

## STATEMENT OF HERITAGE IMPACT

### The Creamery Precinct, Menangle

January 2019, Issue C



## THE CREAMERY PRECINCT, MENANGLE

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# 1.0

## INTRODUCTION

### 1.1 REPORT OVERVIEW

This report has been prepared to accompany a Development Application for a Masterplan for the conservation and adaptive reuse of the Creamery Precinct, Menangle, as identified in Section 1.4 below.

It evaluates the Masterplan described in documents prepared by Rothelowman Property Pty Ltd, and concludes that, subject to the recommended mitigation measures, the proposal will have a positive heritage impact.

It is noted that GBA Heritage (formerly Graham Brooks & Associates) prepared a *Strategic Conservation Management Plan* for the site in 2014 ('the CMP'), from which some information in this report has been drawn.

### 1.2 REPORT OBJECTIVES

The main objective of this Statement of Heritage Impact is to determine the suitability of the design and the heritage impact of the proposal in relation to the provisions established by Wollondilly Shire Council and by the NSW Office of Environment and Heritage, Heritage Division guidelines, and the conservation policies of the the CMP.

### 1.3 METHODOLOGY AND STRUCTURE

This Statement of Heritage Impact has been prepared in accordance with guidelines outlined 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.



**Figure 1.1**  
Location map showing the approximate location of the subject site indicated by red circle.

Source: Nearmap



**Figure 1.2**  
Aerial view from south showing subject site with Central Creamery building indicated by yellow arrow and Rotolactor by white arrow.

Source: Nearmap



## 1.4 SITE IDENTIFICATION

The subject site consists of:

- the Camden Park Rotolactor at 15 Menangle Road, Menangle, being part of lot 201, DP 590247;
- the Camden Park Estate Central Creamery at 45 Stevens Road, Menangle, being part of lot 21, DP 581462; and
- other parts of those lots.

## 1.5 EVOLVING CULTURAL LANDSCAPE

The site is near the extreme eastern boundary of the evolved cultural landscape of the Camden Park Estate.

Evidence of the original natural landscape is retained primarily in the undulating topography and views of treed areas. Evidence of the historical use of the vicinity consists of the largely cleared landscape and the built-up area of Menangle, which includes early buildings and roadways.

Evidence of the Central Creamery Precinct's history consists chiefly of the remaining buildings, ranging from the Creamery itself (constructed c.1898 and continuously modified) through to the c.1952 Rotolactor and a variety of metal or timber sheds and tanks, as well as remnant cow paddocks, driveways and railway line.

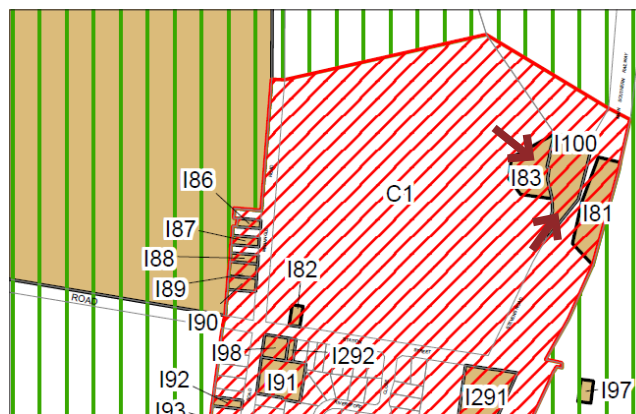
As Sydney expands and urbanises, the need for agriculture, including dairying, in close proximity to the city has given way to a need for residential areas, and the associated commercial, cultural and recreational facilities. The Creamery Precinct's role as part of the dairy industry came to an end decades ago, and the remaining significant buildings are in dilapidated condition. The purpose of the proposed development is to adapt the Precinct for a new use appropriate to the new era, while conserving and conveying the cultural significance of the site.

## 1.6 HERITAGE MANAGEMENT FRAMEWORK

The Camden Park Rotolactor and the Camden Park Estate Central Creamery are listed as items (nos. I83 and I100 respectively) of local heritage significance in Schedule 5 of the *Wollondilly Local Environmental Plan 2011* ('the LEP').

The Central Creamery is also listed as a heritage item in the *Sydney Regional Environmental Plan No 20 — Hawkesbury-Nepean River* ('the REP'), for which the consent authority is Wollondilly Shire Council.

The site is also within the Menangle Conservation



**Figure 1.3**

Extract from the LEP Heritage Map showing listed heritage items shaded brown, the Menangle Conservation Area hatched in red, The Menangle Landscape Conservation Area hatched in green and the two listed sites within the subject site indicated by arrows. Source: *Wollondilly LEP 2011 Heritage Map, sheet HER\_10B*



**Figure 1.4**

Aerial view showing the proposed Creamery Precinct boundary (red), the property lot boundaries (blue), the heritage item curtilages (yellow) and the Menangle Conservation Area (shaded yellow).

Source: Base image: *NSW Spatial Services, SIX Maps*

Area, item C1 in Schedule 5 of the LEP, and in close proximity to the Menangle Railway Station Group, item I81 in the LEP and listing 01191 on the NSW State Heritage Register (SHR). It is not within the Menangle Landscape Conservation Area.

As such, the property is subject to the heritage provisions of the *Wollondilly LEP 2011* and the *Wollondilly Development Control Plan (DCP) 2016* under the *Environmental Planning and Assessment Act 1979*. Wollondilly Shire Council must take into consideration the potential impact of any proposed development on the heritage significance of the relevant heritage items.

## 1.7 REPORT LIMITATIONS

While this report is limited to the analysis of European cultural heritage values, GBA Heritage recognises that for over forty thousand years or more Aboriginal people occupied the land that was later to be claimed as a European settlement.

This report only addresses the relevant heritage planning provisions and does not address general planning or environmental management considerations. Archaeological assessment of the subject site is outside the scope of this report.

Assessments and recommendations in this report have been made on the basis of documentary evidence viewed, including descriptions written and photographs taken by GBA Heritage at the time of its site inspection in 2014. As we understand that no works have been carried out since, there has been no subsequent inspection.

Information about the proposed development is derived solely from the following documents supplied by the applicant:

- *The Creamery at Menangle; Masterplan; and*
- *The Creamery at Menangle; Additions, Alterations & Structure Removal.*

Both documents were prepared by Rothelowman in November 2018.

## 1.8 COPYRIGHT

Copyright of this report remains with GBA Heritage.

# 2.0

## HISTORICAL SUMMARY

*Unless otherwise noted, the following summary is drawn from the CMP.*

### 2.1 CAMDEN PARK ESTATE

The predominant early European landowner in the area was John Macarthur, who with his wife Elizabeth established the Camden Park Estate sheep station in the Cowpastures district in 1805, with the land selection confirmed as a grant in 1806. Owing to his involvement in the overthrow of Governor William Bligh, Macarthur left the colony for the period 1809-1817; in his absence, Elizabeth Macarthur managed the extensive 2,250 acre property. Following his return to the colony in 1817, the Macarthurs built Belgenny Farm House in 1821, and by 1825 the Macarthur family properties in the Camden area amounted to more than 25,000 acres.

