

# HERITAGE IMPACT STATEMENT

34 Queen Street, Campbelltown



May 2023

Cover Image: Communal open space – View from the proposed rear laneway looking north towards the communal open space (Source: Architectus Group Pty Ltd)

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ISSUED	REVIEW	ISSUED BY
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## HERITAGE IMPACT STATEMENT FOR 34 QUEEN STREET, CAMPBELLTOWN

### 1.0 INTRODUCTION

#### 1.1 BACKGROUND

This Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany proposed amendments to the *Campbelltown Local Environmental Plan (LEP) 2015* in relation to the site 34 Queen Street, Campbelltown, known as Lot 1 DP539856 on the NSW Land Registry Services.

The proposal involves the following amendments:

- Land use: B4 Mixed Use retained at the front portion of the site, and R4 High Density Residential at the rear portion of the site;
- Height of building: 2 zones of height with 28m on the northeast half of the site, and 52m on the southwest half of the site; and
- FSR: 2.85:1

Details of the development proposal have been prepared by Architectus Group Pty Ltd.

The subject site is not listed as an item of local heritage significance. However it is in the vicinity of heritage listed items, as identified in Schedule 5 of the *Campbelltown LEP 2015*, the closest being 'Congregational Manse (former)' at 38 Queen Street, Campbelltown, Item number I32.

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Campbelltown LEP 2015* and the requirements of the *Campbelltown Sustainable Cities Development Control Plan (DCP) 2015*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

#### 1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out 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.



## 1.3 SITE LOCATION

The site is located on the south-east side of Queen Street, between Campbelltown Road and Chamberlain Street, Campbelltown. The site runs through to the Campbelltown Performing Arts High School at the rear. It is identified as Lot 1 DP539856 by the NSW Land Registry Services (LRS) (see Figure 1 and Figure 2 below).



Figure 1: Aerial map with the subject site outlined red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)



Figure 2: Street map with the subject site highlighted yellow and outlined red. (Source: NSW LRS, SIX Maps, maps.six.nsw.gov.au)

## 1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject site is not listed on any statutory planning instrument as an item of heritage significance. However, it is located in the vicinity of heritage items listed in Schedule 5 of the *Campbelltown Local Environmental Plan (LEP) 2015*, including the 'Congregational Manse(former)' at 38 Queen Street, Campbelltown – Item No. I32.

Other heritage listed items in the vicinity of the subject site, including the State heritage item at 14-20 Queen Street, Campbelltown are visually and physically separated from the site by intervening development and distance, and do not warrant assessment as part of this report.

## 1.5 AUTHORSHIP

This report was prepared by Ella Sheridan, Heritage Consultant, using research and a history written by Melissa Marland, Historian. Sophie Bock, Principal of **NBRS** reviewed the report.

## 1.6 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

## 1.7 COPYRIGHT

Copyright of this report remains with the author, **NBRS**. Unless otherwise noted, all images are by the author.

## 2.0 DOCUMENTARY EVIDENCE

### 2.1 THE DHARAWAL PEOPLE

The area known as Campbelltown City is located on the custodial lands of the Dharawal people. The Dharawal clan are connected to land south of Botany Bay and the Georges River, west to Appin, and southwest to Goulburn and Nowra.<sup>1</sup> The traditional totem of the Dharawal people is recognised as the Lyrebird.<sup>2</sup> Land that would become Campbelltown was known as a meeting point for First Nations people, not only the Dharawal, but also the Dharug people (whose territory extended to the Blue Mountains), and early histories of the area includes references to both peoples.<sup>3</sup>

In 1789, a year after the arrival of the First Fleet, a smallpox epidemic devastated the Sydney clans, particularly the coastal populations of Sydney Town. This caused significant displacement of First Nations people from their custodial lands as affected groups fled to avoid infection, which consequently impacted inland tribes such as the Dharawal.<sup>4</sup> Also at this time, cattle that had arrived with the First Fleet in 1788 escaped captivity and moved southward. Their descendants were eventually discovered towards the end of the 18th century in the Campbelltown/Camden area on land bordering the Nepean River. The Europeans who found the herd named the land they grazed on the 'Cowpastures'.<sup>5</sup>

The arrival of the cattle, and the farmers and officials that followed them, is thought to have precipitated contact between the Europeans and the Dharawal people, recorded by the latter in a sketch made in the sandstone at what is now known as 'Bull Cave', located in Kentlyn on the Georges River (Figure 3).<sup>6</sup>



<sup>1</sup> Les Bursil et al., 'Dharawal - The Story of the Dharawal Speaking People of Southern Sydney' (University of Wollongong, 2001), p.9, <https://documents.uow.edu.au/content/groups/public/@web/@lha/documents/doc/uow162226.pdf>. <sup>2</sup> 'Aboriginal History of Campbelltown', accessed 15 June 2022, <https://www.campbelltown.nsw.gov.au/AboutCampbelltown/History/Aboriginalhistory>.

<sup>3</sup> 'Indigenous Heritage', Campbelltown, accessed 27 March 2023, <https://visitcampbelltown.com.au/experiences/indigenous-heritage/>.

<sup>4</sup> Caroline Liston, *Campbelltown, the Bicentennial History* (Sydney, NSW: Allen & Unwin, 1988), <https://collection.sl.nsw.gov.au/record/74VvqwByvPBA>.

<sup>5</sup> Peter Hiscock, *Archaeology of Ancient Australia* (Routledge, 2007), 14.

<sup>6</sup> Helen Proudfoot, 'Campbelltown, Camden, Appin: Survey and Report on Nineteenth Century Buildings and Sites', Monograph (Paddington, NSW: Urban and Regional Research, 1973), 9.

<sup>6</sup> 'Bull Cave', accessed 27 March 2023, <https://www.campbelltown.nsw.gov.au/About-Campbelltown/History/Aboriginal-History/Bull-Cave>.

Figure 3: Aboriginal artwork of a dehorned bull in Bull Cave, Kentlyn (Source: Campbelltown City Library, Local Studies Collection 010128)



Figure 4: The Hawkesbury, Campbelltown and Appin Districts in the early nineteenth century (shaded) (Source: The Dharawal and Gandangara in Colonial Campbelltown, New South Wales, 1788-1830)

In 1802 Convict stockman John Warby (1767-1851) became the first European resident of what would become Campbelltown.<sup>7</sup> Warby explored the Cowpastures, Burratorang Valley and Bargo areas, and was said to have established a good working relationship with the local First Nations people.<sup>8</sup> He also acted as a regional guide to Lachlan Macquarie on several occasions.<sup>9</sup>

<sup>7</sup> 'General Orders.', *Sydney Gazette and New South Wales Advertiser*, 21 September 1806, <http://nla.gov.au/nla.news-article627293>.

<sup>8</sup> 'Aboriginal History of Campbelltown', accessed 23 March 2023, <https://www.campbelltown.nsw.gov.au/About-Campbelltown/History/Aboriginal-History>; Liston, Carol, 'The Dharawal And Gandangara In Colonial Campbelltown, New South Wales, 1788-1830', *Aboriginal History*, no. Vol. 12, No. 1/2, Special Volume in honour of Diane Barwick (1988): 48-62, [https://www-jstor-org.ezproxy.une.edu.au/stable/24045667?searchText=Campbelltown&searchUri=%2Faction%2FdoBasicSearch%3Fscope%3DeyJwYWI6IChpZjogImFib3JoaXN0In0%253D%26Query%3DCampbelltown&ab\\_segments=0%2Fbasic\\_search\\_gsv2%2Fcontrol&refreqid=fastly-default%3A97d7a244dca50cb8442082c94f888305](https://www-jstor-org.ezproxy.une.edu.au/stable/24045667?searchText=Campbelltown&searchUri=%2Faction%2FdoBasicSearch%3Fscope%3DeyJwYWI6IChpZjogImFib3JoaXN0In0%253D%26Query%3DCampbelltown&ab_segments=0%2Fbasic_search_gsv2%2Fcontrol&refreqid=fastly-default%3A97d7a244dca50cb8442082c94f888305).

<sup>9</sup> 'Warby, John', Campbelltown City Council History, accessed 5 April 2023, <https://www.campbelltown.nsw.gov.au/About-Campbelltown/History/Prominent-People-From-Our-Past/Warby-John>



Figure 5: Plan of the Estate of the late John Warby at Campbell Town [cartographic material] [185-] (Source: National Library of Australia <https://nla.gov.au/nla.obj-230001825>)

## 2.2 THE HISTORY OF CAMPBELLTOWN

The Governor of New South Wales, Philip King, first awarded the right to possess farmland in the Cowpastures to John Macarthur and Walter Davidson in 1805.<sup>10</sup> By the 1820s the area experienced significant growth when an increasing number of settlers were granted land. To support the resulting expansion in agricultural production, the township of 'Campbell-Town' was officially established in December 1820 by Governor Lachlan Macquarie. It was named in honour of his wife, Elizabeth, whose maiden name was Campbell.<sup>11</sup>

In 1827, the first measured plans of Campbelltown were drawn by Robert Hoddle, with Surveyor General, John Oxley, deciding on street names (Figure 6). St Peter's Church and Rectory (Figure 7), completed 1823, is recognised as the oldest building in Campbelltown, although Leumeah House, Barn and Stables, thought to have been built sometime after 1816 by John Warby and located to the north of the subject site, may possibly have come first.<sup>12</sup>

<sup>10</sup> Margaret Steven, 'Macarthur, John (1767–1834)', in *Australian Dictionary of Biography*, 18 vols (Canberra: National Centre of Biography, Australian National University), accessed 13 April 2023, <https://adb.anu.edu.au/biography/macarthur-john-2390>.

