



ARCHITECTURE INTERIORS URBAN DESIGN HERITAGE SUSTAINABLE



HERITAGE IMPACT STATEMENT

29 AUG 2007



CLAYDON PARK

75 CROOBYAR ROAD
MILTON NSW 2539

CLIENT: TomorrowTODAY

OUR REF: 5000

DATE: 13 August 2007

Reference: A Residence (Former Church) & Graveyard:
B Claydon Park Dairy Complex:

MU001.38
MU013

Signed (Typist)
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1.0 INTRODUCTION

This Heritage Impact Statement Report has been prepared as an accompanying document to the Development Application / Master Plan for the redevelopment of 'Claydon Park' dairy farm at 75 Croobyor Road, Milton into a Seniors Living Community.

The proposal is for a staged development over the property of 40 hectares in area.

A Master Plan has been prepared indicating the general uses proposed is the different zones of the site, including the precincts intended for development, primarily residential use the levels of facilities indicated is aimed at a uniquely high standard.

At this point, only the first stage of development has been planned and presented in detail and potentially has the highest impact on the identified heritage items nearby. This report deals with the impact the proposal may have on the Claydon Park complex of heritage buildings and on the adjacent site on Croobyor Road, being the converted residence, former Methodist Church and Graveyard.



Fig. 1.0 Site Aerial Photograph

A. Residence (former church)

B. Claydon Park Dairy Farm buildings

2.0 THE SITE AND CONTEXT

2.1 SITE DETAILS

Site Address: 75 Croobyar Road, Milton NSW 2539

Site Identifiers: Lot 3 DP. 702859. (2.004 ha)
Lot 2 DP. 1097329. (37.64 ha)

Site Area: 39.644ha

Site Zoning: 1 (a) Rural
1 (b) Rural

Existing Development: - Claydon Park Homestead and Dairy Farm Outbuildings
- 2 Storey brick / tile dwelling
- 2 Stone-edged dams.

2.2 SITE LOCATION

The site is situated on the Southern edge of Milton's CBD, with 3 access points off Croobyar Road and 4 access points off Wilfords Lane.

Part of the site boundaries abut Milton Showground.



Fig. 2.0 Street Map (courtesy Craigie's Maps)

2.3 OUTLINE OF MILTON'S HISTORY

The area of Milton was first settled by Thomas Kendall, a former missionary who selected his grant of 1280 acres in 1827 with a view toward a cedar industry. Other early grantees included Alexander Macleay, who used the land for stock, and John Miller, also in the timber-getting industry. The primary mode of transport until the Princes Highway was opened in 1857, was by sea. 'Boat Harbour,' as the present town of Ulludulla was called, served as the port town of 'The Settlement,' present-day Milton. Government services were provided first at Boat Harbour, but by 1860, 'The Settlement' had appointed a magistrate, a court of Petty Sessions, and a Post Office. The number of farming families in the area of 'The Settlement' more than doubled between 1856 and 1860, increasing from 61 to 142

families. Timber-getting was joined by dairying as the primary industries of The Settlement.

John Booth was an enterprising settler who established an inn, a produce depot, and a store at the junction of the road to Boat Harbour from The Settlement. In 1859, John Booth purchased land in two allotments from Joseph Whatman "for the purpose of forming a Township to be called 'Milton'" He subdivided the land, laid out the town plan, and sold the new parcels at auction on 1 February 1860. The local press made much of the speed and price at which the lots were sold, in comparison to a similar subdivision in Ulladulla which had recently been auctioned.

Early accommodation in Milton was provided by the Star Hotel and John Booth's inn, The Traveler's Rest. By 1881, reference is made to the building of Milton's fifth hotel. It is not known when the Commercial Hotel was established, by the vacant land to the north of the hotel was owned by innkeepers from 1873.

Since the end of the 19th century, the town of Milton has remained relatively unchanged, though the historic character of the town has suffered some damage through the removal of verandahs on the older buildings. In recognition of the rare intactness of the town area, the National Trust created an Urban Conservation Area for Milton in 1986.

2.4 SITE HISTORY

Henry Claydon had arrived in the Colony of New South Wales as a convict in 1838. He was granted a ticket of leave in 1844, married Sarah Maria Faulks, daughter of the Coolangatta policeman, in 1845 and obtained a conditional pardon for good conduct 20th December 1845. Henry Claydon paid one hundred pounds for 100 acres in the newly formed village of Milton in 1851, as a grant by purchase.

