

HERITAGE IMPACT STATEMENT

Cardinal Gilroy Village
45 Barcom Street, Merrylands



4 November 2020

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HERITAGE IMPACT STATEMENT FOR CARDINAL GILROY VILLAGE - PLANNING PROPOSAL

1.0 INTRODUCTION

1.1 BACKGROUND

This revised Heritage Impact Statement has been prepared in accordance with the standard guidelines of the NSW Heritage Division to accompany an application for a Planning Proposal for the site at 45 Barcom Street, Merrylands West. Changes have been made in response to feedback from the consent authority resulting in revised massing on the site.

Ethos Urban prepared an Urban Design Report and Masterplan on behalf of Southern Cross Care (SCC) in relation to this proposed Planning Proposal of Cardinal Gilroy Village (CGV) Seniors Living in Merrylands, NSW, Australia.

The Planning Proposal is requesting the rezoning of the site from R2 Low Density Residential to R4 High Density Residential. The masterplan accompanying the proposal has been developed to guide the future redevelopment on the site. The masterplan proposes 460 ILU's and 153 RACF beds, whilst maintaining an amount of open space that supports and enhances the use of the site.

The subject site is not listed as an item of local heritage significance, however it is located adjacent to item I81 on Schedule 5 of the *Holroyd Local Environmental Plan (LEP) 2013*, described as "Sherwood Scrubs", residence and service wing, summer house, garden, setting and outbuildings, at 102 Kenyons Road (also known as 74 Sherwood Road).

Accordingly, this Heritage Impact Statement reviews the proposal in terms of the relevant heritage provisions of the *Holroyd LEP 2013* and the requirements of the *Holroyd Development Control Plan (DCP) 2013*, and the Impact Assessment Criteria guidelines endorsed by the NSW Heritage Council.

1.2 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the guidelines set out in the *Australia ICOMOS Charter for Places of Cultural Significance*, 2013, known as The Burra Charter, and the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) publication, NSW Heritage Manual.

The Burra Charter provides definitions for terms used in heritage conservation and proposes conservation processes and principles for the conservation of an item. The terminology used, particularly the words *place*, *cultural significance*, *fabric*, and *conservation*, is as defined in Article 1 of The Burra Charter. The NSW Heritage Manual explains and promotes the standardisation of heritage investigation, assessment and management practices in NSW.

1.3 SITE LOCATION

The subject site is located at 45 Barcom Street, Merrylands West, on a block bounded by Kenyons Road to the north, Sherwood Road to the west and Bristol Street to the south. The site is located at the western end of Barcom Street, where it terminates and becomes two streets within the Cardinal Gilroy Village. Parallel streets, Wanda, Desmond and Warialda, terminate along its eastern boundary. The site comprises three lots identified as Lot 8

DP732058 in the north-west of the site, Lot 11 DP1075418 in the east and Lot 5 DP701151 in the south.

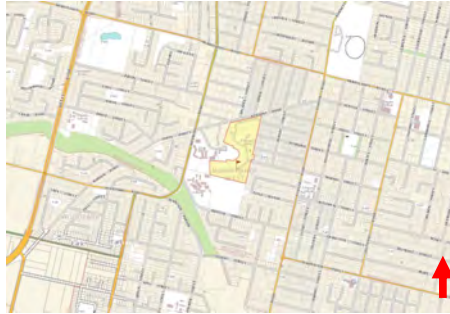


Figure 1: Street map showing the subject site outlined in red
(Source: Sixmaps)



Figure 2: Aerial view of the subject site, outlined in red
(Source: Sixmaps)

1.4 HERITAGE MANAGEMENT FRAMEWORK

The subject property is not listed on Schedule 5 of the *Holroyd LEP 2013* as an item of local heritage significance; however, it is located in close proximity to 102 Kenyons Road (also known as 74 Sherwood Road,)) which is listed as item I81 on Schedule 5 of the *LEP*, described as "‘Sherwood Scrubs”, residence and service wing, summer house, garden, setting and outbuildings.’

A Conservation Management Plan for the site was prepared by Architectural Projects in 2016.

1.5 AUTHORSHIP

This report was prepared by Sophie Bock, Senior Heritage Consultant, and Samantha Polkinghorne, Director, using research and a history written by Dr Martina Muller, Historian, all of **NBRS**ARCHITECTURE.

1.6 LIMITATIONS

This report is limited to the assessment of potential impacts on the European cultural heritage values of the site and does not include Aboriginal and Archaeological assessment. This report only addresses the relevant planning provisions that relate to heritage.

1.7 COPYRIGHT

Copyright of this report remains with the author, **NBRS**ARCHITECTURE. Unless otherwise noted, all images are by the author.

2.0 DOCUMENTARY EVIDENCE

2.1 PRE-EUROPEAN HISTORY

Prior to the arrival of the Europeans in Sydney, the Cennemegal or Weymaly clan occupied the area of what is now known as Merrylands, Guildford, Villawood and Bankstown.¹ Several other clans from the Darug people lived in the surrounding areas as the traditional custodians of the land.

Several significant Aboriginal heritage sites exist within the Cumberland Local Government Area, including the Duck River, Auburn, Prospect Hill and Prospect Creek areas. Aboriginal sites in Union Street in Granville and Carhullen Street in Merrylands “provide important evidence for the identification of the Aboriginal people of the area as ‘Paiendra’, members of the inland culture who specialised in hunting possum,”² and of their links to the Dharawal and Gundungurra tribes of the south and south-west.

2.2 DEVELOPMENT OF THE SUBURB

The area which is today known as Merrylands and Merrylands West is largely located on land that originally formed part of the ‘Sherwood’ estate.³ The estate was made up by a grant made to Dr William Sherwin and several other parcels of land that were consolidated by Sherwin on 25 June 1831 into a 1,165-acre property. Sherwin named the property ‘Sherwood’ after the famous forest in England.



Figure 3: Map of the Parish of St John, showing details of William Sherwin's 1165-acre property on the left. The map was cancelled in 1890. (Source: NSW LRS, Historic Land Records Viewer HLRV, Parish Map, Parish of St John)

¹ This section is based on Cumberland Council, 'Council – My Community – Aboriginal History', <https://www.cumberland.nsw.gov.au/council/my-community/aboriginal-history> (accessed July 2019)

² Ibid.

³ Pollon, F., *The Book of Sydney Suburbs*, North Ryde NSW: Angus & Robertson, 1990, 2nd Edition, p170 (Pollon 1990)

The 'Sherwood' estate was acquired by Arthur Todd Holroyd in 1855.⁴ Holroyd extended the estate and renamed it 'Sherwood Scrubs', establishing a brickworks and pottery on his estate, as well as a dairy, orange orchard and a bowling green.⁵ His house was located around 2 kilometres west of the railway station.⁶

Other early grants in the area included those made to judge-advocate Richard Atkins north of the station which he named 'Denham Court'. John Bowman, another early grantee, later acquired 'Denham Court' and added it to his property. The land south of the railway station was originally reserved as Church and School Lands.