<sup>11</sup> 'A Patina of Age: Elizabeth Macquarie (Née) Campbell and the Influence of the Buildings and Landscape of Argyll, Scotland, in Colonial New South Wales on JSTOR', accessed 27 March 2023, <https://www.jstor-org.ezproxy.une.edu.au/stable/41719796>; Liston, Carol, 'The Dharawal And Gandangara In Colonial Campbelltown, New South Wales, 1788-1830', *Aboriginal History*, no. Vol. 12, No. 1/2, Special Volume in honour of Diane Barwick (1988): 13, Proudfoot, 'Campbelltown, Camden, Appin', 41.

<sup>12</sup> Proudfoot, 'Campbelltown, Camden, Appin', 18–26.



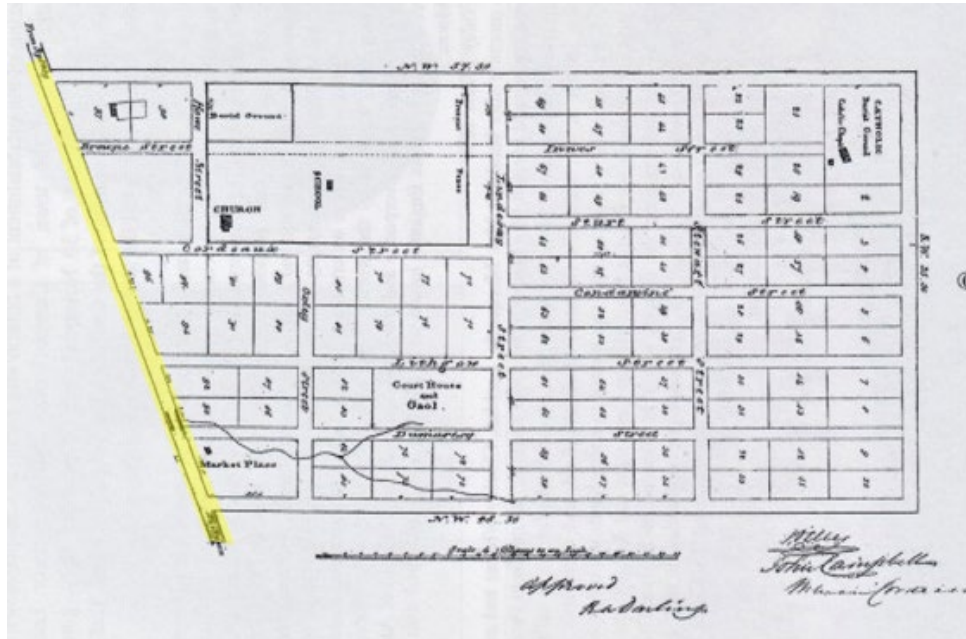


Figure 6: Plan of Campbelltown, drawn by Robert Hoddle, 1827. High Street, which later became known as Queen Street at the start of the twentieth century, is highlighted yellow. The subject site is located to the north, outside the boundaries of this plan. (Source: Campbelltown and Airds Historical Society)



Figure 7: St Peter's Church and Rectory, completed construction in 1823 is thought to be the oldest surviving building in Campbelltown (Source: Campbelltown City Council, Local History Studies, image captured 2018)

The main street of Campbelltown was called 'High Street' until the 1890s when it became known as 'Queen Street'.<sup>13</sup> The street was part of the Bradbury Estate Subdivision (1844) and is the site of many buildings of significance to Campbelltown, now known as the 'Queen

<sup>13</sup> 'History of Campbelltown', accessed 23 March 2023, <https://www.campbelltown.nsw.gov.au/About-Campbelltown/History/History-of-Our-Suburbs/History-of-Campbelltown>; 'Queen Street Buildings Group | Heritage NSW', accessed 23 March 2023, <https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=5045135>.

Street Building Group' which includes the Old Railway Hotel (built c1850, licenced in 1856), the Coaching House (c1850), the Post Office and CBC Bank (1881) (Figure 8).<sup>14</sup>



Figure 8: The Bradbury Park Subdivision survey by R W Goodall 1844. Lots 2-24, future site of the Queen Street Buildings Group shaded purple. (Source: State Library of NSW, cartographic material, Z/M2 811.11362/1844/1, M2 811.11362/1844/1)

The discovery of gold in New South Wales in 1823<sup>15</sup> and subsequent Gold Rush saw a marked increase rail in travel, and in 1858 Campbelltown train station was opened to assist in the journey southwest from Sydney. The station provided a boost to the local economy as for many years it was the 'end of the line' for travellers who had endured several hours on the train and needed refreshment.<sup>16</sup> The success, however, did not last as crop failures of the 1860s and 1870s and the depression of the 1880s impacted trade and prevented further capital works and expansion to Campbelltown.<sup>17</sup>

<sup>14</sup> Ggreybeard, 'Coaching House', *Campbelltown Focus* (blog), 3 September 2014, <https://campbelltownfocus.wordpress.com/2014/09/03/coaching-house/>; '1820s Our Campbelltown', accessed 28 March 2023, <https://www.campbelltown.nsw.gov.au/About-Campbelltown/History/Campbelltown-2020/200-Years-Together/1820s-Our-Campbelltown/>; 'Queen Street Buildings Group | Heritage NSW'.

<sup>15</sup> 'KEEP IT QUIET!', *Examiner*, 15 February 1934, 6, <http://nla.gov.au/nla.news-article51857157>.

<sup>16</sup> 'History of Campbelltown', accessed 28 March 2023, <https://www.campbelltown.nsw.gov.au/About-Campbelltown/History/History-of-Our-Suburbs/History-of-Campbelltown>.

<sup>17</sup> 'Queen Street Buildings Group | Heritage NSW'.

At the end of World War I, Campbelltown was selected by the New South Wales Government as a major sub-regional centre to accommodate Sydney's fast-growing population.<sup>18</sup> In 1918 the government acquired the Cransley dairy farm and divided the large property into 38 poultry farms for war veterans. In June 1919 returned soldiers and their families had begun to move in.<sup>19</sup> The main street of the settlement was called Waminda Avenue, chosen by the new residents as it was an Aboriginal name for the word 'comrade' (Figure 10).<sup>20</sup> The development was one of many residential projects to occur in Campbelltown, both during World War I and afterwards, with large subdivision sales such as Mossberry (1914), the Kershler Estate (1918) and McCormack (1919) significantly boosting the local population.<sup>21</sup>



Figure 9: View of Queen Street Campbelltown looking west c. 1920 (Source: Campbelltown City Library. Copied from an original loaned to Campbelltown City Library. Local Studies Section by Miss A. Haydon)

<sup>18</sup> 'Queen Street Buildings Group | Heritage NSW'.

<sup>19</sup> 'History of Campbelltown'.

<sup>20</sup> 'History of Campbelltown'; Andrew Allen, 'The History Buff: Waminda - The Soldiers' Settlement', *The History Buff* (blog), 20 May 2016, <http://campbelltown-library.blogspot.com/2016/05/waminda-soldiers-settlement.html>.

<sup>21</sup> '046 - Z/SP/C4/44 - Kershler's Estate Campbelltown - Iolanthe St, Sydney Rd, Queen St, Broughton St, King St, 1918', Collection - State Library of NSW, accessed 29 March 2023, <https://collection.sl.nsw.gov.au/record/74VvqZm7yDLX/IDNkydEjVM5Q2#viewer>; '029 - Z/SP/C4/29 - Mossberry Estate - Queen St, Warby St, Lindsey St, 1914', Collection - State Library of NSW, accessed 29 March 2023, <https://collection.sl.nsw.gov.au/record/74VvqZm7yDLX/15x6E02ZXMj70#viewer>; '015 - Z/SP/C4/14 - McCormack Estate Campbelltown - Sydney Rd, Railway St, Brown St, Broughton St, 1919', Collection - State Library of NSW, accessed 29 March 2023, <https://collection.sl.nsw.gov.au/record/74VvqZm7yDLX/dDBBp5GwNNz2N#viewer>.





Figure 10: Typical house in the Soldier Settlement, Waminda Avenue, Campbelltown (Source: Campbelltown City Library, 1985, 003325)

Post-World War II was also a time of great expansion for Campbelltown. In 1955 the large manufacturer, Crompton Parkinson Pty Ltd, announced that it wanted to build a factory on the rural paddocks west of the railway station. Campbelltown City Council responded by creating an industrial estate next to the factory (opened 1956) in the hope that more businesses would see Campbelltown as an attractive site option.<sup>22</sup> The Housing Commission also began to build an increasing number of homes at this time, which led to the creation of many new roads in the area, and when the last poultry farm on the Soldier's Settlement closed in 1955, the Commission created a new development, the 'Campbelltown East' precinct.<sup>23</sup>

By the 1970s the population of Campbelltown had increased to the point that local roads became over-congested and, in 1973, work began on the Moore-Oxley bypass which would join Campbelltown and Appin roads in a dual carriageway.<sup>24</sup> In 1972 the Western Suburbs Leagues Club was established in Campbelltown to support local rugby league times and in 1979 the suburb's first multi-story shopping centre, Macarthur Square, opened.

Today, Campbelltown is again experiencing rapid growth in population.<sup>25</sup> In the 2021 Census it was reported that over 170,000 people across 34 suburbs now live in what is known as the 'Campbelltown District'.<sup>26</sup> The community is also a diverse one, with 61,749 (36%) of residents reported as being born overseas.<sup>27</sup> It is home to two large tertiary institutions, Western Sydney University, Campbelltown Campus and the South West Sydney Institute of TAFE, Campbelltown Hospital and is accessible by major roads and high speed rail links.<sup>28</sup>

<sup>22</sup> 'History of Campbelltown'.

<sup>23</sup> 'History of Campbelltown'.

