

HERITAGE IMPACT STATEMENT



Development Application
Stratford House
20 Rockford Road, Tahmoor, NSW 2573

December 2019 | J3597

**Weir
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and Planning

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20 Rockford Rd, Tahmoor, NSW 2573

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1. INTRODUCTION

1.1 Preamble

This Heritage Impact Statement has been prepared to accompany a Development Application for:

- the construction of 214 moveable dwellings, intended for use as seniors living;
- modifications and additions to the existing heritage-listed dwelling and auxiliary buildings as a communal centre (clubhouse and gym); and
- associated civil works (installation of utilities, landscaping, street lighting and construction of internal access roads),

at the subject site, known as no. 20 Rockford Road, Tahmoor, being the grounds of Stratford House.

The development also provides for the future construction of a 200-bed residential care facility (nursing home), although this would be the subject of a separate Development Application.

The site is located within the Wollondilly Shire Local Government Area. The principal planning control for the site is the *Wollondilly Local Environmental Plan 2011* (WLEP).

Stratford House (and associated buildings, entrance drive and gardens) are located on two lots, which together are listed as an individual item of local heritage significance by Part 1, Schedule 5 of the WLEP (item I235).

While the item is not located within a Conservation Area, it may be considered to be within the vicinity of a number of two other items of local heritage significance.

Under Part 5.10 of the WLEP:

(4) Effect of proposed development on heritage significance

The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned.

This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).

(5) Heritage assessment

The consent authority may, before granting consent to any development:

(a) on land on which a heritage item is located, or

(b) on land that is within a heritage conservation area, or

(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),

require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.

The appropriate heritage management document, in this instance, is a Heritage Impact Statement; and this document is submitted in satisfaction of this requirement.

This report also responds to the requirement imposed by the Sydney Western City Planning Panel, with regard to the Site Compatibility Certificate Decision (issued 22 March 2019), which states that, among other requirements:

-
3. *The final layout, building construction and on-site facilities in the proposal will be subject to satisfactory resolution (in the opinion of the consent authority) of issues relating to:*
- *A heritage impact statement to address heritage impacts on Stratford House (Heritage Item I235 under Schedule 5 of the Wollondilly Local Environmental Plan 2011), including the visual character of and views to Stratford House from key points in the vicinity.*¹

This statement has been prepared at the request of Precise Planning.

1.2 Authorship

This statement has been prepared by Thomas Trudeau, BA(Hons), BDesArch, MArch, MCMS, RAIA, RIBA. It has been reviewed by Anna McLaurin, BEnv(Arch), MHeritCons, and James Phillips, BSc (Arch), BArch, MHeritCons(Hons), of Weir Phillips Heritage and Planning (WPHP).

1.3 Limitations

The following was not provided for, or sighted, in the preparation of this report:

- The Aboriginal history of the site.²
- Aboriginal archaeological assessment.
- European archaeological assessment.
- Biodiversity report.
- Landscape and/or arborist's report.

1.4 Methodology

This HIS has been prepared with reference to the NSW Heritage Division publications *Statements of Heritage Impact* (2002 update) and *Planning and Heritage* (1996), and to the Wollondilly Shire Council planning documents listed in Section 1.5.4 below.

A site visit was carried out by Weir Phillips Heritage and Planning in March 2019. Unless otherwise stated, the photographs contained in this statement were taken at this time.

1.5 Documentary Evidence

1.5.1 General References

- Apperly, R., R. Irving and P. Reynolds, *A Pictorial Guide to Identifying Australian Architecture; Styles and Terms from 1788 to the Present*, Angus & Robertson: Sydney, 1995.
- Attenbrow, V., *Sydney Aboriginal Past: investigating the archaeological and historical records*, NSW, University of New South Wales Press Ltd, 2002.
- Niche Environment and Heritage, *Statement of Heritage Impact, Proposed Subdivision of Lot 224, D.P. 10669, Tahmoor NSW*. Unpublished report, May 2017. Copy provided by the client.
- Niche Environment and Heritage, *Statement of Heritage Impact, Stratford House*,

¹ Sydney Western City Planning Panel, Site Compatibility Certificate Record of Decision, issued 22 March 2019. See Application Documents, https://scc.planningportal.nsw.gov.au/proposal/details.php?rid=SCC_2018_WOLLY_002_00. Accessed 1 August 2019.

² However, a search of the State Heritage Register showed no Aboriginal Places listed under the National Parks and Wildlife Act within the boundaries of the proposed development area.

Tahmoor, NSW. Unpublished report for Precise Planning, February 2013. Copy provided by the client.

- Mayne-Wilson, W., *Heritage Curtilages*, Sydney: Heritage Office, Department of Urban Affairs & Planning, NSW Government, 1996.
- Biosis Research (report), *Tahmoor Colliery Longwalls 27-30 Impacts of Subsidence on Cultural Heritage*. Report for Tahmoor Colliery Tahmoor, 2009.
- Fairfax., *It has no definite name – Postal History of Tahmoor*. Picton and District Historical and Family History Society, n.d..
- Fairfax, M., 'Historic Buildings' in *Homepage of Marlene Fairfax, A Local and family history site*, NSW, Australia, n.d., at www.acenet.com.au/~marlane/tahmoorhousesa_nsw.htm
- Jervis, J., 'The Great South Road,' in *Journal of the Royal Australian Historical Society*, vol. 25, 1939, pp.412-432.
- Jervis, J., 'Settlement in the Picton and The Oakes District,' in *Journal of the Royal Australian Historical Society*, vol.27, 1941, pp.276-298,
- JRC Planning Services (report), *Wollondilly Heritage Study, Final Report (vol. 1)*. Unpublished report commissioned by the Heritage Council of NSW, the Department of Planning and Wollondilly Shire Council, September 1993.
- Mylrea, P.J., *Camden District: A history to the 1840s*. Camden Historical Society: Camden, NSW, 2011.
- Niche Environment and Heritage (report). *Heritage Assessment - Tahmoor House, Tahmoor Colliery, NSW*. Report for Tahmoor Colliery, Tahmoor, 2012.
- Steele, J., 'Early Days of Picton,' in *Journal and Proceedings of the Australian Historical Society*, vol.1 , 1901-1905, pp.165-172.
- Villy, E., *The Old Razorback Road: Life on the Great South Road between Camden and Picton 1830-1930*, China: Everbest Printing Co. Ltd., 2011.
- Vincent, L., *A Brief History of Picton*. Altred Printing Picton, 1996.

Primary Sources

- *Australian Women's Weekly*, 7 September 1960, p.33.
- *Sydney Morning Herald*, 15 September 1848.
- Douglass Family Private Papers – private collection of information about Stratford House and the region held by Mr and Mrs Douglass, owners of Stratford House.

1.5.2 Maps and Plans

- Parish Maps of Couridjah, 1928.

1.5.3 Planning Documents

- *Wollondilly Local Environmental Plan 2011*.
- *Wollondilly Development Control Plan 2016*.

1.5.4 Heritage Inventory Listing Sheets

- *Stratford (house)* See Appendix 1.

1.6 Defining the Site

The site is subject to a variety of definitions.

The heritage listing for the site under the *Wollondilly Local Environmental Plan 2011* notes that Stratford House is located at no. 20 Rockford Road, Tahmoor, and comprises

Lot 2, DP 236262 and Lot 6, DP 12096. These lots extend northwest from the house to Remembrance Drive, and contains gardens and an access path. For the purposes of this report, these lots are referred to as the 'subject site.'

However, the NSW planning portal and the NSW Department of Lands note six lots at no. 20 Rockford Road, being Lots 2 and 3, DP 236262, and Lots 4, 5, 6 and 7, DP 12096.

Common Ground Property (NSW) Pty Ltd as trustee is the registered proprietor of the subject site and other adjacent lots. These are referred to as the 'proposed development area' and comprise the following:

- DP 12096, lots 1, 2, 3, 4, 5, 6, 7, 22, 23, 27, 28, 29, 30, 31, 32, 35, 36, and 37; and
- DP 236262, lots 2 and 3.

1.7 Site Location

The proposed development area is located near the southwest limit of Tahmoor village, and has an irregular boundary enclosing approximately 14.41 hectares of level area.

The subject site (Stratford House) is located towards the junction of Remembrance Drive and Rockford Road, and its irregular boundary encloses some 2.35 hectares of land (see Figure 1).

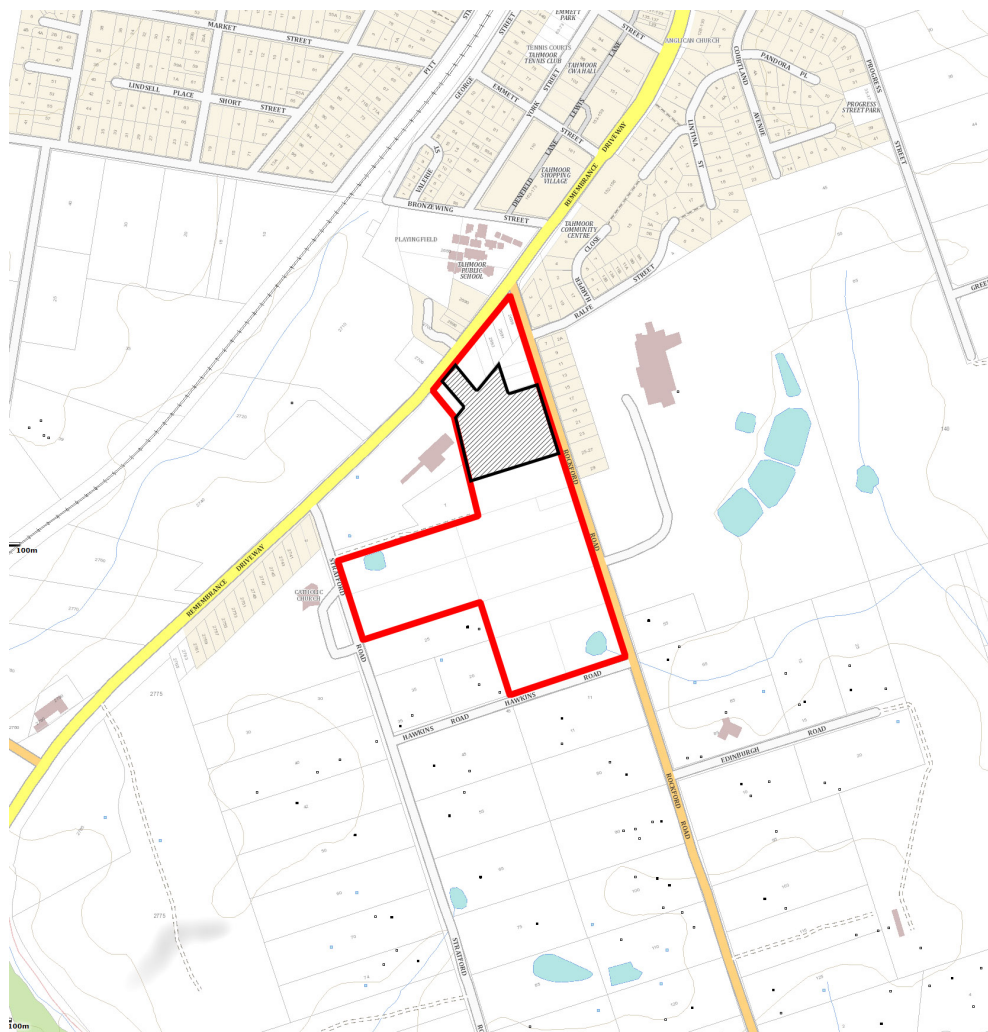


Figure 1: Proposed development area and subject site, plan view.

