

HERITAGE IMPACT STATEMENT



PROPOSED RESIDENTIAL DEVELOPMENT “Raith”, 74 -92 Fern Avenue, Bradbury

February 2019



Blue Mountains
10 Asquith Avenue
Wentworth Falls 2782

HERITAGE IMPACT STATEMENT

PROPOSED RESIDENTIAL DEVELOPMENT Raith, Fern Avenue, Bradbury

February 2019

Heritage Item No I6: Schedule 5 Campbelltown LEP 2015

In the Vicinity of Heritage Item I5 : Ambervale Silos

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CONTENTS

EXECUTIVE SUMMARY

1.0	INTRODUCTION
2.0	SITE INFORMATION
3.0	HISTORICAL CHRONOLOGY
4.0	PHYSICAL DESCRIPTION
4.1	Site Description
4.2	Landscape and Setting
4.3	Raith House
5.0	ASSESSMENT OF SIGNIFICANCE
5.1	CCMP Summary Statutory Statement of Significance
5.2	Areas of Graded significance (Davies 2014)
6.0	HERITAGE IMPACT ASSESMENT
6.1	Description of the Proposal
6.2	Assessment – CCMP Curtilage Provisions
6.3	Assessment - works to Raith house
6.4	Assessment – Campbelltown Planning Provisions
6.5	Assessment – Detailed CCMP provisions
7.0	CONCLUSION
8.0	REFERENCES
9.0	APPENDICES
9.1	Campbelltown Heritage Map
9.2	Campbelltown DCP 4.4 – Raith
9.3	Inventory Sheet – Silos
9.4	Proposal Documents (Attached)
9.5	Conservation works Schedule (Attached)

EXECUTIVE SUMMARY

This Heritage Impact Statement references the Conservation and Management Plan (CMP) – IDA 2018 which was prepared to update previous reports after restoration of the House in 2015. The update CMP 2018 substantially supports the conclusions of CMP 2014 by Paul Davies.

Raith House is of high local significance as one of the original gentlemen's residences in the area and a rare example of Federation mansions in the area. The house plan, layout and detail are of potential state significance as an example design of 20th C significant architects Wardell and Denning.

The proposed development for medium density residential development is not currently permissible under the current Residential R2 zoning under LEP 2015. However, LEP 2015 provides for flexibility in Zoning controls under Clause 5.10 (10) in order to provide for the ongoing conservation of the heritage item. Both the CMP -2018 and the Davies CMP 2014 have recommended that a site specific solution for Raith, in accordance with Clause 5.10(10) be investigated. The CMP 2018 report recommends the following future uses and key conservation measures for Raith.

- Raith House and the full extent of current Lot 101 DP 116 8971 should be retained as an item of Local Heritage Significance on the Campbelltown LEP.
 - Retention of Raith House as part of a responsive development of the full remnant site of Lot 101 DP 1168971 is preferred, so that connection of the house to the wider site is retained.
 - The full site of Lot 101 DP 116 8971 is to be managed to enable the extended landscape, setting, and views to and from Raith to be preserved.
 - Setting of Raith is preserved to protect the tree border and house terrace garden in an open manner that relates to the full site.
 - Campbelltown Council should consider favorably the heritage incentive provisions of the LEP with regard to relocating the development potential from the land around Raith (the setting) onto the open land on the property outside the curtilage land to facilitate the conservation of the place and to establish a setting that is appropriate to conserve its heritage values. (PD 2014)
 - Consideration under the heritage incentive clause should enable a flexible approach to Site master planning for the residue site with some variation within the Zone R2 objectives, to enable a consolidated approach to vehicle circulation and carparking, and forms of density of development that enable the landscape, and topography to be preserved and provide an appropriate surround to the historic home. Strict application of the objectives of Zone R2 planning controls, and in particular the need for individual lot divisions and fencing, vehicle access and the like, will create a negative impact on the over all site.
 - The height of surrounding development is to be limited so that the tree line around the house remains prominent on the site, and current long rang views from the upper level of Raith can be retained.
- Potential for reinstating the Fern Street address and terraced garden to the north side of the property should be preserved.

- The main body of Raith externally and internally should be retained as a unified use that enables full interpretation of significant plan detail and form of the building and its immediate setting.

- Appropriate uses for the site and Raith would include uses that reflect the historic use and layout of the building and gardens, and best afford the retention of the interior historic residential sections of Raith house and garden intact, including :
 - Residential use as a single residence within the existing open farm space.
 - Residential use of the Raith house as a single residence within an inner site curtilage that protects the garden, approached, views and outlook, with additional residential development in existing additional cottages on the side, and utilizing in the wider open space of the full property.
 - A communal use for Raith house, that relates to the wider site that does not require major physical intervention into the building – such as meeting rooms, community space, libraries, administration, or a non treatment consulting medical centre, or para medical centre.
- Uses of Raith within the current and future development context need to support public appreciation and full significance interpretation of the property. This could be best achieved through a communal use within the development, or by a use that enables access to the house precinct.
- New development on the site is to be carefully designed, high quality architecture, that does not mimic the design of Raith but respects the building and its curtilage in relation to the development.
- New site master planning is to ensure filtered views to the Raith House precinct are available from the main public spaces within the development and from Fern Avenue.

The development proposal for the site utilizes the allowable yield for the full property including Raith, to be contained within the land on the site outside the Raith house curtilage. The use of Raith house and the surrounding garden is intended to remain as single use residential. The income benefit from the development of the site will enable conservation works as outlined in the accompanying Conservation Works Schedule to be carried out to enable Raith to be returned to a habitable residence, and maintained in an ongoing manner.

The proposed development of the site for a medium density residential integrated complex has responded to the specific constraints of the site as outlined in the CMP 2018 in a nuanced and appropriate manner that is sensitive to the surrounding area and provides for the ongoing conservation of Raith, and appreciation of its heritage significance to a wider public audience.

The following key site constraint Drawings are applicable to the site (CMP 2018 IDA)



FIGURE 1 : Heritage Item Curtilage (CMP 2018)



FIGURE 2 : Settings Controls (CMP 2018)

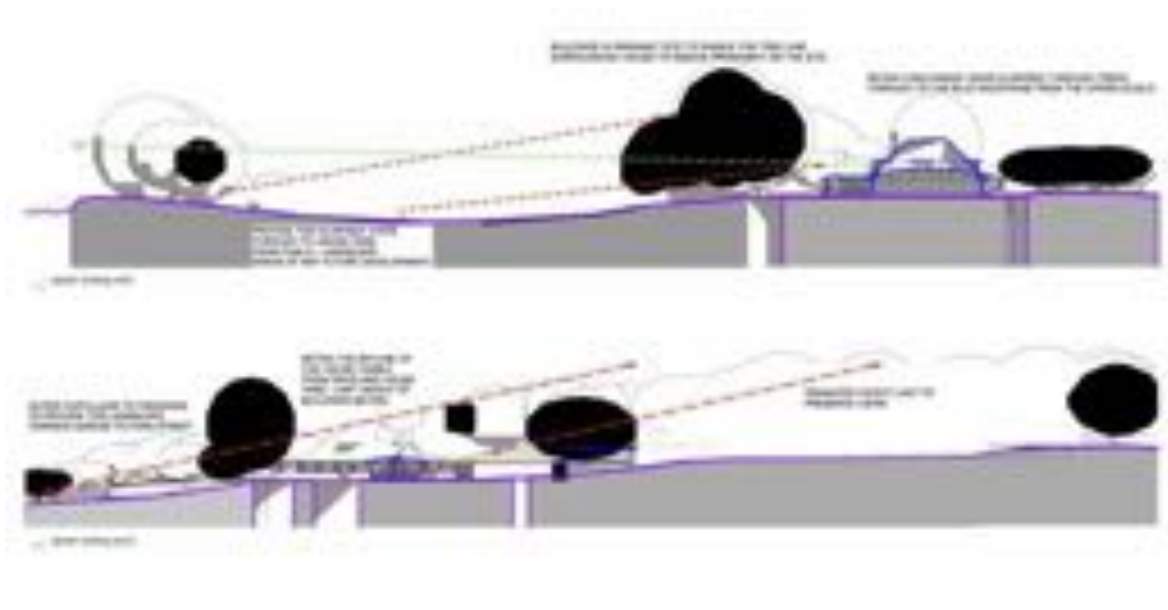


FIGURE 3 : Sectional Analysis (CMP 2018)