The house is thought to be constructed for Henry by his step brother John Ingold in c. 1856. Initially the property was known as "Claydon Park" and later "Pine Park" but has now regained its original title. Henry became a successful farmer and purchased additional farm holdings and some commercial property in Milton (The Settlement). The couple remained childless and Sarah became the local midwife

and was well known as a woman of great compassion. On her death in December 1876, at only 48 years of age, a public subscription funded a fine gravestone, erected in the Milton Uniting Church (former Wesleyan) grounds. A testimonial to her continuing fame in the community is the dedication of a modern retirement village to her name.

Henry Claydon died in 1876 and left 'Claydon Park' to his step brother John Ingold. The farm remained with the Ingold family until 1963 when it was purchased by local dairy farmer Harry Porter for his daughter Kathleen (Rixon). On her death in 1981 the property ceased operations as a dairy farm, which held a milk quota of 6 cans, approximately 1800 LPW, and was leased to her brother Henry Porter who used it as a dry run.

The house remained vacant for approximately 4 years and was virtually uninhabitable when purchased by the current owner, David Matthew, in 1985. The house and outbuildings have been completely renovated in fashion in keeping with the period and the laneways and fences reestablished by the current owners. Much of the renovated stonemasonry was completed by Adrian Nute, a stonemason from Cornwall, now resident of Australia. Similarly many trees, in keeping with the period, including a small Bunya Pine Plantation, have also been planted on the farm which is now run as a jersey stud.



Fig. 2.1 Western side of Homestead – note more recent addition of service 'wing' hipped roof module

2.4 SITE CHARACTER

The site has been (but for a short period) continually used as a dairy farm since 1851. It is now almost completely returned to its original '100 acres' in size, after having suffered various sell-off subdivisions during its history. Since 1985 the current owners D & J Matthew have bought back several of the smaller surrounding subdivided portions to add back to the original.

The site is generally rolling hillside contours in nature through a folded valley running in a generally East-West direction.

The vegetation is grassed paddocks, with the perimeter boundary zone picked out with recent plantings (about 4 years growth) of several varieties of Fig tree that include *Ficus Obliqua*, *Ficus Rubignosa*, *Ficus Macrophylla*. Some areas of the perimeter also contain a variety of *Magnolia Grandiflora*.

Two recently installed dams with large stone edging have been added to the landscape character, located East and West of the Claydon Park Homestead.

More intensive tree planting occurs around the farm buildings, that include large figs, jacaranda, bunya pine and rainforest type palms behind the dairy.

The existing main entry road into the site is lined with a mix Flowering Redgum and Coral Tree leading to the cluster of farm buildings and homestead.

The original homestead has been upgraded, extended and refurbished by the current owner, however in a manner generally sympathetic with the character of the original building. Several more sympathetically designed recent buildings behind the homestead have been added, which include separate guest quarters and a timber farm vehicle shed.

These add to the 'rustic village' character of the buildings grouped on the site, which are located together almost at the site's centre.

The street front portion of the site contains an existing large two storey brick / tile dwelling which is at odds with the established Milton urban character. It is moderated to some degree by its generous setbacks from Croobyar Road, and low scale landscape planting within the setback zone.



Fig. 3.0 Central Southern vista over Claydon Park – Front fence to Croobyar Park in foreground, entry drive along tree line on RHS

3.0 THE SITE DEVELOPMENT PROPOSAL

The proposal to develop the site contains a Master Plan use to provide a new Seniors Living Community.

The current proposal has a site use analysis prepared that identifies those areas deemed suitable for development, together with other appropriate land uses that include water courses and agricultural use.

Within the site, the existing Homestead and outbuildings are identified for a change in use to central community facilities. The exact details of this use are not yet available, and will form part of the design contained within later stages. However the traditional gable and hip roof forms the use of stone and timber materials and sympathetic detailing of these buildings will contribute to an appropriate rural heritage complex, and should be retained in their current form.

The existing large two storey dwelling at the Northern fringe of the site has been identified as being part of a Residential Care Facility. This facility has been shown as rectangular complex formed around a central courtyard, adding accommodation wings to the West and South of the existing dwelling.

Essentially, the majority of components of this complex will be two storey with centralised corridors accessing individual rooms. A

single storey component is located on the South-West corner of the complex.

