

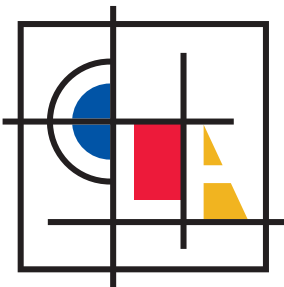
# Statement of Heritage Impacts

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**1 Sedgwick Street  
Smeaton Grange**

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**Proposal:  
GLA Facilities at  
Magdalene Catholic High**



**CRACKNELL  
&  
LONERGAN**  
ARCHITECTS PTY LTD

Prepared on 28 February 2018  
Prepared for Catholic Education for the Diocese Wollongong

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**Prepared On:**

28 December 2017 [DRAFT]

28 February 2018 [FINAL]

**Project Address:**

1 Sedgwick Street

Smeaton Grange

**Prepared For:**

Catholic Education for the  
Diocese Wollongong

**Prepared By:**

Cracknell & Lonergan  
Architects Pty Ltd

Cracknell and Lonergan Architects Pty Ltd have been commissioned to assess the impact of the proposed development at Magdalene Catholic High School (1 Sedgwick Street, Smeaton Grange, Narellan), by Alleanza Architecture. The report has been authored by Peter Lonergan, Registered Architect and Director, Cracknell and Lonergan Architects Pty Ltd. He has been assisted by other staff at the office: Ms Julie Cracknell (Practice Director) and Dr Anuradha Chatterjee (Architectural Historian).

The Statement of Heritage Impact follows the guidelines contained in the NSW Government Office of Environment and Heritage (<http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementsofhi.pdf>) and it has aimed to ascertain 1) why the item is of heritage significance; 2) what impact the proposed works will have on that significance; 3) what measures are proposed to mitigate negative impacts; 4) why more sympathetic solutions are not viable

The report is structured as follows. It considers the setting and context of the subject site (immediate and locality) and the proposed works in the context of the cultural significance of the subject site/item, as well as statutory controls and development constraints, to make recommendations on the suitability of the proposed works for subject site.

With respect to 1 Sedgwick Street, Smeaton Grange, the proposed development is on the same site as a heritage listed homestead, cottage and stable (identified as I140 in the LEP). It is also on a site that is considered significant, as its history can be traced back to the land grant from Governor Macquarie in 1816 to Captain William Hovell. The context of the proposed works is, however, also the 2002 restoration works undertaken by Tanner and Associates. This included the construction of several School buildings, which integrated two of the above cited heritage items (the cottage and the stable) within a courtyard. While the 2002 works maintained visibility to the homestead from Smeaton Grange Road, views to the cottage and stable were obscured. The proposed works adjoin existing Blocks A1, A2, and A3, and they are not near the heritage items.

After assessing the significance of the site, impact on the significance of the site, as well as statutory and development controls (LEP and DCP), the Statement of Heritage Impact concludes that the proposed works do not have an adverse impact on the significance of heritage items, and development should not be restricted on the grounds of heritage.



**Peter Lonergan**

Director  
Cracknell Lonergan Architects Pty Limited  
NSW Architects Registration No. 5983

## 2.0 Setting and Context

### 2.1 LEP and DCP context

The site is zoned as General Industrial IN1 in the Camden LEP (See Figures 2 and 3). The site is not within a Heritage Conservation Area. There are no heritage items in the vicinity.

The Camden DCP also identifies Smeaton Grange as an industrial zone, and it describes the future character as follows:

“The Smeaton Grange precinct as shown on Figure D54 and D55 will be the principal area for employment generation in Camden, providing a mix of lot sizes suitable for a broad range of industrial uses. Development within the precinct will strive for the highest standards of design, landscaping and environmental sustainability.

A consistently high standard of landscaping, which incorporates an ongoing maintenance program integrating useable areas of open space within developments, will work to unify development within the locality, particularly along major spine roads and sensitive interface areas such as Turner Road. Development will sensitively integrate with adjoining residential areas and business precincts.”

Source: Page D179, Camden Council Development Control Plan 2011

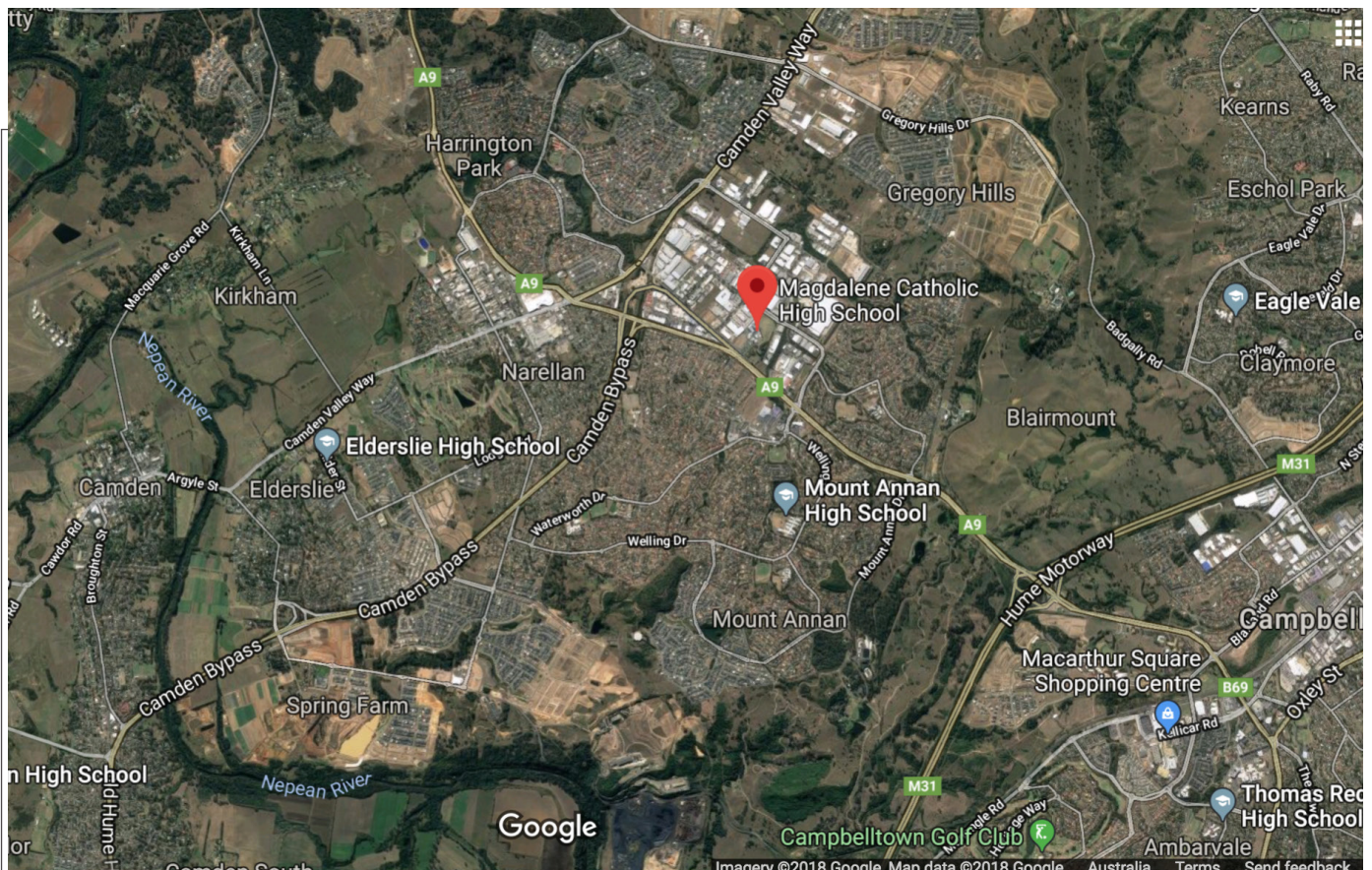


Figure 1: Google maps, overview

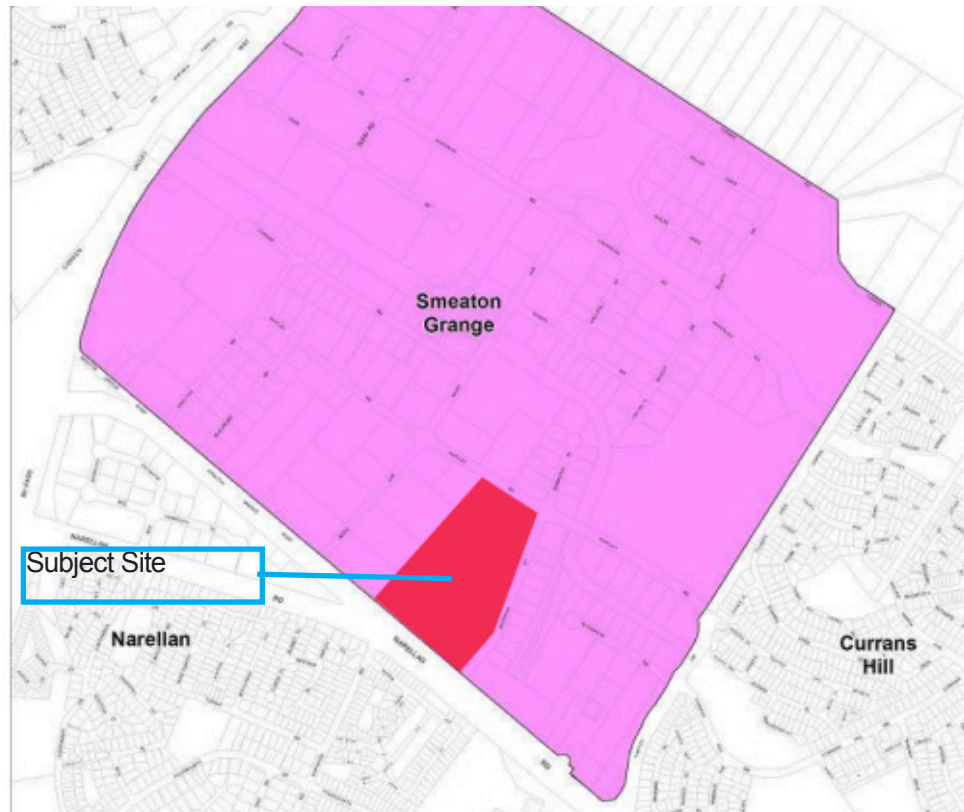


Figure 2: Figure D54 Smeaton Grange Industrial Area, Page D179 Camden Council Development Control Plan 2011

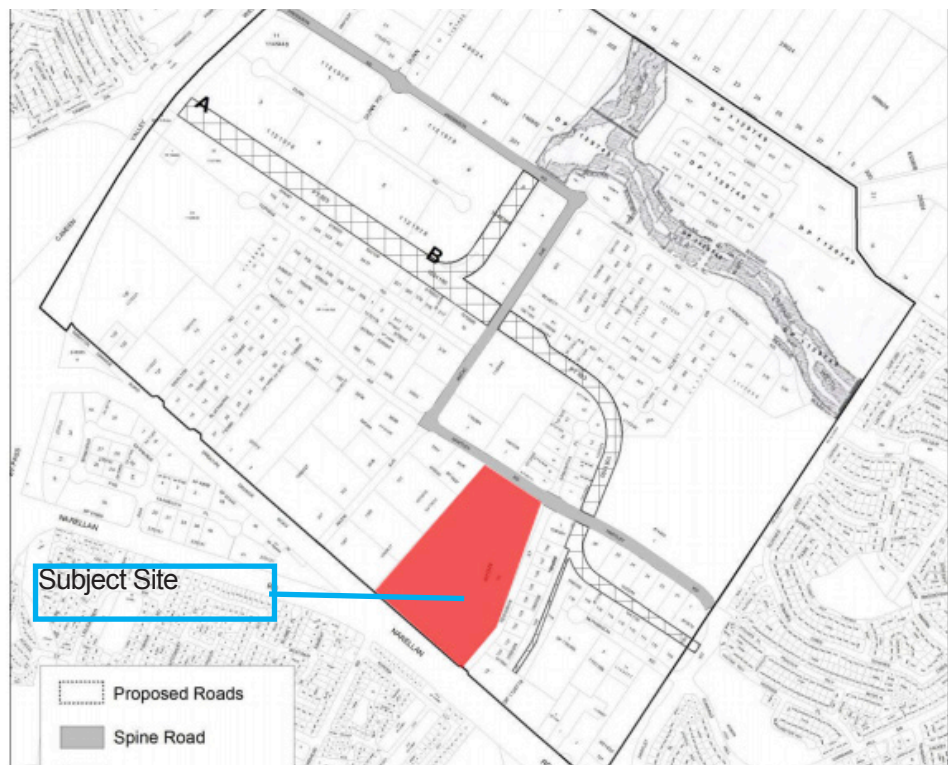


Figure 3: Figure D55 Smeaton Grange Road Layout, Page D180 Camden Council Development Control Plan 2011

## 2.0 Setting and Context

Figure 4: Six Maps, Subject Site



Figure 5: Six Maps, Topography, Subject Site

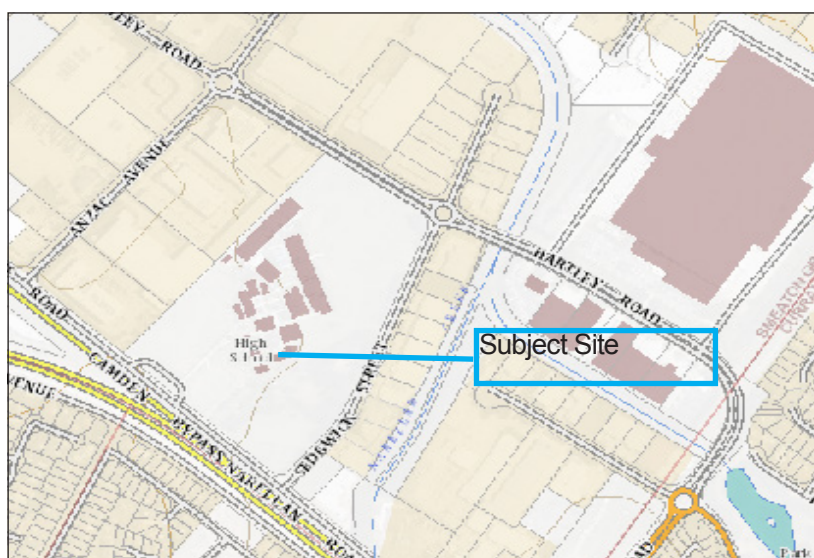


Figure 6: Google maps, Subject Site



### 2.2 Site Context and Views

The current setting of 1 Sedgwick Street, Magdalene Catholic High School, Smeaton Grange is that it is flanked by Smeaton Grange Road, Sedgwick Street, and Hartley Road. It is surrounded by sites that have industrial use.

