



In reality, however, there is nothing in the existing landscape that establishes a lot boundary curtilage for *Glenroy*. The buildings are fenced well inside the lot boundary, as is suggestive of a reduced lot curtilage. On the other hand, because Lot 2 D.P. 703539 is not fenced, it reads as extending to the road reserves along Badgally and Dobell Roads.

*Hillcrest*, by contrast, is fenced along its lot boundaries and reads within the landscape as being contained within these boundaries. In some respects, the dense planting around the villa and its garden creates a 'boundary within a boundary' suggestive of a reduced lot curtilage.

## 6.4 Recommended Curtilages

### 6.4.1 *Glenroy*

An expanded curtilage for *Glenroy* is recommended that comprises the lot on which the homestead stands (Lot 2, D.P. 703539); the road reserve on the southern side of Dobell Road, where it adjoins the boundaries of Lot 2 D.P. 703539; and the narrow strip of land between Badgally Road and *Glenroy* (Lot 1 D.P. 703539). Figure 56 defines this curtilage.



**Figure 56: Recommended curtilage for *Glenroy*, outlined in red, comprising Lots 1 and 2 D.P. 703539 and part of the road reserve on the southern side of Dobell Road, where it adjoins Lot 2.**

lite.maps.com.au; annotation by WP.

This curtilage is recommended for the following reasons:

- There are no outlying structures outside of these boundaries that have a historic or visual relationship to the homestead and which help explain its significance.
- The setting has changed significantly from a rural setting to an urbanised one. The originally expansive rural setting was critical to understanding that fact that the homestead lay at the centre of a dairy, particularly given that there are no surviving outbuildings that explain this function. The rural setting is no longer in evidence.

- The recommended curtilage protects the historically significant view corridor that exists towards *Glenroy* from Badgally Road. This was the original approach to the homestead from Campbelltown and the most significant public view corridor. It is still possible to stand outside the property on Badgally Road and gain some appreciation that this was once a rural homestead surrounded by largely cleared land.
- Dobell Road and the construction of the Claymore Housing Estate have had a profound impact the setting of *Glenroy* and on view corridors to the east. As noted above, the road has created public views towards the homestead from the east where none previously existed and is a strong visual element in any views to or from the property.
- The recommended curtilage encompasses a large part of Glenroy Park and part of the Dobell Road road reserve, where it adjoins the lot boundaries. The park and this reserve helps provide some appreciation that this was once rural homestead surrounded by largely open paddocks when standing near the road and looking up towards the homestead. As identified, however, this is a recent, view corridor arising out of the construction of *Glenroy* Road; it post-dates the use of the homestead as part of a dairy. Conversely, because the park is open, it does nothing to moderate the impact that Dobell Road and the urban setting beyond has had on view corridors out of the homestead.
- Given the nature of the surrounding development, the only opportunities to expand the curtilage of *Glenroy* beyond the recommended curtilage, and beyond the 'borrowed' curtilage provided by *Hillcrest*, lies to the north, incorporating Claymore Park, and to the south east, incorporating the unlisted section of Glenroy Park, being Lot 3 D.P. 1017017. Adding curtilage to the north, across Dobell Road, would have no added benefit. The road is a significant barrier and view corridors towards and out of the site in this direction have no particular significance. Adding Lot 3 D.P. 1017017 would reinforce the visual and physical barrier represented by Dobell Road, but would not further understanding of the significance of this property. *Glenroy* does not depend upon this lot remaining open space for its significance to be preserved.

#### 6.4.2 *Hillcrest*

An expanded curtilage is recommended for *Hillcrest* that comprises the lot on which the villa stands (Lot 1 D.P. 107017) and Lot 2 D.P. 1017017, the small lot that adjoins its southern corner. Figure 57 defines this curtilage.

