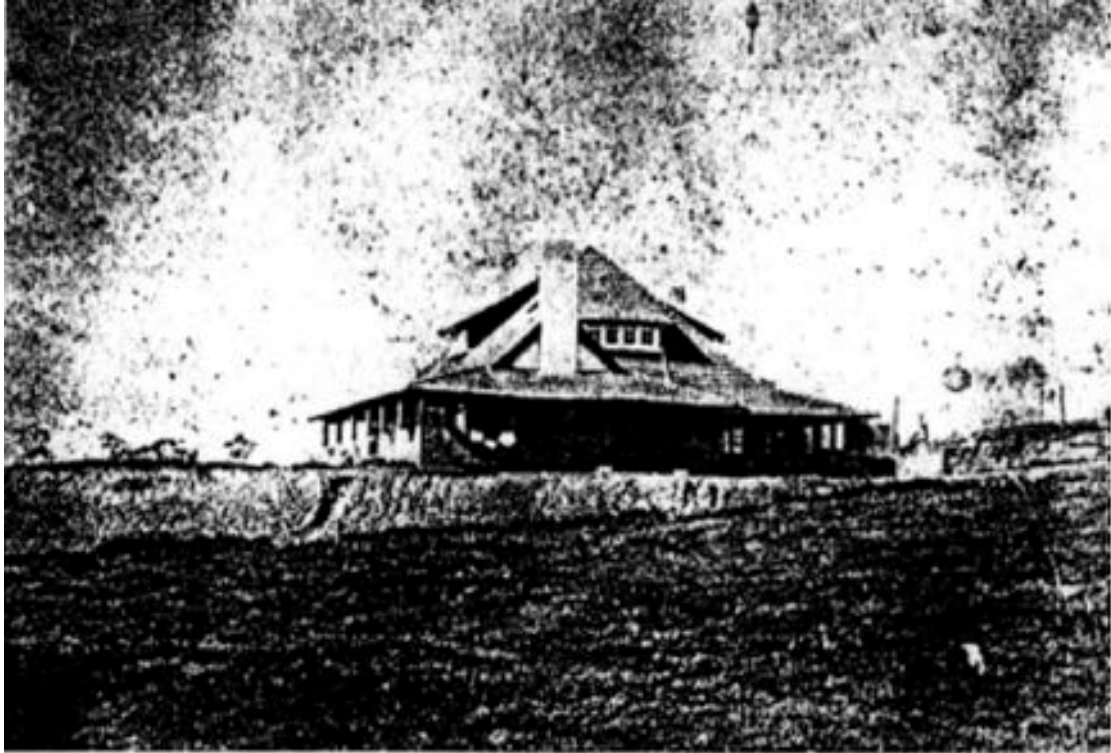


# CONSERVATION AND MANAGEMENT PLAN

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**RAITH**  
**74 -92 Fern Avenue, Bradbury**

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**November 2018**



**Blue Mountains**  
10 Asquith Avenue  
Wentworth Falls 2782

**FINAL DRAFT**

# **CONSERVATION AND MANAGEMENT PLAN**

**RAITH  
Fern Avenue, Bradbury**

**November 2018**

**Heritage Item No I6: Schedule 5 Campbelltown LEP 2015**

**Prepared by:**

**Integrated Design Associates**  
Margaret Fallon B. Arch, AIA, Heritage Consultant

**On Behalf of:** Capital Developments P/L

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## EXECUTIVE SUMMARY

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This Conservation & Management Plan (CMP) has been prepared following the subdivision of the 2014 Raith / Lark Hill property into two parcels including Raith House and a remnant area of open land fronting Fern Avenue, which has been sold, and the Pine Avenue portion of the property which is remaining in Government Ownership.

The CMP updates a former report, prepared by Paul Davies, for the sale and subdivision, and for the initial repair of Raith House after substantial vandalism. The restoration works were completed by the NSW Government in 2015. The property has remained vacant since 2015.

Raith House is of high local significance as one of the original gentlemen's residences in the area and a rare example of a Federation mansion in the then semi-rural fringes of Sydney. The house plan, layout, and detail are of potential state significance as an example design of 20<sup>th</sup> C significant architects Wardell and Denning. Despite institutional use for 30 years and a long period of vacancy and subsequent vandalism, the house retains substantially intact, much of its key interior and exterior features. The property also incorporates extensions made between 1964 and 1990 to accommodate the institutional use.

The property has been a part of the Family and Community Services (Services NSW) complex of Raith / Lark Hill, since 1964. While Services NSW will continue to operate from the Lark Hill site, Raith is now surplus to requirements and has been sold to private ownership.

Three previous Conservation and Management Plans (Rod Howard 1997/2006; Paul Rappoport 2012; Paul Davies 2014) have been prepared by Services NSW since use of Raith as a children's home ceased in the 1990's. This report reviews the Rappoport and Davies reports in the light of the now subdivided property of Raith.

The Howard and Rappoport Conservation and Management Plans were written to examine the potential for further subdivision of the remnant Raith site into small residential suburban lots in accordance with the previous (LEP 2002) and ongoing current (LEP 2015) zoning allowances, for low density detached housing residential development, around a reduced subdivided curtilage for the original house and garden.

The Davies Plan was prepared for Family and Community Services to establish a mechanism for the sale and subdivision of the property and a secondary report for the detailed conservation works carried out in 2015 accompanied the CMP. The Davies report provided recommendations toward a site specific DCP for the remnant Raith Property, which has not been finalised by Council.

This Conservation and Management Plan generally accords with the Davies Conservation and Management Plan, as updated to the current private ownership and legislative framework.

The further three years of vacancy and lengthy sale hand over processes for the property has lead to some further damage to the interiors of the building, as well as some of the deeper damage caused by the earlier fires and weather exposure reappearing through the fabric. As such the building is in need of additional conservation works, and would benefit from an active use as soon as possible.

The key recommendations of this report for the remnant Raith Property are as follows :

- 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 116 8971 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 favourably 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 range 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 it's 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.





Figure 1: Proposed Curtilage

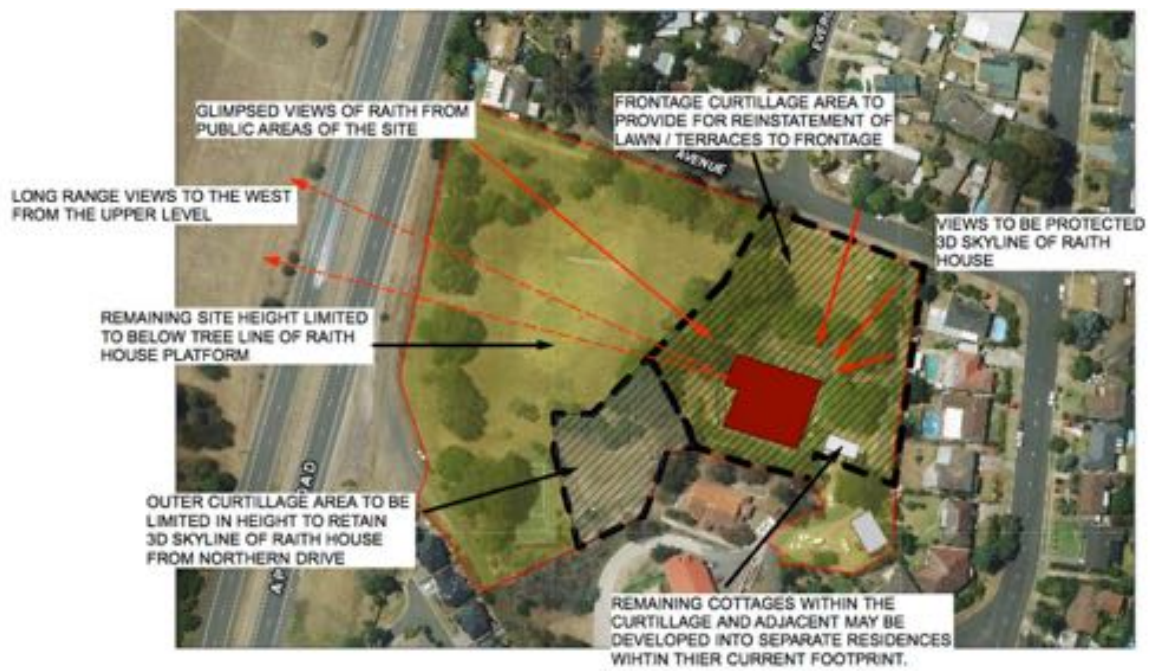


Figure 2: Proposed Setting Management



Figure 3: Overlay of previous Davies and Rappoport curtilages'

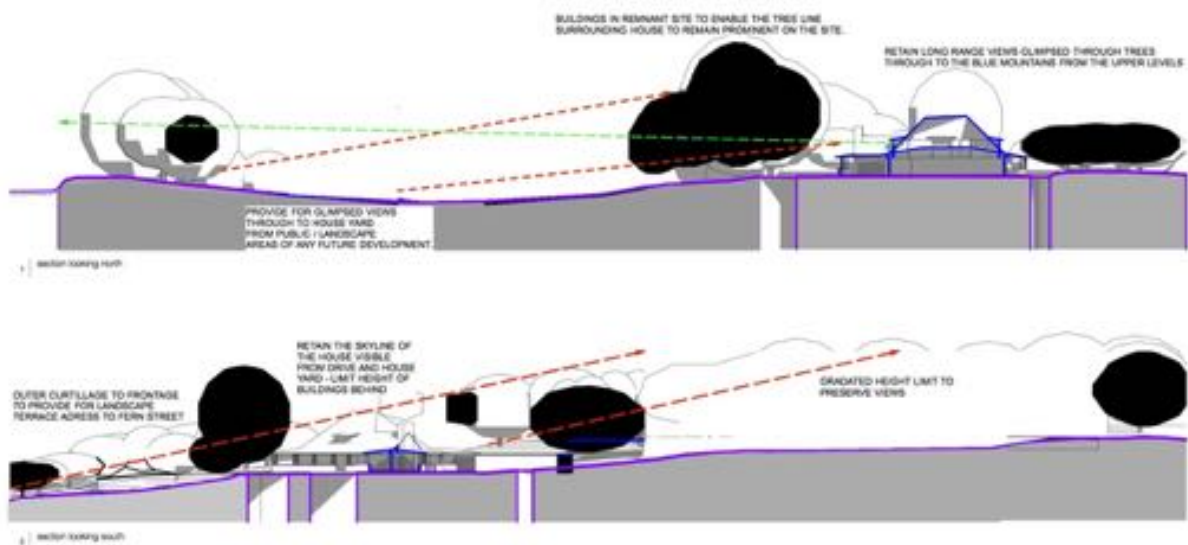


Figure 4 : Sectional analysis of Site



## 1.0 INTRODUCTION

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This Conservation & Management Plan (CMP) has been prepared following the subdivision of the 2014 Raith / Lark Hill property into two parcels including Raith House and a remnant area of open land fronting Fern Avenue, which has been sold, and the Pine Avenue portion of the property which is remaining in Government Ownership.

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. Access through to the FACS community services and welfare site remains through the property of Raith. The property was subject to a fire in 2014, and was restored and repaired by Services NSW in 2016. However, as a vacant property it remains at risk of vandalism and requires constant security surveillance.

This heritage report will provide a review of previous studies on the site and develop detailed conservation policies for the future conservation of the property in the context of the current planning legislation, private ownership, and planning constraint applying to the property.

The site was visited in November 2018 to assess the current state of the building and setting. s

Historical information has been summarised from previous reports and upgraded as required for this report.

The CMP has been prepared in accordance with the NSW Office of Environment and Heritage – Conservation and Management Plans Guidelines, and policies have been established in accordance with the principals of the ICOMOS (Burra) Charter.