<sup>24</sup> 'History of Campbelltown'.

<sup>25</sup> 'Campbelltown Community and Economic Profile', accessed 29 March 2023, <https://www.campbelltown.nsw.gov.au/About-Campbelltown/Campbelltown-Community-Profile>.

<sup>26</sup> '2021 Campbelltown (NSW), Census All Persons QuickStats | Australian Bureau of Statistics', accessed 29 March 2023, <https://abs.gov.au/census/find-census-data/quickstats/2021/LGA11500>.

<sup>27</sup> 'Campbelltown (NSW) | Region Summary | Data by Region | Australian Bureau of Statistics', accessed 29 March 2023, <https://dbr.abs.gov.au/region.html?lga=lga&rgn=11500>.

<sup>28</sup> 'Campbelltown Community and Economic Profile'.



## 2.3 THE CONGREGATIONAL MANSE

The number 38 Queen Street (DP501/1015993) is the site of the 'Old Congregational Manse' building, which was constructed in 1882. It is of Victorian Italianate style with accompanying Gothic elements such as its Dormer roof windows and Jerkinhead Gables.



Figure 11: Congregational Manse, Queen Street, Campbelltown, c.1960. Photograph by Alex Goodsell (Source: Campbelltown Library 001143)

The 'manse', or minister's house, was constructed for the Congregational Church of Campbelltown and is representative of the development of the church as an emerging religious group in the area.<sup>29</sup> The building is associated with prominent local figure, James Bocking, who served on Campbelltown Municipal Council for three decades before becoming Mayor in 1890.<sup>30</sup> Between 1857 and 1859 The Congregational Church was built by Bocking and his business partner, John Cobb, with the design closely modelled on the first Congregational Church located in Sydney (1859).<sup>31</sup> Bocking also built the Campbelltown Coach House and the Temperance Hall, which would later to become the Campbelltown Town Hall. Together with Cobb, James Bocking owned the Congregational Manse for half a century.<sup>32</sup>

In the late 1960s the façade of the building was altered to facilitate its use as a restaurant, along with alterations to the rear to accommodate a kitchen.<sup>33</sup> The restaurant was named the 'Campbell Coach Restaurant' later becoming the Golden Wheel Chinese Restaurant.<sup>34</sup>

<sup>29</sup> 'Congregational Manse HMS Assessment', accessed 23 March 2023, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=1290057>.

<sup>30</sup> 'Bocking, James | The Dictionary of Sydney', accessed 29 March 2023, [https://dictionaryofsydney.org/person/bocking\\_james.](https://dictionaryofsydney.org/person/bocking_james.;); 'Mr. James Bocking, J. P.', *Australian Town and Country Journal*, 29 March 1890, <http://nla.gov.au/nla.news-article71109770>; 'Bocking, James | The Dictionary of Sydney'.

<sup>31</sup> 'Congregational Manse HMS Assessment'.

<sup>32</sup> 'Congregational Manse HMS Assessment'.

<sup>33</sup> 'Congregational Manse HMS Assessment'.

<sup>34</sup> Campbelltown District Family History Society, [https://www.cdfhs.org.au/?fbclid=IwAR1kimsQn6Eo3SX3N9s3wPea9GAOLY49ctKvg1TuDtfu\\_uCRH9ebXM0dRxo](https://www.cdfhs.org.au/?fbclid=IwAR1kimsQn6Eo3SX3N9s3wPea9GAOLY49ctKvg1TuDtfu_uCRH9ebXM0dRxo).



Figure 12: "Campbell Coach Restaurant" (formerly the "Congregational Manse" and later the "Gold Wheel Chinese Restaurant"), Queen Street, Campbelltown c.1986 (Source: Campbelltown City Council)



Figure 13: "Golden Wheel Chinese Restaurant" 38 Queen Street Campbelltown, 2000 (Source: Copyright Stan Brabender. Digital image donated to Campbelltown City Library. Local Studies)

In 2015 the building was listed on the New South Wales State Heritage Register, with the assessment stating that it was "is in good condition despite additions to the original building" and in future:

*"...its current use as part of a motel complex has had an adverse impact on the aesthetic and historic qualities of the Manse's setting, but the building has retained its essential qualities and most of the extensions and alterations are likely to be reversible."*<sup>35</sup>

<sup>35</sup> 'Congregational Manse HMS Assessment'.

## 2.4 WARBY'S STABLES AND BARN

Warby's Stables and Barn date from a period before the development of the town of Campbelltown when the area was known as the Cowpastures. The buildings form part of a very rare group of surviving from the pre-1820 period.<sup>36</sup> Warby's Stables and Barn are one of the few remnants of this period and demonstrates aspects of the early pioneering days of colonial life.

The buildings are associated with John Warby, a settler who played a significant role in the early European exploration of the southern areas of Sydney Town.<sup>37</sup> Warby was awarded a 260-acre land grant, containing both the subject site and the stables and barn, on 21 June 1816, as a reward for his public service by Governor Lauchlan Macquarie.<sup>38</sup> Farming infrastructure may have already existed on the land before this time, as on 11 May 1816 a notice posted in the *Sydney Gazette* warning against trespassers to 'Warby's Farm'.<sup>39</sup>

Warby's Stables and Barn were originally situated alongside 'Leumeah House', a three-roomed dwelling built of sandstock bricks in 1826. In 1899 plans were drawn by the architect AR Payten to alter the building by way of room partitions. By 1961 Leumeah House was found to be in a derelict state with the sandstock brick walls dissolving due to rising damp, and in 1963, the building was demolished.<sup>40</sup>



Figure 14: "Warby's Barn", January 1950 (Source: NSW Heritage Office)

<sup>36</sup> State Heritage Registra, 'Warbys Barn & Warbys Stables', Significance Assessment, 2012, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045445>.

<sup>37</sup> History drawn from 'Warby's Barn and Warby's Stables', Heritage NSW Report, 2012, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045445>

<sup>38</sup> 'HISTORIC HOMES AND THEIR OCCUPANTS', *Campbelltown News*, 10 October 1941, <http://nla.gov.au/nla.news-article261761504>.

<sup>39</sup> Sydney Gazette and New South Wales Advertiser (NSW : 1803 - 1842), Saturday 11 May 1816, page 1

<sup>40</sup> 'The Restoration and Renovation of the Leumeah Barn, Warby's Stables, Campbelltown N.S.W. / John David Feeney.', 2012, 1, <http://heritagensw.intersearch.com.au/heritagenswjsui/handle/1/9296>.



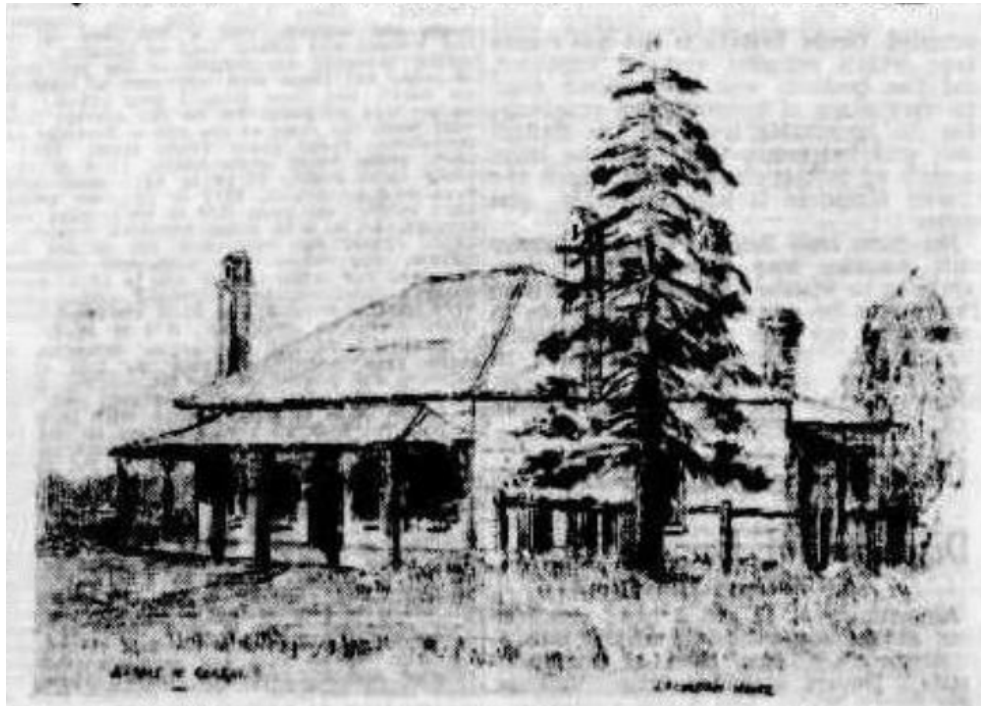


Figure 15: Sketch of 'Leumeah House' (Source: *The Sydney Morning Herald*, 7 June 1941)

In 1962 John Feeney purchased Warby's and Warby's Stables. Feeney restored and renovated the buildings without significantly altering the facades, converting them into a private residence. In 1979 the property was sold, and the barn and stables were altered with the barn becoming a block of flats and the stables a restaurant.<sup>41</sup>

In 1988 a Permanent Conservation Order was placed on the buildings and in April 1999 Warby's Barn and Warby's Stable was added to the New South Wales State Heritage Register under the *Heritage Act 1977*.<sup>42</sup> In 2011, after being unoccupied for many years, the site became the location of the Campbelltown Natural Health Centre Clinic.<sup>43</sup>

## 2.5 HISTORY OF THE SUBJECT SITE

### 2.5.1 OWNERSHIP OF THE SUBJECT SITE

On the 20 of June 1816 John Warby was granted 260 acres of land in Campbelltown containing the subject site, which he called 'Leumeah'. Following his death in 1851 Warby's wife, Sarah, inherited all of the Warby land. The eleven surviving Warby children received an equal portion of the estate when Sarah died in 1869.<sup>44</sup> On the 19 March 1896 his son, Joseph Warby, acquired a portion of the estate measuring 152 acres.