The existing two storey dwelling component is incorporated as a corner element, in its complete form, of the courtyard formation, being retained on the North-East corner of the complex.

Its large pyramid roof form will remain intact, with the complex extending Westwards with a minor link then a major pavilion, lowering in visual mass and roof height as it terminates further down the sloping site.

Two alternative elevational treatments have been presented for assessment at this point.

A verandah form has been added to the frontage and two return sides of the existing dwelling component that successfully reduces the visual bulk of this element.

At this point no colours or finishes of the proposal have been made available for assessment, although it is noted the elevations do present a corrugated metal roof texture, in keeping with its rural setting.



Fig. 3.1 Eastern side of Homestead and Outbuildings beyond – note in foreground is historically recent addition as is farm vehicle garage in middle ground, original dairy structure in background



Fig. 3.2 Detail view – Existing two storey Dwelling – part of proposed Nursing Care Facility

4.0 ASSESSMENT OF IMPACT

The assessment of impact relates to the two identified heritage buildings / complex. These are identified as (A) the Residence (former Victorian Gothic style Church) and Graveyard in Croobyar Road, together with (B) the Claydon Park Dairy Farm building complex.

The first of these is described in the Shoalhaven Heritage Inventory as:

- A** *A Victorian Gothic style church with gabled iron roof, wrought and corrugated iron bell tower with steeple and gabled vents to roof. The front gable has a louvred vent at the apex. Construction is of coursed sandstone rubble, with ashlar quoins and voussoirs. The front wall features three pointed arched lancet windows arranged within a stone arched frame. Very good stained glass in geometric design in feature window. The interior is cement rendered. The cemetery at rear dates from 1866, when the first Wesleyan*

*chapel was built, and contains many pioneers' graves.
Modifications: The church has been converted into a house.*

The second of these is described in the Shoalhaven Heritage Inventory as:

- B** *Victorian Georgian period farmhouse constructed of local stone rubble with sandstone quoins and rendered chimney. Symmetrical buildings with hipped roof, broken-backed over timber verandah. Roof originally clad with blackbutt shingles and later, metal tiles over the shingles. Verandah restored in 1988. The original tapered timber posts on sandstone base with turned Australian Cedar capitals have been replaced with square timber posts and timber valance. New louvred shutters to all door openings added in 1988. Cedar joinery throughout the interior. Glass and timber paneled French doors to all doorways of the original building. Glass and timber paneled entrance door to new extension. Outbuildings include hand milking bails, vertical slab construction with loft, repaired. 1949 weatherboard 'walk through' dairy in original condition with milking machines and vat room on concrete floor with base to walls, galvanised iron silo (the silo built c1980's), concrete holding yard. 'Walk through' dairy when constructed was considered to be one of the finest on the South Coast. Well, now constructed with rebuilt stone wall above ground, new timber post and rail fences.*

The two heritage items are assessed below in relation to the seven NSW Heritage Council's requirements for assessing new development adjacent to a heritage item(s):

4.1 TOWN ASSESSMENT

The town area of Milton has been contained until recently within relatively compact boundaries, unusual for many country towns. In recent times a rezoning of small rural acreages in the Corks Lane area has allowed the town urban footprint to grow in a South-Westerly direction, adding approximately 300 additional house lots. The commercial district is limited to the highway frontage, running along the geographic ridge of the town, with residential areas running down the Northern and Southern slopes away from the ridge, terminating at the rural land edge on either side. There is a predominance of 19th Century buildings which set the tone in building style and form.

The buildings have varied scale and character that identify Milton's uniqueness. Streets running off the commercial strip along the highway drop away, revealing vistas to the surrounding farmlands, and then to the Ocean and Mountain ridges in the distance. These vistas are an important characteristic of the town centre.

From the information available on the intended Master Plan for the site it appears that none of the new buildings will be visible from the town centre.

4.2 STREETSCAPE ASSESSMENT

For the purpose of this analysis, it will be concerned with the Croobyar Road streetscape, visible between Wilfords Lane and the Milton Showground, and the approach made from Wason Street, Northwards of its intersection with Croobyar Road.

The streetscape in this area is dominated by the presence of the old church building, now residence, with its tapered spire providing a landmark icon to the approaches in both Croobyar Road and the Southern end of Wason Street. The strong gable stone form of the street elevation of the building is clearly visible to the street, however, the main bulk of the remaining form is concealed by extensive tree planting along the Eastern side and along the Western boundary abutting Claydon Park. The soft muted tones of the sandstone wall finish and olive colour roofing, and natural timber picket fence, integrate the property into the landscape.