## 2.0 SITE INFORMATION

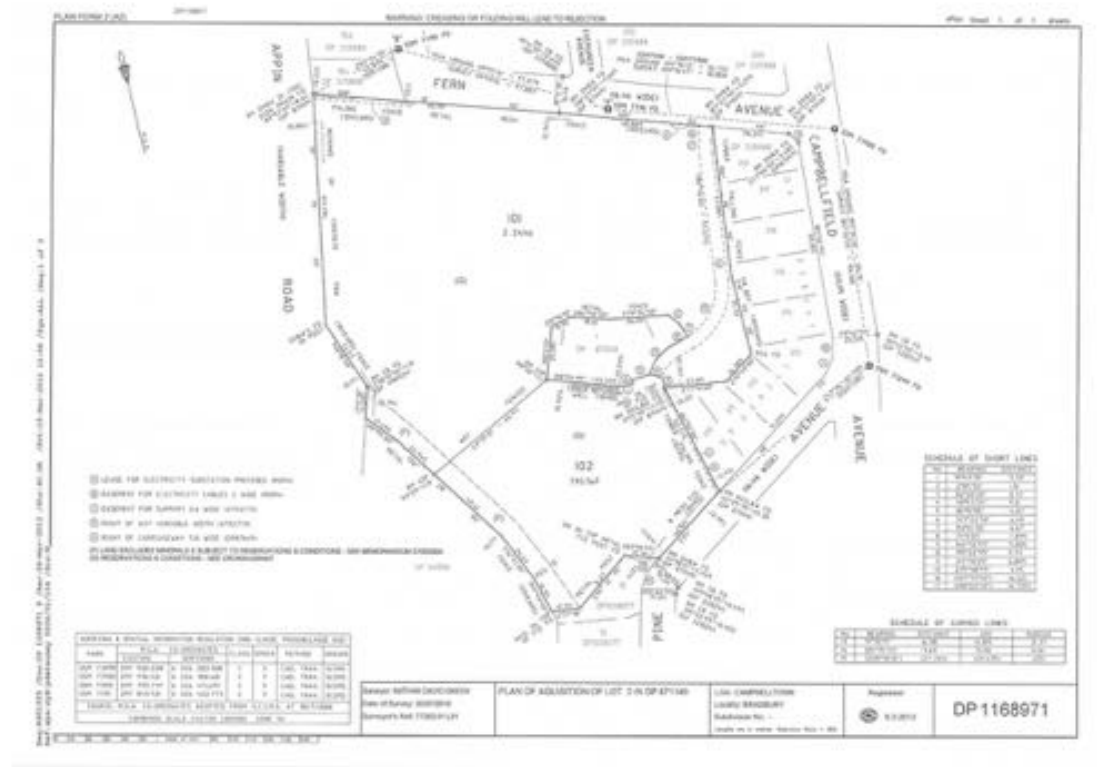
The site covered by this report is located at 74 – 92 Fern Avenue, Bradbury, NSW. Lot 101, DP 1168971. An area of 2.24 hectares. The site includes Raith House, a 1960's classroom building and a C1980's accommodation/store building, open grounds, a cricket pitch, tennis courts, the former swimming pool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

Family and Community Services occupy the adjacent property 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 : Aerial Photograph – Six Maps – [six.nsw.gov.au](http://six.nsw.gov.au)**

- KEY :
1. Cricket Pitch (1964-1994)
  2. former Tennis courts and swimming pool (1964-1994)
  3. Raith house (1903)
  4. Former terraced garden area (c1903)
  5. Driveway access to Raith and Lark Hill FACS property. (1903)
  6. Former Laundry / classroom (c1964)
  7. Former offices / store buildings. (c1980)
  8. Lark Hill FACS site / community services building (c 1980)



**Figure 6 : Survey Plan of the site**

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 as "the site" in this report.



**Fern Street Frontage to Raith**







**Approach views along drive to Raith**



**Adjacent buildings – Laundry**



**Storage Building.**

### 3.0 REVIEW OF PREVIOUS REPORTS

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#### 3.1 Raith, Pine Avenue Bradbury – Conservation and Management Plan (CMP) Nov 2012, Rappoport Pty Ltd<sup>1</sup>

##### 3.1.1 Report summary

A Conservation Management Plan was prepared on behalf of the State Property Authority by Rappoport Pty Ltd, Heritage Consultants, in 2012 to support the subdivision of the FACS site, provide conservation recommendation and establish curtilage for Raith. Key recommendations of the report were:

- Preparation of a Photographic Archival Recording;
- Prepare a Schedule of Conservation Works for a comprehensive list of required repair works in order to repair and conserve the subject building, Raith;  
*Note : Since completion of the 2012 report the building was subject to a fire that substantially damaged the upper level.*
- An Interpretation Strategy to communicate to members of the public the history of the subject site and building;

The report noted Raith to be of local significance as follows:

*“Completed in 1903 the existing house and garden remnants at Raith are a substantial and rare surviving example of a Federation era country residence. Historically Raith is related to a period in which large homes were constructed on rural estates in the vicinity of the town of Campbelltown. “Raith” also attains historical significance because of its role as a child welfare institution from the mid-1960s to the 1990s and it has strong associations with the prominent and historically significant Merewether family and with respected architect Herbert Wardell. Being screened from view by plantings, buildings and topography Raith does not have aesthetic value as a landmark in Bradbury, however the building’s external form is substantially intact and embodies many of the key characteristics of the Federation Bungalow style in a somewhat unusual and distinctive expression of that style.”*

The Rappoport report recommended that appropriate use of the House would be as follows:

*As the place has been vacant for some time, a new use which allows the place to be occupied should be found as soon as possible to minimise vandalism and allow conservation of the place to begin.*

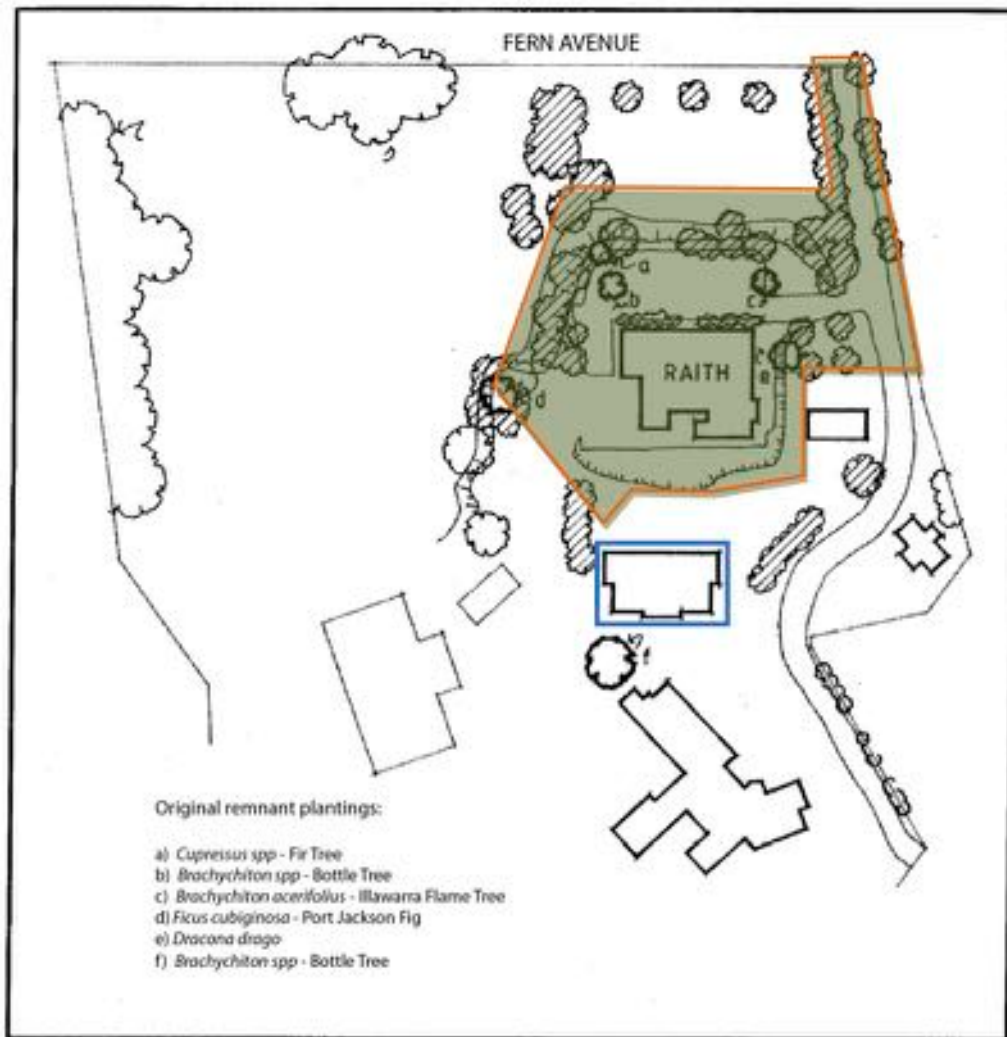
*Both private and public uses would be suitable for this place as historically both have been associated with the house. These uses could include a private residence, short-term accommodation, day care facility or community centre, among others.*

The Curtilage recommended by the Rappoport report included the house platform, treed areas, and the driveway.

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<sup>1</sup> Conservation Management Plan, Rappoport Pty Ltd, “Raith” 2012





**Figure 7 : Recommended Curtilage – Paul Rappoport 2012.**

### 3.1.2 Comment on Key recommendations

The following key recommendations of the Rappoport report have been implemented :

- \* Archival Record – completed by Paul Davies 2014
- \* Prepare a Schedule of Conservation works – A Schedule of conservation works was prepared in 2014 and the works are currently in process under the procurement of Services NSW (NSW Government) to be completed prior to handing over the property to the new owner.

The proposed uses of the building as either commercial, institutional, short term accommodation or residential are not fully supported by the later CMP by Paul Davies (see below), which advocates a single residential use so that the house can remain as one unit.

Any use of the building once restored needs to enable the building's original layout and planning to be understood and appreciated. The significance of the building as an example of the work of a prominent 20<sup>th</sup> century architect means that its plan, layout, and interior detail are as important as its exterior and presence on the site. Alterations to turn the house into an institutional use for multiple accommodations have impacted negatively on the house in the past, and much of this previous works will be removed and the original layout reinstated in the conservation works currently under way.

This CMP supports a use of primarily residential, or a residential community use that does not require alteration of the layout of the building. This could be in the form of an area for meeting rooms, library, lounges and offices that

can be used as part of a future residential development. Residential use that utilizes a natural division of the building into the main home and service wings may be appropriate. However separation of the upper and lower level will impact on the significance of the building requiring fire separation and separate accesses.

Use as a grand private residence as a whole unit in the context of the suburban location, and in proximity to the FACS and Community services functions, is unlikely to be a saleable prospect. As such a mix of communal use in the residential complex, and residential or management may be an appropriate use.

The Rappoport curtilage is not supported by the later Paul Davies report, as it does not retain enough of the address of the property to Fern Avenue. The Rappoport curtilage concentrates on retaining the drive, and the house platform and trees, but not the frontage lawns.

There is little information regarding the former garden that may have been on site, other than some remnants around the house platform. The presence of the remains of sandstone steps from the house platform to the grassed frontage, as well as some remains of brick footings lower down, may indicate a once more populated frontage garden terrace.

Usability of Raith with some landscape around it, be it for private or communal use, would lend itself to a greater area of lawn in the frontage northern aspect to Fern avenue and future ability to reinstate a terraced frontage to Fern Ave. As such some consideration of a greater curtilage to the frontage is supported by this CMP.

### **3.2 Raith House CMP Final Draft – Paul Davies P/L (November 2014)<sup>2</sup>**

#### **3.2.1 Report Summary**

The Davies report was the third CMP to be prepared for Raith since becoming surplus to government requirements. It was commissioned specifically as the property was to go on the market and as there had been ongoing vandalism and arson, it was required to update previous Studies.

Key observations of the report were:

- *Raith is of high significance and should be conserved and used as a residence.*
- *Raith is a heritage item on the LEP, the State Heritage Register and the agency section 170 Register. after the sale of the property it will cease to be on the Section 170 Register.*
- *The building requires a suitable setting as illustrated in this document.*
- *With a sufficient setting the surplus and adjacent land can be developed, ideally for housing without adverse impact on the significance of Raith*
- *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 excised land to facilitate the conservation of the place and to establish a setting that is appropriate to conserve its heritage values.*
- *The overall potential development of the site (that is the land excised from the house setting) must be designed so that there are no adverse heritage impacts on the setting of Raith.*

The Davies report recommended that an appropriate use for the House after restoration be as a single residence as it was originally designed, as a means to ensure the original detail and design of the house remained intact. The report considered that there would be sufficient demand for a single residence of this scale within the area based on the success of other similar large historic homes within the Campbelltown district.