The photos of the site and context (Figure 8-13) show that views to the previous homestead are available only from the Smeaton Grange Road, and views to the cottage and the stables from the street are not available. In fact, views to the cottage and stable have not been available since the construction of the School building, which enclosed these two structures within the central courtyard.

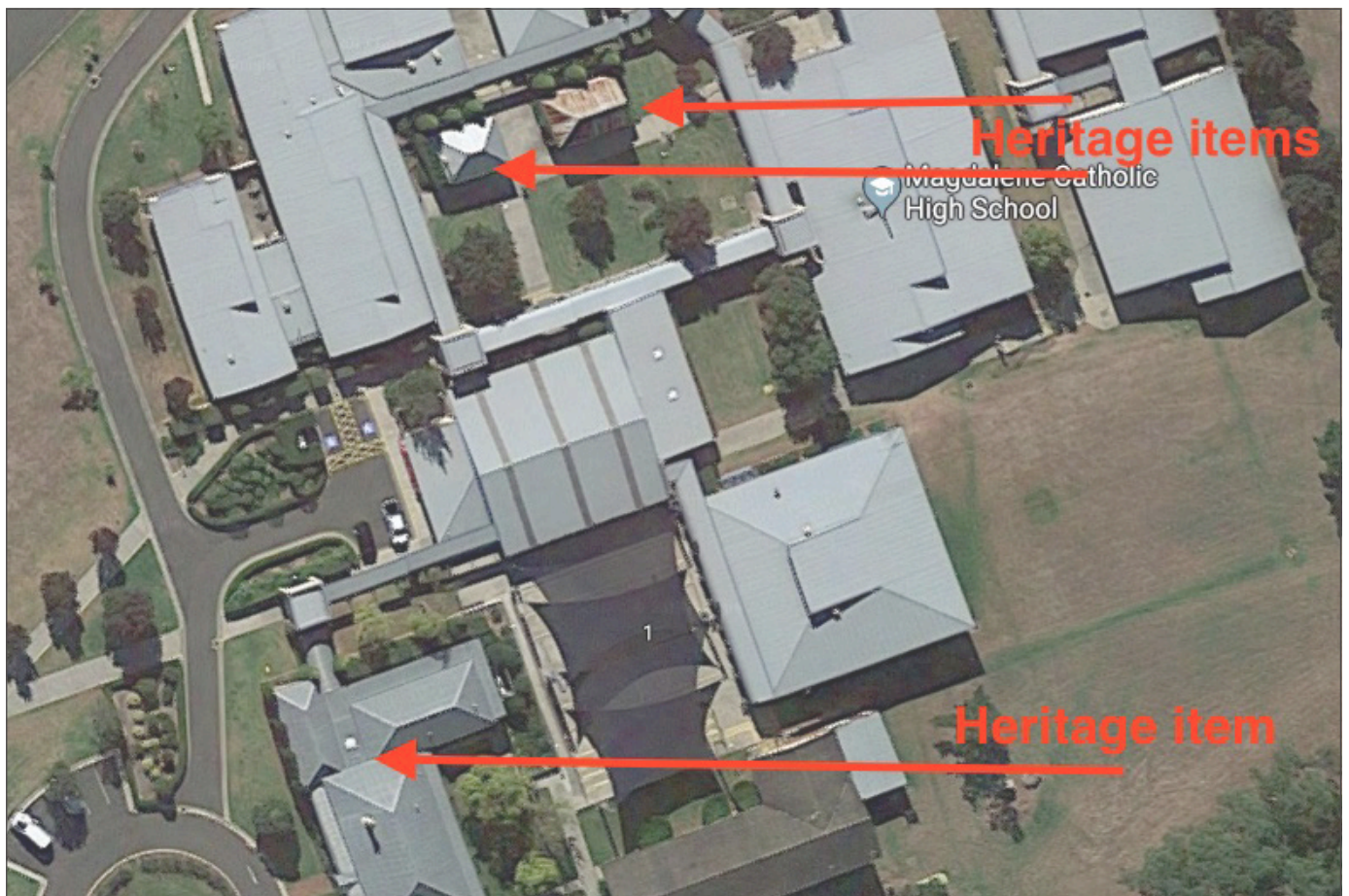


Figure 7: 1 Sedgwick St, View of Heritage listed Homestead from the North Western end of Smeaton Grange Road, Google Street View

## 2.0 Setting and Context

Figure 8:1 Sedgwick St view from north west end of Smeaton Grange Road, Google Street View



Figure 9: 1 Sedgwick St view from south east end of Smeaton Grange Road, Google Street View



Figure 10: 1 Sedgwick St view from south east end of Smeaton Grange Road, Google Street View



## 2.0 Setting and Context

Figure 11:1 Sedgwick St view from north west end of Smeaton Grange Road, Google Street View



Figure 12: 1 Sedgwick St view from south east end of Smeaton Grange Road, Google Street View



Figure 13: 1 Sedgwick St view from south east end of Smeaton Grange Road, Google Street View



### 3.1 Proposal

The proposed Block L additions at Magdalene Catholic High School are designed by Alleanza Architecture, to provide General Learning Area classrooms to respond to the need for additional teaching and learning spaces. These spaces are consolidated into a separate block, sited to the north-eastern side of the site, and it adjoins the contemporary structures of the school building. The school has gone through five phases of development, prior to the proposed.

Specifically, the proposed works consist of

1) a two-storeyed addition of additional teaching and learning spaces (Block L) to the eastern side of the site, adjoining the existing Blocks A1, A2, and A3; and 2) a covered walkway to connect the blocks A and L.

As evidenced in the DA drawings, the proposed works are within the FSR and Height controls.

For the purposes of this report, it should be noted that the proposed additions do not obscure views to the heritage

items. It should also be noted that the heritage items were upgraded and integrated into the design of the Magdalene Catholic High School in 2002.

The homestead (now the administration building) can be seen from the Smeaton Grange Road only. The heritage listed cottage and stables (now careers office and gallery) are not visible from Smeaton Grange Road or Sedgwick Street or Hartley Road, as they were enclosed by the central courtyard in the School.

The architectural character of the addition is resonant of the understated horizontality and contemporary nature of the existing school buildings on site. The proposed works do not have an adverse impact on the significance of heritage items.



Figure 14: Close up and cropped view of site, showing heritage listed items in the school precinct

# 3.0 Proposal

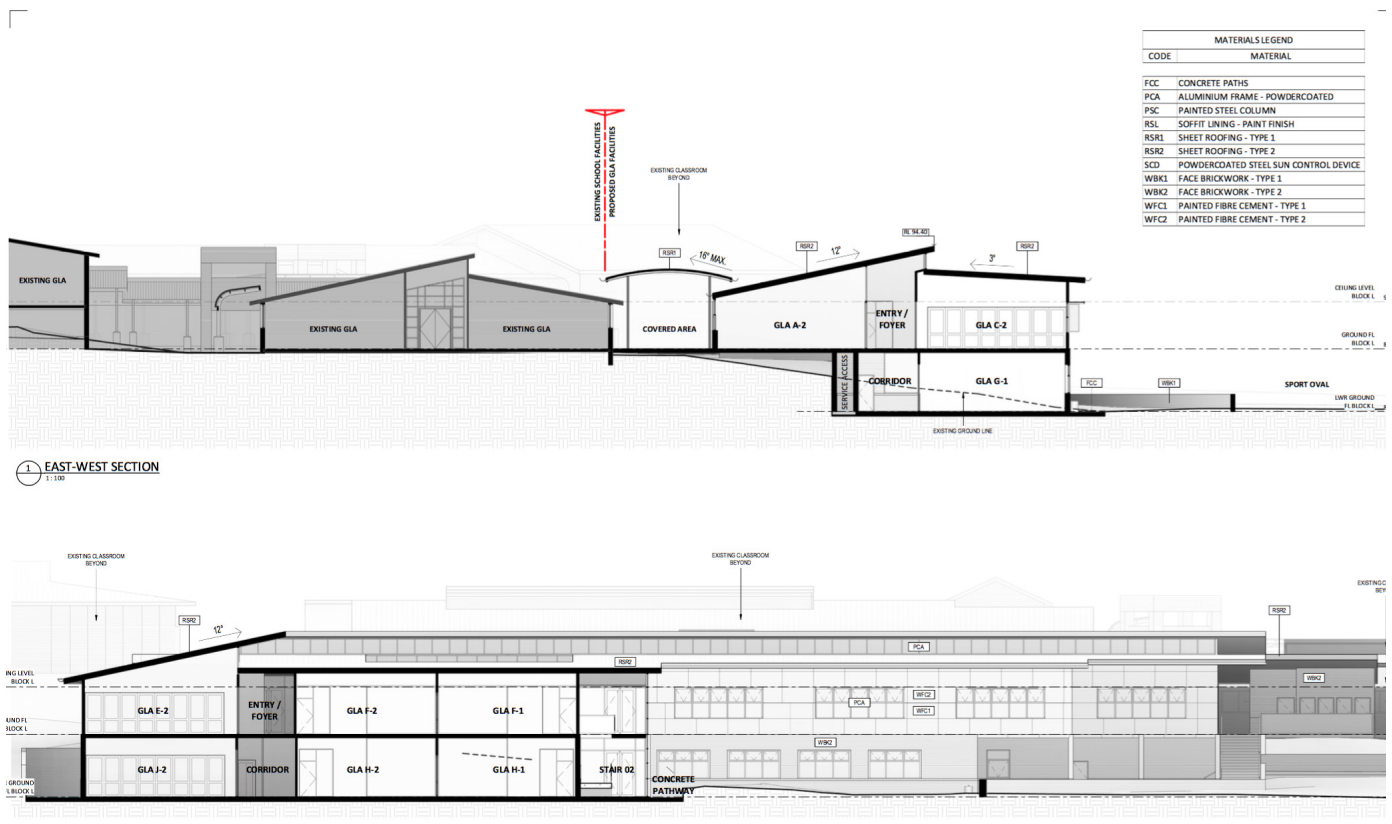


Figure 15: Overall site plan showing location of additions, Alleanza Architecture



Figure 16: Overall site plan showing location of additions, Alleanza Architecture

## 3.0 Proposal



VIEW THROUGH COVERED WAY



Figure 17: Overall site plan showing location of additions, Alleanza Architecture



DETAIL



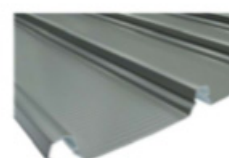
WFC1 & WFC2:  
PAINTED EXPRESS JOINTED FC CLADDING



BK-2:  
SELECT FACE BRICKWORK



BK-1:  
SELECT FACE BRICKWORK



RSR2:  
COLORBOND ROOF SHEETING



RSR1:  
TRANSLUCENT POLYCARBONATE ROOF



SCD:  
METAL SUNSHADES

CODE
FCC
PCA
PSC
RSL
RSR1
RSR2
SCD
WBK1
WBK2
WFC1
WFC2

Figure 18: Overall site plan showing location of additions, Alleanza Architecture

### 4.1 Historic and Documentary

#### History

The history has been sourced from Jenn Akers, and from the following sources.