The subject site is shown with a red border; the hatched area is the lot on which Stratford House presently stands. Rockford Road is visible in orange, and the Old Hume Highway in yellow.

SIX Maps, NSW Department of Finance and Services (Spatial Services), 2019. Overlay by WPHP.

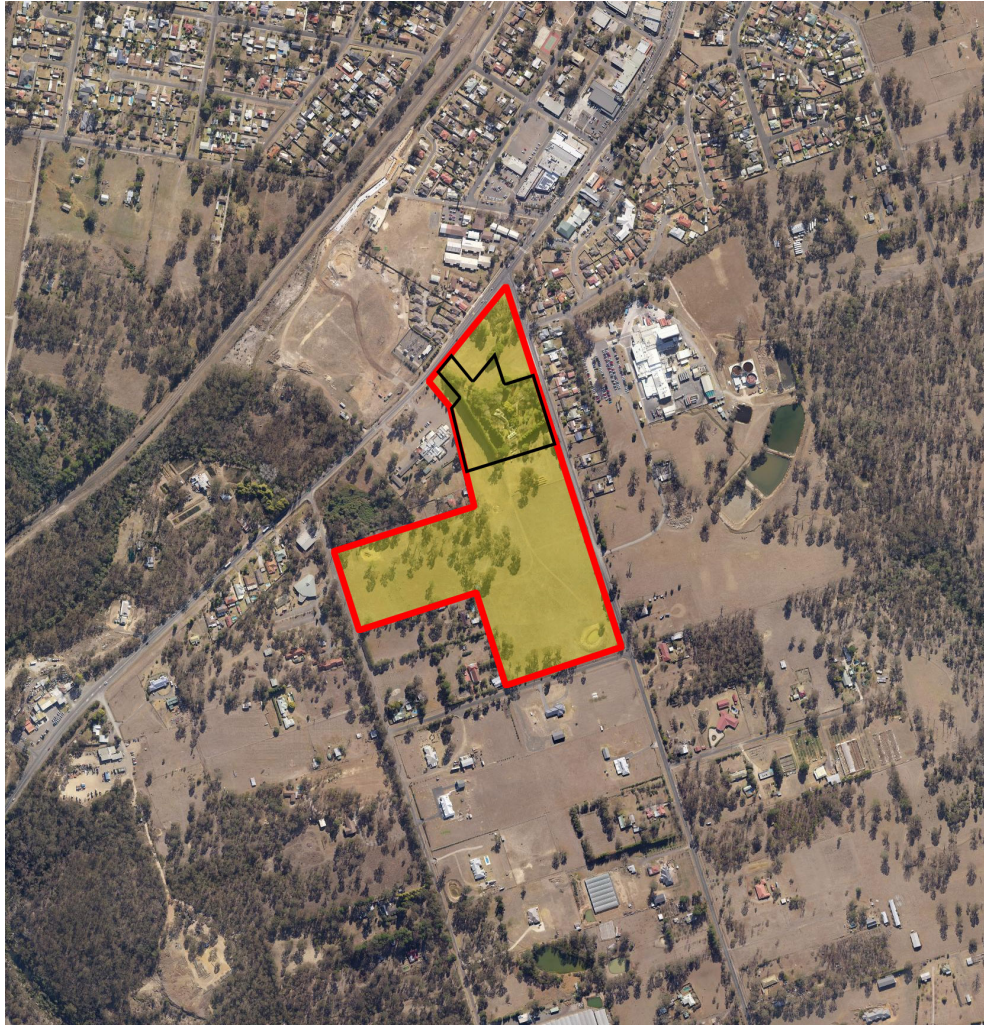


Figure 2: Proposed development area and subject site, aerial view.

The subject site is highlighted yellow with a red border; the black outline delineates the lot on which Stratford House presently stands.

SIX Maps, NSW Department of Finance and Services (Spatial Services), 2019. Overlay by WPHP.

2. HERITAGE MANAGEMENT FRAMEWORK

2.1 The Site

Stratford House, at no. 20 Rockford Road, Tahmoor:

- **is** listed as an individual item of local heritage significance under Part 1, Schedule 5 of the WLEP;
- **is not** located in a heritage conservation area as defined by Schedule 5 Part 2 of the WLEP;
- **is not** listed item on the State Heritage Register under the *Heritage Act 1977* (NSW); and
- **is not** subject to any other listings or registers, statutory or non-statutory.

2.2 Legislative Framework for Assessing and Protecting Heritage Items

In New South Wales, listing on a statutory heritage register gives rise to the requirement for the consideration of the potential impacts of any proposed works to the listed item, or for proposed works in the vicinity of an item.

2.2.1 *Heritage Act 1977 (NSW)*

The *Heritage Act 1977* (NSW) provides statutory protection for the environmental heritage of NSW, by regulating the impacts of development on and around heritage items. Under the Act, a heritage item may be 'a place, building, work, relic, moveable object or precinct.'

The Act establishes the Heritage Council, which maintains the State Heritage Register (SHR) and Inventory (SHI), and establishes two levels of heritage significance, being local and state heritage significance. Items listed on the SHR, by virtue of their 'significance to the State in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item' are afforded particular protections under the Act.

The Act also protects archaeological relics. A relic – being any object, deposit, artefact or material evidence relating to the history of NSW, not of Aboriginal origin, and of State or local heritage significance – is protected under cl.139 of the Act, which states that:

A person must not disturb or excavate any land 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 unless the disturbance or excavation is carried out in accordance with an excavation permit.

Under cl.57(1) of the Act, alterations of any kind to an item listed on the SHR (including to trees and vegetation on land on which an item is located) cannot be carried out without prior approval from the Heritage Council of NSW.

No part of the subject site is listed on the SHR, nor is any part of the site within the heritage curtilage of a site listed on the SHR. As such, the proposed works do not give rise to a statutory requirement for assessment under the *Heritage Act 1977* (NSW).

The NSW Heritage Branch of the Office of Environment and Heritage (OEH), however, has previously raised concerns regarding:³

- the potential impact of works on significant views to and from Stratford House;
- the heritage curtilage required to retain the cultural significance of Stratford House; and
- the visual impact of nearby development zones on the setting and character of Stratford House.

These matters are addressed in Section 6, below.

2.2.2 Environmental Planning & Assessment Act, 1979 (NSW)

In NSW, the *Environmental Planning and Assessment Act, 1979 (NSW)* (the 'EP&A Act') is the principal piece of legislation that guides the orderly and economic use and development of land. It establishes a framework for the land use planning and development consent, including the assessment of impacts on heritage items and places.

This is achieved via the preparation of planning instruments, including SEPPs (State environmental Planning Policies), standardized LEPs (Local Environmental Plans), and Development Control Plans, among others.

Under cl.5.10(2) of the *Wollondilly LEP 2011*, development consent is required for any action that will demolish, move or affect a heritage item or item within a conservation area. As the subject site is a listed item of local heritage significance, and is in the vicinity of heritage items, development consent is required.

Cl.5.10(5)(c) enables Council to '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,' including for development on land 'within the vicinity' of a heritage item. This report is submitted as the required heritage management document under this clause.

An assessment of the potential impacts of the proposal on the subject site and on vicinity items is presented in Section 6, below.

2.2.3 Development Control Plans

Development Control Plans (DCPs) provide detailed planning and design guidelines to support the planning controls in the Local Environmental Plan (LEP). The *Wollondilly Development Control Plan 2016* (WDCP) sets out the Council's requirements for works on land to which the WLEP applies.

Part 5 (vol. 1) of the WDCP provides controls relating to heritage items, heritage conservation areas, and to specific development types and activities. The objectives of the heritage conservation controls are:

- (a) *To establish good design principles to guide development to and around heritage items,*
- (b) *To ensure development is sympathetic to the overall heritage values and characteristics of the area,*
- (c) *To identify local heritage character and heritage elements of the built environment, and*

³ Niche Environment and Heritage, *Statement of Heritage Impact, Stratford House, Tahmoor, NSW*. Unpublished report for Precise Planning, February 2013, Introduction.

(d) To ensure the retention and management of heritage values identified for each conservation area and specific precinct.

Those controls relevant to the site relate to:

- General controls:
 - height and scale
 - view corridors
 - architectural style and form
 - materials, detailing and colour schemes
 - siting
 - cumulative impact.
- Controls for particular development types:
 - Signage and advertising
 - Additions, alterations and ancillary development
 - Demolition of heritage items
 - Colours and built form on sites containing heritage items
- Adaptive reuse proposals for heritage items.

The proposal is assessed against these matters where sufficient detail has been provided in the proposal documents, in Section 6, below.

2.2.4 Other Heritage Registers and Lists

Searches for *Stratford House* in other heritage registers indicated that the item:

- is not listed on the National Heritage List;
- is not listed on the Commonwealth Heritage List;
- is not listed on the Register of the National Estate; and
- is not listed on the Register of the National Trust of Australia.

3. HISTORICAL DEVELOPMENT

3.1 Indigenous Occupation

While an Aboriginal history has not been provided for, it is acknowledged that the Gundungurra language group lived in the catchments of the Wollondilly and Cox Rivers and some adjacent areas west of the Great Dividing Range, prior to the arrival of British settlers, who took possession of the land under the doctrine of *terra nullius*.

While the land had extraordinary cultural, spiritual and economic significance to the Aboriginal people who occupied Australia, the country's Indigenous inhabitants were subject to violence, displacement and disease following European settlement.

