



**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

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Mr Hussein Naidi  
Assistant Project Director  
SINSW  
Level 8, 259 George Street  
Sydney NSW 2000

Dear Hussein ,

## **NEW MARSDEN PARK SCHOOL - HERITAGE IMPACT STATEMENT**

### **INTRODUCTION**

This Heritage Impact Statement has been prepared by Urbis on behalf Schools Infrastructure NSW (SINSW) (the Applicant). It accompanies an Environmental Impact Statement (EIS) in support of State Significant Development Application (SSD-9809) for the Marsden Park New Primary School at the corner of Northbourne Drive (to the east) and a proposed future road (to the north) within the Elara Estate, Marsden Park (the site). The site is legally described as Lot 2889 in Deposited Plan 1230906. The development footprint does not include a portion of the site to the west as this is reserved for a future alternative use.

### **Response to SEARs**

The Heritage Impact Statement is required by the Secretary's Environmental Assessment Requirements (SEARs) for SSD-9809. The relevant requirement has been reproduced below.

#### ***12. Heritage***

*Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items adjacent to the site in accordance with the guidelines in the NSW Heritage Manual. Address any archaeological potential and significance on the site and the impacts the development may have on this significance.*

The purpose of this Heritage Impact Statement is to assess the potential impact of the proposed work on the heritage significance of Clydesdale House which is listed on the State Heritage Register (item 00674). Please refer also to the Archaeological Assessment prepared under separate cover.

### **HERITAGE LISTING**

The site is not listed as a heritage item, it is however located in proximity to Clydesdale House. Statutory heritage listings that pertain to Clydesdale House are as follows:

- Clydesdale – Grand House, barn, cottage and farm landscape, State Significance. State Heritage Register (SHR): 00674. Gazettal date 30 November 2012. (refer to Figure 1).

- Clydesdale House – farmers cottages and barn, Richmond Road, State Significance. Listed under Appendix 12 Blacktown Growth Centres Precinct Plan, State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (refer to Figure 2).

The listed curtilages are shown in the images below.

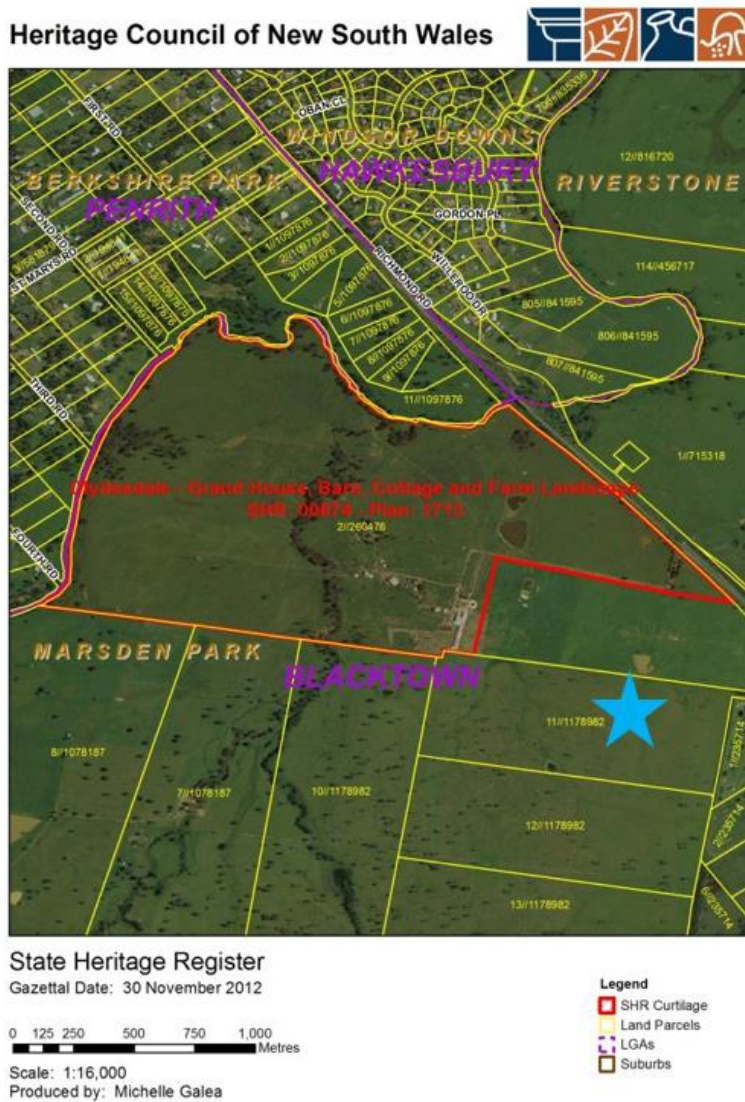


Figure 1 – State Heritage Register map for Clydesdale, approximate location of the site is indicated by the blue star