“Smeaton Grange is the suburb bounded by Narellan, Mount Annan, Currans Hill, Catherine Field and Harrington Park. It is in the council of Camden Local Government Area in the southwest of Sydney. The 2001 census recorded that this area does not have any population which is understandable as it comprises mainly a recently developed (nineties and noughties) industrial estate, business park and catholic high school complex. Before white settlement it was the land of the Tharawal and Gundungurra peoples. The white history of this suburb began with convicts and explorers but now includes priests and small businesses.

The most significant heritage item in this suburb is the property which gave the suburb its name. The property later known as Smeaton Grange was originally called Naralling Grange and was a land grant of 283 hectares (700 acres) by Governor Macquarie in 1816 to Captain William Hovell.

Smeeton was also an adjoining land grant to Charles Throsby who was an early settler and town leader in Campbelltown. Both of these landholdings were purchased by James Fitzpatrick who had come to Australia as a convict in 1822 and who worked as a servant of Hamilton Hume. Fitzpatrick accompanied Hume and Hovell on their famous 1824 expedition to Port Phillip Bay. He later became a prosperous farmer.

When Fitzpatrick died, three children inherited his land. His daughter Elizabeth married Edward Sedgewick and built the present house in 1894. On the property they first grew wheat, and when rust developed, moved into sheep production. Their son, Ted, born at Smeaton in 1896, went to war, returned in 1919 and carried on dairy farming there. The name of Sedgewick was associated

with the property until well into the 20th century.

During World War Two the house was used as a residence for army officers and in the early 1950s it was leased by Mr. and Mrs. Dick & Lorna Inglis (of the well known local family of auctioneers) as a residence.

The Catholic Church acquired the property in the early 1960s and the Patrician Brothers Order used it as a religious house, retreat centre and novitiate till it was developed as part of the Magdalene High School in 2000. The famous novelist Morris West, then a priest, visited the house in May 1963 for the opening of the Narellan Novitiate.

In the early 1990s the area of land north of the house was zoned industrial by Camden Council in an effort to attract business into the area. The advantages of the locality were advertised as improved transport access to the Airport and southern highway to Melbourne as a result of the M5, access to a workforce who lived locally and spin off employment.

In 2003 there was a proposal to build an aluminium extrusion plant in Smeaton Grange. The local community ran a successful campaign against the proposal in an attempt to protect the semi-rural lifestyle.

The new industrial estate has been able to attract a wide range of business both large and small. The Coles Distribution Centre, built in 1999, is one of the buildings with the biggest floor area in NSW. “

Source: Camden History, [https://dictionaryofsydney.org/contributor/akers\\_jennifer](https://dictionaryofsydney.org/contributor/akers_jennifer)

Source: See also [http://www.mchsdow.catholic.edu.au/index.php?option=com\\_content&view=article&id=24&Itemid=169](http://www.mchsdow.catholic.edu.au/index.php?option=com_content&view=article&id=24&Itemid=169) for a brief history of the School

## 4.0 Assessment of Cultural Significance

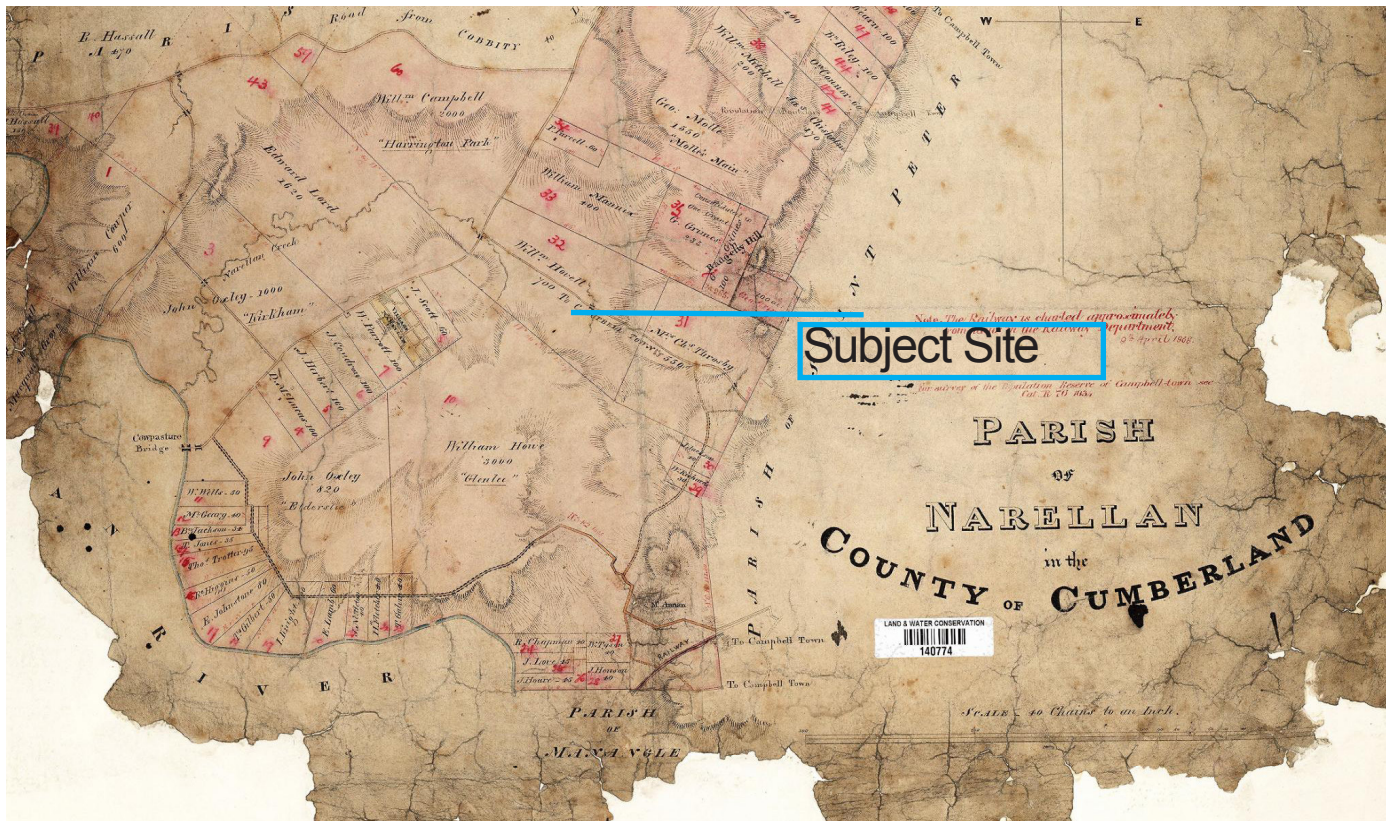


Figure 19: Narellan Parish Map (1868), Historic Lands Record Viewer

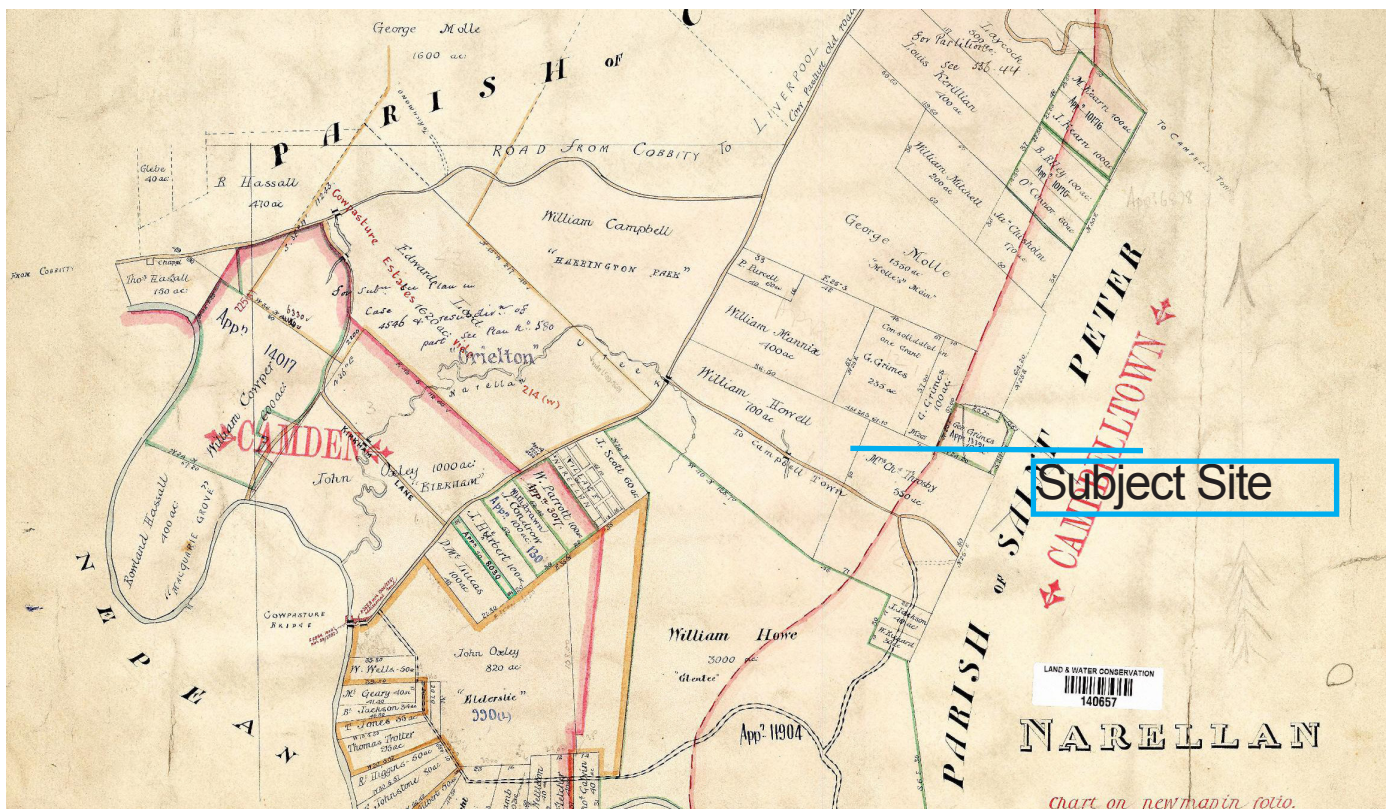


Figure 20: Narellan Parish Map (1889), Historic Lands Record Viewer

## 4.0



Figure 21: Narellan Parish Map (1915), Historic Lands Record Viewer



Figure 22: Narellan Parish Map (1979), Historic Lands Record Viewer

## 4.0 Assessment of Cultural Significance

### 4.2 Detail and Fabric

The site is identified as I140 in the LEP. The NSW OEH describes the item as follows:

“The main homestead is a face brick building with corrugated metal clad hipped roof. The external windows are timber framed double hung with timber shutters. Above the opening is flat arched brickwork and below the windows is a sandstone sill. The front entrance is covered by a bullnose corrugated metal verandah roof.

The outbuildings include a rendered stone with corrugated metal roof cladding on the hipped roof and a former stable building. The homestead building

appears to be in moderate to good condition. The outbuildings however were in poor condition and are due to be conserved.”

Source: <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1280106>, Updated 12 August 2002.

The photos in the subsequent pages of the report (Figures 23-29) evidence the condition prior to the completion of construction of the School precinct.



Figure 23: NSW OEH

## 4.0 Assessment of Cultural Significance

Figure 24: Caption, Source: NSW OEH



Figure 25: Caption, Source: NSW OEH



Figure 26: Caption, Source: NSW OEH



## 4.0 Assessment of Cultural Significance

Figure 27: Caption, Source: NSW OEH



Figure 28: Caption, Source: NSW OEH



Figure 29: Caption, Source: NSW OEH



### 4.3 Detail and Fabric

Further to the description and condition provided by the NSW OEH, the report also considers the conservation works as shown in the DA drawings by Tanner and Associates in 2002.

The drawings show extensions and alterations to the heritage items, as well as extensive building works undertaken on site to accommodate the Magdalene Catholic School.

The heritage-listed homestead was upgraded, and an extension constructed (See Fig. 30, and 31 and 32). It was converted into the administration building for the School, and the view to it maintained from the Smeaton Grange Road.

The heritage-listed cottage and stables were also upgraded and converted into Careers Office and Gallery. They were placed within a courtyard and wrap around walkways. There is however no view to these structures from Smeaton Grange Road or Sedgwick Street or Hartley Road.

The DA drawings also show extensive landscape works, which demonstrates that the existing landscape is not original (All drawings are included in the Appendix to this report). In any case, the history of Smeaton Grange (page 11 of the report) also demonstrates that the site was subdivided several times, and the likelihood of the intactness of the original landscape is low.

