

Heritage sites, objects and places hold value for communities in many different ways. The nature of those heritage values is an important consideration when deciding how to manage a heritage site, object or place and balance competing land-use options. This Chapter assesses the heritage values of the study area and the statutory constraints and opportunities.

**5.1****STATUTORY HERITAGE REQUIREMENTS**

As discussed in *Chapter 2*, Commonwealth and State legislation, in addition to local planning regulations, are in place in Australia and NSW in order to protect historical heritage places. The statutory requirements and constraints for the historical heritage values of the study area are discussed below:

**5.1.1*****Current Listings****Environment Protection and Biodiversity Conservation (EPBC) Act 1999*

The EPBC Act 1999 established the Commonwealth Heritage Listing (CHL); the following items are listed on the CHL within the study area:

- Llandilo International Transmitting Station, Stoney Creek Rd, Shanes Park (CHL Id: 106101).

*Heritage Act 1977 (NSW)*

Under the *Heritage Act 1977* there is one item listed within the study area:

- Clydesdale - Grand House, Barn & Cottage (SHI No. 5045540)

The state heritage listing for Clydesdale includes the former location of the St. Phillips Church Cemetery, Richmond Road (SHI No. 1140032). Development of the property should be consistent with the conservation management plan which takes into account the cultural landscape and setting of the place as well as any landscape archaeology and moveable heritage items.

Where an item listed on the State Heritage Register the item is protected under the *Heritage Act 1977*. In order to develop within the curtilage assigned to the item it is necessary to obtain the relevant exemptions and/or permits from the NSW Heritage Council.

*Environmental Planning and Assessment Act 1979 (NSW)*

Under the EP&A Act there are no items of local historical significance that require protection.

There are no historical heritage constraints to the study area under the EP&A Act.

*Blacktown City Council Local Environmental Plan*

Under the BLEP 1988 there are seven items of local historical significance that require protection. In summary these are:

- Clydesdale, Farmers Cottages & Barn (SHI No. 1140031);
- St Andrew's Presbyterian Church, Grange Avenue, Marsden Park (SHI No. 1140030/ 1371);
- 142 Clifton Road, Marsden Park (SHI No. 1140028);
- 95 Fermoy Road, Marsden Park (SHI No. 1140033);
- Old School Building, Garfield Road West (SHI No. 1140029)
- Slab cottage between Grange & Richmond (SHI No. 1378); and
- St. Phillips Church Cemetery, Richmond Road (SHI No. 1140032).

5.2

**SIGNIFICANCE ASSESSMENT**

To be assessed for listing on the State Heritage Register an item will, in the opinion of the Heritage Council of NSW, meet one or more of the following criteria:

- a) an item is important in the course, or pattern of NSW's cultural or natural history;
- b) an item has strong or special association with the life or works of a person, or a group of persons, of importance in NSW's cultural or natural history;
- c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW;
- d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons;

- e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history;
- f) an item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history;
- g) an item is important in demonstrating the principle characteristics of a class of NSW's cultural or natural places; or cultural or natural environments.

The potential heritage items identified during the field survey are assessed against these criteria. Several houses of the same type in the same street are grouped together for convenience.

The significance of several heritage items that occur in the Marsden Park North Precinct (not within the study area) was assessed in order to establish a regional heritage context of the study area.

### 5.2.1

#### *Clydesdale House, Farmer's Cottages and Barn*

The following significance assessment and statement of significance was prepared by Gibson and Cremin (2011:73-6).

SHR Criterion	ERM Assessment
a) Historical Significance	<p>The landscape around Clydesdale has evidence of Aboriginal occupation, recorded in the National Parks and Wildlife Service database as NPWS Site No. #45-5-0267 following a survey along South Creek (cited in Andrews 2002:33).</p> <p>The land at Clydesdale has been used continuously for agriculture since 1813, when Walter Lang was granted land on South Creek by Governor Macquarie. It was acquired by the ex-convict, Charles Tompson, and he employed other convicts to work for him (1824-1849). Their labour created the landscape we still see today.</p> <p>The story of Charles Tompson beautifully illustrates his rise to respectability and his ambitions as a landholder, that were manifested in much larger tracts of land he later obtained on the Murrumbidgee. The fine house that he built is evocative not only of his desires and ambitions but also of the society which enabled him to realise them, as Australia moved from a penal colony to a free-setter society.</p> <p>The house has authenticity and integrity. Its main structure at least is much as designed by Tompson in the 1820s. The design was sufficiently spacious to enable the later use of the house as a Marist missionary school for South-Sea islanders. Before and after the uses as a school Clydesdale was used for what it was built for, as the agricultural Estate of affluent men, such as James Hardie, George Kiss and J.A. Buckland, who built it up as a horse-stud, breeding racehorse and also supplying cavalry and police mounts. The transformation and remodelling of the homestead by Buckland during his twelve years of occupation spanning the 1920s had the effect of architecturally modernising its style and facilities.</p>

SHR Criterion	ERM Assessment
	<p>In the period immediate to his occupation it had been in ownership of notable gentlemen (Smith, Hardie and Kiss). The homestead and grounds reflected the indulgences of the more wealthy section of society.</p> <p>From the 1930s the land was used primarily for dairying, with a significant interruption during World War II, when it was a convalescent hospital for the RAAF.</p>
b) Historical association significance	<p>The principal creative person associated with Clydesdale is Charles Tompson Jr, Australia's first native-born poet. His work is technically impressive, especially since most of it was written before he was 20 years old. More importantly he was the first to enunciate concepts which have since become recognised as part of the Australian self-identity. These include: an appreciation of the bush landscape, recognition of the wrongs done to Aboriginal people and an understanding that people born in Australia would have different worldviews from those of their foreign-born parents.</p>
c) Aesthetic significance	<p>Clydesdale possesses two significant characteristics which contribute to its aesthetic significance. One is the broad agricultural landscape to the north of the homestead. Whilst land to the south east has been disturbed by ploughing and fill making it a lesser component in the landscape. The former is probably much as it was in Lang and Tompson's time, albeit altered to some degree by severe floods from time to time.</p> <p>From its early use as a farming Estate, the essence of the Clydesdale Estate setting is largely intact. It is mostly unchanged with the predominant characteristics intact: remnant natural vegetation along the creek lines and a pastoral setting for the main house and its attendant outbuildings and workers cottages.</p> <p>The collection of mature trees planted in the homestead yard provided an indicator for travellers seeking an established farm or homestead, as they approached from some distance. Besides being fashionable inclusions of the late 1880s, the species were chosen because of their height and grandeur and became a typical marker: the rounded dome of the Bunya Bunya pines and the tall flag-pole form of the Californian Fan Palms.</p> <p>The second characteristic with aesthetic significance on the Estate is the Georgian (colonial) homestead, Clydesdale. There is little doubt that the form of the house that exists today is much the same as it was in 1849. Its symmetrical shape, characteristic verandahs, and spacious rooms put it very much within the class of its contemporaries such as Mamre (St. Mary's), Hobartville (Windsor), Tebbutt's (Windsor), Rouse Hill House (Rouse Hill), and Bella Vista (Seven Hills). Of great beauty, although deteriorated significantly at the moment, are the colonial style verandah balustrades. These particularly enhanced the façade for those who occupied and visited the Estate until just a few years ago. Sadly, these are mostly missing with only two panels remaining in poor repair and knocked down whilst carpets were removed in late 2003.</p> <p>Items considered to be significant from an aesthetic perspective are the immediate landscape surrounding the homestead and the homestead itself.</p>

SHR Criterion	ERM Assessment
	<p>The Estate also has some significance in terms of scientific and technological developments. It was one of few dairies within the Cumberland Plain to convert from traditional labour intensive milking of cows in separate bales to a mechanised system of linear bales operated mechanically in the late 1970s and later to the system commonly referred to as the Rotary Dairy or more commonly Rotolacta. This later system involved moving the cows onto a rotating platform where they were milked before exiting on a ramp. The system removed the need for individual bales and reduced the laborious task where the farmer had to move from bale to bale.</p> <p>This was a particularly innovate system in the 1980s and whilst it is no longer in operation the equipment is still on-site at Clydesdale.</p> <p>This item considered to be significant from a scientific perspective is the Rotary Dairy.</p>
d) Social significance	<p>While Clydesdale is not currently the focus of community concern, it has high potential significance to the family members or associates of:</p> <ul style="list-style-type: none"> <li>• Aboriginal people</li> <li>• The people who worked on the estate after 1813</li> <li>• The people who dwelt in the main house and in the ancillary dwellings</li> <li>• The staff and students of the Marist seminary</li> <li>• The patients and staff of the convalescent hospital during the second world war</li> <li>• The people who are buried in either of the two cemeteries.</li> </ul> <p>Many items are considered to be significant from a social and cultural perspective. These include the landscape, the homestead, the stables, the cottage, the burial ground, the rotary dairy, the entry gates, the driveway, St Philip's cemetery and the conservatory.</p>
e) Technical significance and or research potential	<p>Clydesdale has considerable potential for archaeological research. There are two principal topics for which archaeological evidence might be very useful:</p> <ol style="list-style-type: none"> <li>1. The Aboriginal occupation, which is known to have existed. There are likely to be some remains that could be traced through the investigation of sub-surface deposits.</li> <li>2. The convict-period clearance of the land, the establishment of the farm and the building of the dwellings and workspaces. These are poorly documented activities. Valuable additional information might be obtained from a study of the less-developed parts of the Estate and from the built structures.</li> </ol> <p>It is important to recognise that the Estate does provide potential for research in both aspects mentioned above. However, this conservation management plan is focussed on the redevelopment of the site with an aim of enhancing its place as a heritage item for the community, and not as a research centre. Clearly, should relics or artefacts from earlier periods be exposed as a result of the redevelopment then these will be dealt with according to the requirements of the Heritage Act.</p>

SHR Criterion	ERM Assessment
	It should be noted that an Estate wide Aboriginal Assessment is currently being conducted by the Department of Planning. This assessment will outline the potential for aboriginal artefacts to be located at the site and will recommend measures to ensure such artefacts are suitably protected.
f) Rarity	<p>The colonial mansion at Clydesdale is a rare example of a lowland location as defined by Morris and Britton (2000). It is on the flood plain of the creek and whilst the local ground is significantly above the normal water level its views are limited by this aspect of location. The neighbouring Estate of Mamre is an example of this model as well.</p> <p>A unique feature for Clydesdale House is that it still remains on that portion of land defined in the original land grant to Lang in 1813.</p>
g) Representativeness	<p>Clydesdale is one of a group of five convict-built homesteads, all built to take advantage of the Hawkesbury River system. Together they have an impressive capacity to demonstrate the aims, aesthetics, capacities and social values of the early colonial settlers.</p> <p>Clydesdale is also one of two structures built during a largely forgotten episode of French religious history, when the Marist order used Australasia as a base from which to train south sea islanders as priests for the Pacific missions. The other structure is the Villa Maria at Hunters Hill, which also a building of considerable heritage.</p>

Clydesdale Estate is graded at a high level of state significance due to its historical, historical association, aesthetic, social and technical significance, its rarity and its representativeness.

The site is principally significant because of its age, its integrity, its association with convict families and with Australia's first native-born poet. The house and Estate form part of a larger complex of pre-1840s homesteads in the Hawkesbury area. Taken together they contribute substantially to the region's heritage and to the heritage of colonial Australia.