The report also recommended an extended curtilage for the house in order to retain a full frontage to Fern Avenue and retain some of the northern lawn terrace with the house.

<sup>2</sup> Raith, Conservation Management Plan, Final Draft, Paul Davies P/L Nov 2014



**Figure 8 : Proposed Curtilage – Paul Davies 2014**

### 3.2.2 Comment on Key Recommendations

The preferred ongoing use in the Davies report as a single residence is considered unlikely to be attractive in this particular context, given the proximity of the FACS and community services uses around the site, the location of the property within a secluded area of suburbia and the lack of views into and out of the site. Comparable buildings in the Campbelltown district covered in previous reports have a prominent street frontage and are located in less secluded suburban positions.

In the context of future development around the site on the residue land, it is considered a use that is part of the wider site development would make a better use of the building. There may be some opportunity to divide the house along already designed divisions (i.e. the division between the house and service areas), and a use that enables a semi public communal use of the grand lounges and dining areas would be an appropriate future interpretation of the property.

A curtilage retaining a larger area of frontage to Fern Avenue, with some grassed area as well as the drive fronting fern avenue is supported by this report, as it will provide for a greater range of uses for Raith. However, the Davies report excluded some of the house platform area to the west and south from the curtilage. It is considered important that the full house platform and the mature trees that will provide a bounding feature to the house precinct be included in the house curtilage. As such this report supports the inclusion of the frontage to Fern Avenue and the addition of the full extent of the tree boarder to the house platform area. (See Section 8)

### **3.3 Schedule of Repair Works for Raith House by Paul Davies P/L**

The 2014 Conservation Schedule prepared by Paul Davies provides a comprehensive scope of works required to repair Raith House, and included a table of the different components of a room and the type of damage incurred along with the action required to repair. Appendices include an extensive library of internal photographs.

The works were required as part of the subdivision process to ensure Raith was restored fully prior to Property NSW releasing the site to potential purchasers.

In summary the works included:

- General restoration repair and making good to the building exterior and interior, including restoration of original 1903 fabric.
- Some reconstruction of badly damaged sections including fix damage.
- Removal of intrusive post 1903 elements
- Retention of key kitchen and bathroom areas to enable re use at a single residential level.

The works were completed in 2015-6. The house has only one rear area secondary functioning builders bathroom and no kitchen facilities. The house is not habitable in its current state.

### **3.4 Lot 101 DP 1168971 Fern Avenue, Bradbury, Planning Report, July 2012 by Peter Andrews + Associates P/L**

This planning report was prepared in 2012 to support the subdivision of "Raith" from the FACS property toward the creation of Lot 101 DP 1168971 for the State Property Authority, NSW. (Property NSW)

Two residential subdivision concepts were prepared for the site based on the current planning controls to indicate potential development yield. The proposals indicated a integrated development for cluster housing of further residential subdivision of the residue site to include a mix of detached and medium density housing. (See concept images from the report below)

#### **3.4.1 Comment on Key recommendations**

The potential to develop the residue site for low density detached housing min lot size of 500sqm as is currently allowable under the zoning, would achieve a fit with the residential surrounds in terms of a frontage to Fern Avenue that matches the housing form of the surrounding area, but would be of detriment to the historic house for the following reasons :

- the subdivision would minimise the connectivity of Raith house and the garden markers around it from Fern avenue.
- Development into individual lots will result in benching of multiple house plates and limits the ability to retain topographic relationships on the site.
- The proposal would provide for only 21 dwellings which would not be sufficient to provide for the ongoing funding of Raith, either in terms of a one off levy on the sale of the properties, or an ongoing contribution.
- The remaining curtilage of Raith would prevent connectivity with the wider site and leave a small and constrained site with a large house, which would have difficulty attracting the level of buyer that would be able to maintain it.
- Housing in the frontage of Raith would not be in accordance with the previous Conservation recommendations for the site, and would encroach on the curtilage established by both the Rappoport and Davies reports.





Figure 14 - Scenario 1 Concept - Street View  
Source: Peter Andrews + Associates



Figure 15 - Scenario 1 Concept - Aerial View  
Source: Peter Andrews + Associates

**Figure 9 :** 2012 Planning report indicating the potential for development in accordance with current zoning provisions under LEP 2002 and 2015.  
(Note the additional line indicates the rear boundary of the site and shared driveway determined by remaining FACS facilities. )



## 4.0 HISTORICAL NOTES (Including references to Previous Reports)

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### 4.1 History of 'Dennarque' / 'Raith' <sup>3</sup>

The land on which "Raith" is situated was once part of 55 acres granted to Richard Brown on 8 October 1816. The land formed Portion 56 of the Parish of St Peter. The chain of title over the next couple of decades is not clear, but in September 1834 a Memorandum of Sale was signed between Samuel Terry and George Simpson. Simpson retained ownership for about thirty years before conveying the title to the land to James Simpson on 14 March 1867. James Simpson subsequently applied to bring the land that was by then, perhaps unsurprisingly, known as Simpson's Farm, under the provisions of the Real Property Act. The application was made on 22 December 1872. At some time soon after this Simpson's Farm was sold to The Reverend Edwin Robinson, whose name appears on a Certificate of Title dated 19 July 1873. In August 1884 Reverend Robinson sold the Farm to James and George Robinson Bocking of Campbelltown and Alfred Rees of Stanmore.

The three men mortgaged it in 1884 and took out a second mortgage in 1886 but mortgagees subsequently sold the property to Herbert Merewether around the end of March 1894. The Merewether family built the house then named Dennarque, in 1903.

The construction of Merewether's new home was of sufficient import to warrant reporting in a local newspaper:

*Work in connection with the building which Mr. H.J. Merewether is erecting upon his property on the Appin - The plans, which were prepared by Messrs Wardell and Denning, architects, Sydney, show a house of sixteen rooms exclusive of outbuildings, the design being on Indian bungalow lines. When completed, about November next, it will be in every way an ornament to the town. The cost of the building, approximately, will be £3000. Messrs D. McIntyre and Sons are the contractors. Mr. Merewether is to be commended on his enterprise and the townspeople may congratulate themselves that a man of his stamp has been attracted to the place.<sup>4</sup>*

It was not surprising that the firm, Wardell and Denning received the commission for Dennarque as Herbert Wardell was married to one of Herbert Merewether's sisters.

The house was completed by the middle of November 1903:

*Mr. H.J. Merewether's new building at Campbelltown has just been completed by the contractors...and is one of the finest houses in the district. It has extensive grounds and commands a magnificent and unobstructed view of the surrounding country. The rooms, fifteen in number, are spacious, those on the ground floor having Wunderlich metal ceilings, which greatly add to the appearance. The structure is of brick with tiled roof. The water supply is provided by five large tanks - one underground - four having a capacity of 1000 gallons each.<sup>5</sup>*

An early photograph of the house, taken from the west, depicts the unusual and quite large amount of earthwork undertaken to form a level foundation for the building. The earthworks provided some shelter for the house, allowing it to be screened by an embankment from cold southerly winds. However, the area around the dwelling was initially bare of vegetation, leaving it exposed for a time to the elements.

The completion of the house coincided with the marriage of Herbert Merewether and Nina Gore, and it could be supposed that the newly weds took up residence in it almost immediately. For many years (at least until the time that Herbert Merewether died) "Raith" was known as "Dennarque", the same name given to the family's house at Mount Wilson. On Herbert's death the property passed to his widow Nina, William Merewether and Henry Maxwell.

It was only a few months before Mrs Merewether and the two men sold "Dennarque" to Captain Frank Harding. The transfer of title took place on 27 July 1920. Captain Harding mortgaged the property to its vendors but subsequently transferred the title back to them in June 1923. The property was sold to Arthur James Amot, a civil

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<sup>3</sup> Conservation Management Plan, Rapport Pty Ltd, "Raith" 2012

<sup>4</sup> Conservation Management Plan, Rapport Pty Ltd, "Raith" 2012

<sup>5</sup> The Campbelltown Herald, 18 November, 1903, no pagination

engineer from Sydney, in September 1927<sup>6</sup>. It only remained in his possession for about two years for in August 1929 “Dennarque” was acquired by Mrs Hannah Elliott Plaskitt, the wife of grazier John Plaskitt. Mrs Plaskitt may have initiated the change of name to “Raith”<sup>7</sup>. John Plaskitt had, since 1898, owned a property known as “The Cedars” in the vicinity of Brewarrina, which appears to have been sold around the time that “Raith” was acquired<sup>8</sup>.

On the death of Mrs Plaskitt, which took place around 1946, the property passed to her daughter Sylvia. Sylvia Plaskitt subsequently subdivided the property into two allotments. The larger of the two included a house called “Lark Hill”, which had been built by the Plaskitt family, and was sold to William Henry Cameron Treweeke. Transfer of title took place on 23 December 1952<sup>9</sup>. The smaller allotment remained in Miss Plaskitt’s possession until the first quarter of 1963, when it was sold to a company known as Cecec (No. 15) Pty Limited. It is believed that the company was associated with a much larger organisation, Lend Lease Development, which acquired quite substantial holdings of land around “Raith” preparatory to subdividing it<sup>10</sup>. The first blocks in the new Sherwood Hills Estate were offered for sale in March 1965 and so “Raith” was destined to become encircled by suburban development.<sup>11</sup>

A 1956 Aerial image of the property prior to the Sherwood Hills Development indicates that the original driveway to the property was from Appin Road along the ridge line above the house. The Gardens of the property appear to be to the east of the heavily treed windbreak along the western side of the house and drive. The area to the east of the house (now subdivided off) appears to have contained orchards, with the more ornate gardens concentrated to the east, north, and south of the house.

In June 1964 the Child Welfare Department announced its intention to adapt “Raith” and “Lark Hill” for the purposes of housing state wards and about 70 acres of land was purchased on behalf of the Crown from Cecec No. 15 during the year<sup>12</sup>. “Raith” was now set to become the residence of 20 school-aged children, the “innocent victims of broken homes”. The amenity of the children would be enhanced, as the gardens surrounding the houses were to be retained.<sup>13</sup> “Lark Hill” accepted the first intake of pre-school age children on 10 September 1964<sup>14</sup> but “Raith” did not receive children until the second half of 1965 or the beginning of 1966.<sup>15</sup>

<sup>6</sup> Municipality of Campbelltown Valuation and Rate Book for the Three Years Ending 31st December 1922; Certificate of Title Volume 123 Folio 92.

<sup>7</sup> Conversation with Alex Goodsell, Campbelltown Historical Society; Municipality of Campbelltown Valuation and Rate Book: Three Years Ending 31st December 1937.

<sup>8</sup> Elaine Thompson (compiler), Brewarrina Bric-a-Brac, p.24; Sands Sydney and suburban directory 1923 to 1929 Editions.