This curtilage is recommended for the following reasons:

- There are no outlying structures outside of the recommended curtilage that have a historic or visual relationship to the villa and its garden and which help explain its significance.
- The setting has changed significantly from a rural setting to an urbanised one. The originally expansive rural setting, with the township in the middle distance, was critical to understanding *Hillcrest* as an out of town estate. The existing urban setting has thus had a negative impact on the villa and its garden. Owners of the property since the 1970s have clearly attempted to screen both the urbanised view and the additional noise arising from the Hume Highway and new housing estate by planting thick hedging around the main garden and the outer boundaries of the property. Given the change in the setting, it would be unlikely, as well as undesirable, for this screen to be removed.
- The recommended curtilage protects the most significant historic view corridor towards *Hillcrest* and its garden, being the view from Badgally Road. A future



restoration of the garden may restore glimpses of the dwelling from this view point, given its height above the road.

- It is highly unlikely, and undesirable, that the dense vegetative barrier that exists between the villa and its garden and the Hume Highway will ever be removed to re-establish the historically significant views towards Campbelltown. As noted above, the views to and from the villa in this direction have been compromised by the Highway and suburban development.
- Dobell Road and the construction of the Claymore Housing Estate have had a profound impact on the setting of *Hillcrest* on its eastern side. As for *Glenroy*, the road has created public vistas from the east where none previously existed and dominates any views towards the property. While the approach towards *Hillcrest* along Dobell Road from the east, across the eastern end of Glenroy Park, provides some understanding that there may be an old garden and dwelling on the ridge, this view does nothing to further understanding of the significance of *Hillcrest*. It would not be desirable from either a heritage view point or with regard to the amenity of the occupants of *Hillcrest* to re-establish a view into and out of the site from Dobell Road.
- Given the nature of the surrounding development, the only opportunity to extend the curtilage of *Hillcrest* beyond the recommended curtilage and beyond the borrowed curtilage provided by *Glenroy*, lies to the east, being the unlisted section of Glenroy Park (Lot 3 D.P. 1017017) and the road reserve on the southern side of Dobell Road. Adding Lot 3 D.P. 1017017 and the road reserve to the curtilage of *Hillcrest* may reinforce the visual and physical barrier represented by Dobell Road, but would not further understanding about the significance of this property, particularly if, as is likely and indeed desirable, the villa remains heavily screened by vegetation on this side.



**Figure 57: Recommended curtilage for *Hillcrest*, outlined in red, comprising Lots 1 and 2 D.P. 1017017.**

Lite.maps.nsw.gov.au; annotations by WP.

---

## 7.0 IMPACT OF THE PROPOSAL ON VIEW CORRIDORS AND CURTILAGE

### 7.1 Parameters of this Statement

The following provides comments on the Claymore Urban Renewal Concept Plan dated 21 May, 2012 (Appendix 1).

As stated in the earlier heritage impact statement prepared by Weir Phillips for this site, changing the street pattern of the Claymore Estate and intensifying the residential usage of area will have no new impacts on *Glenroy* or *Hillcrest* so long as the new development remains generally low rise. The existing street pattern bears no relationship to the significance of either property. This section provides additional comments on the following aspects of the proposal that have the potential to impact upon curtilage and/or view corridors:

- The reduction in the general amount of open space to the north east and east of Dobell Road. The proposal provides for less parkland than the existing and the introduction of greater levels of housing.
- Claymore Park and Badgally Reserve currently provide open space to the north. This land will be subdivided and built upon as part of the proposal.
- Under the proposal, dwellings will extend right up to the northern side of Dobell Road, where there is now a deep setback.
- Under the proposal, Lot 3 D.P. 1017017, currently part of Glenroy Park, will be subdivided and built upon.

### 7.2 Effect of Work

Each of the above aspects of the proposal is assessed separately below as to their impact on curtilage and view corridors to/from *Glenroy* and *Hillcrest*.

- *The reduction in the general amount of open space to the north east and east of Dobell Road. The proposal provides for less parkland than the existing and the introduction of greater levels of housing.*

Reducing the amount of open space to the north east and east of Dobell Road will have no additional impact on view corridors and on the curtilage of *Glenroy* and *Hillcrest*. The outlook and general setting of the two properties in these directions is already urbanised and far removed from the rural setting in which they were once located. Understanding the significance of these two properties is not dependent on the continued existence, or otherwise, of patches of open space in the middle distance.

