



Conybeare Morrison

Leppington Precinct Non Indigenous Heritage Study

April 2014

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Prepared for The NSW Department of Planning & Infrastructure

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Revision	Date	Description	By	Chk	App
01	15/10/12	First Draft Report	GMcD	EC	GMcD
02	28/05/13	Final Draft Report for Council Comment	GMcD	EC	GMcD
03	05/08/13	Final Draft for Exhibition	GMcD	SQ	GMcD
04	14/04/14	Final Exhibition Report	GMcD	CB	GMcD

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EXECUTIVE SUMMARY

This report was commissioned by the Department of Planning & Infrastructure (DPI) to investigate and review the non-indigenous heritage of the Leppington Precinct, a part of the South West Growth Centre, and identify potential impacts that may arise from proposed Masterplanning.

The planning process entails a heritage review of the precinct to:

- identify and document any known items, or new items considered to have heritage significance and;
- evaluate the items of significance and provide recommendations for their management in the precinct planning process.

The Leppington Precinct is located in the north east corner of the Camden Council area, and comprises approximately 655 hectares. A number of field inspections were carried out with access allowable to a few properties at 125 and 168 Heath Road, and 123 and 149 Ingleburn Road. An outline of the non-indigenous history has been provided with reference to the historic Raby and Eastwood Estates, and the development of the area from large scale farming to small lot market gardens. An evaluation of the natural and cultural context has identified the current buildings and features of note.

An assessment of heritage significance, based on NSW Heritage Council guidelines, has been detailed for each property that was considered of potential significance. These were listed as being of High, Moderate or Little significance. The items assessed as of High and Moderate significance are recommended for addition to the Camden Growth Centres Precinct Plan, whereas the items of Little significance can either be retained or demolished.

The masterplanning design of the Indicative Layout Plan (ILP) by Cox Richardson has been reviewed, and an assessment of heritage impact provided with comments on mitigation and opportunities. Recommendations have been provided including the nomination of the following properties for listing on the Camden Growth Centres Precinct Plan:

- 35 Ingleburn Road
- 123 Ingleburn Road
- 43 Rickard Road
- 66 Rickard Road
- 18A Heath Road
- 21 Heath Road
- 125 Heath Road
- 168 Heath Road
- 244 Heath Road
- 265 Heath Road
- 85 Byron Road

Recommendations have included the reuse of buildings; retention, augmentation and the highlighting of landscape features; photographic recording and interpretation, to ensure the precinct has a continuity of historical evidence that contributes to an understanding of the development of the Leppington district. 168 Heath Road in particular requires further research as it is evident that its contribution to the poultry industry may have state significance.

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LEPPINGTON PRECINCT Non Indigenous Heritage Study

1.0 Introduction

The NSW Department of Planning & Infrastructure (DP&I) has responsibility for strategic planning of future residential land release for the South West Growth Centre of which Leppington is one Precinct (Figure 1). This report was commissioned by the DP&I to investigate and review the non-indigenous heritage of the Leppington Precinct and identify potential impacts that may arise from proposed Masterplanning.

The South West Growth Centre comprises 18 precincts that are within the boundaries of the three local government areas of Liverpool, Camden and Campbelltown. As each precinct is progressively released an evaluation of heritage significance is undertaken. The Leppington Precinct, subject of this report, falls within the north east corner of Camden Council local government area, and comprises approximately 655 hectares.

1.1 Background and Brief

As a part of the South West Growth Centre, the study area of Leppington is the subject of Precinct Planning by the Strategies and Land Release section of the DP&I. The planning process entails a heritage review of the precinct to:

- identify and document any known items, or new items considered to have heritage significance and;
- evaluate the items of significance and provide recommendations for their management in the precinct planning process.

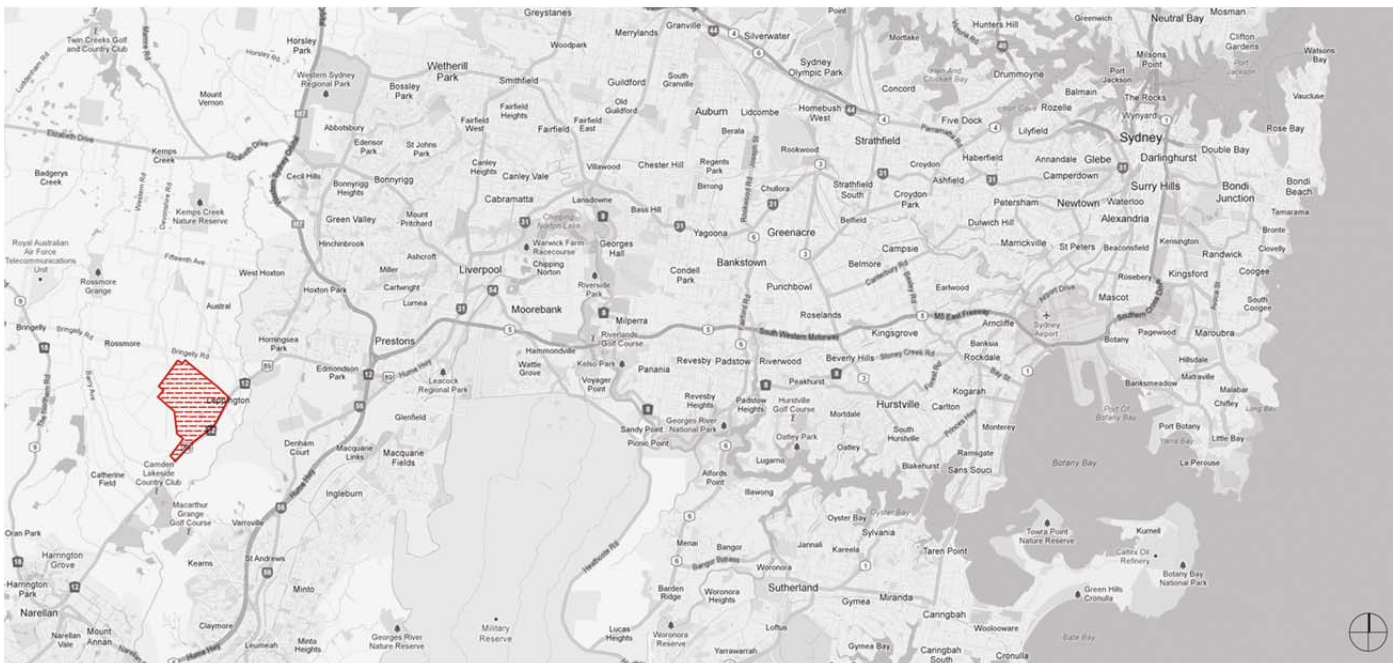


Figure 1: Study Area. Source: Googlemaps

1.2 Study Area and Site Identification

The commissioned study area of the Leppington Precinct was originally bounded by :

- Ingleburn Road to the north-east;
- Camden Valley Way to the south-east;
- and the western boundary, in a line from Eastwood Road, along Kemps Creek to intersect with Camden Valley Way, just south of George Street.

A boundary review has taken place of the Precinct, and the study area was extended to the west into Catherine Fields North and is bounded by (Figure 2):

- Cordeaux Street to the north west;
- Joseph Road to the south west;
- and in a line to the intersection of George Street and Halls Road, along Halls Road past Dwyer Road and then returning to Camden Valley Way.

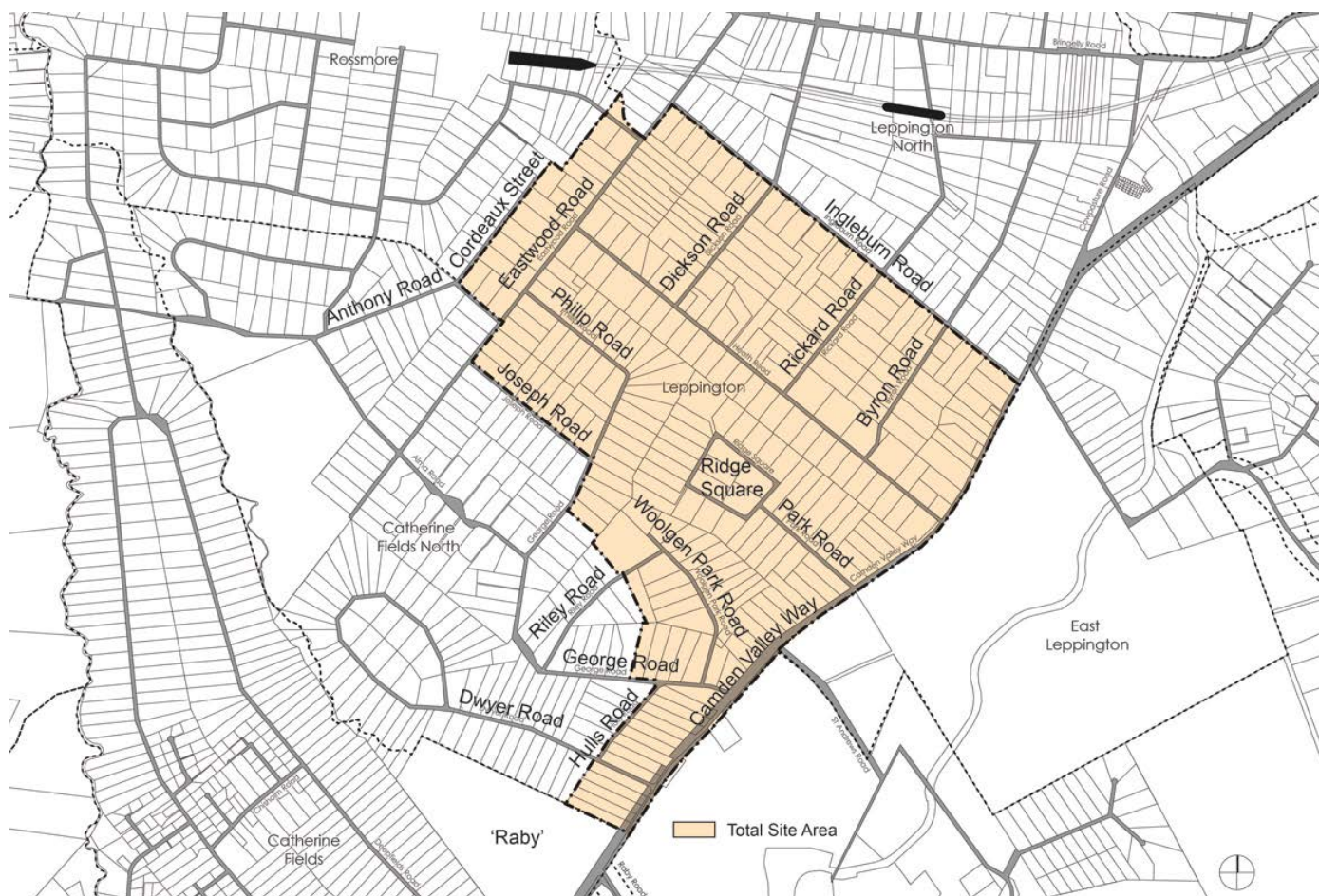


Figure 2: Site Plan. Source: DPI, with base plan provided by Cox Richardson

1.3 Author Identification

The report has been prepared by Garry McDonald, Associate Heritage, with graphic assistance by Elizabeth Cranfield of Conybeare Morrison International, and with research assistance by Dr. Noni Boyd. The responsible Director was Bill Morrison.

1.4 Methodology

The report has been prepared in accordance with NSW Heritage Council guidelines on Conservation Management documents, and the Australia ICOMOS Charter for Places of Cultural Significance 1999, known as the Burra Charter.

The methodology approach has included:

- A search of Statutory and Non-Statutory heritage listings;
- A review of available studies, reports and documentation;
- A search of lot ownership and property history, including the Sands Directory;
- Site inspections on 20 June and 13 September 2012, and 24 July 2013 with photographic recording;
- An assessment of the physical evidence and its significance;
- Liaison with Cox Richardson and the proposed Indicative Layout Plan at sketch design stage, including an assessment of heritage impact;
- Conclusions and recommendations.

All images are provided by MC⁺ unless noted otherwise.

1.5 Acknowledgements

The author gratefully acknowledges the assistance of Adrian Hohenzollern of the Department of Planning and Infrastructure for guidance, the provision of information and access to a number of properties. We would like to thank the owners who provided access to their properties, including Inghams Enterprises.

1.6 Limitations

Research has included reference to available studies and reports as listed in the reference section, available maps and aerial photography for the years 1947, 1949, 1956, 1961, 1965, 1970, 1982, 1994 and 2005 obtained from Land Property Information (NSW) and Geoscience Australia (1949 only). Research has included property history at the Mitchel Library. We note that indigenous history is the subject of a separate report prepared by *Australian Museum Business Services*.

Field inspection has been confined to observation from road alignments, which has limited the degree of visual inspection of properties with deep allotments. The DPI have provided a listing of property owners for the study area and a schedule of those owners who would allow access to their properties for inspection. Although a lot of owners indicated they would allow access, the properties that were of particular interest in heritage terms were relatively few.

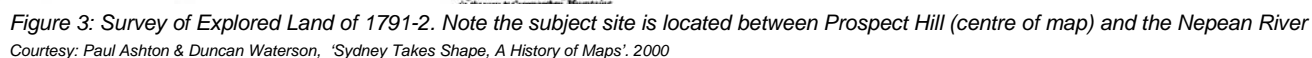
Owner contact has been confined to the following properties that were of interest to this study:

- | | |
|------------------------|---------------------------------------------------------------------------------------------|
| ▪ 125 Heath Road: | Inspected the property on 13/9/12. |
| ▪ 265 Heath Road: | Contacted the owner by telephone and discussed the property. |
| ▪ 123 Ingleburn Road : | Inspected the interior of the Progress Hall on 24/7/13. |
| ▪ 149 Ingleburn Road: | Contacted the owner by telephone and discussed the property, with an inspection on 24/7/13. |
| ▪ 168 Heath Road: | Inspected the property of Inghams Enterprises on 24/7/13. |

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1.7 Abbreviations and Definitions

CM ⁺	Conybeare Morrison International
CVW	Camden Valley Way
DCP	Development Control Plan
DPI	NSW Department of Planning & infrastructure
ILP	Indicative Layout Plan
LEP	Local Environmental Plan
LPI	NSW Land & Property Information
OEH	Office of Environment and Heritage
REF	Review of Environmental Factors
SoHI	Statement of Heritage Impact
SHR	State Heritage Register
WWI	World War I
WWII	World War II
Dado	The lower one third to a half height of a wall, demarcated by a different material or colour
Farmlet	The subdivision of a traditional farm into smaller lots for the purpose of market gardens.
Fibro	asbestos cement sheet cladding
Interpretation	The ways and means of conveying to an audience the heritage significance or features of particular interest of a nominated building or precinct
Lot Boundary Curtilage	The area of land defined by a boundary within which is located a heritage item
Expanded or Visual Curtilage	An area of land beyond the Lot that contributes to the setting of a heritage item, and therefore its significance
Market Gardening	Small scale production of fruit, vegetables, flowers and may include poultry production, supplied locally and to a nearby larger metropolis. Grown on a small area of land from under one acre (0.4ha) to a few acres and which includes greenhouse production. Market gardening is in contrast to large volume, mechanised single crop farming or monoculture.



2.0 Outline of Historical Context

2.1 Early History of the Leppington District

The colonial settlement from 1788 was marked by a concern to find arable land given the unsuitable soils around Farm Cove. Better farming land was found to the west on the Cumberland Plain along the alluvial soils of the Parramatta River, the Nepean River at Camden, the Hawkesbury River between Penrith and Windsor, Georges River at Liverpool and South Creek.¹ Further arable land was sought in the south-west of the plain in an area known as the Cowpastures, which obtained its name in 1795 when it was found that cattle had wandered there after the first colonial settlement at Farm Cove. Governor Hunter visited the area to investigate the wild cattle that had grown in number to a herd of forty, and subsequently named the area on his map of 1796.²

Governor King and Mrs King also travelled to the area, crossing the Nepean River in 1803, and the Governor instructing measures to be taken to protect the cattle herd and the Cowpastures district.³ The cattle had found rich grazing land that would later be used by John Macarthur for his merino sheep, after convincing Earl Camden to grant him 10,000 acres in the Cowpastures district in 1805.⁴

Under instructions from Governor King, James Meehan surveyed a track from Prospect, south to the Nepean River that developed into the Cowpasture Road (Figure 3), the first road in the area that later become a part of the Hume Highway, currently the Camden Valley Way.⁵ The district was greatly admired by the gentry of Sydney as a rich sheep and cattle farming area with rolling hills and valleys, and from 1812 Governor Macquarie began to grant large tracts of land to farmers in the Camden district. Large estates flanked the Cowpasture Road with impressive houses often located on the high ground, including Raby, Eastwood, Gledswood and Denham Court.

The name Leppington comes from *Leppington Park*, a property granted to William Cordeaux in 1821. Cordeaux was at the time, the Commissariat at Liverpool, and he built a large two storey house on the property.⁶

Campbelltown was developed from 1827 with a station for the railway line from Sydney, opening in 1858. Camden was established in 1836 but did not have the economic advantage of being connected to a railway line until 1882 when the line was extended from Campbelltown. Camden was nevertheless the centre of the local sheep farming district and its importance was due to the ascendancy of Australian wool to the British market that replaced the continental European trade. Local government, after an initial attempt in 1843, was established with the incorporation of the Municipality of Camden in 1889.⁷

The Nepean Shire Council was formed in 1906 covering the areas of Cobbity/Hoxton Park, Austral, parts of Luddenham and Narellan, with Mulgoa being added in 1913. The Nepean

¹ Colleen Morris & Geoffrey Britton, *Colonial Landscapes of the Cumberland Plain and Camden*. 1999. P.9

² John Wrigley, *A History of Camden*. P.4

³ NSW OEH website for Raby SHR listing

⁴ Manning Clark, *A Short History of Australia*. 1992. P.27

⁵ Wrigley *ibid*

⁶ Liverpool City Council, *History of Our Suburbs: Leppington*

⁷ Wrigley *ibid*

Council was a local government area until 1948 and the study area was within its jurisdiction during that time, until transferred to Camden Council.

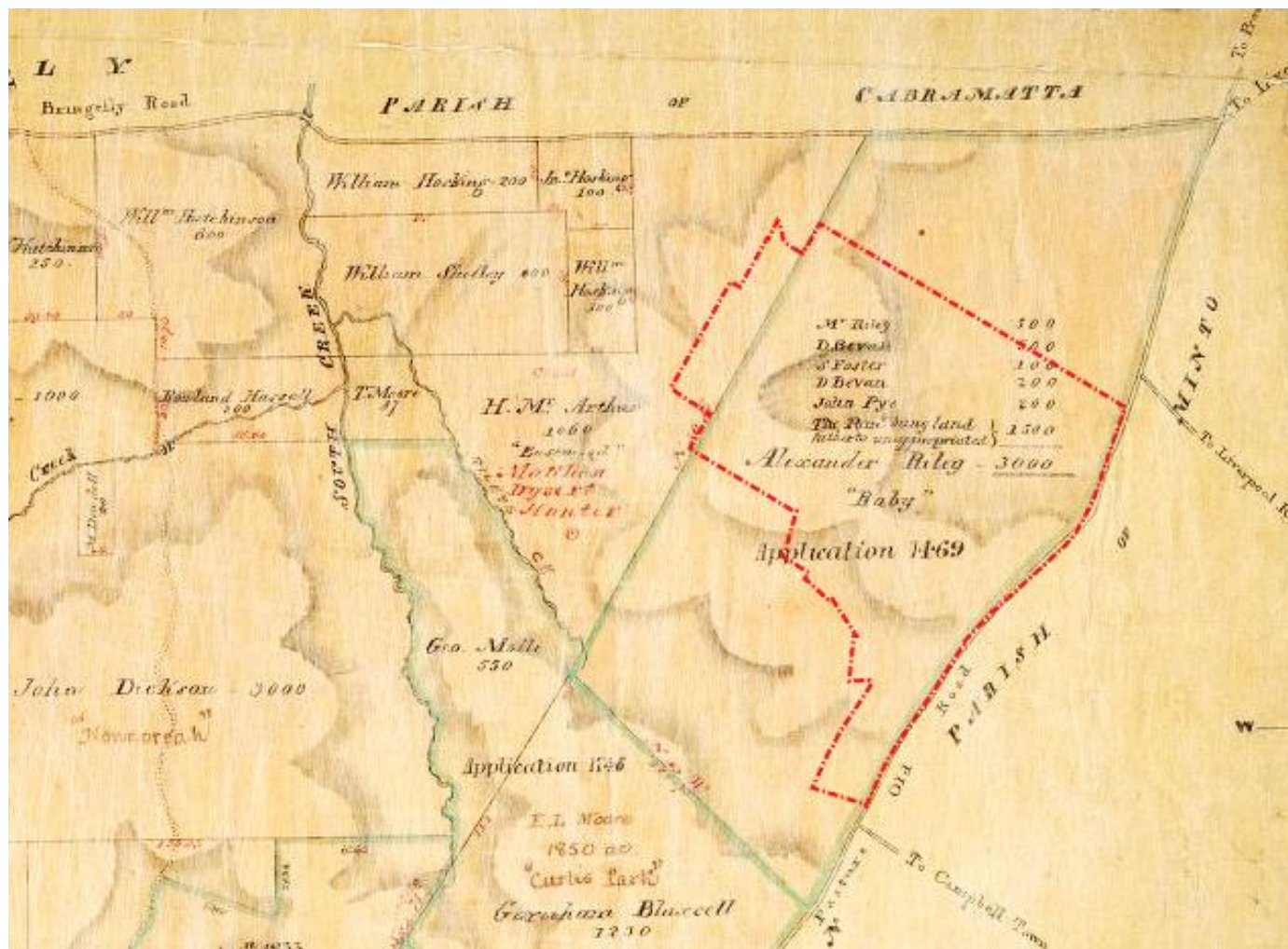


Figure 4: Parish Map of Cook. Date c.1834. Note the study area is outlined in red, which is approximately located in the middle of the original Riley Estate. Source: Parish Map Preservation Project

2.2 The Raby Estate

The Leppington precinct study area falls largely within the area of Alexander Riley's estate of 'Raby' that he was granted in 1816. The current reduced curtilage of Raby, a State Heritage Register listed item, is not within the study boundary, as it is located to the south, but conjoins the study area (Figure 2). Raby farm totalled 3,000 acres and adjoined Bringelly Road to the north, Cowpasture Road (Camden Valley Way) to the east, an alignment with Eastwood Road to the west and South Creek, just north of Deepfields Road (Figures 2 & 4). The Riley family occupied the property until 1836 but retained ownership of the estate, primarily as a sheep farm, until 1866 when it was purchased by William Moore, a grazier. The estate remained large scale agricultural land until at least 1910.

The superintendent's residence at Raby was located at the southern end of the property where there were a series of ponds that flowed into South Creek. The exact location of the superintendent's house has not been determined, however an archaeological survey and the SHR listing notes that it was believed to have been in the vicinity of the present house and therefore is not within the study area. Improvements to the property are identified in the study of Raby by Terry Kass, however no detailed plans were located, other than land transfer documents and parish maps.⁸

The first Parish map is believed to date from 1834 when the parishes were first gazetted (Figure 4), however the nineteenth century maps do not record any structures on the land.⁹ The SHR listing for Raby notes the location of features on the farm, such as gates and bridges but remain unknown even though they are mentioned in the papers of Alexander Riley.

After acquisition, the Moore family operated the property as a mixed farm of cattle and sheep until William Moore's death in 1905. The present house is noted in the SHR listing history as dating from c.1875, with the original house being retained as a kitchen. Given the ownership of Raby by the Moore family at this time, it appears that they replaced the Colonial Georgian homestead with a more substantial two-storey Victorian Georgian house that William Hardy Wilson refers to as "... been replaced by one ornamented with florid ironwork in the style of the 1880's."¹⁰

After the death of William Moore in 1905 the family subdivided the farm (DP 5011) into three large lots and two smaller lots fronting Bringelly Road and located between Cowpasture Road to the east and Eastwood Road to the west (Figure 5). The largest parcel of land, Lot 1 to the south, contained the Raby homestead. Lot 6 is a part of the original Eastwood Estate, and its north-east boundary alignment corresponds with what will become Anthony Road. The northern section of Raby to Bringelly Road was sold, further subdivided by Arthur Rickard & Co Ltd, and named the Raby Farms estate or Raby Acres Estate.¹¹ This subdivision is reflected in the 1914 Parish map, although the north-west boundary of Lot 6 appears as a road rather than a boundary (Figure 6).

⁸ Terry Kass, History of Raby, 1025 Camden Valley Way, Catherine Field, 2002, Unpublished report, ML Q994.4006/ 109

⁹ Parish Map for Cook, image ID 14069701

¹⁰ SHR listing

¹¹ LPMA sales posters – Ingleburn (Raby Estate) Sales Posters. 4828 litho, reference BC6267

Figure 5: 1905 advertisement for the sale of subdivided lots for the Raby Estate and Lot 6 from the Eastwood Estate.
Source: SMH, 5 August 1905

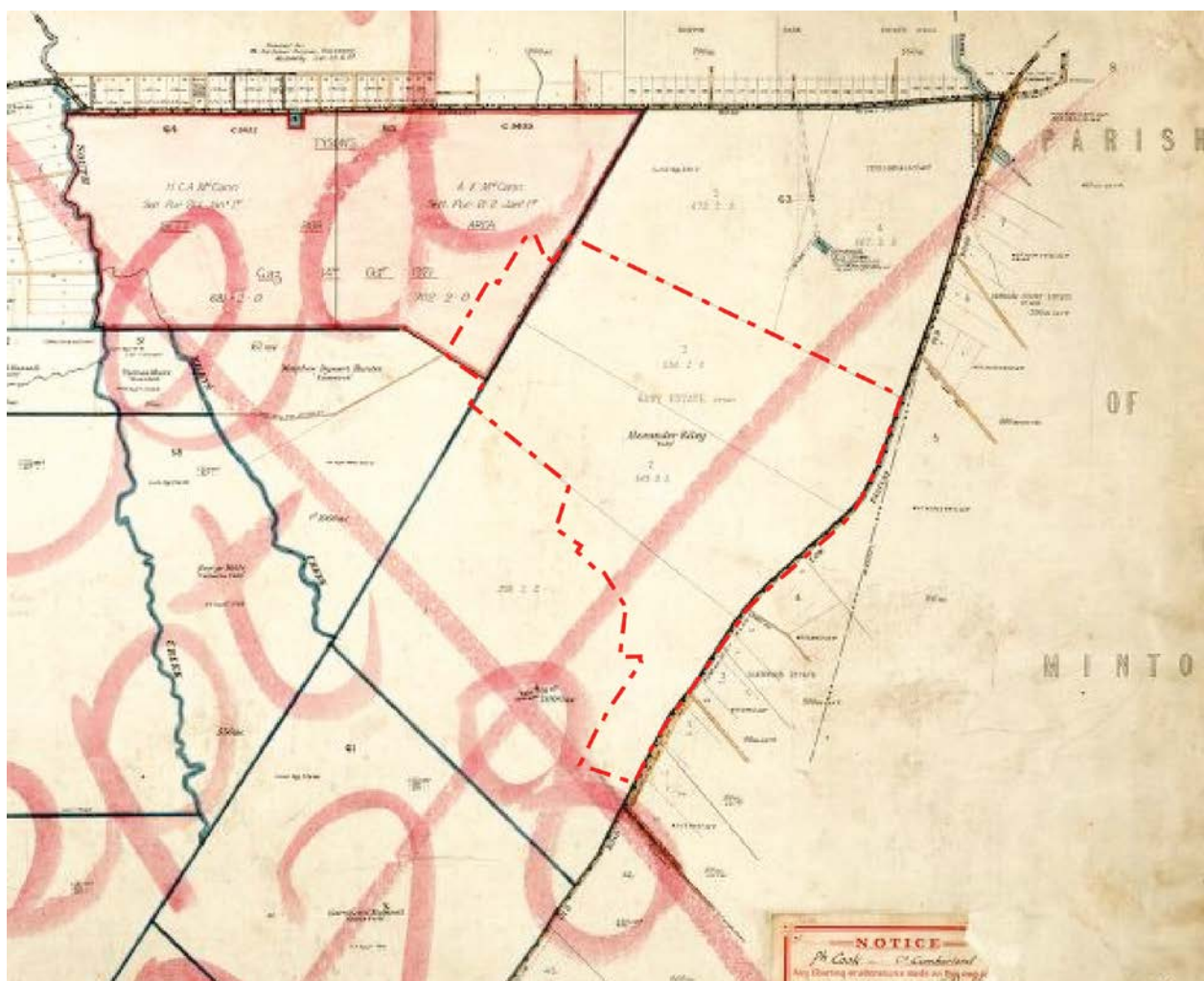


Figure 6: 1914 Parish map indicating the Moore Subdivision with the study area outlined in red. Source: Parish Map Preservation Project.

2.3 The Eastwood Estate

The western extension of the precinct, beyond Eastwood Road, falls within a section of the former adjacent farm, the Eastwood Estate, originally granted to Hannibal Macarthur. This smaller section of the study area is bounded by Anthony Road to the south, Cordeaux Road to the west and approximately McCann Road to the north (Figures 2 & 6).

Hannibal Macarthur's farm of Eastwood

Hannibal Macarthur had first arrived in Sydney in 1805, having been persuaded to come to the colony of NSW by his uncle John Macarthur. When John Macarthur returned to England to face court regarding his role in the deposition of Governor Bligh, Hannibal assisted his aunt Elizabeth Macarthur in managing their extensive estates. Eastwood, as it became known, was a grant of land of 1060 acres received by Hannibal in 1819 on which he established his flock of wool-producing merino sheep. Hannibal Macarthur had a number of farms including a grant at Eden Forest on the Wollondilly River area and The Vineyard on the Parramatta River.¹²

The Parish map (c.1834) records the name 'Eastwood' and two claimants: Hannibal Macarthur and Matthew Dysert Hunter. Hunter's name alone is recorded on the 1914 Parish map. An

¹² Australian Dictionary of Biography, Hannibal Hawkins Macarthur (1788-1861)

attempt was made to sell a number of the farms in the area in 1839 including Hannibal Macarthur's Eastwood, and the adjacent grants of George Molle and Thomas Moore, which are on the south side of Rileys Creek. All five farms to be sold were now the 'extensive and celebrated property of Sir John Dickson'.¹³

In 1840 Eastwood Farm was advertised as having been subdivided into four lots for sale, two of the lots had a frontage to Bringelly Road and two of the lots had a frontage to a chain of large waterholes, which was Rileys Creek and shown on the Parish maps (Figure 7). It would appear this subdivision did not take place; the Parish map indicates that Eastwood farm was a subdivision of two lots until the 1920s. The advertisement for the proposed subdivision noted that some of the boundaries were fenced and the 'estate presents a complete park-like appearance'.¹⁴ Eastwood Road is the eastern boundary of the farm, however the drive to the homestead followed a slightly different route, as can be seen on the later topographical map (Figure 14).