<sup>9</sup> Certificate of Title Volume 4070 Folio 224

<sup>10</sup> Deposited Plan 220709

<sup>11</sup> Gill, et. al., op. cit., p.29

<sup>12</sup> Certificates of Title Volume 9791 Folios 216,217 and 219

<sup>13</sup> Campbelltown Ingleburn News, 30 June, 1964, p. 1

<sup>14</sup> Report of the Department of Child Welfare for the year ended 30th June, 1965, p.18

<sup>15</sup> Report of the Department of Child Welfare for the year ended 30th June, 1965, p.18

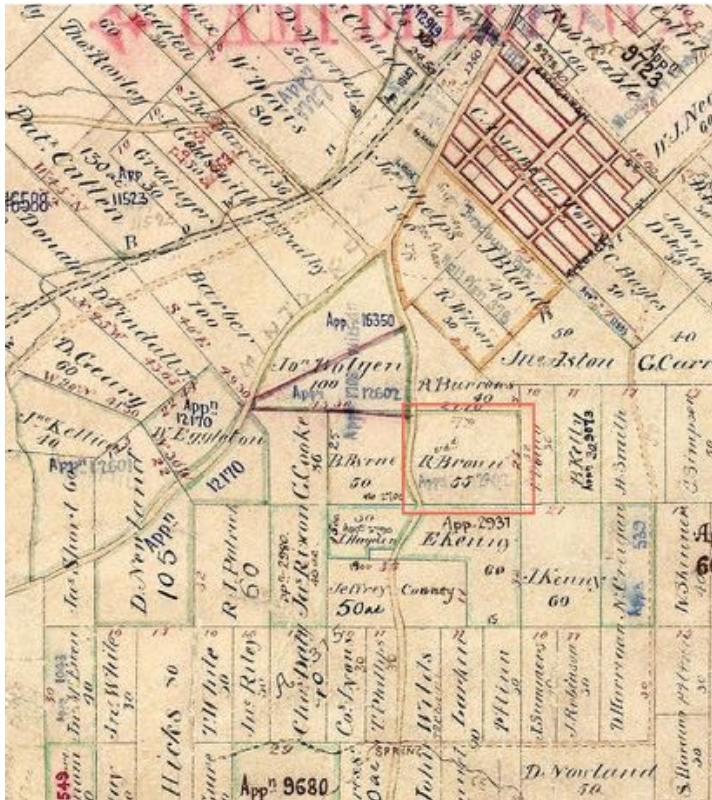


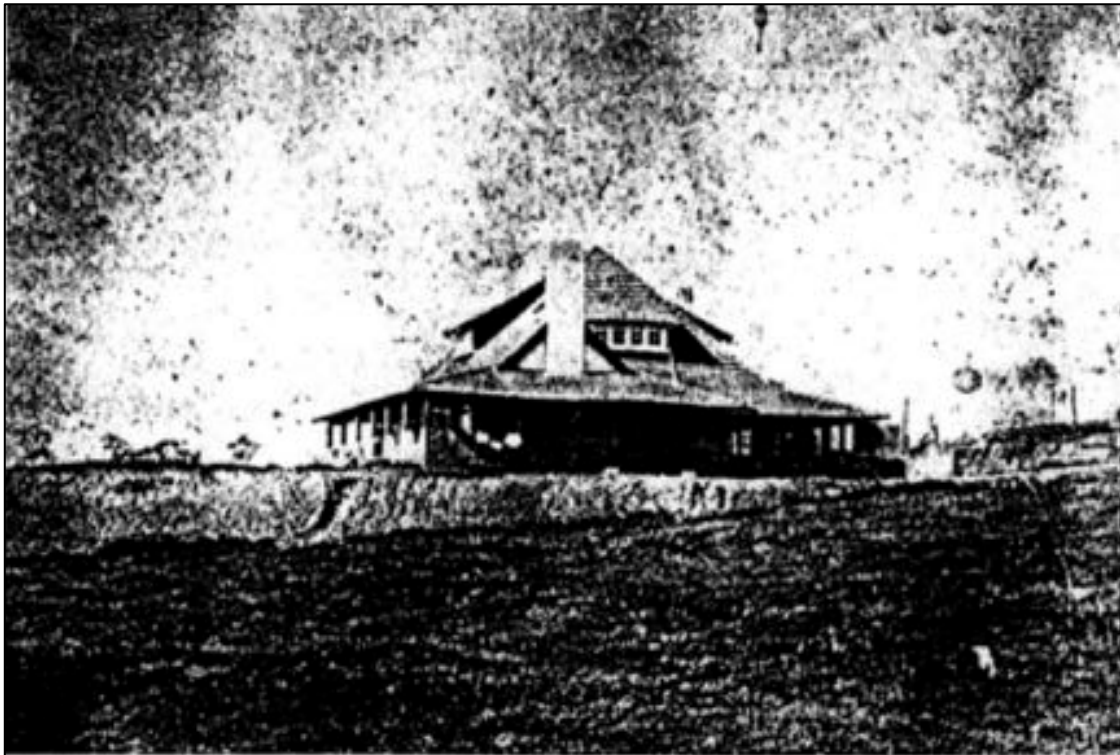
Figure 10 : Original Land Grant to Richard Brown – 1882 Parish Map (LPI)



Figure 11 : 1965 Map of Raith and Lark Hill as is was in the Plaskitt era.. (Davies 2014)



**Figure 12 :** 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 13 :** Raith c 1903 after it was built. (Undated photo – Campbelltown Local Studies Collection)





Figure 14 : Raith after it became a home for state wards. (CLAN Website)



Figure 15 : Possible Original Layout of Raith – Paul Davies 2014



## 4.2 Herbert Merewether

Herbert James Mitchell Merewether was a member of a family, which had established important pioneering associations within the Hunter Valley region of New South Wales. He was the third son of Edward Christopher and Augusta Maria Merewether and was born in 1866 or 1867. Edward Merewether arrived in Australia in 1841 and, after serving as aide de camp to Sir Maurice O'Connell and Governor Fitzroy was appointed a commissioner for crown lands. He married Augusta Mitchell, a daughter of Sir James Mitchell, in 1860.

In 1861 Edward Merewether accepted an offer to become general superintendent of the Australian Agricultural Co and moved to Newcastle. His meritorious work is recalled in the name of Merewether, a suburb of Newcastle. He and his family moved to Sydney in 1876, building a house at Bondi and one at Mount Wilson that was called "Dennarque". "Dennarque" was apparently an aboriginal name for one of the varieties of tree fern that grew around Mount Wilson.

Merewether was a benefactor of educational institutions that included schools, schools of arts and St Paul's College at the University of Sydney. On his death his wife, six sons and three daughters survived him.

Edwards's son Herbert Merewether, married Wilhelmina (also known as Nina) Gore on 18 November 1903 at All Saints Church in Woollahra. She was the third daughter of A.J. Gore, who was the manager of the Campbelltown branch of the Commercial Banking Company of Sydney between 1876 and 1904. This was not the only connection between the two families for Frederick Merewether (who may have been Herbert's brother) had married Gore's second daughter Sylvia some years earlier.

Herbert Merewether died on 5 March 1920 "after a long and trying illness ... The deceased gentleman was well known in the community, having lived the greater portion of his life in Campbelltown, and leaves to mourn his loss a wife and one daughter. Notwithstanding the claim that he had spent much of his life in Campbelltown, at the time Merewether acquired what had been Simpson's Farm he was living at Woollahra.<sup>16</sup>

## 4.3 Herbert Wardell - 'Dennarque' (Raith) Architect

Herbert S Wardell was born to the English civil engineer/architect William Wilkinson Wardell (1823-1899) and Lucy Ann Butler, who had immigrated to Melbourne in 1858. William was a friend of the 'father' of Gothic Revival architecture in England, Augustus Welby Pugin and like him an enthusiastic convert to the Catholic Church. Within that strong influence and collaboration, W. W. Wardell had already designed some thirty churches in and about London and upon arrival in Australia was almost immediately commissioned to design St Mary's Cathedral, Hobart and St Patrick's Cathedral, Melbourne. After the disastrous fire of 1865, Wardell was also appointed the architect of the new St Mary's Cathedral, Sydney and, moving permanently to Sydney in 1878, devoted the rest of his life to that great work. William's son Herbert, having gained considerable experience, took over the plans of St Mary's Cathedral after his father died in 1899<sup>17</sup>

In 1892 Herbert S. Wardell was commissioned to design St Carthage's Lismore, with William still working in the practice by now taken over by his son Herbert as Wardell and Denning.<sup>18</sup>

Projects by Wardell and Denning included:

- \* St Carthages Cathedral Lismore
- \* St Vincent's Hospital Darlinghurst
- \* Maternal Heart of Mary Lewisham
- \* Ewan House now Know Grammar School

<sup>16</sup> Conservation Management Plan, Rapport Pty Ltd, "Raith"

<sup>17</sup> <http://www.stjohnscollege.edu.au/about-us/architecture>

<sup>18</sup> <http://lismorediocese.org/wp-content/uploads/PastoralLetterCLMarch07.pdf>



Figure 16 : St Vincent's Hospital Darlinghurst (originally built in 1870)



Figure 17 : Maternal Heart of Mary, Lewisham (1880's beginning)



Figure 18: Ewan House (Knox Grammar) showing similar stylistic design by Wardell and Denning  
Source: [https://transforming.knox.nsw.edu.au/THE\\_RESHAPING\\_OF\\_EWAN\\_HOUSE/Photos](https://transforming.knox.nsw.edu.au/THE_RESHAPING_OF_EWAN_HOUSE/Photos)



**Figures 19-21 : Ewan House (Knox Grammar) showing similar stylistic design by Wardell and Denning**  
**Source:** [https://transforming.knox.nsw.edu.au/THE\\_RESHAPING\\_OF\\_EWAN\\_HOUSE/Photos](https://transforming.knox.nsw.edu.au/THE_RESHAPING_OF_EWAN_HOUSE/Photos)

#### 4.4 Institutional Use of Raith<sup>19</sup>

##### 4.4.1 Building Works

In June 1964 the Child Welfare Department announced it would adapt Raith and Lark Hill and purchase 70 acres of land for the purpose of housing state wards. The following modifications were made to suit its new purpose:

- The billiard room was converted to an eight bedroom dormitory;
- Three major living rooms on the northern side of the house on the were converted to bedrooms, each sleeping four children;
- The dining room was extended, necessitating demolition of part of an external wall and enclosure of part of the eastern verandah;
- The north eastern corner of the verandah was enclosed to form an office;
- A staff dining area was formed by modifying a room on the south eastern side of the ground floor;
- Portions of the southern verandah (at the back of the house) were enclosed to make a recreation room;
- The garage, which was apparently the single storey building located against the western end of the southern part of the verandah, was adapted to serve as the boys' ablutions area;
- A new free standing block was constructed to east of "Raith" for a laundry and staff facilities;
- "Raith" was repainted and "decorated throughout";
- Comparison of the early photograph of the house with an image taken in 1966 also indicates that the

<sup>19</sup> Raith, Conservation Management Plan, Final Draft, Paul Davies P/L Nov 2014

casement window sashes in the dormers were replaced with double hung sashes at this time.

Despite these modifications Raith appears to have been largely intact.

The architectural firm of Robertson and Hindmarsh documented further modifications in 1985 and these are mostly the present configuration of the house. The verandah enclosures were removed, the kitchen relocated and storage and bathrooms revised and upgraded. Ceilings throughout the building (with the exception of the bedrooms in the south eastern section of the ground floor level) were replaced with new framing and linings. Rooms in the attic level were subdivided by means of lightweight timber framed walls and fire safety devices such as isolation of the stair, construction of an external escape stair on the southern side of the building, and provision of a fire hose reel were documented.

Notwithstanding these works, the house ceased to function as a facility for child welfare and was tenanted as a private residence during the second half of the 1990s. Subdivision of the site undertaken in 1997 and registered during 2003 put a preschool building to the south of "Raith" onto separate title.<sup>20</sup>

#### 4.4.2 Social History of Care

The welfare home of Raith is mentioned on the Care Leavers Australia Network (CLAN) Website as a known orphanage but there is no commentary in the CLAN library about the home.

The 1966 Annual report noted that the aim of the Raith / Lark hill hostel was to house family groups together so that siblings were not separated. It also notes that babies and toddlers were housed in Lark Hill, while older children were housed in Raith. The centre was managed by a live in married couple.

To date there is no publically available information on the experiences of the children housed in the hostel, other than a submission to the current Royal commission into institutional abuse, which notes that the stories of the children housed there were sad, but this was possibly in regard to their background rather than their experience at Raith.