Most of the earlier estates and reserves were opened for subdivision in the 1870s, when the railway line between Granville and Liverpool arrived in the area. Holroyd suggested the name Merrylands for the new railway station, which was opened on 6 July 1878, to commemorate a family property in England, having earlier named his dairy after the place.⁷

The suburb was subsequently developed, and the population began to increase, resulting in the opening of Goughton School in 1886, which was renamed Merrylands Public School in January 1912. The first official post office was opened in January 1885.⁸ After A. T. Holroyd's death in 1887, his home 'Sherwood Scrubs' had several owners and later became a Marist Sisters' Convent.⁹

The area was part of the Municipal District of Prospect and Sherwood which was proclaimed on 9 July 1872.¹⁰ This combined the areas of the Sherwood Estate (later known as Sherwood Scrubs) and Prospect Hill. On 11 January 1927, the name was changed to Holroyd Municipal Council, in honour of Arthur Todd Holroyd, the Council's first Mayor and owner of 'Sherwood Scrubs'. On 1 January 1991, Holroyd was officially granted city status and on 12 May 2016, the majority of Holroyd City Council became part of the new Cumberland Council.

2.3 HISTORY OF THE SUBJECT SITE

The subject site was originally part of Sherwin's 'Sherwood' and later became part of Holroyd's 'Sherwood Scrubs'. After Holroyd's death in 1887, the property was put up for sale as the 'Sherwood Scrubs' subdivision.¹¹ The subdivision sales poster (Figure 4) shows the location of the house and its outbuildings, as well as that of the orchards, vineyards, and the dairy at that time.

The 1887 subdivision established Kenyons Road (initially named Railway Road), while Bristol Street formed the southern boundary of the estate and Park Road (now Merrylands Road) was the northern boundary. Fowler Road was then known as Parramatta Road.

⁴ Cumberland Council, Library Services – Local Studies & Family History – Suburbs', <https://www.cumberland.nsw.gov.au/services/library-services/local-studies-family-history/suburbs> (accessed July 2019)

⁵ Pollon 1990, p170

⁶ Pollon 1990, p171

⁷ Pollon 1990, p170; Cumberland Council, Library Services – Local Studies & Family History – Suburbs', <https://www.cumberland.nsw.gov.au/services/library-services/local-studies-family-history/suburbs> (accessed July 2019)

⁸ Pollon 1990, pp170-171

⁹ Pollon 1990, p171

¹⁰ For this and the following see Holroyd City Council Library, Cumberland Times Blogspot, 'Welcome to Cumberland Times', posted 14 September 2016 on <https://cumberlandtimes.blogspot.com/> (accessed online July 2019)

¹¹ 'Block Subdivision Sherwood Scrubs near Merrylands Station', State Library of NSW, Merrylands Subdivision Plans, Z/SP/M14/6, Digital Order No. c046680006



Figure 4: 1887 subdivision sales poster for the 'Sherwood Scrubs' estate, with the approximate extent of the subject site shaded red. (Source: State Library of NSW, Merrylands Subdivision Plans, Z/SP/M14/6, Digital Order No. c046680006)

The original 'Sherwood Scrubs' on Lot 4 of that subdivision was renamed 'Chelmer' and became the residence of I. E. Ives until 1905.¹² Lots 8 and 9 of 'Sherwood Scrubs' subdivision were re-subdivided and sold as the 'New Birmingham' subdivision in the early 1890s, when the rectangular grid of streets, including Barcom Street, was established (Figure 5).¹³

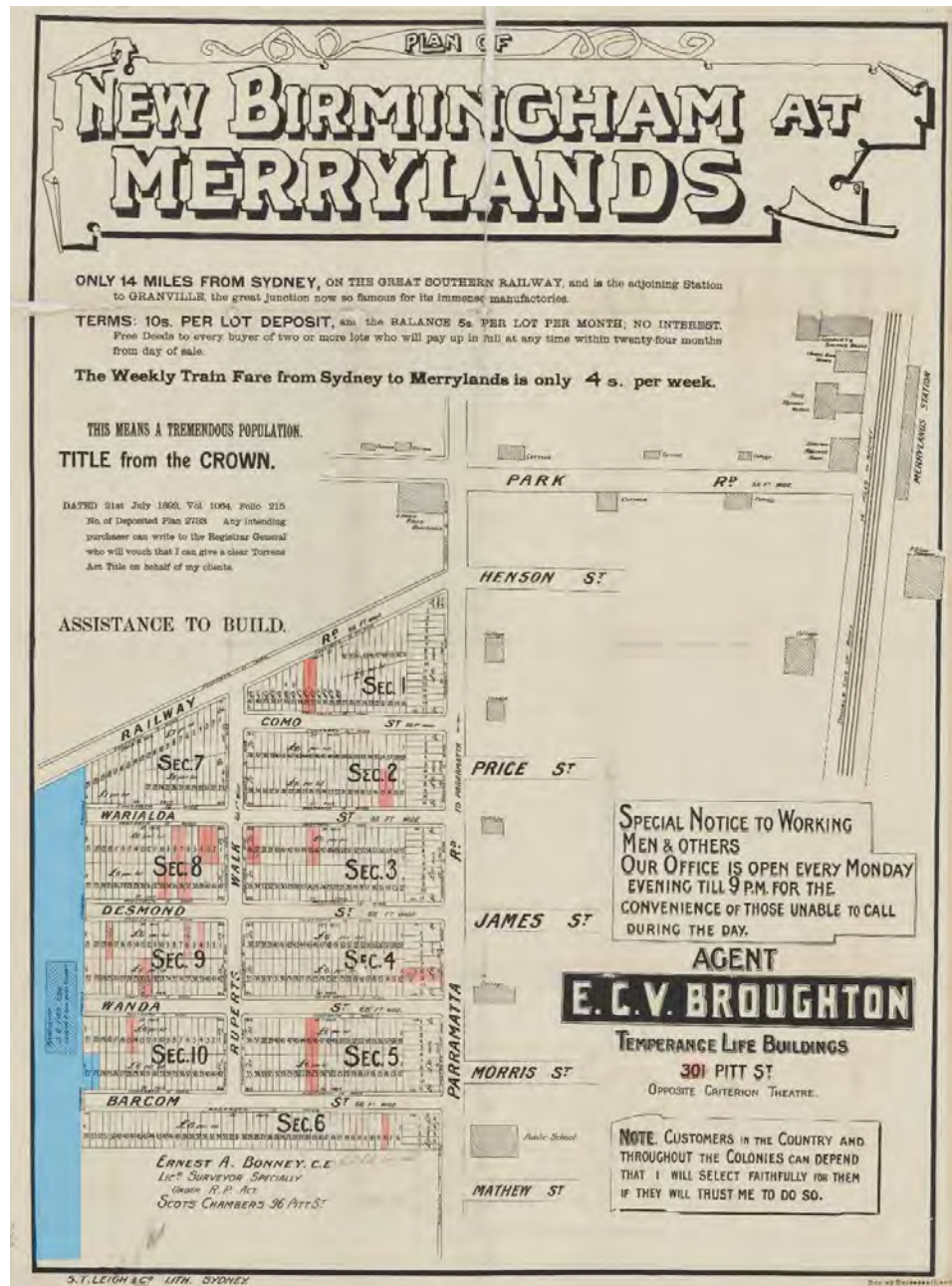


Figure 5: Subdivision sales poster, undated, for the 'New Birmingham' estate, with the approximate location of part of the subject site shaded blue. It contains two allotments of this subdivision which was carried out during the c1890s. (Source: State Library of NSW, Merrylands Subdivision Plans, Z/SP/M14/16, Digital Order No. c046680016)