The site derives additional significance from its use as a Marist seminary in the 1860s and as a RAAF convalescent home in the 1940s. In between those periods it was a working farm and horse stud, contributing substantially to the economy of the region. Its principal use since the 1940s has been as a dairy and that too has been an important local industry.

The site has significant archaeological potential for both Aboriginal and European research.

5.2.2

***Llandilo International Transmitting Station, Stoney Creek Rd, Shanes Park***

The following significance assessment has been undertaken using the CHL criteria, as the item is protected under the EPBC Act 1999. It therefore differs from other significance assessments within this section. The criterion below was prepared by JCIS Consultants (2008: 17-18). Additional information relating to the significance of the site has also been extracted from GML (2006).

CHL Criterion	ERM Assessment
a) Processes	<p>The Llandilo International Transmitting Station is historically significant for its role in the operation of the international air routes to Australia. From 1959 to 2005, the station played a major part in the air traffic control system for international flights to and from this country. The development of air transportation was important in the history of Australia for introducing a form of transport which was much more rapid than previous transport modes and, to a large extent, overcame some of the challenges of the Australian environment that made the earlier modes difficult, risky or time consuming. With the introduction of airliners came the need for suitable infrastructure to develop an airline industry. An element of the necessary technology was the communication between planes and airports to form a system of air traffic control.</p> <p>The International Transmitting Station at Llandilo was purpose built and transmitted communications in various formats to incoming aircraft and related airports. This was the principal transmission station for this function of air traffic control in Australia and thus is important in the course and pattern of the history of the air transportation in Australia.</p> <p>The International Transmitting Station was also important for the transmission of Australia's standard time signal between 12 January 1993 and 31 December 2002. This was important for scientific research via the provision of an accurate time signal. However, only a limited amount of physical evidence relating to the transmission of this signal at the International Transmitting Station remains at the site.</p>
b) Rarity	<p>The radio transmitting equipment in the North Hall, particularly the transmitter manufactured by Hope, is rare because of its function and manufacture, being the only surviving equipment supplied by Hope to the Commonwealth.</p>
c) Research	<p>The modest amount of archival material on site has the potential to reveal how the transmitters were constructed and maintained over time.</p> <p>GML (2006:20) notes that the extant transmitters within the north and south transmitter halls are likely to have values as surviving transmitter technology.</p>
d) Characteristic Values	<p>The International Transmitting Station is representative of large HF radio transmitters constructed in Australia as it demonstrates the principal characteristics of these stations. In particular, it is possible to identify all the features of the site: the aerial farm, cables to and from the aerials, the transmission halls, the control room,</p>

CHL Criterion	ERM Assessment
	<p>equipment room, workshops, auxiliary power plant and VHF aerial tower. Although the ten rhombic aerials and the dipole and other aerial types have largely been removed, their location can readily be interpreted in the cleared areas, remnant concrete footings and cable poles. The scale and nature of these features demonstrate how the International Transmitting Station was constructed and worked over its years of operation.</p>
<p>e) Aesthetic</p>	<p>Llandilo International Transmitting Station does not meet this criterion.</p> <p>GML (2006) also determined that the International Transmitting Station did not embody aesthetic values at a Commonwealth level. However, the station was noted to have a level of aesthetic appeal. This is demonstrated in its tree-lined driveway that leads to cleared area of single storey brick buildings dated to the 1950s. The corridors of antenna farms cut out of native vegetation and extending out from the building enclosure also add to the site's aesthetic appeal.</p>
<p>f) Creative/Technical</p>	<p>There is no evidence that the International Transmitting Station was particularly innovative or used new technology. This is not surprising as the station had to be reliable and avoid breakdowns and, thus, would use proven technology.</p> <p>The significance of the site under this criterion might lie in the technical achievement in establishing and maintaining the station with a high level of serviceability and reliability consummate with its role in the air traffic control system. However, it is not considered that this is a technical achievement of the sufficient importance to meet this criterion.</p> <p>GML (2006:28) found that the International Transmitting Station was likely to embody technical heritage values at a Commonwealth level due to its role in the introduction and use of new technology relating to air traffic control systems in Australia. These values are represented by extant equipment at the site and archival records.</p>
<p>g) Social Value</p>	<p>The layout, equipment, operational history and quiet rural setting of site has special associations for former Department of Civil Aviation staff who worked and socialised there and demonstrated a distinctive pride in their work.</p>
<p>h) Associative</p>	<p>The Llandilo International Transmitting Station does not appear to have a special association with a person or group of persons of importance in Australia's cultural history.</p>
<p>i) Indigenous</p>	<p>This criterion is not the subject of this study.</p>



Llandilo International Transmitting Station has Commonwealth Heritage Values and is listed on the CHL. The following statement of significance is derived from the Llandilo Heritage listing:

*The International Transmitting Station at Llandilo has historic heritage values for its role in the operation of the international air routes to Australia from 1959 to 2005 as part of the nation's air traffic control system. The International Transmitting Station is also important for the transmission of Australia's standard time signal between 12 January 1993 and 31 December 2002. The design and layout of the buildings and aerials at Llandilo are similar to several other transmission stations constructed at this time and are representative of transmitting stations of this era. The equipment on site is, however, rare, primarily because of its function and manufacture. Archival material retained at the station has the potential to reveal information on the construction and changing use of the transmitting station over 46 years that saw significant change in and expansion of civil aviation in Australia. The layout, equipment, operational history and quiet rural setting of the transmitting station hold special significance for former Department of Civil Aviation staff who worked at the site.*

### 5.2.3

#### **St Andrew's Presbyterian Church, Richmond Road**

SHR Criterion	ERM Assessment
a) Historical Significance	The first Presbyterian Church service was held here in October 1898. This item is important in the pattern of NSW's cultural history regarding religious practises.
b) Historical association significance	The item has historical significance as an early Presbyterian Church in the area indicating the existence of a community in the Marsden Park Area. It has local historic social significance to the Presbyterian community (people would have been married there, etc).
c) Aesthetic significance	The church has high local aesthetic significance as a landmark building in a prominent location on Richmond Road, indicating a past community existed in the area. The church is highly intact having been brought back from near dereliction by the current owner who has restored the interior and exterior and retained the internal furniture the adaptation. The windows have been restored and reconstructed to the original form where required. The modern alterations are limited to the frontage and the toilets. The body of the church remains intact.
d) Social significance	The church has important social connections in the development of the Marsden Park community. It is an important example of 19 <sup>th</sup> century religious practises in the Blacktown district. This item has strong connections to the local community for spiritual reasons.

SHR Criterion	ERM Assessment
e) Technical significance and or research potential	The church was active from October 1898 to the 4 <sup>th</sup> of April 1971 after which it was sold in 1991 to the Trustees of the Christian Israelite Church. There is a moderate level of archaeological potential at the site. Field investigation identified potential subsurface deposits in the vicinity of the present building. Its long use as a church suggests that there is the potential for an associated cemetery that is currently obscured.
f) Rarity	The church is a rare landmark feature on Richmond Road. The only church that remains that fronts the major historic road. It is a rare remaining element from the Victorian Marsden Park farming community.
g) Representativeness	St. Andrew's Presbyterian Church is important in demonstrating the principle characteristics of 19 <sup>th</sup> century churches across the City of Blacktown.

**Statement of significance:** Important social connections in the development of the Marsden Park community. The first Presbyterian Church service was held here in October 1898. The church closed on 4<sup>th</sup> April 1971 and was sold in 1991 to the Trustees of the Christian Israelite Church.

St Andrew's Presbyterian Church is graded at a high level of local significance as an important example of early 19<sup>th</sup> century churches in the Blacktown area that comprises elements of historical, social and technical significance.

#### 5.2.4

#### *Old School Building, Garfield Road West*

SHR Criterion	ERM Assessment
a) Historical Significance	The Marsden Park school has been in existence since 1889. The school is important in the course of domestic life in the local area.
b) Historical association significance	The item has historical significance as an early school in the area indicating a past level of population and community in the Marsden Park Area. It has a local historic social significance to the community (ie people and/or their children would have studied there, people would have taught there, etc). It is high in the Psyche of many people who have lived in the area for generations (Personal comm. Blacktown City Council).
c) Aesthetic significance	The Old School Building is a single storey weatherboard school building typical of country school buildings of the late to early 20 <sup>th</sup> centuries. It retains a weatherboard classroom from the early 20 <sup>th</sup> century typical of the style of school building used in the 1900-1914 period.
d) Social significance	This heritage item has strong associations with the local area because of its function within the local community as a school.
e) Technical significance and or research potential	The physical structure of the Old School House was relocated to the Australiana Pioneer Village at Wilberforce. Although the original structure has been relocated, there is potential for subsurface archaeological deposit. Trees at the current Marsden Park Public School may date from this time.

SHR Criterion	ERM Assessment
	Additionally, the remaining school house dates from the early 20 <sup>th</sup> century is of significance and may contribute to research in terms of finished and fixtures and former environmental controls.
f) Rarity	The school house is a building type typical of country school houses and does not have any rare or uncommon features. This criterion is not met.
g) Representativeness	The Old School House is a typical country school building of the late 19 <sup>th</sup> to early 20 <sup>th</sup> centuries.

Statement of significance: The significance of the school as a whole was diminished by the removal of the original 1889 school building to the Pioneer village, however the remaining early 20<sup>th</sup> century weatherboard classroom still retains the understanding of the school as a school that has been around for 110-20 years and thus the site retains its significance and the remaining weatherboard buildings critical to this. The Old School Buildings is thus graded as high local significance.

It is noted that this item is located within the Marsden Park North Precinct and not the Marsden Park Precinct and will therefore be unaffected by the proposed works

## 5.2.5

### *Slab Cottage between Grange and Richmond Roads*

SHR Criterion	ERM Assessment
a) Historical Significance	Although not related directly to any historical event or pattern in NSW history the slab cottage forms part of the larger history of the Marsden Park area. This criterion is not met.
b) Historical association significance	The Slab Cottage is not known to be associated with any persons of importance in NSW's cultural or natural history.
c) Aesthetic significance	During the field survey, it was noted that this slab cottage is in extremely poor condition, demonstrating little of its original integrity. The structure was comprised of an internal wooden structure and iron panelling on the sides and roof.
d) Social significance	The history of this cottage is unknown, and so any special associations with particular communities or cultural groups cannot be identified. This criterion is not met.
e) Technical significance and or research potential	Further archaeological investigation of the site may yield information pertaining to farming practises and domestic life in the Marsden Park area.
f) Rarity	There were no other cottages of its physical structure identified during the vehicle and pedestrian survey of the Marsden Park precinct area. It is one of the few remaining slab cottages in the City of Blacktown.

SHR Criterion	ERM Assessment
g) Representativeness	This slab cottage is important in demonstrating the principle characteristics of early NSW's rural properties. However, its poor physical condition lowers its significance.

Statement of significance: This slab cottage has local significance in relation to the residential development of Marsden Park. It is one of the few remaining slab cottages in the City of Blacktown.

While in many cases the items are nondescript and unimpressive architecturally they represent an important phase in the development of this part of Australia, and in many cases are rapidly decaying or succumbing to development pressures. The Blacktown Heritage Study (1988:33) has identified this category of residential items as 'under threat' and deserving of attention.

The Slab Cottage is graded at a low level of local significance. Slab cottages in the City of Blacktown demonstrate the country vernacular buildings style of early Australia dating from the earliest European settlement. Although it has aesthetic significance, its poor physical condition detracts from this and makes it difficult to interpret.