**Figure 22: Alterations to "Raith" documented by the Government Architect's Office in 1965 in preparation for its use as a home for children. (Public Works and Services CW/473 – Davies 2014)**

<sup>20</sup> Public Works and Services Plan Room drawings CW3/26, CW3/28, CW3/32



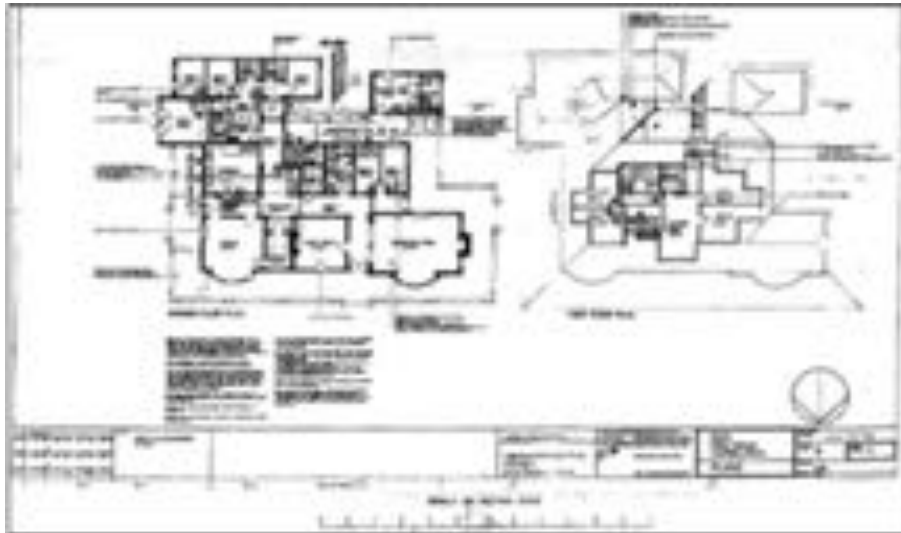


Figure 23: Alterations and additions to “Raith” documented by Robertson and Hindmarsh in 1986.  
(Public Works and Services CW3/26 – Davies 2014)



Figure 24: Alterations and additions to “Raith” documented by Robertson and Hindmarsh in 1986.  
(Public Works and Services CW3/27- Davies 2014)



**Figure 25: Children of Raith / Lark Hill 1978**

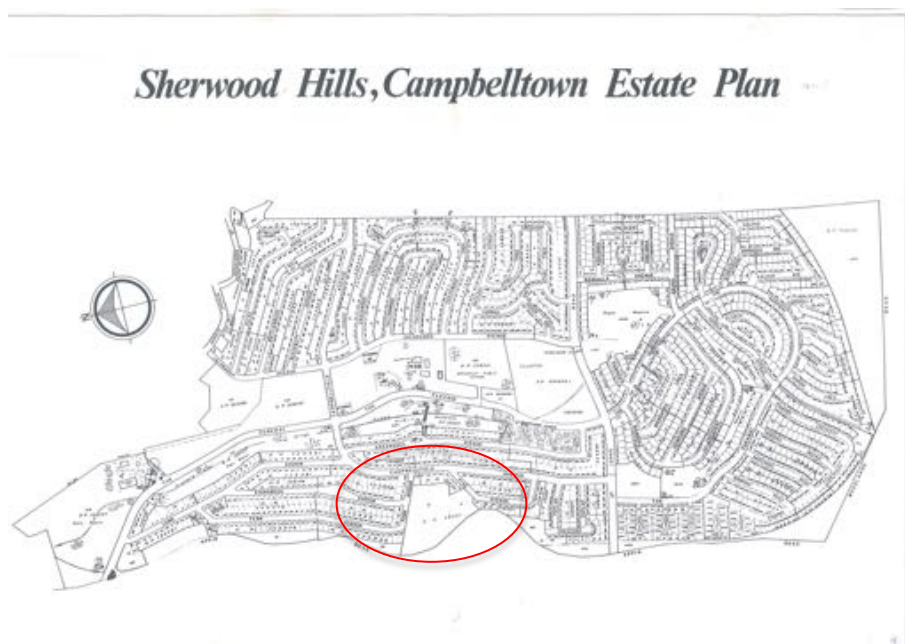


**Figures 26-28: Raith in 1978, Campbelltown Local studies collection**





Figure 29 - 30 – Sherwood Hills Estate – Australian home Journal 1968  
(Campbelltown City Local studies Collection)



#### 4.5 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 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 Initial restoration and reconstruction works completed.



## 5.0 PHYSICAL DESCRIPTION

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### 5.1 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.

### 5.2 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 illinoensis – Pecan Tree

- Brachychiton Rupestris – Bottle Tree
- Brachychiton Acerifolious – Illawarra Flame Tree
- Ligustrum Lucidium – Broad leaf privet (Weed)
- Palms
- Jacarandaeae 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



Boundary with Fern Avenue from within site



Appin Road Boundary





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



View Across site to Former drive alignment (Raised)



Original Appin Road boundary alignment



View Across site showing topography from south west  
Corner



Former southern driveway alignment to right  
Original tree and garden group



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 illoinensis* – Pecan Tree







Plumbago Ground Cover



Possible Bottle Tree – Brachychiton sp



Broad Leaf Privet



Palm



Jacarandah



Hibiscus Cultivars



Former circular drive

Aloe Sp clump



Flame Tree – Brachchiton Acerifolious





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)



Detail of Sandstone Steps



Frangipani



Rose

### 5.3 Raith House – Room Inventories

#### 5.3.1 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.







### 5.3.2 Ground Floor Verandah

Original Layout and Condition Restored – Predominantly original materials

Original condition – Brick half Pillars and scollaped balustrade,  
 Double Posts  
 Fretwork  
 Timber boarded soffit lining.  
 Flooring – Timber tongue and groove  
 Brick box U/F vent air boxes (post 1980?)  
 Sandstone caps to entry points  
 Verandah has a fall to the outside of about 50mm

Current condition – Fair

Damage to rear verandah – Termites / Rot to substructure  
 Damage to east verandah – Rotted timbers – damaged downpipe and rainwater head.  
 East verandah – render damage, salts and peeling paint.  
 Spalling to sandstone caps  
 Paint on sandstone caps causing damage  
 Repair sections of southern verandah causing trip hazard. Not properly matched.  
 Loose / rotting ceiling boardin. Possibly paint stripping off due to poor surface preparation.  
 Rot apparent in lintels in various locations.



### 5.3.3 Ground Floor Reception Room (RM1 Davies)

Original layout – predominantly original materials.

- Original timber fireplace and mantle
- Original timber flooring
- Original windows doors and architraves
- Original Skirting
- Plaster ceiling repaired – possibly not an original ceiling (Coffer Original)
- Bay area fully restored.
- Design features – bay window and archways, coffered ceiling

- Condition
- Fair - Good
  - External walls indicate paint failure of paint in 2015
  - Possible retention of salts and moisture after fire.
  - Skirting of bay pulling away from the wall.



#### 5.3.4 Study (RM2 Davies)

Original Layout – Predominantly original materials

- Original marble fireplace and mantle
- Original timber flooring
- Original windows doors and architraves
- Original Skirting
- Plaster ceiling repaired – possibly not an original ceiling
- Bay area fully restored.
- Design features – Door window unit

- Condition
- Good
  - Ceiling paint peeling possibly due to poor preparation or bleeding fire Damage
  - External walls indicate paint failure of paint in 2015
  - Possible retention of salts and moisture after fire.



### 5.3.5 FMR Dining Ante Room (RM 3 – 4 Davies)

Altered layout, original arched opening to hall closed in.

- Original timber flooring
- New infill window (c 1940's)
- Original Skirting
- Plaster ceiling repaired – possibly not an original ceiling
- Design features – Original opening and archway to hall

- Condition
- Fair
  - Redundant sewer drain from bathroom above
  - Significant peeling paint in upper levels of the wall may be from bathroom above.
  - May include salt



### 5.3.6 Sitting room (RM 5 Davies)

Original layout – Predominantly Original Materials

- Original timber flooring
- Original windows doors and architraves
- Original Skirting
- Plaster ceiling repaired – possibly not an original ceiling
- Bay area ceiling new.
- Design features – bay window, in out door opening to hall / service area.
- Evidence of a former fire place on the western wall.

- Condition
- Good
  - Some paint peeling in central hall wall.





### 5.3.7 Main Hall (Hall 2 Davies)

Original Layout – predominantly Original Materials, some reconstructed materials

- Original timber flooring
- Original windows doors and architraves
- Original Skirting
- Original Ceiling – New pressed metal ceiling matched to original
- Design features – Plaster niches, archways, Pressed metal ceilings

Condition

- Poor
- Substantial paint peel to hall walls, arches and niche
- Evidence of salt / chemicals / fire damage remaining in walls and leaching through
- Floor and skirting damage to western end



### 5.3.8 Entrance Hall (Hall 1 Davies)

Restored with new materials, original materials remaining

- Original timber flooring
- Original windows doors and architraves
- Original Skirting
- Plaster ceiling repaired – possibly not an original ceiling
- Wall render reinstated

- Condition
- Fair
  - Paint peel
  - Render damage at central archway very poor



#### 5.3.9 Bedroom (RM 7 Davies)

Fire Damaged - Reconstructed to original room layout and ceilings.

- Original timber flooring
- Original windows doors and architraves
- Original Skirting
- Pressed metal ceiling reconstructed based on existing
- Intrusive wall and ceiling infill removed.
- Design features – Pressed Metal Ceiling

- Condition
- Fair – poor
  -



#### 5.3.10 Bathroom (Bath 1 Davies)

Fixtures removed and plumbing capped off. Original wall and floor tiles. Includes Bathroom Small Hall and Separate Toilet. Original layout.

- Original floor tiles
- Original windows doors and architraves
- Original wall tiles
- Design features – wall tiles

#### Condition

- Fair
- Significant paint peel and evidence of salts / damp in small hall section



### 5.3.11 Store / Lobby to rear entry (Room 8 Davies)

Generally original. Original opening between rooms to room 9 discernable but closed off

- Original arch and door to hall (Rm 8)
- Original Skirting Rm 8
- Design features – Arched door Rm 8 to hall 1.

Condition

- Fair – Good
- Some paint peel



### 5.3.12 Laundry (FMR rear entry – Room 6 Davies)

Not entered – New ceiling , original tiles new doors and windows.

Condition not confirmed.



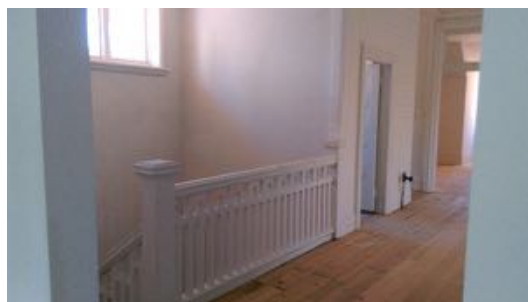
### 5.3.13 GF Stair

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

- Original timber stair case
- Remaining original balusters and newel posts within reconstructed balustrade.
- Original Skirting
- Original lantern light reconstructed.



- Condition -
- Design features – balustrades and lantern light.
  - Good
  - Some areas of recurring paint peel on bottom flight and mid landing.



#### 5.3.14 Former dining Room (Kitchen Childrens home era - Davies)

Modern kitchen fitout removed and services capped off. Original dining room windows have been adjusted.

- Original timber flooring
- Original doors and architraves
- Windows later adjusted windows.
- Original Skirting
- Plaster ceiling repaired – not an original ceiling
- Original fireplace and mantle removed and infilled.
- Hearth location remains

Condition - Good



#### 5.3.15 GF Hall 3 (Davies)

Original layout and reconstructed materials

- Original timber flooring
- Original windows doors and architraves
- Original Skirting

- Condition
- Reconstructed pressed metal ceiling
  - Design features – Pressed metal ceiling.
  - Good



#### 5.3.16 Hall 3a

Original extent of the building – Part former kitchen (included room 10 and 10a)

- Remains of original kitchen chimneys on south wall
- Post 1968 décor

- Condition
- Poor
  - Paint peeling on walls evidence of active rising damp
  - Floor junction with old hearth poor – likely termite attack
  - Uneven floor



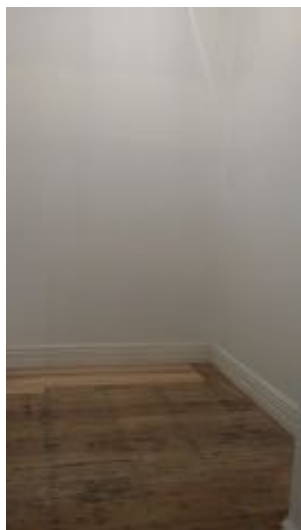
### 5.3.17 Store Rooms (Fmr Kitchen – Rooms 10 and Cool room Davies)

Restored to post 1968 configuration – previous water damage restored with new skirt ceiling etc.