The subject site was originally part of a separate 2,000 acre land grant to Walter Davidson<sup>1</sup>, a merchant and banker. When Davidson withdrew to England c.1822 he allowed the Macarthurs to use his estate, but only sold it in 1851.<sup>2</sup>

Following their father's death in 1834, younger sons James and William sought to strengthen their grip on the Camden Park property and brought forty-one families into the district, with a view to establishing a township in the area. A post office, steam mill and a number of cottages were quickly erected to stamp the identity of the fledgling town site. Development of the Camden township was slowed and all but stalled, however, by the economic depression of the 1840s.

This situation was alleviated as the tenant population swelled, with an application made for a school at the small community of Riversford – later to be known as Menangle. However, the Macarthurs found themselves obliged to consolidate their resources and mortgage the vast majority of the Camden Park property to John Thacker, Campbell Drummond Riddell and Sir Charles Nicholson for a £10,000 loan. A decision was also made to disengage from pastoralism and focus on grain crops, together with wine and butter.

Due to James and William's interest in agriculture



**Figure 2.1**  
Map of Camden Parish, 1887, with Macarthur family holdings shaded green and location of subject site indicated by blue circle.  
Source: NSW Land Registry Services, CD PMAPMN01, file no. 13835801.jp2

and technology, the Camden Park Estate became an innovative, experimental property, with William bringing back new machinery, new wheat varieties and new farming technologies from abroad. The crops produced on the estate were readily sold in Sydney, but the problem of conveying the goods remained a thorny issue until the development of the railway line through the Menangle area. Menangle Railway Station was constructed in 1863, enabling overnight milk deliveries to the Sydney market and transporting a wide range of items to and from the city, including building supplies, machinery and livestock.

The period 1885-1895 saw a financial crash, coinciding with the collapse of the Estate's wine production due to grape disease, and it was John and Emily Macarthur's daughter, Elizabeth Macarthur-Onslow, who steered the Estate through this period. After visiting progressive dairying farms in England and Italy, and implementing their farming methods, she created a successful dairying industry as well as promoting new irrigation schemes, new buildings, quarrying, orcharding, a horse stud and vineyards.

<sup>1</sup> Camden Parish Map, 1887, NSW Land Registry Services, CD PMAPMN01, file no. 13835801.jp2

<sup>2</sup> 'Davidson, Walter Stevenson (1785–1869)', *Australian Dictionary of Biography*



In 1899 the Estate was converted into a Company with Elizabeth's six children as principal shareholders. Elizabeth retired to England, dying there in 1911. Camden Park House and its 963 acres, retained as Elizabeth's own property, were inherited jointly by her children.

## 2.2 THE CENTRAL CREAMERY

### Construction: the 1890's

Before the early 1890s the abundant cream produced by the dairy farmers tenantry the Camden Park Estate had to be sent to Sydney by rail for processing into butter. In the mid-1890s an early creamery was built near the Menangle railway siding, probably as part of Elizabeth Macarthur-Onslow's improvements.

By 1898 the first, timber creamery was superseded by a more substantial brick structure, constructed by Estate workers following the design of the earlier building and utilising modern dairying technologies. When completed, the new Central Creamery had solid, foot-thick walls which were essential to the cooling process.

The milk production process began with the raw product's receipt in the top room of the building, where it was separated from the cream via gravity. The milk was then also gravity fed down to the skim-milk vats on the ground floor, which were located in the main floor of the factory. Cream was fed separately to the churns for the manufacture of butter.

As with its predecessor, the new Central Creamery building relied on the railways to freight its products to the city, and to bring in animal fodder, creamery equipment, machinery and sundry items required for the Creamery and the Estate.

By mid-1899 the factory was in full operation and by 1900 its success had been confirmed, with the Camden News reporting that it was 'manufacturing over 13 tons of butter a week, and the output is steadily increasing'. The Sunday Times stated that 'its products bear an excellent reputation. Some of the best butter in the country is produced in the high, cold country between Moss Vale and Sydney.'

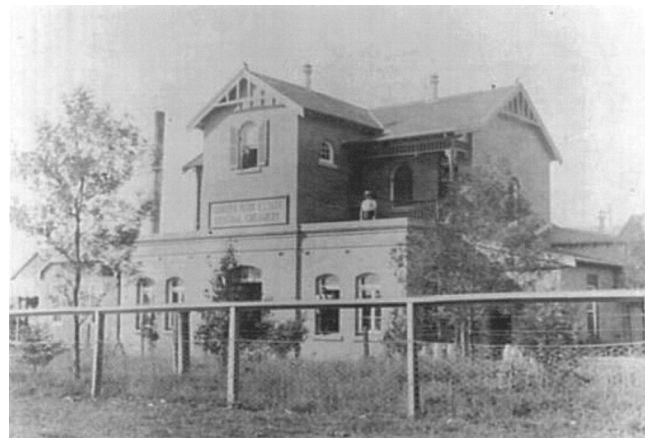
Additions were made to the Creamery c.1904, including the single storey additions to either side of the main entrance.

### The 1920s

In 1920 the Macarthur-Onslows established the Camden Vale Milk Company, responsible for the processing of milk at both the Menangle and Camden factories, before it was sent via rail to Sydney. This



**Figure 2.2**  
The original Menangle Creamery, c.1895  
Source: *Beautiful Sydney*



**Figure 2.3**  
The present Menangle Creamery, c.1905  
Source: *Camden Library on-line collection*

coincided with a period of upgrades to the Menangle Central Creamery. Substantial additions were made to allow for the installation of new sterilizing and pasteurising equipment and technologies. A new milk depot and railway siding was established at Menangle in 1921.

In the same year the Macarthur-Onslows re-shaped the Camden Park Milk Company as a co-operative, involving 162 milk suppliers and 289 cream suppliers.

Additional upgrading work was carried out in 1924, and in 1926 the company began selling bottled milk under its own name, even after merging with Dairy Farmers in 1928. At the same time the Camden Park Estate instituted a system of model dairies; eventually a total of nine were in operation across the Camden Park Estate, all supplying the Central Creamery.

As a result of its high hygiene standards, the estate was frequently on display to industry bodies, hosting conferences, made available for Department of



Agriculture demonstrations, and regularly featured in the annual Health Week campaigns. The Central Creamery was a local institution and continued as a model example of its type throughout the district. Each Health Week, visitors duly inspected the processes in place at the factory, together with the local model dairies; visiting dignitaries to the area invariably toured the premises, and even scouting and social groups were brought to admire the operation.

### 1940s - 1950s

Despite the high quality of its products, the Camden Park Estate Co found it difficult to stay competitive. After the war, with a declining market for dairy products, it was decided to cease butter manufacturing in the Central Creamery in order to focus on maximising milk production for the city market.

Parts of the Central Creamery became disused, and were converted in the 1950s to management offices of the Estate. Minor changes were made to the entrance, doors and stairs, the chimney dominating the creamery complex was removed, and the verandah on the south side added.

## 2.3 THE ROTOLACTOR

After halting butter production in 1948 it became imperative to maximise milk productivity, and the American 'Rotolactor' concept became attractive. Designed by Henry W Jerrs and first installed at the Walker-Gordon Laboratory Co farm in New Jersey in 1930, the rotating milking parlour, capable of both feeding and milking 50 cows at a time, was hailed as having 'remarkable efficiency', reducing the need for farm labour.