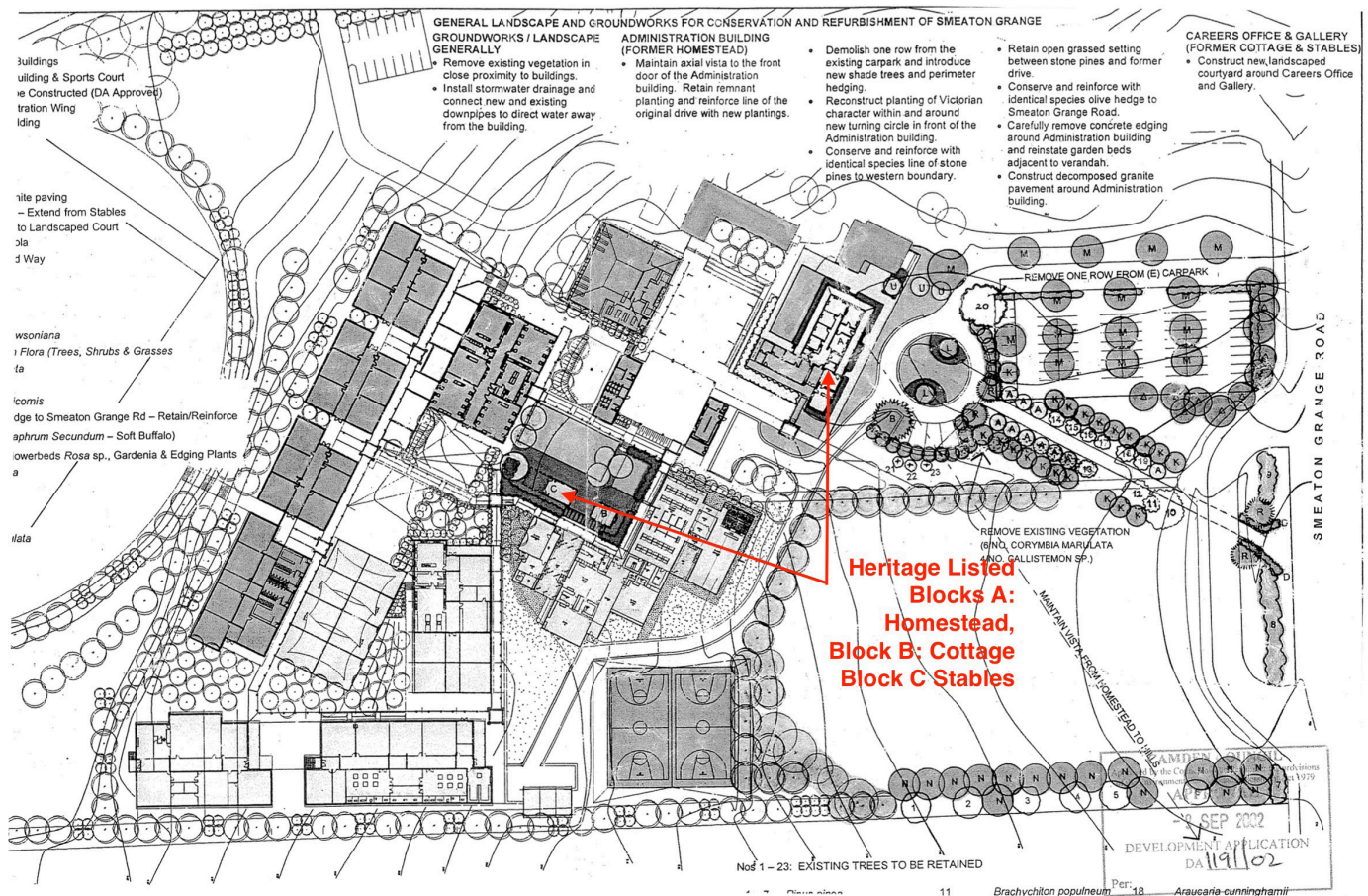


Figure 30: DA Drawing, Tanner and Associates, 2002

## Assessment of Cultural Significance

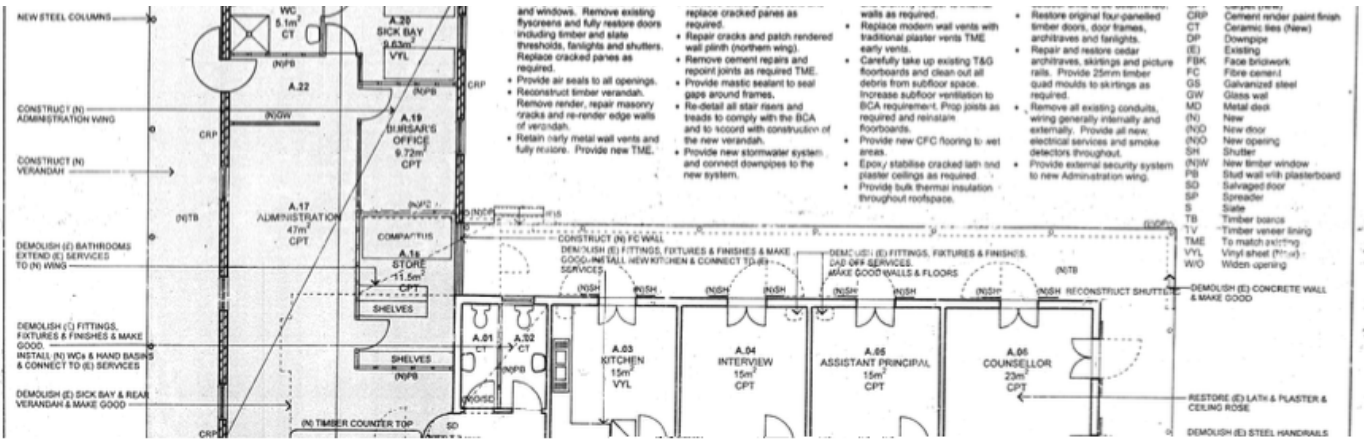


Figure 31: DA Drawing, Tanner and Associates, 2002



Figure 32: DA Drawing, Tanner and Associates, 2002

## 5.0 Statement of Significance

### 5.1 Statement of significance:

The Statement of Significance provided by the NSW OEH is as follows

“Smeaton Grange is the suburb bounded by Narellan, The main homestead, former cottage and stables, original and reconstructed landscape setting are exceptional items of local significance to the Camden and Campbelltown districts. They are tangible, high quality evidence of the historical growth and development of important late Victorian pastoral properties of the district and its historical associations with influential historical figures such as William Hilton Hovell and the Fitzpatrick and Sedgwick families.”

The full listing is available in Appendix C of this report.

The NSW OEH describes Integrity and Assessment Criteria as follows:

“Integrity/Intactness: Smeaton Grange significant elements noted above retains a substantially high level of intactness. Refer to Heritage Impact Statement Tanner & Associates, Aug 2002.

Assessment criteria: Items are assessed against the PDF State Heritage Register (SHR) Criteria to determine the level of significance. Refer to the Listings below for the level of statutory protection.”

Source: NSW OEH <http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1280106>

## 6.0 Constraints and Statutory Controls

### 6.1 NSW Government Office of Environment and Heritage

Proposed Change to Heritage Item	[Y/N]	Response
<b>New Development adjacent to a heritage item (including additional buildings and dual occupancies)</b>		
How is the impact of the new development on the heritage significance of the item or area to be minimised?	COMPLIES	The proposed development is located at 1 Sedgwick Street (Smeaton Grange), which is listed as a heritage item (Homestead, Cottage, Stables and Landscape). However, an adverse impact is unlikely as the proposed development is a) not adjacent to the Homestead, Cottage, Stables; b) sited near the contemporary buildings in the School precinct; c) not obscuring views to the heritage items; d) not making a major impact on the landscape, which is not intact anyway, as the property known as Smeaton Grange has been subdivided, and developed over the years, including the site for the School, which has had significant landscape works carried out on site in 2002.
Why is the new development required to be adjacent to a heritage item?	COMPLIES	The proposed development is on the same site as the heritage item such that the institutional amenity of the School is augmented through the provision of additional teaching and learning spaces.
How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?	COMPLIES	The curtilage around the heritage items is not being altered by the proposed development.
How does the new development affect views to, and from, the heritage item? what has been done to minimise negative effects?	COMPLIES	The new development does not affect the views to and from the heritage item. The Homestead is visible Smeaton Grange Road only, and views from the homestead are retained. The Cottage and Stables cannot be seen from the street, since the construction of the School buildings. The proposed development does not alter the above stated condition.
Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?	COMPLIES	The development is not sited on any known archaeological deposits.
Is the new development sympathetic to the heritage item? How has this been minimised?	COMPLIES	The development is sympathetic to the heritage item because it cannot be viewed from the Smeaton Grange Road, which is where the view to the heritage-listed homestead is prominent. The development is also not immediately adjacent to the heritage items.
Will the public, and users of the item, still be able to view and appreciate its significance?	COMPLIES	The public will be able to view and appreciate the significance of the heritage item.

## 6.0 Constraints and Statutory Controls

### 6.1 NSW Government OEH

Proposed Change to Heritage Item	[Y/N]	Response
<b>New Landscape Works and Features</b>		
How has the impact of the new work on the heritage significance of the existing landscape been minimised?	COMPLIES	The existing <i>Fraxinus raywoodii</i> or the Claret Ash tree on site are being retained where possible, and additional trees of the same species are being planted along the eastern side of the new buildings flanking the Oval. The landscaping on subject site is not original. The landscape plan for the proposed development shows that it does not change the existing character; and maintains the bulk of the Oval, creating a greater transition and interactivity with the Oval.
Has evidence (archival and physical) of previous landscape work been investigated? Are previous works been reinstated?	COMPLIES	Yes. The Tanner and Associates drawings from 2002 show significant additions and alterations to the landscape.
Has the advice of a consultant skilled in the conservation of heritage landscape works? If so, what alternatives have been considered?	COMPLIES	Yes.
How does the work impact on views to, and from, adjacent heritage items?	COMPLIES	The landscaping works do not impact upon the views to and from the heritage items, as the landscaped area can only be seen from Sedgwick Street and Hartley Road, and the heritage items are not currently visible from these streets.
<b>Tree Removal or Replacement</b>		
Does the tree contribute to the heritage significance of the item or landscape?	COMPLIES	The existing <i>Fraxinus raywoodii</i> or the Claret Ash trees on site are being retained, where possible. The trees that are to be removed are not located close to the heritage items,
Why is the tree being removed?	COMPLIES	To allow for the close integration of the new facilities with the existing and maintain the amenity of the existing playing field.
Has the advice of a tree surgeon or horticultural specialist been obtained?	COMPLIES	The landscape plan is being prepared by a Landscape specialist Ground INK Pty Ltd who is able to provide advice on this matter.
Is the tree being replaced? Why? With the same or a different species?	COMPLIES	New trees of the same species are being proposed to replace those removed, in addition to (2) feature trees (species - Plane Tree) for shade & amenity
<b>New Signage</b>		
How has the impact of the new signage on the heritage significance of the item been minimised?	N/A	No new signage is being proposed.
Have alternative signage forms been considered (e.g. free standing or shingle signs). Why were they rejected?	N/A	

## 6.0 Constraints and Statutory Controls

### 6.1 NSW Government OEH

Proposed Change to Heritage Item	[Y/N]	Response
Is the signage in accordance with section 6, 'Areas of Heritage Significance', in Outdoor Advertising: An Urban Design-Based Approach? How?	N/A	
Will the signage visually dominate the heritage item/heritage conservation area or heritage streetscape?	N/A	
Can the sign be remotely illuminated rather than internally illuminated?	N/A	

## 6.0 Constraints and Statutory Controls

### 6.2 Local Government Area - Local Environmental Plan

#### Clause 5.10 Heritage

#### Heritage Map - Sheet HER\_0

##### Heritage




-  General Item
-  Conservation Area - General
-  SEPP Sydney Region Growth Centres



Figure 33: Heritage Map - Sheet HER\_017, Camden LEP showing subject site

Objectives / Provision	Compliance	Response
<b>(4) Effect of the Proposal on Heritage Significance</b>		
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 sub clause applies regardless of whether a heritage management document is prepared under sub clause (5) or a heritage conservation management plan is submitted under sub clause (6).	Yes	The proposed development does not have an adverse impact on the significance of the heritage item, as it is a) not near the items; b) does not obscure views to the items; c) does not alter the items in any way.
<b>(5) Heritage Assessment</b>		
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.	Yes / No	The proposed development is on the land on which a heritage item is located. It is not within a heritage conservation area, and it is not in the vicinity of any heritage item. The report assesses the impact of the proposed development against the cultural significance of the site and item, and the statutory and development controls.