- Original timber flooring
- Reconstructed ceiling and cornices and skirtings.

Condition

- Good (room 10)
- Poor Room 10A
- Residual damage – damp in walls – from cool room use or
- Falling damp from external damp wall and downpipe failure.



Room 10 (Davies) – good condition



Room 10a (Cool Room Davies)  
Poor condition

### 5.3.18 Fmr Servants Accommodation (Room 11 Davies)

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

- Original timber flooring
- Original windows doors and architraves
- Original Skirting
- Plaster ceiling repaired – possibly not an original ceiling
- Design features – Door and window lights indicate original room separation.

Condition - Fair to Good



- Paint peel in corner – possibly due to external roof drainage failure



#### 5.3.19 Fmr Servants Accommodation (Room 14 Davies)

- Original Room
- Original timber flooring
  - Original windows doors and architraves
  - Reconstructed skirting
  - Partial floor replacement along edge (External Ground level too high)

- Condition
- Good



#### 5.3.20 Fmr Servants Accommodation (Room 13 Davies)

- Original Room
- Original timber flooring
  - Original windows doors and architraves
  - Reconstructed skirting
  - Partial floor replacement along edge (External Ground level too high)
  - Mini Orb Ceiling

- Condition
- Fair – Good
  - Paint peel and powdering or render evidence of damp



### 5.3.21 Hall 4 (Davies)

Original enclosed end of verandah – Original external door to now Room 12

- Original Skirting
- New flooring
- 1968 cornice

Condition

- Fair
- Evidence of dampness in walls
- Paint peel



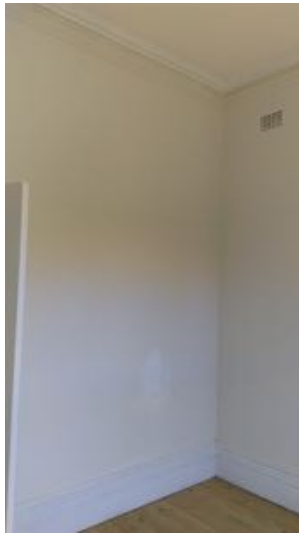
### 5.3.22 Caretakers Accommodation (Room 12 Davies)

1968 Addition

- Generally repaired and restored.
- Original timber flooring
- Original windows doors and architraves
- Reconstructed skirting to match older style

Condition

- Good



### 5.3.23 Bathrooms 3 and 4 (Davies)

Original bathrooms with modern Décor – originally end of verandah rooms.

- Modern bathroom fittings and fixtures in functioning order c 1980's
- Original windows
- Modern doors

- Condition
- Fair
  - Substantial mould on walls – damp



### 5.3.24 Former Garage (Room 15 and Bathroom 2 Davies)

Former garage converted to a room with an ensuite

Generally repaired and restored.

- Concrete floor
- Reconstructed skirting to match historic skirting
- Timber boarded ceiling
- Ensuite fitout intact 1980's décor and functioning.

- Condition
- Good



### 5.3.25 First Floor Rooms 16 and 17 (Davies)

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

- Note brick dividing wall continues from lower level.
- Timber boarded ceiling and walls
- Reconstructed windows

Condition - Good





### 5.3.26 First Floor Room 18 (Davies)

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

- Chimney flue from Room 2 and brick wall continues through to roof.
- Timber boarded ceiling
- Section of replaced floor

Condition

- Good
- Some loose floor boards
- Sagging in the ceiling.



### 5.3.27 First Floor Room 19/20 (Davies)

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

- Timber Boarded ceiling
- Manhole

Condition

- Good
- Some loose ceiling timbers



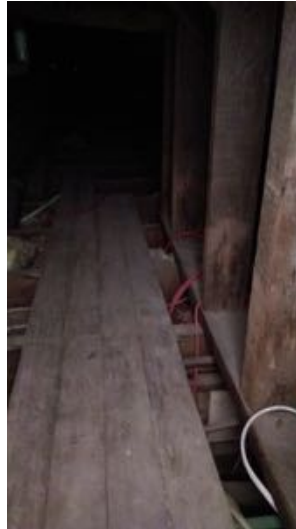
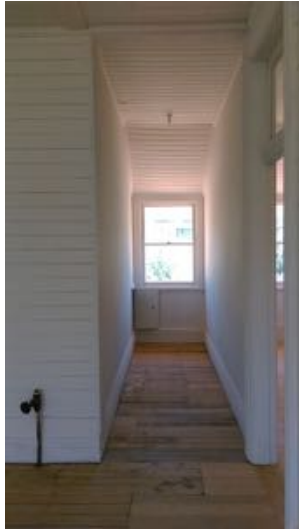
### 5.3.28 First Floor Hall 5 (Davies)

Severe fire damage Former access to post 1966 fire stair – closed off with new window after removal of fire stair.

- Timber Boarded ceiling
- Manhole into roof

Condition

- Good
- Sagging Ceiling and some loose boarding



### 5.3.29 First Floor Hall 6 (Davies)

Severe fire damage – post 1966 partition walls removed

- Timber Boarded Ceiling
- Patched flooring
- Former fire hose reel pipework capped off

Condition

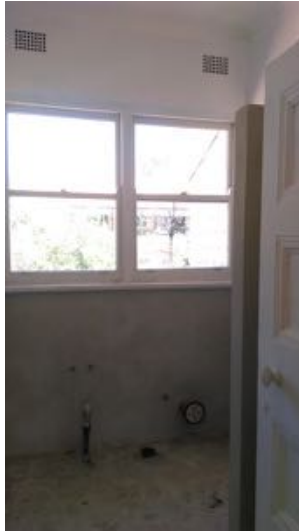
- Good
- Some loose flooring



### 5.3.30 First Floor Bath 5 (Davies)

Bathroom fittings and fixtures and floor and wall tiles removed. Services capped off. Likely to have been an original bathroom

Condition - Good



### 5.3.31 First Floor Bath 6 (Davies)

Bathroom fittings and fixtures and floor and wall tiles removed. Services capped off, wall linings removed. No external windows or ventilation.

- Timber lined ceiling (Original)
- Original boarded lining to Room 18 remaining under new lining on western wall
- Original wall framing

Condition - Poor



Integrated Design Associate  
ABN 679 339 796

Conservation and Management Plan - 2018  
Raith, Fern Avenue, Bradbury



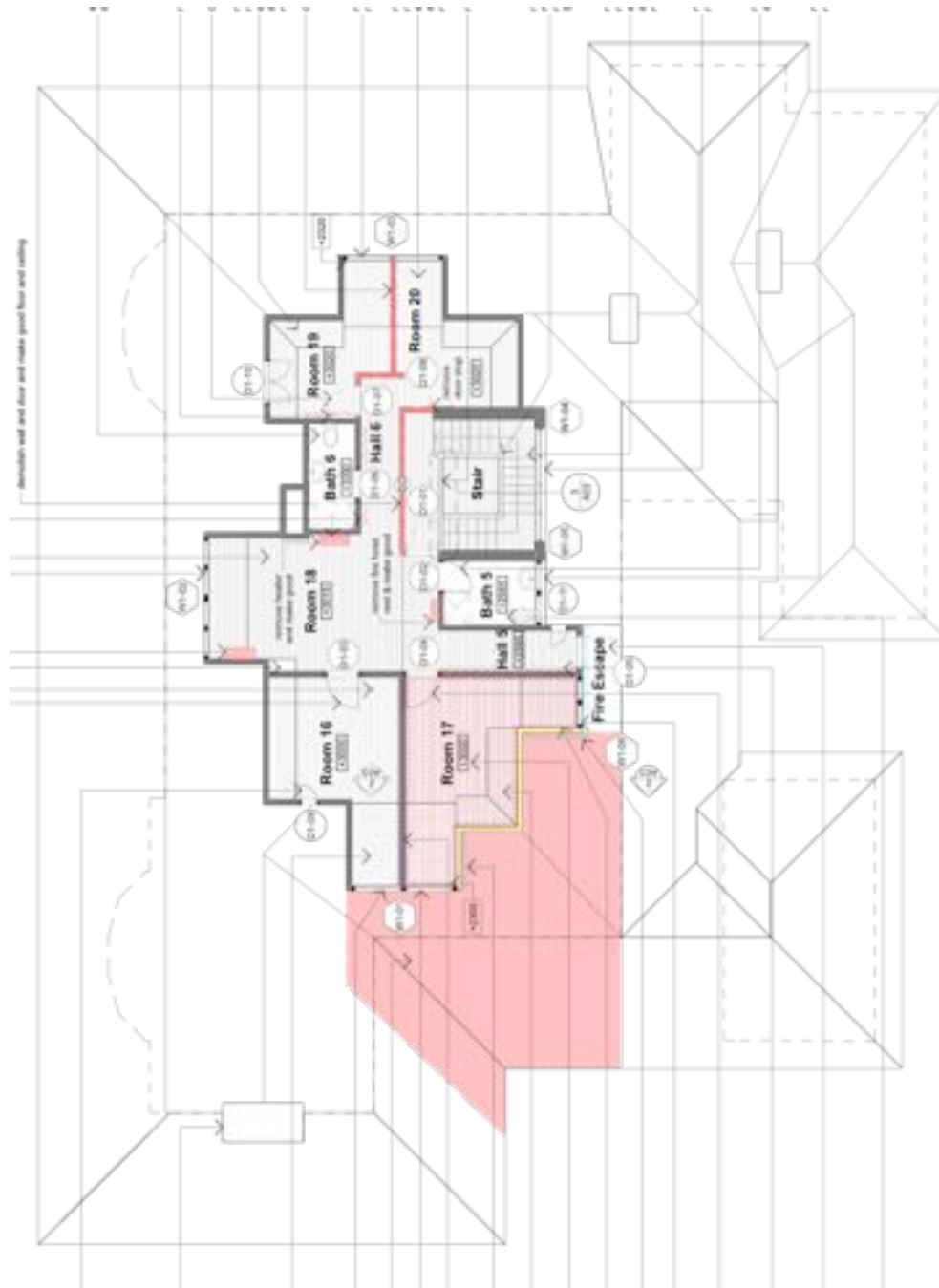


Figure 32 : Reference - Restoration works First Floor 2015



**Figure 33 :** Extract 2014 Davies record – Condition of the building prior to restoration

## 6.0 Assessment of significance

### 6.1 Current Statutory Statement of Significance – I6 CLEP 2015

*"Raith", built 1903, is of historical significance as the rural estate of the family of Herbert Merewether, a prominent local family, from 1903 to 1927, and for its role as a child welfare institution from 1964 till the early 1990s. Raith has strong historical association with the family of Herbert Merewether, for whom the house was constructed, and with architects Wardell and Denning, its designers. Herbert Wardell, brother-in-law of Herbert Merewether, was a respected architect in the first years of the 20th century. Raith is of aesthetic significance as a substantial and distinctive architect-designed Federation bungalow style house, the external form of which is intact, for its unusual benched site, and as an important component of the local townscape. Raith is a fine representative Federation Bungalow style residence which, with its grounds, are representative of substantial early 20th century rural estates in the Campbelltown area. Raith is a rare example of a substantial architect-designed Federation Bungalow in the Campbelltown area. Raith is likely to have social significance for the people who lived in the house during its period as a child welfare institution.*

### 6.2 Previous Assessment of Significance

There are currently two separate assessments of significance within the Rappoport CMP and the Davies CMP. The Davies Assessment was an upgrade of the Rappoport assessment. The Davies assessment is included below with added comments where necessary relating to the current conditions of the site and building.