¹² Holroyd Mission Church, *Cumberland Mercury*, 1 June 1892, p2; Mrs. Holroyd's Thigh Fractures, *Cumberland Argus*, 5 September 1935, p15; Lodge is 120 years old, *The Broadcaster*, 13 May 1975, p3

¹³ Property Sales, *Evening News*, 25 April 1892, p5

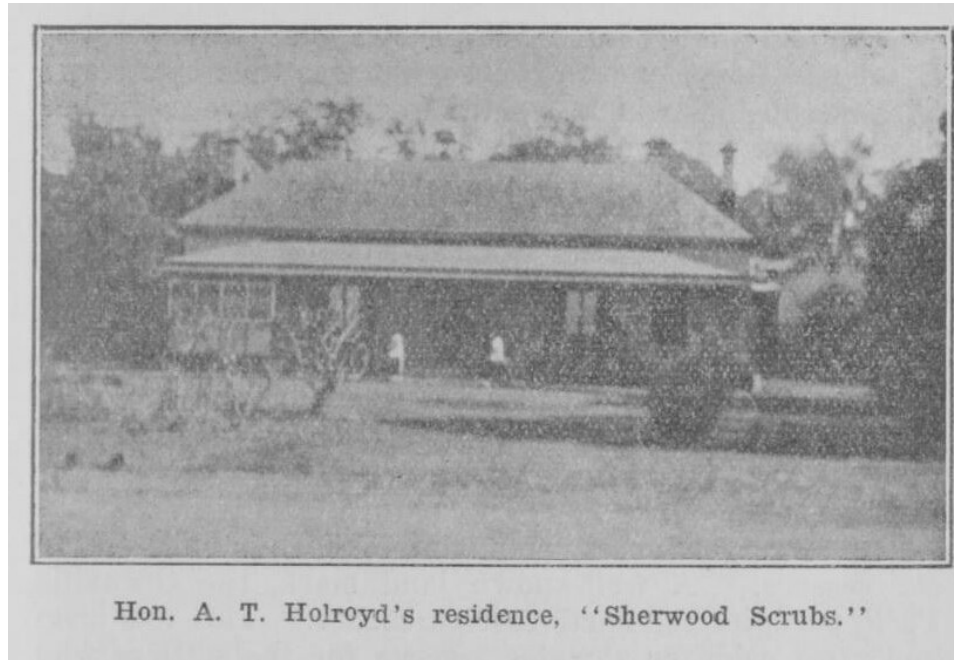


Figure 6: Photograph of 'Sherwood Scrubs', undated. (Source: Jervis, J., *The Beginnings of Settlement in the Parish of St. John, New South Wales, Journal and Proceedings*, Vol. 19 Part 2, 1933, p131)

From c1905, 'Sherwood Scrubs' was owned by Katie Barry for around eight years, and later became the property of Ernest Edward Martin.¹⁴ An aerial photograph dated 1943 shows the subject site still as part of the former 'Sherwood Scrubs' house site, with the land adjacent to the east containing some residential development.



Figure 7: 1943 aerial photograph showing the former 'Sherwood Scrubs' site, now known as 'Chelmer', with the subject site shaded yellow. At that time, it contained mainly lawn areas and trees, with some fields to the south still showing signs of (potentially earlier) cultivation. (Source: NSW LRS, SIX Maps, 1943 aerial imagery)

¹⁴ Lodge is 120 years old, *The Broadcaster*, 13 May 1975, p3

2.3.1 MARIST CONVENT AND CERDON COLLEGE (FROM 1945)

In 1945, 'Sherwood Scrubs' was sold to the Marist Sisters who established a convent at the site in 1946, converting a stable near the residence into a chapel.¹⁵ The hay loft was removed and a room for worship constructed in its place. In 1958, the right wing of the residence is said to have been demolished to provide amenities for teaching staff and administration rooms for the college run by the sisters.

In 1960, the Marist Sisters opened a new school at the former 'Sherwood Scrubs' property, in two buildings adjacent to Sherwood Road, naming it Cerdon College after the birthplace of the Marist Sisters in France.¹⁶ The college was officially opened and blessed by Cardinal Gilroy on 26 March 1961.

Having started with 50 students and two classes, the school grew, and extensive building programs were subsequently carried out at the site.¹⁷ The Marist Sisters withdrew from the principalship of Cerdon College in 1994, however, the school has continued to be run as a Catholic secondary girls' school that is based on the values of the Marist Sisters.

2.3.2 MERRYLANDS HIGH SCHOOL (FROM 1960)

The Merrylands High School was opened on the southern portion of the former 'Sherwood Scrubs' property, at the north-eastern corner of the Sherwood Road and Bristol Street intersection, on 12 August 1960.¹⁸

The new high school site was built at a cost of £400,000 and was located on a 19-acre site. When it opened, it had 738 pupils and a staff of 33 teachers.¹⁹ The school itself had been formed two years earlier and occupied the new site and its new monocrete buildings progressively as they were built. The opening ceremony was performed after the main building, the library block, had been completed in July 1960.

2.3.3 CARDINAL GILROY VILLAGE (1973)

The land immediately adjacent to the east of the former 'Sherwood Scrubs' house, containing the subject site, was developed in the early 1970s, with the first stage of Cardinal Sir Norman Gilroy Village opening in June 1973.²⁰ At that time, the 'Miniature Town for the Aged'²¹ consisted of 100 units, including 60 single units, 20 doubles and 20 bed sitters. A hostel for 50 people (88 units) was to be part of Stage 2, while a hospital and bowling green were planned on the 12-acre site for Stage 3.²² A community centre incorporating an arts and crafts unit was also part of the initial planning for the retirement village which was heralded as revolutionary at the time.²³

¹⁵ Lodge is 120 years old, *The Broadcaster*, 13 May 1975, p3; Marist Sisters' Novitiate Blessed by Vicar-General, *Catholic Weekly*, 17 October 1946, p5

¹⁶ Cerdon College Merrylands, 'About Us - Our story', <http://www.cerdonmerrylands.catholic.edu.au/en/About-Us/Our-Story> (accessed July 2019)

¹⁷ Cerdon College Merrylands, 'About Us - Our story', <http://www.cerdonmerrylands.catholic.edu.au/en/About-Us/Our-Story> (accessed July 2019)

¹⁸ Governor opens Merrylands High School, *The Broadcaster*, 16 August 1960, p1

¹⁹ Governor to open new high school, *The Broadcaster*, 9 August 1960, p3

²⁰ Village opens on Sunday, *The Broadcaster*, 5 June 1973, p1; \$2 million village delayed, *The Broadcaster*, 26 September 1972, p1

²¹ \$2 million retirement village grows, *The Broadcaster*, 12 December 1972, p3

²² Village opens on Sunday, *The Broadcaster*, 5 June 1973, p1

²³ Start soon on \$2m village, *The Broadcaster*, 14 March 1972, p5

The project had been initiated by Cardinal Gilroy and was undertaken in conjunction with Southern Cross Homes, a division of the Knights of the Southern Cross organisation, and the Commonwealth Department of Social Services which agreed to provide \$259,000 towards the cost of construction, in addition to sponsorship donations.²⁴ Approval had been granted in June 1971. In 1977, the construction of further accommodation units was approved by Holroyd Council.²⁵



Figure 8: 1973 photograph showing the nearly completed Stage 1 of the Cardinal Gilroy Village. Cerdon House, originally known as 'Sherwood Scrubs' and later part of Cerdon College, is visible at the top left. (Source: People enter village, *The Broadcaster*, 6 March 1973, p1)

²⁴ \$2 million village delayed, *The Broadcaster*, 26 September 1972, p1; \$2 million retirement village grows, *The Broadcaster*, 12 December 1972, p3; Church home list opening, *The Broadcaster*, 2 November 1971, p3

²⁵ Villas for Village, *The Broadcaster*, 19 July 1977, p12

3.0 ESTABLISHED HERITAGE SIGNIFICANCE

3.1 'SHERWOOD SCRUBS' - HERITAGE STATUS

The subject site is not listed as an item of local heritage significance, however it is located adjacent to item I81 on Schedule 5 of the *Holroyd Local Environmental Plan (LEP) 2013*, described as "Sherwood Scrubs", residence and service wing, summer house, garden, setting and outbuildings,' at 102 Kenyons Road (also known as 74 Sherwood Road).



