Dear Robert

SUBJECT: Clydesdale Estate, Marsden Park—Proposed Temporary Signs and Sales Office
Statement of Heritage Impact

This Statement of Heritage Impact (SoHI) has been prepared to identify and assess the potential impacts associated with the proposed installation of temporary signs along the Richmond Road boundary of the Clydesdale Estate in Marsden Park and installation of a temporary sales office near the east end of the Entrance Drive. The proposed temporary signs and sales office aim to assist with the sale of housing lots within Precincts 1, 2 and 3 of the area zoned for residential development. It is anticipated that they will be removed in approximately two years.

This SoHI should be read in conjunction with the Statement of Environmental Effects (SEE), prepared by Craig & Rhodes and the DA drawings. It should also be read in conjunction with the Clydesdale Estate Conservation Management Plan, prepared by GBA Heritage and endorsed by the Heritage Council of New South Wales in December 2017 and the Marsden Park Precinct: Landscape and Visual Analysis Report, prepared by AECOM in 2012.

The Clydesdale Estate is a place of State heritage significance—the estate was included on the State Heritage Register in 1999 (‘Clydesdale—House, Barn, Cottage and Farm Landscape’—SHR 00674). The property (‘Clydesdale House—Farmers Cottage and Barn’) is also included as a heritage item in Schedule 5 of the Blacktown Growth Centres Precinct Plan 2013 that forms Appendix 12 of State Environmental Planning Policy (Sydney Regional Growth Centres) 2006. The site was previously identified as a heritage item (‘Clydesdale, Farmers Cottage & Barn’) in the Blacktown City Council LEP before the provisions of the SEPP came into effect. The Estate is therefore subject to the provisions of the Heritage Act 1977 and the Marsden Park Precinct DCP, in particular the Site Specific Controls established at Section 6.1.

Heritage Significance

The 2017 CMP identifies the heritage significance of the Clydesdale Estate and its key components including natural, built and landscape elements and Aboriginal and historical archaeology. The Summary Statement of Significance for the estate is included at Attachment A of this letter.

In summary the Estate is significant as a relatively intact, large-scale, evolved cultural landscape with retained features demonstrating each stage of the site’s historical development—natural landscape, Aboriginal use, traditional agriculture and industrialised agriculture. It is the most complete cultural landscape of the pre-1840s rural properties in the Hawkesbury-Nepean basin that made a ‘substantial contribution to the agricultural and pastoral character and economy of the Cumberland Plan backdrop to the early settlement of Sydney’. Many significant features of the property’s traditional agricultural phase remain. Of particular note are Clydesdale House and its garden, the Stables, Cottage C6, the Burial Ground and the general alignment of the Entrance Drive, which demonstrate the early farm’s activities and layout. The undulating agricultural landscape to the north of the Entrance Drive (‘floodplain’/northern paddocks) remains largely as it was in the 19th Century and makes a significant contribution to the pastoral setting of the House, particularly when viewed from Richmond Road. The property retains some Aboriginal sites likely to be of some significance to the local and wider Aboriginal community. The site also retains potential for historical archaeology that could provide significant information regarding the construction, occupation and development of the Estate.
The proposed temporary signs would be located within 25 metres of the Richmond Road boundary of the estate, within the open floodplain and northern paddocks (CMP Precinct 3—Northern Paddocks) extending into the eastern paddocks that contained woodland up until the 1960s and 1970s (CMP Precinct 5—Former Woodland).

The 2017 CMP includes the following character statement for the northern paddocks (see Section 3.5.3 on p 49):

Excluding the far-eastern portion of the precinct, which has almost no visual relationship with Precinct 1, this precinct forms the immediate farm setting of the homestead and working area. The gently undulating grassed paddocks, bounded to the north and west by the reline along Little Creek and sometimes grazed by cattle, provide clear and unfolding views to and from Precinct 1 in particular, and to surrounding landscape. The Little Creek corridor has a distinct riparian character of its own and views into Precinct 4 are available especially across the Little Creek bridge at a northern ford. The precinct also includes the Entrance Drive, along which progressively unfolding westward views lead the eye to Precinct 1.