Unlike Raby, which was renowned for its flock of sheep, Eastwood was a cattle property as advertised in 1856 by the resident Duncan McClennan, as an '...absolute sale, without the slightest reserve, of household furniture, farming implements, dairy utensils, cows and calves,

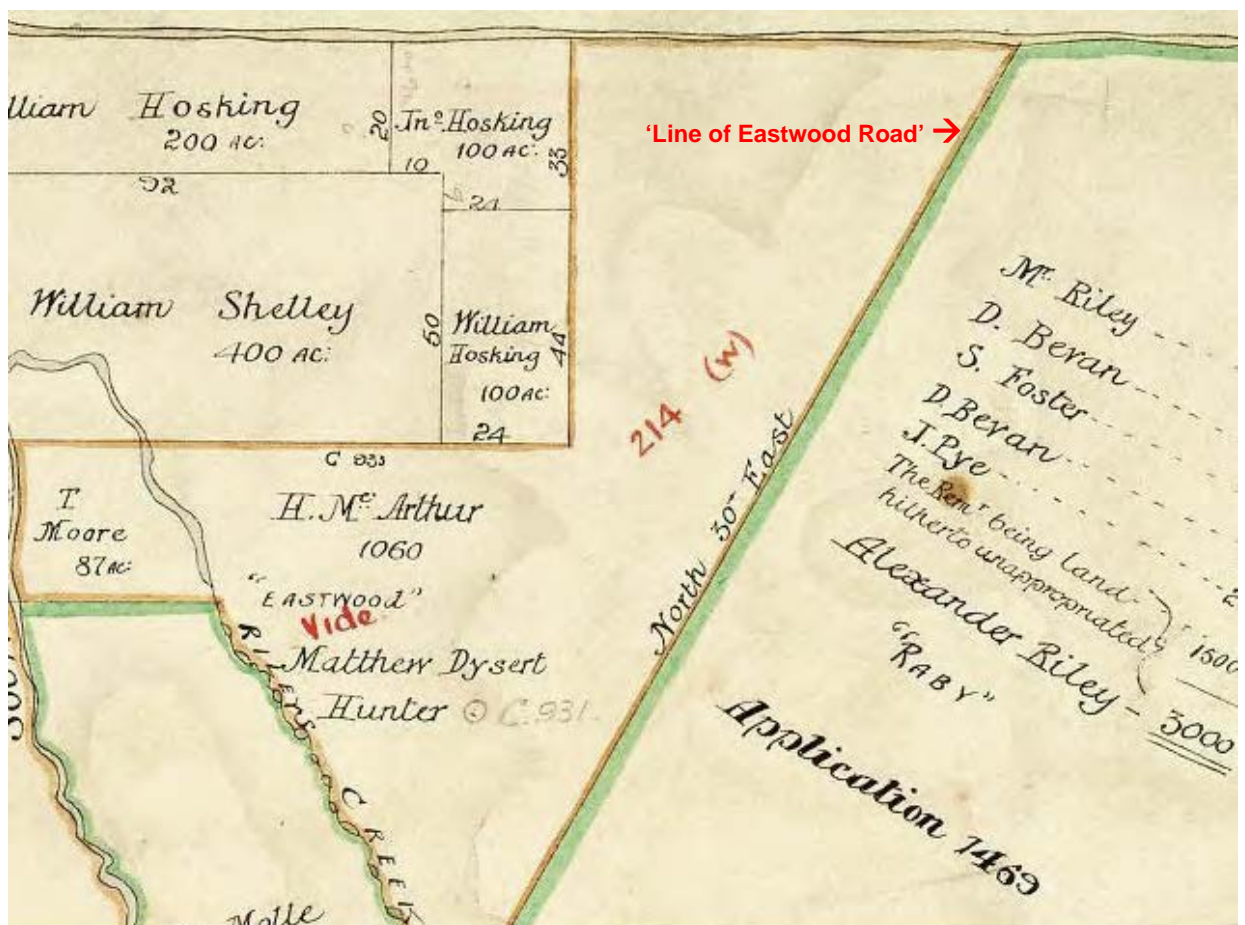


Figure 7: Extract from the undated Parish map showing 'Eastwood' Farm. Note the chain of ponds is shown along Rileys Creek.
Source: Parish Map Preservation Project.

¹³ Sydney Herald, 25 December 1839

¹⁴ Sydney Monitor and Commercial Advertiser, 6 July 1840

springing heifers, working bullocks, hay and pigs... , as he was leaving for Port Macquarie.’¹⁵ The notice indicates that there was quite a substantial homestead complex at Eastwood.

It evident that from journals of the day that Eastwood was occupied by a number of tenants, such as William Risley, with a description of the farm at Bringelly as having ‘...good and secure paddocks’ that he was using as a stud farm.¹⁶ Charles Myles was another tenant listed as the occupant of Eastwood Farm at Bringelly in 1879.

Lot 6 of Eastwood farm, comprising 305 acres and a cottage and conveniences was sold in 1905, at the same time as the Raby Estate was subdivided into smaller farms and sold. The land was all part of the estate of the late William Moore Esquire, as were Lots 1 to 5 of the Raby Farm (Figure 5).

The 1914 Parish map shows that the farm had been subdivided and that Eastwood Farm now only comprised the section of the farm bounded by the chain of ponds forming Rileys Creek. The frontage to Bringelly Road had been subdivided off with Anthony Road shown leading westward, dividing Thomas Moore’s property ‘Moorefield’ from George Molle’s farm ‘Catherine Field’. Part of Anthony Road follows the division between what remained of Eastwood Farm to the south and the farm purchased by the McCanns to the north.

2.4 Rickard Farmlet Subdivision c.1914

Sir Arthur Rickard was a high profile businessman who started his real estate company in 1904 and developed strikingly illustrated advertisements for the sale of land, started a magazine in 1909, *Rickard’s Reality Review*, and was named by the *Sun* newspaper as ‘Sydney’s subdivisional specialist’.¹⁷ The Rickard advertisements appeared from 1914 onwards, and into the 1920s (Figures 10, 11 & 51). An undated subdivision plan that advertises the ‘Raby Estate for Private Sale by Arthur Rickard & Co. Ltd.’ is held in the Mitchel Library, and reflects the 1928 map of subdivision (Figures 8 & 9). The subdivision plan shows a few of the blocks have been built upon, mainly in the northern section of the estate.

Although the 1928 subdivision plan only shows roads within the Raby Estate, both Eastwood Farm and the Raby Estate were subdivided into farmlets at a similar time. Arthur Rickard sent a plan of the proposed subdivison of Raby Estate to the Nepean Shire Council in January 1914 and the council inspected the site in June.¹⁸ Farms at Raby Acres Estate, Eastwood Farms Estate and Rossmore Farms Estate were on sale from October 1914 (Figure 10). Thomas Henry Dixon managed the sales of the three estates and prospective customers were met at either Liverpool or Ingelburn Railway Stations.

Eastwood Road forms the boundary between the two subdivisions of Raby and Eastwood but did not come into existence until the subdivision of Raby as an access road. The 1928 subdivision plan also shows Anthony Road branching off Eastwood Road to the west. Identified on the 1914 map is a proposed ‘Raby Public School’, the first lot to be created for the subdivision with a road, later to become Rickard Road, set out to provide access from Bringelly Road (Figure 9). Erected in 1922, the school was at the heart of the subdivision and is shown on the Parish map of 1928, and continues to operate today as the Leppington Public School. The school is north of Ingelburn Road and thus not within the study area.

¹⁵ SMH 8 January 1856

¹⁶ Bells Life in Sydney and Sporting Chronicle, NSW 9 November 1861

¹⁷ Australian Dictionary of Biography, *Sir Arthur Rickard (1868-1948)*

¹⁸ Nepean Times 17 January, 14 March and 27 June 1914

Within the study area the Rickard subdivision includes Ingleburn Road, Rickard Road, Byron Road, Dickson Road and Heath Road, and can be seen on the 1928 Parish map as a development of the road system from the 1914 map (Figures 6 & 9). The Lots became known as Raby Farm blocks, and Rickard produced a pamphlet on 'how to make big money' from the cultivation of the small farmlets that he was selling (Figure 10). Advertisements for the farmlets at Raby are included in the publication as well as one with a restrained Federation style house, similar to an extant example at 66 Rickard Road (Figure 51).

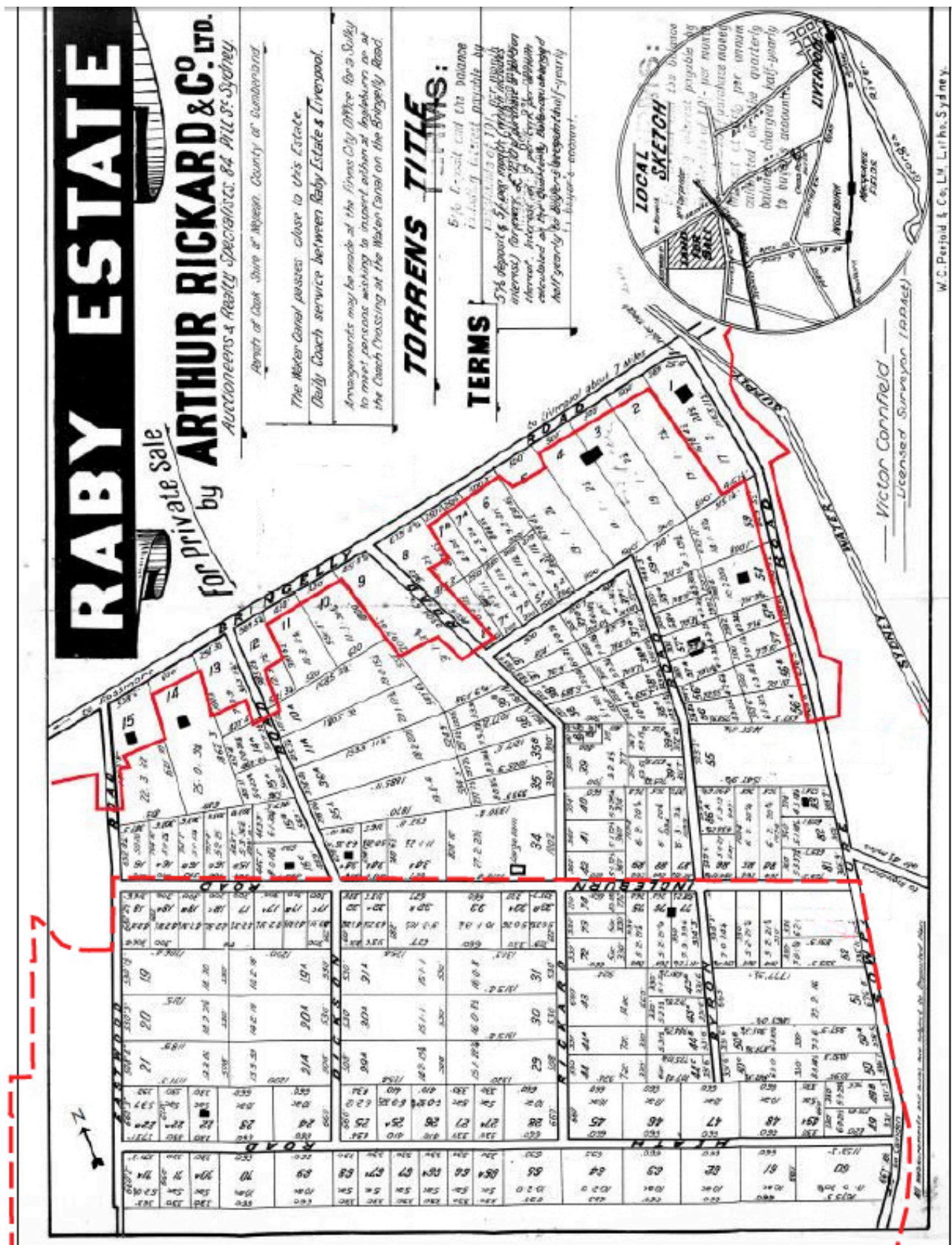


Figure 8: Rickard advertisement for the sale of the subdivided land at Raby. The site is marked with a dashed red line.

Source: *Nepean Times*, 17 January 1914

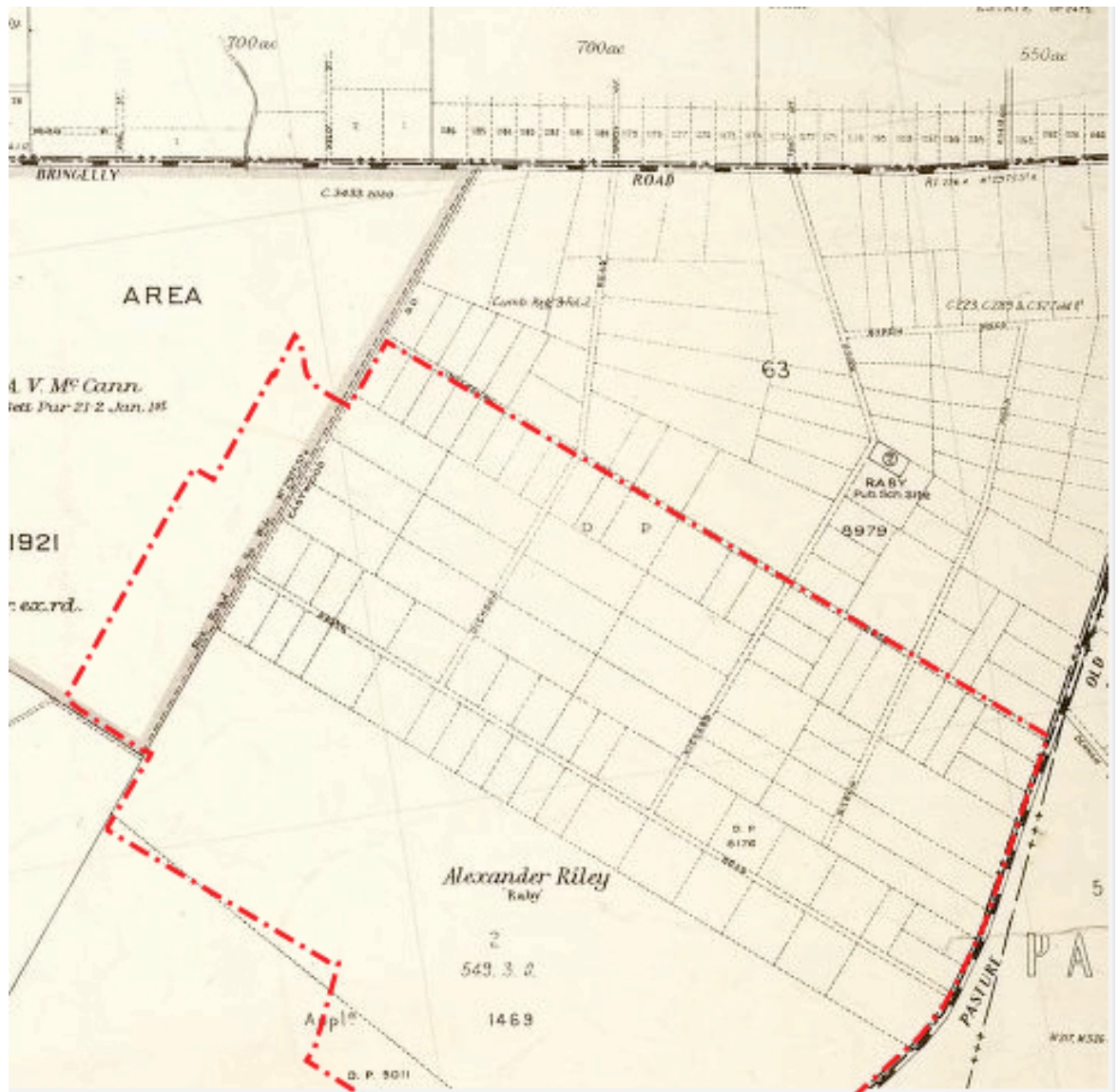


Figure 9: 1928 Rickard Subdivision. Source: Parish Map Preservation Project.

When first laid out the roads of the subdivision were unsealed and there was no electricity supply. The Raby Estate subdivision was described as: ¹⁹

This fine Estate aggregates a total of over 1900 acres of choice, undulating, well-grassed land, having a decidedly attractive, park-like aspect, with some very valuable timber on most of the blocks. It is situated close to the City Water Supply Canal, and supplies by syphen can be arranged for. Bounded and subdivided by well-made roads (Bringelly, Cowpasture, Rickard and Eastwood Roads), the property is but eight miles from Liverpool, six miles from Narellan, and under four miles of Ingleburn Station on the Sydney, Liverpool and Campbelltown line, with a good train service. The area of the several blocks range from ten acres to over thirty-three acres, large areas being easily obtainable by taking one or more adjoining blocks. POST OFFICE, PUBLIC SCHOOL, and STORES are only about a mile from the Estate. Wonderfully good value at from £5 per acre.

¹⁹ SMH 17 October 1914

630-991
R

24
RI ARMLETS




**Value in
Every Acre**

Money grows fast
on a Fertile
Farmlet on

Raby Acres, Ingleburn

Just the ideal place for a glorious country home, within easy hail of the City!

Ingleburn is a flourishing township on the Campbelltown Line, 28 miles from Sydney, and Raby Acres Estate is situated about 5 miles from the station, and 7 miles from Liverpool, with good roads which lead through pretty rural scenery.

The Estate consists of a fine tract of undulating land, with good water supply and splendid timber. The soil is very rich, and specially suitable for

**Fruit, Flowers, Vegetables, Mixed
Farming and Poultry**

With the present high prices of all foodstuffs, there is great profit to be made on such farmlets as Raby Acres offers.

Store, School, Post Office, etc., are situated about one mile from the Estate.

Farmlets are now for sale, from 4 to 19 acres, from £9 to £13 per acre.

Arthur *Rickard* & Co. Ltd.

THE PASSWORD TO PROSPERITY

34 Prince Street

Realty Specialists

RICKARD'S EASY TERMS

J. A. Campbell & Co., Margaret and Kent Streets, Sydney

Figure 10: Rickard's advertisement c.1914. Source: SMH

[illegible]

Figure 11: Arthur Rickard's advertisement for the farms estates, including Raby and Eastwood. Source: SMH October 1914.

The nearby Eastwood Farms Estate was described as:

Close by the Raby Acres Estate, and runs back from the Eastwood-road to South Creek, and within easy walking distance of Post-office, Public School, and stores. It is similar in situation and character to Raby, and the blocks range from over seven and a-half acres to over thirty acres—totalling altogether nearly 400 acres of splendid soil. One Block of over seventeen acres has a W.B. [weatherboard] Cottage erected on.

This weatherboard cottage was the only residence listed. Rickard went on to describe Raby Acres Estate in glowing terms:

*People the vacant lands, these are the words of Sir Rider Haggard spoken to the people of Australia. Rickard's easy terms are already doing it. They enable the man without capital to get out of his dispiriting labours in the congested city, into the happy, healthy, and fully country life. There he is not only helping to develop the wonderful resources of "Sunny Australia" of ours, but he is able to make a handsome living in congenial circumstances. Investigate these possibilities...Bringelly road near Ingleburn. Raby Acres are fertile blocks of 10-33 acres;
4 miles from Ingleburn and are suitable for Mixed Farming, Poultry, Market Gardening &c.*

Although some sales were made, in an attempt to sell the land, Rickard progressively reduced the minimum size. In May 1917 Rickard reported that 'farming prospects were not neglected, on the Raby Estate, Ingelburn, Toongabbie Park and Wyee estate a satisfactory number of farms were disposed of'.²⁰ Rickard and Co was still negotiating with the Nepean Council in November 1917, when it was proposed that Byron Road, which was a dead end be extended, although the lot between Byron Road and Heath Road had already been sold.²¹

By 1918 blocks of 4 acres could be purchased:

Raby Acres Estate, about 5 miles from the station, is noted for its splendid soil. The land is well watered, undulating, and well grassed and as the climate is good any man can make a sound living from farming, poultry keeping, vegetable growing and stock raising.²²

²⁰ SMH 19 May 1917

²¹ Nepean Times 17 November 1917

²² SMH 9 January 1918

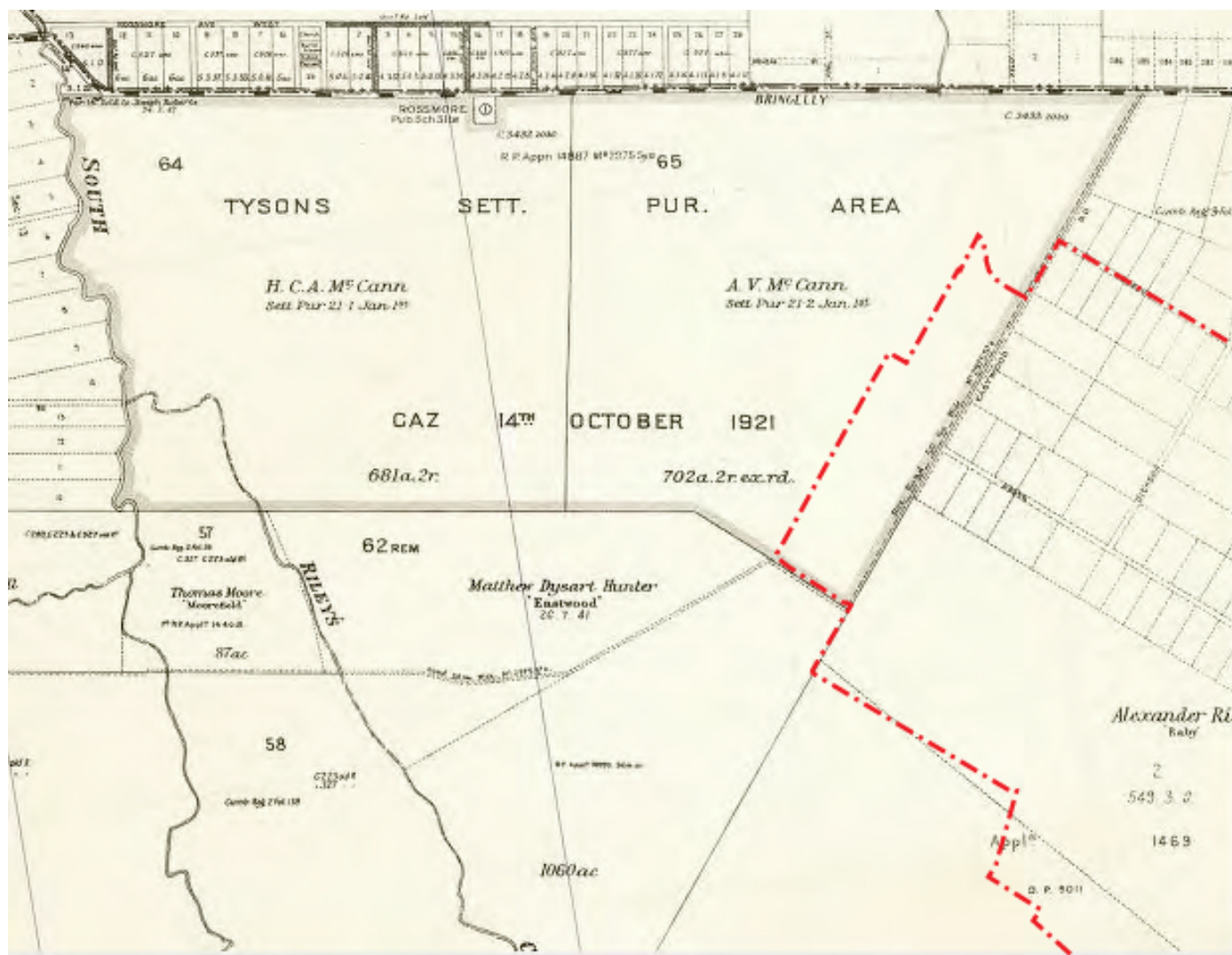


Figure 12: Extract from the parish map showing the Tyson Settlement Purchase area acquired by the McCann family in 1921. The Rossmore subdivision to Bringelly road above can also be seen. Source: Parish Map Preservation Project.

2.5 Interwar Development

The upper portion of the Eastwood farm estate (fronting Bringelly Road) formed part of Tyson's 'Settlement Purchase Area', gazetted 14 October 1921 (Figure 12). There were two proprietors, A V McCann (eastern lot) and H C A McCann (western lot). The land extended to the west as far as South Creek. Tyson's settlement purchase site included an area set aside for the Rossmore Public School. Eastwood Road separated the farmlet subdivision on the northern portion of Raby farm and the McCann's 'settlement purchase'. The McCann family, who were dairy farmers, erected the Allenby homestead (now a heritage item). Ashley McCann was still living at Rossmore in the 1950s.

By 1919 the residents of Leppington petitioned for the establishment of a school, which appeared to result in the building of the Raby Public School in 1922, referred to above. Some of the early families are recorded in the history of Raby, prepared by the pupils of the local school, and include Mrs Francis, her brother Thomas Jones (who owned land where the school was erected), the Dewhursts, the Hancocks, the Barretts and the Tegels. The Barrets later donated the land on which the Progress Hall was erected.

Mr J E Tegel, a storekeeper had taken up farming in 1920, however due to the drought he had given up dairying to concentrate on his egg laying hens. By 1928 he had 4,000 White Leghorns and a substantial farm with a farm house and poultry sheds. In 1931 the Egg Marketing Board visited Tegel's farm: ²³

This farm is owned by Mr. J. E. Tegel, and is situate some three miles from Ingleburn railway station, almost in the heart of the bush, and has none of the modern services, such as city water, electricity, or even telephone, available to it. What it lacks in these respects has, with the exception of telephone communication, been amply supplied by the owner by the installation of an electric lighting and power plant of some considerable dimensions. By this means light is supplied to a large residence and the poultry plant. Water is pumped from a dam half a mile away, and from this service the farm is reticulated. All necessary grinding of poultry foods is done by this power...

Mr. Tegel about ten years ago, longing for open spaces, as he himself puts it, gave up storekeeping and settled on the land to make a living for a family of five in number, in addition to himself and his wife. By dint of hard work and business ability he has, without any previous experience, established himself in straight-out utilitarian poultry farming on a big scale, and in such a way as to remind one of the delightfully serene farm homes one has seen occasionally in the wool and wheat country.

Another of the Tegel family, Mr E Tegel, sold his property in 1932: ²⁴

Ten Acres, Poultry, Fruit, Cultivation, Stocked or Unstocked, Good Residence, Best Offer, Motor to Inspection, E Tegel, Leppington via Liverpool.

²³ SMH 23 October 1931

²⁴ SMH 28 April 1932



Figure 13: Early drawing of 'Cow Pasture Road' by William Hardy Wilson. Note Raby and South Creek are shown, with the area of Leppington signified by sheep. Source: National Library of Australia

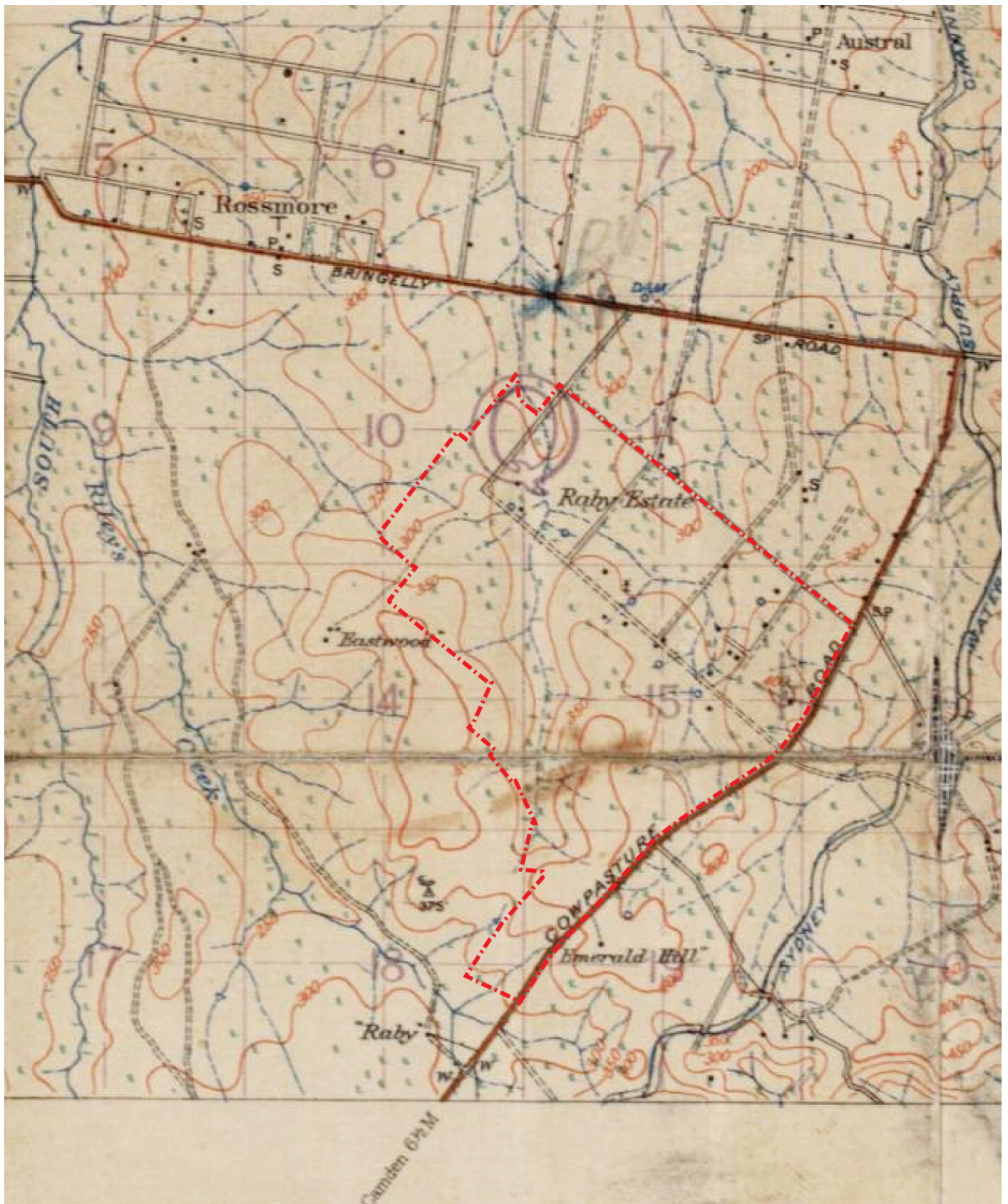


Figure 14: Extract from the 1929 topographic map showing the location of the various homestead groups.

Source: Australia 1:63 360 topographic series Liverpool, New South Wales [cartographic material]

Both of the Tegel Poultry farms are listed in the Sands Directory for 1932-33 when there were 10 farmlets listed at Leppington, however reference to the 1929 Topographical Map may indicate that not all of the local families are listed:

<i>Bradley, Mrs E</i>	<i>Farmer</i>
<i>McArdell, J M</i>	<i>Farmer</i>
<i>Masterfield, G</i>	<i>Poultry Farmer</i>
<i>Oliver Harold</i>	<i>Poultry Farmer</i>
<i>Perry, R D</i>	<i>Grazier</i>
<i>Sharp, W</i>	<i>Poultry Farmer</i>
<i>Stubbs, J</i>	<i>Poultry Farmer</i>
<i>Tegel, E A</i>	<i>Poultry Farmer</i>
<i>Tegel, J E</i>	<i>Poultry Farmer</i>
<i>Yates, Mrs E</i>	<i>Farmer</i>

The Masterfields had been living in Heath Road since around 1925 and were the first to grow tomatoes.²⁵ The family remained in the area until at least the early 1950s when George Arthur Masterfield died. Other residents noted in newspaper accounts include H. Hollins, who lived at Raby until at least 1937 and was a member of the Progress Association.

The 1929 topographic map (Figure 14) shows a track leading to the Eastwood homestead complex that was located between Rileys Creek and Heath Road. From present aerals and area inspection there is no indication the farm buildings survive. The homestead complex is outside the Leppington precinct study area.

2.6 Post World War II Development

Evidence of the nature of development after World War II is derived from a series of aerial photographs, the earliest of which was taken in January 1947 (refer to Appendix C).²⁶

The original Rickard subdivision from 1914 largely remained with the smaller farmlets operating in the north of the former Raby Estate, while the southern section was still a large lot farm area (Figure 15). It is evident from the 1947 aerial that the market gardens were concentrated in the area between Byron and Dickson Roads, whereas there was still substantial forest area west from Dickson Road to Eastwood Road. The location of the earliest houses is a reflection of this development. Further west of Eastwood Road there appears to be only one property operating as a market garden. At this stage Eastwood Road virtually stops at Heath Road, with only a track extending beyond to Anthony Road.

It was not until some time between 1956 and 1961 that the southern section of Raby was further subdivided including Park Road to Ridge Square, Phillip, Joseph, George, Hulls, and Dwyer Roads (Figure 16). Woolgen Park Road and Riley Roads are setout but are more like tracks. The connection of Byron Road to Heath Road also appears at this time. The second subdivision was known as the Riley Estate subdivision after the Riley family who built Raby.

A comparison of the north section of Figure 14 from Heath Road, and the current subdivision indicates that further lot division has occurred but the main road structure remains essentially the same other than the extension of Byron Road to Heath Road. The aerals indicate the landscape has altered as the land is cleared but this development has been relatively slow and the precinct remained quite sparse.