<sup>41</sup> 'Warbys Barn & Warbys Stables', Significance Assessment, NSW Heritage,

<sup>42</sup> 'Warbys Barn & Warbys Stables', Significance Assessment, NSW Heritage

<sup>43</sup> 'The Restoration and Renovation of the Leumeah Barn, Warby's Stables, Campbelltown N.S.W. / John David Feeney.'

<sup>44</sup> Vale, Michelle., "Warby : my excellent guide" St. Ives, N.S.W 1994



Figure 16: Overlay of the 'Plan of the Estate of the late John Warby Esqre. At Campbell Town' over 1961 Aerial photograph. The subject site, outlined red, is located in the area originally known as "Charles Burns Paddock". (Source: National Library of Australia, Call No. MAP F 802, <https://nla.gov.au:443/tarkine/nla.obj-230001825>; NSW Historical Imagery website, <https://portal.spatial.nsw.gov.au/portal/apps/webappviewer/index.html>, Sheet Number 9029, Image 836\_47\_108)

In 1895 Sophia Kidd, wife of landowner John Kidd, acquired a portion of this land, measuring 5 acres, 3 rods and 26 and three-quarter perches and containing the subject site (Figure 17).<sup>45</sup> In March 1927, ownership was transferred to Edna Collier Harvey Brown, Sophia and John Kidd's granddaughter. Brown then sold the property to Charles Alexander Nicol in the June of the same year and retained ownership until January 1948.<sup>46</sup> The property was then subdivided and the portion that contained the subject site was sold to Frederick Sheather and Reginald Errington Tildsley in March 1949. With the death of Sheather in 1954, Tildsley gained full ownership of the site and subsequently transferred ownership to the Council of the Municipality of Campbelltown. In 1970 the Certificate of Title for Volume 5938 Folio 184 was cancelled and a new certificate, Volume 11239 Folio 163 was issued.<sup>47</sup>



Figure 17: Certificate of Title issued to Sophia Kidd, subject site shaded yellow (Source: Certificate of Title Vol 1181 Fol 241, NSW Land and Registry Service)

<sup>45</sup> NSW Land Registry Services, Certificate of Title, 1896, Vol 1184 Fol 84; NSW Land Registry Services, Certificate of Title, 1895, Vol 1181, Fol 241; 'General Orders.'

<sup>46</sup> NSW Land Registry Services, Certificate of Title, 1895, Vol 1181, Fol 241

<sup>47</sup> NSW Land Registry Services, Certificate of Title, 1949, Vol. 5938, Fol. 184

## 3.0 PHYSICAL EVIDENCE

### 3.1 SITE CONTEXT

The southeast side of Queen Street, containing the subject site, is characterised by an eclectic mix of commercial developments, ranging in height from one to four storeys, and predominantly dating from the 1980s. Directly to the north of the subject site, the existing four-storey commercial centre at 22-32 Queen Street is presently preparing to be demolished, although the external structure is still present. Beyond, and not visible from the site, the State heritage item 'Warby's Stables' is partially visible from Queen Street. The Maclin Lodge Motel is located adjacent to the subject site, on the southwest boundary and encompasses the local heritage item 'Congregational Manse (former)', which is presently used as a restaurant.

Directly opposite the subject site at 3-17 Queen Street, on the northwest side, is a six-storey mixed use development with residential apartments above a commercial ground floor level. Beyond is the Main Southern Railway line and industrial development.

The Campbelltown Performing Arts High School is located directly behind the site to the southeast. A carpark for the school and green space is situated along the shared boundary. One to two-storey educational buildings are situated beyond, and the school playing fields are located to the east.

The area generally has a flat topography, with the railway raised above the street level. To the north of the site, Queen Street becomes elevated to meet Campbelltown Road where it passes over the railway line. Topographic mapping of the area shows a gentle rise to the southeast, along Chamberlain Street, although it is not perceptible in person.

The subject site is not visible from the public realms of Beverley Road and Chamberlain Street.



Figure 18: Aerial photograph of the area overlaid with road map. The subject site, highlighted yellow and outlined red, is located on Queen Street. Directly opposite the site at 3-17 Queen Street is the 6 storey multi-use development, built in 2015. A development is proposed to 22-32 Queen Street. (Source: NSW LRS Six Maps website, <https://maps.six.nsw.gov.au/>, with overlay by NBRS)





Figure 19: View of the subject site from Queen Street. (Source: NBRS, captured March 2023)

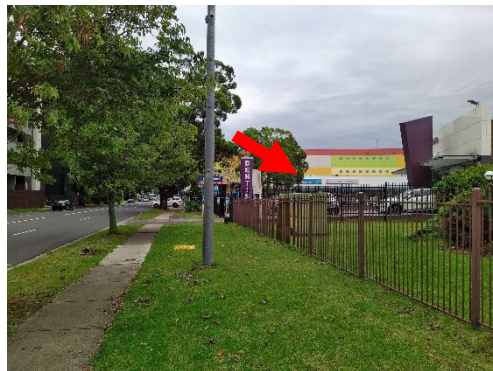


Figure 20: View looking northeast along Queen Street from 38 Queen Street. The 2015 development at 3-17 Queen Street is visible on the left. The subject site is indicated by the red arrow, and the soon-to-be-demolished 22-32 Queen Street is visible behind. (Source: NBRS, captured March 2023)



Figure 21: Looking southwest along Queen Street, with the subject site indicated by the red arrow. The Maclin Lodge Motel is visible behind. (Source: NBRS, captured March 2023)



Figure 22: View from the subject site towards the six-storey development at 3-17 Queen Street. (Source: NBRS, captured March 2023)



Figure 23: View from the subject site, looking north towards the greenspace between Queen Street and the Main Southern Railway line. (Source: NBRS, captured March 2023)





Figure 24: View from the subject site, looking northeast, towards the 3 to 4-storey commercial development at 22-32 Queen Street that is approved for demolition and will be replaced with high-rise multi-use residential towers. (Source: NBRS, captured March 2023)



Figure 25: View of Maclin Lodge Motel, which is adjacent to the site. The local heritage item 'Congregational Manse (former)' is located within this property but is not readily visible from Queen Street. (Source: NBRS, captured March 2023)



Figure 26: Looking northeast along Queen Street from the intersection with Chamberlain Street. (Source: NBRS, captured March 2023)



Figure 27: View southeast along Chamberlain Street. One and two-storey c.1980s commercial development fronts the street. Residential townhouses are located further along Chamberlain Street before the Campbelltown Performing Arts High School. (Source: NBRS, captured March 2023)

## 3.2 DESCRIPTION OF THE SUBJECT SITE

The subject site comprises the three low-rise commercial buildings that accommodate medical services, a motorcycle store, and an Officeworks store. It does not encompass the Dental Surgery at 36 Queen Street. The buildings are surrounded by hard-stand parking and a limited number of eucalyptus trees of varying degrees of maturity. Access to the site is via a double-width concrete driveway.





Figure 28: Aerial image of the site with the three existing buildings identified.

(Source: Nearmap website, <https://apps.nearmap.com/maps>, captured 16 February 2023, overlay by NBRS)

### 3.2.1 DESCRIPTION OF THE MEDICAL BUILDING

The medical building is located along the northeast boundary, shared with 22-32 Queen Street, towards the Queen Street boundary. With an approximate area of 750 square metres, it is the smallest of the three buildings and accommodates a pharmacy, and general medical practice with associated pathology. Likely built c.1980s (first visible on aerial imagery in 1990), the building is a single-storey rectilinear brick building, with the two most visible facades have been rendered and painted. The simple gable roof is obscured from view by parapet walls, and a bull-nosed verandah on the northwest and southwest elevations provides protection from the elements to users of the building. The building is accessible from the carpark via three pebblecrete ramps. The windows and doors are glazed and framed in aluminium. The rear, southeast elevation has a large roller door.



Figure 29: View of the medical building from Queen Street, (Source: NBRS, captured March 2023)



Figure 30: View of the southwest elevation of the medical building from the driveway entrance of the subject site. (Source: NBRS, captured March 2023)



Figure 31: View of the southwest and southeast elevations of the medical building. The original brick walls with stepped parapet and large roller door are visible.

(Source: Google Streetview, <https://www.google.com/maps/>, captured November 2016, accessed 4 April 2023)

### 3.2.2 DESCRIPTION OF THE MOTORCYCLE STORE

The large motorcycle store is situated along the northeast side and southeast rear boundaries and takes up almost a third of the 1.25 hectare site, with the approximate 2,700 square metre footprint. The building houses the store known as 'Motorcycles Accessories Supermarket' and 'Polaris'. Like the medical building, the building first appears in aerial imagery in 1990 and was likely built in the 1980s.

The building exhibits a shed-like, portal-frame construction. The original brick external walls have been partially reclad in contemporary corrugated cladding. A later parapet, clad in yellow sheeting, has been added to the front northwest elevation. Covered painted brick steps and accessibility ramp provide access to the main entry. A service entry is available on the southwest side elevation via a roller door.