Col. Edward Macarthur-Onslow submitted plans for a Rotolactor at Camden Park to the Milk Board in August 1949, with the expectation that the facility could be able to milk 1,500 cows twice daily. This would be only the third of its type in the world.

The foundation stone was laid in January 1950, and considerable interest was shown by the dairying industry and public alike. Wet weather, labour strikes and a postwar shortage of building materials held up construction, and the building did not commence operations until September 1952.

The completed Rotolactor was praised as being a 'very striking circular building' designed specifically to emphasize 'ways and means of facilitating cleaning and the provision of the maximum amount of natural light.' Further praise was garnered from the industry for the use of concrete, glass, aluminium and stainless steel, all of which had been 'designed to meet the Estate's special needs and built by Australians of all-Australian materials.'



**Figure 2.4**

The Rotolactor, 1953, with the Creamery beyond.

Source: National Library of Australia

Within a short time, four of the model dairies run on the Camden Park Estate had been closed, and the cows from these farms had been diverted to the rotolactor paddock.

A great advantage of the Rotolactor was its close proximity to the Central Creamery factory. From the Rotolactor, the milk was conveyed via overhead pipes directly into the upper floor of the factory, where it was cooled before being tested and transported to the city.

The Rotolactor was now marketed as the '*most modern Dairy Building in the world*,' and its appeal was such that throughout the 1960s an estimated 2,000 visitors came to watch the cows being milked. Unfortunately the Rotolactor broke down at frequent intervals, and proved costly to maintain. The costs of its construction and maintenance, added to the cost of importing fodder during drought period, impacted the estate's profitability.

The Rotolactor was innovative technology for its time. However, in the 1960s a New Zealand farmer, Merv Hicks, developed a simpler turnstyle rotary milking platform which became the common type used across Australia.

## 2.4 LIQUIDATION OF CAMDEN PARK ESTATE

Beginning in the 1950s, Camden Park Estate Ltd began gradually selling off land south of Camden township. Several of the land parcels were then subdivided. Closer to Camden itself, land was used for housing development, and from the late 1950s the Nepean River was a focus for a number of subdivisions.

In 1973, in response to the diminishing scale and prosperity of the Camden Park Estate and the

diminishing interest of the younger Macarthur-Onslows in dairying, the bulk of the estate, including the Rotolactor and the Central Creamery, was subdivided and sold to Talga Pty Ltd, who no doubt planned to take advantage of its being earmarked for residential development under the 1968 Sydney Region Outline Plan. However the State Planning Authority decided that Camden Park Estate was to be set aside as a 'scenic protection area' and retain its agricultural zoning. The following year Talga was placed into receivership and ownership of Camden Estate reverted to Talga's mortgagee, Cork Investments.

While portions of the wider estate were acquired by the state government, Cork retained ownership of the Central Creamery, the Rotolactor and its paddock, with the structures left redundant and in a gradual state of decay.

The Creamery was purchased by Dairy Farmers. The land around the Rotolactor was subdivided off and sold in 1977 to Halfpenny Hobbs Pty Ltd, who continued using it for milking. The connection to the Creamery, however, was broken, and a new Vat Room was built to replace its facilities. Other minor alterations were made to the Rotolactor, and feed silos were added in 1978. Use of the Rotolactor ceased in c.1986 and the building subsequently fell into disrepair.

The present owner acquired the subject site c.2005. An area including the site was subsequently rezoned as B1 Neighbourhood Centre.

# 3.0

## SITE DESCRIPTION

### 3.1 SITE CONTEXT

The site is the former centre of creamery operations at Camden Park Estate, and includes remnant evidence of those operations.

To the north, west and south of the site is undulating grassland. Further north and east is the Nepean River, and further south is Menangle Village. Immediately east of the site is the Southern Railway Line and Menangle Station. Vehicle access to the subject site is from Stevens Road, off Station Street.

### 3.2 THE SITE GENERALLY

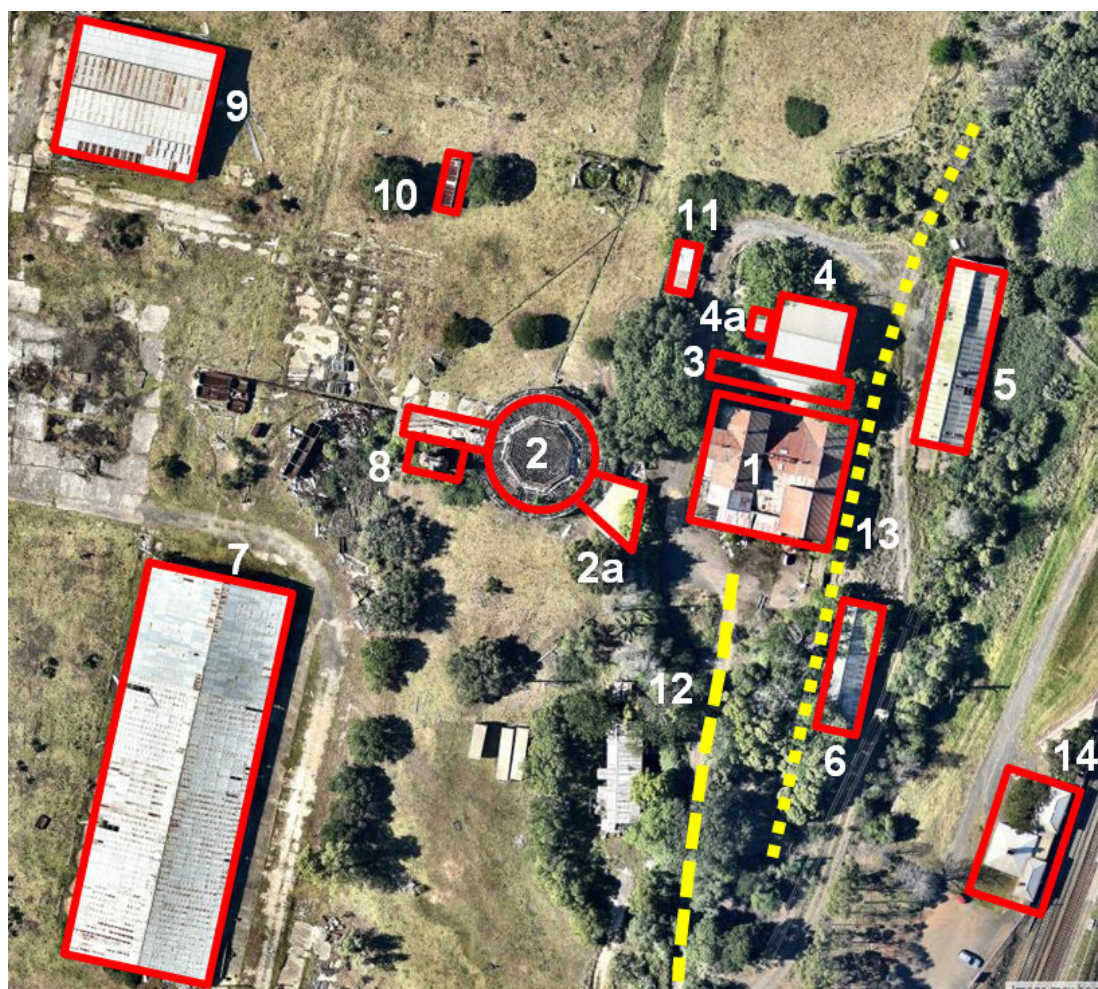
Evidence of the original natural landscape is retained primarily in the undulating topography and views of treed areas. Evidence of the historical use of the vicinity consists of the largely cleared landscape and the built-up area of Menangle, which includes early buildings and roadways.