²⁵ History of Raby prepared by the school pupils. ML

²⁶ Land & Property Information/maps.six.nsw.gov.au

The western extension of the Leppington Precinct includes a series of farmlets subdivided out of the McCann's farm fronting Eastwood Road. This subdivision appears to have occurred post WWII, and the aerals indicate progressive clearing, although Cordeaux Road only starts to appear as a track on the 1970 and 1982 aerals (Appendix C), after which it is likely to have become a sealed road based on the age of the dwellings

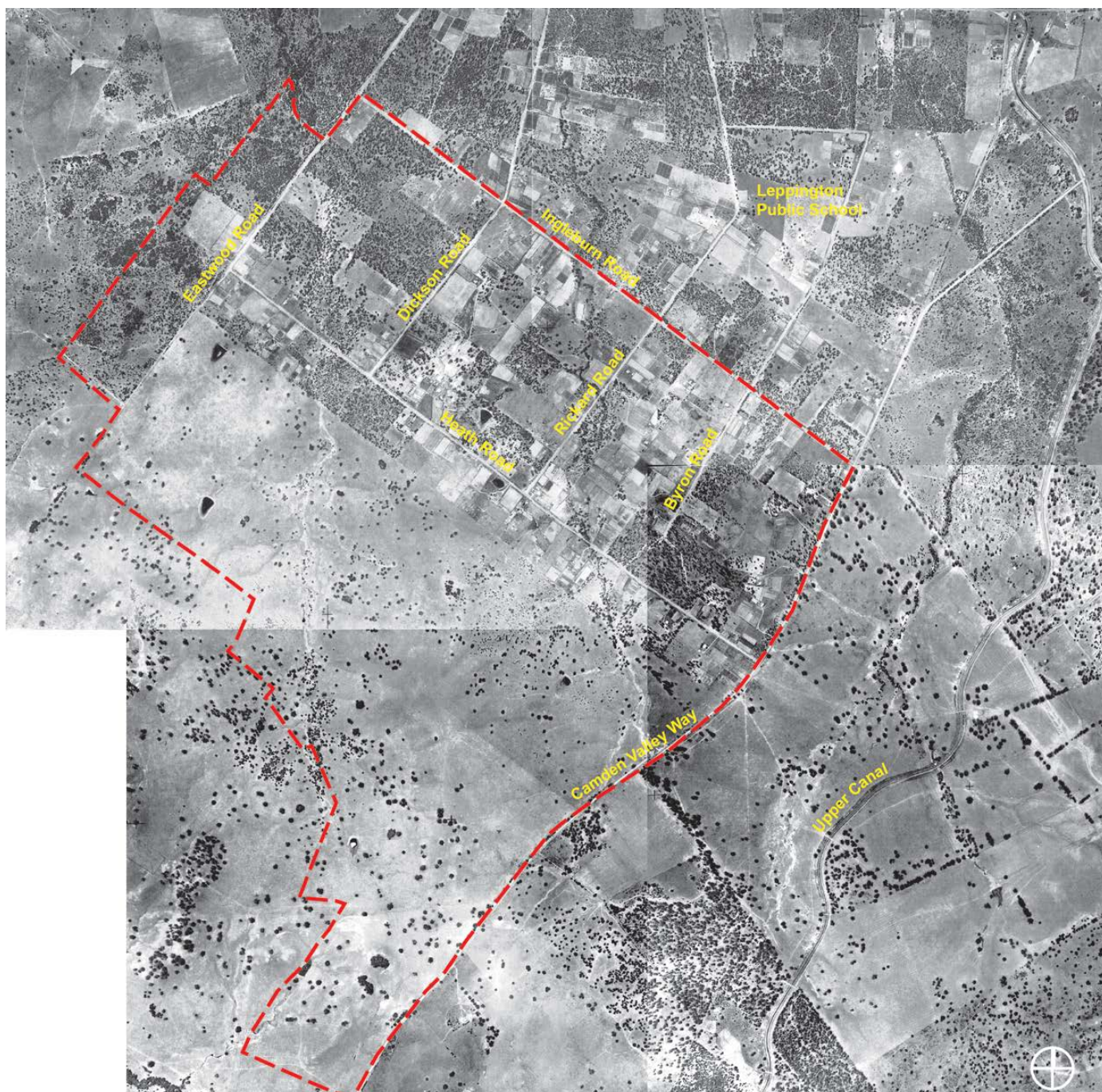


Figure 15: Composite orthophoto of the Leppington Precinct 1947. Note the clear division between the subdivided north section of the estate and the undeveloped southern section. Source: Land & Property Information



Figure 16: Composite orthophoto of the Leppington Precinct 1961, showing the recently subdivided southern section of the precinct.

Source: Land & Property Information

3.0 Planning and Statutory Background

3.1 Statutory Heritage Listings

3.1.1 National Listings

There are not any National Heritage or Commonwealth Listed items within the study area.
There are not any Commonwealth Listed Items within the study area.

3.1.2 State Heritage Register

There are not any State Heritage Register listed items within the study area, however there are a number of items located in the vicinity of the study area:

Raby

Although not in the study area, the visual curtilage of Raby extends to the southern boundary of the study area precinct. Raby is included as a Heritage listed item on the Camden LEP.

Upper Canal System (Pheasants Nest Weir to Prospect Reservoir)

(Part of the Upper Nepean Scheme)

This item is listed on the Sydney Water Section 170 Register.²⁷

By virtue of the structure of the canal, this item is not visible from the study area.

Gledswood

Located some distance to the south east and not visible from the study area.

Denham Court

Located some distance to the east and not visible from the study area.

3.1.3 Local Government Listings

There are not any Local Heritage listings within the study area.

Potential Heritage Items from the Camden DCP 2011

The following tables are referenced from the DCP.

Table B3: *Potential Heritage Items – Built Environment*

No items are identified.

Table B4: *Potential Heritage Items – Cultural and Visual Landscapes*

Suburb	Item Name	Address	View Description
Camden to Leppington	Cultural Landscape	Camden Valley Way	The former 'Cowpastures Road' road corridor including trees and sequential vistas and view corridors to historical properties and pastoral landscapes

²⁷ Sydney Water -. <http://www.sydneywater.com.au/Sustainability/OurHeritageAssets/search.cfm>

Note the above table is an extract from the DCP and may require Council review on the basis of the current upgrade of the Camden Valley Way from a two lane carriageway to a four lane highway. Refer to the analysis in Section 5.0.

Table B6: *Potential Heritage Items – European Archaeological*
None identified.

Aboriginal Heritage Sites

Refer to a separate study prepared by *Australian Museum Business Services*.

3.2 Non Statutory Listings

The National Trust

There are not any listings on the National Trust Register within the study area. The National Trust Register however includes the surviving homesteads in the vicinity of the area: Raby, Gledswood and Denham Court.

AIA Register of Significant Twentieth Century Buildings

There are no buildings listed on this register within the study area.

4.0 Analysis of Physical Context

4.1 Topography and Natural Landscape

The Leppington Precinct is a reflection of its original farming history in a rural landscape, which has developed from the land grants of Raby and Eastwood, into subdivided farmlets, market gardens, and then to smaller residential subdivision. The topography is characterised by hills, ridges, and creek lines that are subject to flooding. The land is cut by Kemps Creek, falling from the south to the north, with a high point on Ridge Square, falling away to the south to Rileys Creek. The next ridge to the south is the site of Raby house. There is a slight hill in the east of the site that falls to Camden Valley Way.

It is evident from the 1947 aerial image (Figure 15) that the land was cleared from the original Raby farm and this has continued with subdivision into farmlets. There remain remnant pockets of Cumberland Plain eucalypts interspersed with the introduction of exotic species such as palms. The land currently reflects a market garden farming community almost devoid of the original vegetation.

4.1.1 Views and Vistas

From the topography and the slight rise and fall of the terrain, there are areas that obtain distant views across the precinct and beyond. These have been summarised in Figure 17 with a following series of applicable images.

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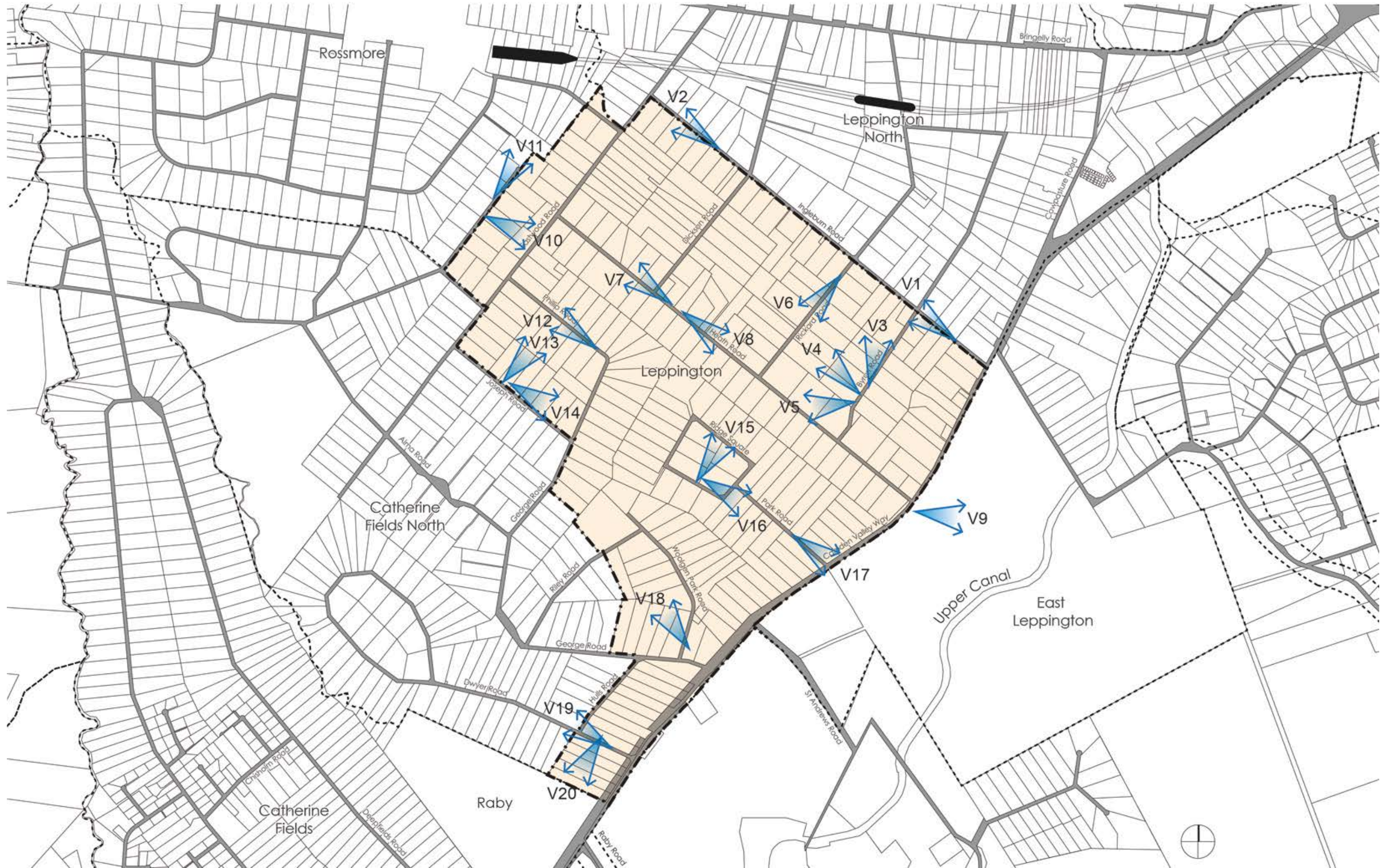


Figure 17: Views and Vistas – Location Plan.

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Figure 18: View 1 – from Ingleburn Road to the west



Figure 19: View 2 – from Ingleburn Road towards Eastwood Road



Figure 20: View 3 – along Byron Road to the north



Figure 21: View 4 – distant views from Byron Road to the west



Figure 22: View 5 – from Byron Road to the south west



Figure 23: View 6 – along Rickard Road to the south



Figure 24: View 7 – along Heath Road to the west



Figure 25: View 8 – along Heath Road, just before Rickard Road



Figure 26: View 9 – the junction of Heath Road with CVW looking east



Figure 27: View 10 – from Cordeaux Street across to Eastwood Road



Figure 28: View 11 – along Cordeaux Street to the cul-de-sac



Figure 29: View 12 – along Phillip Road towards Eastwood Road



Figure 30: View 13 – from Joseph Road across the pond to the north



Figure 31: View 14 – along Joseph Road to the east



Figure 32: View 15 – from the high point of Ridge Square to the north



Figure 33: View 16 – from Ridge Square to the east

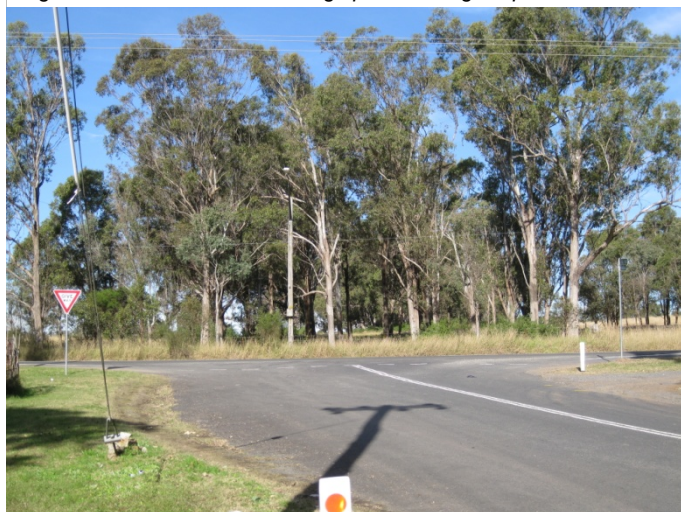


Figure 34: View 17 – the junction of Park Road with CVW to the east



Figure 35: View 18 – from Woolgen Park Road to the west



Figure 36: View 19 – along Dwyer Road to the west



Figure 37: View 20 – from Dwyer Road towards Raby to the south

4.2 Cultural Landscape

The natural landscape of the Cumberland Plain has been transformed into a cultural landscape of human intervention based on primary industry, with crop farming and associated large greenhouse structures and residences. The physical evidence of the study area that includes the road pattern and subsequent subdivision, reflect the two main periods of land sale, the first in the early 20th century and the second in the mid 20th century. The first period is related to the sale of the northern section of Raby Farm in 1905 and subsequent 1914 Rickard Subdivision from Heath Road to Ingleburn Road. This area is where the earliest houses have been found, whereas the later subdivision, further to the south in the late 1950s, is reflected in the types of houses built at that time and later.

4.2.1 Road Pattern

The Precinct road pattern can be regarded as having three broad areas that relate to the history of subdivision and stems from the former Cowpasture Road that marks the eastern boundary:

- The Raby land grant that was subdivided in the north along Heath Road;
- the remaining southern section of the Raby land grant from Dwyer Road in the south to Heath Road in the north;
- and the Eastwood land grant to the west of Eastwood Road.

The first farmlet subdivision in 1914 laid out the street pattern to Bringelly Road between Cowpasture Road (Camden Valley Way) and Eastwood Road with the main streets of the Precinct being:

- Ingleburn Road and Heath Road that generally run east-west, linking Camden Valley Way and Eastwood Road;
- Byron Road, Rickard Road and Dickson Road that run generally north-south between Ingleburn and Heath Roads.

The 1914 Rickard subdivision from Heath Road to Ingleburn Road is where the earliest houses have been found. Whereas the later subdivision further to the south in the late 1950s, is reflected in the types of houses built at that time and later. As noted, the earliest thoroughfare is Cowpasture Road that has become Camden Valley Way, a busy highway. It still however retains a picturesque landscape with remnant Cumberland Plain forest along each side.

4.2.2 Camden Valley Way

The Camden Valley Way is listed in the Camden Council LEP as a potential heritage item as a Cultural Landscape. A section of the CVW between St Andrews Road and Raby Road has significance as Remembrance Way. Begun in 1954 as a memorial to those who served in WWII, tree plantings have been initiated from Macquarie Place in Sydney to the Australian War Memorial in Canberra.

The series of images that follow reflect the nature of the former Cowpasture Road landscape, travelling from the south of the study area to the north at the intersection with Ingleburn Road. Since this report was initiated in mid 2012, road works have begun on the widening of the Camden Valley Way into a four lane carriageway.



Figure 38: George Road intersection and the study area on the left. Note the rise in the landscape on the left, which goes to the water tower in Woolgen Park Road, a high point in the district

Source: Googlemap



Figure 39: Note the continuing rise in the landscape in the left background and the absence of built structures. This section of the CVW is a part of Remembrance Way
Source: Googlemap



Figure 40: The landscape on the left levels out with some houses in the middle distance. The CVW is typically lined with Eucalypts
Source: Googlemap



Figure 41: Approaching the Park Road intersection on the left, where the ground begins to rise again
Source: Googlemap



Figure 42: Level landscape with interspersed red brick houses, the typical type in this part of the study area, that is late 1950's subdivision with 1960-70's housing
Source: Googlemap



Figure 43: Note the introduction of exotic plant species and the gentle curve in the road which is a characteristic of the Camden Valley Way

Source: Googlemap



Figure 44: Intersection with Heath Road where the landscape rises over a gentle hill and falls to the west. Note the open landscape on the right of the road, that is to the east

Source: Googlemap



Figure 45: Note the significant rise in the landscape where there are a number of farm houses with long driveways. Note the relatively thick stand of Cumberland Plain eucalypts on the east side (right) of the road
Source: Googlemap



Figure 46: Approaching the only commercial area along this stretch of the CVW
Source: Googlemap



Figure 47: The Ingleburn Road intersection on the left with the Lockies Hotel behind. Note the cleared landscape on the left, typical for the area, with rows of remnant eucalypts marking the line of the roadways
Source: Googlemap

A review of the above images reveals that the former Cowpasture Road maintains some of its landscape quality where the remnant Eucalypt forest has been retained, although this may be due more by accident than by design, and in some cases relates to the topography and ease of construction. Currently, greater retention of forest has occurred to the east of the road than the west within the study precinct. Also of note is the Remembrance Way between St Andrews Road and Raby Road, which may account for a greater density and consistency of forest along this section of the CVW (Figures 50 & 97)

The Camden Valley Way is currently being upgraded from the current two lane road to a four lane, divided carriageway. Although the analysis and design of the upgrade has taken into account the semi-rural landscape nature of the area, there will clearly be an impact on significance of the thoroughfare and will be reviewed in Section 6.0.

4.2.3 Lot Subdivision

As noted, the subdivision of the Raby Estate occurred in the north section of the precinct area and is reflected in the 1947 aerial. Subsequent subdivision in the southern part of the precinct was likely to have been carried out in the late 1950s as ascertained with a comparison between the 1956 and 1961 aerials (Figures 15 & 16 and Appendix C).

Reference to Figure 50, indicates the Lots tend to be rectangular, generally twice as long as wide. The predominant pattern is for the narrow end of the lot to face the road, for example north-south along Ingleburn and Heath Roads, while the lots facing the other roads run east-west. The lots are generally marked by fencing of timber posts with wire or timber rails (Figures 48 & 49). The size of the Lots tend to be about 5-10 acres with little further subdivision since the original Lot layout and the precinct retains a market garden pattern, although a number of lots appear to be disused as farms (Figure 118).



Figure 48: View from Joseph Road with a typical post and wire fence on the allotment boundary



Figure 49: View from Ingleburn Road with timber post and rail fence



Figure 50: View from Ingleburn Road with timber post and rail fence



Figure 51: Current aerial image with overlaid subdivision lots. Note the location of Raby. Source: DPI

4.2.3 Building Structures and Other Features

The surviving farmhouses on the Raby Estate demonstrate the pattern of development of the small farmlets on the Cumberland Plain, erected from WWI onwards. The houses were predominantly weatherboard, or a combination of weatherboard and asbestos cement sheeting, often referred to as 'fibro'. Bay fronted, gable roofed elements from the Arts & Crafts style are evident in the earliest houses dating from WWI, often with Art Nouveaux details. Details from California Bungalows were generally introduced around 1916, however these were likely to have come later to this rural area and appear here in the 1920s.

Arthur Rickard's publicity material indicated the type of cottages that could be erected on the farms (Figure 52). A weatherboard cottage is shown on the 1914 advertisement for the farms' estates including a possible layout for a vegetable garden. The cottage illustrated is a bay fronted house with a steep roof and a vented gablet. No examples of this type of roof have been located, however one of the surviving houses at 66 Rickard Road is very similar in other respects (Figure 62). Ready cut model houses of this type were also advertised in 1916 by George Hudson & Son Ltd of Regent Street Redfern, and continued to be available into the 1950s. Hudson's homes were on show at the Agricultural Show in 1918, indicating that they were intended for use on rural properties, and catalogues from 1919 survive.

The residential buildings of the Leppington precinct are representative from c.1916 to contemporary and can be summarised as:

- Single and double fronted weatherboard or fibro houses with details indicating WW1 or early 1920s construction, usually with gable roofs (Figures 58 and 60);
- Interwar houses with California Bungalow influences with gable roofs (Figures 57 and 72);
- WWII, 1950-60s fibro cottages with hipped roofs. The butt joints of the fibro sheets were covered with timber battens (Figures 74 and 76);
- 1970-80s brick houses to project home designs (Figures 87 and 90);
- Larger contemporary brick houses.

The following building descriptions are based on the main roads within the study area (Figure 53). The focus of the physical evidence is on structures that are more than fifty years old in terms of potential heritage significance, but also comments on later structures so as to provide an overview of the housing types in the area. Structures have been included that, although of unlikely heritage significance, will have an impact on planning in terms of their function.

Reference is made to the 1929 Parish map (Figure 14), and the earliest aerial photograph of 1947, as well as the later aerials of 1949, 1956, 1961, 1965, 1970, 1983, 1994 and 2005 (Appendix C). These are compared with the current aerial photographs obtained through *Google Earth*. Comments will also be made with regard to the natural and cultural landscape.



Figure 52: Rickard's 1914 advertisement. Note the style of the house and its similarities with 66 Rickard Road, double fronted, window awning and verandah detail. Source: SMH 17 May 1916

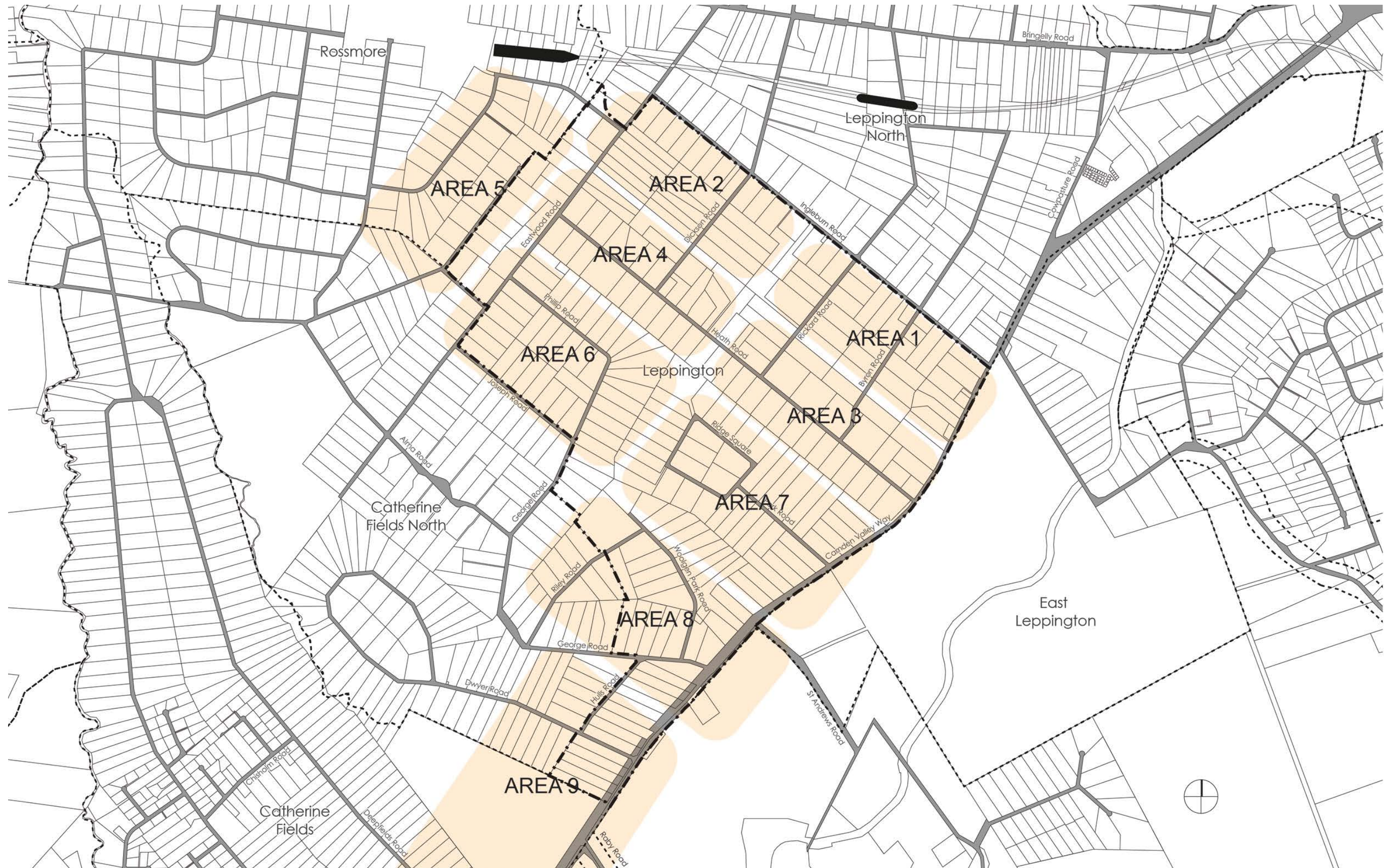


Figure 53: Study precinct with Area Maps for locating items. Source: Base plan provided by Cox Richardson with overlay by CM+

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AREA 1



Figure 54: Area 1 location plan. Note: the numbers refer to the street address of each property

Ingleburn Road (east, south side)

As a part of the first subdivision of the Raby Estate, this road has some of the earliest dwellings within the study area (Figures 57 & 58). The early houses are generally Interwar fibro cottages, with later post WWII houses of fibro or brick.

27 Ingleburn Road

A small fibro cottage with a gable front, corrugated iron roof and standing on brick piers. Located behind the current residence, and with a number of out buildings (Figure 55), the cottage appears on the 1947 aerial, however the other structures do not. The cottage appears to have been altered and retains little original detail, although the property retains the original 1914 Lot subdivision. No further assessment is required.



Figure 55 and Figure 56: Ingleburn Road from 'Lockies' Hotel looking to the west.

35 Ingleburn Road

An Interwar brick cottage with an infill verandah and lean-to addition on the east side, located some distance from the road. A typical Australian interpretation of a California Bungalow, with a battened double gable. Masonry was often used for the front porch/verandah. Houses of this type were erected in country towns, on farmlets and in suburban Sydney from around 1918 until the early 1930s.

- Inspected from the road only.
- Appears on the 1947 aerial.
- Retains original Lot subdivision.
- The block retains some remnant eucalypts.



Figure 57: 35 Ingleburn Road

75 Ingleburn Road

Small weatherboard cottage with infill verandah that may be an original farmlet residence of the Interwar period. The double fronted gable appears to have been re-clad with weatherboards and the windows replaced with aluminium.

- Inspected from the road only.
- Appears on the 1947 aerial.
- Retains original Lot subdivision.



Figure 58: 75 Ingleburn Road

123 Ingleburn Road

Leppington Progress Hall

This community centre has a description on the front gable as the 'Leppington Progress Hall' with a date of '1956'. However the structure has details of an earlier construction time, as well as appearing on the 1947 aerial. Research has revealed that it was opened in February 1934.

The form is gable fronted with a timber Dado and fibro cladding panels above. The original timber framed casement windows have a top awning sash. Some of the timber framed and lined doors may be original or they may have been reused.

There is one other small progress hall listed on the State Heritage Inventory at Luddenham.

The interior has been inspected.



Figure 59: 123 Ingleburn Road, Leppington Progress Hall. Note the timber dado walls and the metal framed porch

Byron Road (north)

This road runs between Ingleburn and Heath Roads, and includes the local sports field. The 1947 aerial confirms that the road originally stopped short of Heath Road by one Lot length. The connection to Heath Road appears on the 1961 aerial, and skirts around the sports field that also is evident at this time. This road has significant distant views to the west (Figure 22). The houses are predominantly built in the 1970/80s.

85 Byron Road

An c.WWI fibro cottage that appears on the 1929 Parish map as well as the 1947 aerial. It has two external brick chimneys and the front verandah has been enclosed. This may be one of the earliest residences after the Raby Estate subdivision. There is a similarity of form with 18a Heath Road.

- Inspected from the road only.
- The original Lot has been further subdivided.



Figure 60: 85 Byron Road – refer to Area 1 plan

Rickard Road (north)

This road has some of the earliest extant buildings in the study area, as well as a water course that runs across the road from south to north. It has Post war fibro cottages as well as 1960-70's brick houses.

43 Rickard Road

A weatherboard cottage with casement windows that have glazing bars to the top sash, a characteristic of c.1914 houses. This residence also has a functioning market garden and pond.

- Inspected from the road only.
- Appears on the 1947 aerial.



Figure 61: 43 Rickard Road – refer to Area 1 plan

66 Rickard Road

A weatherboard cottage with Art Nouveau vernadach brackets, gable fronted with an awning to the front window, indicating a building date of c.1916. It has been extended at the back. This dwelling bears a close resemblance to the 1914 advertisement by Arthur Rickard for farmlets (Figure 52). The interior has not been inspected.

- Inspected from the road only.
- Appears on the 1947 aerial and the 1929 Parish map.
- Retains original Lot subdivision size.



Figure 62: 66 Rickard Road – refer to Area 1 plan

AREA 2



Figure 63: Area 2 location plan - Ingleburn Road – west, including Dickson Road - north

149 Ingleburn Road

WWII hipped roof cottage with a number of outbuildings reflecting the original farming use. Originally a fibro lined residence, it has been re-lined with weatherboards, a front verandah has been added as well as various lean-to structures. Retains some original details including windows and external curved walls to the entrance.

- Appears on the 1947 aerial.



Figure 64: 149 Ingleburn Road

177 Ingleburn Road

Jack Walters Fire Station

The Rural Fire Station is a simple gable fronted brick structure, opened in October 1992, and under the ownership of Camden Council. Other than providing an important utility service, it does not have any heritage significance and no further assessment is required.

No further heritage assessment is required.



Figure 65: 175 Ingleburn Road

185 Ingleburn Road

St Marys Roman Catholic Church

Located on the corner with Dickson Road and opened in September 1972, the brick structure has contrasting colour pilasters framing the double door entrance. The foundation plaque describes this as the '...first church in Leppington'. The aerials do not indicate any previous structures on the site. The interior has not been inspected. The church has little heritage significance but is likely to have some social significance to the local community.

No further heritage assessment is required.



Figure 66: 185 Ingleburn Road

253 Ingleburn Road

Simple post WWII fibro cottage with rear out-buildings. The site may have been an early farmlet with a structure appearing on the 1947 aerial, and the present fibro house dating from that period. Although of post war construction, the front awning is more likely to be c.1950s, which may have been a later addition. The sash windows have been replaced with aluminium but retain the timber architraves. There is a house number of '52' on the front wall but there is no obvious reason for this. Although it appears on the 1947 aerial, there have been a number of outbuildings that have altered since that time. On the 1956 aerial there appears a garage/carport structure closer to the street, but which has disappeared by the 1961 aerial.

- Inspected from the road only.
- Appears on the 1947 aerial.
- Retains original Lot subdivision.

No further heritage assessment is required.



Figure 67: 253 Ingleburn Road

Dickson Road

Connecting road between Ingleburn and Heath Roads. Although this road is a part of the original Raby subdivision, there is little evidence of early built structures. The 1947 aerial indicates that the area to the west of Dickson Road through to Eastwood Road was not cleared of trees for farming or residential development until the late 1950's and 1960's.

56 Dickson Road

A c.WWI weatherboard cottage that was one of the earliest cottages in Dickson Road. It has been heavily modified with a 1950s gable fronted addition to the north side (left side window in image) that matches the original gable front to the south (right side with casement window). There is a loss of detail to the gable fronts, and appears to have been re-lined with weatherboards, thus detracting from its significance.

- Inspected from the road only.
- Appears on the 1947 aerial.
- Retains original subdivision size.



Figure 68: 56 Dickson Road

AREA 3



Figure 69: Area 3 location plan - Heath Road - East. Note the outline of Leppington oval, and the curve of Camden Valley Way

Camden Valley Way

This major road has remnant Eucalypt forest along its length, and originally had large setbacks to dwellings. There is also a mixture of later post WWII dwellings and a service station.

1339 Camden Valley Way

A fibro cottage that is referred to in the REF.²⁸ Although there is a gable evident there are substantial additions that detract from any significance that the item may have had.

- Inspected from the road only.
- A structure appears in a similar location on the 1929 Parish map.
- Appears on the 1947 aerial.
- The original Lot has not been subdivided.



Figure 70: 1339 Camden Valley Way.

²⁸ Roads and Traffic Authority, Camden Valley Way, Review of Environmental Factors. July 2010

Heath Road (East)

This road also contains a range of dwellings that reflect the time of subdivision from post WWI, Interwar and post WWII construction.

18A Heath Road

A WWI fibro gable fronted cottage with awnings. Retains the original timber windows, although the gutters have been changed. The site also has a barn/garage that may be of a similar period. There is a similarity of form to 85 Byron Road.

- Inspected from the road only.
- Appears on the 1947 aerial.
- The original Lot has been subdivided.



Figure 71: 18A Heath Road

21 Heath Road

Interwar fibro California bungalow with brickwork to the verandah, but appears to be modified and in a poor state of repair. The roof configuration over the verandah is unusual. This residence is quite large compared with the other Interwar houses in the precinct. The use of fibro cladding reflects the economy of construction and the rural district.

- Inspected from the road only.
- Appears on the 1947 aerial.
- The original Lot has been further subdivided.