## 6.0 Constraints and Statutory Controls

### 6.3 Camden Council Development Control Plan

Objectives / Provision	Compliance	Response
<b>Conservation:</b>		
1. Retain and conserve heritage items and their significant elements and settings.	COMPLIES	The proposed development retains the heritage items, and proposes no change to them. It is sited away from the heritage items, near the contemporary structures that form the buildings in the Magdalene Catholic High School precinct.
2. Retain and conserve where possible, the significant character of heritage conservation areas, and of the cultural and visual landscapes.	COMPLIES	The material palette of the proposed development is understated and matches the character of the heritage items as well the industrial character of the area.
3. Retain original elements such as verandahs, balconies, characteristic roof forms, traditional materials, finishes and associated details and traditional planting schemes.	COMPLIES	All elements are retained in the built structures. The proposed landscape works are developed in line with the semi-rural character of this area.
4. Retain and conserve potential heritage items if they are found to have heritage significance.	COMPLIES	The heritage items are not being altered in any way.
5. Encourage new uses of buildings to conserve their heritage significance.	COMPLIES	The use of the heritage items was changed in 2002. It is not being altered in any way.
6. Protect and conserve heritage in accordance with the principles of the Burra Charter. This is a document prepared by the Australian National Committee of the International Charter for the Conservation and Restoration of Monuments and Sites (Australia ICOMOS). It provides guidance for the conservation and management of places of heritage significance.	COMPLIES	<p>The proposed works are being undertaken in cognizance of the Burra Charter, Article 22 that states that</p> <p>22.1 New work such as additions or other changes to the place may be acceptable where it respects and does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation. New work should respect the significance of a place through consideration of its siting bulk form, scale, character, colour, texture and material. Imitation should generally be avoided.</p> <p>22.2 New work should be readily identifiable as such, but must respect and have minimal impact on the cultural significance of the place</p> <p>The proposed works are not only understated but they are also distinct from the heritage-listed items, explained in greater detail in the forthcoming sections of the report.</p>
7. Ensure that development is undertaken in a manner that acknowledges and/or protects sites of archaeological significance.	COMPLIES	The development is undertaken after thorough historical research of the site.
8. Encourage routine maintenance for the ongoing conservation of heritage places	N/A	Maintenance of the heritage items is not scheduled in proposed development.
9. Ensure that adequate consideration is given to the significance of a heritage place and all alternative options, where the demolition of a heritage place is proposed.	N/A	No demolition is included in proposed development.

## 6.0 Constraints and Statutory Controls

### 6.3 Camden Council Development Control Plan

Objectives / Provision	Compliance	Response
<b>Compatibility of New Work:</b>		
10. Ensure development is based on, and sympathetic to, an understanding of the heritage significance of the place.	COMPLIES	The development is sympathetic to the heritage significance of the place, as the new wing is sited adjacent to the contemporary building on site, and its design is consolidated, and not dispersed.
11. Ensure that any development within a heritage conservation area is compatible with and sympathetic to the significant characteristics of the conservation area as a whole and make a positive contribution to the area.	N/A	The site is not in a heritage conservation area.
12. Ensure that the development in the vicinity of a heritage place is undertaken in a manner that does not detract from the heritage significance of the place.	COMPLIES	The new development is articulated with respect to the contemporary developments on site, and it does not detract from the significance of the heritage items.
<b>Development details:</b>		
13. Ensure the integrity of the heritage item and its setting( including landscape and special qualities); or the Heritage Conservation Area is retained by the careful design, scale and siting of new buildings and alterations and additions to existing buildings.	COMPLIES	The integrity of the heritage item is not altered. The proposed development includes landscape works but this does not detract from the significance of the site as the existing landscape on the site is not intact or original.
14. Encourage the removal of inappropriate work and the reinstatement of significant missing details and building elements.	N/A	This not included in the scope of works.
15. New development may use contemporary design, materials and construction techniques; but must maintain the heritage significance of the place, and the significant qualities that make up the character of the Heritage Conservation Area, and must not detract from this character.	COMPLIES	New development uses contemporary design, materials and construction techniques, which makes it distinct from the heritage items, and helps it blend in with the existing contemporary buildings on site.
16. Promote the use of high quality design, materials, finishes and detailing which is appropriate to the architectural style, building type and historic context.	COMPLIES	The proposed design and detailing is appropriate to the social, economic, and aesthetic context of the site and surrounds.
17. Promote the use of colour schemes that are appropriate to the character of the individual building, group of buildings and the historic context.	COMPLIES	The colour schemes in proposed works are those that are neutral and recessive, as well as contemporary and understated.

## 6.0 Constraints and Statutory Controls

### 6.3 Camden Council Development Control Plan

Objectives / Provision	Compliance	Response
<b>Associated details:</b>		
18. Ensure that fences, gates and outbuildings are in character with and do not detract from the heritage significance of the buildings, streetscape or heritage conservation area.	COMPLIES	Fences, gates and outbuildings are not included in proposed development.
19. Additional floor space may be permitted within attic roof space where no significant external changes are made to the existing wall heights and roof forms.	COMPLIES	FSR is within the recommended
20. Dormers with traditional proportions and detailing that complements the style and details of the roof may be considered.	N/A	Dormers are not proposed
<b>Controls - Design</b>		
1. New buildings shall be of a simple, contemporary design that avoids "heritage style" replication of architectural or decorative detail.	COMPLIES	These proposed development is a new wing and it is deliberately of an understated contemporary nature, without any attempt to copy any style indicators of historic buildings.
2. New work must complement the existing building, but it should be possible to tell the new from the old.	COMPLIES	The new work is a fitting extension of the existing school buildings, and it is not near the heritage items.
3. When alterations or additions are proposed, the removal of any existing unsympathetic elements is encouraged.	N/A	
4. In some cases, alterations to the original room layout of a heritage item is allowed provided the original details can still be interpreted.	N/A	
5. New development must be designed reflecting the general form, bulk, scale, height, architectural elements and other significant elements of the surrounding heritage items and heritage conservation areas.	COMPLIES	New development uses contemporary design, materials and construction techniques, which makes it distinct from the heritage items, and helps it blend in with the existing contemporary buildings on site
6. Where an addition is not visible from a street or public place, greater flexibility in design may be considered	N/A	

## 6.0 Constraints and Statutory Controls

### 6.3 Camden Council Development Control Plan

Objectives / Provision	Compliance	Response
7. The significant internal and external fabric and building elements of the principal building are to be retained and conserved.	COMPLIES	The proposed development makes no change to the internal or external fabric of the heritage items, which were restored and integrated into the design of the School buildings in 2002.
<b>Siting:</b>		
8. Alterations and additions to existing development will be sited and designed to retain the intactness and consistency of the streetscape and retain elements that contribute to the significance of the conservation area; and the relationship of that building to the other buildings of the group.	COMPLIES	The proposed development is in fact an addition to the existing development and there is no change to the streetscape as far as visibility of the heritage items is considered.
9. Additions are to be predominantly to the rear of the existing building.	COMPLIES	The additions are to the rear of the contemporary buildings in the School. See Site plan in Figure 14.
10. Additions to the side of existing buildings will be considered where it is substantially set back from the front building alignment and the style and character of the building will not be compromised.	COMPLIES	The proposed development is an addition to the existing block A of the School and it does not compromise the style of the contemporary buildings. It also does not
11. Where there is a uniform building front setback, new development must recognise this.	COMPLIES	New development sits behind the contemporary buildings.
12. The existing informal and irregular pattern of rear property building alignments is to be retained.	N/A	This does not apply to the site.
<b>Roofs and Roofscape:</b>		
13. The existing pattern, pitch, materials and details of original roof forms within the Heritage Conservation Area shall be retained.	COMPLIES	The subject site is not in a heritage conservation area. It is in an area which is zoned as Industrial area. The proposed development follows the architectural language of the existing contemporary buildings on site without obscuring or dominating existing views to the heritage items.
14. Secondary roof forms should be subservient in form, such as low skillion extensions and verandah roofs	N/A	
15. Missing roof elements shall be reinstated when unsympathetic roofs are replaced.	N/A	

## 6.0 Constraints and Statutory Controls

### 6.3 Camden Council Development Control Plan

Objectives / Provision	Compliance	Response
<b>Verandahs and Balconies:</b>		
16. Original verandahs and balconies are not to be removed, altered or enclosed.	N/A	The proposed development makes no changes to the heritage item.
17. Verandahs and balconies may be reinstated on street front elevations where historical evidence supports their previous existence. In such circumstances, the detail and design should reflect the original.	N/A	As above.
18. Verandahs and balconies on new buildings should generally be of a contemporary design and materials that respond to the relevant aspects of the historic context.	COMPLIES	There are no verandahs and balconies in the new buildings but all exterior elements are of a contemporary nature.
<b>Height:</b>		
19. Additional floor space may be permitted within attic roof space where no significant external changes are made to the existing wall heights and roof forms	N/A	Additional floor space is not being proposed in the attic.
20. Dormers with traditional proportions and detailing that complements the style and details of the roof may be considered.	N/A	Dormers are not proposed.
21. Loft type structures may be appropriate only where the bulk, size and scale does not overwhelm the existing or surrounding buildings and can be included in the roof space of a pitch that reflects surrounding existing development.	N/A	Loft type structures are not proposed.

## 6.0 Constraints and Statutory Controls

### 6.3 Camden Council Development Control Plan

Objectives / Provision	Compliance	Response
<b>Materials and Finishes:</b>		
22. Surviving original materials, finishes, textures and details shall be retained and conserved where appropriate.	N/A	The proposed development is new and it proposes no changes to the materials and finishes used in the heritage items.
23. Materials, finishes, and textures must be appropriate to the historic context of the original significant buildings within the streetscape.	N/A	As above
24. Contemporary materials are permitted where their proportions, detailing and quantities are in keeping with the character of the area. Large expanses of glass and reflective wall and roof cladding are not appropriate.	COMPLIES	The proposed development is new and uses contemporary materials, in keeping with the existing character of the School buildings.
25. The significant original internal elements of a building, such as distinctive joinery, fireplaces, decorative plasterwork are generally to be retained.	N/A	The proposed development makes no changes to the interior of the heritage items.
26. Reconstruction or restoration of missing significant elements is encouraged.	N/A	The development does not propose to undertake restoration works to the heritage items.
<b>Colours:</b>		
27. Colours on heritage items must be appropriate and complement the building type and style.	N/A	The proposed development is new and it proposes no changes to the colour of the heritage items
28. New buildings need not employ traditional colour schemes, but should use colours sympathetic to surrounding development and contribute to the cohesiveness of the Heritage Place.	N/A	As above
29. Colour schemes can be used to enhance significant building features and to reduce intrusive elements.	N/A	As above
30. Original significant brickwork that is unpainted or unfinished must not be rendered, bagged, painted or otherwise refinished in a manner inappropriate to the architectural style of the building.	N/A	As above

## 6.0 Constraints and Statutory Controls

### 6.3 Camden Council Development Control Plan

Objectives / Provision	Compliance	Response
<b>Fences and Gates:</b>		
31. Where possible, existing fences that have been identified as being significant or that contribute to the overall setting or character of a heritage place are to be retained, rather than replaced.	N/A	Existing fences have not been identified as significant
32. New fences should match as closely as possible the original fencing in terms of design, materials, colour and height. If the original fence type is not known, it should relate to the architectural period of the heritage building. Old photographs or inspection of remaining fabric can often reveal the original fence type.	N/A	New fences are not proposed as part of the development.
33. Removal of unsympathetic fences and reinstatement with fencing appropriate to the architectural era is encouraged	N/A	Unsympathetic fences are not identified.
34. Traditionally fence heights and styles do not obscure heritage items or dominate Heritage Conservation Areas.	N/A	New fences are not proposed as part of the development.
35. On sloping sites fences and walls should be stepped down the slope.	N/A	As above
<b>Landscaping:</b>		
36. Front gardens should predominately be landscaped in a style appropriate to the building type and to embellish the street front elevation.	COMPLIES	The existing <i>Fraxinus raywoodii</i> or the Claret Ash tree on site are being retained where possible, and additional trees of the same species are being planted along the eastern side of the new buildings flanking the Oval. The landscaping on subject site is not original. The landscape plan for the proposed development shows that it does not change the existing character; and maintains the bulk of the Oval, creating a greater transition and interactivity with the Oval.
37. Landscaping should, where possible, retain the original design elements, paths, significant trees and plantings.	COMPLIES	As above

## 6.0 Constraints and Statutory Controls

### 6.3 Camden Council Development Control Plan

Objectives / Provision	Compliance	Response
<b>Garages, Carports and Outbuildings:</b>		
38. Garages, carports and outbuildings shall be simple, ancillary structures, that are designed and placed so that they do not dominate the principal building and not detract from the Heritage Conservation Area.	N/A	Garages, carports and outbuildings are not proposed.
39. Parking structures are generally not appropriate in the front setback area.	N/A	As above
<b>Vehicle Access:</b>		
40. Vehicle access shall not impact adversely upon the architectural character and significance of buildings or the streetscape.	N/A	Existing vehicular access is retained, from Smeaton Grange Road, and this not changed.
41. Driveways should be constructed of gravel, crushed sandstone, bricks or plain concrete or be designed as separated wheel strips. Stenciled concrete is generally not appropriate.	N/A	As above
42. . Hard stand areas should be kept to a minimum.	N/A	As above
<b>Signage:</b>		
43. Refer to Section B4.2 of this DCP - Signs on Heritage Items or in Heritage Conservation Areas.	N/A	No new signage is being proposed as part of this development.
44. Where shutters and grills are considered necessary for property protection, they shall be designed to suit the character of the building, be set back from the face of the surrounding wall, be of an open nature and have minimal impact on the existing building fabric.	N/A	No shutters and grills are proposed as part of this development.
45. Appropriate external lighting may be used to highlight the architectural features of significant buildings.	N/A	This is not proposed as part of the development.
46. Skylights, air conditioning units, antennas, solar panels, satellite dishes etc. shall not be visible from the street.	COMPLIES	These elements are not visible from the street.

