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GBA
Heritage

HERITAGE ASSESSMENT AND STATEMENT OF HERITAGE IMPACT

28 Mercedes Road, Ingleburn

March 2017



28 MERCEDES ROAD, INGLEBURN

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1.0

INTRODUCTION

1.1 REPORT OVERVIEW

This report has been prepared to accompany a Planning Proposal, number PP_2016_CAMPB_003_00, to amend the current land use zoning of the *Campbelltown Local Environmental Plan (LEP) 2015* to facilitate development of the Caledonia Precinct. The Planning Proposal also seeks to amend the LEP with the inclusion of site specific objectives and controls for the Caledonia Precinct primarily for residential purposes. These include consideration of a site specific Development Control Plan (DCP) approved by Council.

The land that is the subject of the Planning Proposal a property known as 28 Mercedes Road, Ingleburn that is listed as a heritage item of local significance in Schedule 5 of the *Campbelltown LEP 2015*.

There are no changes currently proposed to the *Campbelltown LEP 2015* heritage schedule or mapping, or the heritage provisions in clause 5.10 Heritage Conservation, as part of this Planning Proposal.

The Preliminary Concept Plan for the Caledonia Precinct prepared for the Billbergia Group for submission with the application indicates how the site may be developed for residential use, supported by public recreation and infrastructure areas.

This report reviews the heritage significance of the listed item at 28 Mercedes Road, Ingleburn and considers the heritage impact of the proposal.

This report concludes that, subject to the recommended mitigation measures, the Planning Proposal will have an acceptable heritage impact.

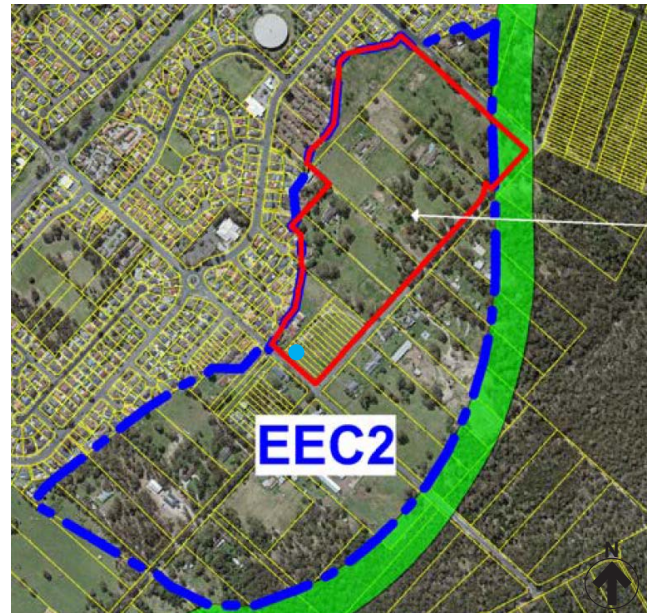


Figure 1.1
Location map showing the proposed Caledonia Precinct, outlined in red, within the Edgelands Landscape Unit EEC2, outlined in blue. The location of the subject stone cottage is indicated with a blue dot.
Source: Billbergia Pty Ltd

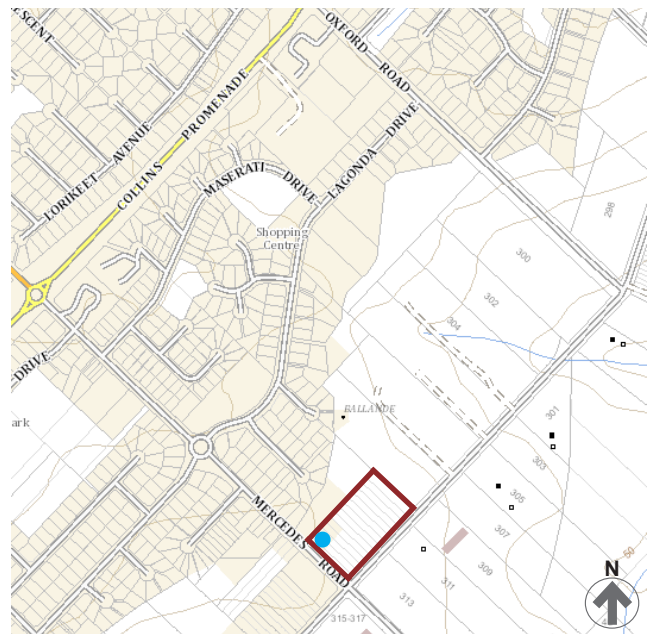


Figure 1.2
Map showing 28 Mercedes Road, outlined in red, and the location of the subject heritage listed stone cottage with a blue dot
Source: NSW LPI SIX Maps Website

1.2 REPORT OBJECTIVES

The objective of this report is to review the Planning Proposal and consider the implications, from a heritage perspective, of the proposed *Campbelltown LEP 2015* amendments on significant fabric and the setting of the heritage listed stone cottage at 28 Mercedes Road.

To facilitate this analysis, this report clarifies the heritage sensitivities of the subject cottage by assessing its heritage significance and identifying an appropriate heritage curtilage.

It considers the impact of potential future development, based on the Preliminary Concept Plan prepared for the Billbergia Group.

1.3 METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined in the *Australia ICOMOS Charter for Places of Cultural Significance, 2013*, known as *The Burra Charter*, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, *NSW Heritage Manual*.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of *The Burra Charter*. The *NSW Heritage Manual* explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

Since the subject property is positioned diagonally to standard cardinal directions, this report adopts nominal directions to simplify location descriptions. The end of the property fronting Mercedes Road is identified as being at the south end and the side fronting Bensley Road is identified as the east side. The north arrows for all figures will identify true north.



Figure 1.3

Extract from the LEP Heritage Map 12 showing 28 Mercedes Road marked with a red circle. Note the directions of true and nominal north, identified with north arrows at the bottom right corner

Source: NSW Government Legislation Website

1.4 SITE IDENTIFICATION

The subject site at 28 Mercedes Road, Ingleburn, is located on the north side of Mercedes Road, near the corner of Bensley Road. It is described by NSW Land and Property Information (LPI) as Lots 55-68, Section A2, DP 2189.

The site is located at the southern end of the combined land holdings that are the subject of Planning Proposal PP_2016_CAMPB_003_00, known as the Caledonia Precinct.

1.5 HERITAGE MANAGEMENT FRAMEWORK

The subject site at 28 Mercedes Road, Ingleburn, is listed as a heritage item in Schedule 5 of the *Campbelltown Local Environmental Plan (LEP) 2015*, as an item of local heritage significance, where it is described as 'stone cottage and bushland setting'.

1.6 AUTHORSHIP

This report has been prepared by Dr Cameron Hartnell, Heritage Consultant, of GBA Heritage and has been reviewed by the Director, Graham Brooks. Unless otherwise noted, all of the photographs and drawings in this report are by GBA Heritage.

1.7 REPORT LIMITATIONS

While this report is limited to the investigation of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

Recommendations have been made on the basis of documentary evidence viewed and inspection of the existing fabric.

The assessment of archaeological and landscape heritage values is outside the scope of this report.

1.8 COPYRIGHT

Copyright of this report remains with the author, GBA Heritage.

2.0

HISTORICAL SUMMARY

2.1 EARLY OWNERSHIP: WILLIAM REDFERN (c1774-1833)

The subject site is within 1180 acres originally granted to William Redfern by Governor Lachlan Macquarie in 1821.¹

Redfern was probably born in Canada in c.1774 and grew up in England, where he became a surgeon. He was court marshalled as the leader of a mutiny and sentenced to death, a sentence that was later revised to being sent to New South Wales as a convict.²

Redfern served as assistant surgeon at Norfolk Island from 1802 and moved to Sydney in 1808 after being pardoned. After seeing to the health of the influential John Macarthur's daughter, Redfern gained a powerful ally. Governor Lachlan Macquarie appointed him assistant surgeon in the colony and he earned a reputation of being active in the role. The Governor's attempts to promote Redfern further were blocked. Perhaps as an alternative to promotion, Redfern instead received extensive land grants, including but not limited to 100 acres in what is today Redfern, and land near Cowra and Bathurst. He also received a number of grants in 'Airds' (the original name for the area between Glenfield and Gilead), including the aforementioned 1180 acres that encompassed the subject property. The latter grant included the condition that it not be sold for at least 5 years and that 75 acres was to be cleared within that time.³

William Redfern married Sarah Wills in 1811 and had two sons with her; William Lachlan Macquarie Redfern, named in honour of Governor Macquarie, and Joseph Foveaux Redfern, after Governor Joseph Foveaux who had recommended a 500 acre grant be given to him.⁴ Redfern died in Scotland in 1833 owning over 23,000 acres of land in NSW.⁵



Figure 2.1
Portrait of Dr William Redfern
Source: City of Sydney website

1 Index to Registers of Land Grants and Leases, State Records
Authority of NSW; Archive Reel: 2561; Series 1217

2 *Australian Dictionary of Biography*, "William Redfern (1774-1833).