Figure 9: Excerpt from the Holroyd LEP 2013 heritage map. Heritage items are shown in brown and the subject site is outlined in red. (Source Holroyd LEP 2013, Heritage Map HER_006)

A Conservation Management Plan (CMP) for the heritage item was prepared by Architectural Projects in 2016, which included the following Summary Statement of Significance for "Sherwood Scrubs":

A large relatively intact Victorian homestead, part of the former larger rural estate established by Dr AT Holroyd who founded the Sherwood Drain & Tile Works in the 1870s and was responsible for the establishment of Municipal Government for the district of Prospect and Sherwood and later renamed in his honour. The site contains buildings and structures which demonstrate advances in building technology, rare landscape design elements and a way of life associated with wealthy middle-class merchant families in the late nineteenth century.

3.2 GRADINGS OF SIGNIFICANCE

The CMP prepared in 2016 included a Schedule of Significant Fabric which provided the building components with relative levels of significance. The gradings of the site components at 'Sherwood Scrubs' has been reproduced here to assist in understanding what is significant about the place that may potentially be impacted by development in the vicinity of the place.

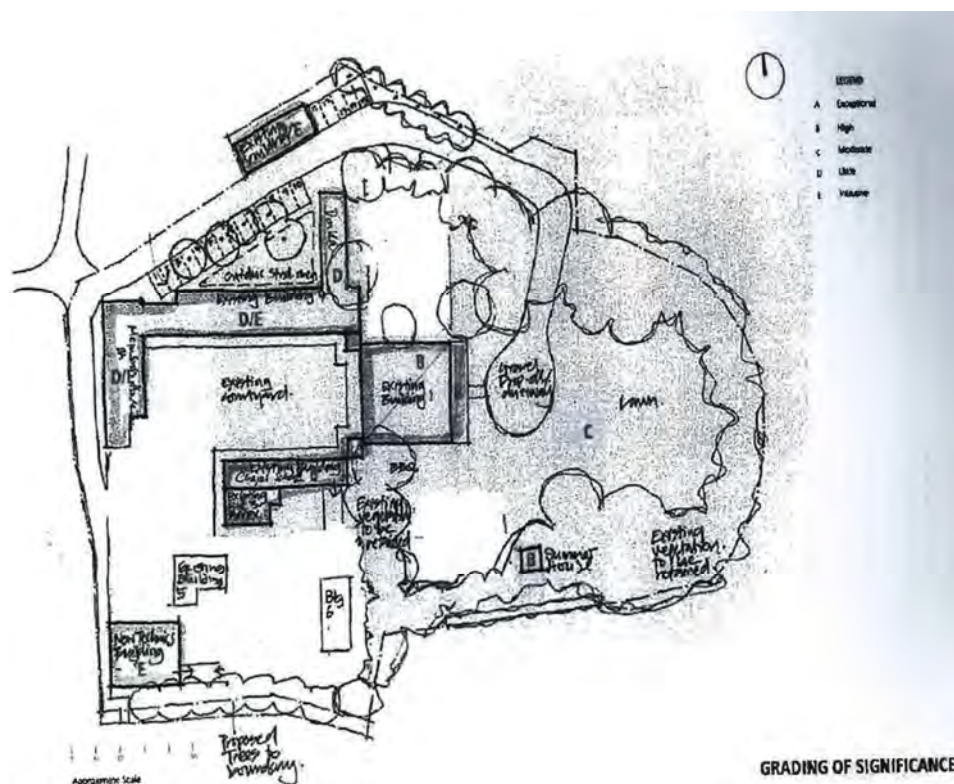


Figure 10 - Grading of Significance Diagram. (Source: CMP page 27. Note: coloured copy not available)

The diagram above reflects the following gradings of significance for elements on the site:

Grading:	Site Element:
A - Exceptional	There are no elements of Exceptional significance.
B - High	<ul style="list-style-type: none"> House Chapel Wing (Stables) Summer House Ha Ha Remnant Trees Remnant Bowling Green Rear Courtyard Well / (Pump Stolen)
C - Moderate	<ul style="list-style-type: none"> Garden layout Pulley
D - Little	<ul style="list-style-type: none"> Technical Building Multipurpose Court Building 7
E - Intrusive	<ul style="list-style-type: none"> Dunlea/Macintosh Wings (E/D) Garage

3.3 SIGNIFICANCE OF ITEMS IN THE VICINITY

There are no other heritage items in the vicinity of the subject site that are sufficiently close to require assessment of potential heritage impacts.

4.0 PHYSICAL EVIDENCE

4.1 SITE CONTEXT AND DESCRIPTION

The surrounding area is suburban in character and generally comprises one and two-storey residential dwellings. Merrylands High School is located to the west of the site, in the south-west corner of former Lot 4 of the Sherwood Scrubs subdivision, and Cerdon College is located to the north of the school, along the western boundary of former Lot 4.

The site falls from south to north and west to east, with the subject site wrapping around the heritage item to the east, north and south.



Figure 11: Corner of Kenyons Road and Rupert Street, facing south-west, showing the suburban character of the area surrounding the subject site (Source: Google Streetview)



Figure 12: Corner of Rupert and Desmond Streets showing the suburban character of the area surrounding the subject site (Source: Google Streetview)



Figure 13: Merrylands High School, viewed from the corner of Sherwood Road and Bristol Street (Source: Google Streetview)



Figure 14: Cerdon College, viewed from the corner of Sherwood and Kenyons Roads (Source: Google Streetview)

The subject site comprises a series of low scale residential aged care buildings, the earliest dating from the mid 1970's, and associated community facilities and road networks. The architecture of the place is not notable.



Figure 15: View of the entrance to Cardinal Gilroy Village
(Source: NBR SARCHITECTURE)



Figure 16: Cardinal Gilroy Village, viewed from Desmond Street
(Source: Google Street View)



Figure 17 - Aerial image showing the subject site in red, wrapping around the heritage item. Note the closeness of the existing development to the shared boundary with the heritage item. (Source: Six Maps with NBR S Overlay)



Figure 18: Excerpt from the 1887 subdivision sales poster for the 'Sherwood Scrubs' estate, with the approximate extent of the subject site shaded red, located around the Sherwood Scrubs heritage item, on which 'house' is denoted. The house was constructed c.1850s by Arthur Todd Holroyd. (Source: State Library of NSW, Merrylands Subdivision Plans, Z/SP/M14/6, Digital Order No. c046680006)

4.2 'SHERWOOD SCRUBS'

The subject site neighbours the 'Sherwood Scrubs' heritage item, surrounding it on its northern, eastern and southern boundaries. This heritage item comprises several buildings associated with the early house, including later structures at the rear and a notable small timber structure currently being used as a gardeners shed. Two ancillary buildings or service wings to the west of the main building form a partial courtyard at the rear of the original building, now further enclosed by a later western addition.

