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ARCHITECTURE INTERIORS URBAN DESIGN HERITAGE SUSTAINABLE



Tomorrow Today Pty Ltd  
Po Box 244  
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Attn: Mr David Matthew

Dear David,

**RE: RESPONSE TO SHOALHAVEN CITY COUNCILS  
HERITAGE ADVISORS REPORT  
DATED 29 JULY 2010 (SECOND EDITION)  
FOR PROPOSED SENIORS LIVING COMMUNITY AT  
CLAYDON PARK, CROOBYAR ROAD, MILTON**

We refer to the above report prepared by Mr John Oultram, being the current Heritage Advisor to Shoalhaven City Council, who has provided the report on the proposed development of Claydon Park site area to a Seniors Living Community.

## **1. General Response to the Report**

The report responds to the submission of a Development Application for the Masterplan of the whole Seniors Living Community.

It covers the appraisal of the content of the submission and highlights an area of concern that requires a more specific review of the Heritage Impact on the existing heritage Homestead and Dairy Complex.

The responses outlined in the following sections deal with the Dairy Complex and the matters of Heritage concern.

The general issues raised in the report are well accepted and BHI endorses the general planning concepts contained in the Masterplan.

## **2. Proposed Work**

The report indicates that it is the understanding of John Oultram that the existing Homestead will become a 'Medical Centre'.

The Community Complex detail plan provided with the DA concurs with this description. It is our opinion, however, that we agree with John Oultram's comments that this would be inappropriate and require extensive modification to meet compliance standards of a professional Medical Centre.

The matter was taken up directly with the client at a special meeting on 13 August 2010. After review of more suitable options, it was agreed to change the proposed uses of the Homestead and rear outbuilding to be the following:

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Main Homestead (Building 1 on plan): Complex Reception, Library, Reading Room and Computer Bay

Rear Outbuilding (Building 3 on plan): Consulting Rooms that do not require significant alteration to fabric on the basis of temporary use only until the on-site Medical Health and Well Being Centre is provided. (North East corner of development). It is noted that this outbuilding was constructed in 1986 in a heritage sympathetic style and materials.

### **3. Curtilage to Claydon Park Dairy Complex**

The comments made have been carefully reviewed, and the current Masterplan assessed for Heritage impact.

It is our opinion that the curtilage shown to the existing Homestead and Dairy Buildings is appropriate and suitable for the uses proposed on the Western and Southern sides only.

It is agreed with the Heritage Advisors' comments in the report that requires a distinct separation of the existing heritage building and the proposed new development of the community related facilities to the Eastern side. A reasonable setback could be equated to the distance equal to the offset of the proposed Claydon's Way access road to the West up to the nearest edge of the Homestead, a distance of approximately 30 metres.

It would be appropriate to have this area on the Eastern side of the Homestead as predominantly open space lawn area with suitable landscaped perimeter that provides the quality of space that could be described as a 'Village Green'.

The open space should continue down from the proposed road shown as 'Sarah's Place' to the existing farm building noted as Building 16, existing 'Dairy', noted as a dairy storage building.

The proposed new community buildings would then 'frame' the proposed open space on the Eastern side, and the existing 'dairy' buildings providing the Southern definition of the space. This will provide the necessary clear identification of the original dairy complex whilst enabling the new buildings to provide the required facilities to complement the uses for the existing Homestead.

As a further aspect to the curtilage area, it is noted that the proposed dwellings along the Northern edge of the street shown as 'Sarah's Place' results in an intrusive built edge along the foot path opposite the Dairy Complex.

This area would be more complimentary to the heritage complex opposite if it were setback from the foot path edge to allow a landscaped avenue of trees on both sides of the street to emphasise the definition of the heritage curtilage of the Dairy Complex. It is suggested the Northern edge of 'Sarah's Place' should have a tree avenue between 5-10 metres in width. This would also assist in providing a higher level of privacy to the residences in this street, which is likely to have a high pedestrian/visitor level of activity.

The intention is to ensure that the Dairy Complex remains the focus for the Seniors Living Community.

#### **4. Replacement of existing DA Consent to Stage One Adjacent to Croobyar Road**

The change in approach to the stage one area of the development as now shown on the submitted Masterplan is to be commended.

The lower density and reduced bulk and intensity of development through the relocation of the Nursing Home provides a far more integrated development, which had been compromised by the retention and re-use of the existing brick/tile two storey residence. This is now to be demolished, to allow a lower scale residential area of development, particularly to the Croobyar Road frontage.

The 'Woods Lane' entry road and open landscaped setback from the heritage listed Church structure to the East, retained from the initial DA, is supported, and as per the original Heritage Impact Statement provides adequate curtilage and approach to the Claydon Park Dairy Complex.

The inclusion on the proposed Orchard area along 'Sarah's Place' access road East-West axis also provides a suitable buffer to the residential area. When combined with the avenue of trees as suggested in item 3 above, the definition of the Claydon Park Dairy Complex in regard to curtilage area is complete.

#### **5. Summary**

In summary, the 3 points requested in the Heritage Advisors' Report have been addressed with the response above.

We see this process as constructive and will assist this unique and remarkable development to reach the potential it deserves as a world-class Seniors Living Community.

Yours faithfully,



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CI/rg

Encl: Masterplan A3  
Community Plan A3