3 Ibid.

4 Prescott, 1970, 97.

5 *Sydney Suburbs Name Book*, Redfern, 219-221

2.2 DR REDFERN AND HIS CAMPBELLFIELDS ESTATE (1816-1833)

William Redfern named his Airs Estate 'Campbellfields', after Governor Macquarie's wife's family name.⁶ He constructed a homestead around Bow Bowing Creek, somewhat near the current Minto Railway Station.⁷ Following land grants and land purchases, the estate eventually comprised around 4,913 acres.⁸

William and Sarah Redfern sailed for Europe in late-1821 and returned in mid-1824 with 14 merinos, nine rams and five ewes, purchased from Essex. The trip included staying for a time in Medira, an island off Morocco, where Dr Redfern studied winemaking and procured vines, fruit trees and a Portuguese family from the island to cultivate fruit for him.⁹ On his return, Dr Redfern retired from medicine and his professional associations and moved to his Campbellfields Estate, where he established a vineyard.¹⁰

William Redfern had previously shown an interest in farming when on Norfolk Island, where he purchased 48 acres and raised corn and hogs between 1802-04.¹¹ Dr Redfern may have overseen some improvements to his Campbellfields Estate before leaving for England in 1821 but his main efforts there were made on his return, when he oversaw the creation of three acres of garden and orchard around his homestead. The land of the Campbellfields Estate was generally of low quality. None-the-less Redfern claimed in March 1821 that he had fenced and cleared a large area for 700 cattle and 2,000 sheep.¹² Given he had not yet received his 1180 acre grant, these improvements will not have related to the subject property. The improvements impressed Commissioner John Thomas Bigge, who described the property as one of the finest in the colony.¹³

Dr Redfern soon tired of life at his Estate and in mid-1826 moved back to Sydney to resume his medical career. Three months later, he moved back to his estate but by mid-1827 he sold off most of his livestock and early the next year sailed again for England. His livestock, which came from all his estates, included around 5,000 sheep, 500 horned cattle, and a small number of horses and bullocks.¹⁴ Dr Redfern did not return to Australia and died in Scotland in 1833.

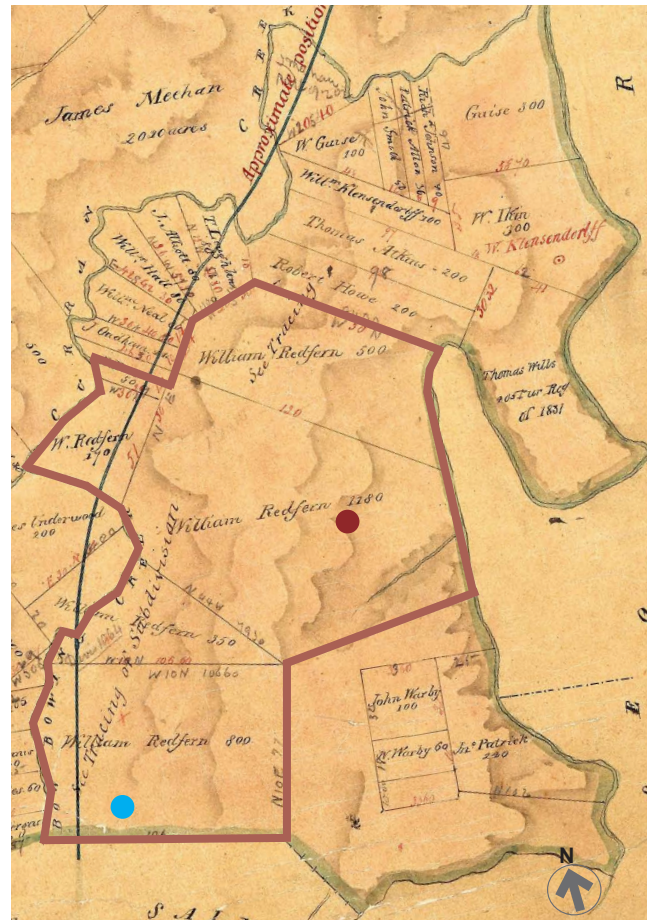


Figure 2.2

Annotated portion of an undated parish map of Minto, showing the grants made to William Redfern in his *Campbellfields Estate* outlined in Red with the approximate location of his homestead indicated with a blue circle. His estate grew further with the addition of surrounding lands. The approximate location of the subject stone cottage is indicated with a red circle

Source: LPI Parish Maps

No records have been located that indicate the likely changes to the subject property under Dr Redfern's ownership. He held his 1180 acre grant for six years before selling his livestock, only three of which were while he was in Australia. It appears that his main clearing efforts were concentrated on his 800 and 500¹⁵ acre grants, to the north and south. Given the isolation of the subject property from Dr Redfern's homestead and the more developed areas near the main road and Bunbury Curran and Bow Bowing Creeks, all around 3 - 4 kilometres away, it appears likely the land was not cleared under Dr Redfern.

6 *Campbelltown's Streets and Suburbs*, History of Minto, Campbelltown City Council website

7 10 Lind Street, Minto

8 Atchison & Schleicher, "Report on the Redfern Estate", 1883, State Library of NSW, *Redfern Estate Papers*, A 5407.

9 Prescott (1970), 96.

10 Jones (1999), 82.

11 Prescott (1970), 97.

12 Ibid., 100-101.

13 *Australian Dictionary of Biography*, 'William Redfern.'

14 Prescott (1970), 102-104.

15 Trove.nla.gov.au, *Sydney Morning Herald*, Wednesday March 1, 1843, 4.

2.3 CAMPBELLFIELDS UNDER DR REDFERN'S HEIRS (1833-1880s)

The recipients of Dr Redfern's estate, William Lachlan Macquarie Redfern, and Sarah and James Alexander, placed their Campbellfield's Estate interests into a single trust managed by trustees.¹⁶

In 1843, the trust put Dr Redfern's 500 acre grant, immediately north of the his 1180 acre grant, up for let, which an advertisement stated contained a "cottage, out-buildings, and orchard ... with clear paddocks is a desirable place for a stock and dairy farmer."¹⁷ The trust put the remainder of Campbellfields up for sale in February 1843.

Numerous advertisements in NSW's newspapers alerted residents to the extensive sales. The first sales were for the lands in what would become the suburb of Redfern, followed by Dr Redfern's rural properties. An advertisement in the Colonial Advertiser described the lands, primarily constituted by Campbellfields Estate, which by then extended from near today's Macquarie Fields station to near today's Leumeah Station, as:

This Princely Estate ... of about 6,000 acres of remarkably fine, park, wheat, meadow, pasture, and grazing Land, eminently productive, undulating in its topographical character, and displays one of the most perfect and highly-improved manorial possessions in the colony.

The colourful claims about Redfern's lands property failed to attract a buyer and most if not all of Campbellfield's Estate remained unsold.¹⁸ Instead, the property was leased for grazing at a low annual fee for many years.¹⁹ 3,700 acres of it, including the 1180 acre grant, was let to P Scanlon for £220 per year.²⁰

2.4 SUBDIVISION OF THE REDFERN ESTATE (1883-1885)

Dr Redfern's estate was eventually broken up and sold in the 1880s during an economic boom in the colony. The construction of the Main Southern Railway Line to Campbelltown by the 1858, with stations opening at Minto (originally named Campbellfields) in 1874 and Ingleburn (originally named Macquarie Fields Station) in 1883, enhanced the economic potential of the land²¹, as did the large area of land uncleared of timber.²²



Figure 2.3

1885 advertisement for the third subdivision of the Campbellfields Estate. The location of the subject stone cottage is indicated with a red circle. Note the road network that was created as part of the subdivision, which still in use today

Source: State Library of NSW, Ingleburn subdivision plans collection, Z/SP/11/8

16 SLNSW, Redfern Estate Papers, 1794-1938, A5407, No. 28, 3 August 1842, *Conveyance of various lands upon trust for William Lachlan Macquarie Redfern, James Alexander and Sarah Alexander*.

17 Trove.nla.gov.au, *Sydney Morning Herald*, Wednesday March 1, 1843, 4.

18 Dictionary of Sydney, *Minto*, 2008

19 Liston, 1988, 146.

20 SLNSW, Redfern Estate Papers, A5407, No. 28

21 Dictionary of Sydney, *Minto*, 2008

22 Liston, 1988, 146.

The trust prepared the estate lands for sale. It engaged Atchison & Schleicher, Civil Engineers and Licensed Surveyors, to inspect all of Dr Redfern's Heir's lands, report on their current status and make recommendations for their future management. The 1883 report found that a large portion of the Campbellfields Estate was good arable land but that only around 1,000 acres had been cleared, which was largely outside Dr Redfern's 1180 acre grant. The report noted the only built improvements to the Estate was the original homestead and associated outbuildings, and some aging fencelines. The subject stone cottage is not identified in the report.²³

On the advice of Richardson and Wrench, Auctioneers, Atchison & Schleicher recommended the property be subdivided with smaller Lots near train stations and larger Lots elsewhere. If sold over one or two years, the report estimated the property would reach over £39,500.

The recommendation was apparently accepted and the property was surveyed into three subdivisions. The third subdivision, the north-east portion of the property of around 1,200 acres that would later include the subject stone cottage, and the subdivision established the core road layout still largely in use today. The subject stone cottage is today on what was advertised as Lot 280, which was measured 1700 by 800 feet with an area of approximately 13.6 acres. The stone cottage is not shown on the land sale advertisement and was unlikely to have been constructed by that time.