Evidence of the Central Creamery site's history consists chiefly of the remaining buildings, ranging from the 1890s Creamery itself through to the 1950s Rotolactor and a variety of metal or timber sheds and tanks, as well as remnant cow paddocks, driveways and railway line.

Figure 3.1 identifies the site's main elements.

The documents describing the proposal, *Creamery at Menangle; Masterplan*, and *Creamery at Menangle; Additions, Alterations & Structure Removal*, and the 2014 CMP by GBA Heritage, all number the site elements differently on site maps. Table 1 provides a key to the numbering.





**Figure 3.1**  
Aerial view showing  
main site elements.  
North is to the top.

1. Central Creamery
2. Rotolactor
- 2a. Vat room
3. Former milking shed
4. Former pump and boiler shed
- 4a. Amenities
- 5-6. Storage sheds
7. Loafing shed
8. Silos
9. Storage shed
10. Timber shed
11. Chicken coop
12. Remnant entrance drive
13. Remnant rail line
14. Menangle Railway Station (outside site)

Source: Base  
image: NSW Spatial  
Services, SIX Maps

**TABLE 1: KEY TO SITE ELEMENT NUMBERING**

This report (Fig. 3.1)	Rothelowman <i>Masterplan</i>	Rothelowman <i>Additions, Alterations &amp; Structure Removal</i>	GBA Heritage <i>CMP</i>	Site element
1	13		C	Former Central Creamery
2	23		R	Rotolactor
2a			V	Vat room
3	15	2 and 3	1	Former milking shed
4	8		2	Former pump and boiler shed
4a			A	Amenities
5	19	1	3	Storage shed
6	12	4	4	Storage shed
7	25	5	6	Loafing shed
8			T	Silos
9			7	Storage shed
10			8	Timber shed
11			9	Chicken coop
12			D	Remnant entrance drive alignment
13			S	Remnant rail line
14				Menangle Railway Station



### 3.3 VIEWS

There are views to parts of the Creamery Precinct from Menangle Road, Station Street, Menangle Railway Station and from St James Church, located on the top of the hill above the Menangle Village. A *Heritage View Analysis Report* prepared by Richard Lamb and Associates in April 2012 identifies a number of uninterrupted and partially screened views that are available between the listed heritage items within the Creamery Precinct and the other listed buildings in the vicinity. These include the Railway Station buildings, St James Church, Menangle Store, St Patricks Church and the cottage at 1370 Moreton Park Road.<sup>1</sup>

<sup>1</sup> CMP, p.46

**Figure 3.2**

- A. View north along entrance drive.
- B. View south from Creamery Precinct towards entrance.
- C. View west from Creamery Precinct.
- D. View south along rail line with (left to right) items 5, 6, 1, 3 and 4 as shown in Figure 3.1.
- E. View to south-east with (left to right) items 2, 8 and (far right) 7.
- F. View south from entrance drive to Menangle Village and St James Anglican Church.





### 3.4 MAIN SITE ELEMENTS <sup>2</sup>

#### 3.4.1 ITEM 1: THE CENTRAL CREAMERY

The main Creamery Building is a two storey, painted brick structure (item 1 in Figure 3.1).

The 1898 building has been much altered over time, with substantial later additions. However, the simplified late Victorian detailing and materials of the original portion of the building can still be read. It is thought that the original building had a T-shaped floor plan, with a two storey, symmetrical presentation to the west.

An early, symmetrical single storey addition was constructed on either side of the main entry (western facade) and a series of substantial additions to the south and east were made in response to construction of the rail siding in the 1920s. A new metal awning over the loading dock was constructed in the 1950s.

Each stage of the major additions was constructed of brick with a roof clad in unglazed terracotta tiles with exposed rafters and timber lined eaves. The exception was the metal deck roofing over the two single storey portions either side of the main entry. Photographs show the building facades were originally face brickwork; however, these have since been painted.

A rendered signage panel sits over the main entry doors - 'Camden Estate Central Creamery'. External timber elements include the door and window joinery as well as the gable end fretwork, turned timber post and valance to the small balcony on the west side.

The building interior includes a mixture of original, later and recent fabric. Some early machinery and equipment remains in situ. While the building appears structurally sound, its overall condition is poor to fair.

<sup>2</sup> All descriptions and photographs are drawn from the 2014 CMP.



**Figure 3.3**  
Views of the western facade (top), south-east corner (middle) and interior of the Creamery building.

### 3.4.2 ITEM 2: THE ROTOLACTOR

The former Rotolactor building (item 2 in Figure 3.1) is a circular rendered brick structure with an octagonal clerestory rising out of the flat steel and timber roof. Regular columns along the facade are interspersed with large aluminium windows.

The long animal entry ramp on the west side is covered by a concrete roof supported on painted metal pipe work sitting off the top of a balustrade wall. Existing internal elements include the circular arrangement of the cow stalls, set around a void, corresponding to the clerestory above and containing a ramp downwards from the stalls and back up to the outside.

The original interior fitout consisted of rendered and painted walls, a pressed metal ceiling and concrete floor. Damaged components of the cow stall structures and associated milk transporting pipework remain, along with remnant items of equipment.

The Vat Room (item 2a in Figure 3.1), added to the building's east side when the connection to the Creamery was lost, is a small wedge-shaped building of similar construction.

The buildings are in an advanced state of deterioration and an overall dilapidated condition.



**Figure 3.4**  
Views of the exterior (top) and interior (middle) of the Rotolactor, and of the Vat Room (bottom).



### 3.4.3 ITEM 3: FORMER MILKING SHED

This shed (item 3 in Figure 3.1) is a simple timber framed building clad in corrugated iron, with timber windows and barge boards. The roof has been reclad. Various penetrations have been made in the wall to connect pipes to the Creamery building. The interior has a concrete floor and is lined in timber boards, likely to be original.

### 3.4.4 ITEM 4: FORMER PUMP AND BOILER SHED

This is a simple timber framed building clad in corrugated iron (item 4 in Figure 3.1). The roof has been reclad but the wall cladding may be original. There is a large door with a roller shutter on the eastern side. On the west side is a small timber framed, fibre cement sheet clad toilet block with a skillion roof (item 4a in Figure 3.1). This structure is in poor condition.



**Figure 3.5**

West facades of the former milking shed (top) and former pump and boiler room (bottom), also showing the toilet block in front of the latter.