Primary elements contributing to the precinct’s character are:

- the flat, low, open grazing land;
- views along and from the entrance avenue;
- the treed backdrop of Little Creek;
- views into this precinct from Precincts 1 and 2;
- views across the precinct, especially from Richmond Road and the Entrance Drive, and especially to the Homestead precinct; and
- the possible remains of animal pens, cess pits and the original entrance avenue.

The 2017 CMP includes the following character statement for the former woodland area (see Section 3.7.3 on p 52):

The precinct’s current character is in part that of undulating paddocks with views across the eastern part of Precinct 3 to Richmond Road, and distant north-westward views to the treeline along Little Creek and the barely discernible taller trees in Precinct 1. The character of the western sector is that of a modern industrial estate with minimal rural views. Primary elements contributing to the precinct’s current character are:

Primary elements contributing to the precinct’s character are:

- undulating grazing land;
- industrial dairy and poultry buildings and associated roadways; and
- views across Precinct 3 to Richmond Road.

The views of high heritage significance extending across the northern paddocks are identified in the 2017 CMP—they are:

- View 3.1—View west/north-west from Richmond Road, across flood plain/paddocks to Little Creek treeline;
- View 3.2—Views south/south-east from Richmond Road, across flood plain/paddocks;
- View 3.3—View south-west from Richmond Road to Precinct 1, with tall Californian Fan Palms and Bunya Pines visible with glimpses of Clydesdale House; and
- View 3.5—Views east along Entrance and Homestead Drives and north into flood plain/paddocks.

These views are summarised in Figure 1 below. They are similar to those identified in the Marsden Park Precinct: Landscape and Visual Analysis Report, prepared by AECOM in 2012—see separate summary in Figure 2 below.

A Biodiversity Assessment, prepared by Eco Logical Australia in 2011 mapped three vegetation communities within the northern paddocks—Alluvial Woodland within the riparian corridor of Little Creek and canopy trees outside the riparian corridor including Shale Plains Woodland, a component of Cumberland Plains Woodland (listed as a Critically Endangered Ecological Community under the Threatened Species Conservation Act) and Shale Gravel Transition Forest (listed as an Endangered Ecological Community under the same Act).

The northern paddocks contain five known Aboriginal archaeological site—refer to Figure 3.6 of the CMP (p39). The only one in the vicinity of the proposed temporary signs is Site C-ST-1, AHIMS#45-5-2753. It is a single scarred tree of moderate significance as it provides evidence of Aboriginal occupation. A low-density surface scatter (Site C-IF-1, AHIMS#45-5-2750) is located outside the proposed ‘sign location zone’ adjacent to a dam to the southeast of Site C-ST-1. There is little potential for the northern paddocks to contain significant historical archaeology—refer to Figure 4.1 of the CMP (p86) and Table 4.8 (p84 of the CMP).
Significant historic views identified in the 2017 Clydesdale Estate Conservation Management Plan that extend across the floodplain/northern paddocks. The SHR boundary is marked with a red line.
The significant views identified in the Marsden Park Precinct Landscape and Visual Analysis Report (2012) and the Marsden Park Precinct DCP that extend across the floodplain/northern paddocks. The SHR boundary is marked with a red line.
Proposed Works

The proposed works include installation of temporary signs and a sales office. The signs and sales office will be in place for approximately two years.

The signs will be located near the Richmond Road boundary fence. While the DA drawings show the anticipated locations, the final location will depend on a range of site conditions including drainage lines, dams, trees, power lines and fencing etc. For the purposes of this assessment it is assumed that the signs will be located within 25m of the boundary fence. The proposed temporary signs have been designed by Monogram Design Pty Ltd and comprise:

- **Container Signage**—consisting of six ‘towers’ each constructed of three shipping containers stacked on top of each other. Each of the ‘towers’ is 7.8m high, 2.4m wide and 12m long with printed banners fixed to the top two containers on the three sides visible from Richmond Road. To avoid excavation, each of the ‘towers’ would be supported by a compacted base of fill laid over the existing ground.

- **Fence Signage**—consisting of three 200m sections of printed banners fixed to 1.8m high panels of wire mesh fencing. To withstand wind loads the panels at either end and at each 25m interval would be ‘kinked’. To avoid excavation the fencing panels would be held in place with the use of 450mm long x 250mm wide x 150mm high concrete pads.