## 6.0 Constraints and Statutory Controls

### 6.3 Camden Council Development Control Plan

Objectives / Provision	Compliance	Response
<b>Demolition:</b>		
47. The demolition of a heritage place is contrary to the intent of heritage listing. It will only be considered as a last resort, where a Heritage Impact Statement is submitted covering the following: (a) Documentation that all alternatives for retention have been investigated and ruled out. (b) It can be satisfactorily demonstrated that the building does not satisfy the criteria for listing established by the NSW Heritage Branch. (c) It has been sufficiently documented and justified that the structure is considered incapable of repair.	N/A	Demolition is not proposed as part of this development.
48. Where consent is issued for demolition, or part demolition, of a heritage place a comprehensive diagrammatic and photographic archival record is to be made of the structure to be demolished. This must be submitted to Council's satisfaction prior to commencement of any demolition works. A heritage consultant experienced in the preparation of an archival recording is required to undertake the recording.	N/A	As above
<b>Minor Works and Maintenance:</b>		
49. LEP 2010 defines maintenance of heritage places. Routine maintenance, and minor work which is "like for like" or which Council considers will not impact on the heritage significance of the place; may be carried out without consent. Council must be contacted in this regard before work is carried out.	N/A	The proposed development for the construction of a new wing. It does not include maintenance of heritage items at this point, as they are in a good condition, and repair works are not warranted at this point in time.
50. All maintenance shall involve use of traditional materials or those that will not have an adverse impact on the heritage significance.	N/A	As above

## 7.0 Recommendations

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There are no recommendations regarding the proposed works.

## 8.0 Statement of Heritage Impact

The report has evaluated the context and setting; the cultural significance of the site and the heritage items; and it has assessed the proposal against the statutory controls and the development controls. It concludes that the proposed building and landscape works do not have an adverse impact on the significance of heritage items. It is recommended that the development should not be restricted on the grounds of heritage.



**Peter Lonergan**

Director  
Cracknell Lonergan Architects Pty Limited  
NSW Architects Registration No. 5983

The following list provides details to some of the resources used in the investigation into the Aboriginal and the history of the locality.

- Colonial history of Sydney, as well as specific details regarding the development of the area.
- Apperly, R, Irving, R, Reynolds, P. 1989, A Pictorial Guide to Identifying Australian Architecture – Styles and Terms from 1788 to the Present.
- Attenbrow, V. 2002, 'The People and their country: numbers, names and languages' in Sydney's
- Aboriginal Past: Investigating the archaeological and historical records
- Attenbrow, V. 2003, Sydney's Aboriginal Past, University of New South Wales Press, Kensington NSW.
- The Dictionary of Sydney
- The Australian Dictionary of Biography

## 10.0 Appendix B: NSW State Heritage Inventory Listings



Home > Topics > Heritage places and items > Search for heritage

### Smeaton Grange (Homestead, Cottage, Stables, Outbuildings, Grounds and Landscape)

#### Item details

Name of item:	Smeaton Grange (Homestead, Cottage, Stables, Outbuildings, Grounds and Landscape)
Other name/s:	Narelling Grange
Type of item:	Built
Group/Collection:	Residential buildings (private)
Category:	Homestead building
Primary address:	1 Sedgewick Street, Narellan, NSW 2567
Local govt. area:	Camden

#### Property description

Lot/Volume Code	Lot/Volume Number	Section Number	Plan/Folio Code	Plan/Folio Number
LOT	51		DP	1077229

#### All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
1 Sedgewick Street	Narellan	Camden			Primary Address

#### Statement of significance:

The main homestead, former cottage and stables, original and reconstructed landscape setting are exceptional items of local significance to the Camden and Campbelltown districts. They are tangible, high quality evidence of the historical growth and development of important late Victorian pastoral properties of the district and its historical associations with influential historical figures such as William Hilton Hovell and the Fitzpatrick and Sedgewick families.

**Date significance updated:** 02 Sep 02

*Note: There are incomplete details for a number of items listed in NSW. The Heritage Division intends to develop or upgrade statements of significance and other information for these items as resources become available.*

#### Description

<b>Physical description:</b>	The main homestead is a face brick building with corrugated metal clad hipped roof. The external windows are timber framed double hung with timber shutters. Above the opening is flat arched brickwork and below the windows is a sandstone sill. The front entrance is
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<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=1280106>

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## 10.0 Appendix B: NSW State Heritage Inventory Listings

The outbuildings include a rendered stone with corrugated metal roof cladding on the hipped roof and a former stable building.

### Physical condition and/or Archaeological potential:

The homestead building appears to be in moderate to good condition. The outbuildings however were in poor condition and are due to be conserved.

**Date condition updated:** 12 Aug 02

### Current use:

School Administration building

### Former use:

Residence

## History

### Historical notes:

James Fitzpatrick acquired the property from Captain Hilton Hovell in 1824. It then passed to Fitzpatrick's daughter who also later purchased Glenlee, the estate of William Howe.

Smeaton Grange was then briefly owned by New Zealander, Mr Pavitt. In the early 1950s it was leased by the the Inglis family.

During WWII Smeaton Grange was used as an army barracks.

In 1963, the property was purchased by the Patrician Borthers, order of the Catholic Church, and has been used as a novitiate and retreat centre and is now used as a school.

## Assessment of significance

### Integrity/Intactness:

Smeaton Grange significant elements noted above retains a substantially high level of intactness. Refer to Heritage Impact Statement Tanner & Associates, Aug 2002.

### Assessment criteria:

Items are assessed against the  **State Heritage Register (SHR) Criteria** to determine the level of significance. Refer to the Listings below for the level of statutory protection.

## Recommended management:

Conserve and maintain significant fabric, grounds and setting, particularly the original homestead, former cottage and stables.

## Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		I140	03 Sep 10		

### References, internet links & images

None

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

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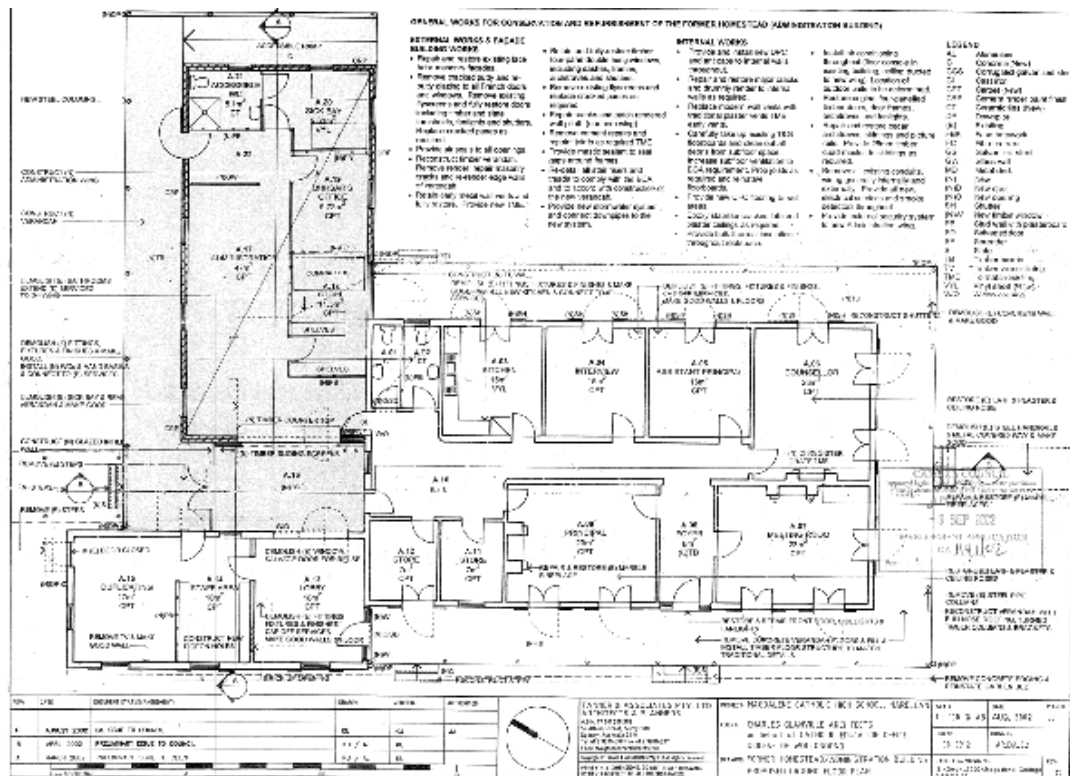
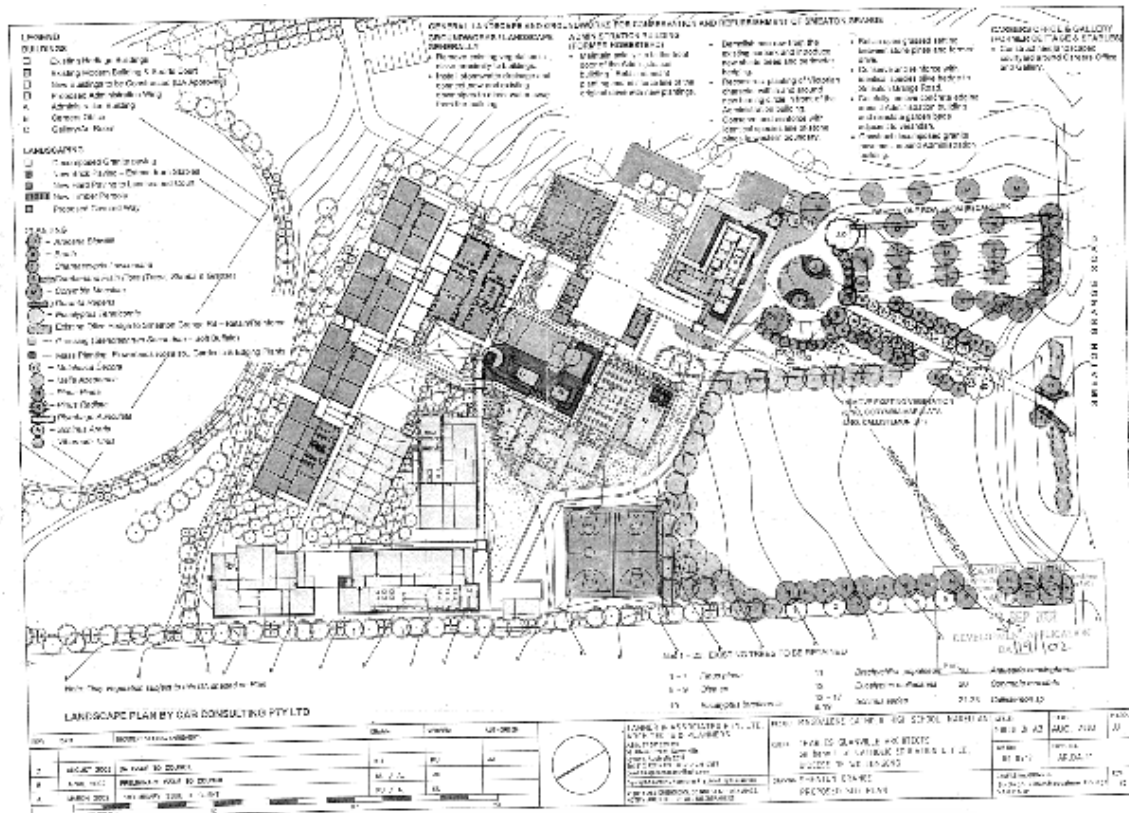
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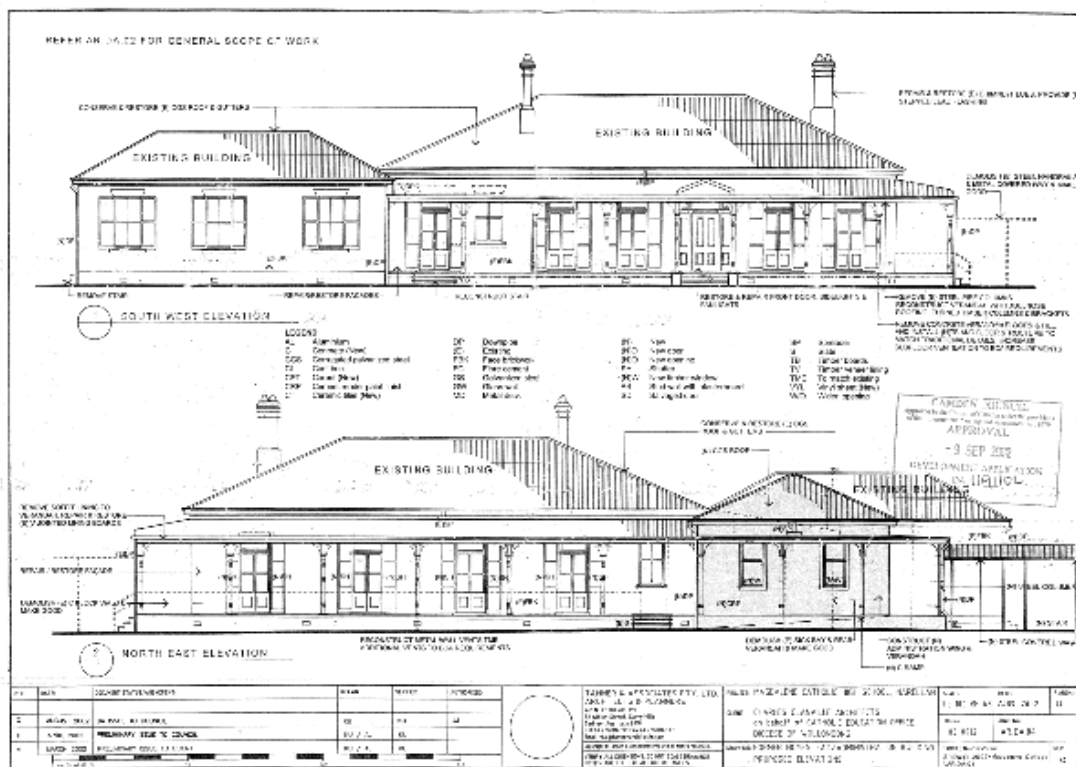
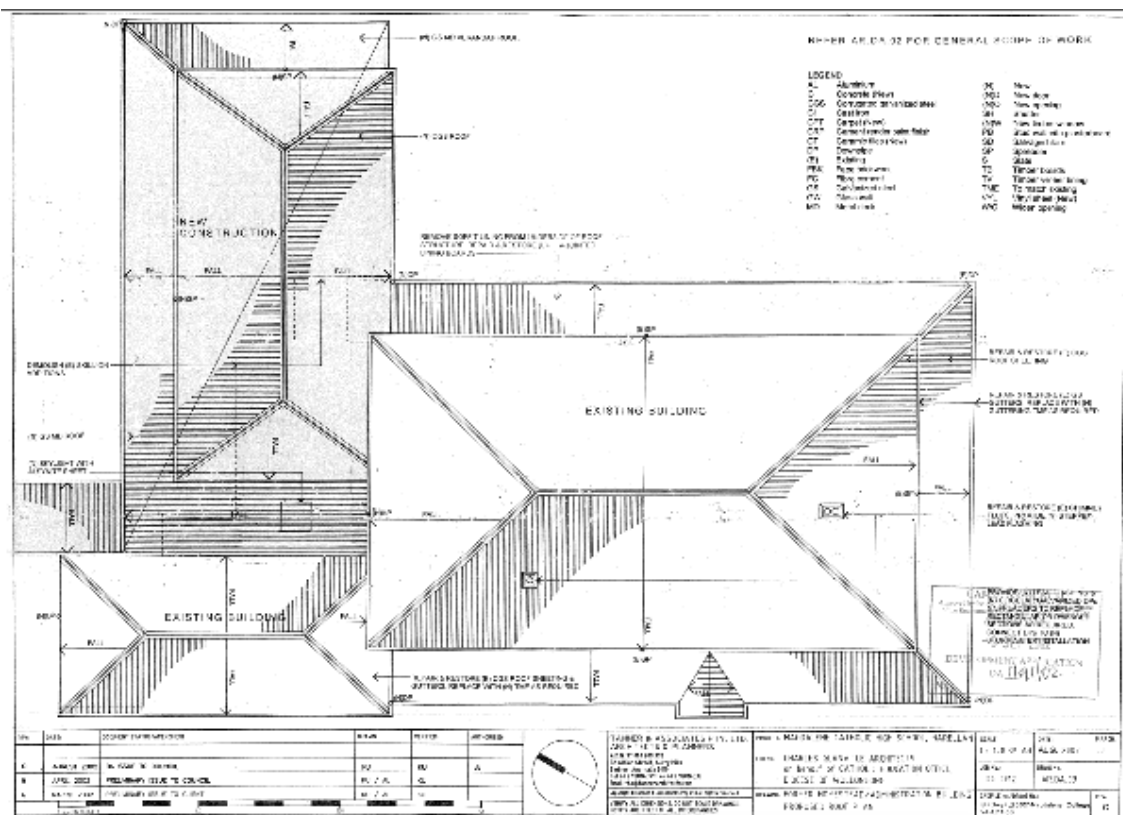
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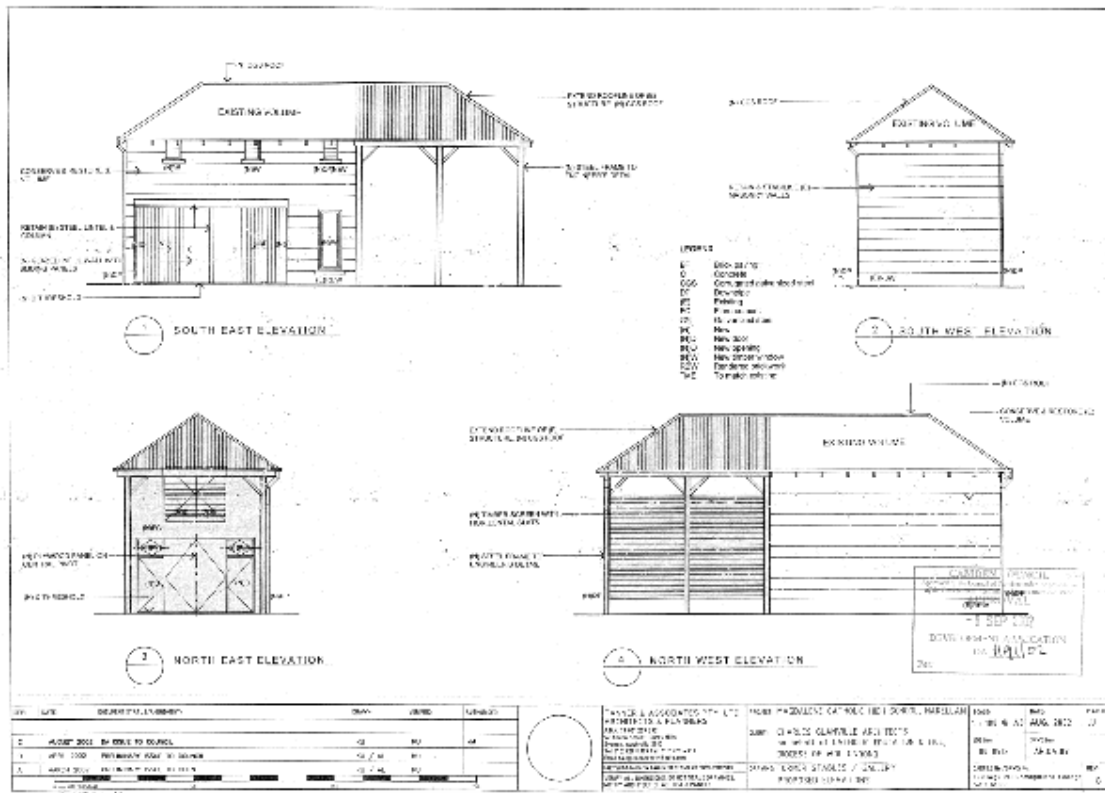