Figure 72: 21 Heath Road

66 Heath Road

The Camden Council sports field within the 'Pat Kontista Reserve', with Byron Road skirting the eastern side to connect with Heath Road. Has remnant stands of eucalypts along the Heath Road edge and provides community open space under the ownership of Camden Council. The sports field does not appear on the 1956 aerial but is indicated on the 1961 aerial.

This item does not require further assessment.



Figure 73: 66 Heath Road with Leppington oval in the right background

48 Byron Road

A typical post WWII fibro cottage from the 1960s, with timber cover battens and tiled hipped roof, which is representative of many suburban houses of its era.

- Inspected from the road only.
- First appears on the 1970 aerial.
- The original Lot has been further subdivided.

Does not require further heritage assessment.



Figure 74: 48 Byron Road

79 Heath Road

Typical post WWII fibro cottage with tiled roof. Adjacent farm buildings indicate a farmlet property with an earlier fibro roofed building behind the residence, which is used as a garage. Original driveway with palm trees.

- Inspected from the road only.
- Appears on the 1947 aerial.
- The original Lot has been further subdivided.



Figure 75: 79 Heath Road

113 Heath Road

Typical post WWII weatherboard cottage with hipped tiled roof. The 1929 Parish map indicates a structure in a similar location but the current building is either a replacement or substantially modified with aluminium replacement windows. Representative weatherboard cottage of its era.

- Inspected from the road only.
- Appears on the 1947 aerial.
- The original Lot has been further subdivided.



Figure 76: 113 Heath Road

125 Heath Road

Interwar fibro cottage with timber dado, including brickwork to the verandah (Figure 77). The cottage displays some Edwardian details of the gable finial as well as the influence of California Bungalow detailing. The interior retains some original detailing of cornices, joinery, kitchen oven alcove, and original timber windows to the east side rear.

- The property was inspected including the interior.
- Appears on the 1947 aerial.
- As an early homestead, the site as a whole is relatively intact.



Figure 77: 125 Heath Road

125 Heath Road continued

There are original out-buildings of barn (Figure 78), laundry and WC, as well as landscape elements of driveway with palms and a pond at the front of the property. The palm trees are quite substantial and mature. Although the roofing has been replaced and the garage doors replaced with roller doors, the timber joinery appears to be original with a few exceptions.



Figure 78: 125 Heath Road, farm building to the rear of the house

AREA 4



Figure 79: Area 4 location plan - Heath Road - West. Note the diagonal line of Kemps Creek, marked by vegetation

168 Heath Road

Inghams Enterprises Pty Ltd (Kooree Grange)

An original homestead c.1920, with California Bungalow features of low pitched triple gable front and a porch that is a later replacement. There is a lean-to addition to the south side and the windows have generally been replaced with aluminium. The interior retains some original timber joinery, mainly to the doorway heads and entry hall.

The site includes an original landscaped entry with circular roadway and a masonry gateway to the street alignment, a fibro hatchery building, a post war residence as well as large farm sheds.

- Appears on the 1929 Parish map.
- Appears on the 1947 aerial.



Figure 80: 168 Heath Road

194 Heath Road

A Telstra Corporation Exchange on the corner with Dickson Road. A 1980's building with no significance and does not require assessment.



Figure 81: 194 Heath Road

243 Heath Road

Interwar weatherboard cottage with 'wrap-around' verandah. Appears on the 1947 aerial and may have been one of the more substantial dwellings of its time, perhaps post WWI.

The building has been heavily modified with the removal of original details, including timber windows, verandah detailing and gable fenestration.

- Inspected from road only.
- Appears on the 1947 aerial.



Figure 82: 243 Heath Road

244 Heath Road

WWI weatherboard cottage that appears on the 1929 Parish map and with glazing bars to the top of the window sashes. This may have been one of the earliest farmlets and currently has a market garden.

- Inspected from road only.
- Appears on the 1947 aerial.



Figure 83: 244 Heath Road

265 Heath Road

One of the few brick cottages that may have been built c.WWI, as it has similar verandah brackets to 66 Rickard Road, but with a verandah balustrade indicative of a later date. Currently with a market garden and may have been one of the original farmlets. The owner has indicated that there is little original interior detail.

- Inspected from road only but telephone discussion with owner.
- Appears on the 1947 aerial.
- Original Lot subdivision.



Figure 84: 265 Heath Road

AREA 5



Figure 85: Area 5 location plan – Eastwood Road/Anthony Road/Cordeaux Street

Eastwood Road

This road was laid out with the original Rickard subdivision up to Heath Road, however the 1947 aerial image indicates less development than within the Raby estate. This is also reflected in the houses along the road with only a few post World War II fibro residences (Figure 86), but mainly with more substantial brick houses of the 1970-80s to contemporary (Figure 87).

Kemps Creek crosses under the road near the junction with McCann Road, in a line under the transmission line.

148 Eastwood Road

Typical post WWII fibro cottage with tiled hipped roof and brick infill verandah. One of the earliest residences along Eastwood Road.

- Inspected from road only.
- Appears on the 1947 aerial.
- Original Lot subdivision.



Figure 86: 148 Eastwood Road

131 Eastwood Road

Typical brick veneer project home of the late 1980/90s with a double fronted Dutch gable that incorporates a double garage.

Does not require further assessment.



Figure 87: 131 Eastwood Road

Anthony Road/Cordeaux Street

Anthony Road retains a more rural setting with little housing, however Cordeaux Street has predominately 1980s and contemporary project houses, terminating in a cul-de-sac (Figure 28). Cordeaux Street falls to the north with a slight basin between it and Eastwood Road, allowing for a vista (Figure 27). On the western side of the road there are remnant eucalypts in the distance. The aerial photographs indicate Anthony Road was an early track branching off Eastwood Road. Cordeaux Street does not appear until the 1970s aerial, and only as the beginnings of a track (Appendix C). The style of houses along Cordeaux Street reflect the 1980s development of this road.

Rural – the rear of property 220 Eastwood Road

Typical semi-rural landscape from Anthony Road looking to the north, with some retention of remnant Eucalypts.



Figure 88: Anthony Road landscape looking north

221 Anthony Road

Farm buildings with late 1970s brick residence fronting the street, typical of the area.

Does not require further assessment.



Figure 89: 221 Anthony Road

24 Cordeaux Street

Typical two storey brick veneer project home of the 1980s, in an area where single storey structures predominate.

Does not require further assessment.



Figure 90: 24 Cordeaux Street

AREA 6



Figure 91: Area 6 location plan - Joseph Road/Phillip Road/ George Road Precinct. Note the diagonal indication of Kemp's Creek and the size of the pond (Item 36)

Joseph Road/Phillip Road/ George Road Precinct

Joseph Road is predominantly a rural/farming landscape with a notable pond to the north (Figure 93). These roads appear on the 1961 aerial but not the 1956 aerial, indicating the southern section of the original Raby estate was not laid out until the late 1950s. The few houses are from the 1970s and are of a suburban type (Figure 92). The vegetation has been cleared on the north side of the road with remnant eucalypts on the southern side and exotics planted around the homestead (Figure 31). Phillip Road also contains post WWII houses from the late 1950/60s (Figure 95-96).

8 Joseph Road

Typical brick veneer house of the 1980's, reflecting the growth in the size of residences from that period onwards.

Does not require further assessment.



Figure 92: 8 Joseph Road

36 Joseph Road

This large pond appears on the 1947 aerial before subdivision, which may indicate that it is a natural feature, or it was dammed during the original Raby farm occupation. The current aerial indicates that it may have been originally dammed and can be regarded as having some significance with a connection to the original estate.



Figure 93: Pond at 36 Joseph Road

252 George Road

This residence appears to be a relatively early house for the area, typically fibro with timber finial trim and timber gables. The location of this house however, is in an area that was not subdivided until the late 1950s as indicated on the 1956/61 aerials. It may have had details added for effect or it is possible that it is an earlier house that was relocated to this position.



Figure 94: 252 George Street

25 Phillip Road

Late 1950s fibro cottage with timber weatherboard dado, tiled hipped roof and small horizontal awning over front window.

Does not require further assessment.



Figure 95: 25 Phillip Road

26 Phillip Road

Late 1950s weatherboard cottage with skillion roof. This type of single pitch roofed cottage is relatively unusual for the area, but otherwise is of little significance. Compare with 53 Park Road.

Does not require further assessment.



Figure 96: 26 Phillip Road

AREA 7



Figure 97: Area 7 - Ridge Square/Park Road location plan.

Ridge Square/Park Road

This area reflects a mixture of market garden farming and residential lot development that occurred in the late 1950s and early 1960s, as reflected on the aerals for 1956 and 1961. The 1961 aerial reveals that the first development occurred along Park Road before Ridge Square.

The southern side of Ridge Square is the high point of the area and affords expansive views to the north and west (Figures 32 and 33).

26 Park Road

Typical corrugated metal faced farm buildings with a suburban brick residence fronting the road, which is typical for the houses in the area.

Does not require further assessment.



Figure 98: 26 Park Road

53 Park Road

A late 1950s fibro cottage with a single pitch 'flat' roof, unusual for the area. Compare with 26 Phillip Road. This appears to be one of the earliest houses in the Park Road area.



Figure 99: 53 Park Road.

AREA 8

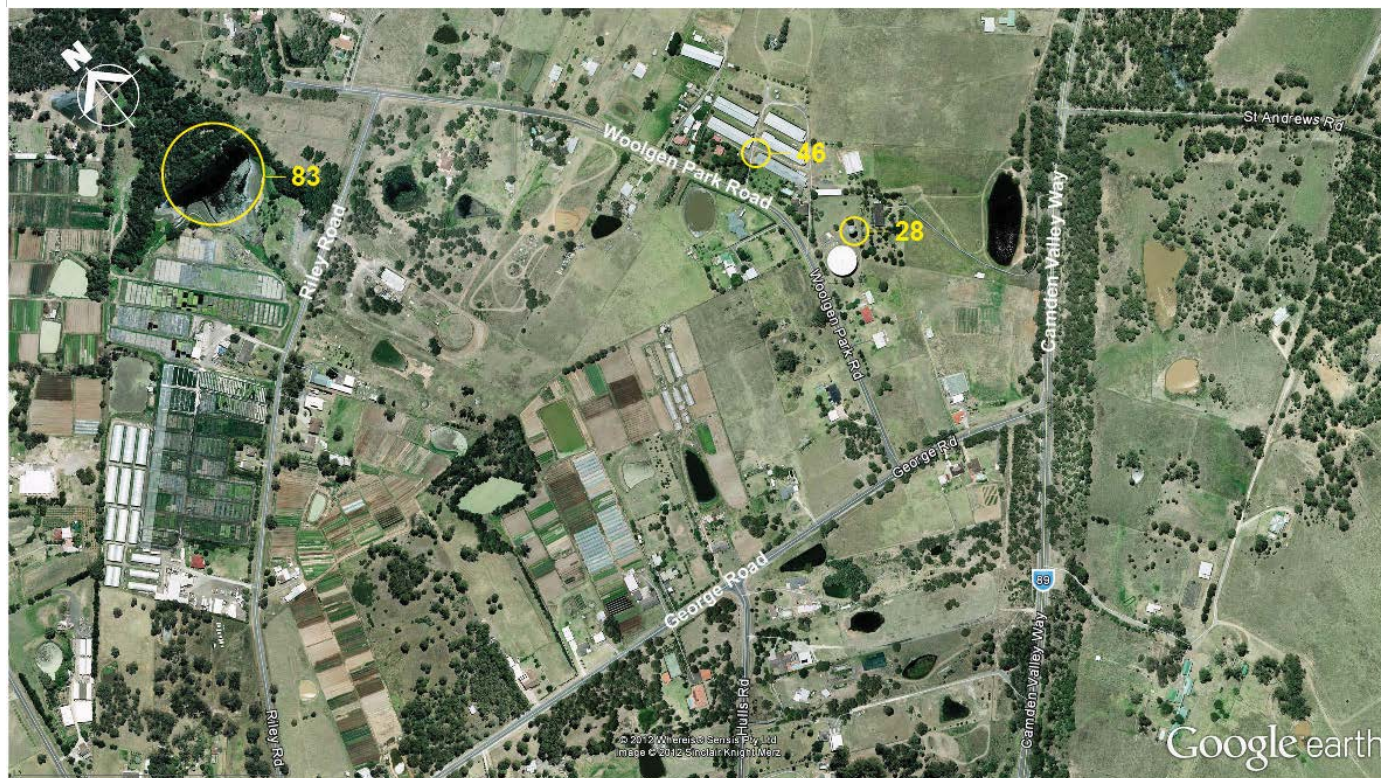


Figure 100: Area 8 location plan - Woolgen Park Road/Riley Road.

Woolgen Park Road/Riley Road

Woolgen Park Road and Riley Road were still only narrow dirt roads by 1961, as shown on the aerial of that time. The area is dominated by the water tower and tank of Leppington Reservoir, situated on a high point for the area (Figure 101). The topography forms a valley to the west of the road, falling down to Riley Road, and draining into a large pond. Most of the structures are a mixture of 1960s houses with a series of large farm buildings, set in an undulating rural landscape (Figure 102).

28 Woolgen Park Road

Water Tower and Tank

Prominent landmark feature at a high point in the landscape, the tower or tank does not appear on the 1970 aerial, and is an important piece of infrastructure for water reticulation.

Does not require further assessment.



Figure 101: 28 Woolgen Road water tower and tank

46 Woolgen Park Road

Typical farm buildings relating to the topography of the landscape, they first appear on the 1970 aerial. They reflect the cottage farming industry of the area and the utilitarian structure of corrugated metal roofing and wall lining.

Does not require further assessment.



Figure 102: 46 Woolgen Road

83 Riley Road

A large pond that is a part of the Kemps Creek system. It was dammed after subdivision in the late 1950s. Refer to Section 7.0 Recommendations.

Does not require further assessment.



Figure 103: 83 Riley Road

AREA 9



Figure 104: Area 9 location plan - Hulls Road/George Street/Dwyer Road

Hulls Road/George Street/Dwyer Road

These roads do not appear on the 1956 aerial, but are established by the 1961 aerial. This area generally retains more of a eucalypt woodland, interspersed with houses of fibro and brick construction (Figures 105). There is little farming activity, perhaps because the terrain is more undulating than the northern section of the study area. A low ridge runs parallel to Camden Valley Way, thus providing a topographical screen from traffic. The State heritage listed property of 'Raby' can be viewed from Dwyer Road, and therefore the southern section of the study area is within the visual curtilage of a State heritage item (Figure 106).

34 Hulls Road

A post war fibro cottage with tiles hipped roof in a wooded landscape with pond, typical of Area 9. The structures in this area that was subdivided in the 1960s do not warrant further assessment.



Figure 105: 29 Hulls Road

'Raby' 1025 Camden Valley Way

Although not located within the study area, the State Heritage Register building has a visual curtilage that is in the vicinity of Dwyer Road at the intersection with Hulls Road. It is currently located in a semi-rural landscape that does not detract from the significance of 'Raby' and its curtilage. However any development in the vicinity of Dwyer Road may have an impact on the 'Raby' visual curtilage.



Figure 106: The SHR listed 'Raby' as seen from Dwyer Road

4.2.4 Archaeology

As noted in Section 2.0 with the historical overview, the Raby farm was operating as such until the 1914 subdivision. The 'Raby' residence is located south of the subject precinct and there is no reference to built structures in the north of the estate when operating as a farm. Similarly, the former 'Eastwood' residence was also located outside the precinct to the south west. It is not expected, nor is there any evidence that there would be remnant structures from the 19th century given the farming function of both the Raby and Eastwood estates within the study area. As the northern section of the Raby estate was only subdivided from 1914 and the southern section from the late 1950s, there is limited archaeological potential for the precinct. This report will therefore concentrate on the original subdivision from Heath Road in the south to Ingleburn Road in the north.

An archaeological analysis is based on an examination of historical records, early Parish maps, aerial photography from the post World War II period as well as extant structures. By examining the 1929 Parish map and the earliest aerial photograph of 1947 it can be ascertained if there were earlier structures than is currently evident.

Identified Area of Potential Archaeological Sensitivity

116 Heath Road

Reference to an extract from the 1929 Parish map indicates a structure on the corner of this property with Rickard Road (Figure 107). The 1947 aerial also indicates a structure in a similar position, likely to be a residence or a farmlet (Figure 108). There are associated market garden structures that also appear on all the aerials up to 1994, however the site in the same area is currently vacant (Figure 109). The residence of this property has moved to the east side of the lot, with a number of sheds behind.

The original residence may date from the post WWI period and the footings to this structure could be of archaeological interest as the site has been cleared without re-building in the same location. There is some evidence of a remaining asphalt driveway from Rickard Road (Figure 110) that corresponds to the location on the aerials.

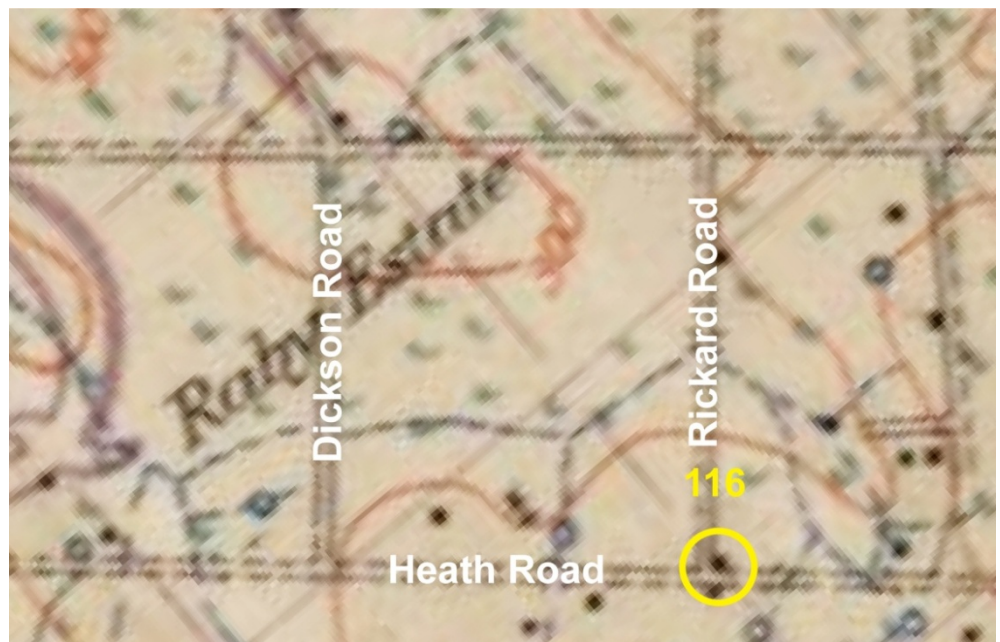


Figure 107: Part 1929 Parish Map with 116 Heath Road indicated

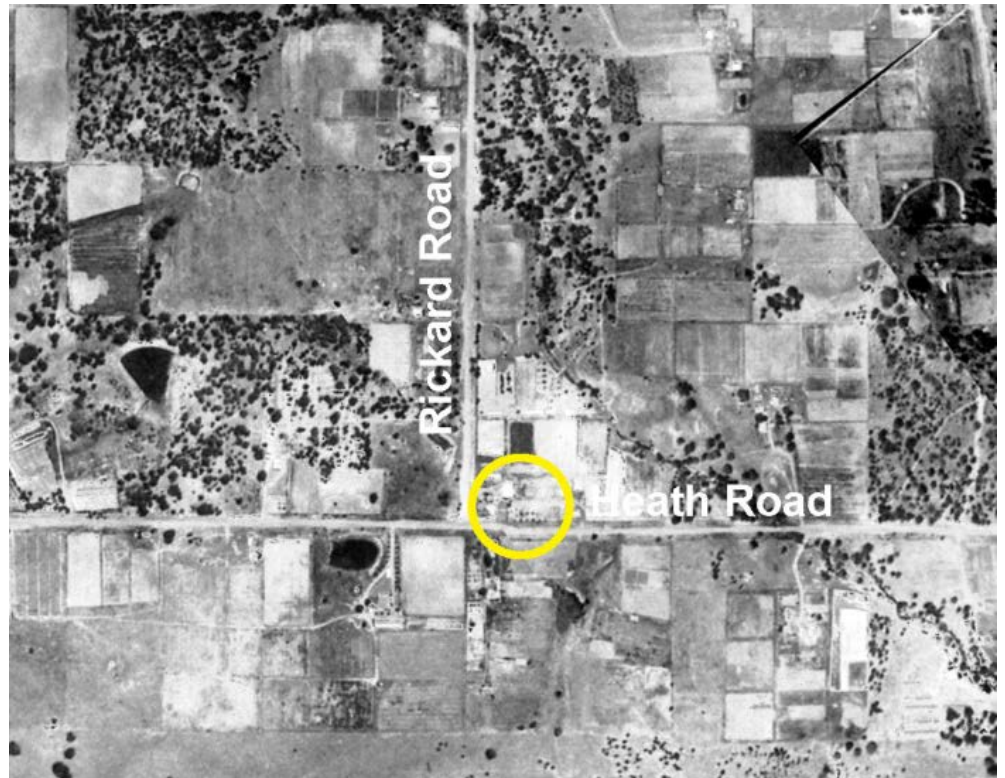


Figure 108: 1947 aerial with 116 Heath Road circled



Figure 109: Image of the 116 Heath Road looking to the north with Rickard Road in the left background. The structure on the right is the remaining livestock shed



Figure 110: Image of the remnant driveway, from Rickard Road, of the property of 116 Heath Road

5.0 Assessment of Cultural Significance

5.1 Introduction

Chapter 4 has identified evidence of items or areas that may be of cultural significance within the study area, and this section will provide an assessment of items that can be considered as having potential heritage significance. An assessment of heritage and cultural significance endeavours to establish why a place is important. The cultural significance of a place is embodied in its physical form or fabric, its setting, the contents in associated documents, its uses, or in peoples' memory and associations with the place. Significance can stem from the response the place evokes in the community or in individuals to whom it is important. Historical cultural significance can be complex and varied, a result of the change in use, technology, values and culture.

As noted in Chapter 3.0, there are no statutory listed items within the study area, however the Camden Valley Way has been nominated as a 'Potential Heritage Item' under the Camden DCP as a 'Cultural Landscape' from Camden to Leppington.

There are a number of State Heritage Register listed items that are in the vicinity of the study area:

- 'Raby' Homestead;
- Upper Canal System

Of these, Raby is in sight of the southern extremity of the study area and requires consideration in terms of visual curtilage, whereas the Upper Canal System is some distance from the eastern boundary of the Camden Valley Way and is not visually evident from the site.

An assessment of significance is based on a set of criteria as outlined by the 'NSW Heritage Council Guidelines'. From this assessment the item can be nominated to a particular level of significance that has Statutory requirements:

- Local: Of significance to the Local Government area;
- State: Of significance to the State of New South Wales.

Under the Guidelines a further level of assessment of an item can be determined by its grading of significance, which is an aid to how the item, or a component of an item, can be conserved or altered. The Grades of Significance are **Exceptional, High, Moderate, Little** and **Intrusive** (Table 1). From the above criteria, an assessment provides a Statement of Significance that attempts to encapsulate the analysis.

In the following section the Camden Valley Way is assessed, and then the buildings are listed in order from *High* to *Moderate* significance (Figure 111). The remainder of the items are considered as of having *Little* significance as they represent a class of structure that is quite common, particularly after WWII, or are difficult to interpret. These 'common' structures include post WWII fibro cottages of the 1950-60's, and brick project homes from the 1970-80s.

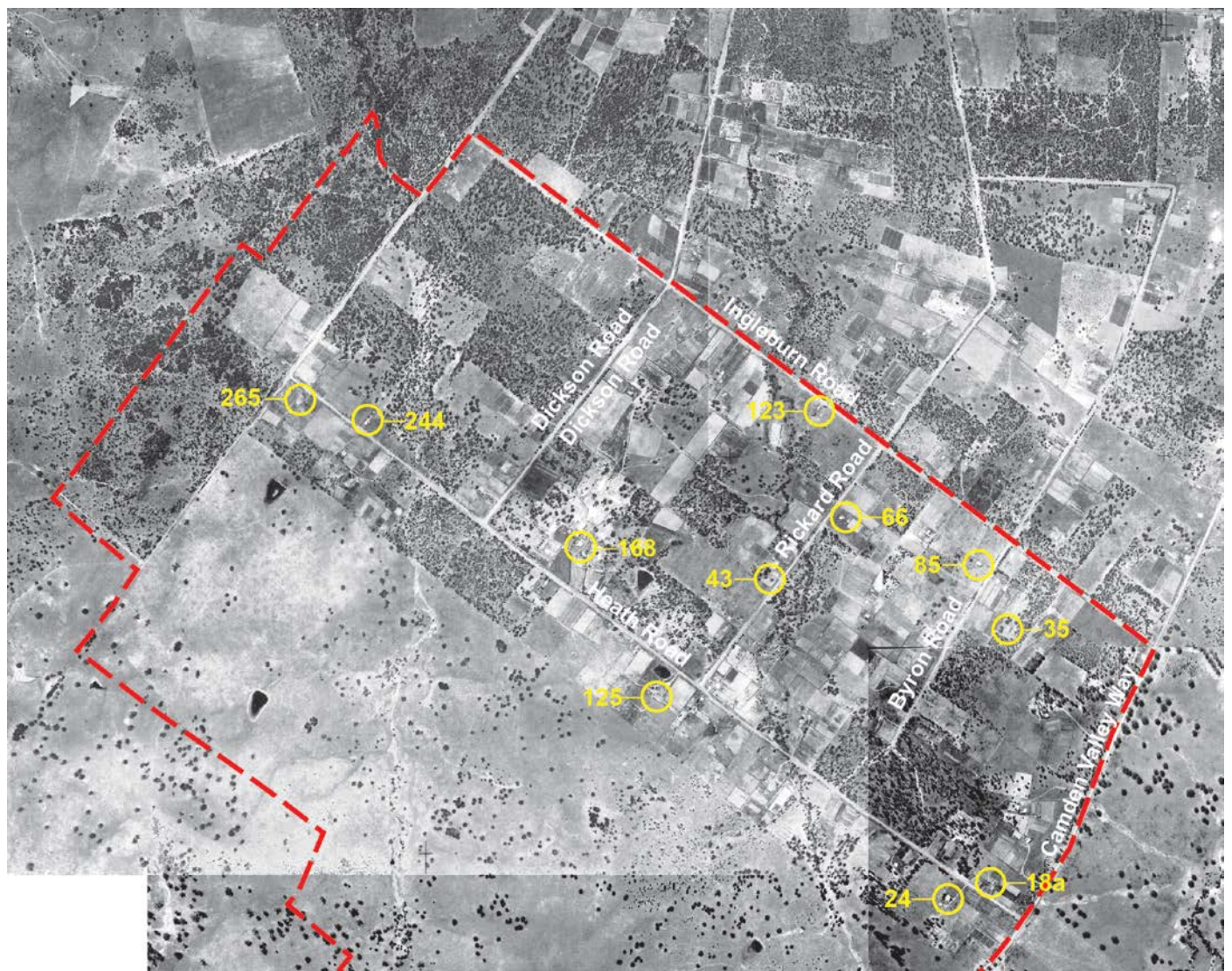


Figure 111: Composite of 1947 aerial images with buildings marked that are assessed for heritage significance. Note the numbers refer to the street address number. Source: LPI with CM⁺ mark-up

5.2 Method of Assessment

5.2.1 Significance Criteria

The evaluation criteria for the assessment of cultural significance have been developed following the NSW Heritage Council *Guidelines for Assessing Heritage Significance* (2001). Heritage significance, in relation to a place, building, work, relic, movable object or precinct, means significance in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item (s4A[1], *NSW Heritage Act, 1977*). The criteria are:

Criterion (a)

(Historical significance)

An item is important in the course, or pattern, of NSW's (or of the local area's) cultural or natural history.

Criterion (b)

(Life Work significance)

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's (or of the local area's) cultural or natural history.

Criterion (c)

(Aesthetic significance)

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or Technical achievement in NSW (or of the local area's).

Criterion (d)

(Social significance)

An item has strong or special association with a particular community or cultural group in NSW (or of the local area's).

Criterion (e)

(Technological / Research significance)

An item has potential to yield information that will contribute to an understanding of NSW's (or of the local area's) cultural or natural history.

Criterion (f)

(Rarity)

An item possesses uncommon, rare or endangered aspects of NSW's (or of the local area's) cultural or natural history.

Criterion (g)

(Representativeness)

An item is important in demonstrating the principal characteristics of a class of NSW's (or of the local area's) cultural or natural places; or cultural or natural environments

5.2.2 Grading of Significance

Different items or components of a place make different relative contributions to heritage value and significance. The Heritage Office of NSW *Guidelines for Assessing Heritage Significance* provide grades to assist in developing appropriate measures to ensure heritage conservation and as applicable to the Leppington Precinct.

Table 1: Gratings of Significance

Grading	Justification	Status
Exceptional	Outstanding elements directly contributing to an item's local or state significance	Fulfils criteria for Local or State listing
High	High degree of original fabric and significance within the Precinct. Demonstrates a key element of the Precinct's significance. Alterations do not detract from significance.	Fulfils criteria for Local or State listing.
Moderate	Altered or modified elements. Elements with relatively little heritage value of themselves, but which contribute to an understanding of the historical, social and aesthetics of the Precinct.	Fulfils criteria for Local or State listing.
Little	Relatively minor contribution to an understanding of the Precinct, or have alterations that detract from significance.	Does not fulfil criteria for Local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for Local or State listing.

5.3 Significance of Road Pattern

5.3.1 The Roads of the 1914 Subdivision

Eastwood Road

This road is the original boundary alignment between the Raby and Eastwood land grants, the later Raby Farms Estate subdivision, and provided an access route to the Raby Estate from Bringelly Road. The 1929 Parish map also indicates that a track from the end of the Eastwood/Heath Road intersection provided access to the Eastwood homestead further to the south.

Although not of Local significance, the road should be noted as of minor historical significance and has interpretive potential.

Ingleburn, Heath, Byron, Rickard and Dickson Roads

Although these roads were set out with the original 1914 subdivision, they are not considered of particular significance at the Local level, being typical of semi-rural and suburban road layout.

5.3.2 Significance of Camden Valley Road

Originally known as the Cowpasture Road, Camden Valley Way was one of the earliest roads in the colony dating from c.1806. It followed a track from Prospect to the Nepean River crossing and has historical associations with early regional development of the south western Cumberland Plain.

The Camden Valley Way has become a major thoroughfare, currently undergoing a proposed upgrade by the NSW Roads and Traffic Authority (RTA) from a two lane road to a four lane divided highway with provision for buses, cyclists and pedestrians. The proposed alignment '... has been designed to minimise the removal of existing trees, minimise the impact on heritage listed properties and private property..... and minimising impacts upon visual, natural, social and heritage values of the road corridor and it locality.' ²⁹

An Analysis of this road and its proposed widening has been prepared by *Cosmos Archaeology Pty Ltd* in a Statement of Heritage Impact (SoHI) on this busy thoroughfare.³⁰ This report does not need to repeat an assessment of significance nor an analysis of the impact of the road upgrade, as the SOHI by Cosmos Archaeology has addressed this in some detail. We provide here applicable extracts from the report:

Statement of Cultural Significance ³¹

*The Camden Valley Road is the latest name of a route, originally named Cow Pastures Road, which opened up south west Sydney to settlement in the early 19th century. The later extension of the route, subsequently renamed the Great Southern Road and Hume Highway, into the southern highlands and ultimately to Melbourne was a major contribution to the settlement and development of south eastern Australia. The construction of the M5 Freeway in 1980s cut this section of road – renamed as Camden Valley Way – out of National Highway network. Re-aligned and rebuilt over time the present day section of Camden Valley Way retains a limited association with the earlier phases of route and its significance. The physical remains of the earlier phases of the route are likely to be confined to works and fence lines post dating road upgrades from the 2nd quarter of the 20th century. The 1950s plantings associated with Remembrance Way and its association with World War 2 veterans is also a reminder that this section of road once formed part of the national highway network. The cultural heritage of Camden Valley Way within the study area is considered to be of **Local** significance primarily through its historical associations with the route that opened up south western Sydney region and ultimately contributed to the development of south eastern Australia.*

The Cosmos Archaeology assessment has identified the Camden Valley Way as fulfilling Criteria (a), (b), (c) and (d) at the **Local** level of significance.

5.4 Properties Assessed at a Level of High Significance

5.4.1 123 Ingleburn Road - Leppington Progress Hall

The interior has been inspected. Discussion with a resident disputes whether this hall dates from before 1956, however it has elements that indicate otherwise unless they have been reused for a substantial re-construction. The present structure occupies the same footprint as

²⁹ Cosmos Archaeology Pty Ltd, *Camden Valley Way Road Upgrade: Cobbitty Road to Cowpasture Road*. May 2010

³⁰ *ibid*, p.ii

³¹ *ibid*, p.204

that shown on the 1947 aerial photograph. A newspaper article from 1934 reports on the opening festivities.