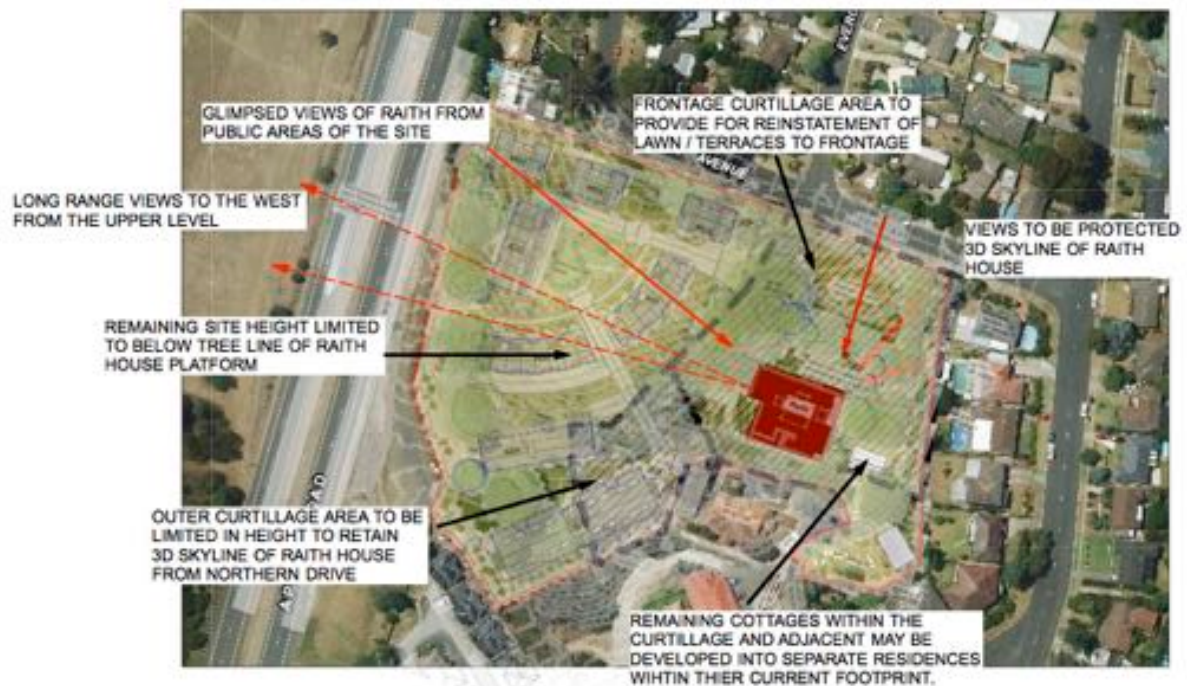


FIGURE 4 : Overlay of proposed Development onto Settings Controls

1.0 INTRODUCTION

This Heritage Impact Statement has been prepared following the subdivision and sale of the residue site “Raith”, Fern Avenue, Bradbury, to accompany a Development Application for the development of Raith and the residue site for mixed density development in an integrated complex, incorporating the historic house into the complex.

Raith is an historic home from the Federation era, which has been since the 1960’s part of the social services accommodation of the Family and Community Services. The Family and Community Services site included the historic home, “Raith”, and the former home “Lark Hill”, which were used for accommodation of state wards, young orphans, and children at risk, a child care centre operated by Campbelltown City Council, and short term emergency accommodation, training classrooms and other welfare services.

The property of Raith and the open space and grounds of 2.24 Ha has been subdivided from the Family and Community Services site as it has been surplus to requirements and unoccupied for a number of years. The property was subject to a fire in 2014.

As part of the subdivision the Family and Community Services has completed the restoration of Raith in accordance with a Conservation Schedule prepared by Paul Davies Architects and Heritage Consultants. Access through to the FACS community services and welfare site remains through the property of Raith.

Integrated Design Associates was engaged by Capital Developments, who have purchased the site, to prepare a Conservation and Management Plan (CMP 2015) for the site, incorporating the key recommendations of previous heritage studies and developing key conservation measures for the property. This was completed in November 2018. The updated CMP substantially supports the conclusions of the 2014 CMP by Paul Davies, with updated information on the current physical condition of the building, and additional information arising from updated research on the property.

This Heritage Impact Statement references the 2018 CMP. In addition to this heritage impact statement a detailed conservation works schedule has been prepared outlining current conservation needs of the property, and future cyclical maintenance plan to enable determination of conservation offsets from the development.

The Development proposal is site specific and does not meet the criteria of the current Zoning for the site which is low density residential – R2 under Campbelltown LEP 2015. As such the development relies on Clause 5.10 (10) Conservation Incentives for a site specific solution in order to best achieve the conservation of the heritage item.

The proposed development is assessed against the conservation objectives of the Conservation and Management Plan, Campbelltown LEP 2015 Clause 5:10, and DCP 2015 part 4.4. Reference is also made to the NSW Office of Environment and Heritage Statements of Heritage Impact guidelines.

The Heritage Impact Statement responds to the development proposed by Capital Developments as outlined in documents prepared by Integrated Design Group P/L – CAP 17075 18th Feb 2019.

2.0 SITE INFORMATION

The site covered by this report is located at 74 – 92 Fern Avenue, Bradbury, NSW. Lot 101, DP 1168971. An area of 2.24 hectares. The site includes Raith House, a 1960's classroom building and a C1980's accommodation/store building, open grounds, a cricket pitch, tennis courts, the former swimming pool terrace and the remnants of a terraced garden associated with Raith. Access to the adjacent FACS site from Fern Avenue is included in the lot and continues at present to provide access to the council preschool.

Family and Community Services occupy the adjacent property and for various welfare functions and Campbelltown Shire Council child care centre. Site access to the FACS facility is currently through the site from Fern Avenue to Pine Avenue.



FIGURE 5 : Site Plan – Aerial Photograph
Source: Maps.six.nsw.gov.au

KEY

- | | |
|--|---|
| 1. Former cricket pitch | 5. Classroom/former laundries |
| 2. Tennis courts and former swimming pool area | 6. Pre-school (Campbelltown City Council) |
| 3. "Raith" | 7. Storage |
| 4. Access from Fern Avenue | 8. FACS – "Lark Hill" Complex |



FIGURE 6 :

The site lies between Fern Avenue to the north, Appin Road to the west, Pine Avenue to the southeast and Campbell Fields Avenue to the east. The land has a frontage to Fern Avenue and access to the site is via Fern Avenue. This report references Lot 101 DP 116 397 1 is “the site” in this report.



Fern Street Frontage to Raith



Views of Raith from Fern Avenue



Approach views along drive to Raith



Views from the South western part of the site to Raith



Adjacent buildings – Laundry

Storage Building.