## 5.2.6

### *St Phillip's Church Cemetery, Richmond Road*

SHR Criterion	ERM Assessment
a) Historical Significance	This item is important in the course of NSW's cultural history. This cemetery demonstrates activities associated with the final stages of human life and the disposal of the dead. The associated St Phillip's Church which is no longer standing was built on land donated by the emancipist grazier Charles Thompson.
b) Historical association significance	<p>St Phillips Church Cemetery has a special association with Charles Thompson, the emancipist who resided in Clydesdale house with his wife and nine children in the early 19<sup>th</sup> century. Thompson donated land for a church to be built on his land in the 1840's. The construction of the church began in 1845 and was consecrated on the 21<sup>st</sup> of September 1846.</p> <p>The cemetery is also purported to contain the remains of Maria Lock who is a descendent of Colebee, the first Aboriginal grantee at Richmond Road.</p>
c) Aesthetic significance	St Phillip's Church Cemetery demonstrates aesthetic significance by the setting the location of cemeteries in high locations overlooking the creek.
d) Social significance	St Phillip's Church Cemetery had a strong and special association with the local community for spiritual reasons as a place marking the phases of life of local residents. It is an important site containing information pertaining to the life and death of local residents for up to 150 years. The original associated church, St Phillip's Church, also has special associations with the local community relating to religious/spiritual activities.

SHR Criterion	ERM Assessment
e) Technical significance and or research potential	<p>St Phillip's Church originally associated with this cemetery unfortunately was erected on ground on the eastern side of the bank of South Creek on an area which flooded from time to time and fell into ruin after the 1880's finally closing in 1887. Within the SHR listing for Clydesdale House, Farmer's Cottage and Barn (SHR 5045540, St Phillip's Church is described as a potentially significant historical archaeological deposit. It has the potential to yield information which will contribute to an understanding of NSW's cultural history, and specifically to the religious activities and the life and death of local residents. There are no easily discernible above-ground signs of the church's existence.</p> <p>The cemetery itself also has the potential to yield information that will contribute to understanding NSW's cultural history in terms of the life and death of local residents and also genealogical.</p>
f) Rarity	<p>Remnant graves and headstones found at St Phillip's Church Cemetery are unique markings of a person's life and death. It is likely that people of the local community have been buried here since or around the time of the associated Church's consecration in 1846 up until its disuse and ruin during the later 19<sup>th</sup> century.</p>
g) Representativeness	<p>This item is important in demonstrating activities associated with the final stages of human life and the disposal of the dead.</p>

**Statement of significance:** St Phillip's Church has important social connections to the Marsden Park community. The cemetery is included within the Clydesdale House curtilage on the State Heritage List but is listed separately on the Local Environment Plan. There is also a high potential for subsurface remains of the associated St Phillip's church that may yield further information pertaining to religious activities in the Marsden Park community.

St Phillip's Church Cemetery is graded at a high level of State significance due to its association with Clydesdale and the Thompson family, local Aboriginal communities and as the site of a pioneer burial place in the region.

This item is located within the Marsden Park North Precinct and not the Marsden Park Precinct.

## 5.2.7

### *Cottage (1069 Richmond Road)*

SHR Criterion	ERM Assessment
a) Historical Significance	<p>This item is important in the course of local country residential development of Marsden Park.</p>
b) Historical association significance	<p>This item has no strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history. This criterion is not met.</p>

SHR Criterion	ERM Assessment
c) Aesthetic significance	This item is a small 1920's to 1930's interwar simple gabled weatherboard cottage. This item is important in demonstrating aesthetic characteristics of residential houses in Marsden Park.
d) Social significance	This item has no strong or special association with a particular community or cultural group in NSW. This criterion is not met.
e) Technical significance and or research potential	This item has the potential to yield information that will contribute to an understanding NSW's cultural history regarding activities associated with rural domestic life and agriculture.
f) Rarity	During a pedestrian and vehicular survey of the Marsden Park Precinct study area, no other houses comprising the structural features of this house were identified. Thus, it possesses an uncommon aspect of NSW's cultural history relating to the local country residential development of Marsden Park.
g) Representativeness	This item is important in demonstrating the principle characteristics of a class of NSW's country residences.

**Statement of significance:** This house is graded as low level significance in a local context. The house is significant in relation to its association with the old main road to Richmond and as an important mid-19<sup>th</sup> century example of artisan housing. However, it fails to demonstrate social and historical association elements of significance.

It is noted that this item is located within the Marsden Park North Precinct and not the Marsden Park Precinct and will therefore be unaffected by the proposed works.

## 5.2.8

### *Cottage (1082 Richmond Road)*

SHR Criterion	ERM Assessment
a) Historical Significance	This item is important in the course of local country residential development of Marsden Park.
b) Historical association significance	This item has no strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history. This criterion cannot be met.
c) Aesthetic significance	This item is a small former weatherboard fibro clad house. This item is important in demonstrating aesthetic characteristics of residential houses in Marsden Park.
d) Social significance	This item has no strong or special association with a particular community or cultural group in NSW. This criterion cannot be met.
e) Technical significance and or research potential	This item has the potential to yield information that will contribute to an understanding NSW's cultural history regarding activities associated with rural domestic life and agriculture.

SHR Criterion	ERM Assessment
f) Rarity	During a pedestrian and vehicular survey of the Marsden Park Precinct study area, no other houses comprising the structural features of this house were identified. Thus, it possesses an uncommon aspect of NSW's cultural history relating to the local country residential development of Marsden Park.
g) Representativeness	This item is important in demonstrating the principle characteristics of a class of NSW's country residences.

Statement of significance: This house is graded as low level significance in a local context. The house occupied a prominent elevated site and is significant in relation to its association with the old main road to Richmond and as an important mid-19<sup>th</sup> century example of artisan housing. However, it fails to demonstrate social and historical association elements of significance.

### 5.2.9

#### *Richmond Road*

SHR Criterion	ERM Assessment
a) Historical Significance	<p>Richmond Road is an integral part of the City of Blacktown and an important example of early European colonisation across NSW. The general alignment and route of Richmond Road has not changed significantly since its appearance in early 19<sup>th</sup> century parish maps.</p> <p>Improvements to Richmond Road were requested by Governor Macquarie in 1816 and in 1822 the 'macadamised' technique was used for further improvements.</p> <p>The item meets this criterion at a state level.</p>
b) Historical association significance	<p>Governor Macquarie ordered William Cox (who had previously built a road over the Blue Mountains) to employ a convict working party to make improvements to Richmond Road in 1816. Governor Macquarie is an important figure in early colonial history in NSW. William Cox is also an important figure in early colonial NSW as a military officer, magistrate, road maker and builder, and a prominent landowner in the Cumberland Plain. He oversaw many major projects such as the construction of the courthouse, jails and schools in Windsor (GML 2011).</p> <p>The item meets this criterion at a state level.</p>
c) Aesthetic significance	<p>In 1822 improvements were made to Richmond Road that involved making it a 'macadamised road', where layers of broken stone were placed over a convex earth base, providing good drainage of the road. Richmond Road was the first macadamised road in NSW, a method used for important roads and some suburban streets (Kass 2006). Remains of the early road may be present under the current road surface, and is demonstrative of technical achievement in NSW.</p> <p>The item does not meet this criterion.</p>
d) Social significance	<p>This item has no strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons. This criterion cannot be met.</p> <p>The item does not meet this criterion.</p>

SHR Criterion	ERM Assessment
e) Technical significance and or research potential	Richmond Road's potential archaeological remains may reveal technical information regarding the development of early colonial roads in NSW during the time of Governor Macquarie (1810-1821).
f) Rarity	<p>The item meets this criterion at a state level.</p> <p>Richmond Road is an early colonial road in NSW that connected Prospect to Richmond and further connected the Sydney and Parramatta settlements. Its alignment existed by 1816 when further improvements to it were ordered by Governor Macquarie and then subsequent improvements to it occurred during 1822 using the 'macadamising' road construction technique. Roads of this type and technique from this period are rare, although a similar road building technique was noted at Old Castlereagh Road (GML 2009).</p> <p>The item does not meet this criterion.</p>
g) Representativeness	<p>This item is important in demonstrating early colonial spatial and geographic development relating to the construction of roads and the spread of the colony west of the Sydney settlement.</p> <p>The item does not meet this criterion.</p>

**Statement of significance:** Richmond Road is an integral part of the City of Blacktown and an important example of patterns of early European colonisation and development across NSW. The general route of Richmond Road has not changed since its appearance in early 19th century parish maps. The road is a rare example of the 'macadamising' technique of road construction. It has historical associations with Governor Macquarie and William Cox and was constructed by convicts. Potential remains of the former road would be considered to have significance at the state level.

Where it has not been disturbed through subsequent developments, the site may contain significant archaeological potential for European research.

### 5.2.10

#### *Cottage (95 Fermoy Road)*

SHR Criterion	ERM Assessment
a) Historical Significance	The area in the vicinity of this house was subdivided into farmlets in the 1880's by land speculators. This house probably dates from that era. This item is important in the course of local country residential development of Marsden Park.
b) Historical association significance	This item has no strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history. This criterion is not met.
c) Aesthetic significance	This item is a single storey gabled roof cottage in small Flemish bonded brickwork with two four-paned sash windows and ventilators to gable ends. This item is important in demonstrating aesthetic characteristics of residential houses in Marsden Park.
d) Social significance	This item has no strong or special association with a particular community or cultural group in NSW. This criterion is not met.



SHR Criterion	ERM Assessment
e) Technical significance and or research potential	This item has the potential to yield information that will contribute to an understanding NSW's cultural history regarding activities associated with rural domestic life and agriculture.
f) Rarity	During a pedestrian and vehicle survey of the Marsden Park Precinct study area, no other houses demonstrating the structural features of this house were identified. Thus, it possesses an uncommon aspect of NSW's cultural history relating to the local country residential development of Marsden Park.
g) Representativeness	This item is important in demonstrating the principle characteristics of a class of NSW's country residences.

**Statement of significance:** The cottage located at 95 Fermoy Road is important in its association with local county residential development of the Marsden Park area.

It is graded as a high level of local significance as it is one of few surviving brick buildings in the area from the late Victorian era, and is an important for its association with early land subdivisions of the area into farmlets in the late 1880's by land speculators.

#### 5.2.11

#### *Cottage (37 Vine Street West)*

SHR Criterion	ERM Assessment
a) Historical Significance	This item is important in the course of local country residential development of Marsden Park.
b) Historical association significance	This item has no strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history. This criterion is not met.
c) Aesthetic significance	This item is a small, simple gabled weatherboard farm worker's cottage. This item is important in demonstrating aesthetic characteristics of residential houses in Marsden Park.
d) Social significance	This item has no strong or special association with a particular community or cultural group in NSW. This criterion is not met.
e) Technical significance and or research potential	This item has the potential to yield information that will contribute to an understanding NSW's cultural history regarding activities associated with rural domestic life and agriculture.
f) Rarity	During a pedestrian and vehicular survey of the Marsden Park Precinct study area, no other houses comprising the structural features of this house were identified. Thus, it possesses an uncommon aspect of NSW's cultural history relating to the local country residential development of Marsden Park.
g) Representativeness	This item is important in demonstrating the principle characteristics of a class of NSW's country residences.

Statement of significance: This item is important in demonstrating the local country residential development of Marsden Park and is the only intact cottage of its type remaining in this area. It is therefore graded at a high level of local significance.