The hall is actively used and there was a structure dating from 1934, and although there have been modifications it is still recognisable as having elements dating from that period (Appendix B). The following assessment of the Hall is based on Heritage Council Guidelines:

Criterion (a) Historical significance

The Progress Hall has historical significance as an important social gathering venue that reflected the events of the day, including the Depression and WWII. Built from community funding and Depression era labour, it was a gathering point for the war effort. Post war, the Progress Association was an advocate for improved civil and community facilities.

Criterion (c) Aesthetic significance

Although of a utilitarian appearance, the Progress Hall demonstrates the common use of materials and detailing that reflected this type of building at its time of construction, including being gable fronted. The base of the external wall has a timber dado surmounted with a fibro wall, as well as original timber framed casement windows with top awning sashes, although they may have been modified. This type of community hall has a similar construction type to other community buildings found in country towns and suburbs.

Some alteration to the perimeter lean-to structures are evident from the aerials. The front metal porch was likely to have been a part of the renovations as it is a 1950's design and may relate to the '1956' date.

Criterion (d) Social significance

The building has strong social significance having been entirely funded and erected by the efforts of the residents of the Raby Estate. The funds for the building of the hall were raised by local families such as the Barretts who held fundraising events at their home and who donated the land. The construction was supervised by a local resident, Mr L Tegel, who was a member of the prominent poultry farming family.

Weekly card parties and dances were held in the Hall as well as election meetings, and was also used by the local sub branch of the RSL. During the war the hall was used for 'send offs' for local boys entering active service, including the sons of the Barrett family. The Progress Association campaigned for the roads to be gravelled, for a better bus service for high school students and for an electricity supply.

Criterion (g) Representativeness

The Progress Hall is representative of a particular class of interwar community building that can be found in country towns, a survivor of Depression era fibro and timber construction erected with voluntary labour.

The item fulfils Criteria (a), (c), (d) and (g) and is assessed as of High significance at a Local level (Figure 112).

Statement of Significance

The Progress Hall has historical and social significance as an ongoing community centre that was funded and built by prominent local families, and provided community support during World War II and post war development. Constructed in 1934, the item has aesthetic

and representative significance as being of a timber framed style characteristic of the period, with original fibro walls, timber dado and timber framed windows. It reflects a common building type of the time that can be found in outer suburbs and country towns, and that may become increasingly rare. The building has undergone some modifications, such as the metal front porch, reflecting 1950s detailing, and as identified in the '1956' date on the gable front of the building. Given that so few other examples have been listed, the hall may prove to be a rare survivor of Depression era construction erected with voluntary labour.



Figure 112: 123 Rickard Road. The current Lot boundary is indicated with a red line. Note the lean-to on the right hand side does not appear on the 1947 aerial. Courtesy: Google extract

5.4.2 66 Rickard Road

The interior of this item was not inspected and could only be observed from the road.

Criterion (a) Historical significance

This dwelling has historical significance as one of the earliest examples of a farmlet cottage associated with the 1914 subdivision of the Raby Estate. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.

Criterion (c) Aesthetic significance

This weatherboard house retains its original Art Nouveau detailing and reflects the style of a gable to a double fronted elevation with a window awning, timber framed casement windows and elaborate verandah brackets. The style of the house is almost a copy of the 1914 advertisement for the Rickard subdivision.

Criterion (f) Rarity

In the context of the Raby Estate subdivision into farmlets, this item is an uncommon example of an intact WWI weatherboard cottage retaining its original Art Nouveau detailing and with increasing land release development may become a rare example that reflects the early 20th century history of the local area.

The item fulfils Criteria (a), (c), and (f) and is assessed as of High significance at a Local level (Figure 113).

Statement of Significance

66 Rickard Road has historical and aesthetic significance as one of the earliest Interwar weatherboard cottage with Art Nouveau detailing to the verandah brackets and window awning built not long after the Raby Estate subdivision of 1914. It is an intact example of the type of architecture that was advertised by Rickard as a part of the land sale of the time. The building has been extended at the rear, and the site retains the original subdivision block, which is larger than the usual suburban subdivision to allow for market gardens. As there is further land release and subdivision in this area, the item may become an increasingly rare example of an early 20th century farmlet residence.



Figure 113: 66 Rickard Road. The subject house has the green roof and the current Lot boundary is indicated with a red line. Courtesy: Google extract

5.4.3 43 Rickard Road

The interior of this item was not inspected and could only be observed from the road. The front of the house does not appear to be in a good condition.

Criterion (a) Historical significance

This dwelling has historical significance as an early example of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date from WWI. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city. The item currently operates as a market garden reflecting the original purpose of the subdivision.

Criterion (c) Aesthetic significance

The double fronted cottage has a gable with cover battens to the fibro sheets and reflects the WWI style of the period before the influence of the Californian bungalow. This weatherboard house with corrugated metal roof, retains its original timber casement windows that have glazing bars to the top quarter of the sash, characteristic of the period.

Criterion (d) Social significance

In the context of the Raby Estate subdivision into farmlets, this item reflects, and is an extant example, of market gardening with residence. It has social significance that reflects the nature of market gardening being taken up by immigrant groups from the Chinese after the gold rushes, southern Europeans from Italy and Yugoslavia, and recently southeast Asian refugees including Vietnamese and Cambodians. These groups can be identified in the names of the current owners throughout the precinct.³²

The item fulfils Criteria (a), (c), and (d) and is assessed as of High significance at a Local level (Figure 114).

Statement of Significance

The item has historical and aesthetic significance as a relatively intact weatherboard WWI cottage with detailing that retains the original timber framed windows with glazing bars to the top of the sash, and battens to the gable end. The residence has an operating market garden reflecting its original farmlet subdivision and includes an adjacent farm building with corrugated roof and walling, and with a masonry base. The on-going farming and current ownership also reflects the social significance of the different groups of immigrants that took up farming of this nature.



Figure 114: 43 Rickard Road. The subject house has a red roof and the current Lot boundary is indicated with a red line. Courtesy: Google extract

³² Leppington Land Owners provided by DPI, dated 11/07/12

5.4.4 125 Heath Road

This property was inspected including the interior of the house.

Criterion (a) Historical significance

This dwelling has historical significance as an Interwar cottage, c.1920's, that reflects the early subdivision of the Raby Estate into farmlets and which includes out buildings, circular driveway and landscaping. It indicates how a farmhouse property was laid out for a farmlet in a semi-rural location

Criterion (c) Aesthetic significance

The double fronted cottage has a gable with cover battens to the fibro sheets as well as weatherboards to the apex that includes finial details. The walls have a timber Dado with fibro sheeting above, brick verandah, small awnings over the windows, with some timber framed windows remaining. The design reflects a transitional style between the Edwardian details of the gable finial and the influence of California bungalow detailing. The brick chimney has strapwork detailing that matches that of the verandah brick column heads, as well as a chimney pot. The residence retains some original interior details such as timber joinery picture rails and chair rails, ceiling cornices and kitchen oven.

The auxiliary structures to the rear of the house, primarily clad in fibro, consist of a large garage/shed that would have housed farm equipment, and a small laundry shed to the west. The landscaping includes rows of mature palms that line each side of the driveway.

The retention of original structures and landscaping, including a circular driveway that encircles the house has aesthetic significance reflecting the larger lot size of the subdivision. This generous layout allows the house to be set back from the street alignment and thus incorporate an impressive driveway approach that may have been influenced by a California aesthetic.

Criterion (d) Social significance

In the context of the Raby Estate subdivision into farmlets, this item is an extant example of a market garden residence, complete with associated farm buildings and landscaping. It has social significance that reflects the nature of market gardening being taken up by immigrant groups from the Chinese after the gold rushes, southern Europeans from Italy and Yugoslavia, and recently southeast Asian refugees including Vietnamese and Cambodians. These groups can be identified in the names of the current owners throughout the precinct.³³

Criterion (f) Rarity

In the context of the Raby Estate subdivision into farmlets, this item is an uncommon example at the local level of an intact Interwar 'homestead' that includes not only a residence but associated out buildings, encircling driveway and landscaping. With increasing land release development this item may become a rare example that reflects the early 20th century history of the local area.

The item fulfils Criteria (a), (c), (d) and (f) and is assessed as of High significance at a Local level (Figure 115).

Statement of Significance

125 Heath Road has historical and aesthetic significance as an intact Interwar c.1920's farmlet house from the original Raby Estate subdivision with ancillary out buildings,

³³ Leppington Land Owners provided by DPI, dated 11/07/12

encircling driveway, landscaped garden and original interior details. The formal landscaping and associated driveway reflect the large lot subdivision, which is rare for the area, and how a farming property was laid out in a semi-rural area. The item demonstrates transitional detailing between Edwardian style and California Bungalow, with gable finial detailing, timber Dado to the external walls and brick verandah. The interior retains some original detailing including joinery and plaster cornice.

The item has social significance as an example of a farmlet homestead reflecting the market garden endeavours of the original inhabitants as well as reflecting the different groups of immigrants that took up market gardening.

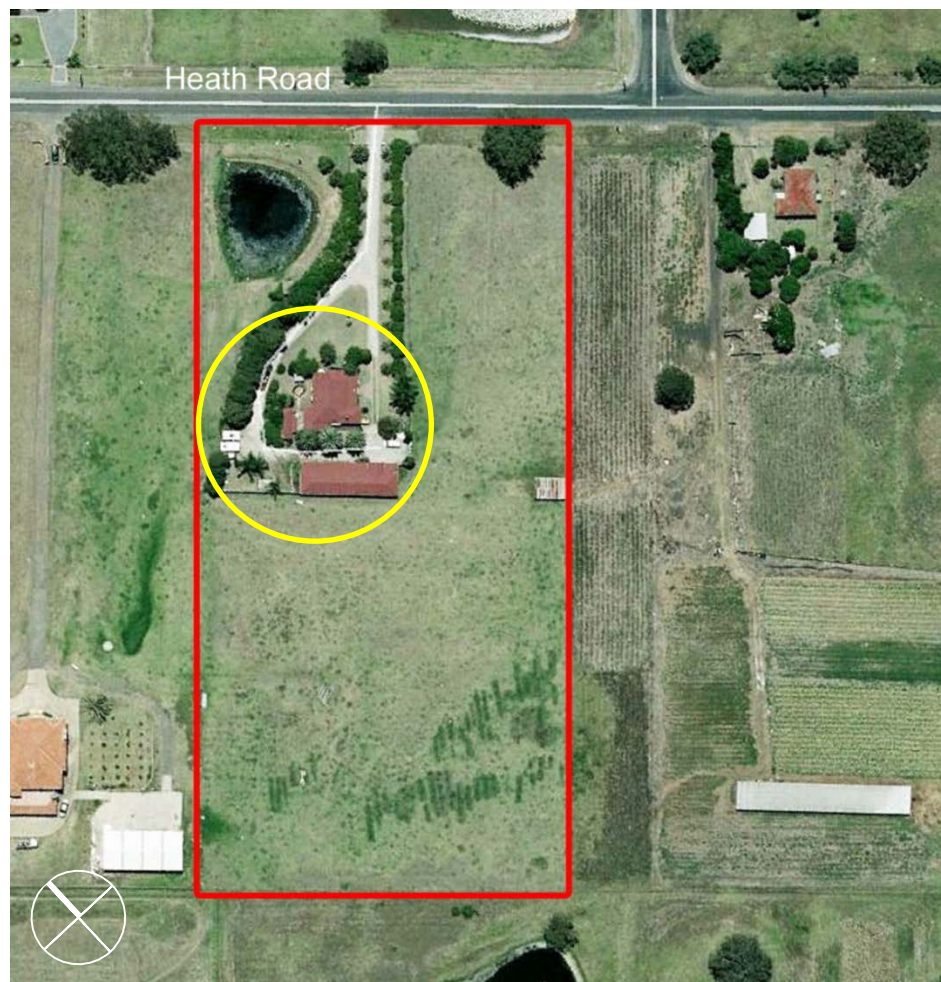


Figure 115: 125 Heath Road. The current Lot boundary is indicated with a red line. Note the garage/farm shed behind the house, the encircling driveway, formal landscape and pond

Courtesy: Google extract

5.4.5 168 Heath Road 'Kooree Grange'

This property was inspected including the interior of the house.

Criterion (a) Historical significance

In the context of the Raby Estate subdivision, this dwelling has historical significance as an Interwar cottage, c.1920's, that reflects the early subdivision of the Raby Estate into farmlets and which includes out buildings, circular driveway, entry gateway from the street and landscaping. It indicates how a homestead property was laid out for a farmlet in a semi-rural

location. Originally begun as JE Tegel & Sons (Eric, Albert and Norman), the farm developed into a significant poultry enterprise that had a pioneering role in the breeding of chickens and turkeys for mass consumption rather than poultry being regarded as a luxury. The enterprise was eventually acquired by Inghams Enterprises in 1963.³⁴

Criterion (b) Life Work Significance

The property is associated with the family company JE Tegel & Sons who began a mixed farm on the site in 1920, and developed into a significant poultry farm. Through the work of one of the sons in particular, Bert Tegel, poultry breeding was developed into an industry whereby chicken meat was a readily available commodity for consumption. By 1936 Bert had acquired ownership and the company became AA Tegel Pty Ltd.³⁵ The company continued to expand post war, through Ross and Max Tegel, the third generation involved in the company. Bert Tegel was awarded an Order of Australia Medal in 1989 for his services to the poultry industry. The Tegels were involved in Progress Hall and the Camden Rotary Club, with Bert, Ross and Max having been past Presidents.³⁶

Criterion (c) Aesthetic significance

The triple fronted gabled cottage has cover battens to the fibro sheets of the gable, and the walls are lined with timber weatherboards. Some of the detailing has been lost with the verandah structure replaced with later brickwork columns, a concrete slab and roof. The design reflects the beginnings of the influence of the California bungalow with a relatively low pitched roof. The residence retains some original interior details such as timber joinery to the heads of the doorways, picture rails, skirtings and cover battens to the wall linings as well as entry hall framed mirror and shelving.

There are auxiliary structures on the property that are post WWII, including a resident that was occupied by one of the Tegel sons, and a fibro hatchery currently used for research. The landscaping includes rows of mature palms that line each side of a curvilinear driveway that leads from a masonry entrance gateway.

The driveway includes a circular round-about in front of the house that contains a single palm tree within a garden bed. The larger lot size of the subdivision allows for a generous layout, with the house set back from the street alignment and thus incorporating an impressive driveway approach that may have been influenced by a California aesthetic.

Criterion (e) Technological / Research significance

The history of the 'Kooree Grange' estate has the potential to provide an understanding of the development of the poultry industry within Australia in terms of incubation and the breeding of different strains of egg layers. The work of the Tegel farm has influenced the nature of food production and consumption in Australia and further historical research may reveal the extent of this enterprise.³⁷

Criterion (f) Rarity

The 'Kooree Grange' property and the nature of the farming that took place, is an uncommon example of poultry farming research and development. It is also an uncommon example at the

³⁴ www.redcomb.com.nz website

³⁵ ibid

³⁶ Camden Museum display

³⁷ www.redcomb.com.nz website

local level of a relatively intact Interwar 'homestead' that includes not only a residence but associated landscape elements including a round-about driveway.

The item fulfils Criteria (a), (b), (c), (e) and (f) and is assessed as of High significance at a Local level (Figure 116).

Statement of Significance

168 Heath Road has historical and aesthetic significance as an intact Interwar c.1920's farmlet house from the original Raby Estate subdivision, with original interior details, landscape elements of mature palm trees, entrance gateway and curvilinear driveway. The formal landscaping and associated driveway reflect the large lot subdivision, and how a farming property was laid out in a semi-rural area. The item demonstrates early California Bungalow details, although with some loss of detail. The interior retains some original joinery details.

The item has life work, research potential and rare significance as an example of the Tegel family enterprise in the development of the poultry farming industry and the mass production of food. Further research is recommended to ascertain the extent of significance at a state level.



Figure 116: 168 Heath Road. The current Lot boundary is indicated with a red line. Note the curved driveway and the round-about in front of the original residence as, well as the lines of palm trees. The hatchery building is to the south of the residence
Courtesy: Google extract

5.5 Properties Assessed at a Moderate Level of Significance

These properties within the context of a farmlet subdivision have a contributory level of significance and are assessed at a Moderate level due to being relatively common or have been altered to the point of detracting from overall significance. They make a contribution to an understanding of the Leppington Precinct, its 1914 subdivision and subsequent market garden development.

5.5.1 35 Ingleburn Road

This item has only been inspected from the road and has been modified to quite a degree with the verandah having been in-filled and an unsympathetic addition to the east side.

Criterion (a) Historical significance

This dwelling has historical significance as an early example of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date from c.1920. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.

Criterion (c) Aesthetic significance

The double gable fronted cottage with cover battens to the fibro sheets, reflects the interwar style of the period with the influence of the Californian bungalow. This weatherboard house with corrugated metal roof, is set some distance from the road on the higher ground with an outlook over the farming property. It has a filled in verandah as well as a lean-to addition that detracts from its aesthetic significance.

Statement of Significance

An Interwar California Bungalow that retains the original Lot size and some remnant eucalypts. The item reflects an original farmlet residence, constructed with weatherboards and retaining its original battened gable front. The item is of moderate Local significance as contributing to an understanding of the Raby Estate interwar development as a market garden community, but alterations detract from its interpretation.

The item fulfils Criteria (a) and (c), and is of Moderate significance at a Local level, however its modifications compromise its significance and is a relatively common design.



Figure 117: 35 Ingleburn Road. The current Lot boundary is indicated with a red line. Note the location of the residence towards the rear of the site with a long driveway. Courtesy: Google extract

5.5.2 85 Byron Road

The item has only been inspected from the road. This cottage appears on the 1929 Parish map and may be one of the earliest houses in the area. It is located on the corner with Ingleburn Road and has remnant eucalypts along that boundary. Note the similarity with 18a Heath Road.

Criterion (a) Historical significance

This dwelling has historical significance as one of the earliest examples of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date around c.1920.

The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.

Criterion (c) Aesthetic significance

The gable fronted cottage has vertical cover battens to the fibro sheets, running from top to bottom. The corrugated metal roof is hipped at the rear, and has two brick chimneys, one on either side of the house. The chimneys are not incorporated into the body of the house but are stand-alone with the flue tapering out to clear the eaves. It has a lean-to addition at the front with aluminum windows that is difficult to interpret and detracts from its aesthetic significance.

Statement of Significance

A WWI fibro cottage with a single gable front and unusual stand-alone brick chimneys on each side. The front lean-to has aluminium windows. The property is one of the earliest houses in the precinct and retains the original Lot size. The item is of moderate Local significance as contributing to an understanding of the Raby Estate subdivision.

The item fulfils Criteria (a) and (c), and is of Moderate significance at a Local level. Refer to Section 7.0 for recommendations on interpretive reuse.



Figure 118: 85 Byron Road. The current Lot boundary is indicated with a red line
Courtesy: Google extract

5.5.3 18A Heath Road

The item has only been inspected from the road. Note the similarity with 85 Byron Road.

Criterion (a) Historical significance

This dwelling has historical significance as one of the earliest examples of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date from WWI. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.

Criterion (c) Aesthetic significance

The gable fronted cottage has cover battens to the fibro sheets, and a corrugated metal roof that is hipped at the rear. There is original detail in the timber windows, and timber fret work to the sides of the awnings.

Statement of Significance

A simple Interwar fibro cottage with awning and window details that may date the building from the WWI era, and includes an adjacent farm/garage building. The original lot has been subdivided. The site has some historical significance and reflects an original farmlet in reasonable condition and is of moderate Local significance as contributing to an understanding of the Raby Estate subdivision.

The item fulfils Criteria (a) and (c), is of Moderate significance at a Local level.

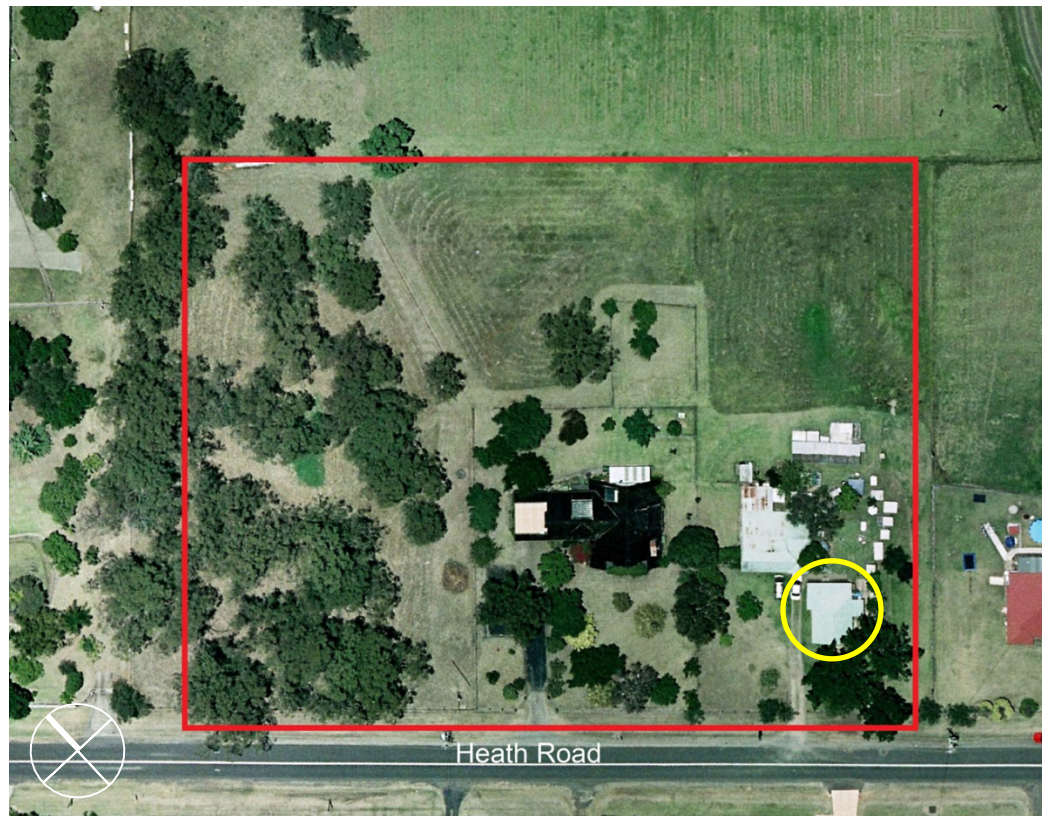


Figure 119: 18a Heath Road. The current Lot boundary is indicated with a red line. The item is located in the bottom right hand corner of the Lot with the garage behind, and a new residence to the left with a dark roof
Courtesy: Google extract

5.5.4 21 Heath Road

The item has only been inspected from the road.

Criterion (a) Historical significance

This dwelling has historical significance as an early example of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date from the mid 1920's. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.

Criterion (c) Aesthetic significance

The double gable fronted fibro cottage has a brick verandah, and reflects the interwar style of the Californian bungalow with low pitched roofs. It is a relatively large house for the area and is unusual in that it has another double gable facing east, as well as a single gable facing west. It also has an unusual roof connection between the two double gable fronts.

Statement of Significance

An Interwar fibro California bungalow with brickwork to the verandah that has an unusual roof configuration. The house is relatively large for the area with double gables to the north and east sides of the house. The site has some historical significance reflecting an original farmlet that has been subdivided.

The item fulfils Criteria (a) and (c) is of Moderate significance at a Local level. There is another later house on the same lot.



Figure 120: 21 Heath Road. The current Lot boundary is indicated with a red line. The item is located to the left side with the light coloured roof with a new Residence on the right hand side. Courtesy: Google extract

5.5.5 244 Heath Road

The item has only been inspected from the road. It appears on the 1929 Parish map.

Criterion (a) Historical significance

The dwelling has historical significance as one of the earliest examples of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date from WWI. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.

Criterion (c) Aesthetic significance

The hipped roof weatherboard cottage has a verandah that is also lined with a weatherboard balustrade. The main roof continues over and forms the verandah roof. The original timber casement windows have glazing beads to the top of the sash indicating Art & Crafts details.

Statement of Significance

An early farmlet cottage from WWI with some retention of detail including timber framed casement windows with glazing beads to the top of the sash. The verandah has a weatherboard balustrade. Currently a functioning market garden, the site has some historical significance reflecting the farmlet development of the precinct.

The item fulfils Criteria (a) and (c), and is of Moderate significance at a Local level. There are similarities in house form with 85 Byron Road and 18a Heath Road above, and contributes to an understanding of the Leppington 1914 subdivision development. Refer to Recommendations in Section 7.0.



Figure 121: 244 Heath Road. The current Lot boundary is indicated with a red line. The item is located to the bottom centre with the light coloured roof and a new residence to the left hand side with the dark roof
Courtesy: Google extract

5.5.6 265 Heath Road

The item has only been inspected from the road. The owner has indicated the interior has been refurbished with little original detail remaining.

Criterion (a) Historical significance

This dwelling has historical significance as an early example of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date from WWI. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.

Criterion (c) Aesthetic significance

The double fronted brick cottage with gable, has a small brick verandah with timber brackets to the post/beam connection, reflective of the Arts & Crafts style. There are window awnings and an addition to the east side. Although a modest house, it is unusual for the area and it's time in that it was built of brickwork. It is likely that it was originally face brickwork and rendered at a later time with some loss of detail.

Statement of Significance

An Interwar brick cottage with verandah bracket details indicating construction from the period of WWI. The site retains a market garden function, reflecting its original farmlet subdivision and has some historical significance.

The item fulfils Criteria (a) and (c), and is of Moderate significance at a Local level and contributes to an understanding of the Leppington 1914 subdivision development.

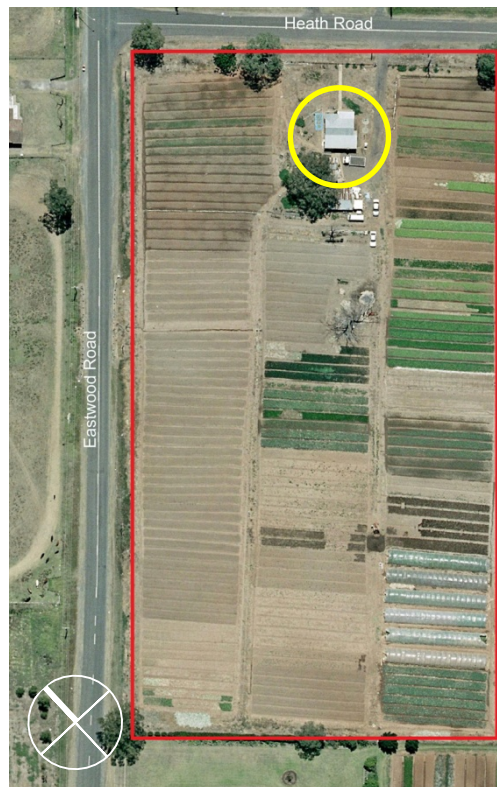


Figure 122: 265 Heath Road. The current Lot boundary is indicated with a red line. The item is located at the top of the Lot and it is evident that the property is still operating as a market garden. Courtesy: Google extract

5.6 Properties Assessed at a Little Level of Significance

The following properties are all relatively early in construction including examples of the post WWII era, but have been assessed as of Little heritage significance due to being relatively common or that have been altered to the point of detracting from overall significance. They have therefore been eliminated from further consideration or recommendation.

75 Ingleburn Road

Although of some historical significance as reflecting the original 1914 subdivision, modifications detract from its significance and is assessed as of Little local significance.

149 Ingleburn Road

Although of some historical significance as the residence of the Barrett family that donated the land for the Progress Hall in the early 1930's, the house was built at the time of WWII or soon after as evidenced by the 1947 aerial. It has been sympathetically modified with new external lining boards over the original fibro and the addition of a front verandah, thus altering its significance.

253 Ingleburn Road

There is a reference to the sale of two farmlets on the corner of Ingleburn Road and Eastwood Road in July 1926, which is this property lot.³⁸ Although of some historical interest as an early subdivision Lot, this post WWII cottage retains little significance.

56 Dickson Road

An early c.1920's cottage that has had an additional gable fronted wing, probably c.1950's based on the windows, as well as others alterations that detract from its significance.

1339 Camden Valley Way

This cottage appears on the 1929 Parish map, however it has had substantial additions to all sides of the house and therefore detracts from its potential significance.

79 Heath Road

A property with a number of farm structures including the post WWII residence. Some of the structures appear to be quite early with a fibro structure behind the shed used as a garage. The condition of the structures do not warrant further consideration.

113 Heath Road

A structure appears on the 1929 Parish map in a similar location, however the current building appears to be post WWII and is typical of that time.

243 Heath Road

This early Interwar cottage has been modified with loss of detail, and although relatively larger than some of the other timber framed houses, is of Little significance.

148 Eastwood Road

A typical post WWII war fibro cottage with an intrusive in-filled verandah, is of Little significance.

252 George Road

Although this fibro cottage appears to be quite early, c.1920, the aerial photographs indicate that it did not appear until after 1956 and before 1961. It is therefore regarded as of Little significance.

53 Park Road

A late 1950's fibro cottage with a skillion roof, associated with the 'Abstract' style. Although it is relatively unusual for the area it is generally a common type and is assessed as of Little significance.

5.7 Assessment of Archaeological Potential

An assessment of archaeological potential is summarised as follows:

- The study area was largely a farming area before subdivision;

³⁸ SMH, 10 July 1926

- Little construction within the study area took place until the time of subdivision during WWI, and then only in the northern section of the area between Heath Road and Ingleburn Road;
- The subdivision into farmlets resulted in a semi-rural landscape with relatively few dwellings including lightweight 'glasshouse' structures, even up to the 1970s (refer to aerial Figures 15 & 16);
- Subdivision of the southern section of the study area did not take place until the late 1950s;
- A number of the farmlets were discontinued with no further development, or re-developed with new buildings;
- If there was potential for sub-terranean deposits, these may be disturbed due to the nature of farming activity.

It can be concluded for these reasons, and the relatively recent development of the study area in terms of building structures, that there is little potential for archaeological relics or sensitivity. As noted above, the property at 116 Heath Road may be of interest as there were quite a complex of buildings up until the 1990's that were removed and not replaced, thus providing some potential for archaeological discovery. In the context of the Leppington precinct it can be concluded that that 116 Heath Road can be regarded as having a Little significance. Refer to the recommendations in Section 7.0.

5.8 Summary of Significance

The built items that have been identified of High and Moderate heritage significance in the study area are recommended for nomination in the context of the history of the Leppington precinct. Although these items are not particularly unusual in the suburbs of Sydney, their significance stems from the subdivision of the Raby Estate into relatively large acre farmlets in a rural setting. Figure 123 summarises the identified items of significance, as well as some features of interest but not classified as of heritage significance.

The cottages of the Arts and Crafts style of the early 20th century and the California Bungalow of the 1920s, are associated with the middle-ring suburbs of the city. The Arts and Crafts movement was associated with more decorative features, such as Art Nouveau verandah brackets, whereas the California Bungalow was somewhat more rustic with a lower roof pitch and heavy sandstone base.

In the case of the examples within Leppington, the use of materials may reflect the farming setting in which fibro wall sheeting was used instead of brickwork. The overall effect was a desire to have the current house style but at a more economical price, as well as what may be the availability of suitable tradesmen during WWI. The houses of WWI can be regarded as of two types: those that are double fronted at 66 and 43 Rickard Road, and those that are single fronted with a simple ground floor plan: 18A and 244 Heath Road and 85 Byron Road.

Included in the assessment and analysis of the precinct are a number of ponds or farming dams (P2 & P2) that can contribute to an understanding of the farming landscape and therefore have some visual, interpretive benefit, although are not regarded as of being sufficient significance to recommend for heritage listing. These are associated with vistas across the landscape and also contribute to an understanding and orientation of the precinct.

With the large scale development of the precinct over the long term, we are of the view that a visual connection should be made with the historic market gardening of the 20th century, and

that this is evident from the retention of heritage items and features that contribute to understanding.

Further assessment of the items can be made by their Integrity and Condition. The Integrity of an item reflects how original the item is in its current state compared to when it was first built:

- Intact – no change evident or very little
- Altered – changed but original substantially evident
- Unsympathetic – changed to a considerable degree and detracts from significance

The Condition of an item is identified as:

- Excellent – maintained in its original condition
- Good – as expected in consideration of its age
- Fair – quite good but with evidence of some deterioration
- Poor – substantial deterioration

The following table is a summary of all the items recommended for heritage listing.