Figure 32: View of the northwest primary façade of the Motorcycle Store at 34 Queen Street, Campbelltown from the carpark. The medical building is partially visible on the left and the Officeworks on the right. (Source: NBRS, captured March 2023)



Figure 33: Looking north along the secondary façade of the Motorcycle Store at 34 Queen Street, Campbelltown towards the covered ramp access to the store (Google Streetview, <https://www.google.com/maps/>, captured July 2020, accessed 4 April 2023)



Figure 34: Looking east along the secondary façade of the Motorcycle Store at 34 Queen Street, Campbelltown. The service entry via the roller door on the southwest facade is visible. (Google Streetview, <https://www.google.com/maps/>, captured July 2020, accessed 4 April 2023)

### 3.2.3 DESCRIPTION OF THE OFFICEWORKS STORE

The third building on the subject site is the Officeworks store. It is located along the southwest boundary of the site, behind the allotment for 36 Queen Street, Campbelltown, and is approximately 1,800 square metres in area. The current form for the building was first visible on aerial imagery from 2005. It remains unclear whether the current building form is the result of alterations to, or replacement of, the c.1975 building in the same location.

The store is a large, single-storey structure that appears to be clad in pre-cast concrete panels with metal sheet roof, which is obscured from view on the front northeast and northwest elevations by parapet walls. Aluminium-framed glass curtainwalls enclose the customer entranceway that is accessed via pedestrian steps and accessibility ramp and a cantilevered awning provides protection from the elements.

A rear loading dock is situated under a cantilevered portion of the main roof.

The entirety of the building is painted blue, and large "Officeworks" signage is visible on the parapet walls, above the awning.



Figure 35: Looking south from Queen Street towards the blue Officeworks building. (Source: NBRS, captured March 2023)



Figure 36: Looking east along the rear façade of the Officeworks building towards the Motorcycle Store. The rear service loading dock is located under a cantilevered portion of the main roof. (Google Streetview, <https://www.google.com/maps/>, captured July 2020, accessed 4 April 2023)



## 3.3 VIEWS

Primary views of the subject site are from Queen Street, with all three buildings visible from the public domain. The multi-storey building at 22-32 Queen Street bookends the site and effectively blocks further views from the northeast of Queen Street. The single-storey Dentist's surgery at 36 Queen Street and two-storey motel building at 38 Queen Street, effectively bookend the southwest end of the site from the public realm, bar a small private courtyard.

The Campbelltown Performing Arts High School adjoins the southeast property boundary and the school buildings limit public views and vistas to, and from, the subject site along Beverley Road. Partial distant views and vistas from, and of, the subject site are available along the section of Campbelltown Road that borders the Campbelltown Performing Arts High School.

There are no distant views or vistas available from, or of, the subject site and the State heritage item, 'Warby's Barn & Warby's Stables' (SHR ID 00497).



Figure 37: Looking southwest along Queen Street. The subject site is indicated by the red arrow. (Google Streetview, <https://www.google.com/maps/>, captured July 2020, accessed 4 April 2023)



Figure 38: Looking northeast along Queen Street towards the subject site, indicated by the red arrow. (Source: NBRS, captured March 2023)



Figure 39: Looking east from 38 Queen Street towards the blue Officeworks building. (Source: NBRS, captured March 2023)



Figure 40: Looking west from Campbelltown Road across the Campbelltown Performing Arts High School towards the subject site, indicated by the red arrow. (Google Streetview, <https://www.google.com/maps/>, captured February 2021, accessed 4 April 2023)



#### 4.0 ESTABLISHED HERITAGE SIGNIFICANCE

#### 4.1 HERITAGE STATUS

The subject site is not listed on any statutory planning instrument as an item of heritage significance. However, it is located in the vicinity of heritage items listed in Schedule 5 of the *Campbelltown Local Environmental Plan (LEP) 2015*, including the 'Congregational Manse(former)' at 38 Queen Street, Campbelltown – Item No. I32.

Other heritage listed items in the vicinity of the subject site, including the State heritage item at 14-20 Queen Street, Campbelltown are visually and physically separated from the site by intervening development and distance, and do not warrant assessment as part of this report.



Figure 41: Excerpt from the NSW ePlanning Spatial Viewer with Heritage overlays from Campbelltown LEP 2015 shown. Local heritage items are shown brown and the State heritage item, 'Warby's Barn & Warby's Stables' is hatched blue. The subject site is outlined yellow. (Source: NSW ePlanning Spatial Viewer website, <https://www.planningportal.nsw.gov.au/spatialviewer/>, accessed 11 April 2023)

## 4.2 SIGNIFICANCE OF ITEMS IN THE VICINITY

The following Statements of Significance are sourced from the NSW Heritage Database:

## Warby's Barn

Reference number 1291178

*Old Warby's Barn dates from a period before the development of the town of Campbelltown when the area was the rough country of the Cowpastures and is amongst a very rare group of surviving buildings in NSW dating from the pre-1820 period. The building is one of the few remnants of this period and demonstrates aspects of the early pioneering days of Colonial life. The building is associated with John Warby, an important early settler who played an important role in the early expansion and*

exploration of the southern areas of Sydney Town. His exploration, relationship with local Aboriginal groups, association with Macquarie and early pastoral pursuits make him an important figure in the development of the Colony of NSW, as well as the local area. Old Warby's Barn demonstrates a high level of sophistication in its stonework detailing for the period and is evidence of a substantial and successful land holding. While generally rudimentary the building demonstrates some elements of refined design and execution, unfortunately much of this has been removed in later alterations. As an early Colonial building, the building should be regarded as an icon of Campbelltown's historic identity, and is an important structure in defining the character and creativity of this early era.



Figure 42: Warby's Barn rear elevation  
(Source: NSW State Heritage Inventory website,  
<https://www.hms.heritage.nsw.gov.au/>,  
captured by Paul Davies & Associates  
July 2020, accessed 11 April 2023)

## Warby's Stables

Reference number 1290065

Old Warby's Stables date from a period before the development of the town of Campbelltown when the area was the rough country of the Cowpastures and is amongst a very rare group of surviving buildings in NSW dating from the pre-1820 period. The building is one of the few remnants of this period and demonstrates aspects of the early pioneering days of Colonial life. The building is associated with John Warby, an important early settler who played an important role in the early expansion and exploration of the southern areas of Sydney Town. His exploration, relationship with local Aboriginal groups, association with Macquarie and early pastoral pursuits make him an important figure in the development of the Colony of NSW, as well as the local area. Old Warby's Stables demonstrates a high level of sophistication in its stonework detailing for the period and is evidence of a substantial and successful land holding. While generally simple in form the building demonstrates some elements of refined design and execution such as the three centred arched opening and fine quoining and stone work. As an early Colonial building, the building should be regarded as an icon of Campbelltown's historic identity, and is an important structure in defining the character and creativity of this early era.





Figure 43: Warby's Stables (Source: NSW State Heritage Inventory website, <https://www.hms.heritage.nsw.gov.au/>, captured July 2020, accessed 11 April 2023)

## Congregational Manse (Former)

Reference number 1290057

*The Old Congregational Manse is of historical significance as evidence of early 19th century break-away non-conformist Protestant churches established in Campbelltown. The Congregational community of Campbelltown began as a break-away from the local Wesleyan (or Methodist) community. While not constructed until 1882, the Manse is associated with the second Congregational church built in the Sydney region, being a replica of the first which had opened in December 1859.*

*The building is an example of a Victorian Italianate purpose built building constructed as a manse for the Congregationalist Church. It exhibits elements of the Gothick style, particularly in the design of the upper floor with its use of a prominent roof form with jerkin head gables and dormer roof windows. The Manse is representative of the development of the Congregationalist Church as an emerging religious group in the local community.*

*The Manse is also associated with the local Mayor, James Bocking, whom made possible the building of the Manse. He was a prominent member of the Methodist and Congregational Churches, as well as a leader of the Sons of Temperance Movement who built the early hall that became the Town Hall.*



Figure 44: Old Congregational Manse. The Manse is now used as a restaurant as part of the adjacent motel complex. (Source: NSW State Heritage Inventory website, <https://www.hms.heritage.nsw.gov.au/>, captured by Paul Davies Pty Ltd August 2009, accessed 11 April 2023)

## 5.0 THE PROPOSAL

### 5.1 PLANNING PROPOSAL

The Planning Proposal, prepared by Architectus Group Pty Ltd, seeks to amend the following planning controls specified for the subject site in the *Campbelltown LEP 2015*:

- Land use: B4 Mixed Use retained at the front portion of the site, and R4 High Density Residential at the rear portion of the site;
- Height of building: 2 zones of height with 28m on the northeast half of the site, and 52m on the southwest half of the site; and
- FSR: 2.85:1

The aim of the proposal is to provide scope for the new mixed-use and high-density residential redevelopment of the subject site, as outlined in the indicative Master Plan.



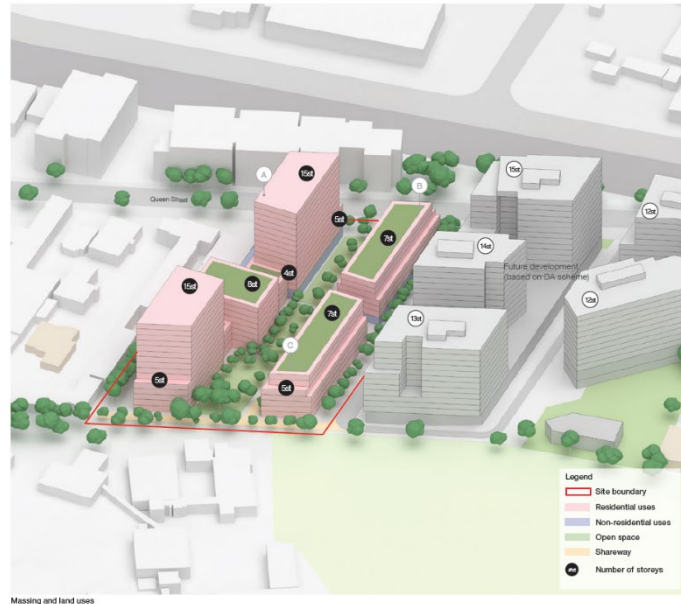
Figure 45: Proposed Master Plan of the planning proposal for 34 Queen Street, Campbelltown. (Source: Architectus Group Pty Ltd, 28 April 2023)

## Master plan

The proposed outcomes and parameters of the master plan are summarised below.