### 3.4.5 ITEMS 5 AND 6: STORAGE SHEDS

Item 5 in Figure 3.1 is a long, metal and timber structure with a pitched roof, clad in corrugated iron and divided internally into three spaces. Item 6 is a smaller, wider version of item 5. These are thought to post-date construction of the rail line c.1920s.

### 3.4.6 ITEM 7: LOAFING SHED

The 'loafing shed' was an open-sided cow barn, consisting of a large concrete hardstand, roofed with a metal and timber structure clad in corrugated iron, supported by a metal truss portal system with central metal columns.



**Figure 3.6**  
Views of items 5 (top) and 6 (bottom).



**Figure 3.7**  
Views of loafing shed.

#### 3.4.7 ITEM 8: THE SILOS

This pair of steel feed silos was built c.1978.

#### 3.4.8 ITEM 9: STORAGE SHED

A large, partly-open metal-clad shed with a corrugated iron roof.

#### 3.4.9 ITEM 10: TIMBER SHED

A small timber shed in poor condition, thought to have been built c.1950s.

#### 3.4.10 ITEM 11: CHICKEN COOP

A small timber chicken coop in dilapidated condition.



**Figure 3.8**

Views of (top to bottom) silos, storage shed (item 9), timber shed and chicken coop.



#### 3.4.11 ITEM 12: REMNANT ENTRANCE DRIVE

The alignment of the entrance driveway (as opposed to its fabric) is thought to be substantially that of the original.

#### 3.4.12 ITEM 13: REMNANT RAIL LINE

Remnants of the former railway line, constructed in the 1920s, run along the eastern side of the Creamery building. It is substantially overgrown and no longer connects to the main line.



**Figure 3.9**

Views of entrance driveway and remnant rail line (with Creamery at right and item 6 at left).

# 4.0

## ESTABLISHED HERITAGE SIGNIFICANCE

### 4.1 ESTABLISHED SIGNIFICANCE OF THE SUBJECT SITE

The following listings and Statements of Significance, sourced from the NSW State Heritage Inventory, are relevant to the Creamery Precinct.

#### **Camden Park Estate Central Creamery** Database no. 2690294

*The Camden Park Estate Central Creamery is significant as evidence of the scale of dairying activities carried out to supply Sydney's needs in the latter part of the 19th century and in the 20th century. It has associations with the Camden Park Estate and is part of a network of sites which provides a range of physical evidence of the commercial dairying industry in the Sydney Region. With the removal of much of its equipment in recent times, it has lost the ability to demonstrate the operations of a creamery of this period but it is the most substantial and intact creamery building in Wollondilly.*

#### **Central Creamery and Sheds** Database no. 2690729

*The Central Creamery main building and attached sheds form the core of the Creamery complex. This is a very fine example of a Federation period agricultural processing complex and is an important component of the historic cultural landscape of Menangle. Its significance is further enhanced by the backdrop of open pastures and other dairy infrastructure remnants.*

#### **Central Creamery** Database no. 5315

This entry refers to the site's listing in the Sydney Regional Environmental Plan No 20—Hawkesbury-Nepean River, and includes no Statement of Significance.

#### **Camden Park Rotolactor** 2690295

*The Camden Park Rotolactor provides evidence of the post WWII phase of dairying activity in the Sydney Region. It represents the final advance in the mechanisation of commercial dairy farming in Australia and was the second facility of this type and scale in the world. Together with a range of physical evidence which survives in close proximity to Camden Park Estate, it is significant because of the opportunity it provides to interpret the history of dairy farming and production in the region for a period encompassing over 150 years of development.*

### 4.2 ESTABLISHED SIGNIFICANCE OF THE MENANGLE CONSERVATION AREA

The following Statement of Significance is sourced from the NSW State Heritage Inventory.

#### **Menangle Conservation Area** Database no. 2690277

*Menangle Village has remained essentially contained within the settlement boundaries formed by village development by the second decade of the 20th century. As such it is an unusually intact example of a rural service centre of this period and in particular, one that is associated with the dairying industry when new technologies were being introduced to transport and process dairy products and when new dairying techniques were introduced in the form of the Rotolactor. The location of the village reflects the strong influence of major road and rail construction activities on town development in the Region.*

*It also has local & regional aesthetic significance as a discrete landscape entity and notable landmark, with its cross streets lined with houses elevated above the surrounding farmlands and the whole village itself being visually dominated by St James' Church on the small rise in the centre of the settlement.*



*The village also has associational significance through its links with the Macarthur family and the Camden Park Estate, this being most clearly expressed in the major commercial, ecclesiastical and industrial buildings of the General Store, St James' Church, the Creamery and the Rotolactor as well as Estate workers' housing.*

*The village is also an important social entity with a strong sense of community and sense of place to a degree not reached in the other towns and villages of Wollondilly.*

As a hub of agricultural and commercial activity, the Creamery Precinct has had an important role in determining the character and significance of the Conservation Area, and continues to make a strong contribution to it.

### 4.3 ESTABLISHED SIGNIFICANCE OF THE MENANGLE RAILWAY STATION

The closest and most relevant individual heritage item in the vicinity of the subject site is the Menangle Railway Station. The following Statements of Significance are sourced from the NSW State Heritage Inventory.

**Menangle Railway Station group**  
Database no. 5012101 (SHR listing)

*Menangle station group is one of the earliest station complexes to survive in the state. It is a combination station building and residence which has had substantial additions. Although the second platform and building have been demolished for a new platform the remaining up buildings and platform are of very high significance in the development of railway buildings. Significant features of this building are its lack of awning to the platform, the unusual planning of the building with detached wings, room for porters, no waiting room and the asymmetrical elevations. The remaining structures are of national significance in conjunction with the railway underbridge listed separately.*

**Menangle Railway Station Group**  
Database no. 2690060

*Menangle Railway Station is significant through its historical associations as one part of the early stage of development of the Main Southern Railway Line. The location of the station at South Menangle also encouraged the growth of the southern village at the expense of the settlement on the northern side of the river. The station has aesthetic significance as a good typical representative example of a small 19th century country railway station building*

*of the combined 'residence & station offices' type. This significance is enhanced by the high degree of intactness of the building's form and fabric, including such features as the early platform weighing machine. Additionally, the station has aesthetic significance as a notable and attractive landmark in views both to and from the adjacent Menangle Village.*

**Menangle Railway Station**  
Database no. 4280267

*Menangle railway station remains one of the earliest station buildings constructed in NSW. The building has several uncommon features including the absence of any awning on the platform side, detached wings, the absence of a waiting room and asymmetrical elevations.*

### 4.4 GRADING OF SIGNIFICANCE

The Creamery Precinct has been carefully assessed to determine a relative grading of significance of its individual components in five levels. This process examines a number of factors, including:

- Relative age
- Original design quality
- Degree of intactness and general condition
- Extent of subsequent alterations
- Association with important people or events
- Ability to demonstrate a rare quality, craft or construction process

Grading reflects the contribution the element makes to the overall significance of the item (or the degree to which the significance of the item would be diminished if the component were removed or altered).

**Exceptional significance**

Includes rare or outstanding building fabric that displays a high degree of intactness or can be interpreted relatively easily.