The general character of the remaining streetscape is predominantly single storey dwellings with cottage gardens.

The gap between the Residence (Old Church) and the two storey brick residence at the front of Claydon Park is to be maintained as open landscape space in the Master Plan proposal. The preservation of this gap, along the entry drive leading to the Claydon Park Homestead and dairy farm outbuildings, will allow the existing rural vista to be maintained. Although development is proposed South of the old dairy, the existing tree planting provides a screen edge, such that any distant views are directed over the trees to open farmland beyond Claydon Park, allowing the new development to be fully screened from view.

The presence of the existing two storey brick residence which exhibits no sympathy for the Milton built character is diminished somewhat by its large setback from Croobyar Road. The setback area is currently landscaped with shrubs and small trees, edged on the street boundary by an extensive wrought iron fence. The land falls away from the street which assists in reducing the dwellings otherwise imposing form.

The proposal for the Nursing Home component and the self care units behind, will create a much larger frontage to Croobyar Road. This will require mitigation and careful detailing to reduce its impact. The proposed new carpark within the setback zone on the street

front will have extensive landscaping. This will include tall hedging on the boundary, and larger edge trees, in addition to the supplementary street tree planting that will be provided along verge areas.

The modulation and broken form of the street front elevation, in combination with landscape, will assist in moderating visual impact.

Also important in this regard will be the landscape treatment along the Eastern boundary of the Nursing Home Precinct. This is shown as filter screen planting on the Stage One plan for the development. This area which is visible across the vista gap between the Residence (old church) and the Nursing Home Precinct is important as a visual entry point to Claydon Park and the distant landscape vista beyond.

This landscape screen will be required to extend all the way along this driveway edge as it follows the proposed self care units up to the entry into the Claydon Park Homestead Precinct to effectively preserve the rural vista, and to minimise impact on both the Residence (old church) and the existing buildings that form the Homestead Precinct. This will also assist in framing the expanding rural outlook over the remainder of Claydon Park and the farmland beyond, as one approaches along the Entry Drive.

4.3 HISTORICAL

The Residence (old church) will have no new development proposed to be within reasonable proximity, by virtue of the open space to be preserved within the grassed gap retained beside it.

No change in the buildings or its immediate surroundings will mean no impact on any historical issues associated with the building.

It is worthy of note that one of the founders of Claydon Park, Sarah Claydon, is buried within the Graveyard attached to the old church property, and that the burial site is possible to view from the grassed gap area within Claydon Park, thus making available to visitors and residents of Claydon Park this important connection to the early founders of Milton.

The Claydon Park Dairy Complex, identified as having local significance, being one of the first houses in the area, will require careful planning to ensure that its significance is not affected by the new uses being proposed. At this point no detail is available for the proposed uses / alterations, however some general conservation policy guidelines are provided later in this report.

4.4 NATURAL & AESTHETIC SIGNIFICANCE

The natural & aesthetic qualities of the current landscape as it affects the Residence (old church) and the Claydon Park Dairy Farm Complex have been assessed as having some impact, however mitigated through the sensitive allocation of new uses on the property of Claydon Park, and by the careful use of landscaping.

No impact is perceived for the Residence through the current total screening of this site by existing vegetation on its own site, and through additional landscape treatment and preservation of open space on Claydon Park adjacent to its boundary.

The development proposed within Claydon Park has been planned to preserve a large curtilage of land around and to the North of the Homestead and associated farm buildings. At this point only the details of Stage One are available. Through the careful use of landscape and minimising roof heights, it should be possible to mitigate impacts, which primarily would be internal views over the farm from the main entry point and along the formal driveway.

4.5 SCIENTIFIC / ARCHAEOLOGICAL

The Residence and Graveyard remain in tact and sufficiently remote from any new development, thus preserving the site and buildings from any scientific or archaeological impact.

The Claydon Park site is not known to contain any items of scientific or archaeological items that may be impacted by the proposed new development, nor is it located in any identified Archaeological zone.

4.6 SOCIAL

The social history of both heritage sites is well documented within the heritage studies already carried out and recorded within the Shoalhaven Heritage Inventory.

Both sites have significance locally for their social history.