**Criterion (a): An item is important in the course, or pattern, of NSW cultural or natural history (state significance); OR it is important in the course, or pattern of the local area's cultural or natural history (local significance).**

"Raith" was built towards the end of a period where large homes on rural estates in the vicinity of the town of Campbelltown were constructed. This extended from the 1880s through to the first decade of the twentieth century. Raith appears to be the most significant and substantial 20th C example within the local council area of this type of development.	High
"Raith" is a very fine example of the importance of Campbelltown as a place to live and develop estate living.	High
"Raith" has some significance because of its role as a child welfare institution from the mid-1960s to the 1990s.	Moderate

*Commentary: Raith is of historic significance as a remaining example of the work of 20<sup>th</sup> Century significant architects Wardell and Denning.*

**Criterion (b): An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW cultural or natural history (or the cultural or natural history of the local area);**

"Raith" has strong associations with the prominent and historically significant Merewether family, one of whom built the house."	Moderate
"Raith" has associations with the prominent architectural firm of Wardell & Denning. Herbert Wardell was a respected architect during the first half of the twentieth century and the house is a very fine example of his work.	Moderate

**Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);**

"Raith" embodies and exemplifies many of the key characteristics of the Federation Bungalow style that was expressed in the design of residential buildings from circa 1890 to 1915 albeit in	High
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a somewhat unusual and distinctive expression of that style.	
"Raith" is one of the very distinctive estate houses of the Campbelltown area and appears to be the last of the larger estates to be developed prior to the gradual increase in suburbanisation.	High

*Commentary: The interior finishes including the plan layout reflecting the master and servant areas of the house, and finishes fireplaces, Niches, and pressed metal ceilings are of high significance.*

**Criterion (d): An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;**

"Raith" does not have social significance other than perhaps, to those who may have grown up there, when it functioned as a home for wards of the state.	Low Moderate
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*Commentary: The social significance as a children's home should be considered moderate as the home was in use for 30 years. The historic significance and impact of Care Homes in NSW has been recognized in the past decade.*

**Criterion (e): An item has potential to yield information that will contribute to an understanding of NSW cultural or natural history (state significance); OR has potential to yield information that will contribute to an understanding of the area's cultural or natural history (local significance).**

There is no evidence to suggest that Raith or the surrounding undeveloped land has the potential to yield further information in terms of archaeological potential or otherwise.	Low Medium
The house itself is able to reveal information about its construction and design, however there do not appear to be particularly innovative or special aspects of the fabric of the house apart from its scale and layout. The house, while in some respects a typical design for a large house, has aspects of modernity about its design and use of verandahs that are of considerable interest.	Medium

*Commentary: The property, particularly around the house and the north has the potential to yield information in relation to garden features, retaining walls, pathways and former terraces.*

**Criterion (f): An item possesses uncommon, rare or endangered aspects of NSW cultural or natural history (or the cultural or natural history of the local area);**

The existing house and garden remnants at "Raith" are a substantial and rare surviving example of a Federation Bungalow style country dwelling	High
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**Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW: cultural or natural places; or cultural or natural environments.**

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.	High
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*Commentary: The setting of Raith on a larger land parcels with landscape views, and on its natural topography on the highest part with views to the Blue Mountains is typical of development on the fringes of development in Western Sydney in the Federation Era.*



### 6.3 Recommended Summary Statement of Significance

The following Statement of significance is adopted from the Davies CMP 2014 and amended to incorporate the social significance of the Children's home use. The Assessment of significance included above and the Statement of significance below should be adopted and incorporated into an updated Inventory sheet for the property.

#### Statement of Significance

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 20<sup>th</sup> 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 of a wider landscape contribute to this significance.

### 6.4 Graded Areas of Significance – (Davies 2014)

Elements	Significance Assessment
<i>Building overall</i>	High
Roof form and tile cladding	High
Brick Walls – external	High
External 1904 Brick walls with 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>	High
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>	<del>Low – intrusive</del> 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>	<del>Intrusive</del> 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



## 7.0 Issues Affecting the Future of the Property

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### 7.1 Campbelltown City Council – Statutory Considerations

#### 7.1.1 Heritage Provisions LEP 2015

Raith house is a current Heritage item under Schedule 5 Campbelltown LEP 2015 – Item I6. The item is a local Heritage Item and is subject to the provisions of Section 5.10. The Item is not within a conservation area, or on any land identified as being of archaeological or aboriginal significance.

There has been no clear evidence of any sites of potential European archaeology on the site. However, the site may contain the remains of small out buildings in the vicinity of the house, and former garden layouts to the frontage garden towards fern avenue. The remains of an earlier drive from Appin Road along the ridge line of the site may also be present in sections in the southern edge of the site.

The property is in the vicinity of another heritage item – I5 LEP 2016 – Silos. The Silos are not related historically to the Raith site and are thought to be a depression era work program farm construction associated with an early colonial farm nearby that has since been demolished.

The LEP requires consent for works to the Heritage item and provide conservation incentives in relation to ongoing use of the Heritage item. Use of conservation incentives requires the preparation of a detailed Conservation and Management Plan as contained in this report. Demolition requires referral to the Heritage Council NSW Office of Environment and Heritage.

The detailed provisions of Section 5.10 LEP 2015 are as follows :

#### **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.*

**(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.*

(3) **When consent not required** However, development consent under this clause is not required if:

(a) *the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:*

- (i) *is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area, and*
- (ii) *would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area, or*

(b) *the development is in a cemetery or burial ground and the proposed development:*

- (i) *is the creation of a new grave or monument, or excavation or disturbance of land for the purpose of conserving or repairing monuments or grave markers, and*
- (ii) *would not cause disturbance to human remains, relics, Aboriginal objects in the form of grave goods, or to an Aboriginal place of heritage significance, or*
- (c) *the development is limited to the removal of a tree or other vegetation that the Council is satisfied is a risk to human life or property, or*
- (d) *the development is exempt development.*

(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.*

(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.

(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.*

**(8) Aboriginal places of heritage significance** *The consent authority must, before granting consent under this clause to the carrying out of development in an Aboriginal place of heritage significance:*

- (a) *consider the effect of the proposed development on the heritage significance of the place and any Aboriginal object known or reasonably likely to be located at the place by means of an adequate investigation and assessment (which may involve consideration of a heritage impact statement), and*
- (b) *notify the local Aboriginal communities, in writing or in such other manner as may be appropriate, about the application and take into consideration any response received within 28 days after the notice is sent.*

**(9) Demolition of nominated State heritage items** *The consent authority must, before granting consent under this clause for the demolition of a nominated State heritage item:*

- (a) *notify the Heritage Council about the application, and*
- (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

**(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.*

### 7.1.2 Heritage Provisions DCP 2015

Part 2 – Requirements applying to all types of development.

#### 2.11 Heritage Conservation

##### *Objectives:*

- *Ensure that new development takes appropriate account of the significance of heritage items, heritage conservation areas, relics and their settings.*
- *Respect the City's heritage resource.*
- *Promote the protection or conservation of those resources wherever possible.*
- *To conserve the environmental and cultural heritage of the City in accordance with the principles contained within the Burra Charter.*

#### 2.11.1 Aboriginal Heritage

*Due Diligence report required for development within the residue land area in accordance with the Due Diligence Code of Practice – NPWS Act*

### 2.11.2 Heritage

a) Any development application made in respect to development on land that is:

- i) occupied by a heritage item; or
- ii) adjoining land occupied by a heritage item; or
- iii) located within a heritage conservation area,

shall provide a Statement of Heritage Impact (SHI) that assesses the impact of the proposed development on the heritage significance, visual curtilage and setting of the heritage item or conservation area.

b) Any development on land occupied by an item of heritage, or land located within a heritage conservation area shall be designed by a suitably qualified person and have regard to the provisions of any relevant study or Conservation Management Plan (CMP) .

c) Unless otherwise advised by council, a Conservation Management Plan (CMP) shall be required for all proposed development involving the adaptive reuse of a heritage item, or major alterations and additions.

## Part 3 - Residential low and Medium Density

### 3.2 Desired Future Character

The low density residential neighbourhoods shall continue to be characterised by:

- one and two storey dwelling houses that are designed to provide a high level of residential amenity for their occupants and the occupants of adjoining properties;
- streetscapes where buildings are setback from the primary street frontage to provide opportunities for deep soil planting and landscaping; and
- articulated front facades where garages are setback and do not dominate the streetscapes; and
- limited stock of multi dwelling housing and attached dwellings that:
  - respect the existing character of the low density neighbourhoods; and
  - are of low scale and density.

## Part 4 - Site Specific Controls

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.

## 7.1.3 General Planning Provisions

Raith and its surrounding property is subject to the following zoning and mapping provisions of Campbelltown LEP 2015 :

Zoning : R2 Low Density Residential

Min Lot Size :	500 sqm (700sqm for dual occupancy)
Height of Buildings :	9m
Permitted Uses :	Attached dwellings; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Emergency services facilities; Environmental facilities; Environmental protection works; Exhibition homes; Exhibition villages; Flood mitigation works; Group homes; Home-based child care; Home businesses; Home industries; Multi dwelling housing; Places of public worship; Recreation areas; Recreation facilities (outdoor); Respite day care centres; Roads; Schools; Semi-detached dwellings
Not permitted :	Any development not specified in item 2 or 3

Further definition of the permissible uses indicates that the uses outlined require each dwelling to have individual title, vehicular access and set backs from adjacent properties. Stacked housing or residential apartment buildings are not included, and attached housing is limited to 2-3 attached houses in a row with front and rear yards, and vehicle parking.

The use of the residue site of 2.4Ha under the provisions of the R2 zoning may not achieve the best outcome for the ongoing protection of Raith. Separate property boundary allotments with individual vehicle access and garages will require a large proportion of the site to be taken up with roads and driveways, property fencing and topographical benching to provide for house platforms.

It is considered that the nature of the site as a large parcel of residue land associated with a highly significant heritage item, lends itself to a site specific solution that enables consolidated vehicle movement areas, and concentrated and defined built areas so that view lines and landscape elements can be maintained and general site topography preserved.

## 7.2 Ongoing Maintenance and use of Raith

Raith retains a number of features that are significant to its original design a federation mansion, as well as a remnant garden mostly represented by remaining trees.

Retention of these elements are important to the long term appreciation of Raith as a significant heritage item within the Campbelltown area. Retention of such an item requires ongoing costs and maintenance to retain original features and methodologies.

The Maintenance Schedule provided as an appendix to this report provides an outline of the required maintenance works over a period of 10 years.

## **8.0 Conservation Policies (Reviewed and updated from Paul Davies – CMP 2014 Section 6)**

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### **8.1 General**

The following Conservation Policies follow the format and order of the Paul Davies report, with some updating. The Policies of the Rappoport Report are also referenced. The outcome in this report results from a review of these previous policies and includes additional policies to address the current context of the site and its future. As such the policies in this following section should be seen as the adopted set of policies for the site.

Policies Adopted directly from previous reports are noted “PD 2014” or “PR 2012”, or “New” as relevant.

### **8.2 ICOMOS Burra Charter – General Principles of Conservation for the site (New)**

The ICOMOS Burra Charter outlines internationally recognised standards of construction against which all conservation projects should be measured. The definitions of Conservation under the Burra Charter is as follows.

*Conservation means all the processes of looking after a place so as to retain its cultural significance.*

The methodologies and areas of conservation under the charter are applicable as outlined below.

#### **8.2.1 Preservation**

*Preservation means maintaining the fabric of a place in its existing state and retarding deterioration.*

Preservation is appropriate for elements of the house including interior and exterior fabric, trees and intact garden features that remain from the original home in their original or repairable state. This includes but is not limited to :

- External form and setting of the building in the landscape and topography.
- Views into and out of the site.
- Treed boundary to Appin Road
- Pressed metal ceilings
- Skirting boards
- Fire places
- Internal / Exterior doors
- Plan layouts, high significance internal and external fabric
- Remaining garden structures and trees.

#### **8.2.2 Restoration**

*Restoration means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.*

Restoration is appropriate for items that can be restored in situ or for which sufficient of the element remains to enable reconstruction and repair. Much of the restoration works have been undertaken by Services NSW prior to Hand over of the building. Elements that have been restored should be subject to preservation in future including:

- Pressed metal ceilings
- Doors and windows
- Reconstructed ceilings and Fire places.