**High significance**

Includes the original extant fabric and spaces of particular historic and aesthetic value. Includes extant fabric from the early phases of construction.

**Moderate significance**

Includes building fabric and relationships which were originally of higher significance, but have been compromised by later, less significant modifications.

**Little significance**

Includes most of the fabric associated with recent alterations and additions made to accommodate

changing functional requirements. These are components generally of neutral impact on the site's significance.

### Intrusive

Recent fabric, which adversely affects the significance of the site.

Grading has been established as a valuable tool, to assist in developing appropriate conservation measures for the treatment of the building and its various elements. In general, good conservation practice encourages the focussing on change, or upgrading of, an historical building/site to those areas or components, which make a lesser contribution to significance. The areas or components that make a greater or defining contribution to significance should generally be left intact or changed with the greatest care and respect.

The contribution of the main elements of the subject site to the site's significance has been graded as shown in the following table.<sup>1</sup>

<sup>1</sup> Table from CMP, pp.57-58

**TABLE 2: GRADING OF SIGNIFICANCE**

<b>CONTRIBUTION TO SIGNIFICANCE</b>	<b>SITE ELEMENT</b> <i>Bracketed numbers refer to Figure 3.1</i>
EXCEPTIONAL	None
HIGH	<ul style="list-style-type: none"> <li>• Central Creamery Building (1)</li> <li>• Rotolactor (2)</li> <li>• Former Milking shed (3)</li> <li>• Remnant railway siding and alignment (13)</li> <li>• Alignment of the entrance driveway (14)</li> </ul>
MODERATE	<ul style="list-style-type: none"> <li>• Pump/boiler shed (4)</li> <li>• Storage sheds (5 and 6)</li> <li>• Remnant original Rotolactor yard fencing</li> </ul>
LITTLE	<ul style="list-style-type: none"> <li>• Loafing shed (7)</li> <li>• Storage shed (9)</li> <li>• Timber shed (10)</li> <li>• Chicken Coop (11)</li> <li>• Vat Room (2a)</li> <li>• Amenities Block (4a)</li> <li>• Water tank remnants</li> <li>• Silos (8)</li> </ul>
INTRUSIVE	<ul style="list-style-type: none"> <li>• Corrugated sheet metal and wire fencing between the former Creamery buildings and the Rotolactor</li> </ul>

# 5.0

## THE PROPOSAL

The proposed development, designed by Rothelowman, is described in the documents that accompany this application.

The aim of the proposal is to revive, activate and conserve the significant elements of the former Camden Creamery site, providing an attractive leisure and educational facility in an area of rising residential development.



**Figure 5.1**

View north within proposed adapted Creamery Precinct, showing (left to right) items 4, 3 and 1 (the Creamery) as numbered in Figure 3.1.

Source: Rothelowman



# 6.0

## ASSESSMENT OF HERITAGE IMPACT

### 6.1 INTRODUCTION

This Statement of Heritage Impact has been prepared in relation to the following impact assessment criteria: the *Wollondilly Local Environmental Plan (LEP) 2011*, the *Wollondilly Development Control Plan (DCP) 2016* and the guidelines of the New South Wales Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage), *Altering Heritage Assets* and *Statements of Heritage Impact*.

This section of the report provides an analysis of the relevant heritage controls applicable to this site.

### 6.2 OVERVIEW OF THE POTENTIAL HERITAGE IMPACTS

The subject site, once agricultural in nature, has been rezoned as part of a Neighborhood Centre in recognition of its significantly evolved cultural role, and this evolution will inevitably impact the use and thus the form of this cultural landscape. The aim of the proposal is to facilitate and manage such change in a way that ensures the significance of the site is retained. Impact is generally focused on the less significant elements of the site.

The two heritage listed items on the site are the Central Creamery and the Rotolactor, both of whose original uses have been superseded and both of which have been abandoned and fallen into a dilapidated state. Both buildings are proposed to be conserved and adapted for new uses.

In the case of the Creamery minor removal of original fabric is proposed, which will not adversely impact the significance of the building, especially given its proposed conservation.

The Rotolactor too will be conserved and adapted, with its main spaces largely retained and some original fabric replaced on a like-for-like basis, leaving its significant form largely unchanged.

The site's other elements comprise a variety of steel framed sheds as well as minor timber sheds and a pair of silos: none are heritage listed though some have been graded in the CMP as having High or Moderate

significance. Again, the proposal generally focuses change on areas of less significance and adapts some sheds for new uses while generally retaining their significance and character. Sheds proposed to be demolished are those of little significance. The original entrance driveway alignment and the railway siding adjacent to the Creamery are to be retained.

New buildings on the site are generally to be contemporary in form and fabric while sympathetic to the traditional forms and materials on the site. They are generally of modest size and located so as not to obstruct significant views within and from the site. No structures are proposed which would impact on views of or from the heritage listed Menangle Railway Station.

Thus overall, the significant buildings and character of the site will be retained, and there will be a positive impact on the heritage items, on the site and on the character and significance of the Menangle Conservation Area.

### 6.3 EVALUATION AGAINST THE CMP POLICIES

The CMP includes policies intended to guide general site adaptation, as well as policies relating to the adaptation of building interiors, etc. Table 3 below assesses the Masterplan against the former category.

As can be seen, the proposal complies with almost all of these policies and is capable of compliance with the remainder. Generally the proposal complies with the policies in the CMP.

**TABLE 3: ASSESSMENT AGAINST KEY CONSERVATION POLICIES OF THE CMP**

Policy no.	Policy	Comment
<b>6.4 Principles for Reuse</b>		
6.4.1	Strategic planning for the adaptive re-use of the Creamery Precinct should retain, conserve and adaptively re-use the built elements identified... as being of High significance, and the cultural landscape overlay of the rail siding, the driveway and its associated planting	Complies. All elements of High significance are to be retained.
6.4.2	Conservation of the early former Central Creamery buildings (the Creamery building and [item 3]) should be in the form of on-going or new compatible uses for each of the buildings, uses that respect and utilise the current scale, form and internal configuration of the buildings with minimal external changes to their structure or external envelope.	Complies. Proposed uses require minor adaptive works.
6.4.3	The first stage of the strategic planning for the future development of the Creamery Precinct should be to undertake essential conservation works to the buildings. These works may be carried out independently, or in conjunction with, the implementation of a new use. The aim of the essential conservation works should be to halt the deterioration of the building fabric, ensure that the buildings are structurally sound and safe, in readiness for adaptive re-use works. Unless required to be removed for safety, or other compliance reasons, redundant machinery should generally be left in-situ until the design for an adaptive re-use proposal is being detailed.	Capable of compliance.
6.4.4	At the detailed design stage for an adaptive re-use, consideration should be given to the selective retention of redundant machinery for interpretive purposes, where practical. It is recognised that adaptive re-use of the Rotolactor may require the removal of virtually all redundant equipment and machinery, including the rotating milking platform.	Capable of compliance.
6.4.5	During preparation of schemes for future uses for the buildings, care should be taken to respect the scale and character of the existing interior spaces, external openings and general architectural character of each building.	Complies. The proposed uses retain the scale and character of the significant interior spaces.
6.4.6	New uses that are selected for any particular internal space should adopt the principle of 'loose fit' whereby the functional and spatial requirements of each use are tailored to suit the available space, in contrast to the approach that alters the building to suit the requirements of the new use.	Complies. Minor proposed changes required for adaptive purposes will not adversely impact significant internal spaces.
6.4.7	Installation of any new enclosures within the larger internal volumes of the buildings should recognise the tradition that such enclosures are clearly expressed as new, self contained units and can be readily removed or altered in the future without affecting significant fabric.	Capable of compliance.
<b>6.5 Conservation of the Setting</b>		
6.5.1	The existing driveway alignment from Stevens Road to the former loading dock and its setting, with trees identified as contributing to the overall significance of the Precinct, should be retained and incorporated into any adaptive re-use of the site.	Complies. The driveway alignment will be retained.
6.5.2	Refinement of a master plan for an adaptive re-use proposal for the Creamery precinct should include the retention and/or interpretation of the existing railway siding.	Complies. The rail siding is to be retained.