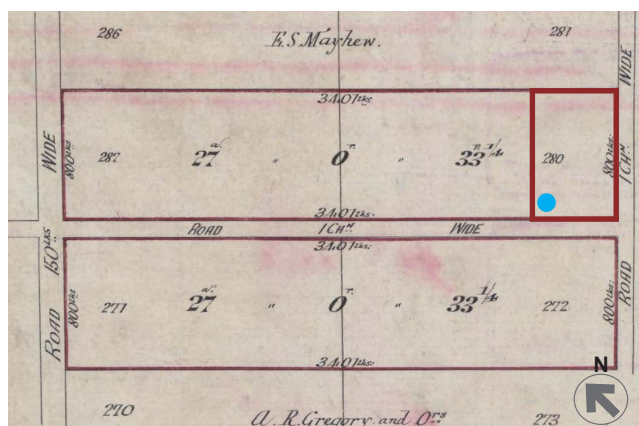


Figure 2.4

Plan of four Lots in the third subdivision of the Campbellfields Estate purchased by David Kerr Inglis. These sizeable Lots were designed to suit small agricultural farms. The approximate location of the (later) subject stone cottage within Lot 280 is indicated by a blue circle and that of 28 Mercedes Road outlined in red

Source: NSW LPI, 880-136

2.5 THE GEORGE'S RIVER ESTATE (1885-1886)

The sale of the third subdivision, organised by Richardson & Wrench, was advertised in the colony's newspapers for Saturday 14th February 1885 by auction at Ingleburn Station.²⁴ The sale appears to have been successful and much of the Campbellfields Estate purchased by real estate investors and speculators. Land agent, David Kerr Inglis purchased a number of lots, including Lots 271, 272, 280, 287, and 434 - 436. Inglis purchased Lots 280 and 287 for £10 per acre on 8 December 1885,²⁵ with his ownership formalised on a land title on 5 May 1888.²⁶ The trust had engaged Inglis to assist them to prepare for the land sale in 1882 by producing deeds.²⁷

David Inglis appears to have attempted to profit from his land purchases by selling smaller lots at higher prices per acre. He initiated the creation of the *George's River Estate* on the west side of the Georges River on either side of what is today Bensley Road, with two re-subdivisions of the aforementioned Lots. By early 1886, Inglis and Co. advertised lots by the George's River, on the east side of Bensley Road (first subdivision) for £20 an acre "unsurpassed for Poultry Farms or Vineyards, Villa Sites".²⁸

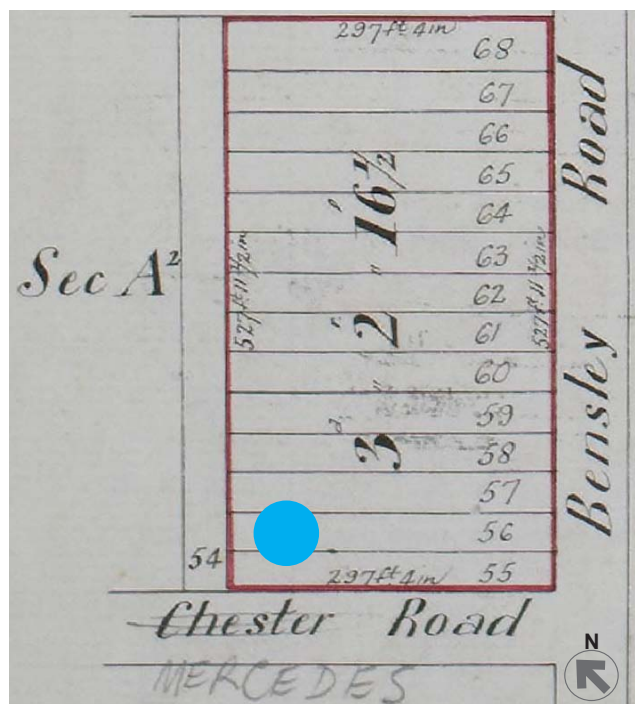


Figure 2.5

Portion of Lot 280 re-subdivided into 14 Lots as part of the short lived George's River Estate. The approximate position of the subject stone cottage is indicated by a blue circle

Source: NSW LPI, 977-240

23 Atchison & Schleicher, "Report on the Redfern Estate", 1883, State Library of NSW, *Redfern Estate Papers*, A 5407.

24 *Sydney Morning Herald*, Wednesday 11 February 1885, 15

25 State Library of NSW, *Redfern Estate Papers*, 1794-1938, A 5407.

26 LPI, 880-136.

27 LPI, Application 7183

28 *Evening News*, Wednesday 24 February 1886, 8.



Figure 2.6
c.1886 D. Inglis & Co. advertisement for the second subdivision of the George's River Estate. No buildings are shown on the subject property, which is outlined in red. Note the First Subdivision of the estate adjacent the river on the other side of Bensley Road
Source: State Library of NSW

In September 1886, the re-subdivision of Lots 271, 272, 280, 287,²⁹ and Lots 420 and 421³⁰ was completed and advertised as the second subdivision of the *George's River Estate*. Section A, today containing the subject stone cottage, divided a rectangular section of land between Bensley Road and Collins Promenade into 136 lots, 68 Lots on either side of Chester Road (today known as Mercedes Road). The central Lots were half an acre each, and were long and thin, measuring only 41'3" wide and 528' long (approximately 12.5 x 161 metres). Inglis offered these for £15 each. The end Lots, fronting Collins Promenade and Bensley Road, were surveyed into four groups of 13 quarter acre Lots, measuring 36' 7 1/2" wide by 297'4" long (approximately 11.16 x 90.6m)³¹ with a slightly larger 14th Lot at the end of each row. Inglis offered these for £8 each. The property encompassing the subject stone cottage is made up of an entire group of 14 end Lots.

Decorated with vines and a family of chickens, D. Inglis & Co's advertisement for subdivision 2 of the *George's River Estate* emphasised the potential for the Lots to be used for vineyards, poultry farms and suburban residences.³² It noted the residences "springing up all around" as well as the new sawmills and a brickworks in the area. It also noted the increasing transport infrastructure to the area, including road improvements and two new rail lines under consideration, one which might, it proposed, run from Hurstville to Minto Station, passing a little south of the Estate. Both rail lines were eventually constructed but with different alignments than shown by Inglis.

D. Inglis and Co's advertisement also emphasises all development near to the estate. It indicates two poultry farms and a vineyard on the east side of Bensley Road, one located on the first subdivision of the estate adjacent a picnic park. It also shows Scanlon's Sawmill with a men's quarters adjacent Oxford road. The advertisement does not indicate any building or activity on the subject property, suggesting the stone cottage had not yet been constructed.

²⁹ LPI, DP 2189.

³⁰ LPI, DP 2172

³¹ LPI, Deposited Plan 2189, 10 September 1886.

³² State Library of NSW, Ingleburn Subdivision Plans, SP/11/5

SALE OF THE GEORGES RIVER ESTATE (1888-1897)

Land sales for the second subdivision of the George's River Estate proceeded slowly and in almost three years Inglis had made only 8 sales, disposing of a mere 26 of the 200 lots on offer. With little demand, Inglis seems to have offered buyers larger packages of land, probably at lower prices. On 15 July 1890, 14 Lots were transferred to Patrick Bourke of Marrickville,³³ a combined property of over 3.5 acres that today encompasses the subject stone cottage. Inglis had sold almost all the Lots by 1897, including the sale of almost a third of them (64 Lots) in a single sale to Andrew Holland in 1893.³⁴

Separately during this same period, Rolph Gregory & Co offered half and full acre blocks located immediately south of Inglis' estate. Gregory's *Caledonia Estate*³⁵ also appears to have failed to sell as hoped. The briefly held vision of a relatively dense area of small land holdings by the river never eventuated and the concept of the 'Georges River Estate' and the 'Caledonia Estate' is today largely forgotten.

The subject stone cottage is not located within the area of the former Caledonia Estate.