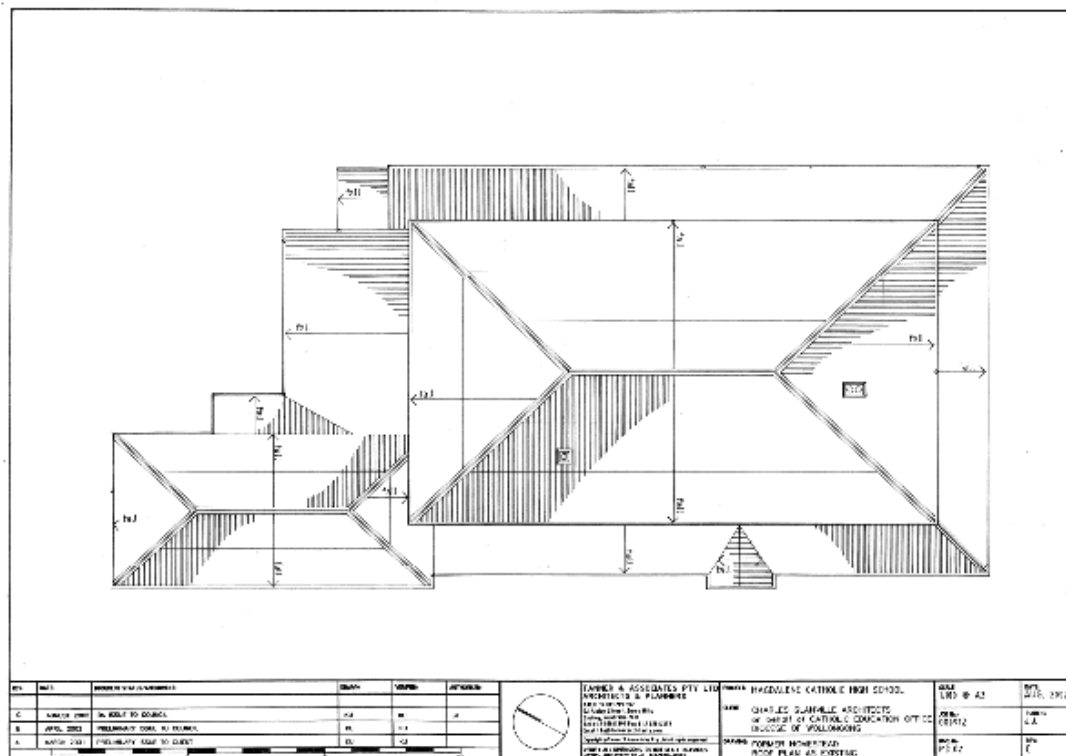
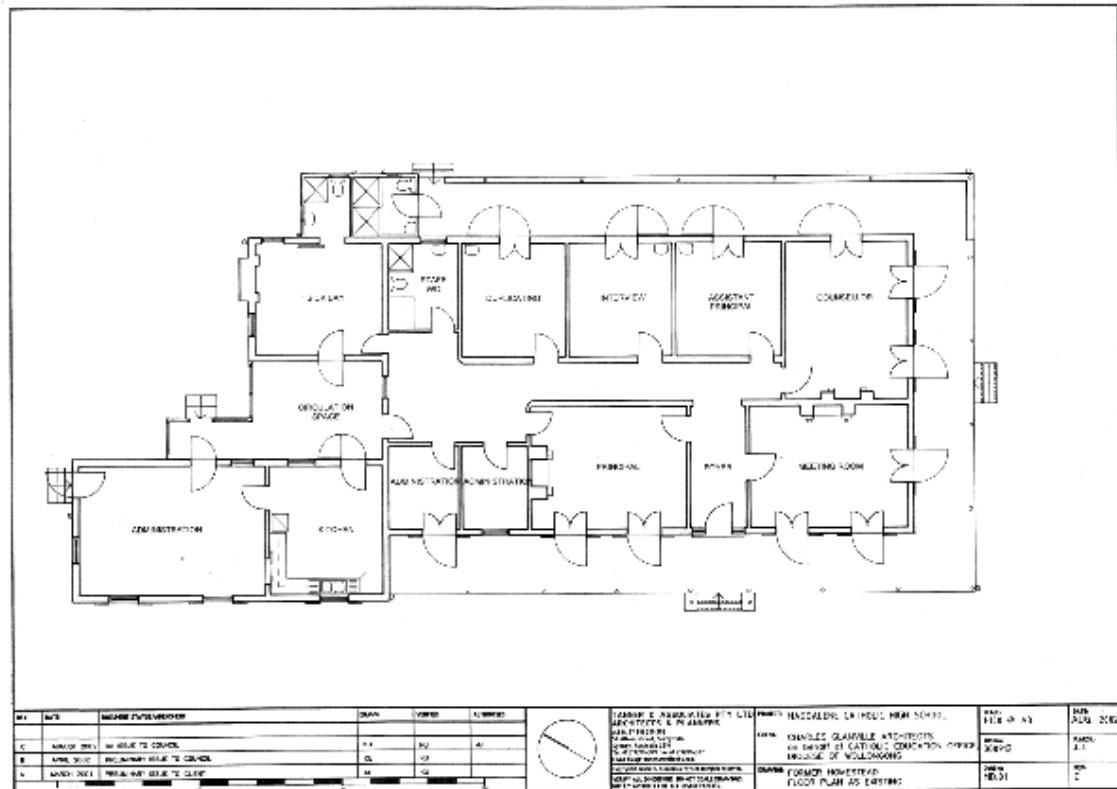