3.0 HISTORICAL CHRONOLOGY

- 1816 Richard Brown granted a 55 acre parcel of land.
- 1834 Land sold to George Simpson, conveying it then to his son James in 1867.
- 1871 Reverend Edwin Robinson's name appears on the certificate of title.
- 1884 Reverend Robinson's sold the land to James and James Bocking, George Robinson Bocking and Alfred Rees.
- 1903 Property sold to Hebert Merewether and "Raith" then called "Dennarque" completed same year.
- 1920 "Dennarque" sold to Captain Frank Harding.
- 1927 Property sold the Arthur James Arnot.
- 1929 "Dennarque" acquired by Hanna Elliot Plaskitt whose family built "Lark Hill".
- 1946 Mrs Plaskitt died and the property passed to her daughter Sylvia who subdivided the property into two allotments, the larger of which contained "Lark Hill".
- 1963 Miss Plaskitt sold the parcel on which "Raith" sits to Cecec (No 15) Pty Ltd.
- 1965 Nearby Sherwood Hills Estate subdivided.
- 1964 The Child Welfare Department acquired 70 acres of land, including "Raith" which was modified to become a home for 20 wards of the state.
- 1966 New facility officially opened by the Minister for Child Welfare.
- Mid 1990s "Raith" let as a private residence
- 1997 A Conservation Plan for Raith was prepared by Rod Howard & Associates Pty Ltd.
- 2003 Subdivision registered.
- 2006 Conservation Plan upgrade to Conservation Management Plan by Rod Howard & Associates Pty Ltd.
- 2012 Subdivision registered.
- 2012 Update of the Conservation Plan undertaken by Rappoport Pty Ltd, Heritage Consultants.
- 2014 Building Damaged by fire
- 2014 Updated CMP and schedule of conservation works – Paul Davies
- 2014 Property sold by services NSW.
- 2015 Restoration and reconstruction works completed.

Property remains unoccupied in 2018.



FIGURE 7 : 1956 Aerial image of the property indicating original garden location and layout and driveway entry from Appin Road. The current property boundary is indicated in red. Lark Hill property is located to the bottom of the image.

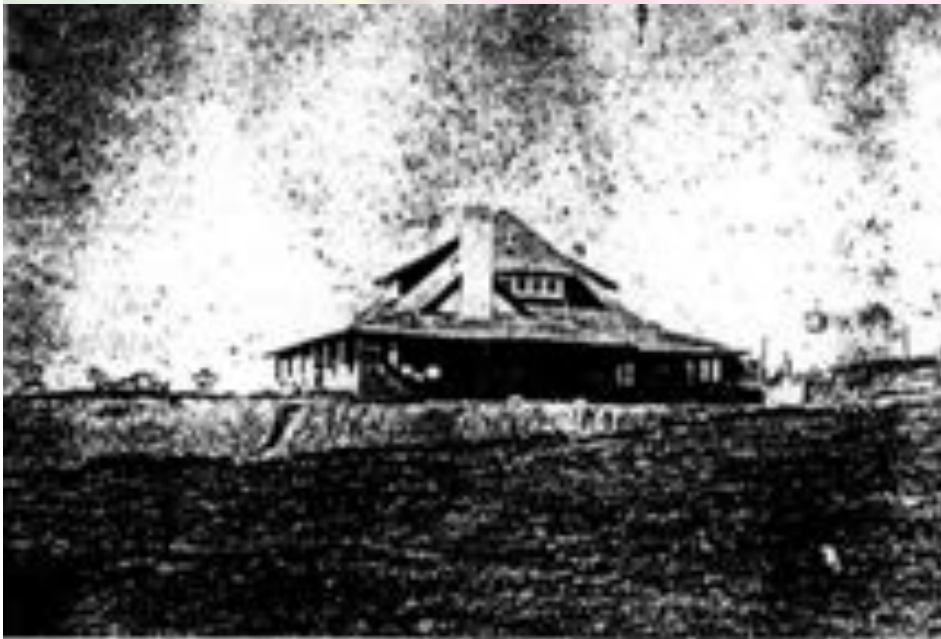


FIGURE 8 : Raith c 1903 after it was built. (Undated photo – Campbelltown Local Studies Collection)



FIGURE 9 : Raith after it became a home for state wards. C 1968 (CLAN Website)

4.0 PHYSICAL DESCRIPTION

4.1 Site Description

The site of Raith sits within a suburban residential setting facing Appin Road to the west. The original land holding of Raith is occupied by a subdivision of 9 houses subdivided in the 1960's as part of the Sherwood Hills Lend Lease Development that established what is now the suburb of Bradbury, to the east, and Lark Hill to the south (now FACS site) subdivided in the 1940's.

Prior to the Sherwood Hills subdivision the road access to the site was directly from Appin Road. The original alignment of Appin road remains visible in Aerial photos on the south western corner, and the Appin road boundary of the property generally follows this original alignment as well. The path of the former driveway can still be discerned on the site continuing on through what is now an area occupied by a tennis court and the platform of a previous swimming pool installed during the FACS use.

The entrance from Fern Avenue to both Lark Hill and Raith, was established as part of the Sherwood Hills subdivision, when Fern Avenue itself was created. The Sherwood Hills subdivision impact of the 9 houses to the east impacted on the main cultivated area of Raith including the produce gardens and wider homestead garden. The House garden was further depleted by the FACS development to the south.

The site remnant containing Raith is occupied by Raith house, a classroom building c 1965 (built as laundries for the children's home), the former tennis courts and swimming pool of the children's home, and a small accommodation or utility building (c 1990).

A road through from Fern Ave, accesses the childcare centre and FACS facilities on the Lark Hill site, and continues through to Pine Avenue. The road was built in 1965 by the NSW government as part of the adaption of the properties for community use.

4.2 Landscape and Setting

The setting is characterised by the house platform for Raith that was cut and filled at the time of construction in 1903. Subsequent levelling of the upper area of the site for the childcare centre and tennis courts and pool above Raith have meant that the retaining wall to the South is now approx. 2m high and has been upgraded with concrete interlocking blocks.

The land naturally falls to a hollow at Fern Avenue then rises again toward Appin Rd.

The house platform terrace is bounded by tree plantings that would date from the original residential use of the house, and includes typical federation tree plantings such as Bottle Trees, Fig, Robinia, Hibiscus and Palms.

The edges of the verandah were also planted with typical federation plants such as frangipani, and Hibiscus. The remnants of the driveway circle remain in front of the house. The drive would have continued to the rear to a garage located in the current toilet block at the rear.

There are the remains of fencing, steps and lower brick retaining walls in the frontage terrace to the north of the house.

Beyond the house terrace the landscape is open grassland edged by mature eucalypts and some interplanting of eucalypts. The open landscape may have contained a cricket pitch in the hollow.

Plants of the federation era planting Identified in the gardens around the house include :

- Robinia psuedoacacia – Black Locust
- Carya illoinensis – Pecan Tree
- Brachychiton Rupestris – Bottle Tree
- Brachychiton Acerifolious – Illawarra Flame Tree
- Ligustrum Lucidium – Broad leaf privet (Weed)
- Palms
- Jacarandae sp – Blue Jacaranda
- Hibisceae – Hibiscus cultivars
- Aloe sp
- Frangipani
- Rose



Former cricket pitch area from Fern Ave



Raith House from Fern Avenue



Fern Avenue



Views into the site from the original entry from the south West



View Across site back to Raith Tree boundary
Cricket pitch in centre ground.



Original Appin Road boundary
Alignment.



Former southern driveway alignment to right
Original tree and garden group
courts



Upper platform to southern end of the site
levelled for swimming pool and tennis
courts



Raith from the former driveway approach



House glimpsed form fern avenue entry



House from frontage garden along Fern Avenue



View out over site from outside house Platform



View of house platform from open area



Carya illinoensis – Pecan Tree



Plumbago Ground Cover



Broad Leaf Privet



Palm



Jacarandah



Hibiscus Cultivars



Former circular drive



Aloe Sp clump



Former pathway entrance from Fern Avenue Drive
(Post childrens Home)



Set of steps from the pathway
embankment adjacent to the former
fence (Federation era)



Remains of garden fence at the top of the northern
Embankment (Federation Era)



Frangipani

4.3 Raith House

General description

Raith house is a brick federation bungalow home with deep wrap around verandahs and steeply pitched hipped tiled roof, incorporating a loft.

The house was designed by architects, Wardell and Denning and contains significant design features including formal living, sitting and dining rooms with large fireplaces, pressed metal ceilings and grand archways. The house has a clear separation of resident living spaces and service areas. verandahs wrap around the house with a brick balustrade skirt and double posts. Soffit linings are timber panelled.