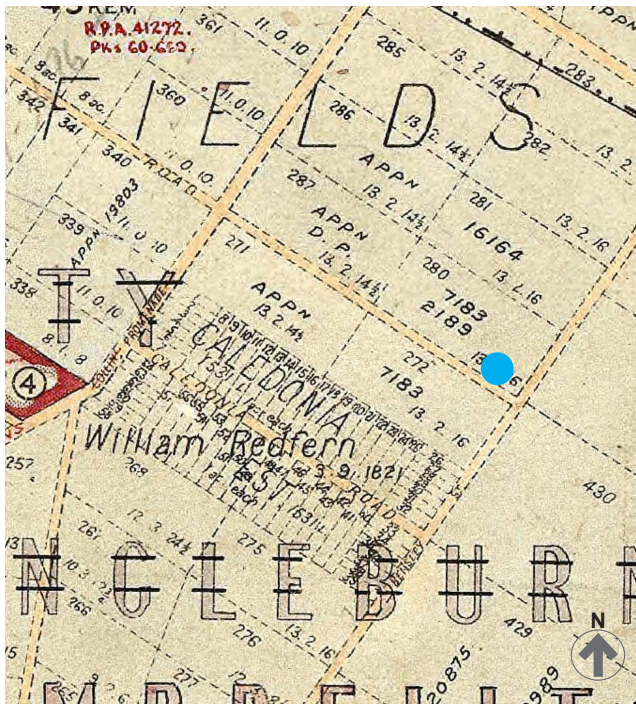


Figure 2.7
Minto Parish map 2, dated to 1930, showing the Caledonia Estate on the land adjacent to the second subdivision of the George's River Estate. The subject stone cottage is not in the Caledonia Estate. Its location is illustrated by a blue circle
Source: State Library of NSW

33 LPI, 880-136

34 Ibid.

35 State Library of NSW, Ingleburn Subdivision Plans (SP/11), 11/5.

2.6 OWNERSHIP OF THE PROPERTY (1890-1962)

Patrick Bourke held his property for five years before selling it on. The Sands Directory records a Patrick Bourke in Victoria Street, Marrickville, throughout this time. The directory records his profession variously as 'grocer', 'storekeeper' and 'produce dealer',³⁶ suggesting that Mr Bourke continued to live and work in Marrickville and potentially supplied his business with produce from his Ingleburn property. While Mr Bourke may have 'improved' the property by clearing it of trees and starting a small farm, he may not have constructed the subject stone cottage since he appears to have never lived there.

The subject property was transferred to Malcolm McInnes of Ingleburn on 4 April 1895.³⁷ The transfer document describes Mr McInnes as a mason, but he is also described elsewhere as a farmer,³⁸ a labourer,³⁹ and an orchardist. He was also active in local affairs and was elected to the Ingleburn Council in 1896.⁴⁰ Electoral Roll records show him living at the property to at least 1958. He became a shared proprietor of the property with Alan Buchanan McInnes in 30 September 1960 before passing the entire property to him in 11 September 1962, following his death.⁴¹

The following lists the known subsequent ownership of the subject property, as shown on land title records:

- 11 September 1962
Alan Buchanan McInnes
- 11 September 1962
John Windham Drury (Fitter and Turner)
- 2 February 1973
Joseph, John and Anthony Antico
(Dover Heights Wholesale Fruit Merchants)
- 11 May 1977
Vince Varrica (Ingleburn Shopkeeper) and
Carmen Mary Vanne Varrica
- 7 January 1987
Giovanni and Rosa Beradi
- 12 June 1990
Grga and Ljilja Prpic
- Today
Edward and Anna Prpic

36 Sands Directory Search, 1888-1896.

37 LPI, 977-240

38 Ibid.

39 Ancestry.com, 1930 Electoral Roll

40 Liston, 1988, 149.

41 LPI, 977-240

2.7 CONSTRUCTION OF THE STONE COTTAGE (c1895)

No document has been located that identifies who and when the subject stone cottage was constructed but it is most likely that Malcolm McInnes constructed it around c.1895 when he purchased the property. The position of the hut, set back from and aligned to Mercedes Road, suggests the hut post dates the subdivision of the Campbellfields Estate in 1886. As a stone mason, Mr McInnes likely had the ability to personally assist with the construction of the house, thereby reducing the costs of what otherwise was a relatively expensive building material.

This conclusion is generally supported by a newspaper article citing reminiscences from Malcolm McInnes' granddaughter.⁴² She claims that the stone house was constructed by her grandfather in 1890 and the McInnes family moved there in 1892. She states she lived in the house from her birth in 1926 until 1932. While the stated construction dates do not precisely match the dates of land ownership stated above, her claims are broadly consistent with government records and support the notion that Malcolm McInnes constructed the house.

2.8 LATER USE OF THE SITE (1947-2017)

Periodic aerial Images starting from 1947 provide some insight into the function of the subject property until the present time. While a 1947 aerial image of the property and surrounds has been inspected⁴³, a digital copy was not available for this report.

1947

Ownership: Malcolm McInnes

A low quality image (not reproduced for this report) showing a sparse smattering of approximately 16 trees. Two rectangular areas at the rear (north) of the property appear to be used for growing produce. There is a vague indication of the property having been functionally divided into two uneven halves running the length of the property, probably by an internal fence. At least six structures are visible around the subject stone cottage (the position of the stone shed adjacent the cottage is obscured).

2 January 1956

Ownership: Malcolm McInnes

This aerial image shows the faint indication of the subject property having been divided into smaller rectangular areas, probably by fence lines, which may have been used to pen animals. The rear rectangular areas appear to no longer be used for growing produce. Most of the trees seen in 1947 are still extant, as do most, if not all, of the structures surrounding the stone cottage. The stone shed immediately west of the subject house is visible, as is a small structure inside the western boundary. All these structures are visible in a 1961 aerial photograph,⁴⁴ which also shows the general proliferation of trees on the property. The 1956 and 1961 aerial photographs are consistent with Malcolm McInnes ceasing intensive use of the property in his later years, before passing away in 1961.⁴⁵

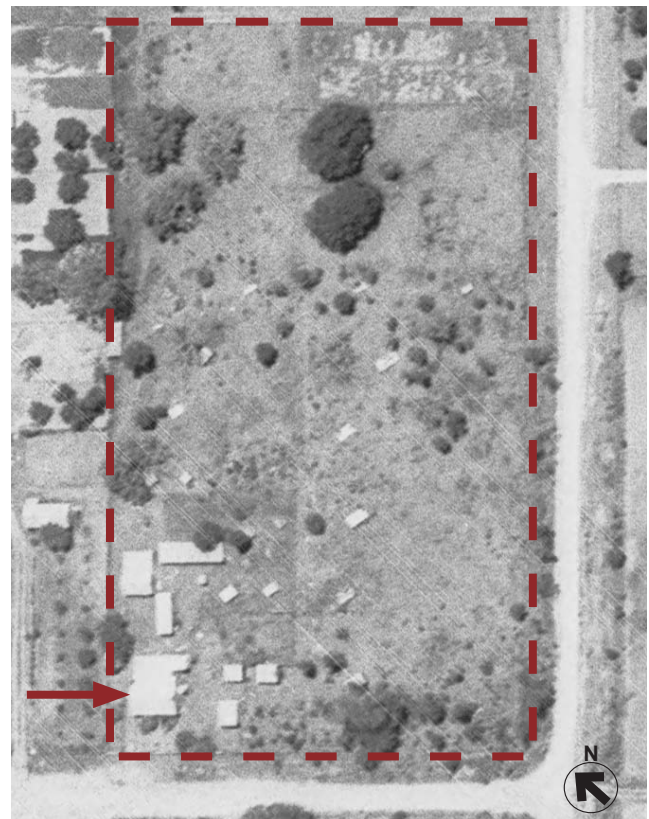


Figure 2.8

Aerial photograph from 2 January 1956. 28 Mercedes Road is indicated by a red dashed outline. The subject cottage is located in the south-western corner of the property, indicated with an arrow
Source: LPI, Map Sales

⁴² Campbelltown Library Blog, blogspot.com.au, "Did James Ruse Suicide Here?", referencing the *Macarthur Advertiser*, January 13, 1988.

⁴³ Eco Logical Australia (2015), 2.

⁴⁴ Ibid.

⁴⁵ Register of Births, Deaths & Marriages, Registration No. 10130/1961.

29 June 1969

Ownership: John Windham Drury (Fitter and Turner)
Under Mr Drury's ownership, the property has been cleared of trees except for one adjacent to a structure near the stone cottage. Most structures visible near the stone cottage in the 1947 and 1956 aerial images appear to be extant. The entire property except the area around the western structures has been divided into small rectangular sections, presumably for growing produce, off an off-centre division that is visible in the 1956 aerial. The image shows that under Mr Drury's ownership, the property dedicated to growing produce.

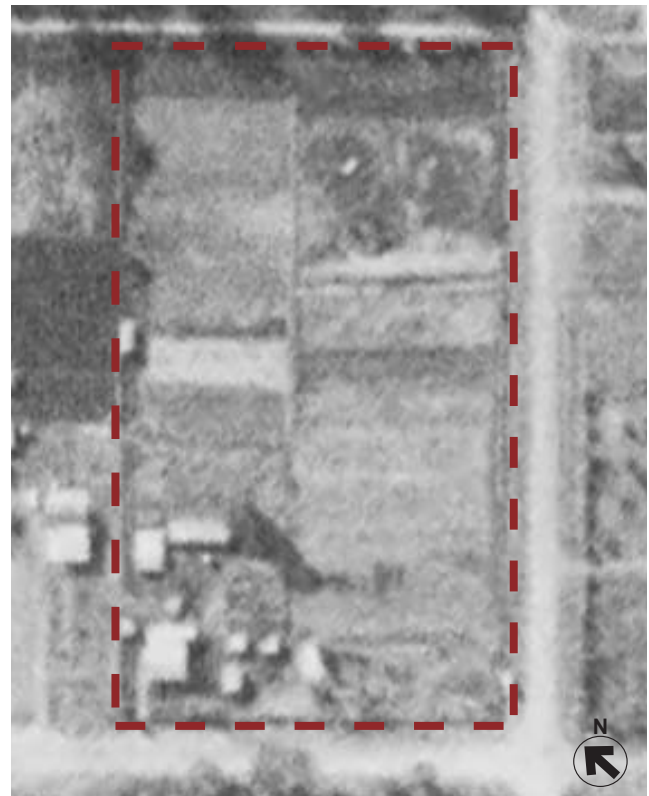


Figure 2.9

Aerial photograph from 29 June 1969. The subject property is indicated by a red dashed outline

Source: LPI, Map Sales

29 June 1979

Ownership: Vince Varrica (Ingleburn Shopkeeper) and Carmen Mary Vanne Varrica

This image shows almost the entire property dedicated to growing produce in larger growing areas than visible in the 1969 aerial. Many of the buildings visible in 1969 appear to remain, including the subject cottage and adjacent stone shed which are now within a fenced off residential space. Three small structures east of the cottage have been removed. Only one tree inside the eastern boundary, adjacent to Bensley Road, is visible (the trees visible near the rear boundary are on the adjacent property).