The sales office will be located just beyond the east end of the entrance Drive. The sales office will be a prefabricated modular, single-storey structure supported on brick piers. It will feature a verandah on the north and west sides, a ramp on its north side and a separate toilet module attached on the east side. The overall dimensions of the building are 15m x 12.5m (not including the ramp or toilet module). The building will feature profiled metal roofing, glazing on the north wall and painted fibre cement sheet cladding on the other walls. Painted timber boarding will conceal the underfloor structure from view. The carparking will be approximately 22m x 50m in area and feature a gravel surface laid over the existing ground.

Refer to the DA drawings for the content and graphic design of each of the signs and the details for the sales office.

Impact Assessment

The proposed signs have been designed and will be located to avoid adverse physical impacts on the Clydesdale Estate and northern paddocks in particular, including natural, built and landscape elements and Aboriginal and historical archaeology.

There would be no impacts on significant native vegetation including remnant specimens of Sydney Coastal River-flat Forest/Alluvial Woodland within the Little Creek riparian corridor and remnant specimens of Shale Plains Woodland and Shale Gravel Transition Forest within the northern paddocks.

There would be no impacts on Aboriginal archaeology. The signs will be located to avoid the two known Aboriginal sites within the northern paddocks, including the scarred tree (Site C-ST-1) and low-density surface scatter (Site C-IF-1). The two sites will be fenced to ensure that contractors do not damage or disturb them. Their location and the need to protect them will also form part of a site induction. In addition, as excavation is to be avoided there is no potential to impact any other, currently unknown Aboriginal objects or sites.

There would be no impacts on historical (non-Aboriginal) archaeology. The Historical Archaeological Report (Attachment C of the 2017 CMP) assessed the northern paddocks and the former woodland area as having no potential for significant archaeology—it is considered unlikely that significant remains of the (pre-1980s) eastern end of the Entrance Drive to have survived. Nevertheless, excavation will be avoided. The ‘towers’ will be supported on a compacted base laid on the existing ground and the wire mesh fencing holding the banners will be supported on pre-cast concrete bases.

The proposed signs to the south of the existing entry would not impact significant views. Views of Clydesdale House, the Little Creek treeline and Blue Mountains are not possible in this area due to the high walls of the Richmond Road cutting. The proposed signs to the north of the existing entry will be located within the historic view corridors/vistas identified in the 2012 Landscape and Visual Analysis Report and 2017 CMP. The proposed signs will necessarily be prominent in views from Richmond Road and will also be evident in views looking north from the Entrance Drive. This will result in some visual impacts on the rural estate character of the property and the setting of Clydesdale House, when viewed from Richmond Road. Nevertheless, the visual impacts will be relatively minor. The proposed 1.8m high banner signs will be located within 25m of the boundary fence at the bottom of the substantial road batter for Richmond Road—views of Clydesdale House above the banner signs will be retained. While the ‘towers’ will block views from four locations on Richmond Road there are substantial gaps between them allowing for large sections where uninterrupted views of the House will be retained. In addition, the visual impacts are temporary only as the signs will be removed in approximately two years and the northern paddocks returned to their existing condition.

The proposed sales office and associated parking will be located within the former woodland area (CMP Precinct 5). This area makes little contribution to the heritage values of the broader Clydesdale Estate and was excluded from the State Heritage Register (SHR) listing area. The proposed sales office would not result in any adverse physical or visual impacts.
Looking northwest from the edge of Richmond Road across the floodplain/northern paddocks to Clydesdale House. The approximate location for the ‘fence signage’ is shown. For the most part, the Richmond Road level is at least 3m (extending up to approximately 6m) above the northern paddocks and so Clydesdale House will still be visible from Richmond Road.

Looking southeast from the edge of Richmond Road across the floodplain/northern paddocks to the front Entrance Drive.
Looking northwest from the 1980s section of the Entrance Drive along the boundary fence of Richmond Road. The proposed temporary signs would be located within 25m of the boundary fence subject to avoiding Aboriginal sites and significant native vegetation.