Source: NSW Office of Environment and Heritage, SHR 00674

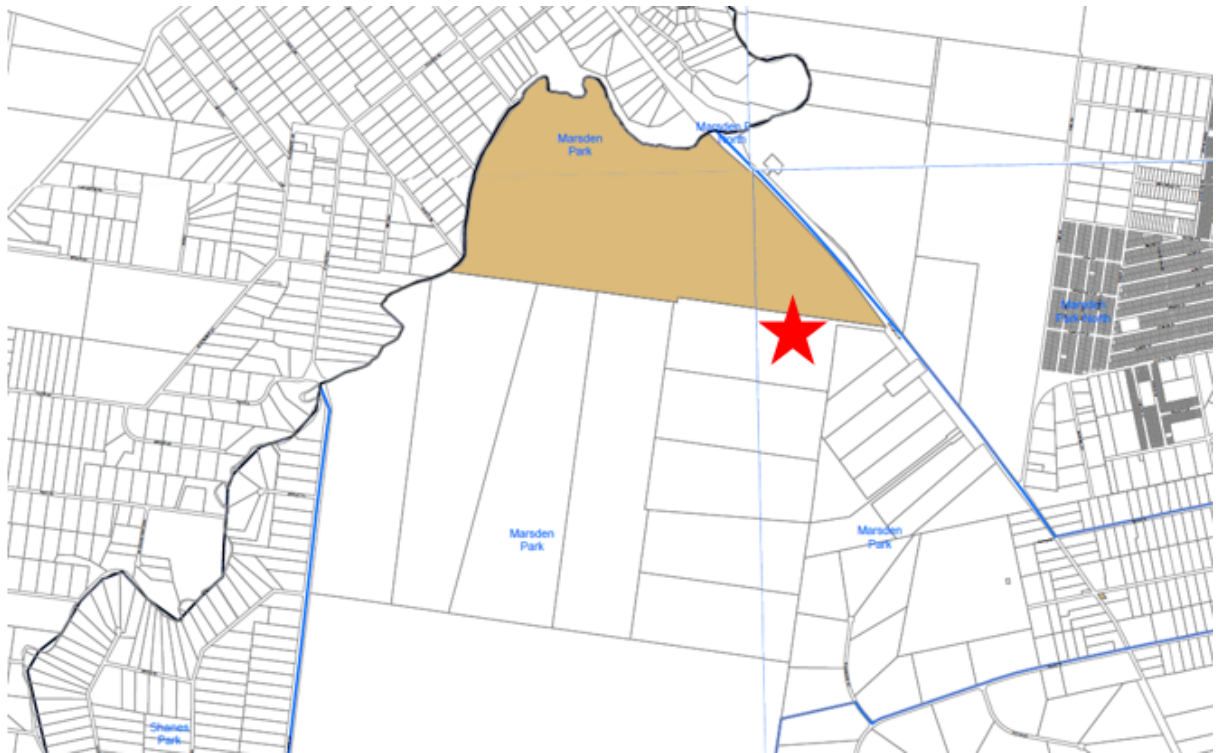


Figure 2 – Merged heritage maps with approximate location of the subject site indicated by red star

Source: State Environmental Planning Policy (Sydney Region Growth Centres) 2006, North West Growth Centre Heritage Map HER\_001, HER\_002, HER\_004, and HER\_005

## PROPOSED WORKS

The Marsden Park New Primary School will cater for 1,000 primary school students at completion. The proposal seeks consent for:

- Construction Stage 1 (Temporary School): a temporary school facility constructed within the western portion of the development site located on the future sports grounds. This temporary school facility is to accommodate a maximum of 500 students at any given time. Should the permanent school progress as per the program, the temporary school will not be required.
- Construction Stage 2 (Construction of Permanent School Facility): a permanent consolidated two storey courtyard building with capacity to accommodate a maximum of 1,000 students. This new school building is to comprise
  - 40 teaching spaces;



- A canteen;
  - Library;
  - Multipurpose hall;
  - Office and administration space;
  - Staff and student amenities; and
  - Out of school hours care accommodation.
- Multi-purpose sporting facilities and outdoor play spaces;
  - Associated site landscaping and public domain improvements;
  - An on-site car park for 48 parking spaces and a drop-off and pick-up area; and
  - Construction of ancillary infrastructure and utilities as required.