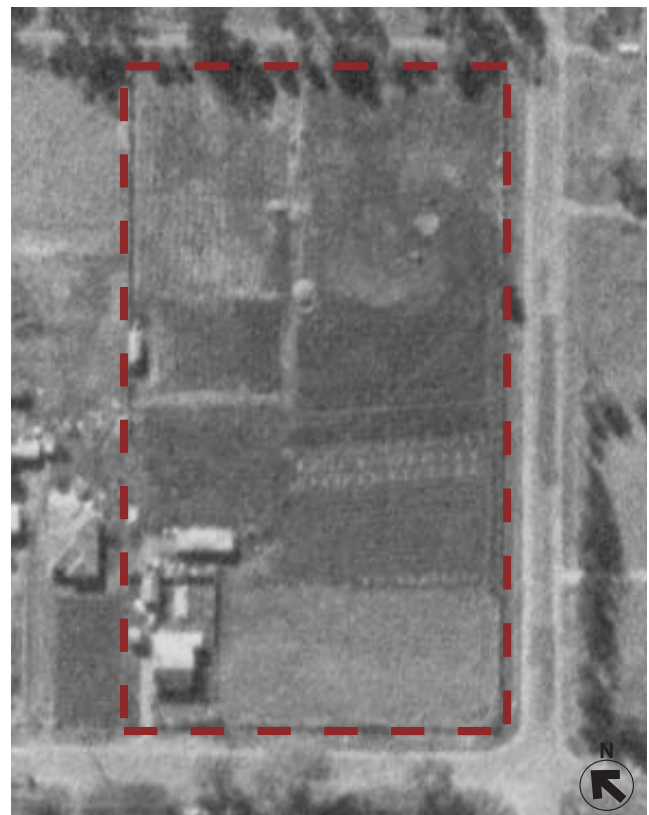


Figure 2.10

Aerial photograph from 29 June 1979. The subject property is indicated by a red dashed outline

Source: LPI, Map Sales

11 November 1990

Ownership: Grga and Ljilja Prpic

This image shows the property was no longer being used to grow produce and has instead become a large grassed field. A single tree is visible inside the eastern boundary as well as some small trees on the western boundary, fronting Mercedes Road. The structures visible in the 1979 aerial appear to be extant.

In 1991, Grga and Ljilja Prpic submitted a Development Application (D277/91) for the construction of a second house on the property but did the proposal did not eventuate.



Figure 2.11

Aerial photograph from 11 November 1990. The subject property is indicated by a red dashed outline

Source: LPI, Map Sales

14 October 1998

Ownership: Grga and Ljilja Prpic

This aerial image shows the subject property with the same makeup as visible in the 1990 aerial. Most of the property is an open grassed field.



Figure 2.12

Aerial photograph from 14 October 1998. The subject property is indicated by a red dashed outline

Source: LPI, Map Sales

14 November 2009

Ownership: Edward and Anna Prpic

This aerial image shows a dirt driveway running from Bensley Road to the area at the rear of the subject stone cottage. The west side of the property was used as an open air storage area.



Figure 2.13

Aerial photograph from 14 November 2009. The subject property is indicated by a red dashed outline

Source: LPI, Map Sales

17 January 2017

Ownership: Edward and Anna Prpic

The subject property is in a very similar state to that visible in the 2009 aerial. Most of the property is an open grassed field partly used as an open air storage area.



Figure 2.14

Aerial photograph from 17 January 2017. The subject property is indicated by a red dashed outline

Source: Near Maps Website

2.9 EXPANSION OF THE COTTAGE (c1895 - by 1990)

The available documentary evidence and historic aerial imagery provides limited evidence on alterations to the footprint of the subject cottage. Physical evidence from structure itself provides some insight into its likely phases of development.

The original c.1895 cottage likely consisted of the front two rooms and a single room on the north side, each with a fireplace centrally positioned on a side wall. This conclusion is supported by the presence of a consistent slate damp course above ventilation grates to these rooms. The unplastered stone wall on the southern side of the kitchen (adjacent to the aforementioned single room) is also consistent with it having previously been an external wall. This original section of the house features either smooth or sparrow picked sandstone while the rest of the cottage features rusticated stone.

It appears that the first addition consisted of two rooms at the rear of the house, along its eastern side. The junction between the original house and this addition is clearly visible in the keyed in stonework on the east side of the structure, which now has large cracks. These two rooms appear to have each had fireplaces connected to a shared chimney.

It appears that the current kitchen was constructed as the second addition. It also featured stone walls, which were not keyed into the existing structure but rather simply abutted it, and the seam sealed.

There appears to have been a structure on stone footings at the rear and side of the cottage. The structure is visible on the 1956 aerial and has been removed in the 1990 aerial. The extant stone footings are not keyed into the house proper, suggesting the structure may not have been constructed as part of the development phases described above. The footings are now covered by a concrete pad. The front verandah was likely constructed with the original house but has a contemporary concrete surface on the original stone footers that extends beyond the original verandah line. Aerial photography shows the rear porch was constructed between 1979 and 1990.

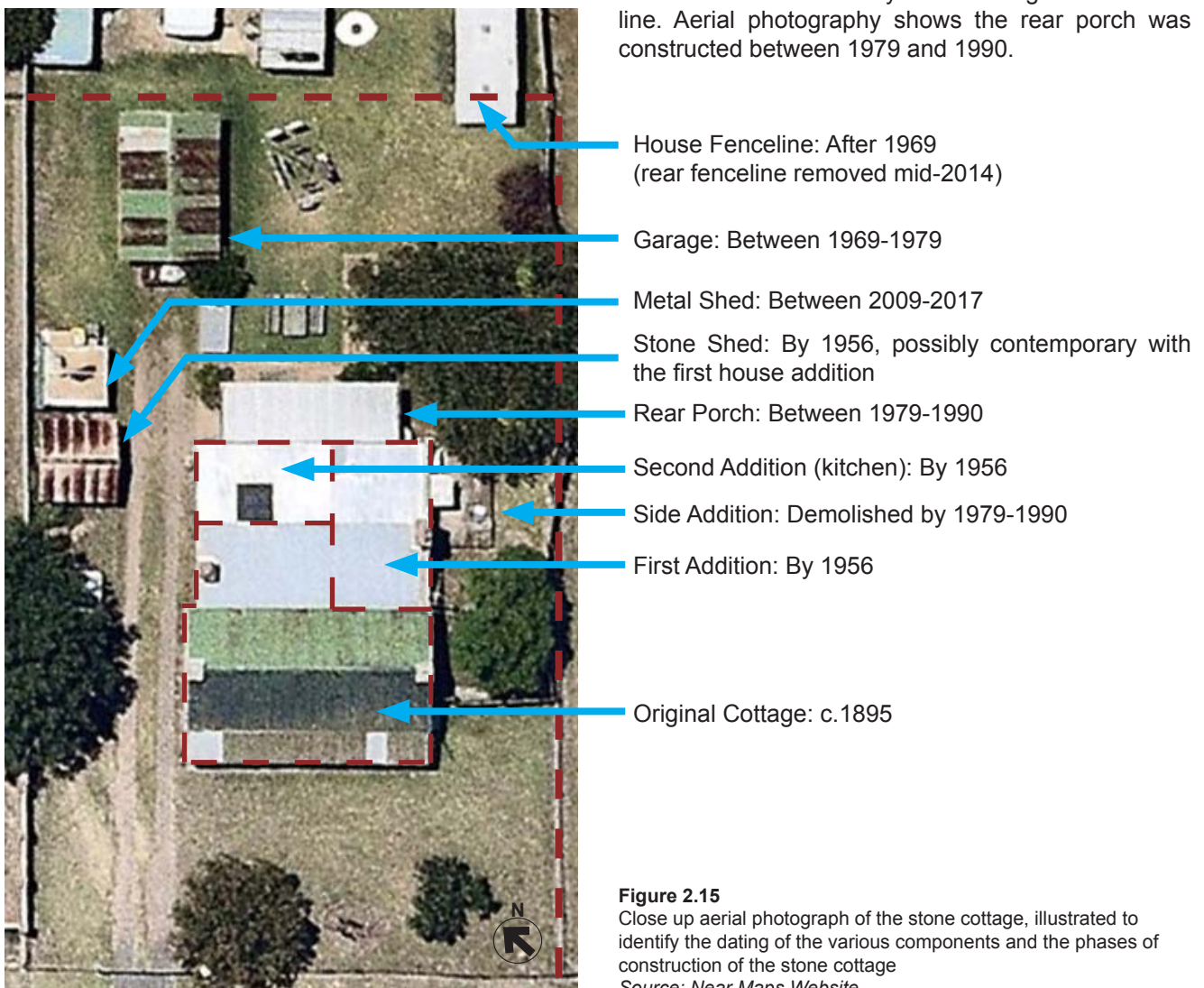


Figure 2.15

Close up aerial photograph of the stone cottage, illustrated to identify the dating of the various components and the phases of construction of the stone cottage

Source: Near Maps Website

3.0

SITE DESCRIPTION

3.1 URBAN CONTEXT

The subject stone cottage at 28 Mercedes Road is sited within a long strip of semi-rural land on the east edge of residential development in Ingleburn. Nearby to the east is a densely vegetated area surrounding the Georges River. Nearby development within Ingleburn is generally detached, mostly single storey residential houses.