Chimneys are stucco finished.

Internal images are taken from the Davies report as, while the building was able to be accessed, internal photos were not able to be published. A second visit at the end of the restoration works will be undertaken.





Ground Floor Verandah

Original Layout and Condition Restored – Predominantly original materials



Ground Floor Reception Room (RM1 Davies)

Original layout – predominantly original materials.



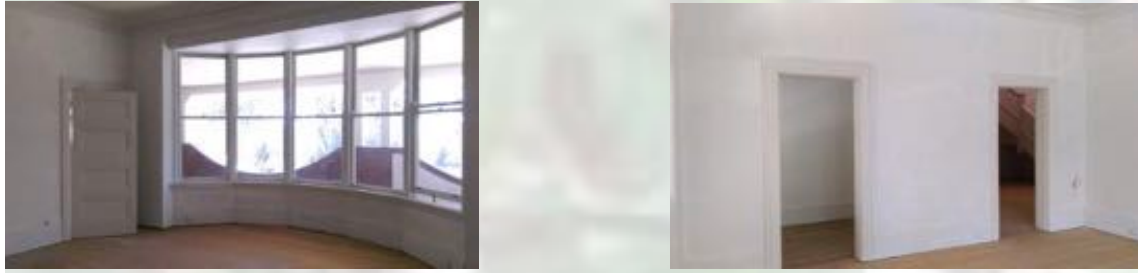
Study (RM2 Davies)

Original Layout – Predominantly original materials



Sitting room (RM 5 Davies)

Original layout – Predominantly Original Materials

Main Hall (Hall 2 Davies)

Original Layout – predominantly Original Materials, some reconstructed materials

Entrance Hall (Hall 1 Davies)

Restored with new materials, original materials remaining



Bedroom (RM 7 Davies)

Fire Damaged - Reconstructed to original room layout and ceilings.



GF Stair

Fire damaged area - Reconstructed and restored based on original remaining intact elements.



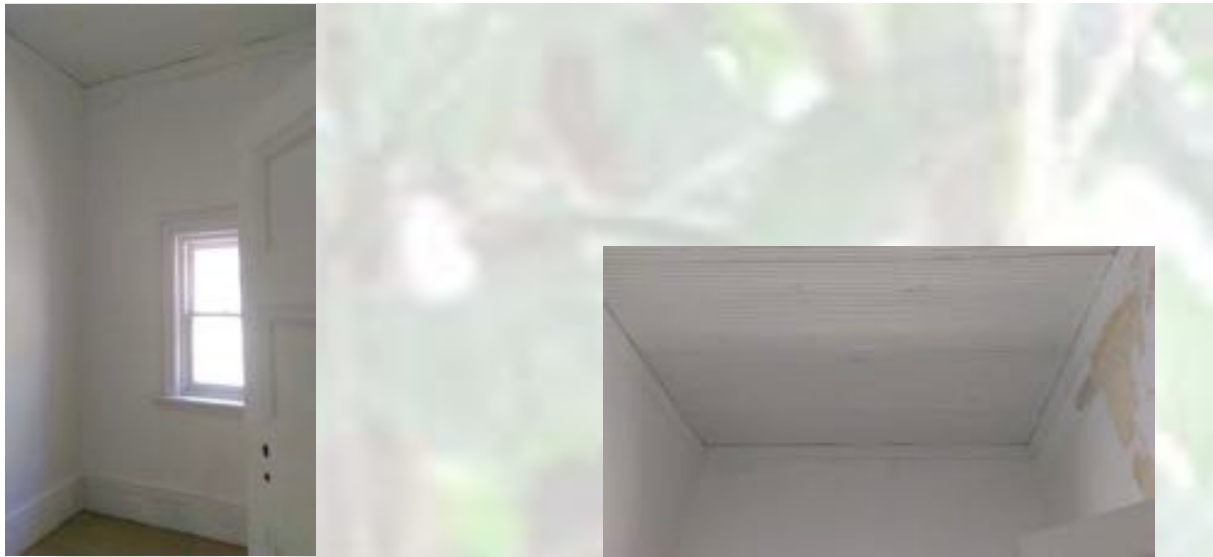
Fmr Servants Accommodation (Room 11 Davies)

Original doors and windows. Combined into one room from original 2.

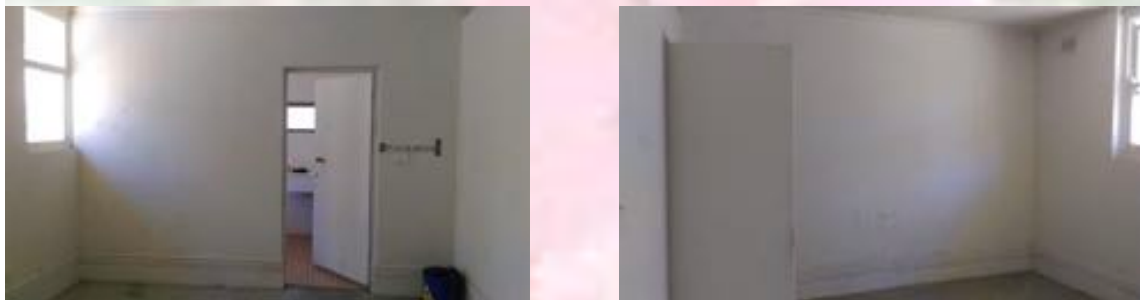


Fmr Servants Accommodation (Room 13 Davies)

Original Room

Former Garage (Room 15 and Bathroom 2 Davies)

Former garage converted to a room with an ensuite.

First Floor Rooms 16 and 17 (Davies)

Severe Fire Damage to original rooms. All reconstructed fitout to match original details.



First Floor Room 18 (Davies)

Severe fire damage – full reconstruction from original details. Note timber lined ceilings.



First Floor Room 19/20 (Davies)

Fire Damage – full reconstruction – intervening wall division removed to reinstate original single room.



First Floor Hall 6 (Davies)

Severe fire damage – post 1966 partition walls removed



FIGURE 10: Possible original ground floor (Davies)

FIGURE 11 : Restoration works Ground floor 2015



FIGURE 12 : Restoration works First Floor 2015

5.0 SUMMARY STATEMENT OF SIGNIFICANCE – CMP 2018

The existing house and garden remnants at Raith are a substantial and rare surviving example of a very fine federation era country residence, adapted for changing uses over time and having heritage significance on a number of levels.

Historically Raith is related to the end of a period in which large homes were constructed on rural estates in the vicinity of the town of Campbelltown, from the 1880s through to the first decade of the twentieth century. "Raith" also attains some significance because of its role as a child welfare institution from the mid-1960s to the 1990s. It appears to be the last of the country estate houses of the area.

"Raith" has state significance through its strong associations with the prominent and historically significant Merewether family and recognized 20th Century significant architect Herbert Wardell. Aesthetically Raith embodies many of the key characteristics of the Federation Bungalow style in a somewhat unusual and distinctive expression of that style. It is one of the most important Federation period houses of the region.

The existing house and garden remnants at Raith are a relatively intact substantial and rare surviving example of a Federation Bungalow style country dwelling.

Raith's social significance includes the historic use as a residence for Wards of the state in association with Lark Hill during the 1960's through to the 1990's reflecting a period of government Policy relating to children at risk that is now rising to prominence as a historic social period.

Raith is representative of the development of large rural estates in the Campbelltown area and in comparable localities around the turn of the century and of the form and nature of a child welfare institution from the mid- 1960s to the 1990s. The remaining landscape and topography around the residence and its views to a wider landscape contribute to this significance.