Looking west from Richmond Road across the floodplains/northern paddocks to Clydesdale House and the Little Creek treeline and Blue Mountains beyond. While the proposed temporary signs would be prominent in views from Richmond Road they would allow these views to be retained.
Conclusion

The Clydesdale Estate is a place of State heritage significance—the estate was included on the State Heritage Register in 1999 (‘Clydesdale—House, Barn, Cottage and Farm Landscape’—SHR 00674). The property (‘Clydesdale House—Farmers Cottage and Barn’) is also included as a heritage item in Schedule 5 of the Blacktown Growth Centres Precinct Plan 2013 that forms Appendix 12 of State Environmental Planning Policy (Sydney Regional Growth Centres) 2006.

The temporary signs and sales office aim to assist with the sale of housing lots within Development Precincts 1, 2 and 3.

The sales office will be located within the former woodland area (CMP Precinct 5), which makes little contribution to the heritage values of the Estate. The proposed sales office would not result in any adverse physical or visual impacts.

The proposed signs would be located within 25m of the Richmond Road boundary, within the northern paddocks (CMP Precinct 3—Northern Paddocks) extending into the eastern paddocks (CMP Precinct 5—Former Woodland). The proposed signs have been designed and will be located to avoid adverse physical impacts on the Clydesdale Estate and northern paddocks in particular, including natural, built and landscape elements and Aboriginal and historical archaeology.

There would be no impacts on significant native vegetation including remnant specimens of Sydney Coastal River-flat Forest/Alluvial Woodland within the Little Creek riparian corridor and remnant specimens of Shale Plains Woodland and Shale Gravel Transition Forest within the northern paddocks.

There would be no impacts on the two Aboriginal sites within the northern paddocks. Nevertheless, the provisions of the National Parks and Wildlife Act 1974 still apply—if any potential Aboriginal objects are uncovered during the works then works will cease and the Office of Environment and Heritage contacted for advice. There would be no impacts on historical (non-Aboriginal) archaeology. Nevertheless, the provisions of the Heritage Act 1977 still apply—if significant archaeology is found then works will cease and the Office of Environment and Heritage contacted for advice.

The proposed signs to the south of the existing entry (two ‘towers’ and Section 1 of the banner signs) would not result in any impacts on significant views. Views of Clydesdale House, the Little Creek treeline and Blue Mountains are not possible in this area due to the high walls of the Richmond Road cutting.

The proposed signs to the north of the existing entry (four ‘towers’ and Sections 2 and 3 of the banner signs) will be located within the historic view corridors/vistas identified in the 2012 Landscape and Visual Analysis Report and 2017 CMP. The proposed signs will necessarily be prominent in views from Richmond Road and will also be evident in views looking north from the Entrance Drive. This will result in some visual impacts on the rural estate character of the property and the setting of Clydesdale House, when viewed from Richmond Road. Nevertheless, the visual impacts will be relatively minor. The proposed 1.8m high banner signs will be located within 25m of the boundary fence at the bottom of the substantial road batter for Richmond Road—views of Clydesdale House above the banner signs will be retained. While the ‘towers’ will block views from four locations on Richmond Road there are substantial gaps between them allowing for large sections where uninterrupted views of the House will be retained. In addition, the visual impacts are temporary only as the signs will be removed in approximately two years and the northern paddocks returned to their existing condition.

The proposed signs and sales office have been designed and will be located to avoid adverse physical impacts on the key natural and cultural elements of the Clydesdale Estate. While there would be some impacts on the rural estate character of the property and views of Clydesdale House, the visual impacts will be temporary only until the removal of the signs and sales office in approximately two years and the northern paddocks returned to their existing condition.

Yours sincerely,

TANNER KIBBLE DENTON ARCHITECTS PTY LTD

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Attachment A: Statement of Significance for the Clydesdale Estate (taken from the Clydesdale Estate Conservation Management Plan, prepared by GBA Heritage and endorsed by the Heritage Council of New South Wales in December 2017.)
Attachment A—Clydesdale Estate Statement of Significance

The following Statement of Significance has been extracted from the Clydesdale Estate Conservation Management Plan, prepared by GBA Heritage and endorsed by the Heritage Council of New south Wales in December 2017.

Clydesdale Estate, at 1270 Richmond Road, Marsden Park, is of State heritage significance as a relatively intact large scale, evolved cultural landscape which has retained features that demonstrate each of the stages in its evolution - Natural Landscape, Aboriginal Use, Traditional Agriculture and Industrialised Agriculture. Built and non-built features associated with each stage remain appreciable to varying degrees.