It is noted that this item is located within the Marsden Park North Precinct and not the Marsden Park Precinct and will therefore be unaffected by the proposed works.

## 5.2.12

### *Cottage (142 Clifton Road)*

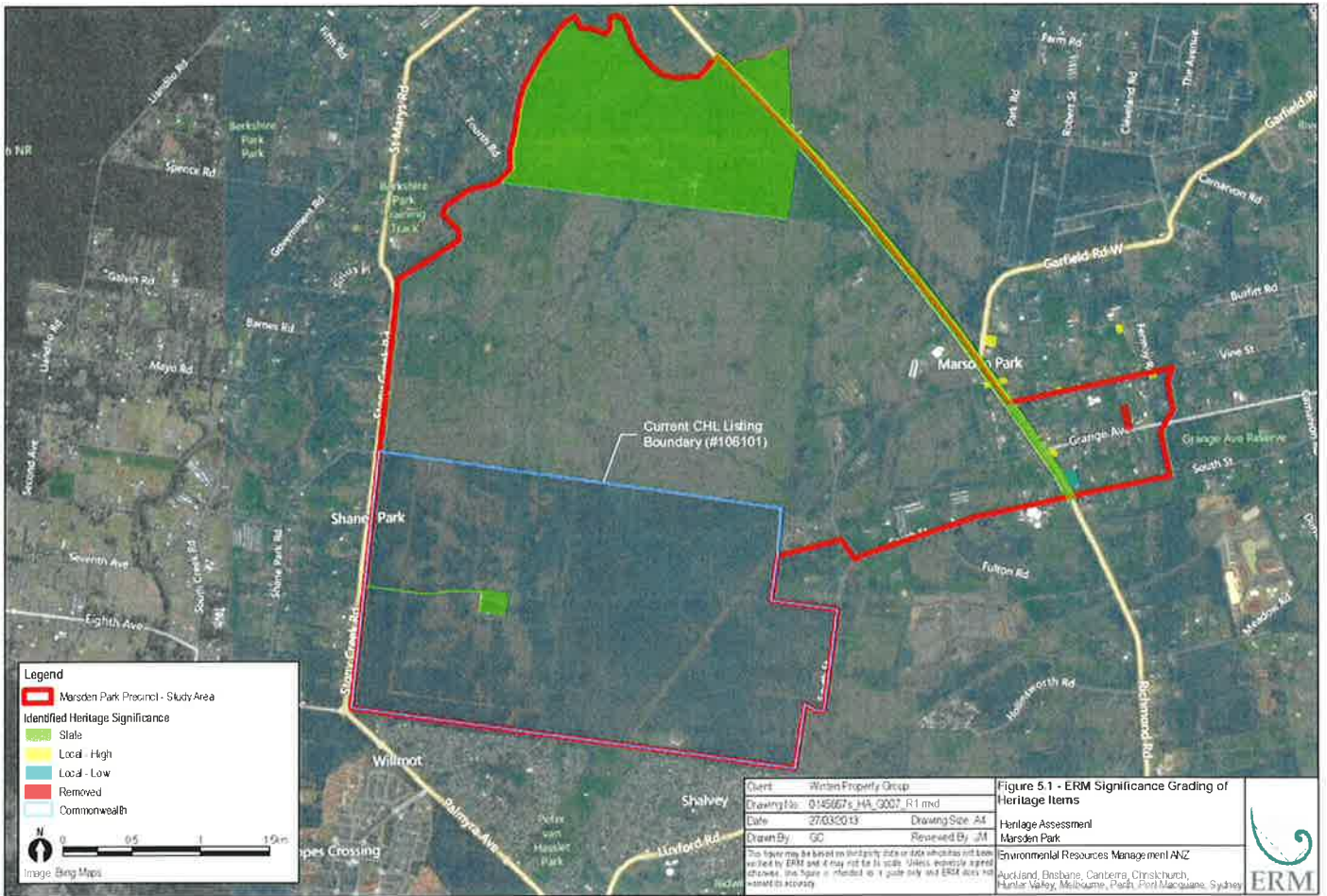
SHR Criterion	ERM Assessment
a) Historical Significance	This item is important in the course of local country residential development of Marsden Park.
b) Historical association significance	This item has no strong or special associations with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history. This criterion is not met.
c) Aesthetic significance	The house is a single-storey rural dwelling largely intact featuring panelled front door with sidelights flanked by two paned double hung windows and bull-nose verandah on three sides. This item is important in demonstrating aesthetic characteristics of residential houses in Marsden Park.
d) Social significance	This item has no strong or special association with a particular community or cultural group in NSW. This criterion is not met.
e) Technical significance and or research potential	This item has the potential to yield information that will contribute to an understanding NSW's cultural history regarding activities associated with rural domestic life and agriculture.
f) Rarity	During a pedestrian and vehicle survey of the Marsden Park Precinct study area, no other houses comprising the structural features of this house were identified. Thus, it possesses an uncommon aspect of NSW's cultural history relating to the local country residential development of Marsden Park.
g) Representativeness	This item is important in demonstrating the principle characteristics of a class of NSW's country residences.

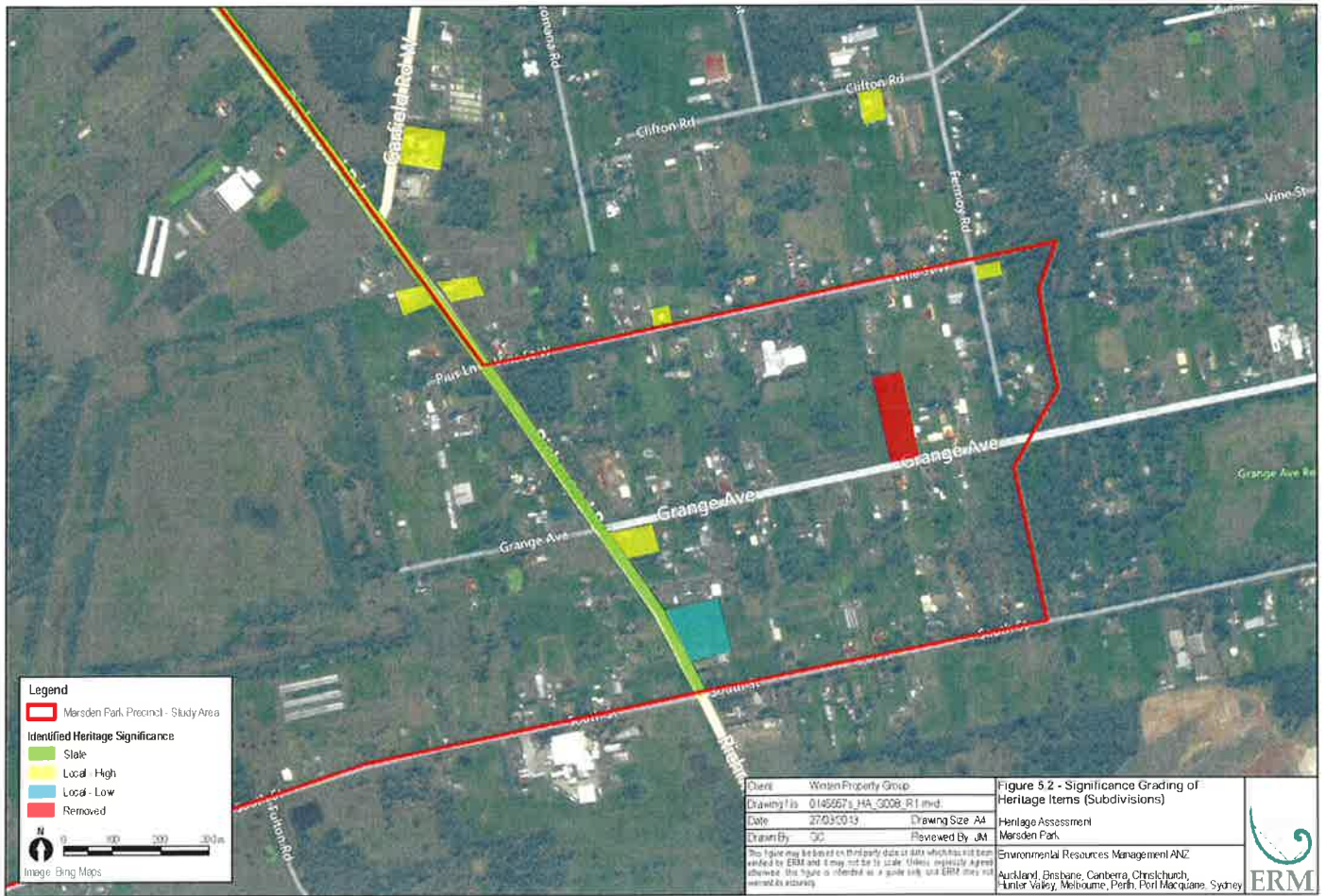
Statement of significance: The Cottage located at 142 Clifton Road is graded at a high level of local significance due to its association with the local country residential development of Marsden Park. It is noted that this item is located within the Marsden Park North Precinct and not the Marsden Park Precinct and will therefore be unaffected by the proposed works.

*SIGNIFICANCE ASSESSMENT FINDINGS.*

The historical background developed in *Chapter 3* of this report has identified that the study area has significant connections to important figures and special associations with several social groups and the local community. The Marsden Park Precinct contains items of rarity that are representative of the colonial landscape of the Cumberland Plain.

Based on the significance assessments above, it is recommended that all heritage items currently listed on the SEPP retain their heritage status, and that the Cottage located at 37 Vine Street West be added to the SEPP due to its rarity and high level of integrity (see *Figures 5.1 and 5.2*).





**Legend**

- Marsden Park, Precinct - Study Area
- Identified Heritage Significance**
- State
- Local - High
- Local - Low
- Removed

0 100 200 300m

Image: Bing Maps


Client	Wesley Property Group
Drawing Title	01466671_HA_0008_R1.mxd
Date	27/03/2013
Drawn By	GC
Reviewed By	JM

This figure may be based on third party data or data which has not been verified by ERM and ERM may not be liable. Unless expressly agreed otherwise, this figure is intended as a guide only, and ERM does not warrant its accuracy.

**Figure 5.2 - Significance Grading of Heritage Items (Subdivisions)**

Heritage Assessment  
Marsden Park

Environmental Resources Management ANZ  
Auckland, Brisbane, Canberra, Christchurch,  
Huntley Valley, Melbourne, Perth, Port Macquarie, Sydney



## CURTILAGES

Due to the nature of the proposed development it is appropriate to nominate curtilages around the identified properties which have heritage value using the "Heritage Curtilages" guideline (Heritage Office 1996). This guideline specifies that there are four kinds of curtilage:

- Type 1: Lot Boundary Heritage Curtilage: this is the most common type of heritage curtilage and comprises the boundary of the property containing the heritage item as shown on the lot plan;
- Type 2: Reduced Heritage Curtilage: this type of heritage curtilage is less than the lot boundary of the property. It arises where the significance of an item may not relate to the total lot, but to a lesser area, and is often only defined when development occurs;
- Type 3: Expanded Heritage Curtilage: this is where circumstances arise that requires the heritage curtilage to be greater than the property boundary. Depending on the topography, an expanded curtilage may be required to protect the landscape setting or visual catchment of a heritage item. In defining an expanded heritage curtilage, it is important to identify the prominent observation points from which the significance item can be viewed, interpreted and appreciated.