5.2 Graded Areas of Significance

Elements	Significance Assessment
<i>Building overall</i>	High
Roof form and tile cladding	High
Brick Walls – external	High
1904 Brick walls – render finish from alterations	Intrusive (render finish only)
Later brick and other additions	Moderate to low
1904 Joinery	High
Later joinery and altered joinery	Moderate to low
Verandah flooring – replaced late twentieth century	Moderate
Shingle wall cladding	High
<i>Additional 2018-Windows and doors original to the building, original door openings and sandstone window sills and door thresholds</i>	<i>High</i>
Later external openings including doors, windows and replaced brickwork	Low intrusive
Remains of steel stair	Intrusive
Chimneys and rough cast finish	High
<i>Interior</i>	
Original 1904 room layouts and configurations	High
Altered room layouts <i>Amended 2018 – intrusive altered layouts have been removed. Room alterations arising from the Childrens Home are of Moderate significance.</i>	Moderate
1904 joinery throughout	High
Later joinery	Low – intrusive
1904 pressed metal ceilings – generally above later ceilings	High
Later ceilings	Low - intrusive
Timber floor finishes	High
1904 plasterwork	High
Added internal walls and linings <i>Amended 2018 – intrusive walls have been removed</i>	Low
Post 1904 fit out including kitchen and bathroom fit outs	Low – intrusive
Window screens	Intrusive
Original hardware to windows and doors	High
Later hardware	Low – intrusive
Fire surrounds	High
Stair Case	High
Lighting and other added services	Intrusive
Electrical fit out	Low – intrusive
Hydraulic fit out	Low – intrusive
Mechanical Services	Intrusive

6.0 HERITAGE IMPACT ASSESMENT OF PROPOSED WORKS

6.1 Description of the Proposal

6.1.1 Works to the wider site :

The works include the provision of an integrated development of mixed density development to the 2.4 ha site. including :

- Retention of Raith House and gardens curtilage including frontage to Fern Avenue as a single residential use.
- Three “Manor House” Multi residential low rise Dwelling along the remaining frontage of Fern Avenue. (MD1-3 – including 12 dwellings)
- 4 sets of low rise attached medium density terraces. (AD1-4 – including 31 Dwellings)
- 2 Medium Rise Apartment buildings. (APT 1- Including 32 Dwellings)

Note : Low rise = 2 stories plus in roof attic space – Height 9M

Medium rise = 3 Stories plus in roof Attic space – Height 12M

The site includes large areas of open space that provide for the retention of the sense of scale of the land, large grassed areas, site topography, and [public spaces to enable various views to Raith.

Heights of buildings on the site have utilised the sites natural topography to ensure that the treed surrounds of Raith Homestead remain prominent.

6.1.2 Works to Raith House :

Raith house is to be retained in its current form for residential use. The building is to be upgraded to reinstate Kitchens and bathrooms in existing locations, subject to a separate approval for minor works to enable occupation of the building.

This proposal will provide for conservation works to the house in accordance with the attached conservation works schedule. It is recommended that the conservation works to Raith house commence in conjunction with the development of the site.

Recommended conservation works to the gardens should be included in the landscape works for the site development.

6.2 Assessment of the Development in relation to curtilage provisions of the CCMP 2015

The proposed development generally addresses the key curtilage requirements outlined in the CMP 2018 as indicated in the following Figure 13 and as follows :

- Inner Curtilage – The inner curtilage is retained in its existing form providing for the setting of Raith to be maintained with the surrounding remaining garden elements and trees. The inner curtilage is to be restored to a garden around Raith, incorporating the original circular drive.
- Outer Curtilage to the south west of Raith – higher buildings encroach on this outer curtilage. However these have been located to the rear portion of the outer curillage and provide for a view line along the former driveway to be retained. They have also been articulated minimize the visual impact on the western approach to Raith The driveway to these buildings have been located to enable the retention of the sense of

approach to Raith from this direction. It is considered that this impact has been mitigated.

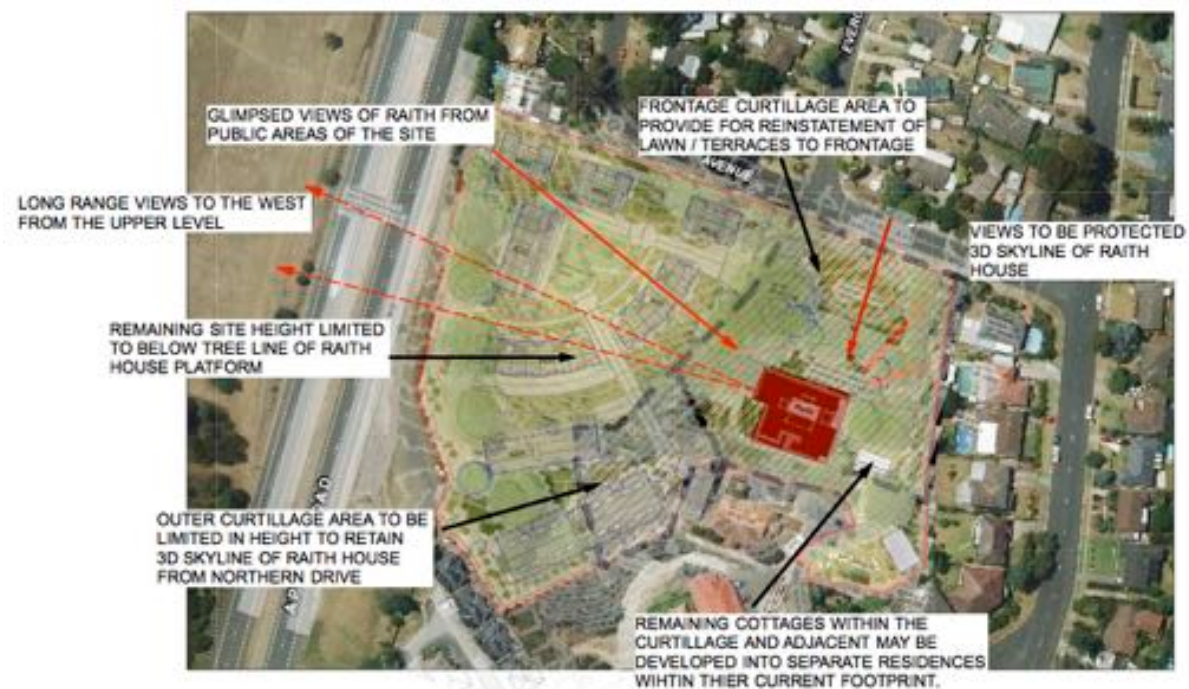


Figure 13: Proposed Curtilage – with overlay of new proposed layout for medium density development.

6.3 Assessment of works to Raith House

Raith house will remain as a single residential building within a garden area. Works to restore the house and the gardens have been outlined in detail in the Conservation Works Schedule. These works should be undertaken within the recommended timeframes, based on the monetary offset of the proceeds of the development of the site.

6.4 Assessment in relation to Campbelltown Planning Provisions

6.4.1 Campbelltown LEP 2015

The Development of the Raith property is subject to the provisions of Campbelltown LEP 2015. The property is Zoned Residential Low Density R2. This Zoning envisages detached single lot housing of a suburban character similar to the surrounding development of the suburb of Bradbury.

Minimum lot size is 500sqm and building height is limited to 9m high.

The property is also a Local Heritage item I6 on Schedule 5 of the LEP, and is also within the vicinity of Heritage Item I5 Ambervale Silos. The Ambervale Silos Date from the 1930's and are a local landmark. They were associated with a Colonial era farm and homestead that was demolished in the 1970's. The Silos are located to the south of the site.

The proposal responds to the detailed provisions of LEP 2015 as outlined below.

Residential Low Density R2 Zoning – The proposal is a site specific integrated mixed density housing response response to a large curtillage to a Local Heritage item. The proposal does not meet the envisaged objectives of the R2 residential zone, and includes areas of medium

density development and 3 storey apartment buildings within the integrated site wide response. As such the proposal relies on Clause 5.10 (10) of LEP 2015 allowing a site specific response in order to enable the ongoing Conservation of the Heritage item. See the proposal response to Clause 5.10 below.