The name Tahmoor has been recorded as an Aboriginal name for the common bronzewing (*Phaps chalcoptera*), a native pigeon common to the area.⁴

3.2 Previous Studies

In February 2013, Niche Environment and Planning prepared a history of the site as part of a Statement of Heritage Impact for the same property. This history – a comprehensive and well-researched account of the property that was able to draw on papers of the last private residents of the property – has been reproduced, with minor edits, below.

The source of this history is duly acknowledged as:

- Niche Environment and Heritage, *Statement of Heritage Impact, Stratford House, Tahmoor, NSW*. Unpublished report for Precise Planning, February 2013.

3.3 Summary History of Tahmoor⁵

Tahmoor was the official name given to the study area in 1916.⁶ Prior to being named Tahmoor the area was referred to as Myrtle Creek or Bargo and was part of 'Cowpastures' and the 'Picton District'.

The 'Cowpastures' region was named after Governor Hunter who visited the area in 1795 and found a herd of about 60 wild cattle that had strayed from the Port Jackson settlement. Four cows and two bulls had escaped from the Government Farm at Sydney Cove. The cattle had crossed the Nepean and bred into the wild herd sighted by Hunter. The government, hopeful of future cattle breeding in the colony, prohibited anyone from crossing the Nepean River without a permit in order not to disturb the cattle.⁷ The prohibition of the 'Cow Pastures' was not lifted until the 1820s, when Governor Macquarie wanted to open up the colony into a larger area of settlement.

The land situated between Stonequarry Creek and Myrtle Creek was surveyed into small land grants under the Surveyor Harper in 1821.⁸ These land grants ranged from 30 to 80

⁴ Appleton, R. and B. Appleton, *The Cambridge Dictionary of Australian Places*, Cambridge University Press, Melbourne, 1992.

⁵ Niche Environment and Planning (report), *Statement of Heritage Impact for Stratford House, Tahmoor, NSW*, undertaken for Precise Planning, February 2013, pp.15-20.

⁶ Fairfax, *It has no definite name – Postal history of Tahmoor*. Picton and District Historical and Family History Society, 1991, p.3.

⁷ Jervis, J., 'Settlement in the Picton and The Oakes District' in *Journal of the Royal Australian Historical Society*, 1941, vol. 27:276-298, p.277, and Vincent, L., *A Brief History of Picton*, Alted Printing: Picton, p.3.

⁸ Jervis, op.cit., p.289

acres and were mostly taken up by ex-convicts.⁹ Conditions of these grants often included the cultivation of fifteen acres of the grant within five years, so the early settlers grew wheat, barley, oats, maize, potatoes.¹⁰

Opening up settlement in 'Cowpastures' and beyond was of no consequence without a road allowing access in and out of the settlements. John Warby, a settler at Prospect, established a track to the Nepean at Camden, which was the line of road surveyed by James Meehan in 1805, and became the first section on the Great Southern Highway.¹¹

In October 1819 the new line for the Great Road South passed through Myrtle Creek. As the colony grew and convicts became settlers many people were looking for land to settle and this new road made that country accessible.¹²

Surveys for the Myrtle Creek Settlement were not carried out until 1821. The first land grants were small, ranging between 30 and 80 acres with the rear boundaries being either Myrtle Creek or the Bargo River. Many grants went to ex-convicts and their families. Most land grants were re-sold within 15 years and the holdings consolidated into one property, which became known as 'Myrtle Creek Estate'.

An important aspect of the early settlement pattern of the region was the establishment of country estates. In the early to mid-19th century, these were built in the Cowpastures area. Many of the estates were owned by prominent political, commercial, social and religious people. Ownership was often vested in several generations of the same family.¹³ Examples of early-mid 19th century estates include Camden Park (est. 1805 by John Macarthur), Brownlow Hill Estate (est. 1827 by Alexander Macleay, the first Colonial Secretary of NSW), and Blaxland's Farm (est. 1830).

Many of these estates had similar characteristics, including intact rural settings and continuation of rural activities, the presence of early plantings, some of horticultural interest that survive, and substantial homesteads and farm buildings.¹⁴

In 1863 the construction of a railway was commenced with a terminus at Picton. The railway had a negative effect on places like Myrtle Creek where much depended on business coming from travellers along the Great South Road. The population of the area continued to grow and the first government school opened in Myrtle Creek in 1872. The school closed for a short period in 1883 but re-opened later that year as there were six families within a two-mile radius of the proposed school with a combined number of 27 children of school age.

The late 19th to early 20th century saw the continuation of the establishment of country estates. By the later part of the 19th century, estates were being established south of the original Cowpastures area (present day Camden to Picton) towards the settlements at

⁹ Fairfax, M, 'Historic Buildings' in *Homepage of Marlene Fairfax, A Local and family history site, NSW, Australia*. http://www.acenet.com.au/~marlane/tahmoorhousesa_nsw.htm. n.d..

¹⁰ Steele, J., 'Early Days of Picton' in *Journal and Proceedings of the Australian Historical Society*, v.1, 1901-1905:165-172, p.165.

¹¹ Jervis, J., 'The Great South Road,' in *Journal of the Royal Australian Historical Society*, vol. 25, 1939, p.412.

¹² Villy, E., *The Old Razorback Road: Life on the Great South Road between Camden and Picton 1830-1930*. Everbest Printing Co. Ltd: China, 2011, p. 40.

¹³ JRC Planning Services, *Wollondilly Heritage Study, Final Report* (vol. 1). Unpublished report commissioned by the Heritage Council of NSW, the Department of Planning and the Wollondilly Council, September 1993, p. 92.

¹⁴ *Ibid.*, p. 92.

Thirlmere and Tahmoor. Estates established included Thirlmere House, Wilton Park and Stratford.¹⁵

In 1914 the Picton to Mittagong deviation of the railway began. This deviation followed the Great South Road and went through Myrtle Creek (now called Tahmoor) and Bargo. The line opened in 1917.¹⁶ The railway through Tahmoor marked a boom period with many more sub-divisions and settlers moving to the area, a township began to grow centring around the station.

In 1921, 240 acres of land was subdivided between Myrtle Creek and Bargo Creek. The subdivision was called Tahmoor Park Estate. Surveys for water pipelines were made through Tahmoor on the 13th November 1899 and the advertisements for Tahmoor Park Estate mention running water as a feature.¹⁷

In the 1970s the town centre was bypassed by the new Hume Freeway, but its prosperity was saved by the development of the coal mining industry around the same time. The industry is still strong in Tahmoor and the town is well populated.¹⁸

3.4 Summary History of Stratford House ¹⁹

Charles Nott selected and purchased 51 acres of land on 19 April 1859 (refer Appendix B – Chain of Title). The land was located in the Parish of Couridjah, County of Camden and designated as Portion 1 (233 of Parish). Nott was transported to NSW on a 14-year sentence, arriving aboard the Fairlie on 15 February 1834.²⁰ Nott quickly obtained a ticket of leave in 1834 and was living in the Narellan District by the late 1830s. He became a licenced publican of the Burton Arms Inn (also Burton Inn) in 1843, though it is unclear how long he actually operated the Inn as in 1848 he was noted as opening a general store in Narellan.²¹ Nott also went on to manage the Narellan Post Office in the mid-late 1850s.²²

Nott died aged 64 in 1874. Following his death, the title was transferred to Mr Franz Dietrich. In 1887, Oliver Gorrick and Henry Hedger jointly purchased the property (all 51 acres) from Dietrich.²³ Stratford House was built about this time. There are conflicting claims on the actual construction year. It has been claimed that the house was built in 1886 for the Gorrick family as a holiday home.²⁴ However, this was one year prior to the Gorrick family's purchase of the property. The house was reputedly designed by architect George Allen Mansfield, of Mansfield Bros., and built by Picton builder William Pritchard. Pritchard also built the CBC Bank at Picton in 1885, Macquarie Cottage located

¹⁵ *Ibid.*, p. 92.

¹⁶ Vincent, L., *op.cit.*, p. 22

¹⁷ Niche Environment and Heritage, *Heritage Assessment - Tahmoor House, Tahmoor Colliery, NSW*. Report for Tahmoor Colliery, Tahmoor, 2012, pp. 16-17.

¹⁸ Biosis Research, *Tahmoor Colliery, Longwalls 27-30: Impacts of Subsidence on Cultural Heritage*. Report for Tahmoor Colliery Tahmoor, 2009, p.12.

¹⁹ Niche Environment and Planning (report), *Statement of Heritage Impact for Stratford House, Tahmoor, NSW*, undertaken for Precise Planning, February 2013, pp.15-20.

²⁰ www.convictrecords.com.au/convicts/nott/charles/27353

²¹ Sydney Morning Herald, 15 September, 1848, and Mylrea, P.J., *Narellan, Two Centuries of Growth, 1810 – 2010*, Camden Historical Society: Camden, NSW, 2011, p.5.

²² www.dictionaryofsydney.org/entry/narellan

²³ Vol. 1237, Fol. 203.

²⁴ Stratford House, State Heritage Inventory Record no. 2690227, www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2690227.

in Argyle St, Picton and several other houses until 1902.²⁵ The house may have been initially known as Waratah, though this is not confirmed.²⁶

In 1898, title transferred to Emma Lisson (nee Gorrick).²⁷ Emma and her children became permanent residents of Stratford House following the conviction of her husband for the shooting murder of her younger sister Edith Lillian, who was just 16 years old.²⁸ Emma later used her maiden name Gorrick, though title records indicate that ownership rested with Emma Lisson in September 1916.²⁹

From the end of 1914 and throughout WW1 the house was leased to Mr Percival Campbell (P.C.) Johnstone and was used as a boarding and day school for boys. The prospectus from 'Picton College Cordeaux' stated that the college stood in grounds of 100 acres, had its own vegetable gardens, carpentry shop and gymnasium, and sporting grounds, including football, tennis and cricket grounds.³⁰ Stratford House provided accommodation and classrooms. The boys at Stratford House were allowed to sleep out on the verandahs and balconies.³¹

After WW1 the house was used as a public school and then a boarding house run by a Mr Richardson.³² Following Emma Lisson's death in 1925, ownership of Stratford House passed to Victor Clarence Gorrick in 1926.³³ The 1928 Parish map of Couridjah indicates proposed subdivisions of Portion 51 (Figure 3).