### Development summary

Site area	13,154sqm
FSR	2.85:1
Total GFA	37,380sqm
Non-residential GFA	2,020sqm
Residential GFA	35,360sqm
No. of apartments	395 apartments
Indicative apartment mix	5% studio / 38% 1-bed / 41% 2-bed / 12% 3-bed / 4% 4-bed
Building height	Varying across site, maximum 52m (15 storeys) at the southwest portion of the site and maximum 23m (7 storeys) at the northeast portion of the site Street wall height - 5 storeys, general 'podium' 4-5 storeys
Setbacks	<b>Front</b> - 9m up to 5 storeys, additional 3m setback above street wall <b>Side</b> - as per ADG separation and visual privacy criteria (min 6m for residential uses, min 9m for greater than 4 storeys). Zero setback for non-residential uses on the southwestern boundary. <b>Rear</b> - 9m up to 5 storeys, additional 3m setback for upper levels
Site coverage	45%
Communal open space	26% - 1600sqm at ground, 2,080sqm on rooftops (ADG and DCP target 25%)
Deep soil	25% (ADG and DCP target 15%)
Tree canopy	30% (Greener Places target 25%)



34 Queen Street, Campbelltown

H&R Properties

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Figure 46: Proposed outcomes of planning proposal to the site of 34 Queen Street, Campbelltown, with indicative design scheme. (Source: Architectus Group Pty Ltd, 28 April 2023)

## Solar analysis

### Overshadowing analysis - winter

This study illustrates the overshadowing impact to the subject site and surrounding existing and proposed development between 9am and 3pm on June 21.

#### Summary

- Overshadowing impacts caused by the proposal and the adjoining proposed development occur mainly in the morning. During the afternoon impact is reduced.
- The proposal does not considerably impact on future development on the adjacent motel site. From 10am the main frontage of the heritage item is in full sun. From 12pm there is minimal to no impact to most of the site.
- The school open space areas are generally not impacted by overshadowing from the site.
- Slender north-south towers (maximum 20-22m width) ensure a fast moving shadow that reduces the overshadowing impact on surrounding areas.



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Figure 47: Solar analysis at winter solstice. The pink shaded area depicts new shadows of indicative design scheme as a result of the planning proposal, whilst gray denotes the approved DA at 22-32 Queen Street, Campbelltown. The new proposed maximum building heights of the planning proposal has the potential to create additional shading to the adjacent local heritage item at 38 Queen Street, before 9 am. (Source: Architectus Group Pty Ltd, 28 April 2023)

## Proposed LEP amendments

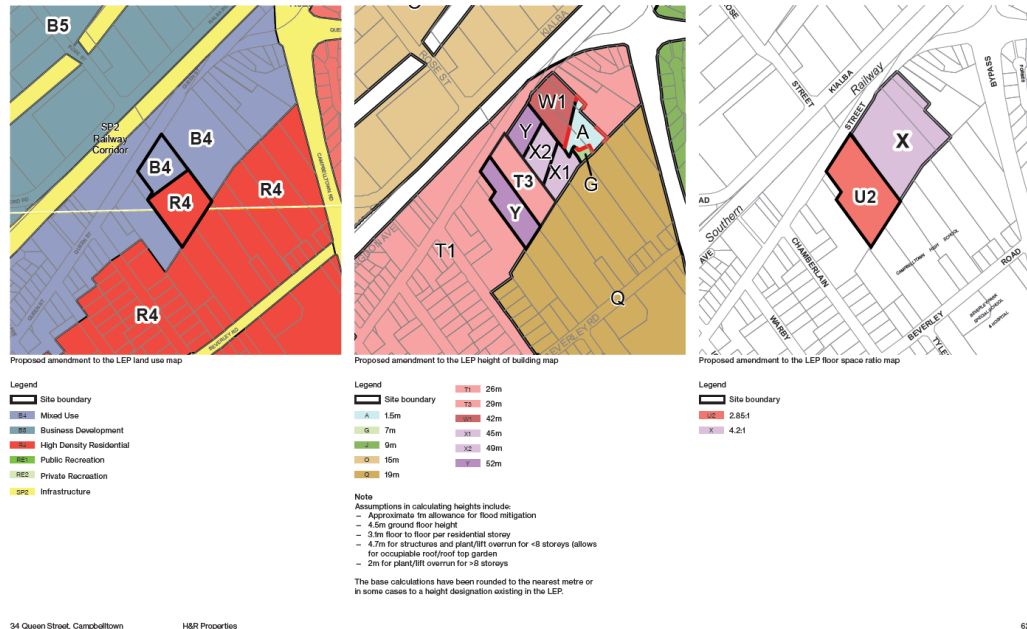


Figure 48: The proposed amendments to the Campbelltown LEP 2015.. (Source: Architectus Group Pty Ltd, 28 April 2023)

## 5.2 DOCUMENTATION EVALUATED

The following documents, prepared by Architectus Group Pty Ltd, were reviewed as part of the preparation of this report:

- 34 Queen Street, Campbelltown, Urban Design report, 28 April 2023



## 6.0 ASSESSMENT OF HERITAGE IMPACT

### 6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Campbelltown Local Environmental Plan (LEP) 2015*, the *Campbelltown (Sustainable City) Development Control Plan (DCP) 2015* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual.

### 6.2 PLANNING FRAMEWORK

The subject site at 34 Queen Street, Campbelltown is subject to the statutory planning framework of the *Campbelltown LEP 2015*. This Planning Proposal seeks to amend the land use, maximum building height and FSR controls on the site.

The Planning Proposal includes a proposed design scheme that is identified above in Section 5.0.

### 6.3 HERITAGE PRINCIPLES

The proposed amendments to the *Campbelltown LEP 2015* would continue to allow the mixed-use redevelopment of the site, and would be guided by a series of heritage principles to ensure that the resulting built form is respectful of the heritage items in its vicinity. A considered concept plan for a proposed design scheme showing the potential results of the amended planning controls as included in the Planning Proposal submission. The heritage principles which have guided the development concept plan, prepared by Architectus Group, are discussed below.

#### 6.3.1 WIDER HERITAGE CONTEXT

The subject site at 34 Queen Street, Campbelltown is situated at the northern end of Queen Street, historically part of the agrarian landscape of the Warby estate. The later c.1980s development of the north end of Queen Street replaced the large agricultural allotments with commercial complexes, which were relatively larger than the fine grain development of the historic southern end of Queen Street. The State listed 'Warby's Barn & Warby's Stables' and local 'Congregational Manse (Former)' are relics of the, now lost, former agrarian use.

The large allotments of the subject site and surrounding properties are a later overlay that does not reference the original boundaries of the estates, or the subsequent subdivision pattern, and therefore make little contribution to the understanding of the development of the area. Therefore, the potential to exist to introduce a scale and architectural quality to the area that responds to the desired future character, as outlined in the *Reimagining Campbelltown City Centre Master Plan 2020*, through the articulation of towers and podiums as multiple, fine-grain forms, in preference to a single, solid façade.

The concept plan presented in the Planning Proposal submission reimagines the site as a series of towers lining a central public avenue, with articulated podium forms. It is a carefully considered and appropriate response to the surrounding wider heritage context.



Figure 49: Composition of the Campbelltown LEP 2015 Heritage Maps with heritage items shown brown, the subject site outlined in bold and Queen Street highlighted green. The subject site is a large lot site which contrasts with the smaller fine-grain forms of development at the southern end of Queen Street. (Source: Campbelltown LEP 2015, overlay by Architectus and NBRS)

## 6.3.2 IMMEDIATE HERITAGE CONTEXT

34 Queen Street is bounded on the southwest by the local heritage item at 38 Queen Street, 'Congregational Manse (Former)' which is set within the Maclin Lodge Motel complex. The heritage building is presently used as the Gold Wheel Chinese Restaurant, and is surrounded by two-storey motel buildings built in c. 1980s. The original front verandah has been replaced with a later, low-pitched roof and a single-storey skillion roofed addition to the rear. Despite the later alterations, the original two-storey Victorian Italianate form with prominent attic storey and jerkin head gables has been retained.

The substantial setback of the heritage item within the motel complex results in the building making little contribution to the streetscape of Queen Street.

The concept plan seeks to respect the curtilage of the heritage item with the tower podiums set off the property boundary and separated by deep soil plantings. Potential overshadowing and domination of the towers is reduced by articulation of individual elements and careful placement. The podium level should include articulation to present as multiple, fine-grain forms, in preference to a single solid façade.