Factors need to be considered including:

- views to and from the heritage item;
- the possible need for a buffer area between the curtilage and adjoining land; and
- the visual and historical relationship between the item and its environs.

An expanded heritage curtilage may also be needed to provide a public open space foreground setting to a heritage item or allow it to be viewed "in the round"; and

- Type 4: Composite Heritage Curtilage: this type of curtilage applies to heritage conservation areas and defines the boundaries of land required to identify and maintain the heritage significance of an historic district, village or suburban precinct. The curtilage will encompass heritage items which have a distinctive homogeneous character.

The heritage significance of many suburban buildings is derived from their contribution to a group or cluster of similar buildings. In these cases, the curtilage is based on the perimeter of the whole precinct, not individual lot boundaries.



*Table 6.1* outlines the properties highlighted during the field assessment, the type of curtilage nominated and the grounds for doing so. The nominated curtilages are shown in *Annex A*.

Table 6.1 Table outlining reasoning for the nominated curtilages for heritage items

Heritage Item	Type of Curtilage	Justification
Clydesdale House, Farmer's Cottage and Barn	Reduced Heritage Curtilage (Lot 2 DP 260476)	<p>An imposing composite Georgian/Edwardian house that still retains many architectural details of these periods, which combined with its rich social history, makes this possible (sic) the most important substantial house in the district. (A description of Clydesdale house from the National Trust Register Listing # 7063).</p> <p>The proposed curtilage represents the majority of the original land grant made to Walter Lang, with the exception of the south-east corner which was excluded at the owners request. This area does not include any structures and is unlikely to contain any archaeological remains. The current curtilage covers all buildings and areas of archaeological potential associated with Clydesdale House. A detailed discussion of the process for nominating the curtilage for Clydesdale is outlined in Gibson &amp; Cremin (2012). The proposed curtilage presented in Annex A represents the result of recent negotiations. Refer to Figure A.1 in Annex A.</p>
St. Phillips Church Cemetery.	Expanded Heritage Curtilage (Lot 1 DP 584309)	<p>This includes a significant portion of land to the east of Richmond Road which incorporates areas of potential graves, the former church site and the land leading up to South Creek. This item is outside the study area however it is included in the State Heritage Listing for Clydesdale House due to its association with Charles Tompson (who resided in Clydesdale house with his wife and nine children in the early 19<sup>th</sup> century). Charles Tompson donated land for the cemetery and associated church to be built on his land in the 1840's. Refer to Figure A.2 in Annex A.</p>
Llandilo International Transmitter Station	Reduced Curtilage (Lot 1 DP447543)	<p>The Llandilo International Transmitter Station has a large curtilage which was nominated as part of its CHL listing. The historical heritage values associated with the Transmitter Station are represented in its built heritage items, their layout and in the machinery and archival records located within these buildings. The built heritage items and the driveway leading to them are located within the central portion of the current curtilage. Analysis of aerial photographs indicates that the station occupied the same area it does today therefore the curtilage has been set at the existing built area. Refer to Figure A.3 in Annex A.</p>
St Andrew's Presbyterian Church, Richmond Road	Lot Boundary (Lot 1 DP744370)	<p>Although St. Andrews Presbyterian Church once occupied a larger plot of land, no current or historical evidence has been identified to suggest burials or associated structures within this plot. Therefore the curtilage for this item has been limited to its current lot boundary and represents an adequate setting to maintain the Church's heritage significance and visual setting. Refer to Figure A.7 in Annex A.</p>
Old School Building (Garfield Road West)	Reduced Curtilage (within Lot 1 DP911095)	<p>Although all original fabric concerning the original school building has been removed there is a potential for archaeological remains associated with the construction, development and use of the school. Analysis of Aerial photographs indicates that the school has occupies the same area it does today therefore the curtilage has been set at the existing built area Refer to Figure A.4 in Annex A.</p>
Slab Cottage between Grange and Richmond Road	Reduced Curtilage (within Lot 1 DP213579)	<p>The Slab Cottage occupies the land between Grange and Richmond Road with access from South Street. This is located within the J.L. Nicholas land grant, and the cottage is probably associated with late 19<sup>th</sup> Century rural farming of the area. The earliest evidence for ownership of the cottage is from the title certificate which names labour J.A. Simpson and his wife J.A. Simpson as joint tenants. The cottage is on</p>



Heritage Item	Type of Curtilage	Justification
		<p>the 1947 aerial imagery; whereas the certificate of title was first issued on 12 September 1962 which indicates the cottage pre-dates the Simpson's purchasing the property.</p> <p>Aerial imagery indicates that activity was spread across the property with the majority of the structure and property has remained largely unchanged for a significant period of time. Therefore the property boundary represents an adequate setting for the heritage item to maintain its heritage significance and functional relationships with its surroundings. Refer to <i>Figure A.10 in Annex A.</i></p>
95 Fermoy Road	Lot Boundary (Lot1 DP 861978)	There is little historical evidence concerning the single storey stone cottage listed at Fermoy Road. There is no mapping evidence for the building and the historical title search was inconclusive. The 1947 aerial imagery shows the property is located within a large enclosure on the 1947 map, which steadily becomes subdivided by the 1966 and 1978 maps. Activity is isolated to the immediate vicinity of the building and heavy urbanisation has restricted the value of the wider landscape. Refer to <i>Figure A.6 in Annex A.</i>
142 Clifton Road	Lot Boundary (Lot13 DP802880)	There is little historical evidence concerning the of the single storey weatherboard cottage listed at Clifton Road. There is no mapping evidence for the building and the historical title search was inconclusive. The 1947 aerial imagery shows the property is located within a large farming complex between Clifton Road and Vine Street West; this becomes steadily subdivided by the 1966 and 1978 maps. Currently only the main building and a few outbuildings remain. The heavy urbanisation witnessed has restricted the value of the wider landscape therefore the allotment boundary provides an adequate curtilage. Refer to <i>Figure A.5 in Annex A.</i>
37 Vine Street West	Lot Boundary (Lot76 DP752030)	There is little historical evidence concerning with the of the single storey stone cottage listed at Vine Street West. There is no mapping evidence for the building and the historical title search was inconclusive. The 1947 aerial imagery shows the property is located within a large farming complex between Clifton Road and Vine Street West, this becomes steadily subdivided by the 1966 and 1978 maps. Currently only the main building and a few outbuildings remain. The heavy urbanisation witnessed has restricted the value of the wider landscape therefore the allotment boundary provides an adequate curtilage. Refer to <i>Figure A.8 in Annex A.</i>
1082 Richmond Road	Lot Boundary (Lot10 DP193074)	There is little historical evidence concerning the complex of farm buildings located at the junction of Richmond Road and Garfield Road West. There is no mapping evidence for the building. The 1947 aerial imagery shows the property is located within a large farming complex located adjacent to Richmond Road. This becomes steadily developed as a farming complex. The heavy urbanisation witnessed has restricted the value of the wider landscape. Refer to <i>Figure A.9 in Annex A.</i>
1069 Richmond Road	Lot Boundary (Lot261-DP756051)	There is little historical evidence concerning the single storey stone cottage at 1069 Richmond Road. There is no mapping evidence for the building. The 1947 aerial imagery shows the property is located within a large farming complex located adjacent to Richmond Road. This becomes steadily developed as a farming complex. The heavy urbanisation witnessed has restricted the value of the wider landscape. Refer to <i>Figure A.9 in Annex A.</i>

## STATEMENT OF HERITAGE IMPACT

The following section outlines the statutory legislative requirements for the identified heritage places and then outlines a succinct statement of heritage impact as a result of the proposed development for each heritage item identified during the heritage assessment.

In accordance with the Heritage Branch of the Office of Environment and Heritage guidance note on preparing Statement of Heritage Impacts (Heritage Branch 1996), the following section outlines:

- the heritage significance of the item as part of the environmental heritage of the City of Blacktown;
- the impact that the proposed development will have on the heritage significance of the item and its setting;
- the measures proposed to conserve the heritage significance of the item and its setting;
- whether any archaeological site would be adversely affected by the proposed development; and
- the extent to which the carrying out of the proposed development would affect the form of any historic subdivision.

*Table 7.1* outlines the heritage impacts for each identified heritage item and recommends a conservation policy (note this statement of impact assumes that no heritage item is to be removed).

**Table 7.1 Statement of Heritage Impact for each Heritage Item Identified**

Heritage Item	Lot/DP	Current/Proposed Listing	Significance Assessment	Potential Archaeological Deposits	Heritage Impact	Conservation Policy
Clydesdale House, Farmer's Cottage and Barn	Lot 1 DP 715318	State/State	High	Yes	High	<p>A Conservation Management Plan (Gibson and Cremin 2012) has been prepared for the property. Development to the south of the property may have an impact on views from the property; therefore it is proposed that development within the curtilage or within 100m of the southern boundary should be low density in nature, visually and stylistically in keeping with the aesthetic nature of Clydesdale House and its associated buildings. Buildings should be low set so as to not exceed the height of Clydesdale House, and should be of modern contemporary design. It is hoped that this development policy will ensure that the new development will not be visually dominating to the heritage item.</p> <p>There is the potential for historically significant archaeological deposits, relics and remains to be located in close proximity to Clydesdale House, Farmers Cottage, the Barn, Clydesdale Cemetery, entrance avenue and along Richmond Road. It is unlikely that any of these deposits will be impacted by the development.</p> <p>Clydesdale is intended to be converted into a historical precinct which will allow the public access to the property so that its historical significance can be appropriately managed.</p>
St. Phillips Church Cemetery.	Lot 1 DP 715318/Lot 1 DP584309	Local/State	High	Yes	Moderate	<p>St Phillips Church Cemetery is described as a significant archaeological deposit within the Clydesdale SHR listing (5045540), but is listed as a separate item within the Blacktown LEP. It is situated outside of the proposed development area so it should not be directly impacted by the development. Notwithstanding this it is recommended that a Conservation Management Plan be prepared for this item.</p>
Llandilo International Transmitter Station	Lot 1 DP447543	Commonwealth/State	-	Yes	Very Low	<p>A Conservation Management Plan has been completed for the property as part of its Commonwealth listing. It is not anticipated that the proposed development will have any impact upon this item due to the size of the size of the nominated curtilage.</p>

Heritage Item	Lot/DP	Current/Proposed Listing	Significance Assessment	Potential Archaeological Deposits	Heritage Impact	Conservation Policy
St Andrew's Presbyterian Church, Richmond Road	Lot 01 DP74437	Local/Local	High	No	Moderate	St Andrew's Presbyterian Church is within the development area. The area around the item has already been heavily developed in recent years which have had an effect on the views to and from the item. In order to limit the visual impact upon the heritage item, buildings within 50m of the item should be low density and not exceed one storey and should be of modern contemporary design. Whilst this item is not expected to be directly impacted by the expansion of Richmond Road, without careful management the development may impact the aesthetic value of the item.
Old School Building (Garfield Road West)	Lot 01 DP911095 D	Local/Local	High	No	Moderate	Due to the removal of the original school building the significance of this listing has been significantly reduced. As the school is not within the development area it will not be impacted by the proposed development.
Slab Cottage between Grange and Richmond Road	Lot 01 DP213579	Local/Local	Low	No	Moderate	The Slab Cottage is within the development area. The area around the item has already been heavily developed in recent years, which has had an effect on the views to and from the item. In order to limit the visual impact upon the heritage item, buildings within 50m of the item should be low density and not exceed one storey so as to not visually dominate the item. Whilst this item is not expected to be directly impacted by the expansion of Richmond Road, without careful management the development may impact the aesthetic value of the item.
95 Fermoy Road	Lot1 DP 861978	Local/Local	High	No	Moderate	95 Fermoy Road is within the development area. The area around the item has already been heavily developed in recent years, which has had an effect on the views to and from the item. In order to limit the visual impact upon the heritage item, buildings within 50m of the item should be low density and not exceed one storey so as to not visually dominate the item.
142 Clifton Road	Lot 13 DP1358	Local/Local	High	No	Moderate	142 Clifton Road is not within the development area. As it is situated outside of the proposed development area and so it should not be impacted by the proposed development.