In approximately 1931, the Gorrick family reoccupied the house and ran cattle on the property. However, the Gorricks continued to take in boarders for many years and probably well into the late 1950s.³⁴ A new separate title for the lot on which Stratford House is situated was created in 1957.³⁵ Land titles records from 1957, 1962 and 1971 also illustrate the creation of large acreage titles to the south and west of Stratford House (Figure 4 and Figure 5; Chain of Title, Appendix B).

²⁵ Douglass Family Private Papers – private collection of information about Stratford House and the region held by Mr and Mrs Douglass, owners of Stratford House. See also Stratford House, State Heritage Inventory Record no. 2690227.

²⁶ Douglass Family Private Papers.

²⁷ Vol. 127, Fol.203.

²⁸ *Sydney Morning Herald*, 5 November 1898, p.25.

²⁹ Vol. 2700, Fol.222.

³⁰ Douglass Family Private Papers.

³¹ Picton College Prospectus n.d.

³² Douglass Family Private Papers.

³³ Vol. 2700, Fol. 222.

³⁴ Douglass Family Private Papers.

³⁵ Vol. 7236, Fol. 225.

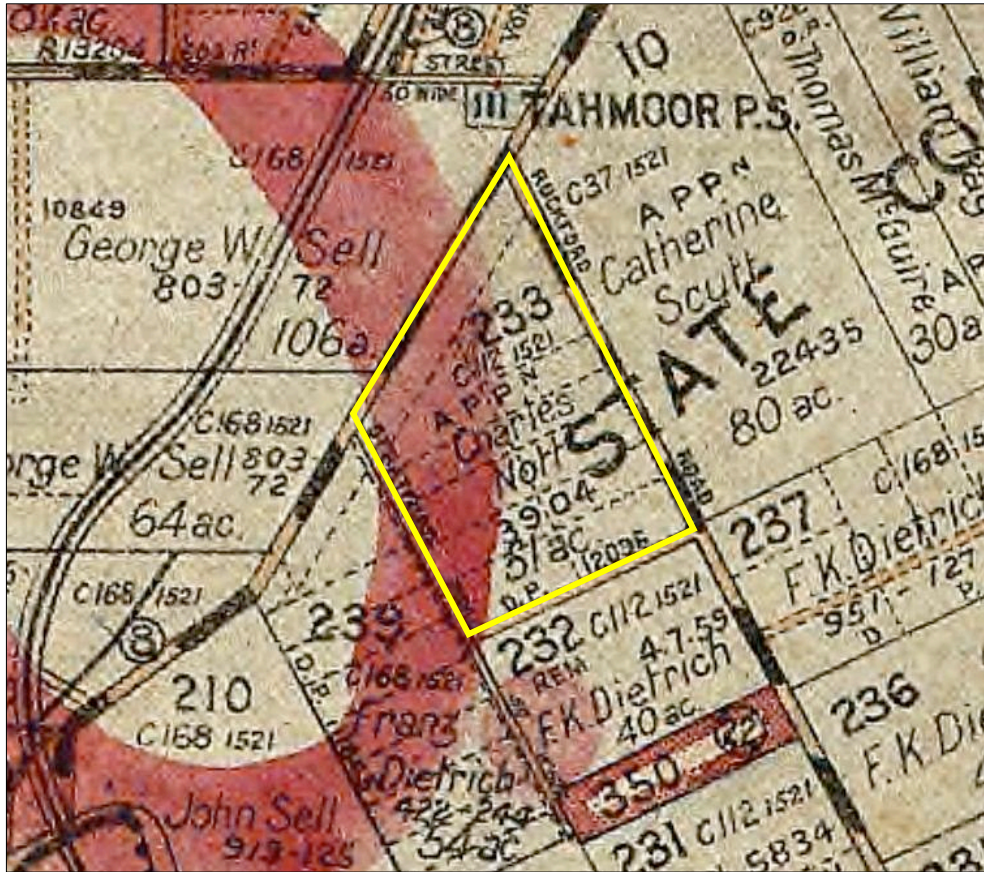


Figure 3: Parish map (1928, detail) showing proposed subdivisions.

Parish Maps of Couridjah, <http://parishmaps.lands.nsw.gov.au/pmap.html>

The Gorrick family retained ownership until 1960 when the house was purchased by Ronald and Dorothy Traynor. Subdivision created new lots for the house (Lots 33 and 34 on DP12096) in 1962.³⁶ The Traynor's proposed modifications to the laundry, bathroom and kitchen areas.³⁷

The subsequent owners, Mr and Mrs Bill and Gail Douglass, carried out extensive refurbishments of the original house, including improvements and extensions to the southern side of the house. They also created the gardens to the east of the house.

Ownership of the property was transferred in April 2015 to a wholesale unit trust, for which Common Ground Property (NSW) Pty Ltd as trustee is the registered proprietor, along with 18 other surrounding lots. Together, these lots form the proposed development area, as noted in Section 1.6 above.

³⁶ Vol.8333 Fol.221

³⁷ *Australian Women's Weekly*, 7 September 1960, p.33.



Figure 4: Stratford House and surrounding landscape, aerial photograph, 1955.

The site is shown by the red circle. Note the predominantly rural landscape and early subdivision of Tahmoor to the north.

NSW 581-5032 Warragamba Catchment 1:21,000 Run 10 5.7.55. Overlay by WPHP.

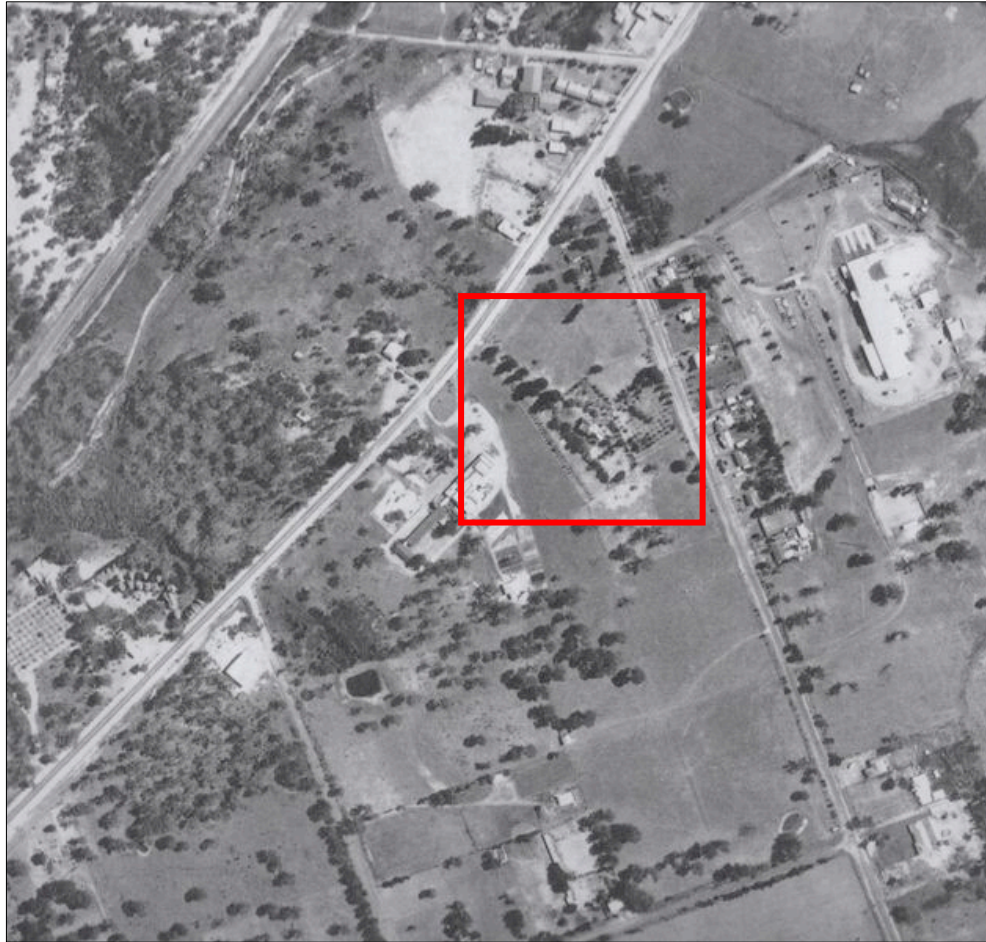


Figure 5: Stratford House and surrounding landscape, aerial photograph, 1979.

The site is shown by the red square. Note the garden plantings in evidence today are still in development; trees along the entrance driveway to the northwest already appear mature.

Note also:

- the increasing definition of roads as transport increased, e.g. the widening of the Old Hume Highway;
- the extent of new developments, including the nearby Inn (to the west), the turkey processing plant (to the east) and the school grounds to the north; and
- the substantial clearance of trees over the past 24 years, to provide more fields for pasture.

NSW 2763-58 County of Cumberland ISG 1:16,000 Run 32 23.2.79. Overlay by WPHP.

4. SITE ASSESSMENT

4.1 Site Context

For the following, refer to Figure 7, below.

The site's principal address is given as no. 20 Rockford Road, Tahmoor; however, a second entrance exists from the Old Hume Highway / Remembrance Drive.

In the vicinity of the subject site, Rockford Road is a straight, bi-directional road of two lanes, with no kerb and grassed shoulders. The road is generally flat in the vicinity of the subject site, and the road is bears northwest at approximately 330°.

The Old Hume Highway in this area is a three lane, bi-directional road (one northeast lane, two southwest), with a concrete kerb to the northern side, and grassed shoulder to the southern side. The carriageway bounds the residential subdivisions that form the village of Tahmoor to the north, with freestanding houses on individual lots connecting to the road via concrete driveways. Grassed fields and stands of mature trees define the landscape to the southern side of the road, around the subject site.

Both entrances to the site are via gravel drives crossing the nature strip, with no kerbs.

From the west to the southeast of the site are pastoral holdings, with few trees and scrub retained, generally along site boundaries. Directly adjacent to the site to the west is the Tahmoor Inn Hotel, a large, 1 and 2 storey building set over 100m from its entrance on Remembrance Drive.

North of Remembrance Drive, to the northwest, is an electrical substation; to the north is a small subdivision of freestanding residential dwellings and the Tahmoor Public School.

To the northeast and east of the subject site, across Rockford Road, is a single row of low density residential subdivisions. These bound a large industrial site behind, being the Inghams Turkey Processing Facility.

The area thus contains a mix of rural, residential, educational and industrial uses.

4.2 The Site

For the following, refer to Figure 7, below.