The primary heritage building is a single storey Victorian former gentlemen's residence which fronts a semi-circular lawn to the east, north and south of the house, which is notably bounded by mature trees which screen the property from the view of Cardinal Gilroy Village.



Figure 19: Diagram showing the approximate boundaries of the Sherwood Scrubs heritage item outlined in red (Source: Sixmaps with NBRS overlay)

4.2.1 PHOTOGRAPHS - HERITAGE ITEM

The following photographs of the heritage item in the vicinity of the subject site were taken by Samantha Polkinghorne, Director of **NBRS**ARCHITECTURE, in July 2019.



Figure 20: The eastern façade of Holroyd's c.1850s house on the Sherwood Scrubs site, viewed from across the semi-circular lawn which neighbours Cardinal Gilroy Village. Of note are the substantial mature plantings around the property. (Source: NBRSARCHITECTURE)



Figure 21: South-east corner of the house, viewed from the lawn (Source: NBRSARCHITECTURE)



Figure 22: Lawn to the east of the house, showing the border of trees behind which is Cardinal Gilroy Village (Source: NBRSARCHITECTURE)



Figure 23: North east corner of the house, showing a side-view of its front verandah (Source: NBRSARCHITECTURE)



Figure 24: Eastern façade of the northern wing to the house (Source: NBRSARCHITECTURE)



Figure 25: Northern addition to the house, facing north-west
(Source: NBR SARCHITECTURE)



Figure 26: Southern façade of the house, viewed from the channel adjacent to the boundary to Cardinal Gilroy Village
(Source: NBR SARCHITECTURE)



Figure 27: Channel on the southern boundary of the heritage item, showing the boundary fence at right and Cardinal Gilroy Village buildings beyond (Source: NBR SARCHITECTURE)



Figure 28: Trees and other vegetation around the boundary of the heritage item, showing Cardinal Gilroy Village buildings beyond (Source: NBR SARCHITECTURE)

4.3 VIEWS

Primary views of the heritage item are from inside the property, and specifically from the lawn area in front of the main façade. There are no public roads to any of the boundaries of the heritage item, resulting in very limited views of the place. The rear boundary of the property is shared with Cerdon College and a series of private townhouses. There are no significant garden areas at the rear of the buildings.

There are no distant views or vistas available from, or of, the heritage item due to its being hemmed in on all sides by later development.

The views of the main façade and building form available from the lawn area are limited to those from inside the property due to the dense plantings around the boundary. Views of the heritage item from the subject site are, for this same reason and by virtue of the layout of the residential buildings along the shared boundary, virtually non-existing.

4.4 CURTILAGE

The existing curtilage for the heritage item, both physically and visually is considered to be its lot boundary. There are no changes proposed to the boundaries of the site.

5.0 THE PROPOSAL

The Masterplan which supports the Planning Proposal, has been prepared by Ethos Urban. The following description of the proposal has been excerpted from the *Cardinal Gilroy Village Masterplan and Urban Design Report*, dated October 2020, Issue C for consistency.

SCC is seeking to redevelop the site to future proof its operations in this location. The proposed master plan presents an opportunity to upgrade the facility and create a better environment and better services for residents to age in place. The masterplan proposes 460 Independent Living Units and 153 bed Residential Aged Care Facility. While the Planning Proposal is aiming to increase the density, the amount of open space has been retained and the additional dwellings present an opportunity to free up underutilised housing stock for older residents that relocate to CGV which will assist with affordability and housing stock in general.

A guiding principle of the design has been to create an integrated community, integrated for different residents and integrated with the surrounding neighbours, with the open space playing a central role. The new open spaces in the master plan are distinctive and range in their characteristics, from a public park to private garden spaces, a better outcome than the current dispersed, leftover open spaces. The masterplan considers future possibilities of intergenerational learning and contributes actively to the urban context, providing amenity and services to the surrounding residents.

The masterplan retains the location of the new community centre which was approved under DA2019/105 on 30/10/2019. The planning proposal is requesting for the zoning of the site to change from R2 Low Density Residential to R4 High Density Residential. A Development Control Plan (DCP) is being submitted alongside this planning proposal to ensure the masterplan design principles are retained.

This Heritage Impact Statement assesses the potential impacts of the development contemplated in the Masterplan that are likely to result following approval of the Planning Proposal for the re-zoning of the site.



Figure 29 - Overview diagram of the Masterplan proposal showing the relationship of the heritage item, circled in blue, to the scheme.



Figure 30 - Landscaping Masterplan proposal.
(Source: site image).

5.1 DOCUMENTATION EVALUATED

The following reports have been reviewed in the preparation of this report:

- Architectural Projects *102 Kenyon's Road, Merrylands West Conservation Management Plan* (2016)
- Ethos Urban - *Cardinal Gilroy Village Masterplan and Urban Design Report* October 2020, Issue C
- Ethos Urban – *Visual Impact Assessment* November 2020, Issue D
- Site Image Landscape Architects – *Cardinal Gilroy Village Planning Proposal Landscape Masterplan Report* 28th October 2020, Issue B

6.0 ASSESSMENT OF HERITAGE IMPACT

6.1 INTRODUCTION

This Heritage Impact Statement has been prepared in relation to the following impact assessment criteria: the *Holroyd Local Environmental Plan (LEP) 2013*, the *Holroyd Development Control Plan (DCP) 2013* and the New South Wales Heritage Office (now NSW Heritage Division) guidelines, *Altering Heritage Assets* and *Statements of Heritage Impact*, contained within the NSW Heritage Manual. This report also assesses the proposal against the policies established in the Conservation Management Plan for the site, prepared by Architectural Projects, dated 2016.

6.2 OVERVIEW OF POTENTIAL HERITAGE IMPACTS

6.2.1 LANDSCAPING

The Masterplan is understood as three precincts, the Northern, Central and Southern Green Spaces. Within each of the precincts a series of building envelopes have been proposed which demonstrate the ability of the site to support additional accommodation amid an improved landscape setting. The Ethos Urban *Masterplan and Urban Design Report* details the Design Principles which were developed to guide the process which underpinned the Masterplan design.

A north-south pedestrian boulevard spans the length of the site connecting the three precincts, with east west boulevards to the northern and southern green spaces. The intention of the landscape design for the Masterplan is to provide a considered series of outdoor spaces and journeys which visually and physically link across the site. The design has created a range of landscaped spaces, each with a different character, to develop individual outdoor identities within each of the precincts.

The following description of the Central Green Space landscape has been sourced from the Site Image report:

This central parkland open space is located to visually connect with the expansive landscape curtilage of the neighbouring heritage building and ground west of the site. Together, the open spaces contribute to each other to provide an expansive setting, with the CGV community building providing a counterpoint built form that defines the eastern edge of the space. The pedestrian promenade continues it's meandering journey through the park setting, with secondary paths accessing three feature garden areas and the community building ground floor facilities and outdoors seating addressing the open lawns.