Mercedes Road, running along the south side of the property, becomes Chester Road to the west, which is an access route through the Ingleburn area to the railway line.

3.2 SITE DESCRIPTION

The subject property at 28 Mercedes Road, Ingleburn, is located at the corner of Mercedes and Bensley Road. It consists of 14 parcels of land that make up a little over 3.5 acres on one land title in single ownership. The property is mostly fallow open grass land that is fenced off from the street with a simple post and barb wire fence. There is no fence between it and the rear portion of the adjacent property at 26 Mercedes Road.

The subject stone cottage is located within a fenced off section of land at the south-west corner of the property. The cottage fronts Mercedes Road, with a similar setback to the nearby houses at 20-24 Mercedes Road. The neighbouring house at 26 Mercedes Road has an unusually large street setback.

The subject stone cottage is constructed over three parcels of land at the south end of the property, within a fenced off residential area constructed across four lots. There are two trees in an otherwise grassed front yard and a few trees on its southern side and rear. A stone lined circular garden bed holds an old pneumatic wheeled plow and seeder. A sandstone edged driveway runs along the west side of the house to a small cement sheet garage. There is a small shed on the west side of the driveway constructed in rusticated sandstone. Behind the garage is a vehicle storage area accessed by a driveway that connects with Bensley Road at the north end of the property.



Figure 3.1
View of the subject stone cottage (identified with a red arrow) and surrounding development on the north side of Mercedes Road



Figure 3.2
24 Mercedes Road and 22 Mercedes Road beyond, both detached single storey dwellings near the subject stone cottage



Figure 3.3
Detached residential development on the southern side of Mercedes Road

3.3 THE STONE COTTAGE

The subject cottage is almost entirely of stone construction. The walls of the original construction phase feature a combination of smooth and sparrow picked stone, which may reflect the sourcing of stone from different locations at the time of construction. The rest of the house features rusticated sandstone.

The front section of the subject stone cottage is a symmetrical, two-room cross-gable structure clad in corrugated iron. This section of the house retains much of its original fabric, including double hung sash windows, a four panel door with top light, and stone chimneys at each end with original internal fireplaces. There is a front verandah with a contemporary concrete floor on original stone footings. The timber in the verandah roof structure has deteriorated with exposure to the weather and the roof posts appear to be replacements.

Internally, the house level steps down from the front rooms to the two central rooms, a study and living room, and steps down again to two rear rooms; a kitchen and laundry. The fireplaces in the living room, study and laundry have been removed. Most internal walls are plastered with tiling on part of the laundry and kitchen walls. There are non-original timber floors in the front and centre rooms and a concrete floor in the rear two rooms that is lined with tiles and linoleum.

The house has serious cracking in the walls, particularly at the interface of different construction phases. The exterior stonework has been repointed in what appears to be unsympathetic concrete mortar, which may encourage deterioration of the stonework.

3.4 ASSOCIATED STRUCTURES

There is a stone shed on the west side of the driveway, adjacent to the subject house. The shed features rusticated sandstone and has a gable roof clad in rusted corrugated iron. The mortar is highly deteriorated. The shed is secured with a metal bar door and window.

The garage is timber framed and clad in cement sheet that is broken in several places. It has a gable roof clad in corrugated iron and stands on raised sandstone footings. The structure is in poor condition.

Approximately 70 metres behind the house is a basic timber framed shed with open sides and a corrugated iron gable roof. The shed is in poor condition.

The residential boundary fenceline east of the cottage, which sections the cottage off from the rest of the property, features a number of materials and appears somewhat improvised in some locations. It includes metal post and mesh fencing, timber pailing fencing in poor condition, and profiled metal sheets.



Figure 3.4
The front and one side of the subject stone dwelling from the front fence, adjacent to Mercedes Road



Figure 3.7
The western side of the subject stone cottage



Figure 3.5
The east side of the subject stone house. Note the dressed sparrow picked sandstone at the front of the house and the rusticated stone on the rear addition



Figure 3.8
The kitchen addition at the rear of the cottage. Note the vertical seam between it and the rest of the house



Figure 3.6
The top light and sandstone lintel over the front door of the subject stone cottage



Figure 3.9
The rear porch, installed after 1979



Figure 3.10
The rear addition on the eastern side of the house. Note the cracking seam between it and the front of the house



Figure 3.13
The stone shed adjacent to the cottage. Note the rusticated sandstone construction, which suggests it may have been constructed at the same time as the first or second addition to the cottage



Figure 3.11
The rear stone wall and porch of the subject cottage



Figure 3.14
The front of the stone shed, which is secured by a heavy metal door



Figure 3.12
The Rear yard of the subject property. The stone shed is visible in the background (right)



Figure 3.15
Interior of the stone shed



Figure 3.16
Front room of the stone cottage, showing the simple cornices and chimney breast. Note the crack in the corner (left)



Figure 3.19
The living room, which is an original part of the subject cottage. The fireplace has been removed. Note the large crack in the wall (right)



Figure 3.17
Moulded door frame to a front room



Figure 3.20
The kitchen, understood to be the second addition to the house. The sandstone wall (left) was originally an exterior wall



Figure 3.18
One of two original fireplaces in a front room of the cottage

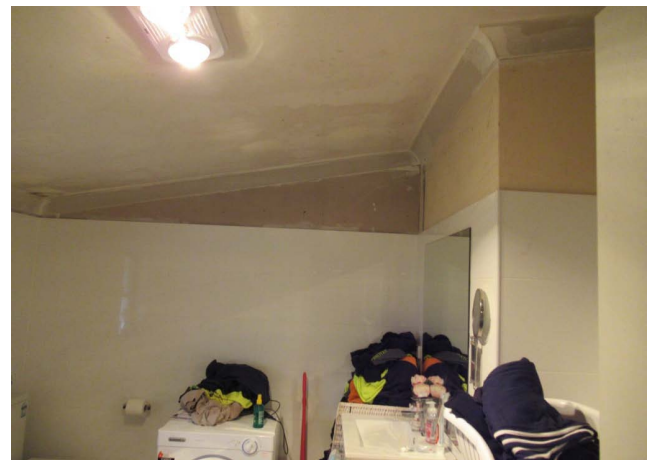


Figure 3.21
The laundry, understood to have been constructed as part of the first addition to the house. The fireplace appears to have been removed but the chimney breast remains (right)



Figure 3.22
The rear of the cement sheet garage constructed between 1969 and 1979, which is in poor condition. Note the sandstone footings.



Figure 3.25
The residential fenceline on the east side of the house is in poor condition. Part of the base of the side addition demolished on or after 1979 is visible (bottom right)



Figure 3.23
A simple timber framed shed located approximately 70 metres from the house along the western property boundary. The shed appears on the 1956 aerial and is in poor condition.



Figure 3.26
View of the rest of the property from near the western boundary. The land stands fallow and has not been used for agricultural purposes since before 1990



Figure 3.24
The side house fence features a combination of materials, sections of which are in poor condition



Figure 3.27
Looking west from Bensley Road to the subject cottage (arrowed), which is partly obscured by trees. This vantage point provides only limited views of the listed cottage. There is no obvious historical or functional relationship between the cottage and adjacent lands

4.0

ASSESSMENT OF CULTURAL SIGNIFICANCE

4.1 INTRODUCTION

Heritage, or “cultural” value, is a term used to describe an item’s value or importance to our current society and is defined as follows in *The Australia ICOMOS Burra Charter*, 2013, published by Australia ICOMOS (Article 1.0):

Cultural significance means **aesthetic, historic, scientific or social or spiritual value** for past, present or future generations.¹

This section establishes the criteria which are used to understand significance and identifies the reasons for the cultural value of the site and its components.

Significance may be contained within, and demonstrated by, the fabric of an item; its setting and relationship with other items; historical records that allow us to understand it in terms of its contemporary context, and in the response that the item stimulates in those who value it.² The assessment of significance is not static. Significance may increase as more is learnt about the past and as items become rare, endangered or illustrate aspects that achieve a new recognition of importance.