The site comprises two lots, Lot 2, DP 236262 and Lot 6, DP 12096, providing approximately 2.35 ha. of level area. The principal building on the site is Stratford House, located at the centre of the site, well set back from both Remembrance Drive and Rockford Road. The house is oriented to the north, facing the original entrance off Remembrance Drive. This entrance remains intact and runs north-northwest from the house.

Stratford House, along with a number of associated extensions and structures, is described in the following section.

The site is characterised by a parallel screen of tall cypress trees that enclose the house and buildings, and which line the original entrance to Remembrance Drive. Outside this screened area, open grassed areas cover the remainder of the site. Within, to the east and south of the main house, the previous owners of the house created substantial ornamental gardens, now mature.

The density and height of this line of trees limit all views to and from the house.

A hand pump over an in-ground brick tank is located to the west of the house, and while moved to its present location in the 1970s, is believed to be associated with the early use of the house in the late 19th / early 20th century.³⁸

The fields to the south of the house (lots 27-32, DP 12096 and lot 3, DP 236262) retain traces of their former use as sporting fields associated with the period of use of the house as a school (and also used by residents); the remains of an early cricket pitch are indeed visible in satellite photography (Figure 8).

The site is currently zoned R2 (Low Density Residential) and RU4 (Primary Production, Small Lots), as below.

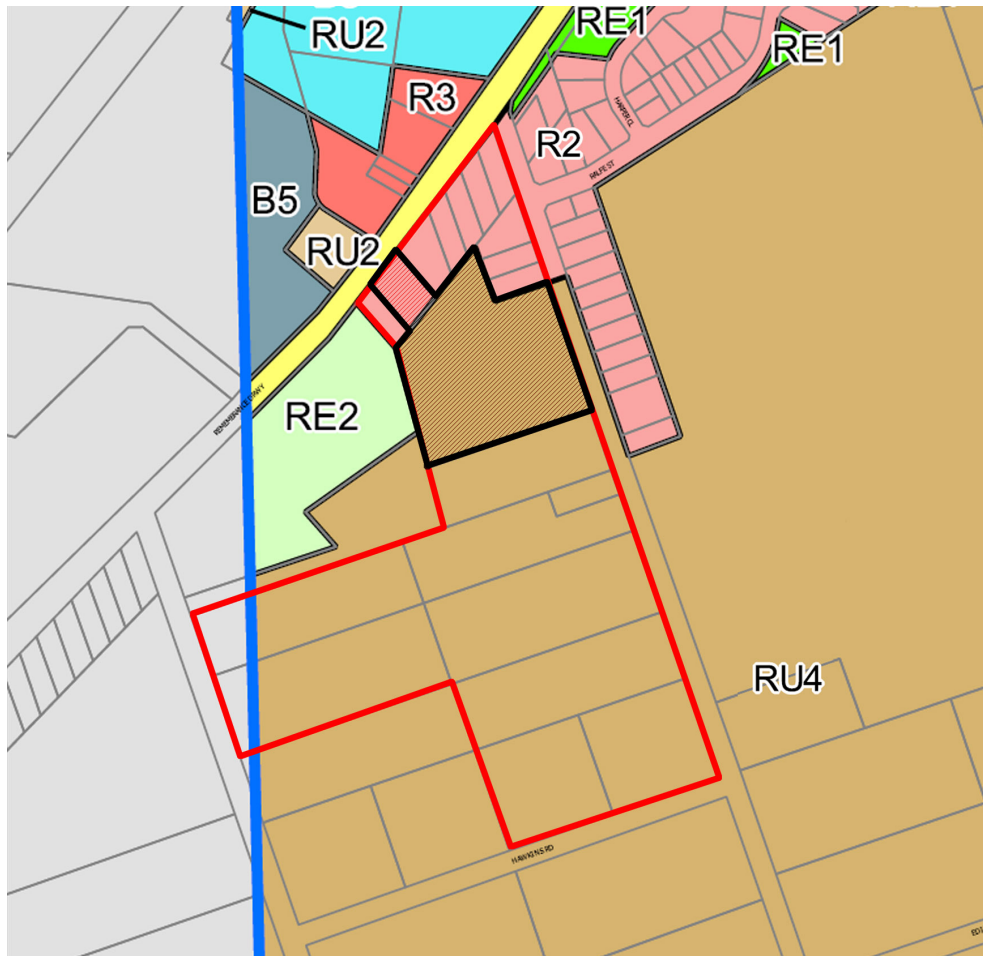


Figure 6: Land zoning for the subject site and surrounds.

Legend:

R2 – Low Density Residential	RE1 – Public Recreation
R3 – Medium Density Residential	RE2 – Private Recreation
RU2 – Rural Landscape	RU4 – Primary Production, Small Lots
B5 – Business Development	

WLEP 2011, Land Zoning Map 008H (detail). Overlay by WPHP.

³⁸ Niche Environment and Heritage, Stratford House, *op.cit.*, p.24.



Figure 7: Subject site, aerial view.

The subject site is highlighted with a red border; the black outline delineates the lot on which Stratford House presently stands. The red circle marks the former cricket pitch, shown below.

SixMaps, NSW Department of Finance and Services, 2019. Overlay by WPHP.



Figure 8: Remnant traces of the former cricket pitch.

Located in the fields to the south of the house, as shown in in Figure 8.

SixMaps, NSW Department of Finance and Services, 2019. Overlay by WPHP.



Figure 9: Aerial view of Stratford House.

The boundary of the site as described in the WLEP and its heritage listing, including Lot 2, DP 236262 (main lot, highlighted in red) and Lot 6, DP 12096 (extending to the northwest).

SixMaps, NSW Department of Finance and Services, 2019. Overlay by WPHP.



Figure 10: View south along the original entrance drive.

WPHP, 2019.



Figure 11: View southwest from the rear garden, showing the screening trees.

WPHP, 2019.

4.3 Stratford House and associated buildings

Stratford House is a two-storey rendered brick villa with a hipped roof clad in slate tiles, with four original chimneys extant. The house comprises a principal rectangular volume; a two-storey, three-sided projecting bay with a peaked roof at the northeast (front) corner; and a later narrow, two-storey rectangular extension projecting from the rear (a 1970s modification that replaced the original single storey rear extension).

The front and rear verandahs are roofed by bullnose corrugated sheet, and are supported by central painted cast-iron column. They feature lacework panels and trims at both ground and first storeys. French doors open to the verandahs.

Window openings to the original volume are square-headed with slightly projecting U-shaped sills; the windows themselves are present timber-framed double sash windows. Those to the rear extension are of similar proportions, albeit with a simple chamfered sill.

Four smaller buildings are located to the rear; all are single storey in height and of painted brick, and were constructed in the 1907s. Three are interconnected, providing additional living areas and an indoor pool; the fourth separate is a standalone garage. The roof type varies for each, and includes a flat metal deck, metal deck with a hipped and tiled skirt, a hipped and tiled roof with a raised ridge of skylights, and a simple hipped and tiled roof.

Internally, the main building retains evidence of its original design (staircase and timber balustrades; doors, joinery and floorboards; fireplaces and mantles) although internal finishes and fittings appear later. The State Heritage Inventory listing sheet notes that the house “[h]as been totally refitted. Extended at rear with a rumpus, kitchen and indoor pool. The original rear extension (utility rooms, only one storey) has been replaced with a two storey brick building (post 1971).”³⁹



Figure 12: Stratford House, front (north) elevation.
WPHP, 2019.

³⁹ Stratford House, State Heritage Inventory Record no. 2690227, *op.cit.*

5. ASSESSMENT OF SIGNIFICANCE

5.1 Summary of Existing Citations and Listings for the Site

Stratford House, at no. 20 Rockford Road, Tahmoor:

- **is** listed as an individual item of local heritage significance under Part 1, Schedule 5 of the WLEP;
- **is not** located in a heritage conservation area as defined by Schedule 5 Part 2 of the WLEP;
- **is not** listed item on the State Heritage Register under the *Heritage Act 1977* (NSW); and
- **is not** subject to any other listings or registers, statutory or non-statutory.

5.2 Heritage Items in the Vicinity of the Site

5.2.1 Defining 'Vicinity'

There is no statutory definition of 'vicinity' in the context of heritage items. For the following, vicinity items have been determined by physical proximity to the site, existing and potential view corridors and the massing and scale of the proposed works.

5.2.2 Heritage Items in the Vicinity

The site is located to the southwest of Tahmoor village, with some five items of local heritage significance nearby, listed on Schedule 5 of the WLEP 2011. See the Table 1 and Figure 13 below.

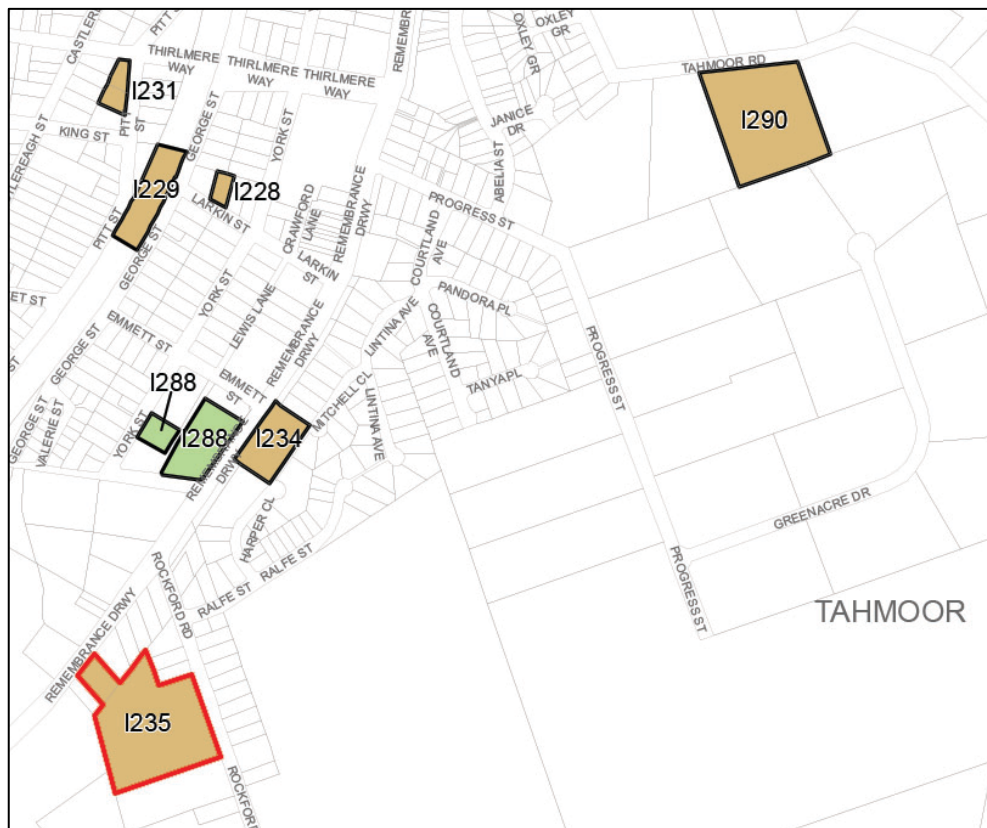


Figure 13: Subject site (I235) in relation to nearby heritage items.