Notwithstanding the application of Clause 5.10(10) the proposal responds to the context of the surrounding area and the R2 zone along the frontage to Fern Avenue with a series of Multi dwelling homes in a detached manner, of an acceptable building height along the frontage of Fern Avenue.

The proposal utilises the natural topography of the site to enable minimisation of visual impact of the new development, and to retain the existing tree lines.



Figure 14 : Proposed Fern Avenue elevation

6.4.2 Response to LEP 2015 Clause 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,*
- (c) *to conserve archaeological sites,*
- (d) *to conserve Aboriginal objects and Aboriginal places of heritage significance.*

The proposed development of the remaining Raith estate provides a solution to the development of the large 2.4 ha site that enables the ongoing protection, restoration, and appreciation of Raith in a restored garden setting.

Raith is not located within a conservation Area.

Archaeological remains on the site are limited to potential garden layout remains relating to the 1903 use of the site as a residence, and potentially the former driveway from Appin road. Additional remains are likely to be found of outbuildings and property features from the use of the site as a children's home from 1965 onwards, including the former cricket pitch, swimming pool and tennis court. The management of the archaeological resource during development is to be in accordance with the provisions of the CMP 2018.

The property does not contain any listed Aboriginal sites, and is not located in an areas of Aboriginal Sensitivity.

(2) Requirement for consent *Development consent is required for any of the following:*

- (a) *demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):*

- (i) a heritage item,
- (ii) an Aboriginal object,
- (iii) a building, work, relic or tree within a heritage conservation area,

- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,
- (d) disturbing or excavating an Aboriginal place of heritage significance,
- (e) erecting a building on land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,
- (f) subdividing land:
 - (i) on which a heritage item is located or that is within a heritage conservation area, or
 - (ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.

Development Consent is required for this proposal. The proposal does not include any demolition, or works likely to affect known Aboriginal Archaeology.

The proposal does not include any proposed subdivision of the 2.4 Ha remnant site. Subdivision is not considered an appropriate response to the ongoing protection of Raith. As outlined in CMP 2018, it is considered that the best outcome for Raith is afforded by an integrated site wide development that provides for a communal support, use and public access to Raith and its gardens, and provides for a nuanced solution that enables the sites terrain and setting of Raith to be preserved.

(4) Effect of proposed development on heritage significance The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment The consent authority may, before granting consent to any development:

- (a) on land on which a heritage item is located, or
- (b) on land that is within a heritage conservation area, or
- (c) on land that is within the vicinity of land referred to in paragraph (a) or (b), require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The proposed works to the Heritage Item I6 Raith are to be managed in accordance with CMP 2018.

The proposed works will not impact on views to or from the local landmark heritage item the Ambervale Silos, as the building set out and heights are managed to reflect the topography of the site and sit within the treeline of frontage trees along Appin Road.



Figure 15 : Setting of the Development from Appin Road

(6) Heritage conservation management plans *The consent authority may require, after considering the heritage significance of a heritage item and the extent of change proposed to it, the submission of a heritage conservation management plan before granting consent under this clause.*

This proposal is accompanied by a Conservation and Management Plan CMP 2018.

(7) Archaeological sites *The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the [Heritage Act 1977](#) applies):*

- (a) *notify the Heritage Council of its intention to grant consent, and*
- (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

Significant archaeological remains on the site are likely to be limited former garden terraces, and the driveway layout from Appin Road. The management of these remains is addressed in the CMP 2018.

(10) Conservation incentives *The consent authority may grant consent to development for any purpose of a building that is a heritage item or of the land on which such a building is erected, or for any purpose on an Aboriginal place of heritage significance, even though development for that purpose would otherwise not be allowed by this Plan, if the consent authority is satisfied that:*

- (a) *the conservation of the heritage item or Aboriginal place of heritage significance is facilitated by the granting of consent, and*
- (b) *the proposed development is in accordance with a heritage management document that has been approved by the consent authority, and*
- (c) *the consent to the proposed development would require that all necessary conservation work identified in the heritage management document is carried out, and*
- (d) *the proposed development would not adversely affect the heritage significance of the heritage item, including its setting, or the heritage significance of the Aboriginal place of heritage significance, and*
- (e) *the proposed development would not have any significant adverse effect on the amenity of the surrounding area.*

The proposed works seek to utilize the Conservation Incentives clause to seek a site specific

response to Raith House and curtilage. It is considered that the integrated housing response to the site will best provide for the ongoing conservation and management of Raith by providing a regular source of maintenance income as outlined in the development submission, as well as providing for public access to the surrounds of the item. The nuanced development afforded by a site wide response enables the topography of the site and the landscape setting of Raith from Fern Avenue and within the site, to be retained and enhanced.

The proposal includes nominated conservation works and timelines outlined in the detail Conservation Works Schedule attached to this Heritage Impact statement.

6.4.3 Heritage Provisions DCP 2015

Raith is subject to a site specific Development Control Plan (DCP 2015). The site specific Control has the following Objective and control :

Section 4.4 DCP 2015 – Raith

This Section applies to Raith Heritage item and its curtilage.

Objective :

- *Conserve the views to and from Raith from Fern Avenue Bradbury.*

Control :

- *Land between Raith and Fern Avenue shall be maintained as open space.*

The proposal retains the current landscaped frontage to Fern avenue in front of Raith. In addition the Conservation Works Schedule outlines detailed Garden restoration protocols that will be able to be implemented utilising the overall funding and landscape management practices of the integrated development.

6.5 Assessment – Detailed CMP 2018 Provisions

6.5.1 ICOMOS Burra charter

The proposed works to Raith House will enable the ongoing conservation of Raith House, including maintaining the Preservation, conservation and Restoration works already completed, to be carried out in accordance with the principals of the ICOMOS Burra Charter.

The implementation of the proposal will need to ensure the ongoing Preservation of Garden elements. This will be best afforded by the retention of the Raith landscape within the landscape management of the wider integrated development in order to provide for an ongoing link throughout the property and sufficient funding to enable a high quality garden outcome.

Detailed recommendations for the restoration and ongoing management of the gardens are included in the attached Conservation Works Schedule.

The proposed use of Raith will be for ongoing single residential use.

6.5.2 Setting

The proposal responds to the detailed curtilage analysis as outlined in Section 6.2 of the CMP as follows :

- **Inner Curtilage** – The Inner Curtilage is fully retained and restored as the residence of Raith and Associated gardens. The Gardens will be linked through the landscape to

the wider medium density development in order to ensure an ongoing high level of quality and attention to the maintenance of the gardens.

- Outer curtilage (Southern side of the site) – new Apartment style development has been limited to the rear areas of this portion of the site, such that the original driveway approach is retained and the associated terracing with it. While the apartments are the higher height within the site, they are to be sufficiently articulated in design to ensure the bulk and scale does not dominate the approaches to Raith from the south west.
- As noted in Figures 13 and 14 the proposed medium density to the residue of the site has been located and limited in height to ensure the natural topography of the site remains dominant, and the prominence of Raith within the site is retained.

6.5.6 Compatible Use

The proposal does not alter the current use of Raith. Public access to the gardens around Raith will improve the quality of the landscape and the ongoing linkages with the wider site.

6.5.7 Interpretation

Opportunities for interpretation will be enhanced by enabling a communal use of the landscape around Raith. No interpretive plan has been prepared as part of this application.

6.5.8 Maintenance

Maintenance means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair. Repair involves restoration or reconstruction.

The proposed use of the site for mixed residential use will enable the ongoing funding of cyclical maintenance to Raith House and Garden.

A detailed analysis of the conservation and garden restoration opportunities of the property have been outlined in the attached Conservation Works Schedule. It is recommended that the Conservation works Schedule forms the basis of a conservation offset for the wider development of the site under Clause 5:10 LEP 2015.

6.5.9 Response to Detailed policies

Retention of Raith within the wider site retains its association with the surrounding landscape and topography of the site. All significant garden elements are to be retained and incorporated into a site wide landscape.