The loop roadways to the north and south of this area have street trees that contribute to the greening of the edge of the open space, with the secondary / link road having a bus stop provision adjacent the community building.

The Central Green Space is the location for the most substantial open area, and includes only one built component, namely the Community Centre. The landscape design along the western boundary edge, that shared with the heritage item, includes access roadways which sets the proposed built forms further back from the boundary. The current development pattern on the Cardinal Gilroy Village site extends close around the boundary, physically and visually hemming in the heritage site. The proposal aims to replace the existing low level and close set development pattern with a series of taller buildings set further apart amidst a landscape of curated open spaces.



Figure 31 - Detail of the landscape treatment along the boundary with 'Sherwood Scrubs', showing the relationship between the open lawn setting in front of the heritage item adjacent the Central Green Space. (Source: Ethos Urban)

Currently the curtilage of the heritage item, both physically and visually is limited to its lot boundary. The relationship of the Central Green Space, including the boundary treatment, increases the opportunity for improved views of the heritage item from the subject site as well as visually extending the landscaped setting of the heritage item to the west. The views will include new, higher development, however the carefully considered relationship between the building envelopes and the landscape design will create an improved situation for the heritage item. This is a significant positive heritage outcome.

6.2.2 VIEWS

A visual analysis has been carried out to understand the potential impacts on the significance and appreciation of the heritage item from the proposed building envelopes set out in the Masterplan. To achieve additional accommodation envelopes of four and five stories have been located generally to the west of the site, including along the shared southern and northern boundaries with the heritage item.

The analysis demonstrates that the form of the building envelopes in the vicinity of 'Sherwood Scrubs' generally sit below the existing boundary landscaping; where the envelopes are read above or behind the tree line the do not unacceptably alter the setting of the heritage item. The house, and rear buildings, retain their relationship with each other uninterrupted, as well as with the open, tree fringed lawn.

The visual analysis establishes that where the upper portion of new building envelopes may be visible, they do not detract from or alter an appreciation of the historic setting of the house and as such have an acceptable heritage impact. What is not demonstrated in the visual analysis, and is a positive heritage outcome, is the increased landscaping that will support the existing setting in and around the new envelopes.

The following images demonstrate views from the heritage item and have been sourced from the *Visual Analysis* prepared by Ethos Urban. There are no views available from the subject site back to the heritage item due to the existing pattern of development at the boundary blocking view lines, combined with the topography of the site.

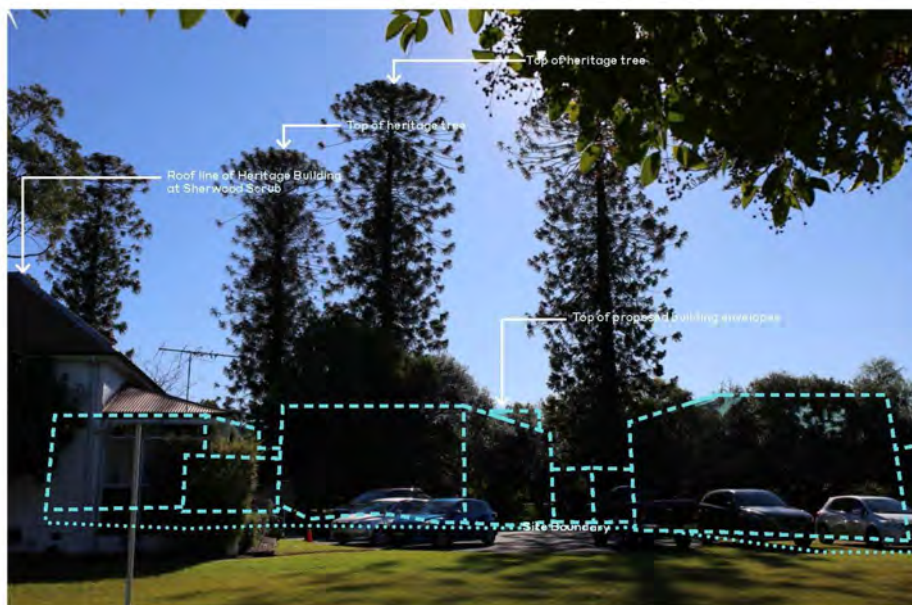


Figure 32 - Viewpoint 6 – from inside the heritage site looking south; the bulk of the proposed envelopes are shown in dashed blue lines behind the vegetation. There will be no demonstrable change in the appreciation of the heritage setting. (Source: Visual Analysis, Ethos Urban)

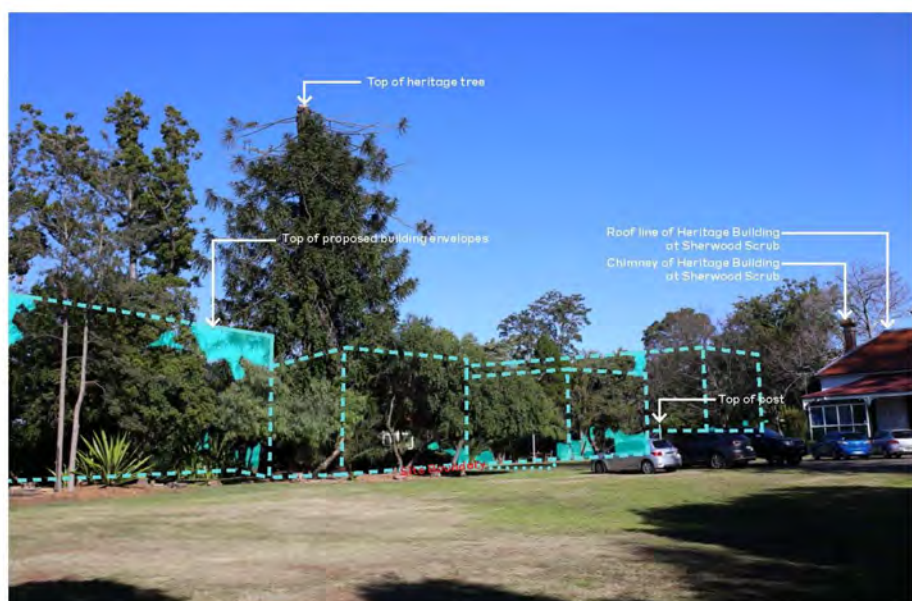


Figure 33 - Viewpoint 7 – from inside the heritage site looking east; the bulk of the proposed envelopes are shown in dashed blue lines behind the vegetation. Where some element of the top of future buildings have the potential to be visible there will be no demonstrable change to the appreciation of the heritage setting. (Source: Visual Analysis, Ethos Urban)