Heritage Item	Lot/DP	Current/Proposed Listing	Significance Assessment	Potential Archaeological Deposits	Heritage Impact	Conservation Policy
37 Vine Street West	Lot 76 DP752030	Local/Local	High	No	Moderate	37 Vine Street West is within the development area. The area around the item has already been heavily developed in recent years, which has had an effect on the views to and from the item. In order to limit the visual impact upon the heritage item, buildings within 50m of the item should be low density and not exceed one storey so as to not visually dominate the item.
Richmond Road		State/Not Listed	High	Yes	High	Potential archaeological deposits of the former Richmond Road have significance at a state level. Expansion of Richmond Road may impact on these potential subsurface deposits. Recommendations are provided to minimise impact to these potential deposits. Where ground disturbance is proposed within areas of identified heritage value, works should be monitored to ensure no heritage item is impacted.
1082 Richmond Road	Lot 10 DP193074	Local/Local	Low	No	Moderate	1082 Richmond Road is within the development area. The area around the item has already been heavily developed in recent years, which has had an effect on the views to and from the item. In order to limit the visual impact upon the heritage item, buildings within 50m of the item should be low density and not exceed one storey so as to not visually dominate the item.
1069 Richmond Road	Lot 261 DP756051	Local/Local	Low	No	Moderate	1069 Richmond Road is within the development area. The area around the item has already been heavily developed in recent years, which has had an effect on the views to and from the item. In order to limit the visual impact upon the heritage item, buildings within 50m of the item should be low density and not exceed one storey so as to not visually dominate the item.

## DEVELOPMENT CONTROLS

The subdivision and development pattern of Marsden Park has evolved since the early exploration of the area in the late 18<sup>th</sup> century. Numerous buildings retain the character of local country residences from the early 19<sup>th</sup> century. The Marsden Park Precinct contains several intact cottages, schools, churches and cemeteries that exemplify early Australian country life and hold historical significance, historical association, aesthetic values, social significance, technological significance, are rare examples of NSW's cultural history and/or demonstrate the principle characteristics of a class of NSW cultural places.

The following general development controls are proposed for the Marsden Park Precinct Area and specifically for Clydesdale House and surrounds. Further more detailed development controls for the Marsden Park Precinct should be formulated once the preferred development plan for the Precinct is finalised.

### *Objectives*

1. To conserve and protect identified items of heritage significance and a building, relic or structure that is older than fifty years and is considered by Council to be of heritage significance.
2. To protect the archaeological potential of the area.
3. To ensure the archaeological potential is adequately managed.

### *Controls*

1. Development on land within 50 metres of a heritage site is not to detract from the identified significance of the place, its setting, nor obstruct important views to and from the site.
2. New structures proposed on land in the immediate vicinity of a heritage building should be of a similar scale and proportions to the heritage building.
3. Where development is proposed within 50 metres of a heritage site, the following matters must be taken into consideration:
  - the character, siting, bulk, height and external appearance of the development;
  - the visual relationship between the proposed development and the heritage site;
  - the potential for overshadowing of the heritage site;
  - the colours and textures of materials proposed to be used in the development;

- the landscaping and fencing of the proposed development;
- the location of car parking spaces and accessways into the development;
- the impact of any proposed advertising signs or structures;
- the maintenance of existing streetscape, where the particular streetscape has particular significance to the heritage site;
- the impact the proposed use would have on the amenity of the heritage site; and
- the effect the construction phase will have on a heritage building.

### 8.1 *CLYDESDALE HOUSE, FARMER'S COTTAGES AND BARN*

#### *Objectives*

1. To conserve the heritage significance of Clydesdale House and surrounds.
2. To protect the heritage curtilage of Clydesdale House and surrounds.
3. To ensure that the development around Clydesdale House respects the heritage value of the building and associated landscape.

#### *Controls*

1. Development within the Clydesdale curtilage (as endorsed by the NSW Heritage Branch) should be in accordance with the requirements of the NSW *Heritage Act 1977* and take into consideration the heritage provisions of the Growth Centres SEPP.
2. Development within the Clydesdale curtilage should be accompanied by a Heritage Impact Statement. The following matters must be considered in the Heritage Impact Statement:
  - the character, siting, bulk, height and external appearance of the development;
  - the visual relationship between the proposed development and the Clydesdale estate;
  - the colours and textures of materials proposed to be used in the development;
  - the location of car parking spaces and accessways into the development;
  - the impact of any proposed advertising signs or structures; and

- the impact the proposed use would have on the amenity of Clysdale House.



## 9 RECOMMENDATIONS

The following recommendations are intended to assist in managing heritage items located within the study area.

### 9.1 CLYDESDALE HOUSE, FARMER'S COTTAGE AND BARN (LOT 1 DP 715318)

Clydesdale House is a state heritage listed item of high significance and needs to be managed accordingly, therefore the following recommendations are made:

- development within the Clydesdale Curtilage as endorsed by the NSW Heritage Branch is to be carried out in accordance with a Conservation and Management Plan endorsed by the Heritage Council of NSW;
- development within 100 metres of the heritage item should be as outlined in *Chapter 7*; and
- the potential impact is very high on vistas, setting and outlook. This can be mitigated by planning controls and the establishment of an appropriate curtilage.

### 9.2 ST. PHILLIPS CHURCH AND CEMETERY (LOT 1 DP 715318/LOT 1 DP 584309)

Although not within the study area, St. Phillips Church and Cemetery has the potential to be impacted by development associated with the study area, the following management recommendations are made:

- prepare and implement a Conservation Management Plan which outlines appropriate strategies that enable the site to be protected, facilitates site visitation with appropriate interpretive signage for the church and cemetery;
- this Conservation Management Plan should include investigation of the nature, extent and significance of archaeological resources; and
- the property should be considered for NSW SHR Listing.

### 9.3 LLANDILO INTERNATIONAL TRANSMITTER STATION (LOT 1 DP 447543)

The former Llandilo International Transmitter Station is a CHL listed property containing heritage values. The following management recommendations are made:

- in accordance with Section 341S of the EPBC Act, a Conservation Management Plan should be prepared to protect and manage the site's Commonwealth heritage values;
- undertake management of the property in accordance with the properties of a Conservation Management Plan;
- should ground disturbance works occur within the curtilage nominated for the property, it will be necessary to undertake monitoring of the ground disturbance works;
- archival records extant at the site should be cleared for public release by the National Archives and made available for public access; and
- the property should be considered for NSW SHR Listing..

#### 9.4

#### **RICHMOND ROAD**

Archaeological deposits associated with Richmond Road have been identified as being of heritage significance at a state level. It is noted that under the *Heritage Act 1977*, Richmond Road surface and associated remains would be considered 'works' rather than 'relics' under s. 139 and therefore do not require approval under the provisions of the Heritage Act. Nevertheless, as the general alignment and route of Richmond Road has not changed since its appearance in early 19<sup>th</sup> century parish maps, the road is considered an important example of early European expansion in NSW.

No permits are required under the *NSW Heritage Act 1977*. However, the road has the potential to be impacted by development associated with the study area. The following management recommendations are made to mitigate these impacts:

- in the event that substantially intact archaeological remains are uncovered in the vicinity of this item the RTA's 'Unexpected Finds Procedure' should be followed;
- a Heritage Impact Assessment should be prepared and implemented for the road; and
- archaeological deposits associated with the former convict road should be considered for a NSW SHR Listing.

## 9.5 *OTHER HERITAGE ITEMS IN THE BLEP 1988*

The following items are listed on the BLEP 1988:

- St Andrew's Presbyterian Church, Richmond Road (Lot 1 DP744370)
- Old School Building, Garfield Road (Lot 1 DP911095);
- Slab Cottage between Grange and Richmond Road (Lot 1 DP213579);
- 95 Fermoy Road (Lot 1 DP861978); and
- 142 Clifton Road (Lot 13 DP1358).

The following items have been highlighted in this report as having heritage significance:

- 37 Vine Street West (Lot 76 DP752030); and
- 1082 Richmond Road (Lot 10 DP193074).

For these properties the following recommendations are made:

- undertake development within the property in accordance with the Conservation Policy (outlined in *Chapter 7*);
- should ground disturbance works take place within the curtilage nominated for the property, it will be necessary to undertake monitoring of these works; and
- a number of the above properties are in a dilapidated condition. The property owners should be encouraged to renovate and restore these properties as applicable.

## 9.6 *EXPANSION OF RICHMOND ROAD*

Whilst it is anticipated that the expansion of Richmond Road will not have a direct impact on any of the heritage items identified, the following recommendations are proposed to minimise impact to heritage items:

- ground disturbance works associated with identified heritage curtilages to be monitored to ensure that no heritage item is impacted;
- it is recommended that the Richmond Road expansion avoid the curtilages of the identified heritage items where possible;
- it is recommended that:

- installations within 50m of the curtilages should not overshadow, or impact directly upon the physical or aesthetic values of the items; and
- should any impacts be anticipated to heritage items, the relevant permissions should be obtained in accordance with the *Heritage Act 1974*.