Table 2: Summary of Significance

Item	Address	Approx. Date	Significance	Integrity	Condition
1.	123 Ingleburn Road Progress Hall	1934	High	Altered	Good
2.	66 Rickard Road	c.1916	High	Altered	Good
3.	43 Rickard Road	WWI	High	Intact	Fair
4.	125 Heath Road	c.1920	High	Intact	Good
5	168 Heath Road 'Kooree Grange'	c.1920's	High	Altered	Good
6.	35 Ingleburn Road	c.1920	Moderate	Altered	Good
7.	85 Byron Road	WWI	Moderate	Altered	Fair
8.	18A Heath Road	WWI	Moderate	Intact	Fair
9.	21 Heath Road	c.1920's	Moderate	Intact	Fair
10.	244 Heath Road	WWI	Moderate	Intact	Good
11.	265 Heath Road	WWI	Moderate	Altered	Good

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Figure 123: Heritage Items & Features of Significance.

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6.0 Assessment of Heritage Impact

6.1 Proposed Indicative Layout Plan

We have reviewed the draft Leppington Indicative Layout Plan (ILP), prepared by Cox Richardson and the preliminary sketches dated 6/12/12, 24/04/13 and 17/6/13 (Appendix A). The design drawings have generally incorporated the items advised as being of potential heritage significance and we make the following comments in terms of impacts on these areas of heritage. Comment is also made on the study area in general, in terms of the impact of the ILP design, even though this will cover areas that have been excluded from recommended heritage listing.

It is understood that the ILP is required to maximise the number of dwellings with associated facilities and infrastructure, and that this will inevitably impact on the natural and cultural landscape. This assessment therefore will review the ILP design in terms of mitigation of impact.

6.2 Impact on Topography and Natural Landscape

The natural landscape of the study area has been almost entirely transformed into a cultural landscape of a subdivision road grid with market gardens and open space. As noted under Section 6.4 below, the existing cultural landscape will be used by the ILP to integrate the expansion of residential lots with further subdivision.

The 'backbone' of the ILP are the two creeks running diagonally across the site, from south to north. This will enable the creek system to regenerate ecologically, where it has been previously compromised by roads and lot subdivision, as well as recognition that the creek course is subject to flooding. The natural course of the creek will be reinforced with indigenous landscaping, as well as provide open space, community access and low scale thoroughfare.

The topography is also recognised by the placement of parks and open space on the high points of the landscape, thus identifying within the community a clearer understanding on the nature of the hills and valleys of the precinct. The incorporation of new parks with the creeks will allow for the regeneration of the natural Cumberland Plain eucalypt forest.

Impact:	Positive
ILP Mitigation:	Reinforcement of natural systems and an increase in vegetation with regeneration as well as re-planting of the natural Cumberland Plain forest.
Opportunities:	Increased mitigation can be obtained by generous building line setbacks with reinstatement of Cumberland Plain trees along roadways.

6.3 Impact on Views and Vistas

Section 4.1.1 identified the vistas of the study area, within the limitations of access by the author, and Figure 123 has nominated the main viewpoints worthy of note. A lot of views are obtained along the length of the existing roads, and these will remain. The ILP has recognised the importance of views in the perception of the community by placing parks on the topographical high points within the precinct.

With reference to Figure 22, view 'V5' from Byron Road will still largely be obtained from the existing *Pat Kontista* Reserve and its proposed expansion to the west. The views from Byron Road, further to the north however, will be restricted due to the increased density of proposed

dwelling along this road, particularly along the north side of the oval. It could be said though that the residents will have impressive views from their own dwellings.

View 'V13' from Joseph Road has been retained with the incorporation of an existing pond into a park. The view 'V15' has been retained with a new park at the high point, further to the south. View 'V18' may be retained depending on the height of the new dwellings, but there will be a vista from the new road that is an extension of St Andrews Road. The view 'V20' towards 'Raby' from Dwyer Road will be maintained along the new north/south roads, and in particular will open up with the proposed drainage basin 'B23'.

Impact: Positive

ILP Mitigation: The planning makes use of the topography to provide 'new' vistas across the precinct, particularly as the street pattern radiates from the high point parks and affords views in different directions of the compass.

6.4 Impact on Historic Road Pattern and Property Lots

6.4.1 Camden Valley Way

Currently a major two lane arterial road, the Camden Valley Road is currently undergoing an upgrade to a four lane highway. Although the upgrade has attempted to minimise the impact on the natural landscape, and particularly the remnant Eucalypt forest, it is inevitable that there will be a substantial alteration to the visual amenity of the thoroughfare. The *Cosmos Archaeology* SoHI on the proposed upgrade has provided an assessment of impact and this report includes applicable extracts:³⁹

The works associated with the upgrade of Camden Valley Way to a four lane divided road will have an impact on the existing alignment of the road, property boundaries and some aesthetic aspects of the road. These impacts will occur when roads are duplicated in areas where space is limited due to historic and modern building practices.

Construction required for the new road will result in the exhuming and replacement of current formation of Camden Valley Way within the study area. The potential archaeological remains current Camden Valley Way are likely to be associated with the works of the 1920s upgrade when substantial subsurface earthworks were carried out as part of the standardising of the road between Sydney and Melbourne. Fabric associated with the former Great Southern Road and original Old Cow Pasture Road is not likely to have survived within the footprint of the Hume Highway alignment; which is also the Camden Valley Way footprint within the study area. Relics associated with the concrete road built in the 1920s are not considered to be significant and are unlikely to yield any additional information.

The design of the upgrade of Camden Valley Way will impact on many property boundaries within the study area. Most of these property boundaries were created from the periods of subdivision that occurred in the early 20th century, however, all stemmed from the original Crown grants that were made in the early 19th century. These grants were made bounding the then Old Cow Pasture Road. Frontages of these allotments remained along the road through the changes of the road into The Great Southern Road and later Hume Highway. Historical upgrades and changes to the alignment of the road over time are likely to have only altered slightly the location of these fence lines.

³⁹ *ibid*, p.204-206

Allotments that front Camden Valley Way retain a similar boundary to the original grants in the area but are largely modern interpretations, due to subdivisions and contemporary fences. The proposed upgrade will impact and relocate many of the property boundaries along the study area. This is considered to be a limited impact to Camden Valley Way as what will be removed are property boundaries that are reflective of the character and alignment of the boundaries of the earliest Crown grants.

There is considered to be limited impacts to other identified aesthetic heritage items associated with former Hume Highway or Great Southern Road that remain today. The remnant stand of Eucalyptus trees present in the study area between Raby Road and St Andrews road associated with the Remembrance Way plantings will not be impacted. These trees are located outside of the road corridor and the design of the upgrade to Camden Valley Way has ensured that the trees will remain adjacent and visible from the road.

Other trees along the road corridor will be removed, however, the design of the upgrade has been done to minimise the numbers of trees, while retaining the same tree lined aspect that is currently present on Camden Valley Way.

CM* Comment: given the width of the proposed upgrade from a 'traditional' two lane road to a 'modern' four lane road, it is inevitable that the nature of the thoroughfare through the landscape of a semi-rural roadway as outlined under Section 4.2.1, will be altered and therefore have an impact on the Camden Valley LEP listing as a Potential Heritage item. This also relates to the proposed building line setback and type of dwellings proposed along the length of the CVW. The ability of the CVW to retain an element of heritage interpretation is based on some form of semi-rural curtilage. This will be difficult to achieve given the proximity and density of proposed dwellings. This will be particularly evident with the rise in topography from the CVW to the west, between Ingleburn Road and Heath Road.

Impact on CVW:	Moderate to High
ILP Mitigation:	Some provision for building line setbacks has been allowed, however this will have limited mitigation effect on the overall landscape vistas from the roadway due to the proximity and increased density of the new dwellings.

6.4.2 Existing Road Pattern and Lot Subdivision

The historic road pattern that dates from the 1914 subdivision consists of Ingleburn, Eastwood, Heath, Byron, Rickard and Dickson Roads. The proposed draft Leppington ILP retains this original road network but has extended the north-south roads of Rickard Road and Dickson Road further south into the later subdivision area of the 1950/60s. Rickard Road is to be upgraded to a four lane road.

The proposed subdivision adds a grid of new roads within the existing road grid, generally based on the current lot division. The new lot subdivision follows the grid of the current lots. The proposed ILP for the precinct south of Heath Road is considered to have little impact on heritage significance as this area was subdivided at a later time in the 1950/60s.

Impact on Existing Roads:	Some.
ILP mitigation:	The draft sketch of 6/12/12 indicates the reinforcement of landscaping along the existing roads.

Impact on Property Lots: Moderate
ILP mitigation: The new road network utilises the historic lot subdivision as a form of interpretation.

6.5 Impact on Built Structures

Section 4.0 has identified features and structures that either need to be taken into account, or may have heritage significance, in terms of the development of an Indicative Layout Plan. Section 5.0 has assessed the items of particular heritage significance and identified those that are of High or Moderate significance, and thus recommended for heritage listing.

6.5.1 Impact on Properties of High Significance including Curtilage 123 Heath Road – Leppington Progress Hall

The proposal indicates a new road to run along the eastern side of the item but with housing located on the south and west sides. Currently located with an open space background, it is preferable that this item has a reasonable curtilage. If Ingleburn Road is upgraded this may have an impact on the Progress Hall given its relative proximity to the road.

Impact: Little.
Mitigation: The proposed road to the east should have a landscape setback from the building. The south and west sides should also have a generous landscape setback so as to create a visual curtilage for the item.
Opportunity: The proposed road to the east should incorporate visitor parking to avoid the current practice of parking at the front of the building. The surrounding landscape of the item should connect to the landscape corridor to the south.

66 Rickard Road

The proposal will widen Rickard Road to a four lane road that may reduce the front boundary alignment, however the existing house has an adequate setback to accommodate some reduction. The current lot is proposed to be subdivided approximately in half with proposed medium density housing to the north and east.

Impact: Moderate, based on the substantial upgrade of Rickard Road.
Mitigation: If this residence is retained with its reduced lot boundary, mitigation is achieved with a degree of visual curtilage with roadways to the south and east sides of the lot, including drainage basins beyond.

Note: If the subject lot was further reduced with medium density housing to the south, that is across the road from the drainage basin, this would have a high impact on this item in terms of scale and visual curtilage if surrounded by medium density housing on at least two sides and could not be supported.

43 Rickard Road

As per the item above, the proposal will widen Rickard Road to a four lane road that will reduce the front boundary alignment. The existing house has a setback that may accommodate some reduction, however the associated garage has a small setback from the existing roadway and may have to be demolished. Refer to the recommendations contained in Section 7.0. The current lot is proposed to be subdivided down to approximately one third with proposed

medium density housing to the west and south. The creek to the north of the item is to be regenerated.

- Impact:** Moderate, based on the substantial upgrade of Rickard Road.
- Mitigation:** Mitigation is achieved with a degree of visual curtilage with roadways to the west and south sides of the reduced lot, as well as a landscape corridor to the north.
- Note:** Some degree of visual connection between these two items, that is 43 and 66 Rickard Road, is enhanced by the regeneration of landscape along this section of the road. This however is impacted by the proposed widening of the existing roadway as are the stands of eucalypts that line this part of the road.

125 Heath Road

The proposal is to reduce the lot size down to the immediate landscape perimeter of the property, and given the dense nature of the existing plantings along the eastern boundary, this is reasonable. The proposed location of medium density housing along the eastern boundary however, may have an adverse impact of scale depending on side boundary setback and height. The proposed upgrade of Heath Road may have an impact on the driveway landscaping at the front of the property.

- Impact:** Little.
- Mitigation:** The location of a proposed high school on the opposite side of Heath Road may allow for increased visual curtilage.

168 Heath Road

This item is located within a Low Density Residential area and therefore can be accommodated if the landscaping connection to Heath Road is maintained. The proposed upgrade of Heath Road may have an impact on the driveway landscaping at the front of the property.

- Impact:** Little.
- Mitigation:** Ensure there is tree planting along Heath Road.

6.5.2 Impact on Properties of Moderate Significance

These properties, assessed at a Moderate level of significance, are proposed to be retained for heritage listing, however removal may have to be evaluated depending on their location. The impact of removal is related less with individual significance rather than they provide some contributory understanding of dwelling type and development within the precinct.

35 Ingleburn Road

Located some distance from a proposed upgrade of Ingleburn Road, it is within an area of proposed low density and may be able to be accommodated within the ILP.

- Impact:** Little.

85 Byron Road

Located within a proposed School area of the ILP, this will be difficult to accommodate unless the dwelling can be adaptively reused.

- Impact:** Moderate/High.
- Mitigation:** There is an opportunity for adaptive reuse within the school.

18A Heath Road

Located within an area of proposed low density this item may be able to be accommodated within the ILP. It is located quite close to a proposed upgrade of Heath Road.

Impact: Little/moderate.

21 Heath Road

Located within an area of proposed low density this item may be able to be accommodated within the ILP. It is located some distance from a proposed upgrade of Heath Road.

Impact: Little.

244 Heath Road

Located within a proposed Community Centre area of the ILP, this will be difficult to accommodate unless the dwelling can be adaptively reused. It is also located close to a proposed upgrade of Heath Road.

Impact: Moderate/High.

Mitigation: There is an opportunity for adaptive reuse within Community Centre.

265 Heath Road

Located within a proposed Retail area of the ILP, this will be difficult to accommodate unless the dwelling can be adaptively reused. It is also located close to a proposed upgrade of Heath Road.

Impact: Moderate/High.

Mitigation: There is an opportunity for adaptive reuse.

6.5.3 Impact on Archaeology

As noted in the summary of Section 5.0, the potential for archaeological sensitivity or discovery is assessed as low due to the predominately farming nature of the study area and the relatively recent construction of most of the buildings, generally from the middle of the 20th century. Also farming practice would tend to disturb any debris or remove it altogether. Therefore the impact on any archaeology of the Precinct is assessed as low with the exception of 116 Heath Road.

116 Heath Road

The area identified as having archaeological potential will be directly affected by the proposed four-lane upgrade of Rickard Road. The archaeology in this area however has been assessed as being of low significance.

Impact: Little/moderate.

Mitigation: Although the proposed road will impact directly on the area, as it is of relatively low significance mitigation can be achieved by monitoring the site and recording any relics found. Refer to Section 7.0 Recommendations

7.0 Recommendations

7.1 Objectives

Given the Department of Planning Infrastructure planning requirements for land release within the precinct and the resulting addition in dwellings and infrastructure, the following are the objectives that may be incorporated into the design and development process so as to increase a historic understanding of the on-going development of the area:

- Ensure the natural landscape is retained, reinforced and rehabilitated for ecological benefit, resident amenity and to convey an appreciation of the natural state of the topography before cultural change;
- Recognise the cultural alteration to the landscape and incorporate into the resulting design where it is a benefit, and which recognises historic change;
- Identify and retain items of heritage significance so as to provide an understanding of the history of the area and to provide a connection between the memory of the past with the future;
- Create an appreciation of the stories of Leppington's history and farming development that is conveyed to an audience of residents and visitors.

7.2 Recommendations

Based on the preceding assessments of heritage significance and impact in Section 5.0 and 6.0, the following are recommendations that address the objectives.

7.2.1 Heritage Listing Recommendations

The following properties are recommended to be retained and nominated to be placed on the heritage schedule of the Camden Growth Centres Precinct Plan. These nominations are based entirely on a heritage assessment and not on owner input as this is outside the scope of this report. Access to the properties has been generally limited to inspection from the street alignment, with the exception of the Progress Hall at 123 Ingleburn Road and 125 Heath Road.

R1.1 123 Ingleburn – Leppington Progress Hall with curtilage

Allow for approved open space curtilage to the perimeter of the property, and include a connection with the proposed creek open space corridor. Accommodate car parking for attendee meetings. Ensure that any proposed adjacent medium density housing to the south-east has sufficient setback controls to maintain scale and prevent overshadowing.

R1.2 66 Rickard Road

Allow for a reduction in the lot size to approximately half, and ensure that an approved boundary curtilage is maintained to retain heritage significance. Ensure that any proposed adjacent medium density housing to the north-east has sufficient setback controls to maintain scale and prevent overshadowing.

R1.3 43 Rickard Road

Allow for a reduction in the lot size to approximately one third, and ensure that an approved boundary curtilage is maintained to retain heritage significance. Ensure that any proposed adjacent medium density housing to the west has sufficient setback controls to maintain scale and prevent overshadowing. Incorporate the visual curtilage into the proposed open space corridor.

- R1.4 125 Heath Road and Landscaping**
Ensure a new lot boundary encompasses all of the garden landscaping and pond. Ensure that any proposed adjacent medium density housing to the south-east has sufficient setback controls to maintain scale and prevent overshadowing.
- R1.5 168 Heath Road and Landscaping – ‘Kooree Grange’**
Ensure a new lot boundary encompasses the garden landscape from the entry gateway, palm trees and round-about. It is recommended that further research is carried out on the history of the Tegel family and their work in the development of poultry farming that may be of significance at the State level.
- R1.6 35 Ingleburn Road**
Ensure a reasonable new lot boundary for curtilage.
- R1.7 85 Byron Road**
Refer to Reuse Recommendations below.
- R1.8 18A Heath Road**
Ensure a reasonable new lot boundary for curtilage.
- R1.9 21 Heath Road**
Ensure a reasonable new lot boundary for curtilage.
- R1.10 244 Heath Road**
Refer to Reuse Recommendations below.
- R1.11 265 Heath Road**
Refer to Reuse Recommendations below.

7.2.2 Building Adaptive Reuse Recommendations

Based on the ILP land use proposals, there may be scope to encourage the reuse of the following dwellings, if assessed as appropriate. They include the items that have been assessed as of Moderate significance and their retention is a form of interpretation of the Precinct.

- R2.1 85 Byron Road**
Although 85 Byron Road is located in a School zone, this cottage may not be suitable as it is clad with asbestos cement sheeting. It can however be remediated by the removal of the fibro and its replacement with a new fibre cement cladding as well as internal wall insulation.
- R2.2 244 Heath Road**
Located in a proposed Community Centre zone, this weatherboard cottage appears to be in good condition, and may be suitable as a day care centre. It is relatively close to the road and has a rear yard with a north aspect.
- R2.3 265 Heath Road**
Located in a proposed Retail Core zone, this cottage appears to be in good condition.

7.2.3 Landscape Recommendations

The following recommendations are intended to address the problem of retaining a sense of the original landscape while accommodating new development.

R3.1 Camden Valley Way

Create a landscape corridor for the length of the Camden Valley Way so as to interpret the former Cowpasture Road and reinforce with plantings of eucalypts. A generous building line setback along the length of the CVW should allow for indigenous re-planting. Housing density should be low with large lots. Utilise the natural rise in the topography to the west of the road as a buffer zone for proposed higher density housing development over the ridge line. Interpret Remembrance Way as noted in the Cosmos Archaeology report.

In their Statement of Heritage Impact, Cosmos Archaeology have made a recommendation with regard to CVW as follows and with which we agree: ⁴⁰

R3.2 Archival Recording of Camden Valley Way

An archival photographic record of sections of the current Camden Valley Way should be undertaken before any works commence. This recording should focus in areas where current boundaries adjacent to Camden Valley Way that are reflective of earlier 19th century boundaries that fronted on the road will be removed and setback from the current alignment. The recording should also include the aesthetic aspects of the road in the section, particularly the current road alignment in association with the Remembrance Way plantings. The archival recording should conform to the standard as outlined in the "Photographic Recording of Heritage Items Using Film or Digital Capture" prepared by the Heritage Branch, Department of Planning. ⁴¹

R3.3 Landscaping

Retain and reinforce the eucalypt plantings along the main roads, and Eastwood Road in particular, as a form of regeneration of the former landscape. Allow for generous setbacks along the original roads that are to be upgraded. Allow for the retention of exotic species of plantings such as mature palm trees. Where possible, identify large stands of remnant Cumberland Plain forest and incorporate into masterplanning.

R3.4 Raby House Visual Curtilage

The SHR listed property of Raby gains an important part of its significance by its rural location and currently enjoys a relatively unencumbered visual curtilage. In this case it is necessary to maintain an expanded visual curtilage beyond the boundary of the item.

Allow for the visual curtilage of Raby to its north, by low density subdivision of the lots on the south side of Dwyer Road. Ensure the proposed roads off Dwyer Road run in a north/south direction to allow for distant views to Raby (V20, Figure 103). Utilise the space of the drainage basin on the south-west corner of the site for interpretation of the Raby Estate and associated sheep industry (refer to IP6 below).

⁴⁰ ibid, p. 207

⁴¹ ibid, p. 207

R3.5 Retention of Ponds

Although of Little significance, retain the ponds off Joseph Road (P1) and Riley Road (P2), and incorporate into the landscape as a form of interpretation of the former farming function of the precinct.

R3.6 Retention of Vistas

Retain the vista looking north from Joseph Road (V13, Figure 30), and its association with the pond P1.

Allow for the vista from Byron Road to the west, incorporating Leppington Oval (V5).

Allow for the vista from the south side of Ridge Square, towards the west and north (V15).

Allow for the vista from Woolgen Park Road, towards the west and north (V18).

7.2.4 Statutory Planning Recommendations

Following the ILP process and masterplanning of the precinct, the following recommendations are to ensure the ongoing implementation of a heritage strategy.

R4.1 Interpretation

Prepare an Interpretation Strategy before any on-site works take place so that the contents of the strategy can be coordinated with detailed planning and public domain implementation. Refer to the following Section 7.2.5 below for interpretive guidelines. An interpretation strategy is required to be a condition of approval, and provided with a construction application to ensure it is adequately planned and funded.

R4.2 Photographic Archival Recording

An archival recording is to be carried out for the properties listed as of High and Moderate significance in Sections 5.4 and 5.5 of this report, and as per Heritage Council Guidelines for Local significance.

R4.3 Photographic Essays

As a record of the precinct before any works are carried out, a professional photographer is to be engaged and briefed to provide photographic essays of the following:

- Landscape and vistas (refer Figure 17);
- Market gardens and farmers (Figures 124-125);
- Typical houses from the time of WWI to post WWII (Figures 126-127);
- Farm Buildings and any unusual structures (Figures 128-133);
- Aerial patterns of the cultural landscape.

The archival recordings and photography are to be used for interpretation strategies and plans, and are to be lodged with the Local Studies Library and Local Council archives.



Figure 124: Market garden at 265 Heath Road



Figure 125: Extant farm in Heath Road with exotic plantings



Figure 126: Post WWII cottage in Heath Road



Figure 127: Fibro cottage on the corner of Dickson and Ingleburn Roads



Figure 128: Farm shed in Heath Road



Figure 129: Farm shed in Rickard Road



Figure 130: Silo structures in Eastwood Road



Figure 131: Farm buildings in Park Road



Figure 132: Greenhouse structures in Heath Road



Figure 133: Farm buildings in Dickson Road

R4.4 Archaeological Monitoring

Although areas of archaeological sensitivity are unlikely, as noted in Section 5.0, it is recommended that the following lot is the subject of archaeological monitoring during the initial works upgrade of Rickard Road. Consultation with the Heritage Branch should occur and if any relics are found photographic recording should be carried out:

- 116 Heath Road

R4.5 Ongoing Consultation

Given the size of the existing properties and distance from the road, it may become evident that other structures are of particular interest and there should be ongoing monitoring of the precinct.

7.2.5 Interpretation Strategies

As per recommendation R4.1 above, an Interpretation Strategy is to be prepared as a statutory requirement and include the following with recommendations for a follow-up Interpretation Plan (refer to Figure 134 and the proposed Interpretation Points). These are proposed strategies and are not intended to be exhaustive in scope, nor are the Interpretation Points. It may be found that further access to properties distant from the street alignment will provide additional opportunities.

- Research and develop a history of the precinct with particular reference to the early stories of the colony including Governor Hunter, Governor King and Mrs King, early mapping, lost cows from the first fleet, market gardening and family histories.
- Develop stories of the precinct with reference to the NSW Heritage Council themes and incorporate into interpretation.
- Research the role of the Tegel family in the development of poultry farming and breeding, and its significance to the state, including the life of Bert (OAM) and Peg Tegel.
- Liaise with Ingham Enterprise and the beginnings of their involvement in the poultry farm business from Heath Road.
- Coordinate with Public Domain design and artworks including the potential use of images, old maps and structures for interpretation and placemaking.
- Utilise the photographic essays and images referred to above in the development of interpretation.
- Ensure the retention of the current street names within the study area as they relate to the historical development of the precinct. Nominate new street names or place names using people associated with the history of the Leppington area including (if they have not been used elsewhere in the suburb):
 - Meehan (surveyor)
 - Riley
 - Moore
 - Hannibal Macquarie
 - Tegal (family poultry enterprise)
 - Barrett
 - Ingham (family poultry enterprise).
- Interpretation Points (IP) 1, 3 & 4 (Figure 134): Utilise the nominated high points in the ILP for interpretive panels/installations that illustrate the original subdivision layout with aerial images and photography of similar vistas to contrast with subsequent development (Figures 15 & 51).
- IP1 high point: Provide interpretive panels on the story of the former Cowpastures Road and its place in early colonial exploration and settlement.
- IP2: As per dot points 3 and 4 above, provide an interpretive panel on the story of the Tegel family and the poultry farming industry that has developed into Ingham Enterprise.
- IP4 high point: Provide interpretive panels for the Upper Canal in conjunction with the existing water tower and tank that includes the story of the water supply to Sydney (Figure 101).
- IP5 high point: Provide information panels for Remembrance Way (between St Andrews Road and Raby Road); and the early farming mansions of the district, Gledswood, Raby and Denham Court, which illustrate the importance of the area to the economy of the colony during the 19th century.
- IP6: Provide interpretive panels for the Raby estate and subsequent subdivision; including the story of the sheep industry in world trade and the economic development of Australia.

- IP's 7-9: Adaptively reuse where possible, buildings assessed as of Moderate significance as a method of providing a link to the market garden history of the area. Refer to R2.1, R2.2 and R2.3 above and Figures 60, 83 and 84 respectively.
- Develop interpretive panels in conjunction with the rehabilitated creek green corridors to inform an audience on the ecology of the area and the reasons for the planning approach of the new suburb.
- Develop signposted bicycle and walking tracks, including wayfinding that connect the high points of the precinct, and thus provide a connection between the points of interpretation (IPs 1-6).
- Develop a program of oral history of the current residents and in particular the story of market gardening within the Sydney basin. Community meetings can be advertised and held to encourage residents, as well as former residents, to relate their family history and stories of the area. Refer to the Memory Bank Cultural Media Inc. approach for the Austral and Leppington North Precincts and initiate an extension to the subject precinct.⁴² The author has discussed with a few residents family connections to the Progress Hall and this could be explored further with oral history.

⁴² AMBS, Austral and Leppington North Precincts – Historic Heritage Report, p.204

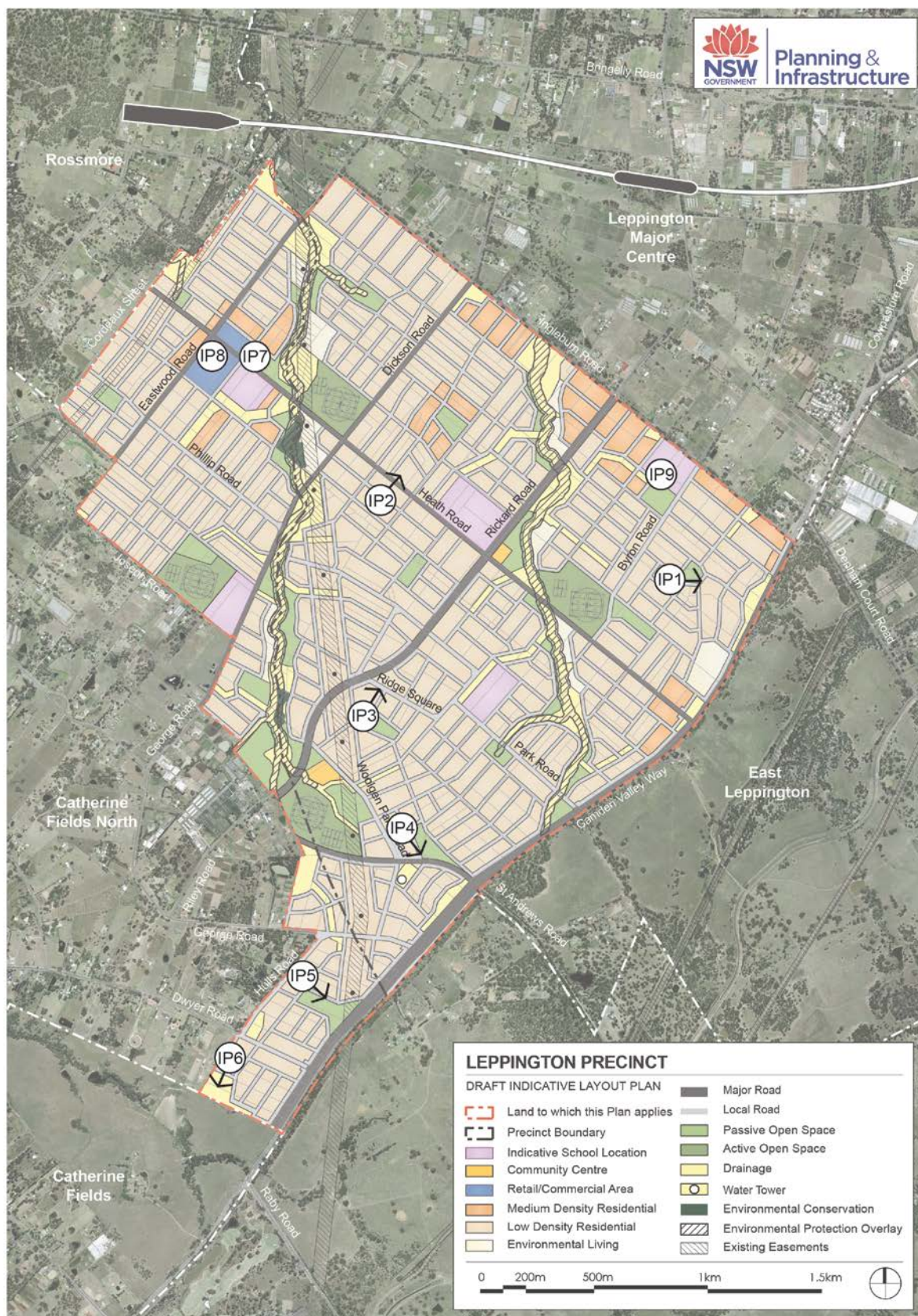


Figure 134: Proposed Interpretation Points based on the Cox Richardson ILP (24/03/14)

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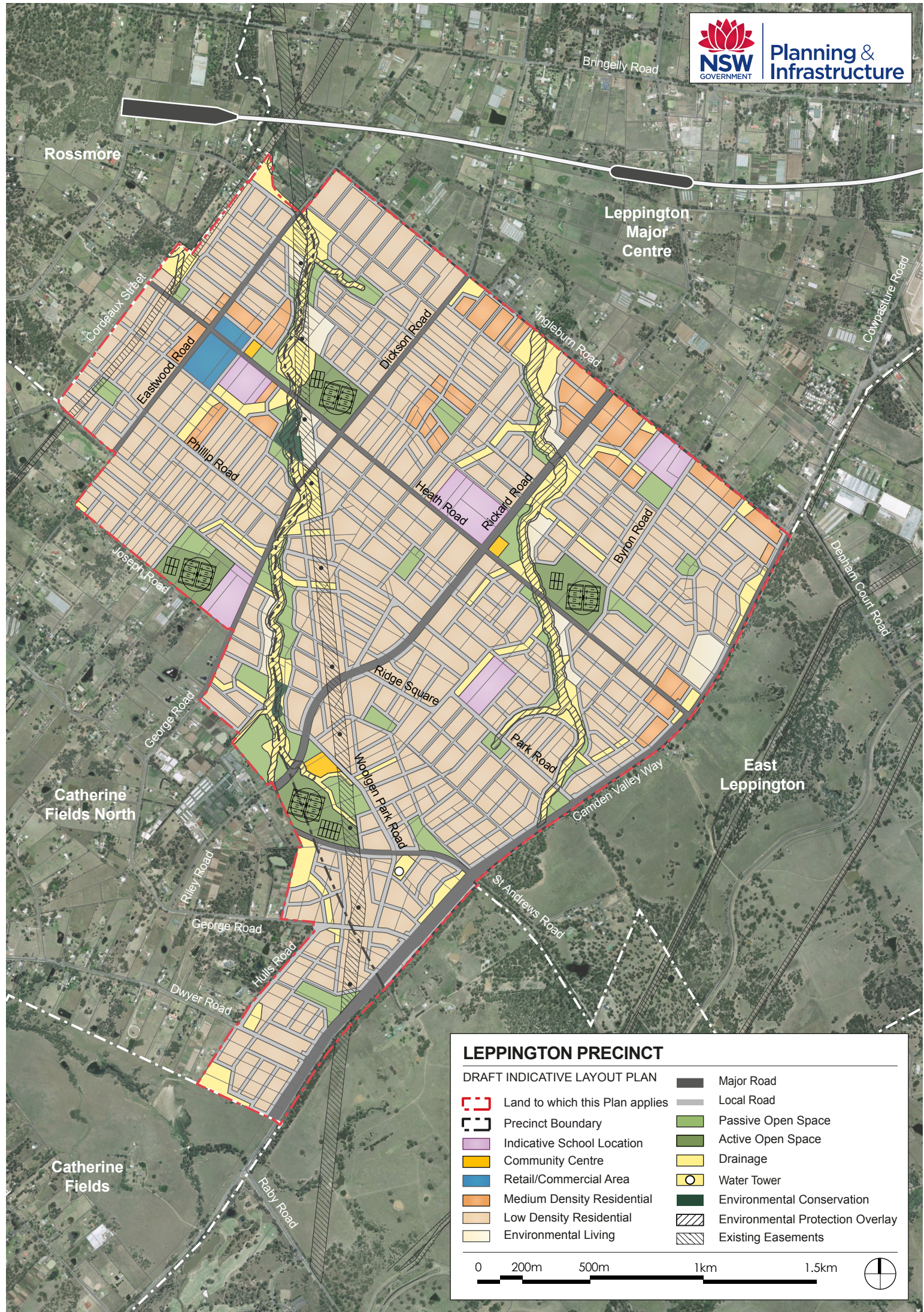
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APPENDICES

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







Appendix A

Leppington Indicative Layout Plans by Cox Richardson



LEPPINGTON PRECINCT

DRAFT INDICATIVE LAYOUT PLAN

	Land to which this Plan applies		Major Road
	Precinct Boundary		Local Road
	Indicative School Location		Passive Open Space
	Community Centre		Active Open Space
	Retail/Commercial Area		Drainage
	Medium Density Residential		Water Tower
	Low Density Residential		Environmental Conservation
	Environmental Living		Environmental Protection Overlay
			Existing Easements

0 200m 500m 1km 1.5km



Appendix B

Heritage Data Sheets

Heritage Data Form

ITEM DETAILS							
Name of Item	Leppington Progress Hall						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)	Community Facilities						
Item category (if known)	Hall Public						
Area, Group, or Collection Name							
Street number	123						
Street name	Ingleburn Road						
Suburb/town	Leppington				Postcode	2179	
Local Government Area/s	Camden Council						
Property description	Lot 1 DP 341680						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Leppington Progress Association						
Current use	Public Hall						
Former Use	Hall						
Statement of significance	<p>The Progress Hall has historical and social significance as an ongoing community centre that was funded and built by prominent local families, and provided community support during World War II and post war development. Constructed in 1934, the item has aesthetic and representative significance as being of a timber framed style characteristic of the period, with original fibro walls, timber dado and timber framed windows. It reflects a common building type of the time that can be found in outer suburbs and country towns, and that may become increasingly rare. The building has undergone some modifications, such as the metal front porch, reflecting 1950s detailing, and as identified in the '1956' date on the gable front of the building. Given that so few other examples have been listed, the hall may prove to be a rare survivor of Depression era construction erected with voluntary labour.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	Gable fronted hall with weatherboard Dado and fibro panels above. Casement windows with a top awning sash. The eastern lean-to appears to have replaced an earlier rear lean-to. Two ablution blocks have been built at the rear of the lot, possibly with the 1956 changes. Alterations from 1956 including entry porch.					
Physical condition and Archaeological potential	Good					
Construction years	Start year		Finish year		1934/56	<input type="checkbox"/>
Modifications and dates	Alterations and additions in 1956.					
Further comments	Further research into the construction of the Hall as there is some question as to how much was changed in 1956.					