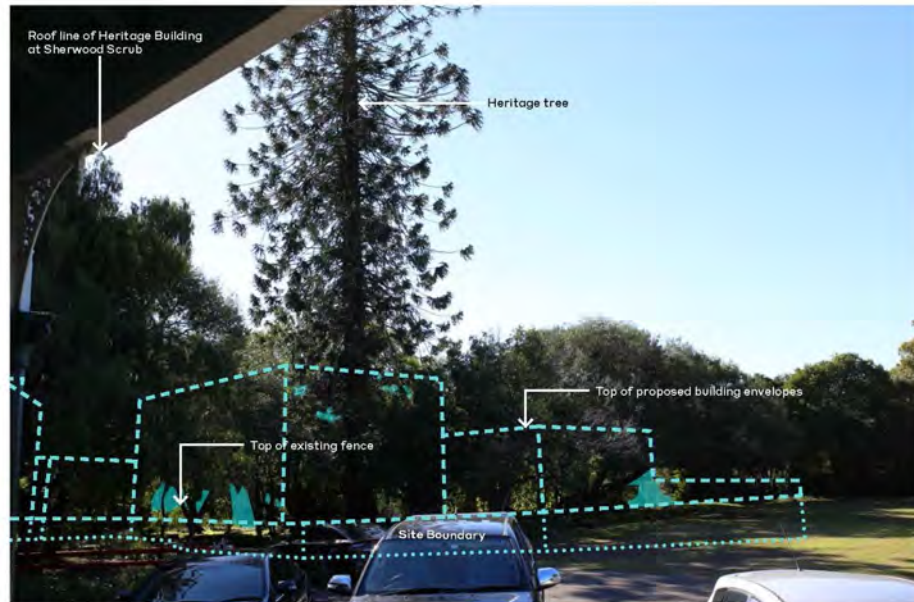


Figure 34 - Viewpoint 8 – from the front veranda of the heritage house looking south; the bulk of the proposed envelopes are shown in dashed blue lines behind the vegetation and the line of the existing fence. Glimpses of the current buildings beyond the vegetation on the subject site can be seen coloured, however these will be replaced by landscaping along the edge of the boundary. (Source: Visual Analysis, Ethos Urban)



Figure 35 - Viewpoint 9 – View from the front veranda of the heritage house looking north, with the small timber garden structure. The proposed envelopes are shown in dashed blue lines behind the vegetation; where the site beyond can be seen then the area is shaded blue. The impact of additional adjacent landscaping has not been considered in this image, nor the detailed design and potential materiality, colours and finishes of future structures. (Source: Visual Analysis)

6.3 EVALUATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The following assessment is based on the assessment criteria set out in the NSW Heritage Office (now Heritage Division) publication 'Statements of Heritage Impact', contained within the NSW Heritage Manual. The standard format has been adapted to suit the circumstances of this application and assesses the potential impacts of the Masterplan proposal.

6.3.1 NEW DEVELOPMENT ADJACENT TO A HERITAGE ITEM (INCLUDING ADDITIONAL BUILDINGS AND DUAL OCCUPANCIES)

- *How is the impact of the new development of the heritage significance of the item or area to be minimised?*

Southern Cross Care, the owners and managers of Cardinal Gilroy Village, wish to develop the site to upgrade and provide additional seniors care facilities. The proposed Masterplan has been developed with consideration to its existing use, its immediate school and residential neighbours, and the existing heritage item.

The proposed Masterplan has been designed to create an improved outcome for the setting and views of the heritage item through the carefully considered landscape treatment adjacent the shared boundary and through the location of a large open park space to the west of the heritage item.

The proposed building envelopes in the Masterplan are higher than the existing development, however any adverse heritage impact is mitigated in the following ways;

- The envelopes sit primarily below the existing tree line in views from the heritage item; and
- The landscape setting, specifically the edge treatment and the Central Green Space, enhances the current setting by visually extending it across the shared boundary, and
- The layout of the Masterplan provide views from and of the heritage item that did not exist before, thereby widening the audience who have the opportunity to appreciate the significance of the place.

The heritage item will continue to be appreciated as a historic place and its individual character and significance will be appreciated by a wider audience.

The lot boundary of the heritage item will remain unaffected and there are no changes to the heritage item.

- *Why is the new development required to be adjacent to heritage item?*

The development is coincidental to the location of the 'Sherwood Scrubs' heritage item and is brought about by the desired upgrading of the existing use of the place for residential aged care facilities by Southern Cross Care.

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*

The lot boundary curtilage of the heritage item is visually defined by the open lawn area edged by mature trees to the east of the main façade of the house. The complex of buildings set behind the main house demonstrate the use of the place and are appreciated when close to and occupying the building. There will be no change to the lot boundary curtilage of the heritage item.

- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*

The Masterplan layout and landscaping concept support increased access to views of the heritage item in its open garden setting, as well as enhancing views from the heritage item, specifically views from the eastern verandah of the main house.

- *Is the development sited on any known, or potentially significant archaeological deposits? If so, have alternative sites been considered? Why were they rejected?*

Archaeological assessment is outside the scope of this assessment, however the level of development over the subject site, specifically the works from the mid 1970's, is likely to have removed the opportunity for future archaeological discovery.

- *Is the new development sympathetic to the heritage item? In what way (eg form, siting, proportions, design)?*

The form of the new development is sympathetic to the heritage item through its massing and landscape approach; both of which have been informed by a series of Design Principles developed for the subject site. Together the principles and Masterplan have created an improved relationship between the heritage site and its neighbour. The current development turns its back on the heritage item; the proposed Masterplan considers the heritage item as a positive visual extension to the Central Green Space.

The architectural design, materiality, colours and finishes of future structures would be the subject of further heritage assessment in future development applications, as will be the detailed landscape design. This future stage will provide additional opportunities to refine the design so as to sit comfortably alongside the heritage setting.

- *Will the additions visually dominate the heritage item? How has this been minimised?*

No, the proposed adjacent development will not dominate the heritage item, nor will it alter the understanding of the significance of the place. Whilst there will be a change in the character of the adjacent development through the addition of taller buildings in the vicinity, the proposal has the potential to create a improved outcome for the heritage item and how it is appreciated.

- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Yes, the public and users of the place will have an increased opportunity to appreciate the significance of the place through additional views of the heritage item.

6.4 EVALUATION OF THE POLICIES IN THE CONSERVATION MANAGEMENT PLAN

The Planning Proposal and Masterplan have been assessed against the following relevant policies contained in Section 6. Of the Conservation Management Plan for *102 Kenyons Road Merrylands West* prepared by Architectural Projects in 2016.

The CMP does not contain any specific policies for beyond the heritage site, however the policies below have been included as they speak to the intent of the conservation of the significance of the place.

6.4 SETTING

6.4.1 Policy – Setting

The architectural impact of the building derives from its form, facades and landmark quality. Key views of the building available from the entry drive, the Summer House, the courtyard and the former bowling green should be preserved. Additions could occur beyond the landscape setting to the west of the rear verandah alignment, and beyond the rear courtyard.

No further additions should occur to the houses, stables and Summer House.

Comment

There are no changes proposed to the heritage item, its outbuildings, landscape components or lot boundary.

6.4.3 Policy – Landscape

*The garden should exemplify and reflect the principal period of its development from the key period of significance 1855-1887. The overall form of the garden should be retained and conserved. Significant plantings including mature *Arucaria* sp, and garden elements should be preserved. Remnants of the bowling green and Ha Ha should be preserved. The archway and driveway should be reinstated based on photographic evidence. Remnant sections of the fence should be recovered and reinstated. Additional plantings should occur to reinforce the original character based on key period descriptions and photographic evidence. The site should be assessed for evidence of early plantings and a landscape plan should be prepared to interpret the Holroyd period.*

Given the significance of the house to the development of bowling in Australia, the bowling green should be reconstructed. Scope exists to provide a vegetable garden in the zone south of the Ha Ha and the southern boundary.

Comment

The proposed Masterplan does not preclude the implementation of any of the landscape recommendations made in the CMP.