WLEP 2011, Heritage Map 008H (detail). Red border overlay by WPHP.

As the subject site is within the proposed development area, distances to nearby heritage items are taken from the location of the proposed medical centre, near the corner of Remembrance Drive and Rockford Road.

Item Name	Reference Numbers: *		Listing	Distance (approx.)
	WLEP	SHI		
Stratford (house)	I235	2690227	Local	—
Bunya Pine (Tahmoor Shopping Centre)	I288	2690362	Local	240 m
Denfield (house)	I234	2690102	Local	290 m
Tahmoor Railway Station	—	4801297	State	570 m
Tahmoor Railway Station Group	I229	5012233	State	570 m
Bellefield (house)	I231	2690202	Local	750 m
Yeovil, Totterdell residence	I290	(no listing)	Local	1,010 m

Table 1: Vicinity Heritage Items

* WLEP: Wollondilly Local Environmental Plan 2011
SHI: State Heritage Inventory database

As the closest heritage items to the subject site are approximately 240 and 290 m distant, they thus bear no visual relationship, nor any physical connection, to the subject site. It is considered, then, that there are no nearby heritage items to the proposed development area that could be impacted by the proposed development.

5.3 Views to and from Stratford House

The following sections (5.3 and 5.4) should be read in conjunction with Figure 14 to Figure 17 below.

With regards to this figure, note that, as the house is oriented roughly north-northwest with front and rear verandahs at ground and first floors, its principal views would have been to the north/northwest and south/southeast (shown in blue). These are distinguished from its secondary views to the east/northeast and to the west/southwest (shown in orange).

5.3.1 Views to and from Stratford House, c.1886-1955

While built at some remove from the Old Hume Highway (approximately 115m), Stratford House was designed to address this carriageway, the principal traffic route through the area. While no visual records of the property have been viewed, its use as a school, and particularly the provision of a variety of sporting fields, suggests its lands were likely cleared as to a similar extent as is visible in the 195 photograph.

The house would have been a feature of the immediate and surrounding area for decades after its construction, even with a number of native trees along the road edge and within the property.

Equally, the house would have enjoyed prominent views towards Tahmoor Village and the northwest from the front of the house, and to the surrounding fields to the south, particularly from its first storey.

5.3.2 Views to and from Stratford House, 1955-1979

In the 24 years between 1955 and 1979:

- Existing trees within the property boundary and immediately adjacent to it were little altered. Changes at this time included:
 - clearing views to the Old Hume Highway;
 - clearing trees from the southern paddocks;
 - planting trees to occlude views to the west, to screen the Tahmoor Inn;
 - planting trees to occlude views to the east and south;
 - allowing vegetation to grow at the corner of the Old Hume Highway and Rockford Road; and
 - planting an ornamental garden to the east and south of the house.
- Native vegetation beyond the property boundary was substantially cleared.

By 1979, clear views to the house would have still made it a local landmark: clear views would have been possible from the Hume Highway, directly in front of the property; and from Rockford Road. However, views of the property from Tahmoor Village would have been partially obscured by the stand of trees at the corner of the Hume Highway and Rockford Road.

Clear views from the house to the north/northwest and to the south/southeast remained at this time.

5.3.3 Views to and from Stratford House, 1979-2019

In the 40 years from 1979 to 2019:

- Trees within the property boundary have grown substantially, reducing visual connections between the house, its grounds and Tahmoor village beyond.
- The surrounding fields to the southeast and northwest of the house have been kept free of trees, retaining a clear appreciation of the historic extent of the property.
- The trees that principally encircle the house are cypresses, likely Bhutan (*Cupressus torulosa*) or Lawson cypress (also known as Port Orford 'cedar', *Chamaecyparis lawsoniana*).
- Their size is consistent with being planted in the 1970s, as indicated by the 1979 aerial (**Error! Reference source not found.**). This suggests that the historic view corridors, both to and from the house, have been entirely obscured within last 20-40 years (Figure 15 and Figure 16Figure 17).
- Only small, partial glimpses of the property remain from the public domain, as shown below in (Figure 17).

Consequently, while the historic views that defined the house as a local landmark have been lost by relatively recent growth in vegetation, the historic setting remains in the open fields around Stratford House.

5.4 Setting of Stratford House

When first constructed c. 1887, Stratford House would have presented as a remarkable building – an affluent Italianate villa within a semi-rural landscape of open and cultivated fields, remnant indigenous scrub, winding roads and scattered dwellings.

Post-war development – particularly suburban subdivisions from the 1970s, larger industrial uses, and medium density housing – has changed this setting, and continues to do so. Further subdivisions are in consideration to the east and southeast of Tahmoor village, as the area attracts a growing population.

In consequence, while the historic character of Tahmoor Village has diminished with ongoing development, the intact lands around Stratford House allow for a clear appreciation of the historic extent of the property – even if the direct visual relationship between the house and its surrounding fields has been mitigated by the growth of trees in the last 20-30 years, as discussed below.

The historic ownership of the property, its use as a school and family home, the clear fields to the southeast and north/northwest, and their use as pasture and sporting fields, suggest these areas form part of the historic setting of Stratford House. The additional fields to the southwest, which were largely covered in native vegetation until some point between 1955-1979 (lots 22 and 23, DP12096), not having been part of the earlier holdings of the house, do not form part of this setting.

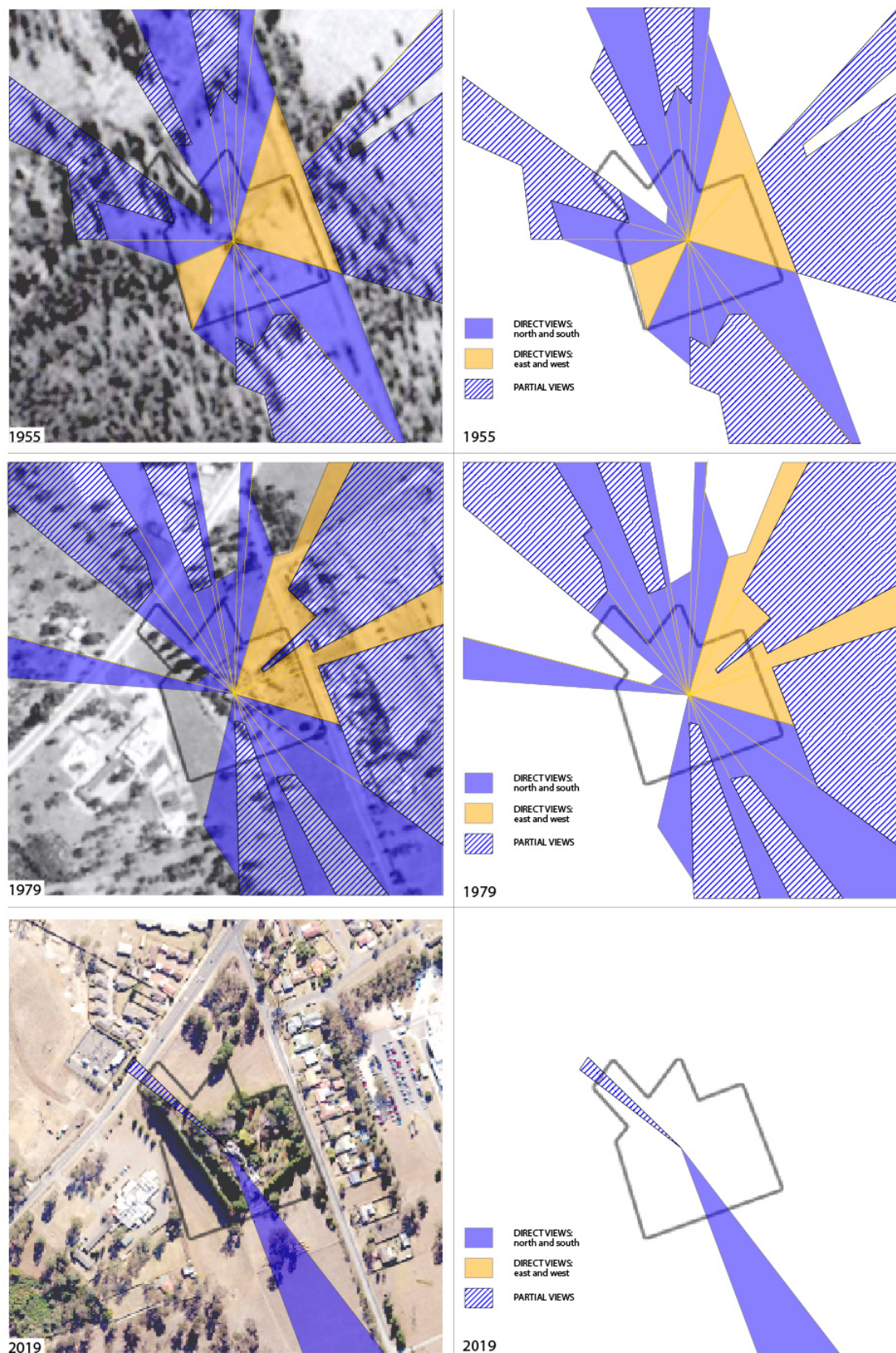


Figure 14: View corridors to and from Stratford House: 1955, 1979 and 2019.

Blue denotes principal views from the front and rear elevations of the house; orange from the side elevations. Hatched areas indicate partial / screened views, i.e. with occasional tree coverage.

NSW 581-5032 Warragamba Catchment 1:21,000 Run 10 5.7.55 (top); NSW 2763-58 County of Cumberland ISG 1:16,000 Run 32 23.2.79 (middle); SIX Maps, NSW Department of Finance and Services (Spatial Services), 2019 (bottom).



Figure 15: Old Hume Highway, view east.

The Tahmoor Inn Hotel is visible at right, the dense screen of trees around the subject property beyond.
WPHP, 2019.