- *Claymore Park and Badgally Reserve currently provide open space to the north. This land will be subdivided and built upon as part of the proposal.*

Subdivision and building upon this land will have no impact on the curtilage or view corridors to or from *Glenroy* and *Hillcrest*. As assessed above, there are no significant view corridors to or from *Glenroy* or *Hillcrest* to the north. The existing open space in this direction does not contribute to understanding the significance of either property.

- *Under the proposal, dwellings will extend right up to the northern side of Dobell Road, where there is now a deep setback.*

Bringing housing right up to the northern edge of Dobell Road will have little additional impact on either property because of the visual barrier provided by Dobell Road. In any case, *Hillcrest* is concealed from Dobell Road and is likely to remain concealed. *Glenroy* is set well back from the road within Glenroy Park.

- 
- Under the proposal, Lot 3 D.P. 1017017, currently part of Glenroy Park, will be subdivided and built upon.

The proposed new lots will be access off a new cul-de-sac from Dobell Road. To achieve this subdivision, the topography will have to be modified.

Dobell Road provides the logical boundary between the two historic properties and any urban development. While it would be desirable that Dobell Road continue to act as the physical boundary between the historic properties and suburban development, simply because this is the logical barrier, it in fact has no substantial heritage benefit.

Building upon Lot 3 will have little impact upon the ability to understand the heritage significance of *Glenroy* and *Hillcrest* and an acceptable impact on their setting. As assessed above, neither *Glenroy* nor *Hillcrest* depend upon the open space of Lot 3 to explain their significance nor is it part of their recommended curtilage. There are no structures on this lot that relate to either property and the lot does not contribute to a historically significant view corridor. The most historically significant view corridors towards both properties are obtained from Badgally Road; Lot 3 does not form part of these view corridors. There are no significant view corridors towards either property as approached along the Hume Highway.

The view that will be impacted if lots are created and houses built upon them is the view from the east, as the properties are approached along Dobell Road from the north. This is not a historically significant view corridor, but a relatively recent one brought about by the construction of Dobell Road. The dense belt of vegetation that lines its eastern boundary negates any benefit that *Hillcrest* may have received from extended open space on its eastern side. As discussed, it is neither likely nor desirable that *Hillcrest* will be re-opened to look over the suburban landscape. Building on this lot will thus have an acceptable impact provided that a vegetative screen is maintained along the eastern boundary of *Hillcrest*.

### 7.3 Recommendations

It is recommended that measures be taken in the consent process to ensure that an appropriate vegetative screen for *Hillcrest* be maintained upon those lots with which it shares a common boundary. Fencing that is unobtrusive, such as galvanised mesh or timber, should be used. Under no circumstance should solid steel fencing be used.

## 8.0 CONCLUSIONS

This report has briefly outlined the history and significance of *Glenroy* and *Hillcrest*, Badgally Road, Claymore, New South Wales. *Glenroy* has local significance as a modest late nineteenth century rural homestead, once part of a dairy. *Hillcrest* is a mid nineteenth century villa with remnant, but overgrown, garden. It is representative of an out of town estate and of the Victorian Filigree Style.

The assessment in this report has identified the significant view corridors to and from each property. The most significant historic view corridors towards the properties are from Badgally Road. Views outwards from both properties have been completely altered as formerly rural lands become increasingly suburbanised. In the case of *Hillcrest*, it is unlikely, and undesirable, that the dense vegetative screening that currently surrounds it will ever be removed from its boundaries.

An expanded curtilage for *Glenroy* is recommended that comprises the lot on which the homestead stands (Lot 2, D.P. 703539); the road reserve on the southern side of Dobell Road, where it adjoins the boundaries of Lot 2 D.P. 703539; and the narrow strip of land between Badgally Road and *Glenroy* (Lot 1 D.P. 703539).

An expanded curtilage is recommended for *Hillcrest* that comprises the lot on which the villa stands (Lot 1 D.P. 107017) and Lot 2 D.P. 1017017, the small lot that adjoins its southern corner.

---

Given the above, while it would be desirable to maintain Dobell Road as the physical barrier between the historic properties and urban development, it is not essential to maintaining the heritage significance of either property.

It is recommended that measures be taken in the consent process to ensure that an appropriate vegetative screen and fencing for *Hillcrest* be maintained upon those lots with which it shares a common boundary.