Heritage Data Form

HISTORY	
Historical notes	<p>The land upon which the Progress Hall is built was donated by the Barrett family (who lived in 149 Ingleburn Road). Mr Barrett officially opened the Hall in February 1934 with attendance by the local organising families of the Progress Association, including the Tegel family. The Hall was altered or possibly re-built in 1956 as indicated by the date on the gable front as well as the front porch awning being of the 1950's. The Hall was a social gathering point for the community that continues to this day.</p>

THEMES	
<i>National historical theme</i>	<p>2. Peopling the Continent 8. Developing Australia's cultural life</p>
<i>State historical theme</i>	<p>Social institutions</p>

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	The Progress Hall has historical significance as an important social gathering venue that reflected the events of the day, including the Depression and WWII. Built from community funding and Depression era labour, it was a gathering point for the war effort. Post war, the Progress Association was an advocate for improved civil and community facilities.
Historical association significance SHR criteria (b)	N/A
Aesthetic significance SHR criteria (c)	<p>Although of a utilitarian appearance, the Progress Hall demonstrates the common use of materials and detailing that reflected this type of building at its time of construction, including being gable fronted. The base of the external wall has a timber dado surmounted with a fibro wall, as well as original timber framed casement windows with top awning sashes, although they may have been modified. This type of community hall has a similar construction type to other community buildings found in country towns and suburbs.</p> <p>Some alteration to the perimeter lean-to structures are evident from the aerals. The front metal porch was likely to have been a part of the renovations as it is a 1950's design and may relate to the '1956' date.</p>
Social significance SHR criteria (d)	<p>The building has strong social significance having been entirely funded and erected by the efforts of the residents of the Raby Estate. The funds for the building of the hall were raised by local families such as the Barretts who held fundraising events at their home and who donated the land. The construction was supervised by a local resident, Mr L Tegel, who was a member of the prominent poultry farming family.</p> <p>Weekly card parties and dances were held in the Hall as well as election meetings, and was also used by the local sub branch of the RSL. During the war the hall was used for 'send offs' for local boys entering active service, including the sons of the Barrett family. The Progress Association campaigned for the roads to be gravelled, for a better bus service for high school students and for an electricity supply.</p>
Technical/Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	N/A

Heritage Data Form

Representativeness SHR criteria (g)	The Progress Hall is representative of a particular class of interwar community building that can be found in country towns, a survivor of Depression era fibro and timber construction erected with voluntary labour.
Integrity	Altered

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	none

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	Recommendation to list on the Camden Growth Centres Precinct Plan. Further research may be required to establish the exact nature of construction in 1934 and that of 1956.

SOURCE OF THIS INFORMATION			
Name of study or report	Leppington Precinct Non Indigenous Heritage Study	Year of study or report	2013
Item number in study or report	R1.1		
Author of study or report	Conybeare Morrison International		
Inspected by	Garry McDonald		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Garry McDonald	Date	July 2013

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial Image with Lot boundary				
Image year	2012	Image by	Google CM+	Image copyright holder	Google CM+



Heritage Data Form

Image caption	North west image from the street. Note the 1950's front awning, the Interwar weatherboard Dado and casement windows.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	East side detail of the windows.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Interior of the hall looking towards the stage.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Newspaper clipping from 'The Biz' (Fairfield, NSW : 1928 - 1954), Friday 2 March 1934, page 8				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

ITEM DETAILS							
Name of Item	Residence						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)	Farming						
Item category (if known)	Homestead group with outbuildings and sheds						
Area, Group, or Collection Name							
Street number	66						
Street name	Rickard Road						
Suburb/town	Leppington				Postcode	2179	
Local Government Area/s	Camden Council						
Property description	Lot 72 DP 8979						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Private ownership						
Current use	Residence						
Former Use	Residence as a homestead						
Statement of significance	<p>66 Rickard Road has historical and aesthetic significance as one of the earliest Interwar weatherboard cottage with Art Nouveau detailing to the verandah brackets and window awning built not long after the Raby Estate subdivision of 1914. It is an intact example of the type of architecture that was advertised by Rickard as a part of the land sale of the time. The building has been extended at the rear, and the site retains the original subdivision block, which is larger than the usual suburban subdivision to allow for market gardens. As there is further land release and subdivision in this area, the item may become an increasingly rare example of an early 20th century farmlet residence.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	Double fronted, gable roofed weatherboard cottage with casement windows including glazing beads to the top of the sash. The verandah and window awning have Art Nouveaux support brackets. The side and rear of the house has alterations and additions.					
Physical condition and Archaeological potential	Fair					
Construction years	Start year		Finish year		Circa WWI	<input type="checkbox"/>
Modifications and dates						
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Likely to have been built during the First World War. Appears to have been used continuously as a residence. Currently occupied as a residence.

THEMES	
<i>National historical theme</i>	2. Peopling the Continent 3. Developing local, regional and national economies
<i>State historical theme</i>	Agriculture, Environment – cultural landscape, Accommodation, Domestic life

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling has historical significance as one of the earliest examples of a farmlet cottage associated with the 1914 subdivision of the Raby Estate. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.
Historical association significance SHR criteria (b)	N/A
Aesthetic significance SHR criteria (c)	This weatherboard house retains its original Art Nouveau detailing and reflects the style of a gable to a double fronted elevation with a window awning, timber framed casement windows and elaborate verandah brackets. The style of the house is almost a copy of the 1914 advertisement for the Rickard subdivision.
Social significance SHR criteria (d)	N/A
Technical/Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	In the context of the Raby Estate subdivision into farmlets, this item is an uncommon example of an intact WWI weatherboard cottage retaining its original Art Nouveau detailing and with increasing land release development may become a rare example that reflects the early 20 th century history of the local area.
Representativeness SHR criteria (g)	
Integrity	Intact but with some alterations to the side and rear.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	none

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	Recommendation to list on the Camden Growth Centres Precinct Plan

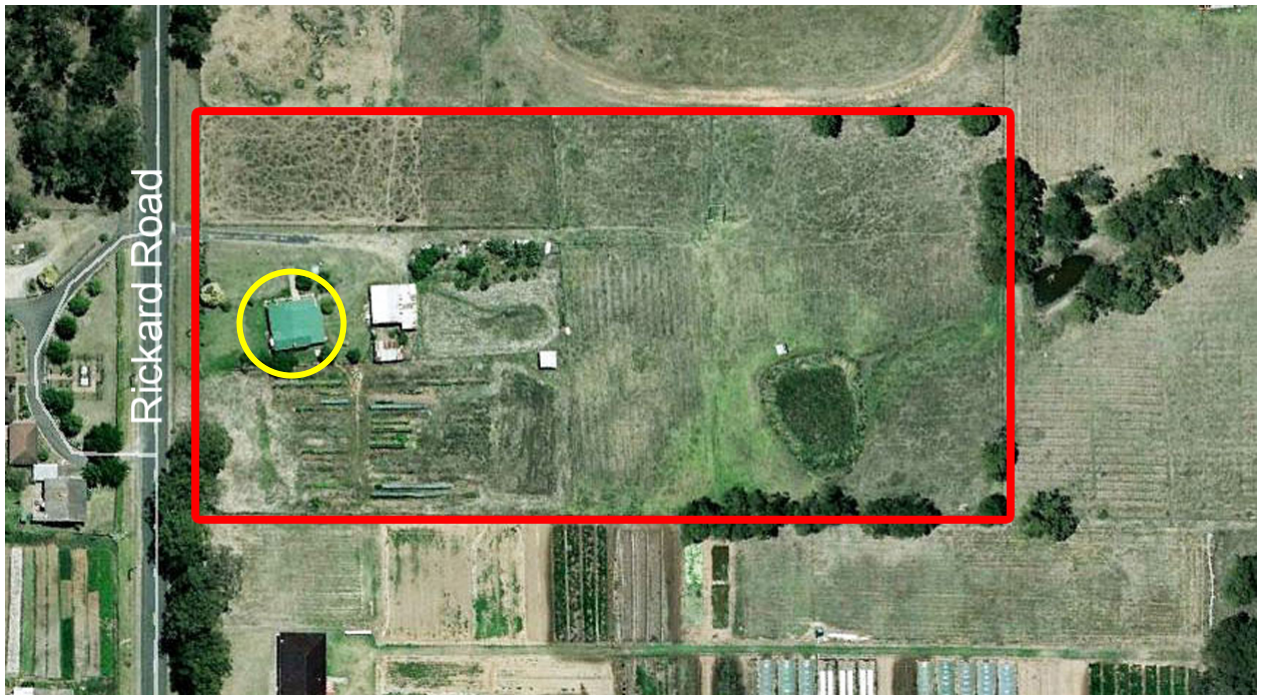
SOURCE OF THIS INFORMATION			
Name of study or report	Leppington Precinct Non Indigenous Heritage Study	Year of study or report	2013
Item number in study or report	R1.2		
Author of study or report	Conybeare Morrison International		
Inspected by	Garry McDonald		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Garry McDonald	Date	July 2013

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial Image with Lot boundary. The subject house has the green roof nearest the road				
Image year	2012	Image by	Google CM+	Image copyright holder	Google CM+



Heritage Data Form

Image caption	Image of the property from the north. Note the decorative awning bracket and the addition to the rear.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Image of the front of the house with decorative verandah brackets, casement windows and window awning				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

ITEM DETAILS							
Name of Item	Residence						
Other Name/s Former Name/s							
Item type (if known)	Built, Landscape						
Item group (if known)	Farming						
Item category (if known)	Homestead group with outbuildings and sheds						
Area, Group, or Collection Name							
Street number	43						
Street name	Rickard Road						
Suburb/town	Leppington				Postcode	2179	
Local Government Area/s	Camden Council						
Property description	Lot A DP 331010						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Private ownership						
Current use	Residence						
Former Use	Residence as a homestead						
Statement of significance	<p>The item has historical and aesthetic significance as a relatively intact weatherboard WWI cottage with detailing that retains the original timber framed windows with glazing bars to the top of the sash, and battens to the gable end. The residence has an operating market garden reflecting its original farmlet subdivision and includes an adjacent farm building with corrugated roof and walling, and with a masonry base. The on-going farming and current ownership also reflects the social significance of the different groups of immigrants that took up farming of this nature.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	Double fronted, gable roofed weatherboard cottage with casement windows and front room awning. The verandah roof has upstand roll joints. Relatively intact but deteriorating condition.					
Physical condition and Archaeological potential	Fair					
Construction years	Start year		Finish year		Circa WWI	<input type="checkbox"/>
Modifications and dates						
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Likely to have been built at the time of the First World War or soon after. Appears to have been used continuously as a residence. Currently occupied as a residence with a market garden.

THEMES	
<i>National historical theme</i>	2. Peopling the Continent 3. Developing local, regional and national economies
<i>State historical theme</i>	Agriculture, Environment – cultural landscape, Accommodation, Domestic life

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling has historical significance as an early example of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date from WWI. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city. The item currently operates as a market garden reflecting the original purpose of the subdivision.
Historical association significance SHR criteria (b)	N/A
Aesthetic significance SHR criteria (c)	The double fronted cottage has a gable with cover battens to the fibro sheets and reflects the WWI style of the period before the influence of the Californian bungalow. This weatherboard house with corrugated metal roof, retains its original timber casement windows that have glazing bars to the top quarter of the sash, characteristic of the period.
Social significance SHR criteria (d)	In the context of the Raby Estate subdivision into farmlets, this item reflects, and is an extant example, of market gardening with residence. It has social significance that reflects the nature of market gardening being taken up by immigrant groups from the Chinese after the gold rushes, southern Europeans from Italy and Yugoslavia, and recently southeast Asian refugees including Vietnamese and Cambodians. These groups can be identified in the names of the current owners throughout the precinct.
Technical/Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	N/A
Representativeness SHR criteria (g)	N/A
Integrity	Intact

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	none

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	Recommendation to list on the Camden Growth Centres Precinct Plan

SOURCE OF THIS INFORMATION			
Name of study or report	Leppington Precinct Non Indigenous Heritage Study	Year of study or report	2013
Item number in study or report	R1.3		
Author of study or report	Conybeare Morrison International		
Inspected by	Garry McDonald		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Garry McDonald	Date	July 2013

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial Image with Lot boundary. Residence in the bottom right corner of the Lot between the pond and garage.				
Image year	2012	Image by	Google CM+	Image copyright holder	Google CM+



Heritage Data Form

Image caption	Elevation facing the street and shed to the rear.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Side elevation to the north, showing the casement windows with glazing bars to the top of the sash.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

ITEM DETAILS									
Name of Item	Residence								
Other Name/s Former Name/s									
Item type (if known)	Built, Landscape								
Item group (if known)	Farming								
Item category (if known)	Homestead Complex with Stables, Laundry Cultural Landscape with Tree group of exotic plants forming an avenue. Pond								
Area, Group, or Collection Name									
Street number	125								
Street name	Heath Road								
Suburb/town	Leppington						Postcode	2179	
Local Government Area/s	Camden Council								
Property description	Lot 100 DP 1031121								
Location - Lat/long	Latitude					Longitude			
Location - AMG (if no street address)	Zone		Easting			Northing			
Owner	Private ownership								
Current use	Residence								
Former Use	Residence as a homestead								
Statement of significance	<p>125 Heath Road has historical and aesthetic significance as an intact Interwar c.1920's farmlet house from the original Raby Estate subdivision with ancillary out buildings, encircling driveway, landscaped garden and original interior details. The formal landscaping and associated driveway reflect the large lot subdivision, which is rare for the area, and how a farming property was laid out in a semi-rural area. The item demonstrates transitional detailing between Edwardian style and California Bungalow, with gable finial detailing, timber Dado to the external walls and brick verandah. The interior retains some original detailing including joinery and plaster cornice.</p> <p>The item has social significance as an example of a farmlet homestead reflecting the market garden endeavours of the original inhabitants as well as reflecting the different groups of immigrants that took up market gardening.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	Double fronted gable bungalow, timber weatherboard Dado and fibro sheet, with brick verandah. Set in a formal landscaped garden with mature palm trees and an encircling driveway. Has a farm shed/garage at the rear of the property and out-buildings including a laundry. Relatively intact.					
Physical condition and Archaeological potential	Good condition with maintenance required					
Construction years	Start year		Finish year		Circa 1920s	<input type="checkbox"/>
Modifications and dates						
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Likely to have been built at the end of the First World War or soon after, c.1920. Appears to have been used continuously as a residence. Currently occupied as a residence.

THEMES	
<i>National historical theme</i>	2. Peopling the Continent 3. Developing local, regional and national economies
<i>State historical theme</i>	Agriculture, Environment – cultural landscape, Accommodation, Domestic life

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling has historical significance as an Interwar cottage, c.1920's, that reflects the early subdivision of the Raby Estate into farmlets and which includes out buildings, circular driveway and landscaping. It indicates how a farmhouse property was laid out for a farmlet in a semi-rural location.
Historical association significance SHR criteria (b)	N/A
Aesthetic significance SHR criteria (c)	<p>The double fronted cottage has a gable with cover battens to the fibro sheets as well as weatherboards to the apex that includes finial details. The walls have a timber Dado with fibro sheeting above, brick verandah, small awnings over the windows, with some timber framed windows remaining. The design reflects a transitional style between the Edwardian details of the gable finial and the influence of California bungalow detailing. The brick chimney has strapwork detailing that matches that of the verandah brick column heads, as well as a chimney pot. The residence retains some original interior details such as timber joinery picture rails and chair rails, ceiling cornices and kitchen oven.</p> <p>The auxiliary structures to the rear of the house, primarily clad in fibro, consist of a large garage/shed that would have housed farm equipment, and a small laundry shed to the west. The landscaping includes rows of mature palms that line each side of the driveway.</p> <p>The retention of original structures and landscaping, including a circular driveway that encircles the house has aesthetic significance reflecting the larger lot size of the subdivision. This generous layout allows the house to be set back from the street alignment and thus incorporate an impressive driveway approach that may have been influenced by a California aesthetic.</p>
Social significance SHR criteria (d)	In the context of the Raby Estate subdivision into farmlets, this item is an extant example of a market garden residence, complete with associated farm buildings and landscaping. It has social significance that reflects the nature of market gardening being taken up by immigrant groups from the Chinese after the gold rushes, southern Europeans from Italy and Yugoslavia, and recently southeast Asian refugees including Vietnamese and Cambodians. These groups can be identified in the names of the current owners throughout the precinct.
Technical/Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	In the context of the Raby Estate subdivision into farmlets, this item is an uncommon example at the local level of an intact Interwar 'homestead' that includes not only a residence but associated out buildings, encircling driveway and landscaping. With increasing land release development this item may become a rare example that reflects the early 20 th century history of the local area.

Heritage Data Form

Representativeness SHR criteria (g)	N/A
Integrity	Good, relatively intact residence with out-buildings and landscaping

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	none

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	Recommendation to list on the Camden Growth Centres Precinct Plan

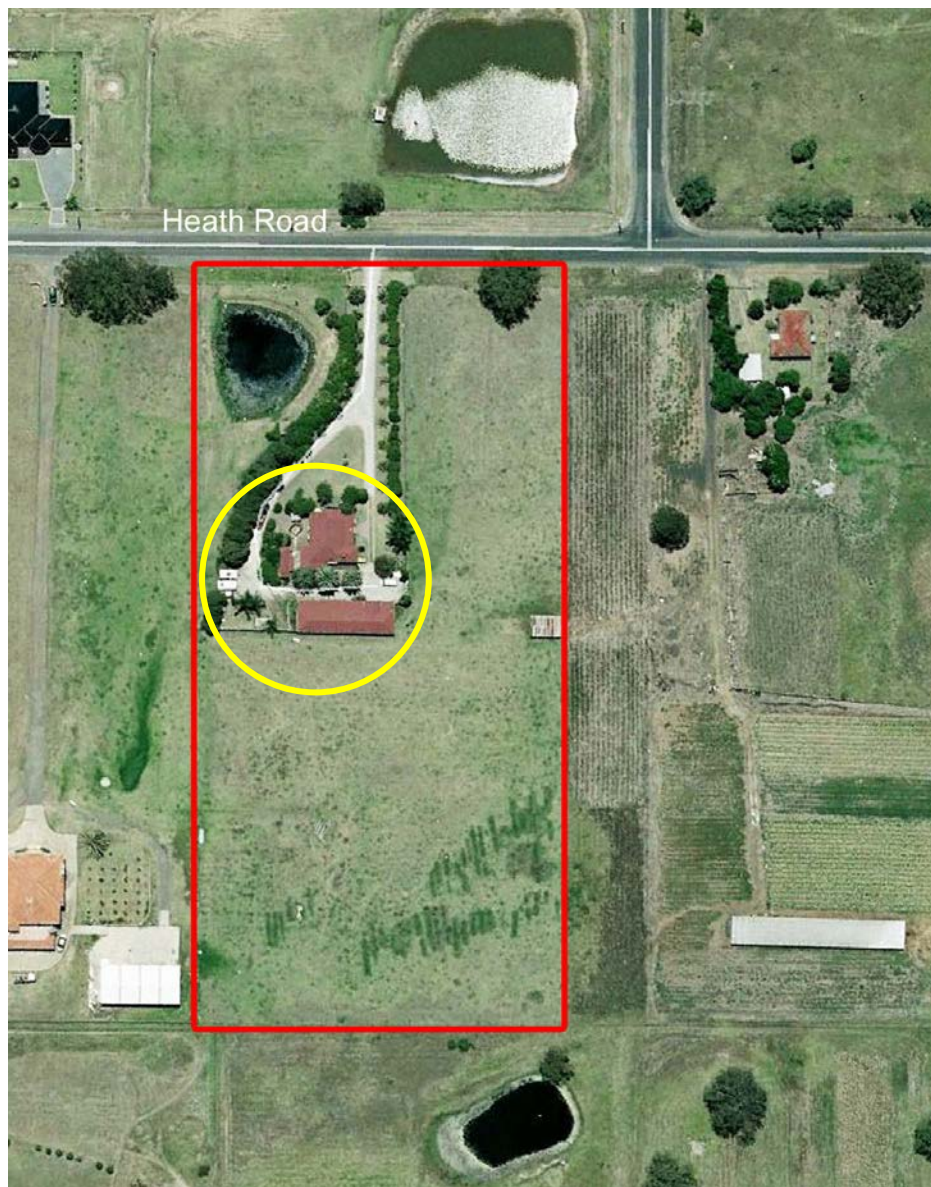
SOURCE OF THIS INFORMATION			
Name of study or report	Leppington Precinct Non Indigenous Heritage Study	Year of study or report	2013
Item number in study or report	R1.4		
Author of study or report	Conybeare Morrison International		
Inspected by	Garry McDonald		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Garry McDonald	Date	July 2013

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial Image with Lot boundary				
Image year	2012	Image by	Google CM+	Image copyright holder	Google CM+



Heritage Data Form

Image caption	Image from the driveway with the main house on the right hand side and the garage at the rear. Note the mature palms on the left.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Front detail of the house showing the gable fronts with decorative finial, awning to the window, brick verandah and weatherboard Dado.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Interior detail of the house showing the ceiling cornice and picture rail.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

ITEM DETAILS							
Name of Item	Residence						
Other Name/s Former Name/s	'Kooree Grange'						
Item type (if known)	Built, Landscape						
Item group (if known)	Farming						
Item category (if known)	Homestead Complex with Poultry Shed, Cultural Landscape with Tree group of exotic plants forming an avenue.						
Area, Group, or Collection Name							
Street number	168						
Street name	Heath Road						
Suburb/town	Leppington					Postcode	2179
Local Government Area/s	Camden Council						
Property description	Lot 201 DP 616618						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Inghams Enterprises						
Current use	Group Nutrition Centre						
Former Use	Residence as a homestead						
Statement of significance	<p>168 Heath Road has historical and aesthetic significance as an intact Interwar c.1920's farmlet house from the original Raby Estate subdivision, with original interior details, landscape elements of mature palm trees, entrance gateway and curvilinear driveway. The formal landscaping and associated driveway reflect the large lot subdivision, and how a farming property was laid out in a semi-rural area. The item demonstrates early California Bungalow details, although with some loss of detail. The interior retains some original joinery details.</p> <p>The item has life work, research potential and rare significance as an example of the Tegel family enterprise in the development of the poultry farming industry and the mass production of food. Further research is recommended to ascertain the extent of significance at a state level.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	Triple fronted residence set in a landscape of palm trees along a curving driveway and car round-about. Weatherboard bungalow with replacement verandah. Interior retains some original joinery detail over door heads and to entrance hall.					
Physical condition and Archaeological potential	Good					
Construction years	Start year		Finish year		Circa 1920s	<input type="checkbox"/>
Modifications and dates						
Further comments	Significant Tegel family history.					

Heritage Data Form

HISTORY	
Historical notes	

THEMES	
<i>National historical theme</i>	2. Peopling the Continent 3. Developing local, regional and national economies
<i>State historical theme</i>	Agriculture, Environment – cultural landscape, Accommodation, Domestic life

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	In the context of the Raby Estate subdivision, this dwelling has historical significance as an Interwar cottage, c.1920's, that reflects the early subdivision of the Raby Estate into farmlets and which includes out buildings, circular driveway, entry gateway from the street and landscaping. It indicates how a homestead property was laid out for a farmlet in a semi-rural location. Originally begun as JE Tegel & Sons (Eric, Albert and Norman), the farm developed into a significant poultry enterprise that had a pioneering role in the breeding of chickens and turkeys for mass consumption rather than poultry being regarded as a luxury. The enterprise was eventually acquired by Inghams Enterprises in 1963.
Historical association significance SHR criteria (b)	The property is associated with the family company JE Tegel & Sons who began a mixed farm on the site in 1920, and developed into a significant poultry farm. Through the work of one of the sons in particular, Bert Tegel, poultry breeding was developed into an industry whereby chicken meat was a readily available commodity for consumption. By 1936 Bert had acquired ownership and the company became AA Tegel Pty Ltd. ¹ The company continued to expand post war, through Ross and Max Tegel, the third generation involved in the company. Bert Tegel was awarded an Order of Australia Medal in 1989 for his services to the poultry industry. The Tegels were involved in Progress Hall and the Camden Rotary Club, with Bert, Ross and Max having been past Presidents.
Aesthetic significance SHR criteria (c)	<p>The triple fronted gabled cottage has cover battens to the fibro sheets of the gable, and the walls are lined with timber weatherboards. Some of the detailing has been lost with the verandah structure replaced with later brickwork columns, a concrete slab and roof. The design reflects the beginnings of the influence of the California bungalow with a relatively low pitched roof. The residence retains some original interior details such as timber joinery to the heads of the doorways, picture rails, skirtings and cover battens to the wall linings as well as entry hall framed mirror and shelving.</p> <p>There are auxiliary structures on the property that are post WWII, including a resident that was occupied by one of the Tegel sons, and a fibro hatchery currently used for research. The landscaping includes rows of mature palms that line each side of a curvilinear driveway that leads from a masonry entrance gateway.</p> <p>The driveway includes a circular round-about in front of the house that contains a single palm tree within a garden bed. The larger lot size of the subdivision allows for a generous layout, with the house set back from the street alignment and thus incorporating an impressive driveway approach that may have been influenced by a California aesthetic.</p>
Social significance SHR criteria (d)	N/A
Technical/Research significance SHR criteria (e)	The history of the 'Kooree Grange' estate has the potential to provide an understanding of the development of the poultry industry within Australia in terms of incubation and the breeding of different strains of egg layers. The work of the Tegel farm has influenced the nature of food production and consumption in Australia and further historical research may reveal the extent of this enterprise.
Rarity SHR criteria (f)	The 'Kooree Grange' property and the nature of the farming that took place, is an uncommon example of poultry farming research and development. It is also an uncommon example at the local level of a relatively intact Interwar 'homestead' that includes not only a residence but associated landscape

¹ ibid

Heritage Data Form

	elements including a round-about driveway.
Representativeness SHR criteria (g)	N/A
Integrity	Intact with some alterations and additions

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	none

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	Recommendation to list on the Camden Growth Centres Precinct Plan. Further research required to establish the extent of the Life Work significance and the impact of the Tegel poultry breeding program in the context of the state. Establish if at level of State significance.

SOURCE OF THIS INFORMATION			
Name of study or report	Leppington Precinct Non Indigenous Heritage Study	Year of study or report	2013
Item number in study or report	R1.5		
Author of study or report	Conybeare Morrison International		
Inspected by	Garry McDonald		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Garry McDonald	Date	July 2013

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial Image with Lot boundary				
Image year	2012	Image by	Google CM+	Image copyright holder	Google CM+



Heritage Data Form

Image caption	Front elevation				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Entrance gateway from Heath Road				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Entry driveway from Heath Road with row of palm trees				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Interior image of entrance hall				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

ITEM DETAILS									
Name of Item	Residence								
Other Name/s Former Name/s									
Item type (if known)	Built, Landscape								
Item group (if known)	Farming								
Item category (if known)	Homestead Complex with Stables, Laundry Cultural Landscape with Tree group of exotic plants forming an avenue. Pond								
Area, Group, or Collection Name									
Street number	35								
Street name	Ingleburn Road								
Suburb/town	Leppington						Postcode	2179	
Local Government Area/s	Camden Council								
Property description	Lot 79 DP 8979								
Location - Lat/long	Latitude					Longitude			
Location - AMG (if no street address)	Zone				Easting				Northing
Owner	Private ownership								
Current use	Residence								
Former Use	Residence as a homestead								
Statement of significance	An Interwar California Bungalow that retains the original Lot size and some remnant eucalypts. The item reflects an original farmlet residence, constructed with weatherboards and retaining its original battened gable front. The item is of moderate Local significance as contributing to an understanding of the Raby Estate interwar development as a market garden community, but alterations detract from its interpretation.								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	Double fronted gable bungalow, timber weatherboard with brick verandah. There is an unsympathetic lean-to on the eastern side and an in-filled verandah.					
Physical condition and Archaeological potential	Good condition with maintenance required					
Construction years	Start year		Finish year		Circa 1920s	<input type="checkbox"/>
Modifications and dates	Lean-to added to east side and in-filled verandah					
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Likely to have been built at the end of the First World War or soon after, c.1920. Appears to have been used continuously as a residence. Currently occupied as a residence.

THEMES	
<i>National historical theme</i>	2. Peopling the Continent 3. Developing local, regional and national economies
<i>State historical theme</i>	Agriculture, Environment – cultural landscape, Accommodation, Domestic life

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling has historical significance as an early example of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date from c.1920. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.
Historical association significance SHR criteria (b)	N/A
Aesthetic significance SHR criteria (c)	The double gable fronted cottage with cover battens to the fibro sheets, reflects the interwar style of the period with the influence of the Californian bungalow. This weatherboard house with corrugated metal roof, is set some distance from the road on the higher ground with an outlook over the farming property. It has a in-filled verandah as well as a lean-to addition that detracts from its aesthetic significance.
Social significance SHR criteria (d)	N/A
Technical/Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	N/A
Representativeness SHR criteria (g)	N/A
Integrity	Altered

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	none

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	Recommendation to list on the Camden Growth Centres Precinct Plan

SOURCE OF THIS INFORMATION			
Name of study or report	Leppington Precinct Non Indigenous Heritage Study	Year of study or report	2013
Item number in study or report	R1.6		
Author of study or report	Conybeare Morrison International		
Inspected by	Garry McDonald		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Garry McDonald	Date	July 2013

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial Image with Lot boundary				
Image year	2012	Image by	Google CM+	Image copyright holder	Google CM+



Heritage Data Form

Image caption	Image from the north with the driveway running along the western boundary.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Image from the east with the lean-to addition.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Image from the west and the in-filled verandah.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

ITEM DETAILS							
Name of Item	Residence						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)	Farming						
Item category (if known)	Homestead group with outbuildings and sheds						
Area, Group, or Collection Name							
Street number	85						
Street name	Byron Road						
Suburb/town	Leppington				Postcode	2179	
Local Government Area/s	Camden Council						
Property description	Lot 1 DP 525996						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Private ownership						
Current use	Residence						
Former Use	Residence as a homestead						
Statement of significance	<p>A WWI fibro cottage with a single gable front and unusual stand-alone brick chimneys on each side. The front lean-to has aluminium windows. The property is one of the earliest houses in the precinct and retains the original Lot size. The item is of moderate Local significance as contributing to an understanding of the Raby Estate subdivision.</p>						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	Single fronted, gable roofed fibro cottage with casement windows. Relatively intact.					
Physical condition and Archaeological potential	Fair					
Construction years	Start year		Finish year		Circa WWI	<input type="checkbox"/>
Modifications and dates						
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Likely to have been built during the First World War. Appears to have been used continuously as a residence. Currently occupied as a residence.