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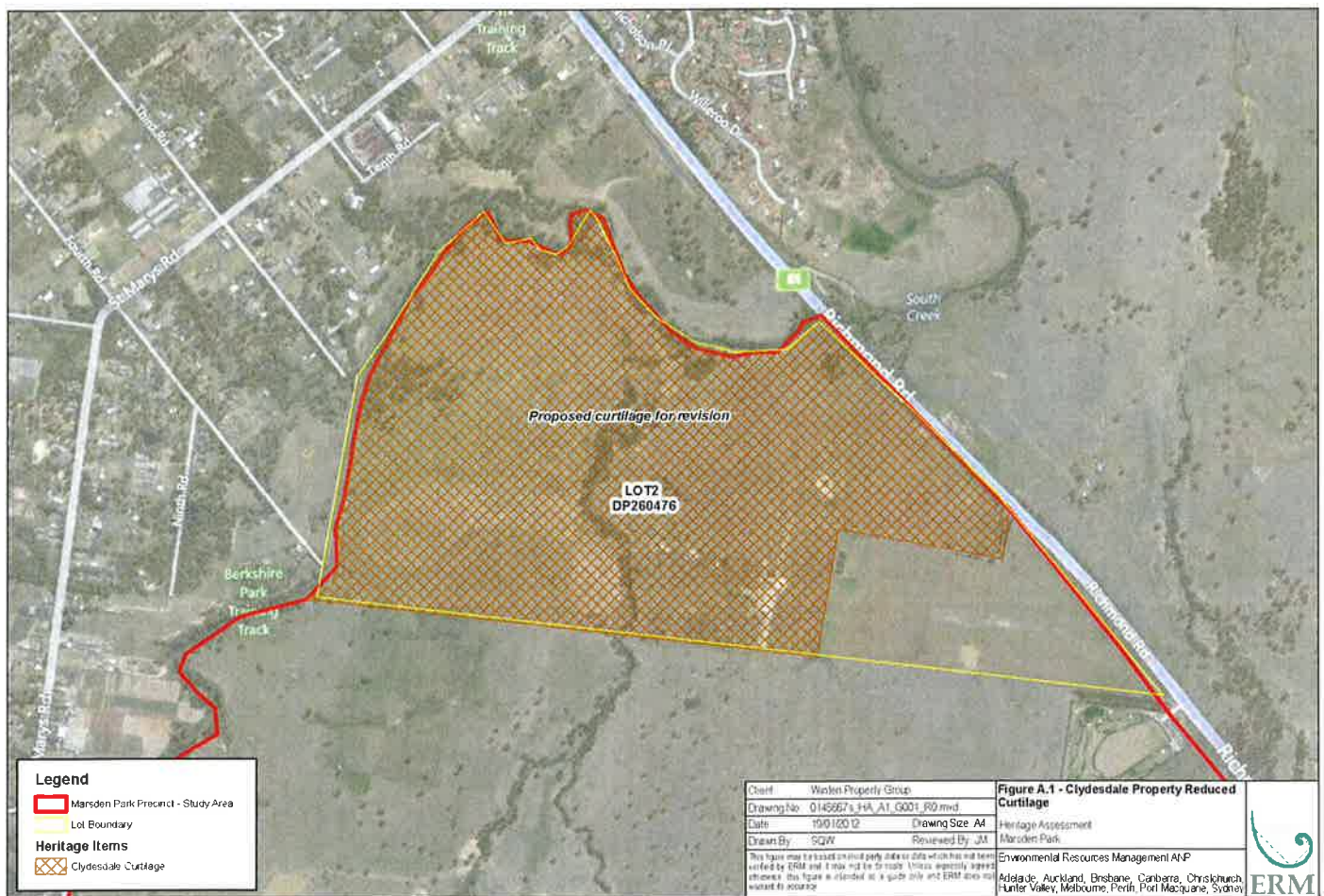
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Annex A

## Nominated Curtilages for Heritage Items




Legend	
	Marsden Park Precinct - Study Area
	Lot Boundary
Heritage Items	
	Clydesdale Curtilage

Client	Woolen Property Group
Drawing No	0149267's HA_A1_G001_R0.mxd
Date	19/01/2012
Drawn By	SQW
Reviewed By	JM
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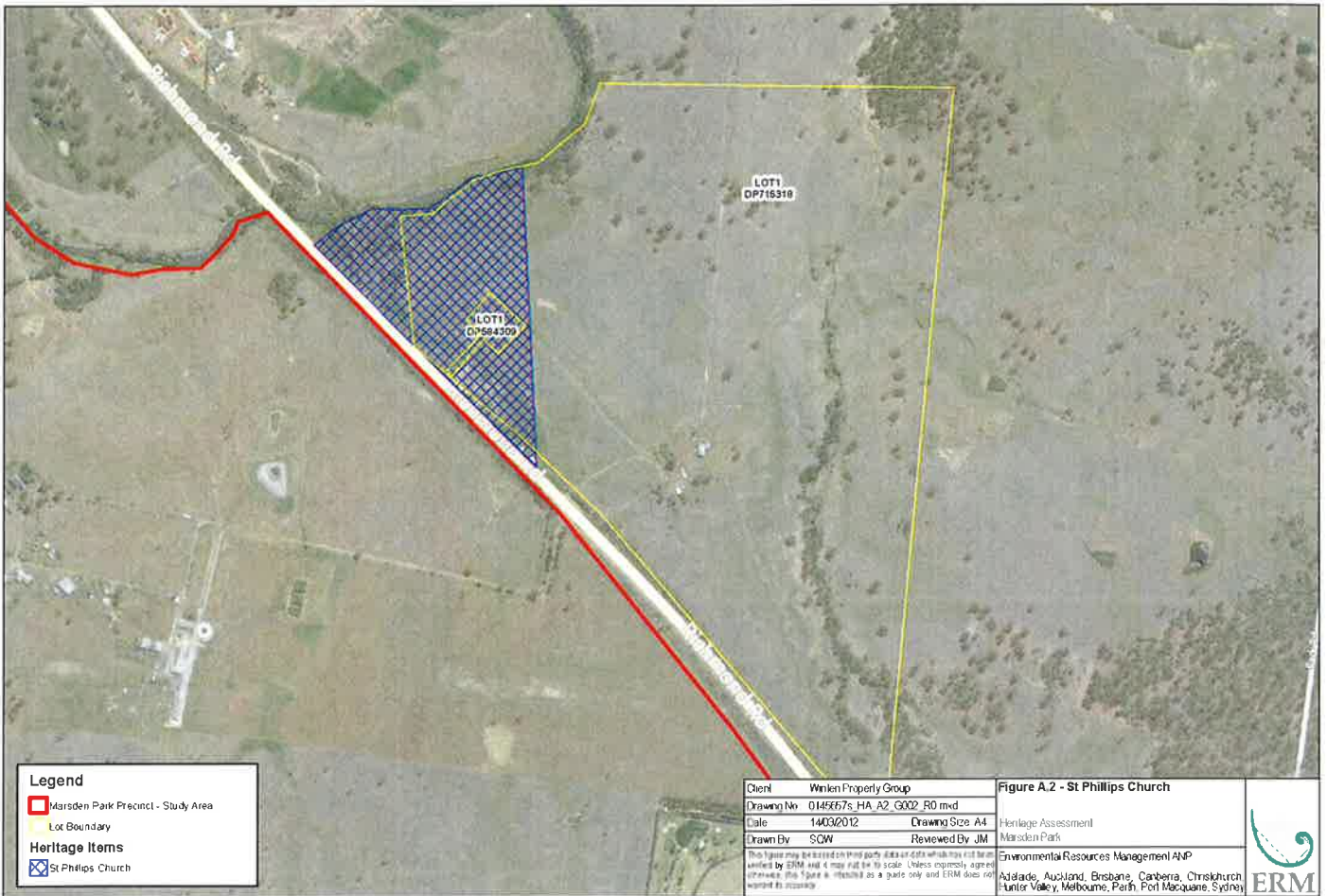
**Figure A.1 - Clydesdale Property Reduced Curtilage**

Heritage Assessment  
Marsden Park

Environmental Resources Management ANP  
Adelaide, Auckland, Brisbane, Canberra, Christchurch  
Hunter Valley, Melbourne, Perth, Port Macquarie, Sydney





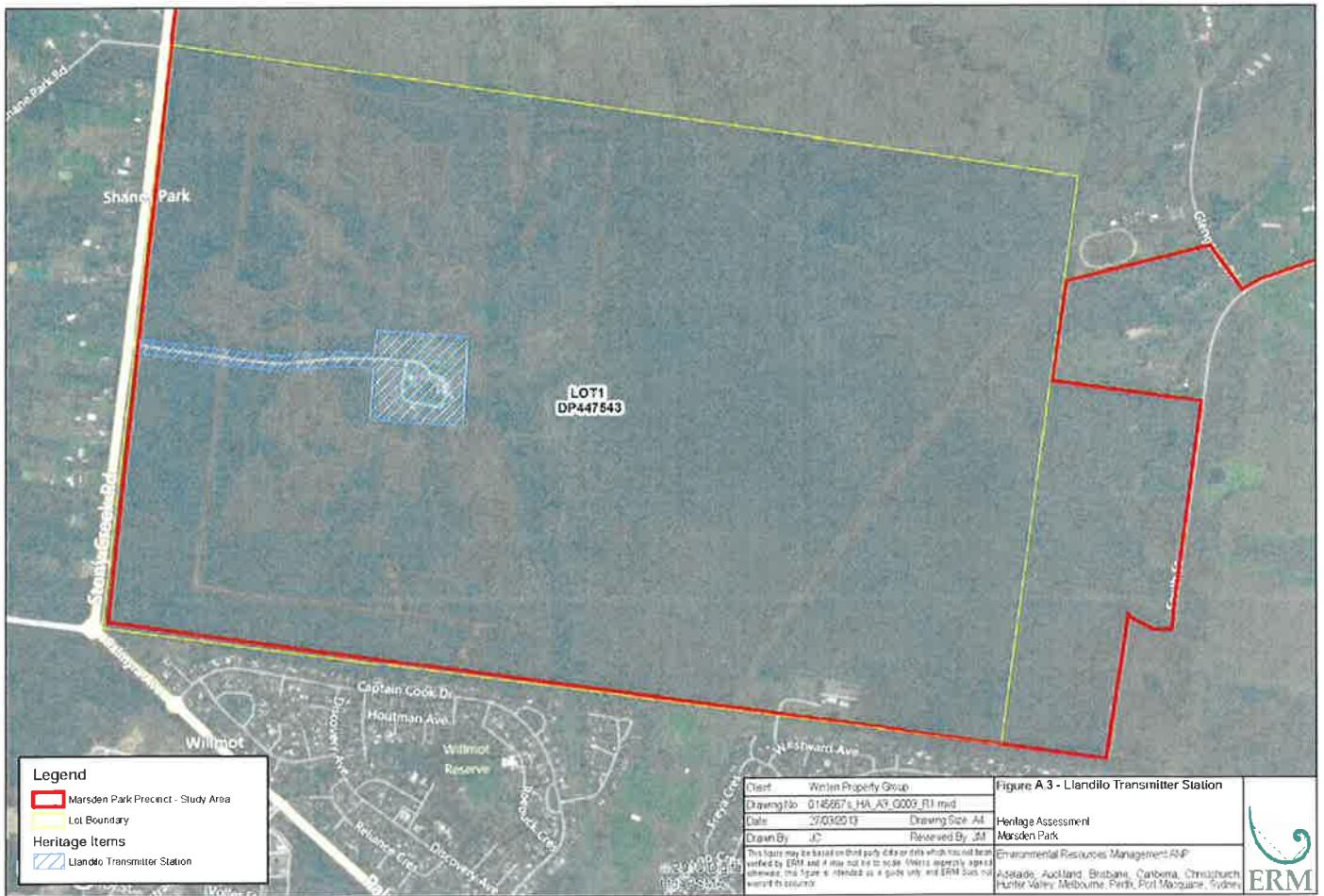


Legend	
<span style="color: red;">■</span>	Marsden Park Precinct - Study Area
<span style="color: yellow;">□</span>	Lot Boundary
Heritage Items	
<span style="color: blue;">▨</span>	St Phillips Church

Client	Winken Property Group
Drawing No	0145667s_HA_A2_G002_R0.mxd
Date	14/03/2012
Drawn By	SCW
Drawing Size	A4
Reviewed By	JM
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Figure A.2 - St Phillips Church	
Heritage Assessment	Marsden Park
Environmental Resources Management ANP	
Adelaide, Auckland, Brisbane, Canberra, Christchurch, Hunter Valley, Melbourne, Perth, Port Macquarie, Sydney	





Legend	
	Marsden Park Precinct - Study Area
	Lot Boundary
Heritage Items	
	Llandilo Transmitter Station

Client	Wright Property Group
Drawing No	0146667, HA, A3, 0003, P1, final
Date	27/03/2013
Drawn By	JC
Reviewed By	JM

<b>Figure A.3 - Llandilo Transmitter Station</b>
Heritage Assessment Marsden Park
Environmental Resources Management (ERM) Auckland, Brisbane, Canberra, Christchurch, Hunter Valley, Melbourne, Perth, Port Moresby, Sydney