**TABLE 3: ASSESSMENT AGAINST KEY CONSERVATION POLICIES OF THE CMP**

Policy no.	Policy	Comment
6.5.3	Any new structures introduced to the site, should be limited to two storeys in height and designed and sited to maintain the distinctive visual presence of the existing buildings, and their rural outlook.	Complies. Proposed new structures are single storey in height, and are sited to ensure visibility of existing significant buildings.
6.5.4	The intrusive fencing between the former Creamery buildings and the Rotolactor should be removed.	Complies. Fencing is to be removed.
6.5.5	The landmark position of the main former Creamery building and Rotolactor as strong visual elements within a self-contained Precinct setting should be maintained.	Complies. The Creamery and Rotolactor will retain their landmark roles within the site.

## 6.4 CONSIDERATION OF THE GUIDELINES OF THE NSW HERITAGE DIVISION

The NSW Heritage Office (now the Heritage Division of the NSW Office of Environment and Heritage) has published a series of criteria for the assessment of heritage impact. The relevant 'questions to be answered' in the *NSW Heritage Manual* 'Statements of Heritage Impact', provided below, have been considered in the preparation of our assessment:

***The following aspects of the proposal respect or enhance the heritage significance of the item or conservation area for the following reasons:***

- All site elements of High significance and most of those with Moderate significance will be retained and conserved.
- Elements which have become significantly dilapidated, including the heritage listed Creamery building and Rotolactor, will be repaired, conserved and adapted.
- The overall character of the Creamery Precinct will be conserved, as an important part of the Menangle Conservation Area.
- All significant views within, from and to the Precinct and the Menangle Conservation Area will be retained.
- The Precinct will be adapted for a contemporary use that enhances the Precinct's long-term sustainability.
- There will be no adverse heritage impact on any heritage items in the vicinity, including the Menangle Railway Station.

### ***Minor Partial Demolition***

- *Is the demolition essential for the heritage item to function?*
- *Are important features of the item affected by the demolition (e.g. fireplaces in buildings)?*
- *Is the resolution to partially demolish sympathetic to the heritage significance of the item?*

It is proposed to demolish several site elements that have Little heritage significance, including items 4a and 8-11 as shown in Figure 3.1. No important site elements are to be demolished.

Such demolition is considered necessary in order to facilitate public circulation and enhance view lines, while making way for facilities necessary for the functioning and success of the adaptive reuse.

It is also proposed to remove some fabric from the two heritage buildings, the Creamery and the Rotolactor, in order to adapt them for their proposed uses and enhance their sustainability.

The elements to be removed from the Creamery are largely later additions and of lesser significance. Minor original fabric is to be removed, for example to facilitate access. It is recommended that the existing timber windows be retained and conserved, or replaced on a like-for-like basis.

The fabric to be removed from the Rotolactor building will not impact on its significance. Removal of the remnant machinery and equipment is necessary to facilitate the adaptive reuse. It is recommended that some machinery/equipment be retained on site, for example in the proposed museum, for interpretive purposes.



### **Change of Use**

- *Does the existing use contribute to the significance of the heritage item?*
- *Why does the use need to be changed?*
- *What changes to the fabric are required as a result of the change of use?*
- *What changes to the site are required as a result of the change of use?*

The site has been long abandoned and has no existing use. It has been rezoned from Agricultural use to Neighbourhood Centre, and some modification of its elements for a new use is to be expected.

The Creamery building is proposed to become a bistro/restaurant/bar, while the Rotolactor will become a function centre. Other facilities on the site will be a farmers' market, kids' farm, vegetable garden, hotel, etc.

Changes to the site will include the demolition of some buildings of Little significance, and the construction of some new buildings of low scale and of public car parking space.

Changes to the heritage buildings on the site will include removal of some later fabric of Little significance, minor removal of original fabric and conservation/replacement of dilapidated elements such as windows, etc.

### **Additions**

- *Can the additional area be located within an existing structure? If no, why not?*
- *How is the impact of the addition on the heritage significance of the item to be minimised?*
- *Will the additions tend to visually dominate the heritage item?*
- *Are the additions sympathetic to the heritage item? In what way (eg form, proportions, design)?*
- *Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?*

Almost all of the proposed facilities are to be housed in the existing buildings. The additional required facilities, such as high-use public amenities, cannot be situated within existing buildings.

The proposed new buildings are located so as to minimise any obstruction of significant views of and between the significant elements of the site. The heritage and other significant buildings on the site will remain visible, legible and appreciable by the public.

The proposed new buildings are sympathetic in form, design and scale to the existing character of the site

and its buildings. Use of gabled metal roofs and face brickwork ensures sympathy with existing buildings, while the reuse of existing metal tanks/silos for minor buildings reflects the original use of the site. The use of contemporary colours on such elements clearly distinguishes old from new as required by the *Burra Charter* and enhances legibility of the site's evolution.

The proposed external addition to the Creamery consists largely of replacing the rear loading dock and its roof. This structure will not dominate the building and will be sympathetic to it; there will be no adverse impact on significance. The addition of low-level decking will generally have no adverse impact. It is recommended that the decking include a glazed section permitting a view of the rail lines adjacent to the Creamery.

The proposed external additions to the Rotolactor consist of adding new low-level decking, which will have no adverse heritage impact.

European and Aboriginal archaeological assessment is outside the scope of this report. It is noted that the relevant provisions of the *Heritage Act 1977* and the *Parks and Wildlife Act 1974* apply.

### **New Development Adjacent to a Heritage Item**

- *How does the curtilage allowed around the heritage item contribute to the retention of its heritage significance?*
- *How does the new development affect views to, and from, the heritage item? What has been done to minimise negative effects?*
- *Will the public, and users of the item, still be able to view and appreciate its significance?*

Generous space is retained around both of the heritage buildings (except where existing adjacent buildings are retained), ensuring that their visibility is maintained. The clearing of insignificant vegetation and removal of structures of Little significance will further enhance views of these buildings within the site, and generally enhance views within the Precinct and thus the Menangle Conservation Area. The public and users of the site will be better able to appreciate its significance.