Determining the cultural value is at the basis of all planning for places of historic value. A clear determination of significance permits informed decisions for future planning that will ensure that the expressions of significance are retained and conserved, enhanced or at least minimally impacted upon. A clear understanding of the nature and degree of significance will determine the parameters for, and flexibility of, any future development.

A historical analysis and understanding of the physical evidence provides the context for assessing the significance. These are presented in the preceding sections. An assessment of significance is made by applying standard evaluation criteria to the facts of the item’s development and associations.

4.2 COMPARATIVE ANALYSIS

Two or more roomed cross-gabled houses with front verandah and rear additions were a common housing form for generations of mostly working class people in Campbelltown and greater Sydney. This style was attractive in offering affordable housing that was relatively easy to construct and adapt. As such, the subject cottage represents a relatively typical historic building form.

The subject stone cottage is unusual in having been constructed in dressed stone. This housing form was most typically constructed with weatherboard but was also constructed in brick or timber slabs, all of which were affordable and practical building materials. Dressed stone, in contrast, would have been an expensive and cumbersome material for most working class people, particularly in the late-nineteenth century when many cheaper materials were available.

There are no known comparative examples of the subject cottage in Ingleburn but there are similar examples in nearby Minto and Minto Heights, much of which was also subdivided from the Campbellfield’s Estate in the 1880s.

¹ *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013, p.2

² ie “social”, or community, value

The Jug / Stone Cottage
9 Ben Lomond Road, Minto Heights
Date: After 1886

'The Jug' is very similar to the subject cottage in being a cross gabled stone cottage with a similar construction date. The building features rusticated stone, which is a different stone dressing style than used at the subject cottage. The Jug has a stone chimney, a corrugated iron roof also has the same style of timber framed verandah but with lace brackets. Unlike the subject cottage, this building has three front rooms and the rear additions are constructed in weatherboard.



Figure 4.1
 The front facade of 'The Jug'
 Source: Campbelltown City Council website

Hansen's Cottage
23 Hansens Road, Minto Heights
Date: Late 1800's

Hansons Cottage a cross gabled working class farm dwelling constructed in weatherboard. It has a corrugated iron roof, without guttering at the front, and a timber framed verandah with decorative posts and brackets. Later rear additions are of a similar construction.



Figure 4.2
 The front facade of Hansen's Cottage
 Source: Campbelltown City Council website

Etchells Cottage
60 Hansens Road, Minto
Date: c.1920

A cross gable cottage of timber slab construction with a corrugated iron roof with a large brick chimney. The original front verandah has been infilled with corrugated iron sheets.



Figure 4.3
 The front facade of Etchells Cottage
 Source: Campbelltown City Council website

4.3 ESTABLISHED SIGNIFICANCE OF THE SUBJECT SITE

The following Statement of Significance for 28 Mercedes Road has been sourced from a heritage report for Cambelltown City Council by Jane Worthy, dated 15 October 1991.

Statement of Significance:

No. 28 Mercedes Road, Ingleburn is of significance to the City of Campbelltown for the following reasons:

- It is of historical significance because of the evidence it displays of the early rural development of outlying areas.*
- It is of architectural significance because it is a rare surviving example of a small Georgian style stone farmers cottage of symmetrical proportions in the area.*

The following Statement of Significance for 28 Mercedes Road has been sourced from the Campbelltown City Council Inventory Card for Item I69, Stone Cottage and Bushland Setting, at 28 Mercedes Road.

Heritage Significance:

- The cottage has historic, architectural and aesthetic significance*
- An attractive sandstone building of near-original condition; and*
- Possibly the oldest surviving building in Ingleburn.*

4.4 ANALYSIS OF CULTURAL SIGNIFICANCE

The following commentary discusses how each of the criteria established by the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) relate to the subject site.

Criterion (a) – An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area)

The stone cottage at 28 Mercedes Road, Ingleburn, is an early representative of a vernacular dwelling in the area and is possibly the oldest structure in Ingleburn.

The construction of the cottage in c.1895 evidenced the total failure of the pattern of development proposed by David Inglis' 'George's River Estate' and to some extent the nearby Rolph Gregory & Co's 'Caledonia Estate'. These estate's attempted to establish a semi-urban area of villas, small poultry farms and vineyards located within long thin Lots.

Criterion (b) - An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

The stone cottage at 28 Mercedes Road is associated with Malcolm McInnes, a former Councilman and a long term Ingleburn resident.

The land is associated with Dr William Redfern and his Campbellfields Estate. Dr. Redfern is a prominent figure in early post-settlement colonial history. His Campbellfields Estate and its subdivision in the 1880's had a profound influence on the character and layout of the local area.

Criterion (c) - An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The stone cottage at 28 Mercedes Road is a good example of semi-rural vernacular architecture. Its extensive stone construction, including two phases of additions and an adjacent stone shed, evidence the high quality craftsmanship used in the erection of this structure.

Criterion (d) - An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

The stone cottage is understood to be a well regarded structure in the local community.

Criterion (e) - An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Further investigation of the structure and associated physical evidence in its vicinity has the potential to reveal information on the construction of the house and on life in rural Ingleburn in the past.

Criterion (f) - An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

The stone cottage is one of a limited number of vernacular houses in the local area related with the subdivision of the Campbellfields Estate. It is one of two examples constructed in stone and is very unusual in having stone rear additions and a stone shed.

Criterion (g) - An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places; or cultural or natural environments (or a class of the local area's cultural or natural places; or cultural or natural environments)

The stone cottage is a largely intact representative example of an early vernacular farm house in Ingleburn. The original section of the house retains most of its c.1895 features, including unpainted stonework, two fireplaces, timber doors and windows. The different phases of construction are interpretable in the house's physical construction.

4.5 STATEMENT OF SIGNIFICANCE

The cottage at 28 Mercedes Road, Ingleburn is a cross-gabled stone house in a vernacular architectural style. It was likely constructed in c.1895 by Malcolm McInnes, a stonemason and farmer, who lived at the property until passing away in 1962. Mr McInnes appears to have expanded the rear of the house on two occasions and constructed a small adjacent shed, each time using stone.

The stone cottage is significant on a local level in being a high quality, intact example of an early local residence and may be the oldest building in Ingleburn. The original section of the house, including the cross-gabled front and a room behind, retains most of its original features, including unpainted dressed exterior stonework, two fireplaces, doors and windows.

The stone cottage is on land that was once part of the Campbellfield's Estate, a very large estate granted to Dr William Redfern in the early nineteenth century. Dr Redfern and his heirs made few improvements to the property and delayed local development until the Estate was broken up in the 1880s. The stone cottage is significant as one of a few remaining structures in the area representing early post-Campbellfields development.

The cottage was constructed on a property consisting of 14 long and narrow Lots, which were part of the short lived 'George's River Estate.' This Estate envisaged a semi-urban area of villas, small poultry farms and vineyards. In positioning the house across three Lots, McInnes' showed his disinterest in the aims of Estate, which failed to take hold.

4.6 CURTILAGE ANALYSIS

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication *Heritage Curtilages*³ defines “heritage curtilage” as the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. Heritage curtilage can be classified as one of four types:

- Lot Boundary Heritage Curtilage
- Reduced Heritage Curtilage
- Expanded Heritage Curtilage
- Composite Heritage Curtilage

The existing heritage listing boundary, incorporating all 14 Lots of the property, was defined in 2002 when the stone cottage was listed in Schedule 1 of the *Campbelltown (Urban Area) Local Environmental plan (LEP) 2002*.

The identified heritage item is the stone cottage. The remainder of the property, while historically associated with the cottage, has not been found to be of particular heritage significance, since:

- The small Lot subdivision pattern exists on paper only and has no association with the site’s historical development and use.
- No physical evidence of significant agricultural activities has been identified.
- Agriculture ceased on the property between 1979 and 1990, between 27 to 38 years ago, and the land has remained fallow since that time.

The current setting of the heritage listed stone cottage relates more strongly to adjacent residential development than to the surrounding grass lands. The fenced off residential boundary and setback to the cottage continues the pattern of development and urban rhythm of nearby residential Lots. The subject stone cottage has the appearance of having only a limited functional and historical relationship with the fallow lands, from which it is fenced off from.

A small timber framed shed along the western property boundary dating to 1956 or earlier is a typical rural shed that only evidences generic rural activities. It is a minor site feature of limited heritage significance.

The property is associated with the failed George’s River Estate, which is a short lived aspect of the area’s history. There is no physical evidence of the Estate concept on the property. The property’s Lot arrangement provides only a conceptual representation of the Estate and cannot be considered a significant element related to the listed stone cottage. The stone cottage is constructed across three Lots.

The description of the subject heritage item in Schedule 5 of the *Campbelltown LEP 2015*, “Stone cottage and bushland setting”, suggests that associated bushland is a part of the significance of the property. The origins of the reference to ‘bushland’ in the listing is not clear since no reference to bushland is made in the associated Campbelltown City Council listing card and the original listing in Schedule 1 of the *Campbelltown (Urban Area) LEP 2002* was simply named “Stone Cottage”. There is no bushland now on the property, which has been largely clear of trees since at least 1969, if not earlier. The reference to bushland may refer to trees in the wider locality, or may be an error.