Figure 16: Rockford Road, view west.

The tall row of pines at right bounds the house and garden to the south.
WPHP, 2019.



Figure 17: Old Hume Highway, view southeast.

The house is partially visible at the end of the original drive. The size and age of the row of pines is evident at right.
WPHP, 2019.

5.5 Assessment under NSW Heritage Division criteria

The State Heritage Inventory Listing (last updated 19 July, 2006) found that the subject site had significance under Criterion A (historical significance regionally), Criterion C (aesthetic significance locally), Criterion F (aesthetically rare locally) and Criterion G (aesthetically representative locally).

The Statement of Heritage Impact prepared by Niche Environment and Heritage (February 2013) reviewed this assessment to conclude that the subject site had the following levels of significance:

Criterion	Significance
(a) historical	Local
(b) associative	(not significant)
(c) aesthetic	Local
(d) social	(not significant)
(e) research	(n/a, no archaeology undertaken)
(f) rarity	Local
(g) representativeness	Local

This report concurs with the above assessment.

5.6 Statement of Significance

The State Heritage Inventory provides the following statement of significance for this item, last updated on 19 July, 2006:

Stratford House has local significance as evidence of the phase of development which saw the establishment of country estates, particularly in areas to the south in the Southern Highlands, although residences of this size were not commonly built in the area now covered by Wollondilly Shire. The garden, the tree lined driveway, the driveway loop and the mature trees are also indicative of the setting considered appropriate for a country estate.

*The building has aesthetic significance as a good example of the Victorian Italianate style popular at the time and has similarities of detailing and style to other houses and commercial buildings built by William Pritchard in the Picton area.*⁴⁰

The Niche report (2013) provided the following statement of significance:

Stratford House is a place of local heritage significance. It has historical significance as a product of a pattern of development in the area which featured the establishment of country estates, particularly in the NSW Southern Highlands. It has picturesque attributes associated with the retention of some original features of a country estate house, including the estate house and tree-lined entrance drive. It has expressive aesthetic attributes as it exhibits aspects of Victorian Filigree architecture and the emerging Federation style of the late 19th century. The main house is of a type that was always uncommon and is now rare in the local area.

⁴⁰ Stratford House, State Heritage Inventory Record no. 2690227, *op.cit.*

Taking note of previous assessments, and of research undertaken to date, Weir Phillips Heritage and Planning provides a revised Statement of Significance that reads as follows:

Stratford House has local significance as evidence of the phase of development which saw the establishment of country estates, particularly in areas to the south in the Southern Highlands, although residences of this size were not commonly built in the area now covered by Wollondilly Shire.

The garden, the tree lined driveway, the driveway loop, and surrounding fields are also indicative of a setting considered appropriate for a country estate.

The building has aesthetic significance as a good example of the Victorian Italianate style popular at the time and has similarities of detailing and style to other houses and commercial buildings built by William Pritchard in the Picton area. The building was uncommon in the area, and is now a rare surviving example of an Italianate villa. While its architectural integrity has been reduced through later modifications, its rarity is increased in consideration of the intact state of much of its original grounds.

5.7 Heritage Curtilage and Setting

5.7.1 Definition and Use

When a heritage item or place is being considered for management purposes, a decision must be made about the extent of land around it that could be considered to *contain* its heritage significance. This boundary is often referred to as the curtilage of a site. Curtilage takes into consideration tangible and intangible historic relationships and aesthetic relationships defined by vistas and visual corridors. In other words, curtilage moderates between a site and its setting. Curtilage may be comprised of more or less than the legal or physical boundary of a site.

In 1996, the NSW Department of Urban Affairs and Planning (now OEH) defined heritage curtilage as:

*...an area of land (including land covered by water) surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance. It can apply to either: land which is integral to the heritage significance of items of the built heritage; or a precinct which includes buildings, works, relics, trees or places and their setting.*⁴¹

Heritage curtilages may thus coincide with a property's lot boundary (a lot boundary curtilage); it may exceed that boundary (an extended curtilage); or it may describe an area less than the boundary (a reduced curtilage).

The concept of heritage curtilage is similar to, and has been reinforced by the notion of 'setting,' as defined in Article 8 of the Burra Charter (The Australia ICOMOS charter for the conservation of places of cultural significance, 2013). The Article reads:

Conservation requires the maintenance of an appropriate visual setting: e.g., from, scale, colour, texture and materials. No new construction, demolition or modification which would adversely affect the setting should be allowed. Environmental intrusions which adversely affect appreciation or enjoyment of the place should be excluded.

This report considers the setting to be bound by the heritage curtilage of a place.

⁴¹ Mayne-Wilson, W., *Heritage Curtilages*, Sydney: Heritage Office, Department of Urban Affairs & Planning, NSW Government, 1996, p. 3.

5.7.2 Previous Heritage Curtilage Definitions

The WLEP and the State Heritage Inventory (SHI) listing describe the heritage item of Stratford House as comprising two lots (Lot 2, DP 236262 and Lot 6, DP 12096), suggesting a lot boundary curtilage; however the SHI listing specifically mentions its setting, gardens and plantings, and note that it is ‘an excellent representative of gentlemen’s country estates.’⁴² On consideration, this suggests an extended curtilage.

Finally, the most recent Heritage Impact Statement for the property (Niche Environment and Heritage, 2013), recommends a heritage curtilage that includes the following lots:

Lot 2	DP 236262 (House and Gardens; already listed in LEP Schedule)
Lot 3	DP 236262 (Rockford Road margin)
Lots 3–5	DP12096 (Remembrance Driveway margin)
Lot 6	DP 12096 (Tree-lined driveway; already listed in LEP Schedule)
Lot 7	DP12096 (Remembrance Driveway margin)
Lots 35–37	DP12096 (Rockford Road margin)
Lots 27–32	DP 12096 (Rockford Road margin, remains of sporting fields associated with school and local area).

This reflects both the original 51-acre grant and the subdivision and occupation of the dwelling at the corner of Rockford Road and Remembrance Driveway.

In assessing an appropriate heritage curtilage for Stratford House, the following should be taken into consideration:

- **patterns of ownership:** the area described by Nott’s original purchase of 51 acres in 1859 has remained consistent for 160 years. Lots added to the west, and the subdivision of this area into smaller lots, has not impacted its physical appearance nor consistency of use.
- **patterns of use:** the area has been consistently used by the residents of Stratford House since the construction of Stratford House c.1886 until its last sale in 2015. The land has been used as fields with a direct relationship to Stratford House – as pasture for cattle, as school grounds and as playing fields, and as open space for a family dwelling – with remnant traces surviving today.
- **setting and visual connections:** the lands within the 51-acre original purchase have been visually connected with the house, and the house with the wider area, from the construction of the house c.1886 until c.1990-2000, when the screen of cypress trees effectively blocked these views. This relationship of over 100 years can be restored.

In light of the above, Weir Phillips Heritage and Planning supports the heritage curtilage as shown below (Figure 18: Heritage curtilageFigure 18), which also coincides with that defined by Niche Environment and Heritage (2013).

⁴² Stratford House listing sheet, criteria (a) and (c), note: “The garden, the tree lined driveway, the driveway loop and the mature trees are also indicative of the setting considered appropriate for a country estate.” See www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=2690227



Figure 18: Heritage curtilage

The area outlined and shaded blue demarcates the heritage curtilage, or setting, of Stratford House. The area bounded in red is the proposed development area. The area bounded in black is the subject site.

SIX Maps, NSW Department of Finance and Services (Spatial Services), 2019. Overlay by WPHP.

6. ASSESSMENT OF THE PROPOSAL

6.1 Description of the Proposal

The following has been developed in reference to the drawings provide by McCabe Architects to Weir Phillips Heritage and Planning (Development Application, Proposed Stratford House Lifestyle Village, drawing numbers TP.000-009, TP.100-108, TP.200-206, dated December 2019).

Within the proposed development area, the applicant seeks approval to:

- Construct 214 moveable dwellings, intended for use as seniors living across the site;
- Carry out modifications to the existing heritage-listed dwelling (Stratford House) to facilitate its use as a community centre for residents;
- Construct a single-storey building with a hipped and tiled roof adjacent to Stratford House, primarily for use as a dining room (with servery and facilities);
- Connect Stratford House to the new building smaller volume also containing a lift accessing both the ground and first floors of Stratford House;
- Extend the west elevation of the nearby pool house / gym to accommodate new toilets;
- Carry out associated civil works (installation of utilities, street lighting and construction of internal access roads);
- Provide a principal entrance to the site via an existing (upgraded) entrance on Rockford Road, behind Stratford House. A secondary entrance would also be created on Rockford Road, approximately 120 metres from its intersection with Remembrance Drive.
- Construct an acoustic barrier along a section of the north-western boundary of the site that adjoins the Tahmoor Inn Hotel (lot 10/ DP739884).
- Undertake landscaping works involving the removal of some trees, and the planting of new trees, both inside the site and as screening along its boundaries.

The development also makes provision for the future construction of a 200-bed residential care facility (nursing home), which be the subject of a separate Development Application.

6.2 Method of Assessment

The following is written with an understanding of the controls and objectives provided by the *Wollondilly LEP 2011* and the *Wollondilly Development Control Plan 2016 (DCP 2016)*. The requirements set out in the NSW Heritage Division publication *Statements of Heritage Impact* (2002 update) have been read and understood.

The following is an assessment based on merit. It does not consider compliance or otherwise with Council's numerical controls, except where non-compliance would result in a heritage impact. For an assessment under numerical controls, refer to the Statement of Environmental Effects that accompanies this application.

It is noted that, as that the proposed development area is currently zoned R2 (Low Density Residential) and RU4 (Primary Production, Small Lots), use as an aged care residential facility, medical centre and self-care units may require rezoning.