THEMES	
<i>National historical theme</i>	2. Peopling the Continent 3. Developing local, regional and national economies
<i>State historical theme</i>	Agriculture, Environment – cultural landscape, Accommodation, Domestic life

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling has historical significance as one of the earliest examples of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date around c.1920. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.
Historical association significance SHR criteria (b)	N/A
Aesthetic significance SHR criteria (c)	The gable fronted cottage has vertical cover battens to the fibro sheets, running from top to bottom. The corrugated metal roof is hipped at the rear, and has two brick chimneys, one on either side of the house. The chimneys are not incorporated into the body of the house but are stand-alone with the flue tapering out to clear the eaves. It has a lean-to addition at the front with aluminum windows that is difficult to interpret and detracts from its aesthetic significance.
Social significance SHR criteria (d)	N/A
Technical/Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	N/A
Representativeness SHR criteria (g)	N/A
Integrity	Intact.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	none

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	Recommendation to list on the Camden Growth Centres Precinct Plan

SOURCE OF THIS INFORMATION			
Name of study or report	Leppington Precinct Non Indigenous Heritage Study	Year of study or report	2013
Item number in study or report	R1.7		
Author of study or report	Conybeare Morrison International		
Inspected by	Garry McDonald		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Garry McDonald	Date	July 2013

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial Image with Lot boundary.				
Image year	2012	Image by	Google CM+	Image copyright holder	Google CM+



Heritage Data Form

Image caption	Image of the property from the east.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Image of the house from the south showing the stand alone brick chimney.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

ITEM DETAILS									
Name of Item	Residence								
Other Name/s Former Name/s									
Item type (if known)	Built								
Item group (if known)	Farming								
Item category (if known)	Homestead group with outbuildings and sheds								
Area, Group, or Collection Name									
Street number	18A								
Street name	Heath Road								
Suburb/town	Leppington						Postcode	2179	
Local Government Area/s	Camden Council								
Property description	Lot A DP 382678								
Location - Lat/long	Latitude					Longitude			
Location - AMG (if no street address)	Zone		Easting				Northing		
Owner	Private ownership								
Current use	Residence								
Former Use	Residence as a homestead								
Statement of significance	<p>A simple Interwar fibro cottage with awning and window details that may date the building from the WWI era, and includes an adjacent farm/garage building. The original lot has been subdivided. The site has historical significance and reflects an original farmlet in reasonable condition and is of Moderate Local significance as contributing to an understanding of the Raby Estate subdivision.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	Single fronted, gable roofed fibro cottage with casement windows. Includes a large farm shed/garage Relatively intact but deteriorating condition.					
Physical condition and Archaeological potential	Fair					
Construction years	Start year		Finish year		Circa WWI	<input type="checkbox"/>
Modifications and dates						
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Likely to have been built during the First World War. Appears to have been used continuously as a residence. Currently occupied as a residence.

THEMES	
<i>National historical theme</i>	2. Peopling the Continent 3. Developing local, regional and national economies
<i>State historical theme</i>	Agriculture, Environment – cultural landscape, Accommodation, Domestic life

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling has historical significance as one of the earliest examples of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date from WWI. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.
Historical association significance SHR criteria (b)	N/A
Aesthetic significance SHR criteria (c)	The gable fronted cottage has cover battens to the fibro sheets, and a corrugated metal roof that is hipped at the rear. There is original detail in the timber windows, and timber fret work to the sides of the awnings.
Social significance SHR criteria (d)	N/A
Technical/Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	N/A
Representativeness SHR criteria (g)	N/A
Integrity	Intact.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	none

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	Recommendation to list on the Camden Growth Centres Precinct Plan

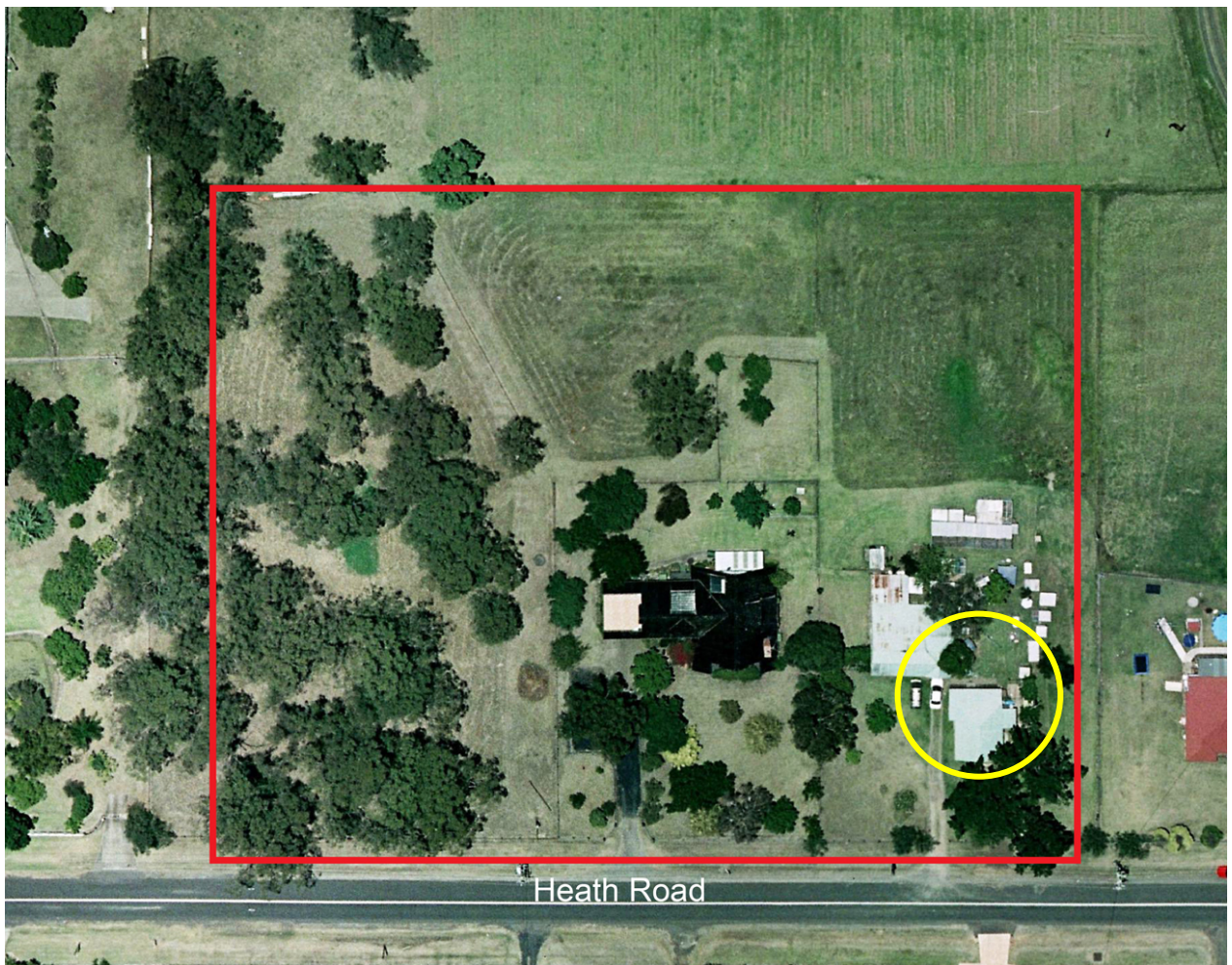
SOURCE OF THIS INFORMATION			
Name of study or report	Leppington Precinct Non Indigenous Heritage Study	Year of study or report	2013
Item number in study or report	R1.8		
Author of study or report	Conybeare Morrison International		
Inspected by	Garry McDonald		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Garry McDonald	Date	July 2013

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial Image with Lot boundary.				
Image year	2012	Image by	Google CM+	Image copyright holder	Google CM+



Heritage Data Form

Image caption	Image of the property from the south west with the farm shed to the rear.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Image of the front of the house with casement windows and window awnings.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

ITEM DETAILS							
Name of Item	Residence						
Other Name/s Former Name/s							
Item type (if known)	Built, Landscape						
Item group (if known)	Farming						
Item category (if known)	Homestead Complex with Stables, Laundry Cultural Landscape with Tree group of exotic plants forming an avenue. Pond						
Area, Group, or Collection Name							
Street number	21						
Street name	Heath Road						
Suburb/town	Leppington					Postcode	2179
Local Government Area/s	Camden Council						
Property description	Lot 2 DP 210459						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Private ownership						
Current use	Residence						
Former Use	Residence as a homestead						
Statement of significance	An Interwar fibro California bungalow with brickwork to the verandah that has an unusual roof configuration. The house is relatively large for the area with double gables to the north and east sides of the house. The site has some historical significance reflecting an original farmlet that has been subdivided.						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	Double fronted gable bungalow, fibro weatherboard with brick verandah.					
Physical condition and Archaeological potential	Fair condition with maintenance required					
Construction years	Start year		Finish year		Circa 1920s	<input type="checkbox"/>
Modifications and dates						
Further comments						

Heritage Data Form

HISTORY	
Historical notes	An Interwar California bungalow, c.1920's. Appears to have been used continuously as a residence. Currently occupied as a residence.

THEMES	
National historical theme	2. Peopling the Continent 3. Developing local, regional and national economies
State historical theme	Agriculture, Environment – cultural landscape, Accommodation, Domestic life

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling has historical significance as an early example of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date from c.1920. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.
Historical association significance SHR criteria (b)	N/A
Aesthetic significance SHR criteria (c)	The double gable fronted fibro cottage has a brick verandah, and reflects the interwar style of the Californian bungalow with low pitched roofs. It is a relatively large house for the area and is unusual in that it has another double gable facing east, as well as a single gable facing west. It also has an unusual roof connection between the two double gable fronts.
Social significance SHR criteria (d)	N/A
Technical/Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	N/A
Representativeness SHR criteria (g)	N/A
Integrity	Intact

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	none

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	Recommendation to list on the Camden Growth Centres Precinct Plan

SOURCE OF THIS INFORMATION			
Name of study or report	Leppington Precinct Non Indigenous Heritage Study	Year of study or report	2013
Item number in study or report	R1.9		
Author of study or report	Conybeare Morrison International		
Inspected by	Garry McDonald		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Garry McDonald	Date	July 2013

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial Image with Lot boundary				
Image year	2012	Image by	Google CM+	Image copyright holder	Google CM+



Heritage Data Form

Image caption	Image from the north.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Image from the north east.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

ITEM DETAILS									
Name of Item	Residence								
Other Name/s Former Name/s									
Item type (if known)	Built								
Item group (if known)	Farming								
Item category (if known)	Homestead group with outbuildings and sheds								
Area, Group, or Collection Name									
Street number	244								
Street name	Heath Road								
Suburb/town	Leppington						Postcode	2179	
Local Government Area/s	Camden Council								
Property description	Lot 22 DP 8979								
Location - Lat/long	Latitude					Longitude			
Location - AMG (if no street address)	Zone		Easting				Northing		
Owner	Private ownership								
Current use	Residence								
Former Use	Residence as a homestead								
Statement of significance	<p>An early farmlet cottage from WWI with some retention of detail including timber framed casement windows with glazing beads to the top of the sash. The verandah has a weatherboard balustrade. Currently a functioning market garden, the site has some historical significance reflecting the farmlet development of the precinct.</p>								
Level of Significance	State <input type="checkbox"/>					Local <input checked="" type="checkbox"/>			

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	Single fronted, hipped roofed weatherboard cottage with casement windows. Relatively intact.					
Physical condition and Archaeological potential	Good					
Construction years	Start year		Finish year		Circa WWI	<input type="checkbox"/>
Modifications and dates						
Further comments						

Heritage Data Form

HISTORY	
Historical notes	Likely to have been built during the First World War. Appears to have been used continuously as a residence. Currently occupied as a residence.

THEMES	
<i>National historical theme</i>	2. Peopling the Continent 3. Developing local, regional and national economies
<i>State historical theme</i>	Agriculture, Environment – cultural landscape, Accommodation, Domestic life

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling has historical significance as one of the earliest examples of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date around c.1920. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.
Historical association significance SHR criteria (b)	N/A
Aesthetic significance SHR criteria (c)	The hipped roof weatherboard cottage has a verandah that is also lined with a weatherboard balustrade. The main roof continues over and forms the verandah roof. The original timber casement windows have glazing beads to the top of the sash indicating Art & Crafts details.
Social significance SHR criteria (d)	N/A
Technical/Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	N/A
Representativeness SHR criteria (g)	N/A
Integrity	Intact.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	none

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	Recommendation to list on the Camden Growth Centres Precinct Plan

SOURCE OF THIS INFORMATION			
Name of study or report	Leppington Precinct Non Indigenous Heritage Study	Year of study or report	2013
Item number in study or report	R1.10		
Author of study or report	Conybeare Morrison International		
Inspected by	Garry McDonald		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Garry McDonald	Date	July 2013

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial Image with Lot boundary.				
Image year	2012	Image by	Google CM+	Image copyright holder	Google CM+



Heritage Data Form

Image caption	Image of the property from the south.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

ITEM DETAILS							
Name of Item	Residence						
Other Name/s Former Name/s							
Item type (if known)	Built						
Item group (if known)	Farming						
Item category (if known)	Homestead group with outbuildings and sheds						
Area, Group, or Collection Name							
Street number	265						
Street name	Heath Road						
Suburb/town	Leppington				Postcode	2179	
Local Government Area/s	Camden Council						
Property description	Lot DP						
Location - Lat/long	Latitude				Longitude		
Location - AMG (if no street address)	Zone		Easting			Northing	
Owner	Private ownership						
Current use	Residence						
Former Use	Residence as a homestead						
Statement of significance	A brick cottage with verandah bracket details indicating construction from the period of WWI. The site retains a market garden function, reflecting its original farmlet subdivision and has some historical significance.						
Level of Significance	State <input type="checkbox"/>				Local <input checked="" type="checkbox"/>		

Heritage Data Form

DESCRIPTION						
Designer	Unknown					
Builder/ maker	Unknown					
Physical Description	Double fronted, gable roofed brick cottage with casement windows and front awning. Relatively intact.					
Physical condition and Archaeological potential	Good					
Construction years	Start year		Finish year		Circa WWI	<input type="checkbox"/>
Modifications and dates						
Further comments						

Heritage Data Form

HISTORY	
Historical notes	<p>Likely to have been built during the First World War. Appears to have been used continuously as a residence. Currently occupied as a residence.</p>

THEMES	
<i>National historical theme</i>	<p>2. Peopling the Continent 3. Developing local, regional and national economies</p>
<i>State historical theme</i>	<p>Agriculture, Environment – cultural landscape, Accommodation, Domestic life</p>

Heritage Data Form

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	This dwelling has historical significance as one of the earliest examples of a farmlet cottage associated with the 1914 subdivision of the Raby Estate, and is likely to date around c.1920. The Lot development differs from the typical suburban post war sized block so as to allow for market gardens that supplied produce to the city.
Historical association significance SHR criteria (b)	N/A
Aesthetic significance SHR criteria (c)	The double fronted brick cottage with gable, has a small brick verandah with timber brackets to the post/beam connection, reflective of the Arts & Crafts style. There are window awnings and an addition to the east side. Although a modest house, it is unusual for the area and it's time in that it was built of brickwork. It is likely that it was originally face brickwork and rendered at a later time with some loss of detail.
Social significance SHR criteria (d)	N/A
Technical/Research significance SHR criteria (e)	N/A
Rarity SHR criteria (f)	N/A
Representativeness SHR criteria (g)	N/A
Integrity	Altered.

Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	none

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository

RECOMMENDATIONS	
Recommendations	Recommendation to list on the Camden Growth Centres Precinct Plan

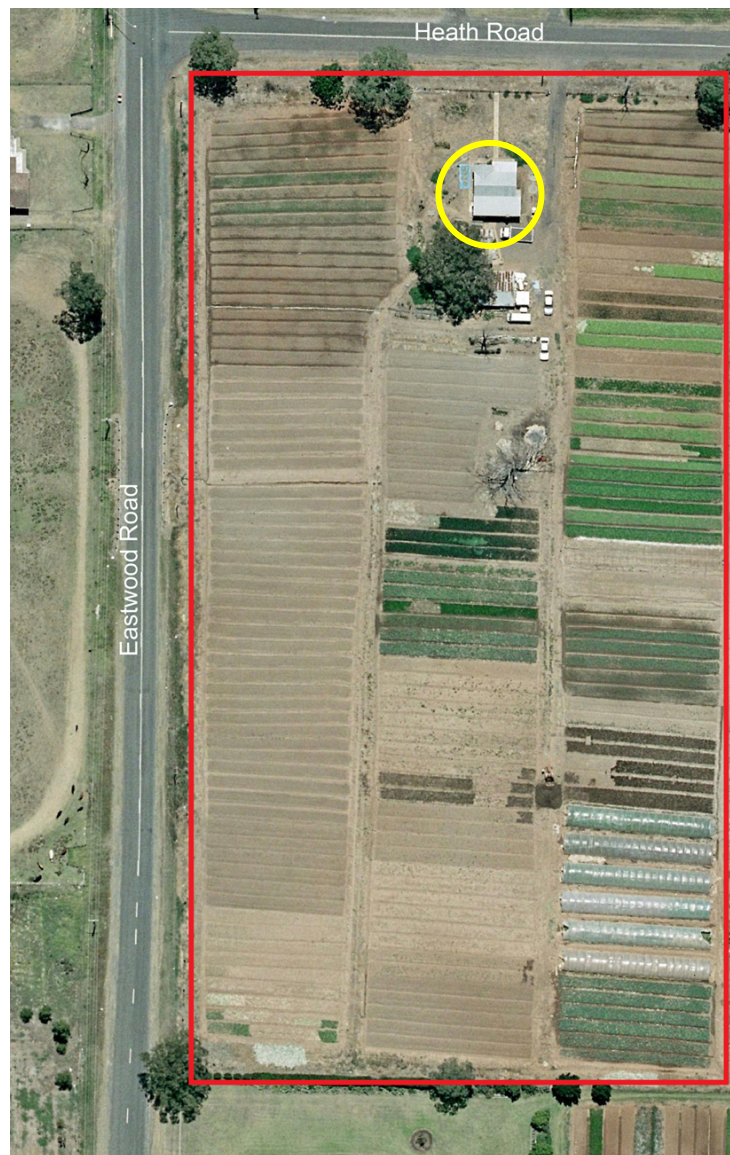
SOURCE OF THIS INFORMATION			
Name of study or report	Leppington Precinct Non Indigenous Heritage Study	Year of study or report	2013
Item number in study or report	R1.11		
Author of study or report	Conybeare Morrison International		
Inspected by	Garry McDonald		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Garry McDonald	Date	July 2013

Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial Image with Lot boundary.				
Image year	2012	Image by	Google CM+	Image copyright holder	Google CM+



Heritage Data Form

Image caption	Image of the property from the north.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Heritage Data Form

Image caption	Image of the property from the north east.				
Image year	2012	Image by	CM+	Image copyright holder	CM+



Appendix C

Aerial Photography

NSW Land & Property Information

Geosciences Australia (1949 only)

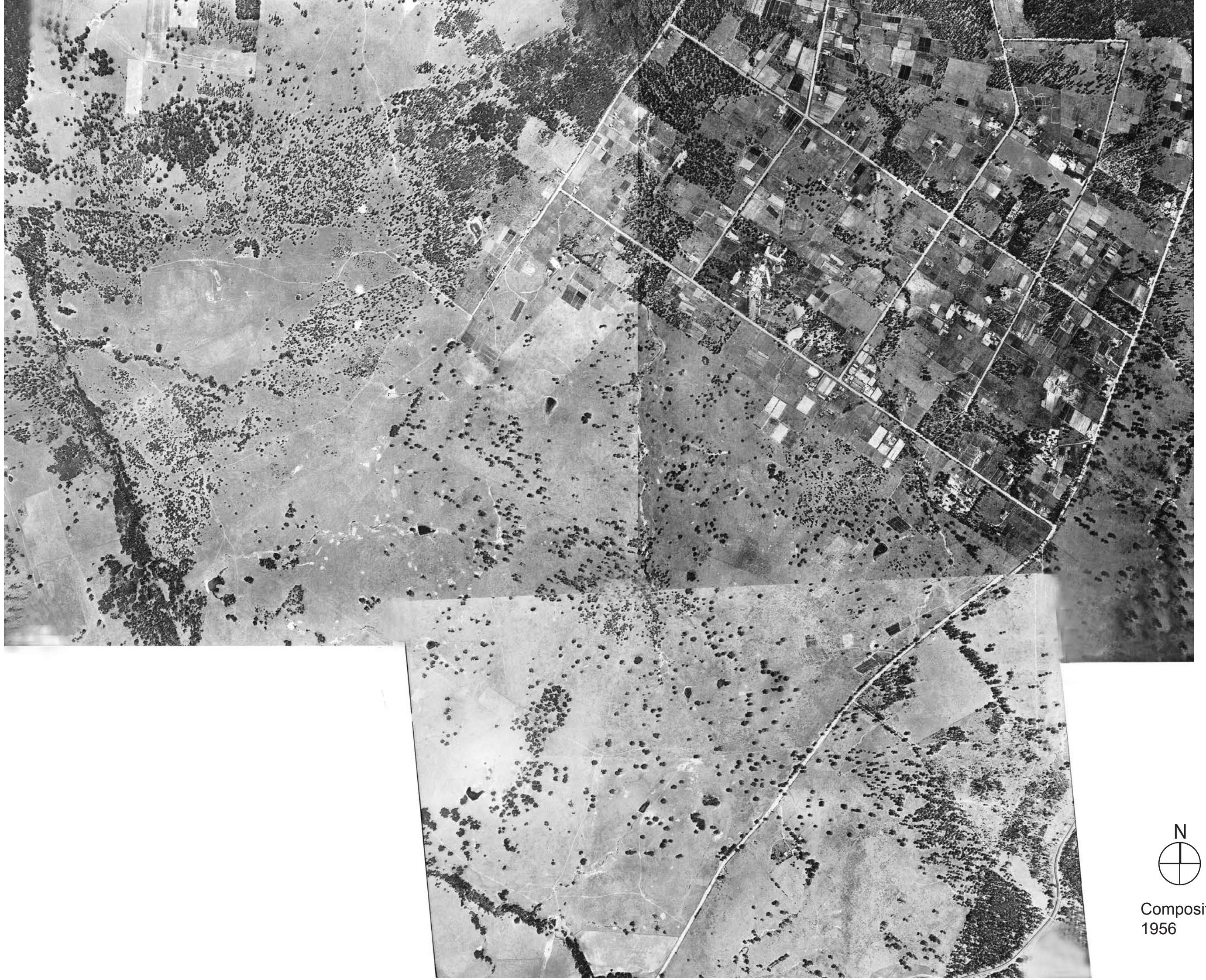
Note the images for 1947, 1956, 1961 and 1970 are composite aerial photographs prepared by CM+



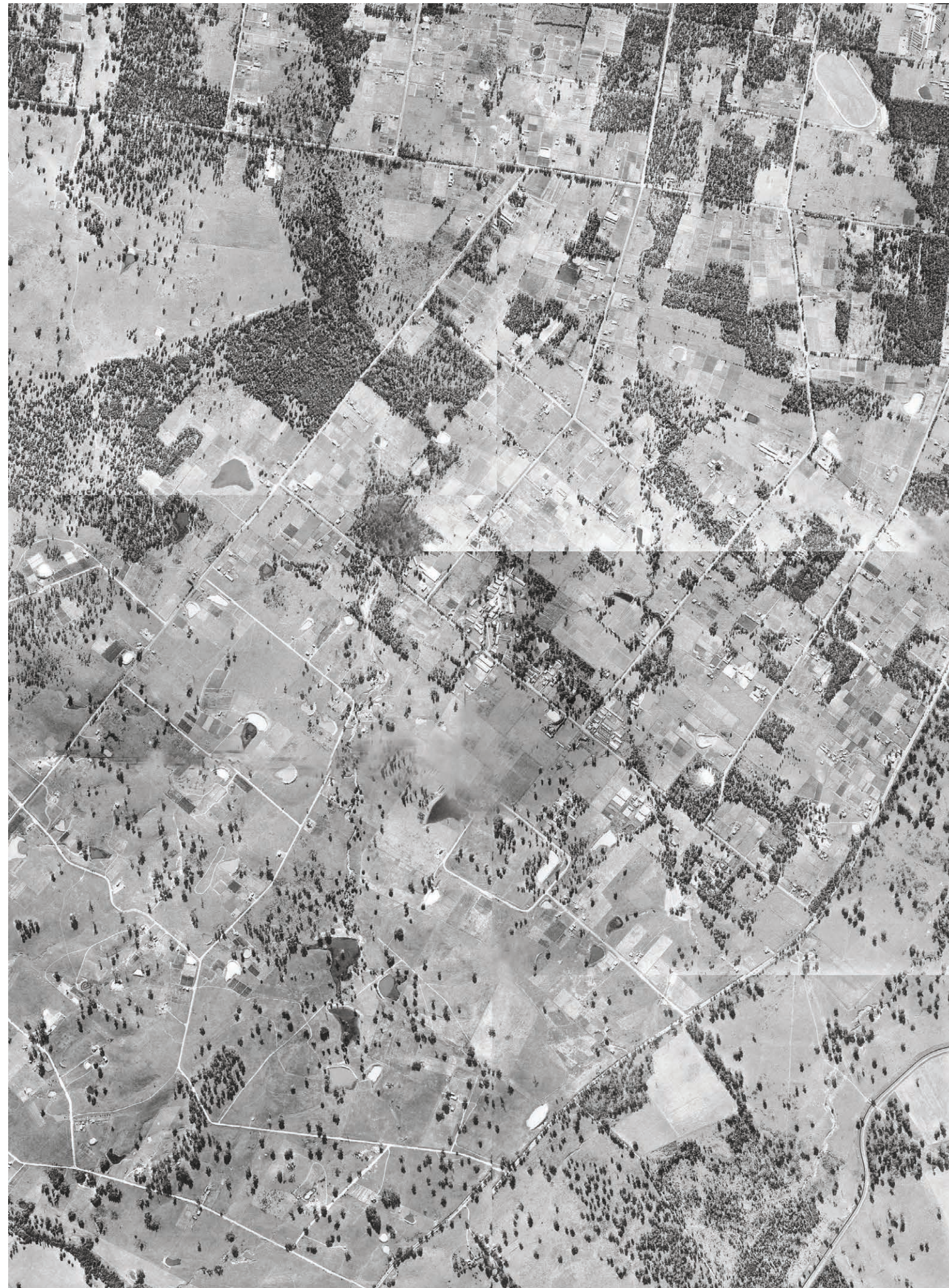
Composite
1947



1949



Composite
1956



Composite
1961



15.W.
1405
5019

115 AS
114.4

CUMBERLAND
1965 SERIES

RUN 24 W
29.8.65



8,350' ASL
114.44 mm.



CROWN
COPY N.S.W
LANDS PHOTO
LOG-E



1965 (north)



CROWN
COPY N.S.
LANDS PHOTO

CUMBERLAND
SERIES
1965
114.4 mm
11.5 AS
114.4
25 W
8,350' ASL

N.S.W.
1405
5081



1965 (south)



Composite
1970



NSW
3240
173

SYDNEY 1982
1:16 000 COLOUR
(MISC. 1474) NSW 3240

RUN 26
9.8.82

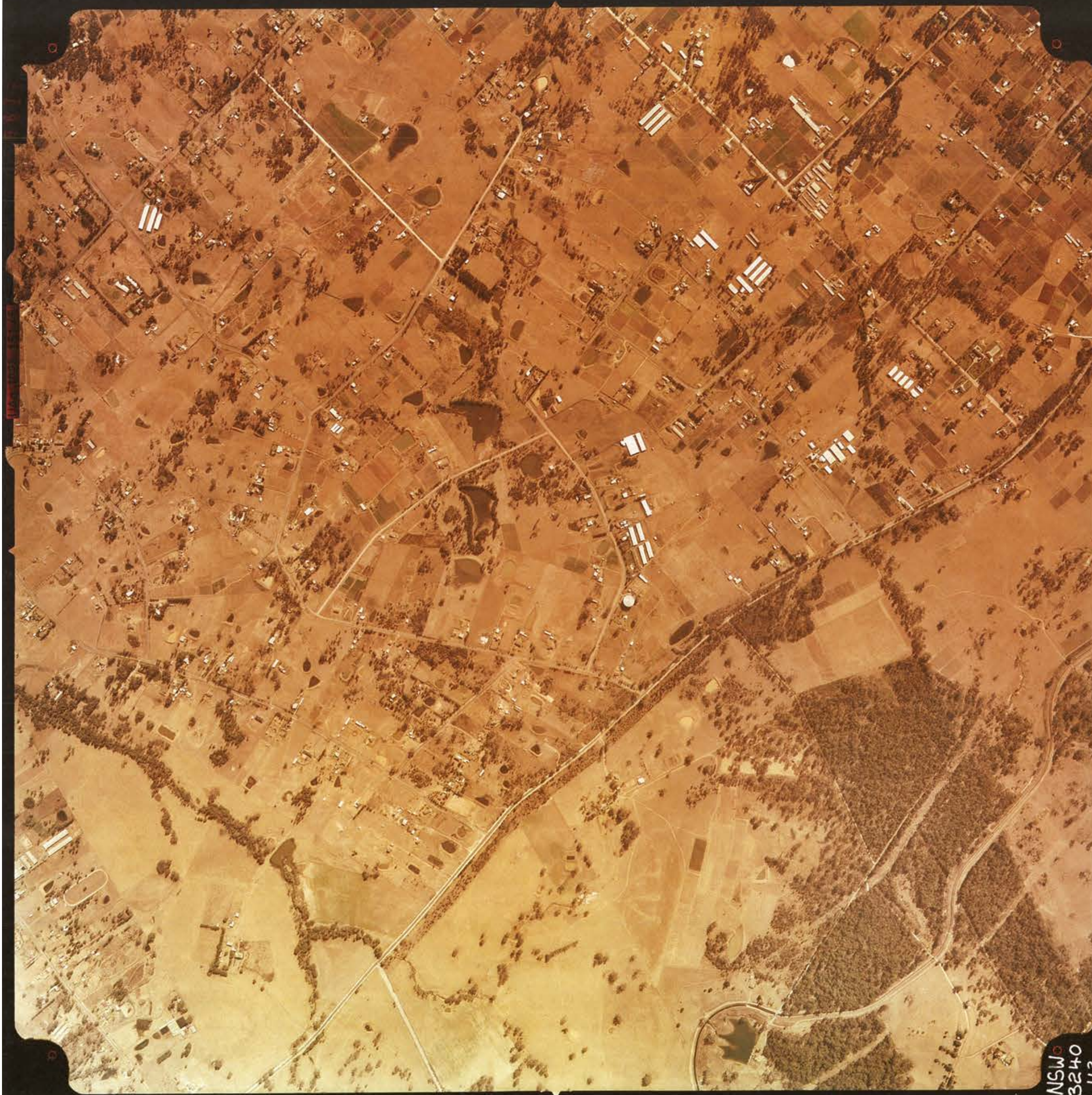
2560m ASL
151.45mm
←

IST COPY

(CROWN
COPY N.S.W.
LANDS PHOTO
106-E



1982 (north)



NSW
3240
113

SYDNEY 1982
1:16 000 COLOUR
(MISC. 1474) NSW 3240

RUN 27
9.8.82

2560m ASL
151.45mm
→

CROWN
COPY N.S.W
LANDS PHOTO
LOG. E

IST COPY



1982 (south)



PENRITH
1:25000 Approx Scale
NSW4244 (Colour)

RUN 13
04-10-94
62-82

4054 M ASL
152.7 mm



1994



08:04:27 10/12 0525318 NSW4937 R13 M2510
PENRITH 1:25000 604 533.9804 E150.7957 4142m 2-10189

PENRITH

1:25000 Approx. Scale
NSW4937 (M2510)

RUN 13
10-12-05
76-99

152.76 mm



2005