The stone cottage has been part of the domestic component of a larger land holding. The aerial photographs in Section 2.0 shows its current domestic setting was established in the 1970s when it was fenced off from the adjacent land.

A Reduced Heritage Curtilage that adopts this fenceline is considered appropriate for the subject heritage item. This curtilage allows views of the subject stone cottage and associated stone shed from Mercedes Road and provides a physical buffer between the structures and surrounding lands. The recommended curtilage is appropriate for the ongoing function of the subject cottage since it has been the residential boundary since 1979 or earlier (the rear house fence was removed in mid-2014). The curtilage is generally consistent with the area of nearby residential lots, such as 20 and 22 Mercedes Road.

³ Warwick Mayne-Wilson, *Heritage Curtilages*, NSW Heritage Office and the Department of Urban Affairs and Planning, NSW, 1996



Figure 4.4
Outline of the recommended heritage curtilage for the subject stone cottage. The outline of the existing Lots overlay a satellite photograph
Source: NSW LPI SIX Maps Website



Figure 4.5
Close up of the recommended heritage curtilage for the subject stone cottage
Source: Near Maps Website

5.0

DESCRIPTION OF THE PROPOSAL

The Planning Proposal, prepared for the Billbergia Group, is to amend *Campbelltown LEP 2015* so as to facilitate the development of the subject land holding for principally low density residential purposes together with support public recreation opportunities and infrastructure provision.

The documentation submitted with the proposal includes a Preliminary Concept Plan prepared for the Billbergia Group. The plan demonstrates how the proposed changes could be implemented with the development of the proposed Caledonia Precinct. The Preliminary Concept Plan will be refined and developed as part of the preparation of a site specific Development Control Plan (DCP).

Figure 5.1

Map showing the proposed Land Zoning for the Caledonia Planning Proposal. The subject heritage listed property is outlined in red
Source: Billbergia Group





Figure 5.2 (Above)

Map showing the proposed Lot Sizes for the Caledonia Planning Proposal. 28 Mercedes Road is outlined in red

Source: Billbergia Group

Figure 5.3 (Below)

Map showing the proposed Lot Sizes for Dual Occupancy Development. 28 Mercedes Road is outlined in red

Source: Billbergia Group





Figure 5.4
Preliminary Concept Plan for the proposed Caledonia Precinct. 28 Mercedes Road is outlined in red
Source: Billbergia Group

6.0

ASSESSMENT OF HERITAGE IMPACT

6.1 CONSIDERATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) has published a series of criteria for the assessment of heritage impact. We have considered the relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact' guidelines related to development of and adjacent to a heritage item. However, we consider that these questions are not relevant given that they have been prepared in the context of the assessment of the impacts of built form rather than planning controls. These questions should be addressed at a later stage, during the preparation of a development application for the subject site.

The following questions have been formulated for consideration in determining the heritage impact of changing the LEP controls for the site:

- *What are the potential heritage impacts for this item arising from the future development of the subject site as a consequence of the Planning Proposal?*
- *How can any adverse heritage impacts be mitigated?*

Both questions are considered below in relation to the impact of the Planning Proposal.

6.2 CONSIDERATION OF THE POTENTIAL HERITAGE IMPACTS

The proposal seeks to amend the zoning applicable to the site, including that of 28 Mercedes Road from Environmental Living (E4) to a mixture of Large Lot Residential (R5) and Low Density Residential (R2). The rezoning will facilitate the development of the land with residential housing and associated infrastructure, which will alter the setting of the heritage listed stone cottage.

Retaining the heritage listed stone cottage as a part of a wider residential development will ensure its long term sustainability and use.

The proposed rezoning of the subject site is limited to intangible outcomes and will not result in any physical changes to the subject site or alter the existing heritage provisions under the *Campbelltown LEP 2015*.

Future development of the land will require approval from Campbelltown City Council and will be subject to the heritage provisions of the *Campbelltown LEP 2015* and the *Campbelltown DCP 2015*.

The Planning Proposal includes a local clause for the Caledonia Precinct under the *Campbelltown LEP 2015* that would require consideration of a site specific development control plan (DCP) with provisions to minimise impacts on the heritage listed stone cottage from future development. They are:

7. Caledonia Precinct

(3) Development Consent must not be granted for development on land which this clause applies unless the consent authority has taken into consideration a development control plan approved by Council for that purpose that contains a comprehensive provisions relating to, but not limited to:

(e) minimisation of the impact of development on the heritage significance of the precinct and proposed means of conservation management.

These provisions would be in addition to those already in the *Campbelltown DCP 2015*, which has the following controls on development in the vicinity of heritage items designed to protect their setting.

2.3 Views and Vistas

Design Requirements

- a) *Development shall appropriately respond to Campbelltown's important views and vistas to and from public places. These include views and vistas to and from:*
- v) *heritage items.*

2.11 Heritage Conservation

Objectives:

Ensure that new development takes appropriate account of the significance of heritage items, heritage conservation areas, relics and their settings

Promote the protection or conservation of those resources wherever possible.

To conserve the environmental and cultural heritage of the City in accordance with the principles contained within the Burra Charter.

The recommended heritage curtilage for the subject heritage listed stone cottage is based on a careful analysis of the heritage significance of 28 Mercedes Road and identification of all significant site elements. That analysis identified the stone cottage and associated stone shed as the significant elements of the site. This curtilage is consistent with past heritage assessments which have identified the stone cottage as the significant element on the property. The recommended heritage curtilage adopts the area enclosed by the existing residential fence, which retains all significant site features and primary views of them from Mercedes Road. The curtilage is appropriate for the ongoing use of the subject cottage as a residence since it has been the residential boundary for decades and is generally consistent with nearby residential Lot sizes.

The Preliminary Concept Plan includes a residual Lot for the heritage listed stone cottage that includes the entire proposed heritage curtilage with a small additional area at the rear.

The Preliminary Concept Plan includes new streets along the side and rear of the proposed Lot containing the listed stone cottage. The addition of these streets will substantially increase views to the listed cottage from the public realm and will provide a landscape buffer from possible future surrounding development.

Residential redevelopment of the property will have only limited impact on the setting of the heritage listed stone cottage. While the land has a historical relationship with the cottage, it is now fallow and the functional relationship between them is very limited. The cottage now presents more as a continuation of the residential landscape to the west and across Mercedes Road, than as part of the fallow lands to the east because it continues the setback pattern and rhythm of the residential landscape. Redevelopment of the grassed area of 28 Mercedes Road outside the proposed curtilage will have an acceptable impact on the setting of the stone cottage.

6.3 CONSIDERATION OF S117 DIRECTIONS FOR HERITAGE CONSIDERATION

The current update to Section 117 (S117) Direction 2.3 Heritage Conservation, issued under S117 of the *Environmental Planning and Assessment Act (EP&A Act) 1979* on 1 July 2009, requires the following in relation to European Heritage:

(4) A planning proposal must contain provisions that facilitate the conservation of:

(a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,

The potential impacts on the heritage item within the area that is the subject of the Planning Proposal have been considered and there are no changes proposed to the compulsory heritage provisions in Clause 5.10 Heritage Conservation as part of this Planning Proposal. It is considered that the Planning Proposal is consistent with the S117 Directions in relation to European Heritage.

6.4 RECOMMENDATIONS

It is recommended that the Site Specific DCP Amendment for the Caledonia Precinct include the following:

- identification of the recommended heritage curtilage is adopted for the heritage listed stone cottage.
- that new development within the Caledonia Precinct fronting Mercedes Road, on land immediately adjacent to the listed item, have a street setback that is consistent with that of the listed stone cottage.
- That an interpretation plan should be prepared and implemented as part of the redevelopment of the Caledonia Precinct, including but not necessarily limited to the history of the George's River Estate.

It is also recommended that following registration of an approved subdivision plan, Campbelltown City Council amends the LEP Heritage Schedule and Mapping to adopt the reduced curtilage recommended in this report and update the description to remove the reference to 'bushland setting'.

7.0

CONCLUSIONS AND RECOMMENDATIONS

7.1 CONCLUSIONS

- The Planning Proposal seeks to amend the zoning controls of the *Campbelltown LEP 2015* to facilitate development of the Caledonia Precinct.
- This area includes a property known as 28 Mercedes Road that contains a stone cottage listed as an item of local heritage significance in Schedule 5 of the *Campbelltown LEP 2015*.
- The significant site elements include the stone cottage and an associated stone shed.
- Under this proposal the cottage will remain a locally listed heritaeg item in Schedule 5 of the *Campbelltown LEP 2015*.
- The Planning Proposal proposes to introduce a local clause for the Caledonia Site under *Campbelltown LEP 2015* to facilitate the conservation of the listed stone cottage.
- The recommended heritage curtilage identified in this report provides an appropriate setting to retain the heritage significance of the listed cottage and views of it from the public realm.
- This should be identified in the site specific DCP that is to be prepared.
- The Preliminary Concept Plan retains the historic cottage and associated stone shed on a residual lot that is larger than the proposed curtilage and would substantially increase views of the cottage from the public realm and will facilitate an acceptable heritage outcome.
- As such, the Planning Proposal is considered acceptable from a heritage perspective and is recommended for approval.

8.0

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