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Legend	
	Marsden Park Precinct - Study Area
	Lot Boundary
Heritage Items	
	Old School Building

Client	Water Property Group
Drawing No.	D1496675_HA_AA_G001_R1.mxd
Date	14/03/2012
Drawn By	FGW
Reviewed By	JM
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<b>Figure A.4 - Old School Building</b>
Heritage Assessment Marsden Park
Environmental Resources Management A/P
Adelaide, Auckland, Brisbane, Canberra, Christchurch, Hunter Valley, Melbourne, Perth, Port Macquarie, Sydney







Legend	
	Marsden Park Precinct - Study Area
	Lot Boundary
Heritage_Items	
	142 Clifton Road

Client	Wojan Property Group
Drawing No.	01492675_HA_A6_G006_R1.mxd
Date	14/03/2012
Drawn By	JC
Reviewed By	JM
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Figure A.5 - 142 Clifton Road
Heritage Assessment
Marsden Park
Environmental Resources Management Group
Adelaide, Auckland, Brisbane, Canberra, Christchurch, Hunter Valley, Melbourne, Perth, Port Macquarie, Sydney





**Legend**

	Marsden Park Precinct - Study Area
	Lot Boundary
	95 Fennoy Road

Client	Went Property Group
Drawing No	01456673_HA_A6_G006_R1.mxd
Date	14/03/2012
Drawn By	JC
Reviewed By	JM
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<b>Figure A.6 - 95 Fennoy Road</b>
Heritage Assessment Marsden Park
Environmental Resources Management ANP Adelaide, Auckland, Brisbane, Canberra, Christchurch, Huller Vale, Melbourne, Perth, Port Macquarie, Sydney








<b>Legend</b>	
	Marsoon Park Precinct - Study Area
	Lot Boundary
<b>Heritage Items</b>	
	Hall/St Andrew's Anglican Church

Client	Wynn Property Group
Drawing No	01496675_HA_A7_5002_R1.mxd
Date	14/03/2012 Drawing Size A4
Drawn By	JC Reviewed By JM
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**Figure A.7 - Hall/St Andrew's Uniting Church**

Heritage Assessment  
Marsoon Park

Environmental Resources Management ANP  
Auckland, Brisbane, Canberra, Christchurch  
Hunter Valley, Melbourne, Perth, Port Macquarie, Sydney



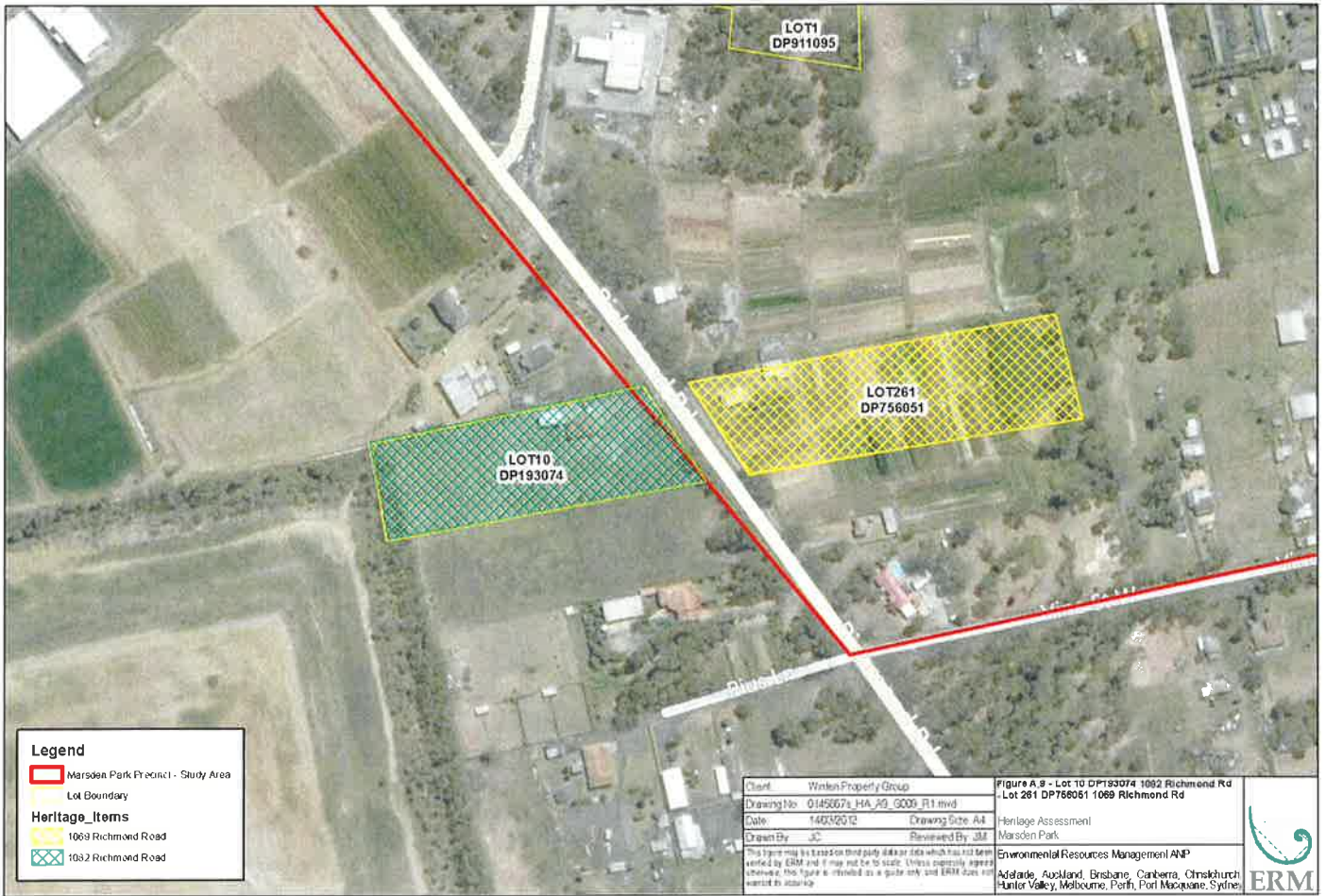


Legend	
	Marsden Park Precinct - Study Area
	Lot Boundary
Heritage Items	
	37 Vine Street West

Client	Wahin Property Group	<b>Figure A.8 - 37 Vine Street West</b>
Drawing No	D149667's_HA_IP_0000_R1.mxd	
Date	14/03/2012	Heritage Assessment
Drawn By	JG	Marsden Park
Reviewed By	JM	Environmental Resources Management ANP
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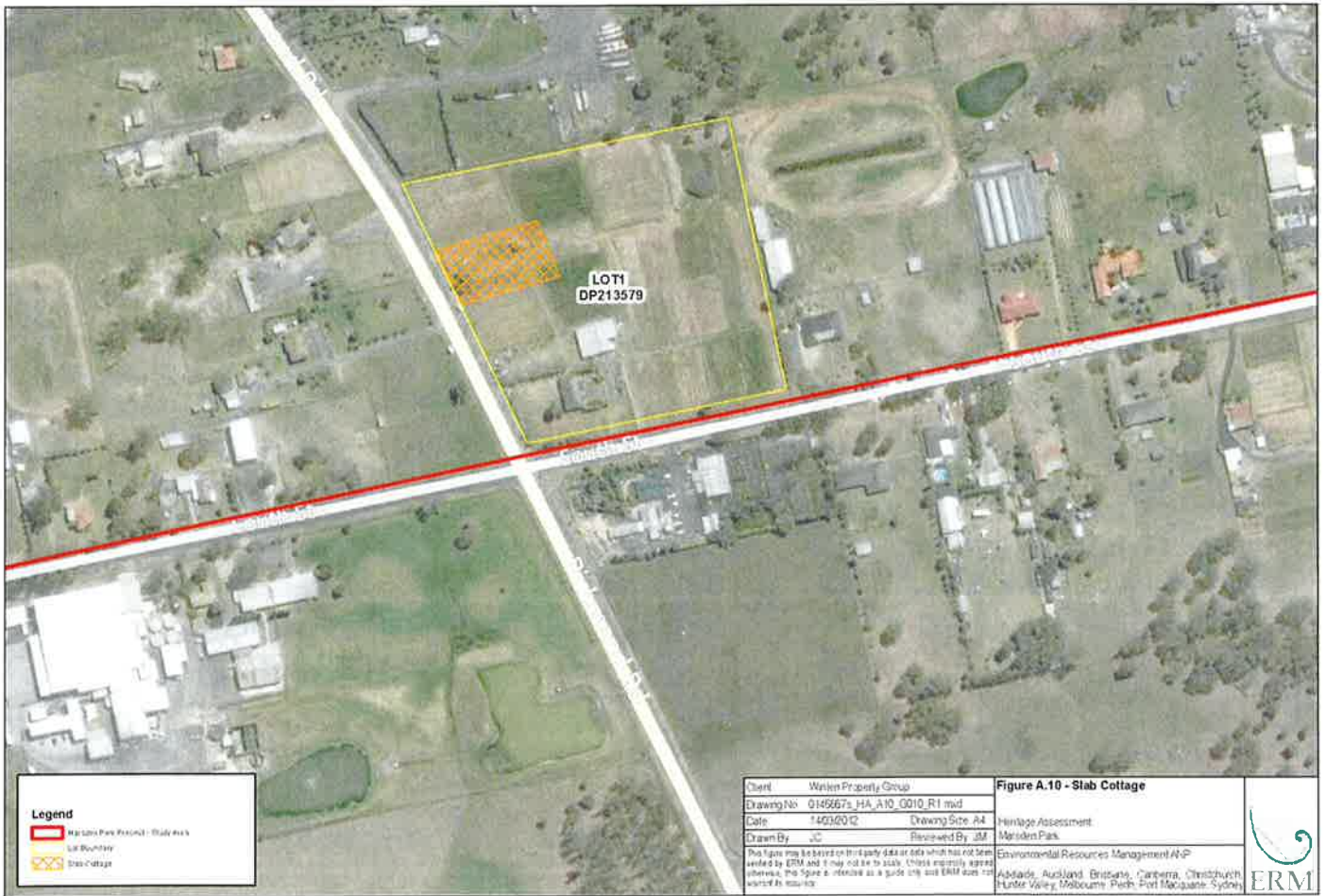
	Marsden Park Precinct 1 - Study Area
	Lot Boundary
<b>Heritage_Items</b>	
	1069 Richmond Road
	1032 Richmond Road

Client	Written Property Group
Drawing No	01450074_HA_A9_G009_R1.mxd
Date	14/01/2012
Drawn By	JC
Drawing Date	A4
Reviewed By	JM

<p><b>Figure A.9 - Lot 10 DP193074 1062 Richmond Rd</b>  <b>- Lot 261 DP756051 1069 Richmond Rd</b></p> <p>Heritage Assessment  Marsden Park</p> <p>Environmental Resources Management ANP  Adelaide, Auckland, Brisbane, Canberra, Christchurch  Hunter Valley, Melbourne, Perth, Port Macquarie, Sydney</p>	
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**Legend**

- Stab Cottage
- Lot Boundary
- Stab Cottage

Client	Wojan Property Group
Drawing No	01495675_HA_A10_0010_R1.mxd
Date	14/03/2022
Drawn By	JC

Drawing Site	A4
Reviewed By	JM

**Figure A.10 - Stab Cottage**

Heritage Assessment  
Marsden Park

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