A recommendation of this report is that appropriate planting types, those which support the key period of development of the heritage site and could be located in the vicinity of the boundary with the item, are investigated during future detailed development applications.

The proposed Planning Proposal is considered to be consistent with the relevant policies of the Conservation Management Plan for 102 Kenyon's Road, Merrylands West.

6.5 HERITAGE OBJECTIVES OF THE HOLROYD LEP 2013

The proposed Planning Proposal is considered to be acceptable, from a heritage perspective, for the following reasons:

- There are no physical changes to the heritage item nor its lot boundary curtilage
- There will be no adverse impact on the established heritage significance of the 'Sherwood Scrubs' local heritage item.
- There will be an adverse impact on the setting of the heritage from the increased height of the proposed building envelopes, however this will be mitigated in the following ways:
 - Through the increase in opportunities for the appreciation of the Victorian former gentlemen's residence through the establishment of additional views from the subject site, which, whilst not public domain, will draw a larger than existing number of users to the site; and
 - Through the improved visual relationship resulting in the visual extension of the landscaped setting beyond the boundary of the heritage item into the landscaping of the subject site.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Holroyd LEP 2013*, which are:

5.10 Heritage conservation

(1) Objectives

The objectives of this clause are as follows:

- (a) to conserve the environmental heritage of Holroyd,
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,

6.6 HERITAGE GUIDELINES OF THE HOLROYD DCP 2013

The *Holroyd DCP 2013* supports the *Holroyd LEP 2013* by providing additional objectives and development standards for properties in the vicinity of heritage items.

The proposed development is generally consistent with the objectives of the *Holroyd DCP 2013* that relate to heritage and are set out in the following DCP Sections:

DCP Controls:	Response:
1. Development Requirements for Heritage Items	
C6. A Heritage Impact Statement shall be submitted with development applications for land that <ul style="list-style-type: none"> • Contains a heritage item; • Is within a conservation area, and; • located within the vicinity of a heritage item or conservation area; 	This report satisfies the requirement to assess the potential heritage impacts on the locally listed 'Sherwood Scrubs' heritage item.
C9. A Conservation Policy or Conservation Management Plan may be required depending on the significance of the item, the proposed works and the need for strategies for the retention of the significance of the heritage item.	This report has been informed by the Conservation Management Plan prepared for 102 Kenyons Road Merrylands West by Architectural Projects in 2016.

	That report was prepared in the context of works to site, however is still relevant for this project.
4. Specific controls for development in the vicinity of a heritage item	
<p>Context C2. The development shall be designed having regard to its environmental and built context, to the existing streetscape character and to any heritage items or conservation areas that may be located nearby.</p>	<p>The proposed envelopes described in the Masterplan have taken into account the surrounding urban context including residential and educational uses on adjacent site, and the proximity of the site to a heritage item.</p> <p>The new development has addressed the difference in scale between the existing heritage item and the proposed multi story buildings through an increased separation between the proposed built forms and the heritage items through the landscape approach. Specifically, this includes the placement of roadways along the shared boundary to increase the separation between the buildings and provide opportunities for historically appropriate plantings.</p>
<p>Streetscape Character C5. New development should be compatible with heritage items in terms of its scale and massing overall bulk and arrangement of parts. New buildings should not dominate their surroundings, nor should they be substantially smaller</p>	
<p>C6. Where a residential flat building is proposed adjoining or adjacent to a heritage item, any height and scale differences between a heritage item and new development should be minimised by stepping the height or locating the bulk of the new development away from the heritage item.</p>	
<p>Setbacks and Orientation C10. New development shall be carefully sited so that it is consistent with the predominant street and boundary setbacks. This may be varied where an increased or decreased front or side setback will assist</p>	
<p>Siting and location C13. The siting of new development should not affect the structure of, or otherwise cause physical damage to, any heritage item.</p>	There will be no physical changes to the heritage item, its outbuildings or landscape components.
<p>C14. New development should be located so that it does not adversely impact upon the identified curtilage, setting or landscaping, solar access or any significant views to or from a heritage item</p>	As discussed above in the detailed heritage assessment, the proposed Masterplan will enhance the existing setting of the item as well as views to and from the historic buildings.
<p>C19. Where new development is proposed adjoining a heritage item or conservation area, the development should incorporate the use of colours and materials that are recessive so that they do not visually dominate the heritage item.</p>	Future Development Applications that may arise from the approval of this proposal would at that time address the detailed architectural form, materiality, colours and finishes of future buildings and built landscape elements.
<p>C20. Buildings in the vicinity of heritage items or conservation areas should use a style and material of fencing (and gates) that are appropriate to the age and style of the heritage item and/or to the character of the conservation area.</p>	

7.0 RECOMMENDATION AND CONCLUSION

7.1 RECOMMENDATION - LANDSCAPE

It is recommended that future detailed landscape design investigate opportunities to implement planting species which support the key period of development of the heritage site as recommended in Policy 6.4.3 of the Conservation Management Plan.

These plantings would be located in the vicinity of the boundary with the heritage item to support and strengthen the historic garden character, and hence setting, of the historic residence.

7.2 CONCLUSIONS

The subject site is not listed as an item of local heritage significance, however it is located adjacent to item I81 on Schedule 5 of the *Holroyd Local Environmental Plan (LEP) 2013*, described as "Sherwood Scrubs", residence and service wing, summer house, garden, setting and outbuildings, at 102 Kenyons Road (also known as 74 Sherwood Road).

The Planning Proposal is requesting the rezoning of the site from R2 Low Density Residential to R4 High Density Residential. A Masterplan accompanying the proposal has been developed to guide the future redevelopment on the site. The masterplan proposes 460 ILU's and 153 RACF beds, whilst maintaining an amount of open space that supports and enhances the use of the site.

The proposed Masterplan will create an improved outcome for the setting and views of and from the heritage item through the carefully considered landscape treatment adjacent the shared boundary; specifically, through the decision to locate the park area nominated to as the Central Green Space immediately to the west of the heritage item.

The proposed building envelopes in the Masterplan are higher than the existing development, and can be viewed from the heritage item in some views as demonstrated in the visual analysis, however any adverse heritage impact is mitigated in the following ways;

- There is no change to how the heritage item is appreciated or understood;
- The proposed envelopes sit primarily below the existing tree line in views from the heritage item;
- The proposed landscape setting on the subject site, specifically the boundary treatment and the Central Green Space, enhances the current setting of the item by visually extending views across the shared boundary, and
- The layout of the Masterplan provides opportunities for views from, and of, the heritage item that did not exist before, thereby widening the audience who have the opportunity to appreciate the significance of the place.

The heritage item will continue to be appreciated as a historic place and its individual character and significance will be appreciated by a wider audience.

Future Development Applications that may arise from the approval of this proposal would at that time address the detailed architectural form, materiality, colours and finishes of future buildings. These would be assessed on their own merits at that time.

The proposed Planning Proposal for the rezoning of the subject site from R2 Low Density Residential to R4 High Density Residential, based on the accompanying Masterplan, is consistent with the heritage objectives of the *Holroyd LEP 2013* and the *Holroyd DCP 2013* and the relevant policies of the Conservation Management Plan for the site.

In our view, the consent authority should have no hesitation, from a heritage perspective, in approving this application.



Samantha Polkinghorne
Director
NBRSARCHITECTURE