Detailed policy responses are covered in previous discussions, and are generally complied with as follows :

Policy 1: (PD2014)

Raith should continue as a residence and should only be used for other uses where they do not have significant impacts on the spatial arrangement or fabric of the place.
– Complies. No change in use is proposed.

Policy 2: (New)

The land around Raith, should not be excised from the House area, but should be developed in a manner which supports the ongoing conservation and interpretation of Raith as an integrated part of the wider landscape.

- Complies providing the landscape is retained as a unified landscape, and no fence divisions are placed between Raith and the adjacent medium density housing.

Policy 3 : (New)

The outer curtilage as drawn in Figure 35 (Section 8.2.5), is the minimum area to be retained as the Heritage curtilage for the house. While it is preferred that the house curtilage is retained as part of the wider site, this would also constitute the minimum subdivision size around the house if the property were to be subdivided in the future. This includes the three sections :

- Inner Curtilage of the House platform
 - Outer Curtilage to North (frontage to Fern Avenue)
 - Outer Curtilage to the south west
- Complies. The full inner curtilage is to be restored as a garden around Raith.

Policy 4 : (New)

The Visual Curtilage (indicated on Figure 35 as the residue land), should remain within the listed heritage item I6 under CLEP 2015, and be managed by site specific controls based on the policies within this conservation and Management Plan to protect the visual context of Raith House.

- Issue for Future listing reviews.

Policy 5 : (New)

Development within the inner curtilage is restricted to preservation, restoration, reconstruction and adaptation of the Raith House complex and gardens as outlined in Section 8.2

- Complies. The full inner curtilage is to be preserved.

Policy 6 : (New)

Development within the outer curtilage – North to Fern Avenue is to be limited to Garden development and structures only in a manner that :

- Allows for a wide drive / lawn area along the entrance drive approach
 - Allows for visual and landscape connection between Raith Gardens and Fern Avenue.
- Complies – No development is proposed within this area.

Policy 7 : (New)

Development to the south western outer curtilage should be height limited to ensure the roof line of Raith is preserved in approach views along the driveway, via northern terraced garden approaches and from the northern house footprint.

- Complies. Development is restricted to the rear areas of this part of the property and will not impinge on views to Raith from the original driveway approach. The height of this development is to be articulated to reduce the visual impact of the higher buildings in this area.

Policy 7 : (New)

Development to the remainder of the site outside the defined curtilage defined as the remnant of the site, is to be development controlled with height limits to be subservient with reference

to the tree line of the surrounding trees to the house terrace. Views to the house terrace and garden are to be achieved from public landscaped areas within any future development.

– Complies. Development has been designed to retain the topography of the site and the prominence of Raith within the site.

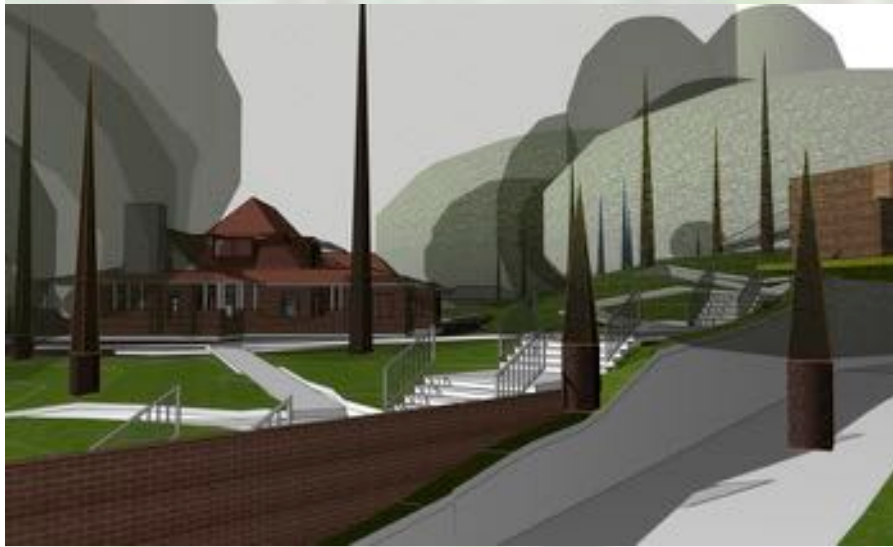


Figure 16 : Glimpsed views of Raith from within the development.

Policy 9 : (New)

Garden plantings within the inner and outer curtilage are to be based on federation garden planting species including the current plant stock of the site.

– Complies. Historical Garden restoration and design is to be carried out in accordance with the Conservation Works Schedule, as part of a unified landscape.

Policy10: (New)

Landscape planting in the remnant of the site are to be of Native , preferably indigenous species to the area, to reflect the current eucalypt / open landscape present on the site.

– To be implemented in the detailed landscape plan.

Policy 11 : (Rappoport 2012)

A detailed tree audit of existing trees on the site should be carried out. Provide remedial tree surgery to existing trees identified as being of either high or moderate heritage significance. Prune trees in the garden immediately beyond the house veranda. This will improve views over the property and the houses appearance.

– Complies – A tree management plan is to be prepared as outlined in the Conservation Works Schedule.

Policy 12: (New)

Remaining significant fabric including the rendered walls, timber joinery, pressed metal ceilings, fire places etc. is to be retained insitu.

– Complies – no work other than conservation works as per the Conservation Works Schedule is proposed to Raith House.

Policies 13-15 :

Changes to Raith House are not proposed – these policies are not impacted.

Policy 16 : (New)

New work within the Inner Curtillage should be limited to areas to the southern side of the house, between the house and the retaining wall.

– Complies – no works are proposed in this area.

Policy 17: (New)

Work within this Southern inner curtillage area should be restricted to a scale subservient to the scale of Raith, and of a form and scale of a related outbuilding. Work should be predominantly single storey with some loft style additions, utilizing form and materials associated with the design language of Raith. This includes :

- *Use of Face Brickwork and decorative brickwork*
- *Timber vertical aligned windows*
- *Pitched hipped tiled roofing*
- *Stucco plaster*
- *Skillion lantern style loft windows (not dormers)*
- *Verandahs*

Complies – no works are proposed within this area.

Policy 18: (New)

Work to the Laundry building within the inner curtillage to the south east, may include the removal or adaptation of the laundry building, with a building of a more modern form but remaining consistent in terms of scale and form with the current laundry building.

– Complies – no works are proposed within this area.

Policy 19 : (Davies 2014)

New structures or additions should not be added to or in front of the principal elevations within the inner curtillage. (that is the front – north, and two side – east and west -elevations.) – There are no new structures within the frontage inner curtillage of Raith.

Policy 20: (New)

Buildings to the South western Outer curtillage are to be height limited to allow the skyline roof outline of Raith to remain intact in views from the northern terrace / landscape, northern driveway loop, and driveway approach from the north. Buildings in this area are also to use a materials palette that draws from the palette of Raith. - Refer to previous detailed discussions regarding curtillage.

Complies. Development is restricted to the rear areas of this part of the property and will not impinge on views to Raith from the original driveway approach. The height of this development is to be articulated to reduce the visual impact of the higher buildings in this area.

Policy 21 (New)

A program for the regular maintenance of the house and garden is to be developed to inform a set maintenance budget that ensures the ongoing upkeep of the heritage property.

– This has been prepared as part of this application and is outlined in the Conservation Works Schedule.