### **Re-roofing / Re-cladding**

- *Have previous (including original) roofing/cladding materials been investigated (through archival and physical research)?*
- *Is a previous material being reinstated?*
- *Will the re-cladding effect the conservation of the fabric of the heritage item?*

It is proposed to retain the external wall cladding of all buildings of High or Moderate heritage significance.

It is proposed to replace the roof cladding of items 1, 3, 4, 5 and 6 (see Figure 3.1) with new metal cladding matching that on the proposed new buildings, creating a common theme throughout the Precinct. This alteration is acceptable in the context of adaptive reuse.

It is proposed to replace the roof membrane of item 2, the Rotolactor, with a similar membrane, which will have no adverse heritage impact.

#### **New Services**

- *Are any of the existing services of heritage significance? In what way? Are they affected by the new work?*

Services in the heritage-listed Creamery building and Rotolactor will need to be removed and replaced. The existing services are not considered to have heritage significance.

## **6.5 HERITAGE OBJECTIVES OF THE WOLLONDILLY LEP 2011**

Subject to the mitigation measures in Section 6.7 and further design resolution, the proposed development is considered to be acceptable, from a heritage perspective, for the following reasons:

- All site elements of High significance and most of those with Moderate significance will be retained and conserved.
- Elements which have become significantly dilapidated, including the heritage listed Creamery building and Rotolactor, will be repaired and conserved. The removal of minor amounts of original internal fabric is considered acceptable given the overall conservation.
- The overall character of the Creamery Precinct will be conserved, as an important part of the Menangle Conservation Area.
- All significant views within, from and to the Precinct and the Menangle Conservation Area will be retained.
- The Precinct will be adapted for a contemporary use that enhances its long-term sustainability.
- There will be no adverse heritage impact on any heritage items in the vicinity, including the Menangle Railway Station.

The proposal is, therefore, considered to be consistent with the relevant heritage objectives of the *Wollondilly LEP 2011*, which are:

#### **5.10 Heritage conservation**

##### **(1) Objectives**

*The objectives of this clause are as follows:*

- (a) *to conserve the environmental heritage of Wollondilly,*
- (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 WOLLONDILLY DCP 2016**

The following objectives of the *Wollondilly DCP 2016* are relevant:

#### **5.1 Objectives**

*The objectives of heritage conservation are:*

- ...(b) *To ensure development is sympathetic to the overall heritage values and characteristics of the area,*
- (c) *To identify local heritage character and heritage elements of the built environment, and*
- (d) *To ensure the retention and management of heritage values identified for each conservation area and specific precinct.*

#### **6.3 Heritage Conservation Area and Landscape Conservation Area - Menangle**

##### **Character Description**

*Menangle Village, created in the 1850's and 1860's, is unique in that it has remained essentially contained within the settlement boundaries formed by village development by the second decade of the 20th century. It was established by the Macarthur family for their estate workers and was centred on St James' Church, then later the school and the general store. The town has had a strong association with the dairy industry, which developed following the opening of the railway after construction of the railway bridge over the Nepean River in 1863. The railway line became the commercial focus of the village and the growing dairy industry and the historic character of the village, as we see it today, is largely a reflection of the railway-related development that took place in the late 19th and early 20th centuries. Further evidence of the association with the dairy industry includes buildings such as **the Camden Estate Central Creamery (1910) and Rotolactor (1952)** and worker cottages for the nearby Camden Park Estate (1870's to 1920's). The Macarthurs of nearby Camden Park Estate patronised the Village and were directly responsible for many of the fine buildings in Menangle, which assisted the village to grow and gives its character. They paid for St James's church (including Horbury Hunt's nave in 1876 and Sulman's chancel and steeple in 1898) and in circa 1904 they built the present General Store (used by the Estate as its buying agent for all provisions, stores, seeds fuel etc).*

##### **Objectives**

- (a) *To ensure development is sympathetic to the heritage character of the Menangle heritage conservation area and Landscape Conservation Area,*
- (b) *To ensure that the design and materials used*

*in new buildings, restoration and renovation of existing buildings is appropriate in scale and form to the character of Menangle....*

The analysis in Sections 6.2-6.5 of this report demonstrates that, subject to the suggestions for mitigation in Section 6.7, the proposal is consistent with the relevant DCP objectives.

## **6.7 RECOMMENDED MITIGATION MEASURES**

To further enhance the conservation of the Creamery Precinct the following mitigation measures are recommended for consideration:

- In the Central Creamery Building, retain and conserve the timber windows or, if necessary, replace on a like-for-like basis.
- Include an open or glazed section in the new decking over the rail siding adjacent to the Creamery building, permitting views of the rail line.
- Selected machinery and equipment from the former Creamery building and the Rotolactor is to be retained and reused on site for interpretive purposes (for example, within the proposed museum).



# 7.0

## CONCLUSIONS AND RECOMMENDATIONS

### 7.1 CONCLUSIONS

- The subject site includes two locally significant heritage items, the former Camden Park Estate Central Creamery building and the Camden Park Rotolactor, as listed in Schedule 5 of the *Wollondilly LEP 2011*. Both are in advanced stages of deterioration.
- It is also located within the Menangle Conservation Area and adjacent to the heritage listed Menangle Railway Station.
- The original and historic use of the Creamery Precinct as a dairying facility has ended and the site has been long abandoned. The site is part of land rezoned from Agricultural to Neighbourhood Centre, and it is proposed to adaptively reuse it as a recreational and commercial visitor destination.
- The proposed Masterplan includes: retention of all heritage listed items and items graded as having High significance, and some items graded as having Moderate significance; demolition of some elements of Little heritage significance; alterations to listed and other items; and construction of new buildings and site elements.
- Subject to the suggestions for mitigation in Section 6.7, the proposed conservation and adaptation of the Creamery and Rotolactor will retain their overall form, layout and appearance while reviving them and enhancing their sustainability. The loss of minor amounts of original internal fabric is considered acceptable given the overall degree of retention and conservation.
- The proposed new single-storey buildings will be sited so as not to obstruct significant views of either heritage item, or any significant views within, to or from the site or the Menangle Conservation Area.
- The form, scale and materials of the proposed new buildings will be sympathetic to the character of the heritage items, the site and the Menangle Conservation Area.
- Subject to the suggestions for mitigation in Section 6.7, the ability of the public and site users to appreciate the significance of the site, including the heritage items, will be retained and enhanced.
- There will be no adverse impact on the significance of any heritage items in the vicinity, specifically the Menangle Railway Station.
- The proposal is consistent with the heritage guidelines of the *Wollondilly LEP 2011*, the *Wollondilly DCP 2016*, the Heritage Division of the Office of Environment & Heritage and the *Conservation Management Plan* prepared for the site by Graham Brooks & Associates (now GBA Heritage) in 2014.
- Subject to the suggestions for mitigation in Section 6.7, the overall heritage impact of the proposal on the site will be positive.

### 7.2 RECOMMENDATIONS

- Subject to the suggestions for mitigation in Section 6.7 of this report, the application is recommended to Council for approval.
- The following guidelines for future design are offered:
  - The general internal layout of the original section of the Creamery building should be retained. Where walls are opened, nibs and bulkheads should be retained to indicate the original layout.
  - New buildings should be identifiably new. The use of form, materials and colour to achieve this is supported.