The proposal for Stage One of the Master Plan on the site will have no social impact on the listed sites, however the integration of the Claydon Park Dairy Farm Complex buildings will require a plan to preserve its history with a compatible use that maintains its physical integrity that relays its connection with its social history.

4.7 SUMMARY

The Residence (former Victorian Gothic style Church) and the Graveyard will not be adversely impacted by the proposal for Claydon Park.

The retention of open space around the site, landscape treatments and retention of vistas, ensure adequate conservation of issues of townscape, streetscape, aesthetic, scientific and social history.

The intense landscape planting already established around its site will provide a recognizable visual screen and frame that preserves its visual qualities.

The Claydon Park Complex has been carefully planned for its new uses not to have a negative impact on its inherent qualities. However, it is suggested that certain conservation policies be adhered to as indicated within this report. This will ensure its ongoing value to the Milton community as a link to the earliest establishment of the town and its progress through history.



Fig. 4.0 Residence (Old Church) as viewed from Claydon Park



Fig. 4.1 Claydon Park Dairy Farm Complex

5.0 PHOTOGRAPHIC ASSESSMENT

5.1 RESIDENCE (FORMER CHURCH) & GRAVEYARD

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5.2 EXISTING TWO STOREY DWELLING TO FORM PART OF STAGE ONE REDEVELOPMENT

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- 5.3.12 Original well protected by recent stone wall
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- 5.3.18 Milking shed and holding yard – note strong landscape setting and rustic fencing components
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- 5.4.10 View over East dam towards township – note

5.1 RESIDENCE (FORMER CHURCH)



Fig. 5.1.1 View South along Wason street – Residence (Old church building) located left of distant 'T' intersection with Croobyar Road. Note large tree in Residence yard on road centre, with rural vista gap on RHS of centre.



Fig. 5.1.2 Intersection Detail – Wason Street & Croobyar Road – note rural vista on RHS over Claydon Park to distant farmland – Dairy complex screened by existing trees



Fig. 5.1.3 Streetscape Detail – Residence, Bus Shelter and distant Claydon Park two storey Dwelling along Croobyar Road



Fig. 5.1.4 Streetscape – view West along Croobyar Road – large group of trees in middle ground identify Residence & Graveyard site, totally screened from view.



Fig. 5.1.5 Western boundary – Residence & Graveyard – note existing thick landscape screen, hiding much of the building's visual presence



Fig. 5.1.6 Graveyard view – Sarah Claydon's headstone visible in foreground, in close proximity to Residence Western boundary



Fig. 5.1.7 Southern boundary – tree screen hides Graveyard, Old Church Hall and Cottage behind Residence – Common boundary to Claydon Park



Fig. 5.1.8 Vista North – over Claydon Park with residence and Graveyard in middle ground to RHS and two storey dwelling to LHS – Claydon Park building complex in centre hidden by tree screen



Fig. 5.2.1 Central Southern vista over Claydon Park – Front fence to Croobyar Road in foreground, entry drive along tree line on RHS



Fig. 5.2.2 Vista to South-West past two storey Dwelling – view to distant ridge line should be preserved



Fig. 5.2.3 Streetscape to proposed Nursing Facilities development area



Fig. 5.2.4 Detail view – Existing two storey Dwelling – part of proposed Nursing Care Facility



Fig. 5.3.1 Entry Drive – Claydon Park Dairy Complex – only Homestead partly visible



Fig. 5.3.2 Western side of Homestead – note more recent addition of service 'wing' hipped roof module to Southern end



Fig. 5.3.3 North frontage of Homestead – note posts and fretwork not original, however sympathetic to heritage character



Fig. 5.3.4 Eastern side of Homestead and Outbuildings beyond – note in foreground is historically recent Homestead addition, as is farm vehicle garage in middle ground, original dairy structure in background



Fig. 5.3.5 Detail view of Homestead Western side verandah – note step down in roof pitching height to allow recent wing addition to acknowledge original building form.