Policy 23:

- works should not be undertaken without consent unless there is a specific exemption available such as undertaking routine maintenance.
- works should be undertaken by contractors with heritage experience where work is required to heritage fabric
- if significant work is being undertaken it is recommended that the work be supervised by a qualified heritage architect
- advice should be sought prior to planning works to the place from council, their heritage consultant or an independent heritage consultant

- contractors and others working on the site should be inducted and advised of the heritage values of the place
 - good records of work should be maintained for future owners and to record what and how change is undertaken.
 - when working on significant fabric ideally fabric should be retained, where it is damaged it should be carefully repaired and only when repair is not possible should fabric be replaced.
 - basic concepts such as retaining face brick as face brickwork and not painting it are important to retain the heritage values of the building.
 - when undertaking work and in particular repairs, work should be like for like, that is, for example, render and plasterwork should be replaced or patched using the same render and plaster mixes as found on the building, mortars should match, timber sizes should match, etc.
- These management provisions should be implemented for all new proposed works to Raith.

7.0 CONCLUSIONS

The proposed development of the Raith property as an integral mixed density residential development is considered the most appropriate use of Raith that enables the building to be conserved, appreciated and interpreted into the future.

Application of the Heritage Incentives clause 5.10(10) to enable this development provides the best solution for this remnant site. The attached Comprehensive Conservation and Management Plan has been incorporated into the detailed design of the project and has informed the design development.

Detailed implementation of the proposal in accordance with the detailed Conservation and Management recommendations in the CMP 2018 will enable Raith to remain a key heritage destination and feature of the Campbelltown local Government area.

8.0 REFERENCES

1. www.six.nsw.gov.au
2. Raith House CMP, Final Draft, Nov 2014, Paul Davies P/L
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4. Liston, Campbelltown, The Bicentennial History 1988, pp. 7, 53-55, 86; DMR, 1976, pp. 17-18, 34-35
5. Conservation Management Plan, Rapport Pty Ltd, "Raith" 2012
6. www.stjohnscollege.edu.au/about-us/architecture
6. lismorediocese.org/wp-content/uploads/PastoralLetterCLMarch07.pdf
7. www.simonfieldhouse.com/sydney-architecture/schools/ewan-house-knox-grammar-schoolsimon-fieldhouse
8. www.en.wikipedia.org/wiki/Roman_Catholic_Diocese_of_Lismore

9. Rod Howard Heritage Conservation Pty Ltd, Conservation Management Plan, 2006
10. Campbelltown LEP 2015
11. Campbelltown DCP 2015
12. CLAN website
13. Find and Connect Website (Care leavers)



9.0 APPENDICES

9.1 Campbelltown Heritage Map





9.2 CAMPBELLTOWN DCP 2015 4.4 – Site Specific DCP Raith

4.4

**Raith
Heritage Item**

4.4 Raith

This Section applies to Raith heritage item and its curtilage.

Objective:

- Conserve the views to and from Raith from Fern Avenue Bradbury.

a). Land between Raith and Fern Avenue shall be maintained as open space.

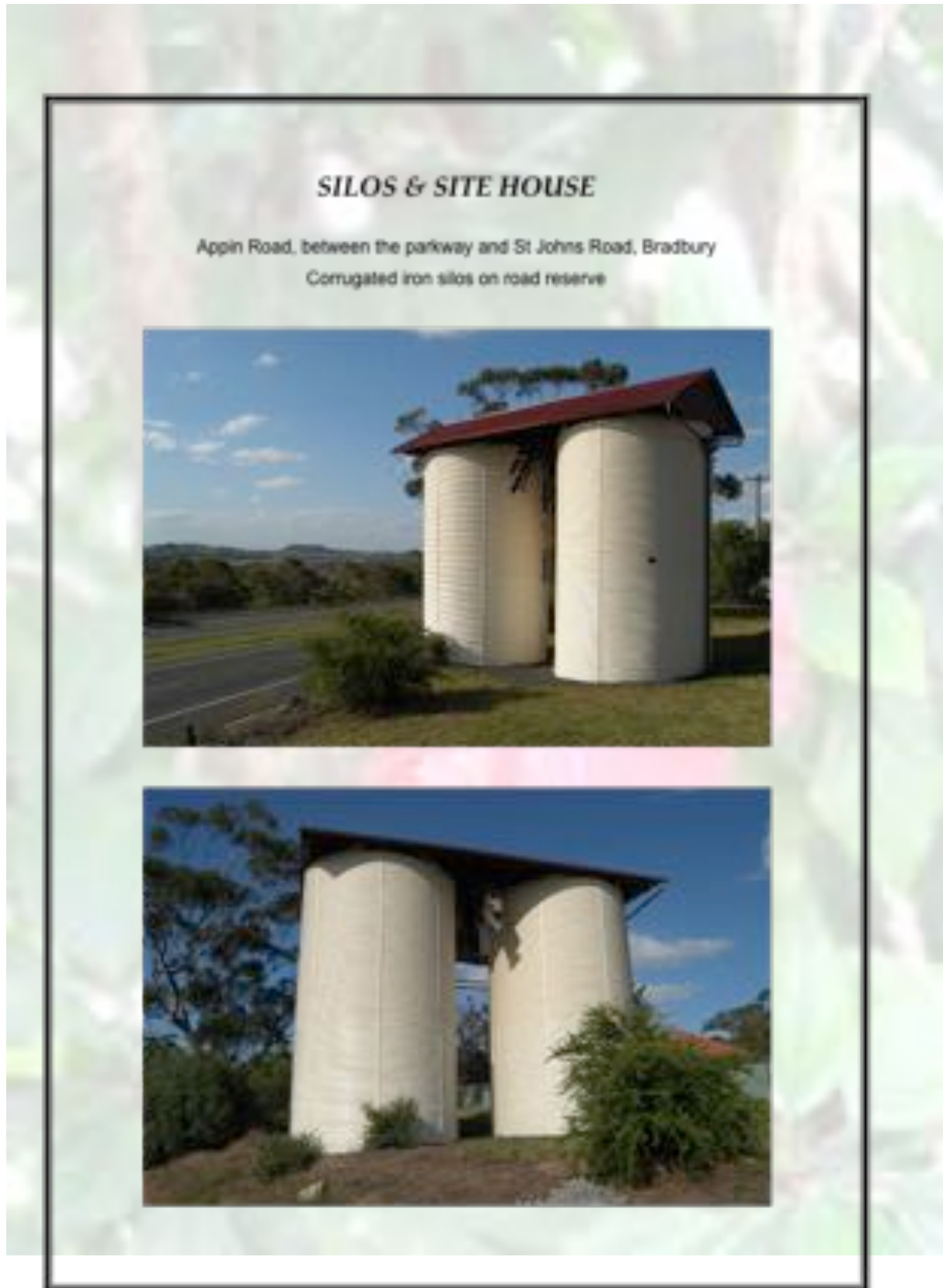
Heritage Significance

"Raith", built 1903, is of historical significance as the rural estate of the family of Herbert Rennewether, a prominent local family, from 1903 to 1927, and for its role as a child welfare institution from 1944 till the early 1990s. The site is listed by Campbelltown City Council as an item of local heritage, given its historic, architectural and aesthetic significance. The building has been the subject of extensive restoration works undertaken in early 2015 following a number of years of vacancy and neglect, including vandalism and fire damage.



Figure 4.4.1 – A photo of Raith Heritage Item

9.3 HERITAGE INVENTORY FOR THE AMBERVALE SILOS



HISTORY AND DESCRIPTION:

The house, now demolished, had early colonial characteristics and stood very closely to the alignment of Appin Road. The walls were of stone and brick, stuccoed, windows were small paned, the front door has sidelights, the verandah was stone flagged. It may have dated back to the 1820's.

CONDITION AND USE:

The new Appin Road alignment affected the house and was demolished in the 1970's. The Silos remain as a landmark.

HERITAGE SIGNIFICANCE:

- The site and silos have Historical significance as an early landmark.
-

HERITAGE LISTING:

LOCAL: LEP 2002

STATE: *Proudfoot:* Index No. 96, Category 2
National Trust (NSW): Demolished

SOHI February 2019
Raith, Fern Avenue, Bradbury

<http://www.scribd.com/doc/104110410/104110410>

9.4 PROPOSAL DRAWINGS (ATTACHED)



9.5 CONSERVATION WORKS SCHEDULE (Attached)