#### **8.2.3 Reconstruction**

*Reconstruction means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.*



Much of the appropriate reconstruction works to the house will have been completed by Services NSW prior to hand over of the property. However there is scope for reconstruction of former layouts of rooms, garden features, plantings or terraces if further information comes to light regarding former layouts.

Garden fencings and steps may be reconstructed based on remaining elements on site and use of these as templates for new elements.

#### 8.2.4 Adaptation

*Adaptation means modifying a place to suit the existing use or a proposed use.*

Adaptation should be limited to the reworking of services areas for new kitchens and bathrooms to provide for modern amenities. Preference should be given to placing kitchens and bathrooms in areas where these were previously located.

The Servant / kitchen wing and former garage wing are more appropriate areas for adaptation due to the previous extent of alteration in these areas.

Similarly the rear (southern) verandah of the house may be adapted providing its function as a verandah remains apparent and all key high significant features and fabric are retained.

Adaptation should not alter or obscure original openings and passageways, and should retain the open and connected verandahs around the building.



**Figure 34 : House Plan**

### 8.2.5 Setting

*Setting means the area around a place, which may include the visual catchment.*

A curtilage to Raith should be established that protects the setting of Raith and maintains its dominance in the landscape.

A two tiered curtilage is proposed that will enable the preservation of significant site features and also enable the moderation of adjacent development in relation to the heritage item.

The curtilage should include :

- a) Inner Curtilage – The inner curtilage includes the main house platform driveway loop and trees and frontage to Fern Avenue. This area is to be excluded from new development and works restricted to preservation, restoration, reconstruction and adaptation of existing features in accordance with this CMP.
- b) Outer curtilage – this area may include new building works subject to height, form and materials controls as outlined in Section (.)

This area includes the western high platform areas of the former swimming pool.

- c) Wider Visual Curtilage - In addition to the inner and outer Curtilage the remnant of the site should be subject to height and landscaping controls as outlined in the following Policies, that would retain the prominence of the house platform and trees within the garden, and their visibility from areas within the site.

The wider visual curtilage is to be managed to provide for the following key conservation objectives :

- Glimpsed views of Raith to be preserved from the public areas of the residue site area.
- The prominence of the treed surrounds of the Raith House platform is to remain prominent within the wider landscape.
- The existing glimpsed views over the site through to the Blue mountains to the west are to be preserved from the upper levels of the homestead.
- The general topography of the residue site is to be retained as a generally sloping landscape rather than a series of terraces or benches sites.



**Figure 35 : Proposed Curtilage**

#### 8.2.6 Compatible Use

*Compatible use means a use which respects the cultural significance of a place. Such a use involves no, or minimal, impact on cultural significance.*

Compatible uses for Raith include community administrative or residential uses that do not require substantial alterations of the building in terms of plan layout and unity, verandah detail and openness, fire rating and separation or major alterations to achieve access to premises.

Raith is currently not functional for immediate use as it does not contain any kitchen or laundry facilities. Remaining bathroom facilities are ancillary bathrooms and are in poor condition. Any ongoing usability of Raith will require upgrading of the current bathrooms and provision of kitchen and laundry facilities.

#### 8.2.7 Interpretation

*Interpretation means all the ways of presenting the cultural significance of a place.*

The primary methodology for interpreting the significance of Raith should be by retaining a level of public or semi public community access to enable it to be viewed within its landscape. This is best achieved by retaining Raith within a wider development context that enables the community created there to benefit from and appreciate its presence.

Additional interpretive information can be included in public areas of the property that outline its significance as an built example of the works of Architects Wardell and Denning, and its use a children's home from the 1960's.

#### 8.2.8 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.*

Despite the fact that Raith was restored in 2015-6, after the substantial fire in 2012, the building by its nature will continue to require maintenance that involves a specialist level of skill in order to preserve original finishes and detail. The nature of fire damage to masonry and render surfaces means that initially repairs will need to be carried out at more frequent intervals as the salts and water damage caused by the chemicals left by the fire, and the putting out of the fire, work their way through the materials.

This is demonstrated by the current state of the building which, within 2-3 years is again requiring major maintenance works to the internal render finishes and timber joinery and floors.

The Maintenance Schedule for Raith will require the following key actions :

Immediate maintenance and restoration input :

- Immediate repair of internal render finishes and paintwork – this should include a new review of moisture and salt levels within the masonry walls, and may require additional desalination.
- Immediate review and repair of termite and rot damaged timbers.
- Lining of unlined walls in the upper level.

Cyclical Maintenance Short term :

- Garden management
- Review and repainting on a 3 yearly basis internally until the legacy of the fire damage has cleared, for up to 10 years.
- Cyclical roofing repairs
- Cyclical termite management – 3monthly inspections.

Cyclical Maintenance long term :

- Tree management - dead wooding and tree succession planting
- Garden Management
- External painting – 5 yearly
- Internal painting 10 yearly after the initial 10 year period.
- Ongoing termite management
- Ongoing roof management and leaf litter control.

### **8.3 Heritage Listing**

Policy 1 : (New)

The property should remain protected by a statutory heritage list as an item of Local Heritage significance under the CLEP 2015 Schedule 5. The listing area should include the current full lot size as defined by :

- Lot 101 DP 1168971

### **8.4 Future Use of Raith House**

Future Use of the property needs to ensure ongoing protection of the fabric and detail of the house and garden terraces. Uses should not impede a proper understanding of the original design intent of the house.

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.

Policy 2: (New)

The land around Raith, should remain included in the heritage listing of the property, and future development should be subject to controls which support the ongoing conservation and interpretation of Raith as an integrated part of the wider landscape.



## 8.5 Setting

The setting of Raith is best protected by the creation of a nuanced curtilage which allows use of the wider property but links and unifies the landscape of Raith.

The curtilage should preserve the visual setting of the house and garden terrace and enable reconstruction of former northern garden terraces or linkages to the north (now Fern Avenue).

### 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

### 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.

### 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

### 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.

### 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.

### Policy 8 : (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.

### 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 as follows :

- Robinia psuedoacacia – Black Locust
- Carya illoinensis – Pecan Tree
- Brachychiton Rupestris – Bottle Tree
- Brachychiton Acerifolious – Illawarra Flame Tree
- Palms
- Jacarandae sp – Blue Jacaranda
- Hibisceae – Hibiscus cultivars
- Aloe sp

- Frangipani
- Rose

Policy 10: (New)

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

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.

## 8.6 Fabric

Policy 12: (New)

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

Policy 13 : (Davies 2014)

The historic room arrangement and finishes of most of the building and in particular the principal rooms and hallways are to be conserved as part of any future use.

Policy 14: (Davies 2014)

The original external form of the building, where it remains, is to be conserved in that form.

Policy 15: (Davies 2014)

Later changes to the exterior such as rendered walls and altered windows, may be retained or where possible removed to recover earlier forms and finishes.

## 8.7 New Work

Policy 16 : (New)

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

Policy 17: (New)

Work within this southern inner curtilage 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 story 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

Policy 18: (New)

Work to the Laundry building within the inner curtilage 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 library building.

Policy 19 : (Davies 2014)

New structures or additions should not be added to or in front of the principal elevations within the inner curtilage. ( that is the front – north, and two sides – east and west -elevations.).

### Policy 20: (New)

Buildings to the south western outer curtilage 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.

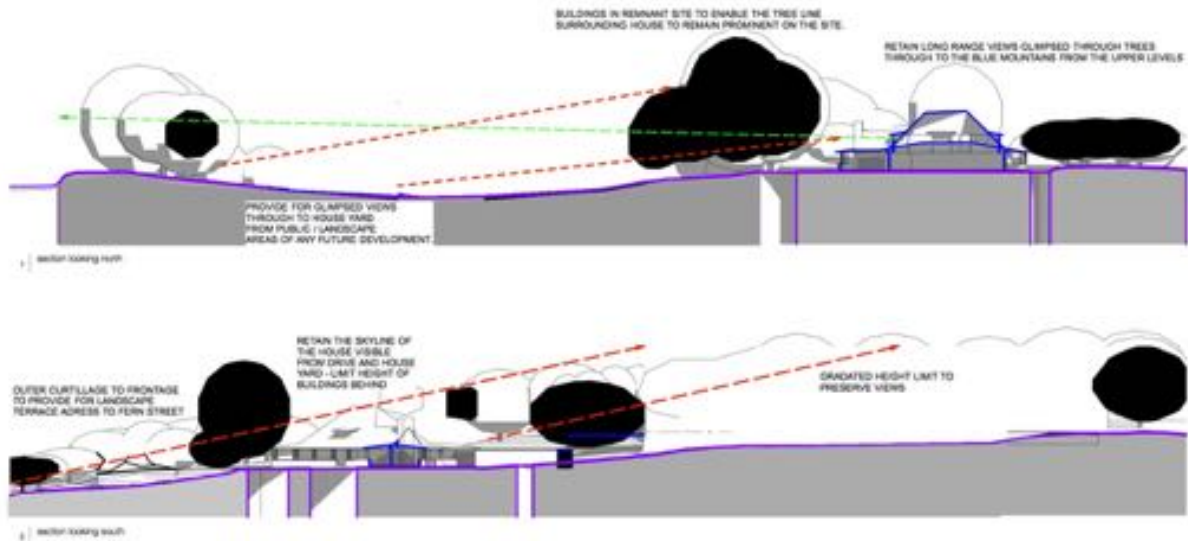


Figure 36 : Preservation of Views and Skyline.



Figure 38 : Setting controls





**Figure 39. : Significant Views in toward Raith**







**Figure 40 : Significant Views out from Raith**

### 8.8 Maintenance

As noted above in Section 8.2 an immediate maintenance and restoration program is required arising from the ongoing issues from the 2012 fire and the fact that the building has remained vacant a further 3 years.

In addition cyclical maintenance needs, as arising from the heritage nature of the building, are to be addressed in a regularly updated maintenance plan.

General Cyclical Maintenance needs include :

Roof Covering -	Annual - Regular checking of roof seals, tile mortar, chimney flashings etc.
Roof Drainage -	3 monthly - Gutter Cleaning, regular monitoring of stormwater drainage.
Eaves -	6 monthly - Cleaning, Painting (5 yearly)
External Fabric -	6 monthly – Cleaning Annually – Deck oiling 5 yearly painting of timberwork 5 yearly checking or stonework mortar.
Structure -	5 yearly Inspection of lintels and general movement Annually – Termite Inspections
Joinery -	6 monthly – cleaning 5 yearly painting Incidental repair of damage to glazing or flyscreens with specialist products
Painting -	Annually touch up 5 yearly general painting
Services -	General maintenance and repair as required.
External site -	Annual – checking and spot repair as required for bitumen and concrete surfaces. 10 yearly – resurfacing of bitumen Garden maintenance – ongoing

#### 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.

The maintenance plan is to be updated every 5 years.

Maintenance is to include but not be limited to :

Immediate maintenance and restoration input :

- Immediate repair of internal render finishes and paintwork – this should include a new review of moisture and salt levels within the masonry walls, and may require additional desalination.
- Immediate review and repair of termite and rot damaged timbers.
- Lining of unlined walls in the upper level.

Cyclical Maintenance Short term :

- Garden management
- Review and repainting on a 3 yearly basis internally until the legacy of the fire damage has cleared, for up to 10 years.
- Cyclical roofing repairs
- Cyclical termite management – 3monthly inspections.

Cyclical Maintenance long term :

- Tree management - dead wooding and tree succession planting
- Garden Management
- External painting – 5 yearly
- Internal painting 10 yearly after the initial 10 year period.
- Ongoing termite management
- Ongoing roof management and leaf litter control.

## 8.9 Review of the CMP

Policy 22 : (New)

The comprehensive Conservation and Management Plan should be reviewed in the following instances :

- In the event of the property being damaged or garden elements being lost in a significant manner not envisaged by this report.
- In 10 years.
- Maintenance Schedules should be reviewed every 5 years.

## 8.10 Management ( Davies 2014)

When undertaking works to Raith there needs to be a clear understanding of the heritage value and the consequent constraints that operate on the property. These constraints are basic and are set out in the following policy.

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

## 9.0 REFERENCES

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## 10.0 APPENDICES

### 10.1 Campbelltown Heritage Map



## 10.2 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