Fig. 5.3.6 Homestead front verandah detail



Fig. 5.3.7 Western service wing rear porch opening into private courtyard



Fig. 5.3.8 Eastern service wing addition showing rear entry from private courtyard



Fig. 5.3.9 Remnant Kitchen cooking hearth from original rear portion of homestead retained as fireplace element



Fig. 5.3.10 Inclusion of 'Modern' conservatory element within new rear walls of Homestead mixes old and new in a practical way



Fig. 5.3.11 East Elevation hipped roof forms appropriate use of materials, mix comfortably together in the building complex



Fig. 5.3.12 Original well protected by recent stone wall located within the centre of the building complex



Fig. 5.3.13 Original in-line dairy building



Fig. 5.3.14 West Elevation of original Dairy building with remnants of original concrete paving batches at ground level (foreground)



Fig. 5.3.15 Timber farm machinery shed and carport – more recent construction in a sympathetic style and materials used



Fig. 5.3.16 Original timber storage building for milking facilities

Fig. 5.3.17 South-East corner of 'new' dairy constructed around 1930, with rainforest section in foreground. This was planted by current owner



Fig. 5.3.18 Current Milking shed and holding yard



Fig. 5.3.19 Seedling & plant propagation area ready for transplanting to farm tree planting areas



Fig. 5.4.1 Northern view over farm, building complex in centre, showground area to left, edge of Milton township on right



Fig. 5.4.2 Westward view over farm – note ficus & magnolia tree line Northward of Southern property boundary



Fig. 5.4.3 Eastward view over farm – note unfortunate visual intrusion of commercial shed opposite farm on Wilfords Lane, however note Fig Tree lin in Eastern boundary of Claydon Park



Fig. 5.4.4 North view along West boundary of site – note the finger of land adjacent to showground between tree lines will form basis of one access point into new development area – open space along finger and land in foreground will be retained as agricultural uses



Fig. 5.4.5 North view from farm over showground to town urban area – note significant contribution to visual character by prominent mature trees



Fig. 5.4.6 Fig Tree line delineates Southern boundary – note middle ground to be reserved for agricultural use – foreground water course to be large water body



Fig. 5.4.7 Detail of Fig plantings – In time these will mature to become a major landscape feature and will edge a proposed rear walking trail around the site



Fig. 5.4.8 Recent dam on Western side of Homestead – Looking North from site towards neighbour and grassed paddock behind two storey dwelling as site for Residential Care Facility



Fig. 5.4.9 Dam on Eastern side of Claydon Park dairy building complex – note impact of substantial tree planting screening all buildings and also making the extent of this complex



Fig. 5.4.10 View over East dam towards township – note bridge over water course, well established planting in riparian zone, Fig Tree screen commencing on LHS

6.0 CONSERVATION POLICY GUIDELINES

For the Claydon Park Dairy Farm Complex of buildings, there is the need to put in place key conservation policies to ensure the heritage nature and essential qualities are preserved through the process of intended change in use.

This section deals with policy guidelines suggested as the means to ensure this occurs.

6.1 THE ASSEMBLY OF BUILDINGS

One of the essential characteristics of the Homestead and Dairy Complex is the compact grouping of the buildings within a clearly defined precinct. The delineation of the precinct is evidenced at present by the post and slab fence around the edge of the building group, however, further open space will be required outside the fence line to fully appreciate the original farm setting.

6.2 MATERIALS AND FINISHES

The existing random stone walls on the homestead together with the extensive use of timber and corrugated iron roofing on all of the buildings within the complex, with informal gravel paths linking all buildings provide a unique and special physical presence that should be maintained. This will require the limitation on introducing any new materials or finishes that would not be in sympathy with the existing.

6.3 BUILDING LAYOUTS

Within the Homestead, it is apparent that the more recent alterations and 'service wings' added are of a different era to the original Homestead. However the original 'core' of the dwelling remains evident, with the additions being completed in a sympathetic material and style that compliments the original.

The original dairy requires careful presentation due to its importance to the Claydon Park dairy farm history, whilst the other farm buildings that have been progressively added, record the gradual expansion of facilities within the complex.

6.4 LANDSCAPE PRESERVATION & ENHANCEMENT

The contribution that the landscape makes to the heritage qualities of Claydon Park is a significant one. The immediate landscape

within the complex is well established and adds an appropriate character to the setting. In addition, the planted areas along the entry driveway and the perimeter boundary trees around the farm provide a strong identity and delineation within the surrounding rural landscape. The existing trees and plantings should be retained and protected.

New areas of development on the site will require additional landscape treatment as appropriate to the needs for visual screening, privacy and planning purposes.

7.0 APPENDIX

7.1 SHOALHAVEN HERITAGE INVENTORY

A: Residence & Graveyard

B: Claydon Park Dairy Complex

7.2 CLAYDON PARK, MILTON PRESENTATION; 6 October 2005