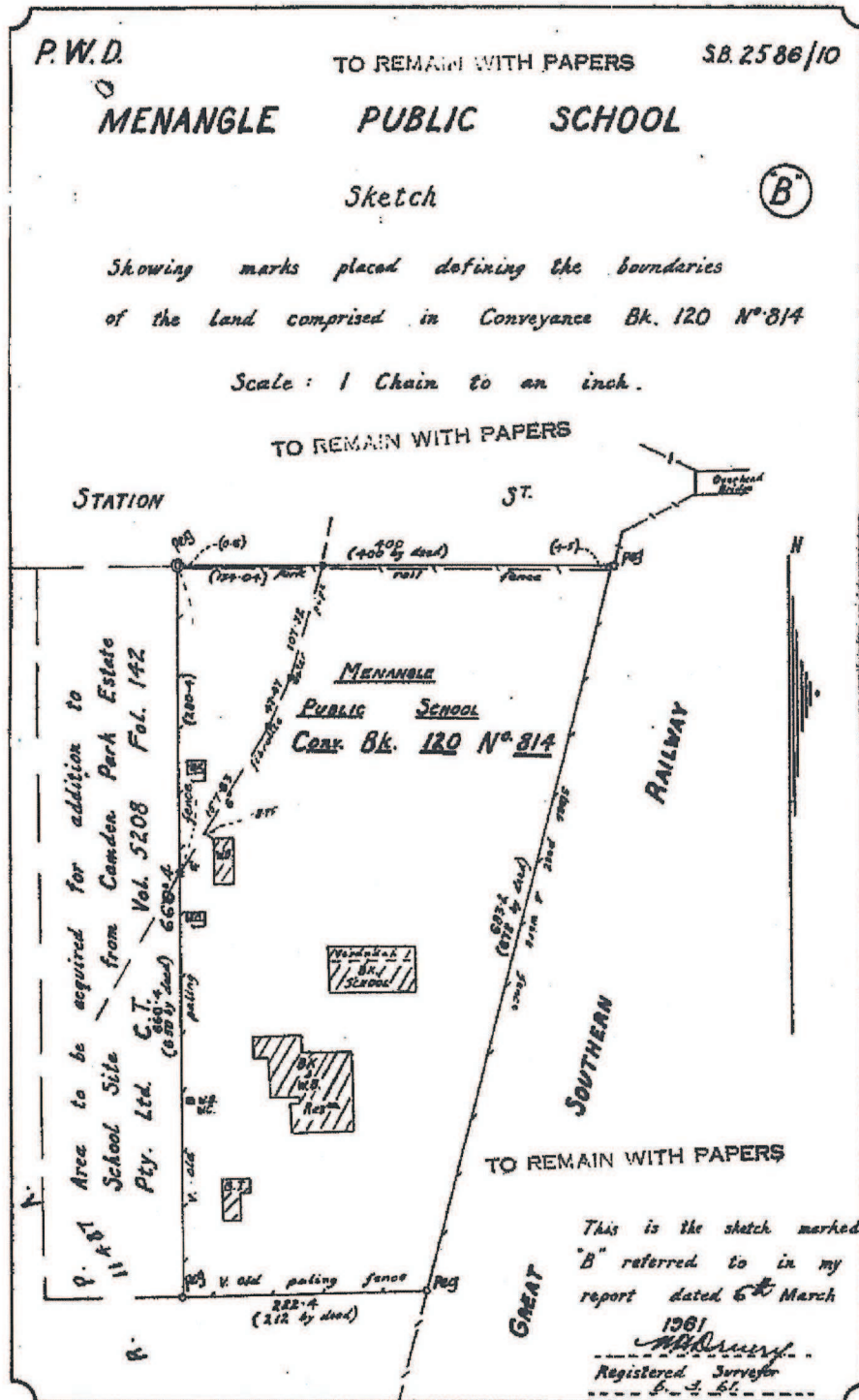
Approximate Area: 2 1/4 Acres.

Owner of adjacent land on S. & W. - "Mr. Captain Onslow"

Probable Cost of 2 Acres of above - "Mr. Thompson, Manager for Mr. Onslow, cannot give an answer bright as to price, but states that, if the Department communicate with him direct, an answer will be forthcoming immediately."



Appendix 5.0 : 1890's layout of School site
(State Records NSW)



Appendix 6.0 : 1930's Layout of School
(State Records NSW)

APPENDIX 7.0 PHOTOGRAPHIC RECORD

7.1 SITE



School Entrance Drive



Levelled Area



Sign



Frontage to original site



Drive to Adjacent Paddock and older dividing fence



Leveled Area



**Site of original school
and residence**





**Site of Original School
and Residence**



Rear Corner



Rear of site



**Residence from
school site**



Cypress Group



**Sandstone building
remains**



Location of Stone drive remains