Appreciable features of the site’s natural landscape include its extensive, gently undulating topography and floodplain, creek lines and channels, which reflect its role in the Hawkesbury-Nepean river system. Remnant vegetation along the Little and South Creek riparian corridors, the grove of trees east of South Creek and sporadic individual examples elsewhere indicate the nature of the original ecosystem.

Aboriginal archaeological sites on the property include silcrete artefact scatters and a scarred tree, evidence of past Aboriginal occupancy of the site. Relevant Aboriginal communities have cultural attachments and associations for the wider area that is Marsden Park, specifically for general features such as creeks, plants, animals and the land, and for particular objects and sites. Clydesdale is included as part of the wider area. There are no specific Aboriginal cultural associations with Clydesdale itself.

Clydesdale is of State historic significance as the most complete cultural landscape of the pre-1840s rural properties in the Hawkesbury-Nepean basin that contributed substantially to the agricultural and pastoral character and economy of the Cumberland Plain backdrop to the early settlement of Sydney. Within its traditional agricultural phase, the primary historical roles of the estate have varied from pioneer farm (1813-1819), to gentlemen’s county seat and mixed farming enterprise (1819-1848), farming seminary (1860-1872), horse stud (1880-1932), and dairy farm (1935-1942). After a non-agricultural sojourn as a military medical facility between 1942 and 1944, the site was used for industrialised dairy and poultry production (1963-2016).

Many significant features of the property’s traditional agricultural phase remain, including a high proportion of the original grant lands (75%), or 533 of the original 700 acres) and a long section of the original grant boundary along South Creek. Clydesdale House (c.1840s-1920s) and its garden, the Stables (c.1890s), Cottage C6 (c.mid-19th Century), the Burial Ground (c.1850s-1860s) and the generally intact axis of the Entrance Drive demonstrate the early farm’s activities and layout. The undulating agricultural landscape north of the entry drive and north-west of Clydesdale House remains largely as it was in the 19th Century. A group of contemporary structures reflect the later, Industrialised Agriculture stage and is of lesser significance.

Significant historical associations with Clydesdale are related to owners who either left important physical evidence in Clydesdale’s built environment or were notable in themselves. These were Walter Lang, the grantee, and his Lessee, William Walker (1813-1819), Charles Thompson, emancipated convict and self-made businessman (1819-1848), Bishop Pierre Marie Bataillon, head of the Marist seminary (1860-1872), John Hardie, Mayor of Sydney (1889-1904), George Grierson Kiss, horse breeder and exporter (1905-1919) and John Buckland, breeder of champion trotting horses (1919-1932).

Clydesdale House, with its extensive outlook over its undulating rural landscape, has aesthetic significance at a State level, as a modified two storey brick Georgian villa (c.1820s-1840s) that evolved in a number of stages from a smaller house to its current form. The aesthetic values of the house are reinforced by its remnant garden, which contrasts strongly with the surrounding cleared paddocks. Long distance views from Richmond Road across the flood plain paddocks towards the homestead, with its tree-lined Little Creek backdrop, reinforce the rural setting.

The Estate has been assessed as retaining local and State historical archaeological significance. The archaeological resource surviving at Clydesdale homestead, its associated outbuildings and garden remains have the potential to provide significant information regarding the construction, occupation, and development of the Estate. Further, Clydesdale is one of a limited number of pre-1840s rural properties in the Hawkesbury-Nepean basin that has retained much of the original land grant area and a number of historic buildings. Information concerning early settlement and farming of the 1820s-1840s and State significant archaeological sites relating to farming groups on early land grants in the Western Sydney region is rare.

Clydesdale is rare as a pre-1860s rural cultural landscape and the most intact of a small number of early 19th Century estates remaining on the Cumberland Plain that retain a “Lowlands” relationship with their surroundings. It features several individually significant elements, a range of associations with notable people of their day and local and State archaeological significance. With its large retained area and landscape (consisting of open paddocks, original roadways and trees and landscaped settings for the homestead and farm buildings), remnants of Cumberland Plain vegetation along South Creek and Little Creek and east of South Creek, part of its original boundary, Aboriginal sites and associations as part of the wider area, and a legible farm network of paddocks, buildings and roadways, Clydesdale has considerable capacity to demonstrate its evolution from the early 19th to the early 21st Centuries.