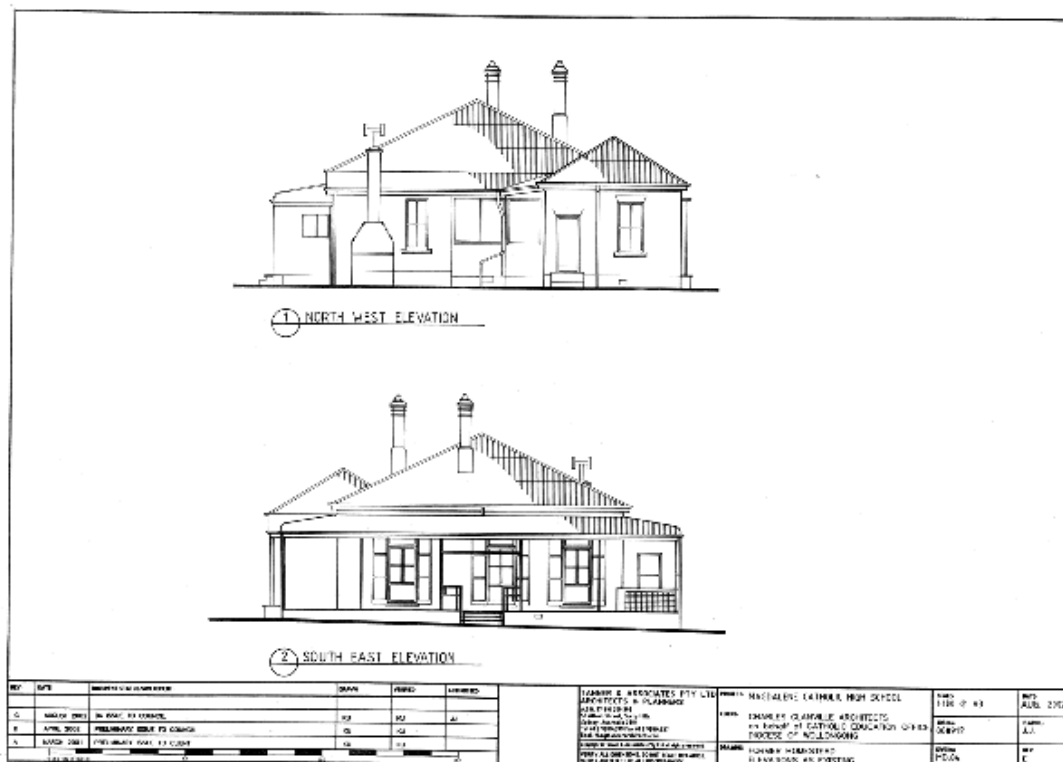


# 11.0 Appendix C: Tanner and Associates, Restoration Plans

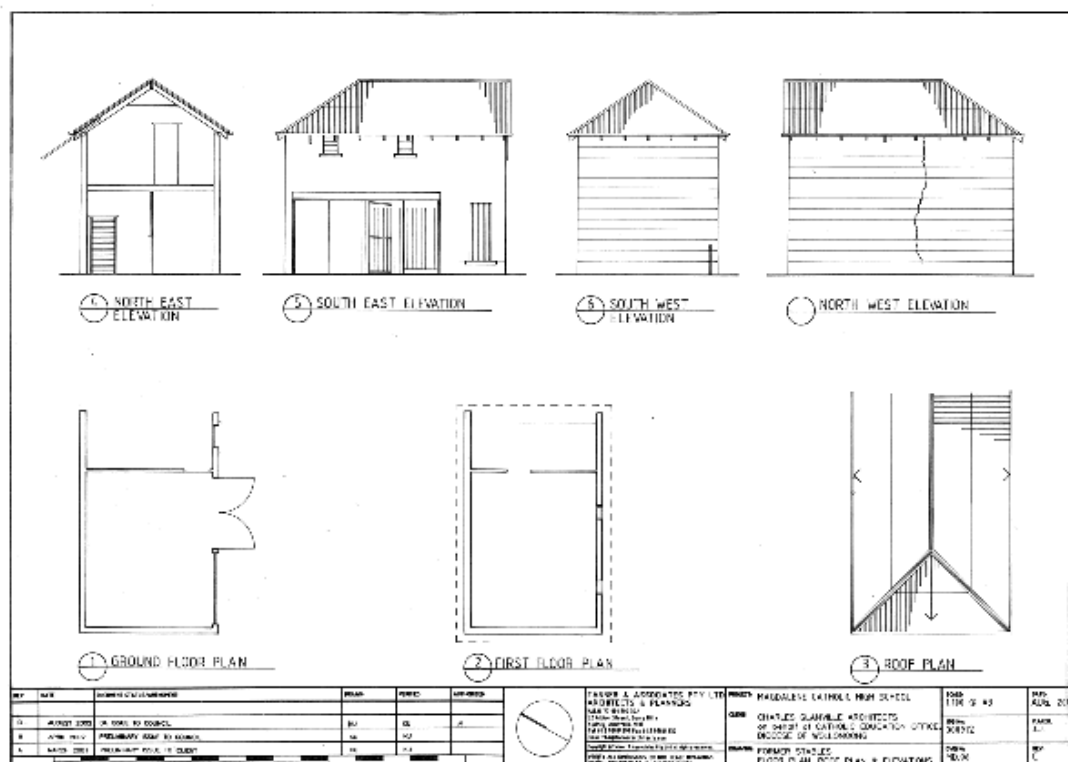
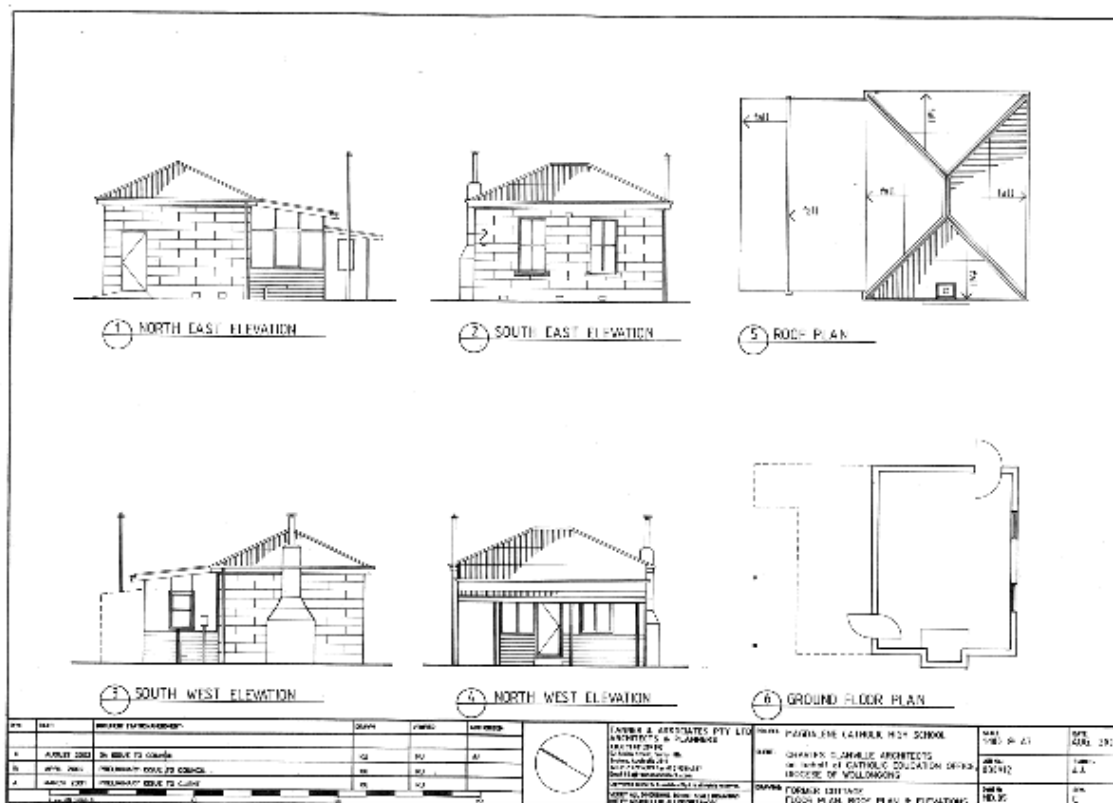


## 11.0 Appendix C: Tanner and Associates, Restoration Plans





# 11.0 Appendix C: Tanner and Associates, Restoration Plans



### **Peter Lonergan**

Director, Cracknell & Lonergan Architects Pty Ltd

#### **Introduction**

Peter J. Lonergan is the director of practice and nominated architect (NSW Registration No. 5983) of Cracknell & Lonergan Architects (CLA) Pty Ltd, a private practice established with Julie Cracknell in 1984. Together, Peter and Julie have accumulated over thirty years of experience in the fields of architecture, interior design, heritage conservation, exhibition design and expert consultancy in town planning. As director of practice, Peter has not only been involved in the design of multiple works, but also served as a heritage consultant and consultant in the fields of SEPP65, SEPPARH, Clause 4.6, and various other planning advisory bodies. Today, Peter continues to serve as director of architectural design at CLA, overseeing a diverse range of projects throughout the Sydney Metropolitan Area, with a combined contract value exceeding AUD\$50 Million.

#### **Formal Qualifications**

BArchitecture University of New South Wales (UNSW) BScArchitecture (Hons) UNSW

MBEnv (Building Conservation) UNSW

Certificate Sustainable Design University of Sydney (USYD)

#### **Architecture – Key Examples**

Miller Street, Cammeray, Residential Flat Building

Premier Street, Neutral bay, Residential Flat Building

Lavoni Street, Mosman, Residential Development

Restoration of Jarjum College, Redfern, Sydney, for the Jesuit Fathers, St. Aloysius College

The Pemulwuy Project. Redevelopment of “The Block”, Redfern, Sydney, for the Aboriginal Housing Corporation

#### **Heritage Conservation – Key Examples**

Heritage Consultant & Supervision, Mechanics School of Arts (The Arthouse Hotel), Pitt Street, Sydney

Heritage Consultant & Supervision, Masonic Temple, North Sydney

Heritage Supervision and Heritage Architect, St. Clements Church, Marrickville

Heritage Consultant & Conservation Management Plan, Redfern's Cottage, Minto

Heritage Consultant, Rosebank College, Five Dock

#### **Public Art and Exhibition Design – Key Examples**

Yininmadyemi - Thou didst let fall (by artist Tony Albert), Hyde Park, Sydney, Australia

Always was, Always will Be (by artist Reko Rennie), Oxford Street, Sydney, Australia

Murri Totem Poles (by artist Reko Rennie), La Trobe University, Melbourne, Australia

Papunya Tula, Central Termini, Rome, for the Art Gallery of NSW, Sydney, Australia

Gabriel Pizzi, Australian Embassy, Paris, France

Musee du quai Branly at the Australian Embassy in Paris, for the Australia Council for the Arts, Paris, France

Design and project management of Indigenous Art Commission at Musee du quai Branly (2500m<sup>2</sup> of permanent public art in the current Presidential Project (with Ateliers Jean Nouvel), Paris, France

### **Anuradha Chatterjee**

Senior Architectural Researcher and Heritage Advisor, Cracknell & Lonergan Architects Pty Ltd

#### **Introduction**

Anuradha Chatterjee is a published author and an established architectural historian and theorist. She has taught in a number of higher education institutions in Australia, China, and India, and has reviewed buildings and curated exhibitions.

#### **Formal Qualifications**

PhD in Built Environment, Faculty of the Built Environment, University of New South Wales, 2008.

Master of Architecture (History and Theory) Faculty of the Built Environment, University of New South Wales, 2000.

Five year Diploma in Architecture, TVB School of Habitat Studies, New Delhi, India, 1998.

#### **Academic Appointments**

- Professor in Architecture, Sushant School of Art and Architecture, Ansal University, New Delhi, India 2015–2017.
- Professor (Adjunct), Srishti Institute of Art, Design, and Technology, 2016-2017.
- Professor (Adjunct), Pearl Academy: Design Fashion Business New Delhi, India, 2015–2016.
- Associate Professor Department of Architecture, Xi'an Jiaotong-Liverpool University, Suzhou, China, 2013–2015.

#### **Professional Appointments**

- Senior Architectural Researcher and Heritage Advisor, Cracknell & Lonergan Architects, Sydney, 2017-Current
- Guest Curator, Customs House, City of Sydney, 2009-2012.
- Metroblog Sydney Correspondent, World Architecture News, 2012-2013.
- Editor, The Eighth Lamp: Ruskin Studies Today 2008-Present.
- Site Architect, Neeraj Manchanda Architects, 2001.
- Heritage Consultant, Paul Rappaport Architects, Sydney 2000-2001.
- Project Architect, Jaisim Fountainhead Architects, Bangalore, 1997, 1999-2000.

#### **Grants and Awards**

- Paul Mellon Centre for Studies in British Art: Publication Grant (Author) 2016
- Stones of Venice Research Grant for Archival Research for Book, Ruskin Library, Lancaster University, UK 2014
- Paul Mellon Centre for Studies in British Art: Research Support Grant, 2013
- Research Development Fund, for Surface and Deep Histories, Cambridge Scholarly Publishing, Xi'an Jiaotong Liverpool University, 2013
- Visiting Academic Grant, School of Architecture, University of Liverpool, funded by University of Liverpool and Xi'an Jiaotong Liverpool University, 2014.
- David Saunders Founders Grant, Society of Architectural Historians Australia and New Zealand, for project titled "Touching the Surface, Looking for Substance: The Role of the Surface in Australian Architecture from 1990–2008," 2008