6.3 Effect of the Proposal on the Item, its Views and Setting

6.3.1 *Effect of the Proposal on Stratford House*

The proposed works will have minor but acceptable impact on the ability to understand the heritage significance of Stratford House, for the following reasons:

- The principal historic volume and fabric of Stratford House will be retained and generally conserved, with change limited to,
 - externally:
 - at first floor level, opening part of the rear wall (east elevation) of the main volume to allow level access for the new lift; and
 - at ground floor level, opening parts of side wall (south elevation) of the later extension to connect with the new dining hall / community hub,
 - and internally:
 - at first floor level, creating an opening in two internal walls to connect the bedrooms to provide appropriately-sized communal areas; and
 - at ground floor, minor internal alterations to the rear service areas.
- The building will be adaptively reused as a community centre, thereby:
 - keeping the site as an important social institution for the community it serves, in a similar manner to its historic functions as a family home and school; and
 - keeping the site in use, thereby allowing for its ongoing maintenance.
- The gardens will be retained and preserved for the benefit of the community's residents and visitors.
- The adjacent dining hall, and connecting volume, have been designed to be smaller in volume and height to Stratford House, and set back from its front building line. They will therefore read as a secondary, contemporary elements, entirely distinguishable from their historic neighbour.
- The original entrance drive and the trees lining it to each side will be retained, allowing a clear appreciation of the historic approach to the site.
- New development within the grounds of the subject site (i.e. within the existing lot boundary of Stratford House) has been reduced and carefully located to preserve the original approach to Stratford House, its surrounding gardens, and the screen of trees around the house and its auxiliary buildings.
- The new units proposed across the proposed development area are single-storey lightweight, mobile constructions that may, at a later date, be removed. Proposed to be in neutral tones, their presence will be further softened by substantial street plantings within the site and at its boundaries.

Consequently, Stratford House will continue to read as a substantial heritage Victorian Italianate villa within a garden surround.

6.4 Effect of the Proposal on Views to and from Stratford House

At present, and for the last 30-40 years, views to and from Stratford House have been entirely blocked by a thick screen of mature cypress trees. By removing selected trees, and planting others, the proposal has taken the opportunity to restore a number of key views to and from the house, particularly to the northwest to Remembrance Drive, and to the northeast and east to Rockford Road.

Current drawings suggest that the proposal will retain the majority of mature plantings on the site, including:

- the mature trees and shrubs lining the original entrance driveway from Remembrance Drive;
- the screening trees to the east (blocking views from Stratford House to the Inghams plant);
- the screening trees and shrubs to west (blocking views from Stratford House to Tahmoor Inn);
- the ornamental garden to the east of Stratford House.

New plantings will:

- further screen the Tahmoor Inn along their shared boundary;
- provide a visual buffer around the units proposed between Stratford House and Remembrance Drive; and
- provide a visual buffer around the perimeter of the development area south of Stratford House, and soften the landscape within the same area.

When mature, the proposed landscaping will soften the impact of new development.

6.5 Effect of Work on the Setting of Stratford House

The proposed works will change the historic, rural setting of Stratford House, which comprises the open paddocks that have surrounded the building since its construction.

The impact of this change should be considered in light of the following:

- The surrounding area has historically been linked to, and supported, the function of Stratford House (i.e. as playing fields for school students, or as pasture for cattle). Using this area to provide self-care units that are intrinsically related to Stratford House (as a community centre) continues the historic, supportive dynamic between the two elements.
- As the proposed development does not modify or reduce existing lot boundaries, and will present as a single, cohesive development, the extent of the former setting of Stratford House will remain appreciable.

7. CONCLUSION

This report has assessed and confirmed the heritage significance of Stratford House, at no. 20 Rockford Road, Tahmoor. There are no listed heritage items considered to be in the vicinity of the site.

The proposed works will have an impact on the significance, settings and views of Stratford House. However, by retaining, conserving and reusing the item; by preserving and improving its landscaped setting within the existing lot boundary of the subject site; and by sympathetically designing and sensitively constructing the works around Stratford House, the principal sources of the house's significance may be retained.

Views to and from Stratford House may also be improved as a result of the works, allowing Stratford House to re-establish historic visual connections lost in recent decades.

8. APPENDIX 1 – HERITAGE LISTING SHEETS

Stratford House

Item details

Name of item:	Stratford House
Type of item:	Built
Group/Collection:	Residential buildings (private)
Category:	Villa
Location:	Lat: 0 Long: 0
Primary address:	20 Rockford Rd, Tahmoor, NSW 2773
Local govt. area:	Wollondilly

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
20 Rockford Rd	Tahmoor	Wollondilly			Primary Address

Statement of significance:

Stratford House has local significance as evidence of the phase of development which saw the establishment of country estates, particularly in areas to the south in the Southern Highlands, although residences of this size were not commonly built in the area now covered by Wollondilly Shire. The garden, the tree lined driveway, the driveway loop and the mature trees are also indicative of the setting considered appropriate for a country estate.

The building has aesthetic significance as a good example of the Victorian Italianate style popular at the time and has similarities of detailing and style to other houses and commercial buildings built by William Pritchard in the Picton area.

Date significance updated: 19 Jul 06

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the [OEH copyright and disclaimer](#).

Description

Builder/Maker:	Pritchard, William
Construction years:	1886-
Physical description:	A two storey residence of rendered brickwork with a hipped, slate-clad roof and numerous rendered brickwork chimneys. The front elevation features a projecting 3-sided bay with a hipped roof and 2x1 pane sash windows to each face. The remainder of the front elevation is lined by a two storied verandah with cast iron columns, valences and first floor balustrade. French doors open out onto the first floor verandah and both doors and

windows have louvred timber shutters. Internally the house features two early marble fireplace surrounds with cast iron grates.

The house is set on a large site with many mature trees and garden plantings.

Mature pines line the main entrance drive off the Old Hume Highway. Both house and garden generally appear well maintained. Extensive alterations and additions have been made to the house.

Modifications and dates:

Has been totally refitted. Extended at rear with a rumpus, kitchen and indoor pool. The original rear extension (utility rooms, only one storey) has been replaced with a two storey brick building (post 1971).

Current use:

Residential

Former use:

Residential Previous Owner: Gorrick

History

Historical notes:

Built 1886 for the Gorrick family by Wm. Pritchard, builder of Picton. Mr Pritchard also built the CBC Bank at Picton, 1885. Also "Macquarie Cottage", Argyle St, Picton and several other houses there in 1902.

Mr Pritchard returned to Builth Wells, Wales, in 1904. Mr Pritchard's labourer on building jobs was a Mr Taylor.

Historic themes

Australian theme (abbrev)	New South Wales theme	Local theme
3. Economy- Developing local, regional and national economies	Technology-Activities and processes associated with the knowledge or use of mechanical arts and applied sciences	(none)-
4. Settlement-Building settlements, towns and cities	Accommodation-Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Country villas-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	(none)-
4. Settlement-Building settlements, towns and cities	Towns, suburbs and villages-Activities associated with creating, planning and managing urban functions, landscapes and lifestyles in towns, suburbs and villages	Development of Tahmoor-

Assessment of significance

SHR Criteria a)
[Historical significance]

Stratford House has local significance as evidence of the phase of development which saw the establishment of country estates, particularly in areas to the south in the Southern Highlands, although residences of this size were not commonly built in the area now

covered by Wollondilly Shire. The garden, the tree lined driveway, the driveway loop and the mature trees are also indicative of the setting considered appropriate for a country estate.

The building has aesthetic significance as a good example of the Victorian Italianate style popular at the time and has similarities of detailing and style to other houses and commercial buildings built by William Pritchard in the Picton area.

SHR Criteria b)

[Associative
significance]

N/A

SHR Criteria c)

[Aesthetic
significance]

Stratford House has local significance as evidence of the phase of development which saw the establishment of country estates, particularly in areas to the south in the Southern Highlands, although residences of this size were not commonly built in the area now covered by Wollondilly Shire. The garden, the tree lined driveway, the driveway loop and the mature trees are also indicative of the setting considered appropriate for a country estate.

The building has aesthetic significance as a good example of the Victorian Italianate style popular at the time and has similarities of detailing and style to other houses and commercial buildings built by William Pritchard in the Picton area.

SHR Criteria d)

[Social significance]

Stratford House has local significance as one of a group of late 19th century country villas that formed the backbone of the social elite in the district at this time.

SHR Criteria e)

[Research potential]

N/A

SHR Criteria f)

[Rarity]

This item is assessed as rare locally.

SHR Criteria g)

[Representativeness]

An excellent representative of gentlemen's country estates.

Integrity/Intactness:

Substantially intact.

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.

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan			23 Feb 11		
Local Environmental Plan			23 Aug 91	119	7239
Heritage study			01 Jan 92		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Macarthur Region Heritage Study	1985	Ref.No.511			N o
Wollondilly Heritage Study	1992	WO0227	JRC Planning Services	JRC	

					Y e s
Wollondilly Shire Council Heritage Study Review	2006	2690227	Andrea Oehm	Andrea Oehm	Y e s

References, internet links & images

Type	Author	Year	Title	Internet Links
Written	Bruce Knox			
Written	Victor Gorrick			
Written	W.B. Douglas			

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



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9. CHAIN OF TITLE

Source: Niche Environment and Heritage, *Statement of Heritage Impact, Stratford House, Tahmoor, NSW*. Unpublished report for Precise Planning, February 2013.

Appendix B

Chain of Title - Stratford House

Year	Source/Issue	Owner and Notes
1859	Crown Plan Image 112.1521	Originally granted to Nott on 4 July 1859 by Sir William Davison
	Primary Application 3904	Portion 4 of 36 acres purchased and Portion 1 (subject site) of 51 acres selected by Nott on 19 April 1859. Sum of £43/10s
1875	Vol.221 Fol.103	Franz Dietrich
1889		Portion 1 (233 of Parish) transferred ownership New owners - Henry James Hedger and Oliver Gorrick
1897	Vol.1237 Fol.203	New title created in name of Henry James Hedger and Oliver Gorrick
1898		Portion 1 (233 of Parish) transferred ownership and title to Emma Lisson (nee Gorrick)
1901		Partial subdivision and transfer of mortgage to Henry Dawson
1916	Vol.2700 Fol.222	Title transfer of Portion 1 (233

		of Parish) to Emma Lisson (nee Gorrick) wife of Napoleon Jean Lisson
1924		Partial subdivision of Portion 1 and transfer of mortgage to (illegible) John Philips of new (lot?) 5 DP12096
1926		Portion 1 title transferred to Victor Gorrick in 1926, following Emma's death in 1925.
1957	Vol.7236 Fol.225	New title created to Victor Clarence Gorrick for new Lots 1-4, 6-22, 27-37 of DP12096 (part of Portion 233); House on lots 33-34
1960		Subdivided, Stratford House remains on Lots 33 - 34 DP12096; title transfer to Ronald and Dorothy Traynor
1962	Vol.8333 Fol.221	Ronald and Dorothy Traynor
1965		Leonard and Agnes Smith
1968	Vol.10777 Fol.128	Leonard and Agnes Smith
1971		Worgina Pty Ltd
Not searched		Bill and Gail Douglass