## 6.4 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

PROPOSED WORKS	HERITAGE IMPACT
<ul style="list-style-type: none"> <li>Change of land use at rear of site from B4 Mixed Use to R4 High Density Residential</li> </ul>	<ul style="list-style-type: none"> <li>Acceptable heritage impact</li> </ul> <p>The site is currently zoned B4 Mixed Use and is a reflection of the evolving built character of the Campbelltown Central Business District. Residential flat buildings, which the Planning Proposal identifies as the intended built typology, are permissible with consent in both B4 Mixed Use and R4 High Density Residential land use areas. The new High Density proposed land use at the rear would limit be serviced by the facilities or services available under B4 Mixed Use at the front of the site to meet the day-to-day needs of future residents of the site, whilst enabling greater housing density.</p>
<ul style="list-style-type: none"> <li>Change of maximum building height from 26m to 28m (northeast half) and 52m (southwest half)</li> </ul>	<ul style="list-style-type: none"> <li>Acceptable heritage impact</li> </ul> <p>The change from 26m to 28m maximum building height on the northeast half of the site would have little discernible change to the approved site conditions.</p> <p>The proposed change from 26m to 52m maximum building height on the southwest half of the site would have an acceptable heritage impact on the adjacent heritage item at 38 Queen Street, Campbelltown due to the retention of the 26m maximum building height on the land within the lot-boundary curtilage of the heritage item, and thus a stepped height transition.</p> <p>Whilst the increased maximum building height has the potential to increase overshadowing on the heritage item, modelling included with the <i>Urban Design Report</i> shows the overshadowing will be limited to before 9am, which is outside the usual hours of business for the existing restaurant use of the Congregational Manse (Former).</p>

<ul style="list-style-type: none"> <li>A nominated FSR of 2.85:1</li> </ul>	<ul style="list-style-type: none"> <li>Acceptable heritage impact</li> </ul> <p>The indicative design scheme presented as part of the planning proposal includes the allocation of open public space corridors. Whilst the proposed FSR would be greater than the existing built context on the subject site, it is significantly less than the approved FSR of 4.2:1 for the adjacent redevelopment of 22-32 Queen Street, Campbelltown.</p>
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## 6.5 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

*The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:*

The planning proposal will continue to enable the land to be used for the purpose of residential flat buildings. The proposed change of use to the rear of the site would enable a more nuanced response to the day-to-day needs of users of the site and allow a greater diversity of building uses.

The proposed change to the maximum building height will be limited to the southwest side of the site and will enable a greater diversity of building heights and forms within the fine-grain development of Queen Street. The existing maximum building height for the local heritage item will be retained and will continue to act as a transition between new development and the locally significant building.

*The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be taken to minimise impacts:*

The proposed planning proposal would result in greater overshadowing from the new development on the adjacent local heritage item. The use of the restrained FSR in conjunction with the increased building height reduces the amount of time additional overshadowing would occur for, to periods of time outside of its normal use.

The redevelopment of the subject would replace once contemporary context with another whilst ensuring the continued legibility of the heritage item at 38 Queen Street.



## 6.5.1 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

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

### Comment:

The subject site is adjacent to the local heritage item, 'Congregational Manse (Former)' at 38 Queen Street, Campbelltown. The heritage character of the heritage item will be retained through preservation of the existing lot-boundary curtilage, and changes to the planning controls would not alter existing close and long-distance views to the heritage item. The Planning Proposal would have no impact on the contribution the heritage item makes to the streetscape of Queen Street due to the substantial setback and intervening development associated with the motel complex.

The proposed changes to the FSR and land use will not result in substantial differences to the context. The new proposed maximum building height will make little substantial difference to the heritage item's context, given the two-storey height of the heritage item has already been exceeded by the intervening development of the motel complex. The potential heritage impact of taller buildings in the area as allowable under the *Campbelltown LEP 2015*, particularly the approved new 52m high towers of the development at 22-32 Queen Street, relate to the overall changes to the area's scale and built fabric, and thus the change in the setting of the heritage item, will be part of the continued evolution of the area. Over time, the heritage item will be understood within a more developed urban context where its relatively smaller scale can be seen in greater contrast to the new, taller buildings that will surround it. The retention of the maximum building height within the site of the heritage item will serve to act as a further transitional buffer between new development.

The design concept with the Planning Proposal includes deep-soil planting along the shared boundary, which would create an additional buffer between the heritage item and adjoining development. Fine-grain articulation of the proposed podium level would further enhance the architectural qualities of future development and enable to be read as a streetscape comprised of multiple elements, rather than a single monolithic form. The expressed individual tower form within the design concept reduces the potential building mass and minimises potential overshadowing and domination by the substantially taller built elements.

As such, the proposed amendments to the land use, maximum building heights and FSR of the *Campbelltown LEP 2015* are considered to make little to no adverse changes to the established cultural significance of the local heritage item at 38 Queen Street. The historic contribution the 'Congregational Manse (Former)' makes to the character of the area will be retained, albeit in an altered urban context. It will continue to be legible as a historic building of high architectural quality within Campbelltown.

## **6.6 HERITAGE OBJECTIVES OF THE LGA LEP 2012**

The proposed amendments to the planning policies of the *Campbelltown LEP 2015* are considered to be acceptable, from a heritage perspective, as the cultural significance of the heritage item at 38 Queen Street, Campbelltown will be retained.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Campbelltown LEP 2015*, which are:

### **5.10 Heritage conservation**

#### *(1) Objectives*

*The objectives of this clause are as follows:*

- (a) to conserve the environmental heritage of Campbelltown,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

## **6.7 HERITAGE GUIDELINES OF THE CAMPBELLTOWN (SUSTAINABLE CITY) DCP 2015**

The *Campbelltown (Sustainable City) DCP 2015* supports the *Campbelltown LEP 2015* by providing additional objectives and development standards for the protection of heritage items within the Campbelltown LGA. The Planning Proposal is generally consistent with the objectives of the *Campbelltown (Sustainable City) DCP 2015* that relate to heritage and are set out in the following Sections:

- *Part 2.3 Views and Vistas*
- *Part 2.11 Heritage Conservation*

## 7.0 RECOMMENDATIONS AND CONCLUSION

The proposed amendments to the planning controls for the site at 34 Queen Street, Campbelltown are acceptable from a heritage perspective.

The development of the Planning Proposal has been guided by identifiable heritage principles, in order to ensure that a new development, such as the design concept included within the submission, which would result from the amended controls is sympathetic to the heritage context of the site.

The proposal will retain the established cultural significance of the local heritage item in the vicinity, 'Congregational Manse (Former)' at 38 Queen Street, Campbelltown. The historic contribution the heritage item makes to the character of the area will be retained, albeit in an altered urban context. The item will continue to be legible as a historic building within Campbelltown CBD.

A heritage impact assessment will be prepared based on a future detailed architectural design to accompany any future development applications.

The existing views to and from the heritage items in the vicinity, and the character of the Special Character Area/Conservation Area will be retained and conserved.

The proposed amendments are consistent with the heritage objectives of the *Campbelltown LEP 2015* and the *Campbelltown (Sustainable City) DCP 2015*. In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.



Ella Sheridan  
Heritage Consultant  
**NBRS**  
1 May 2023

Friday, May 10, 2024

Campbelltown City Council  
Corner Queen and Broughton Streets  
Campbelltown NSW 2560

**Attention: Council's Heritage Advisor**

Dear Sir or Madam,

**RE: 34 QUEEN STREET CAMPBELLTOWN  
HERITAGE IMPACT STATEMENT - ADDENDUM**

This addendum has been prepared in response to a request for additional heritage assessment by Campbelltown City Council. This letter should be read in conjunction with the Heritage Impact Statement (HIS) prepared for the proposed development at 34 Queen Street Campbelltown by NBRS, dated 1 May 2023.

This addendum assesses the potential heritage impact of the proposal on the State heritage item known as Warby's Barn and Stables.

Where relevant information has been reproduced here from the HIS for completeness.

## 1.0 HERITAGE MANAGEMENT FRAMEWORK

The subject site is not listed on any statutory planning instrument as an item of heritage significance. However, it is located in the vicinity of heritage items listed in Schedule 5 of the *Campbelltown Local Environmental Plan (LEP) 2015*, as follows

- the 'Congregational Manse(former)' at 38 Queen Street, Campbelltown – Item No. 132
- the Leumeah Barn (Warby's Barn) and Warby's Stable at 12-14 and 18-20 Queen Street– SHR #00497



Figure 1: Excerpt from the NSW ePlanning Spatial Viewer with Heritage overlays from Campbelltown LEP 2015 shown. Local heritage items are shown brown and the State heritage item, 'Warby's Barn & Warby's Stables' is hatched blue. The subject site is outlined yellow.





Figure 2 - Aerial image showing the location of the subject site (shaded yellow) and the location of the State heritage item, curtilage outlined by red dashed line. (Source NSW ePlanning Spatial Viewer)

## 2.0 SIGNIFICANCE OF WARBY'S BARN AND WARBY'S STABLES

The following Statements of Significance are sourced from the NSW Heritage Database:

### Warby's Barn

Reference number 1291178

*Old Warby's Barn dates from a period before the development of the town of Campbelltown when the area was the rough country of the Cowpastures and is amongst a very rare group of surviving buildings in NSW dating from the pre-1820 period. The building is one of the few remnants of this period and demonstrates aspects of the early pioneering days of Colonial life. The building is associated with John Warby, an important early settler who played an important role in the early expansion and exploration of the southern areas of Sydney Town. His exploration, relationship with*

*local Aboriginal groups, association with Macquarie and early pastoral pursuits make him an important figure in the development of the Colony of NSW, as well as the local area. Old Warby's Barn demonstrates a high level of sophistication in its stonework detailing for the period and is evidence of a substantial and successful land holding. While generally rudimentary the building demonstrates some elements of refined design and execution, unfortunately much of this has been removed in later alterations. As an early Colonial building, the building should be regarded as an icon of Campbelltown's historic identity, and is an important structure in defining the character and creativity of this early era.*



Figure 3: Warby's Barn rear elevation  
(Source: NSW State Heritage Inventory website,  
<https://www.hms.heritage.nsw.gov.au/>,  
captured by Paul Davies & Associates  
July 2020, accessed 11 April 2023)

## Warby's Stables

Reference number 1290065

*Old Warby's Stables date from a period before the development of the town of Campbelltown when the area was the rough country of the Cowpastures and is amongst a very rare group of surviving buildings in NSW dating from the pre-1820 period. The building is one of the few remnants of this period and demonstrates aspects of the early pioneering days of Colonial life. The building is associated with John Warby, an important early settler who played an important role in the early expansion and exploration of the southern areas of Sydney Town. His exploration, relationship with local Aboriginal groups, association with Macquarie and early pastoral pursuits make him an important figure in the development of the Colony of NSW, as well as the local area. Old Warby's Stables demonstrates a high level of sophistication in its stonework detailing for the period and is evidence of a substantial and successful land holding. While generally simple in form the building demonstrates some elements of refined design and execution such as the three centred arched opening and fine quoining and stone work. As an early Colonial building, the building should be regarded as an icon of Campbelltown's historic identity, and is an important structure in defining the character and creativity of this early era.*





Figure 4: Warby's Stables (Source: NSW State Heritage Inventory website, <https://www.hms.heritage.nsw.gov.au/>, captured July 2020, accessed 11 April 2023)

### 3.0 HISTORICAL BACKGROUND OF WARBY'S STABLES AND BARN

Warby's Stables and Barn date from a period before the development of the town of Campbelltown when the area was known as the Cowpastures. The buildings form part of a very rare group of surviving from the pre-1820 period.<sup>1</sup> Warby's Stables and Barn are one of the few remnants of this period and demonstrates aspects of the early pioneering days of colonial life.

The buildings are associated with John Warby, a settler who played a significant role in the early European exploration of the southern areas of Sydney Town.<sup>2</sup> Warby was awarded a 260-acre land grant, containing both the subject site and the stables and barn, on 21 June 1816, as a reward for his public service by Governor Lauchlan Macquarie.<sup>3</sup> Farming infrastructure may have already existed on the land before this time, as on 11 May 1816 a notice posted in the *Sydney Gazette* warning against trespassers to 'Warby's Farm'.<sup>4</sup>

Warby's Stables and Barn were originally situated alongside 'Leumeah House', a three-roomed dwelling built of sandstock bricks in 1826. In 1899 plans were drawn by the architect AR Payten to alter the building by way of room partitions. By 1961 Leumeah House was found to be in a derelict state with the sandstock brick walls dissolving due to rising damp, and in 1963, the building was demolished.<sup>5</sup>

<sup>1</sup> State Heritage Registra, 'Warbys Barn & Warbys Stables', Significance Assessment, 2012, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045445>.

<sup>2</sup> History drawn from 'Warby's Barn and Warby's Stables', Heritage NSW Report, 2012, <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=5045445>

<sup>3</sup> 'HISTORIC HOMES AND THEIR OCCUPANTS.', *Campbelltown News*, 10 October 1941, <http://nla.gov.au/nla.news-article261761504>.

<sup>4</sup> *Sydney Gazette and New South Wales Advertiser* (NSW : 1803 - 1842), Saturday 11 May 1816, page 1

<sup>5</sup> 'The Restoration and Renovation of the Leumeah Barn, Warby's Stables, Campbelltown N.S.W. / John David Feeney.', 2012, 1, <http://heritagenw.intersearch.com.au/heritagenwjsui/handle/1/9296>.



Figure 5: "Warby's Barn", January 1950 (Source: NSW Heritage Office)



Figure 6: Sketch of 'Leumeah House' (Source: The Sydney Morning Herald, 7 June 1941)

In 1962 John Feeney purchased Warby's and Warby's Stables. Feeney restored and renovated the buildings without significantly altering the facades, converting them into a private residence. In 1979 the property was sold, and the barn and stables were altered with the barn becoming a block of flats and the stables a restaurant.<sup>6</sup>

In 1988 a Permanent Conservation Order was placed on the buildings and in April 1999 Warby's Barn and Warby's Stable was added to the New South Wales State Heritage Register under the *Heritage Act 1977*.<sup>7</sup> In 2011, after being unoccupied for many years, the site became the location of the Campbelltown Natural Health Centre Clinic.<sup>8</sup>

<sup>6</sup> 'Warbys Barn & Warbys Stables', Significance Assessment, NSW Heritage,

<sup>7</sup> 'Warbys Barn & Warbys Stables', Significance Assessment, NSW Heritage

<sup>8</sup> 'The Restoration and Renovation of the Leumeah Barn, Warby's Stables, Campbelltown N.S.W. / John David Feeney.'



## 4.0 PLANNING PROPOSAL

The Planning Proposal, prepared by Architectus Group Pty Ltd, seeks to amend the following planning controls specified for the subject site in the *Campbelltown LEP 2015*:

- Land use: B4 Mixed Use retained at the front portion of the site, and R4 High Density Residential at the rear portion of the site;
- Height of building: 2 zones of height with 28m on the northeast half of the site, and 52m on the southwest half of the site; and
- FSR: 2.85:1

The aim of the proposal is to provide scope for the new mixed-use and high-density residential redevelopment of the subject site. The Masterplan drawing below describes the proposed site layout. Of note is the indicative future development of the site that lies between the subject site and the State heritage item.

## 4.1 INTERVENING DEVELOPMENT

The subject proposal is in line with development patterns being established along Queen Street, as illustrated by the scheme that lies between the subject site and the State listed heritage item, namely 24 Queen Street Campbelltown (Council file no 308/2019/DA-CD).

This contemplated future development is indicated on the Masterplan scheme documents prepared by Architectus as part of the current proposal. The relevance of this information is that it demonstrates that substantial development will lie between the State heritage item and the subject site.



Figure 7 - Proposed site Masterplan. (source: Architectus)

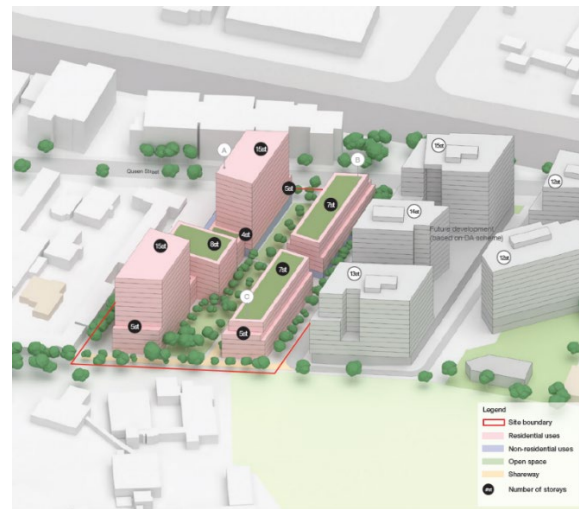


Figure 8 - Image showing the relative volumes of the proposal alongside the adjacent proposal at 24 Queen Street (LHS). (Source: Architectus)

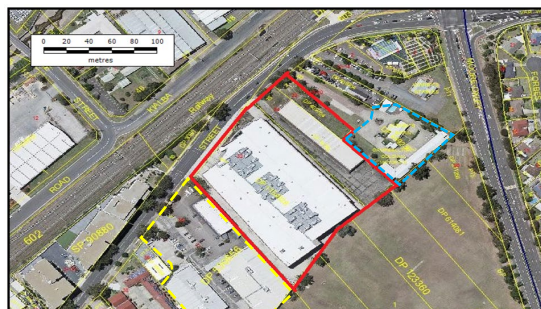


Figure 9 - Diagram excerpted from the public exhibition advertisement issued by Campbelltown City Council for the concept masterplan at 24 Queen Street, the subject site lies to the west of this site (yellow dashed line) and the State significant heritage item to the east (blue dashed line). (source: <https://ebiz.campbelltown.nsw.gov.au/ePathway/Production/Web/GeneralEnquiry/EnquiryDetailView.aspx?id=448380>)

## 4.2 OVERSHADOWING

The following diagrams prepared for the subject proposal demonstrate that overshadowing does not impact beyond the intervening property, and so demonstrates there is no impact on the curtilage area of Warby's Barn or Warby's Stables.

### Solar analysis



## 5.0 HERITAGE IMPACT ASSESSMENT

### 5.1 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application.

*The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:*

The planning proposal will have no visual or physical heritage impacts on the buildings nor the curtilage which comprise the State heritage listed Leumeah Barn (Warby's Barn) and Warby's Stables at 12-14 and 18-20 Queen Street Campbelltown.

The following aspects of the proposal could detrimentally impact on heritage significance. The reasons are explained as well as the measures to be *taken to minimise impacts*:

There are no aspects of the planning proposal which will result in an adverse heritage impacts on the State heritage listed Leumeah Barn (Warby's Barn) and Warby's Stables at 12-14 and 18-20 Queen Street Campbelltown.

## 5.2 HERITAGE OBJECTIVES OF THE CAMPBELLTOWN LEP 2015

The proposed amendments to the planning policies of the *Campbelltown LEP 2015* are considered to be acceptable, from a heritage perspective, as the cultural significance of the State Listed heritage item at 12-14 and 18-20 Queen Street, Campbelltown will be retained and conserved.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the Campbelltown LEP 2015, which are:

### 5.10 Heritage conservation

#### (1) Objectives

*The objectives of this clause are as follows:*

*(a) to conserve the environmental heritage of Campbelltown,*

*(b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*

## 6.0 CONCLUSION

The proposal will have no physical or visual impacts on the established cultural significance of the State significant heritage item known as SHR #00497 the Leumeah Barn (Warby's barn) and Warby's Stables at 12-14 and 18-20 Queen Street Campbelltown. There will be no change to the historic contribution of the heritage item to the character of the area resulting from the subject planning proposal. Warby's Barn and Warby's Stables will continue to be legible as historic buildings within Campbelltown CBD.

The existing views to and from the heritage items will be retained and conserved.

Based on this additional heritage impact assessment, our position, stated in the main report, remains the same. In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.

Yours Faithfully,  
NBRS



SAMANTHA POLKINGHORNE  
Director | Head of Heritage