The following plans have been referenced in the preparation of this report:

- |                        |                                 |       |
|------------------------|---------------------------------|-------|
| • 19154 – A – WD – 001 | Site Analysis Plan              | Rev C |
| • 19154 – A – WD – 002 | Site Security Plan              | Rev C |
| • 19154 – A – WD – 003 | Site Plan                       | Rev C |
| • 19154 – A – WD – 004 | Site Plan with Temporary School | Rev C |

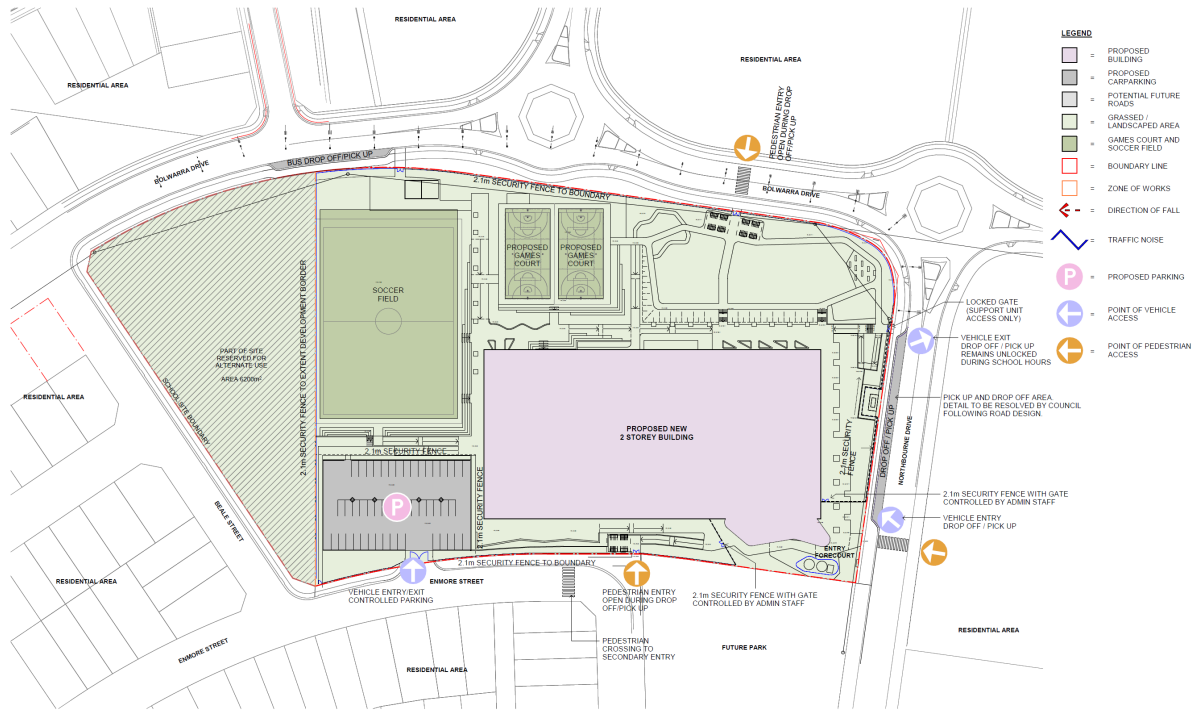


Figure 3 – Proposed site plan.

Source: NBRS



Figure 4 – 3D Rendered Image - Entrance.

Source: NBRS

## SITE DESCRIPTION

The Marsden Park New Primary School is to be located at the corner of Northbourne Drive (to the east) and a proposed future road (to the north) within the Elara Estate, Marsden Park (see figure below). The site is legally described as Lot 2889 in DP1230906.

The site is irregular in shape with a total area of approximately 3 hectares. The site has an existing frontage to Northbourne Drive of approximately 106 metres, a future frontage to a proposed road to the north, a frontage to Beale Street to the east and south, and an additional frontage to a proposed local park to the south.

The site, as existing contains no buildings or structures and is currently vacant except for a patch of grass running east to west in the northern portion of the site.



Figure 5 – Aerial showing approximate boundaries of the site (bounded red).

Source: Urbis

## STATEMENT OF SIGNIFICANCE

The below statement of significance for Clydesdale House has been sourced from the State Heritage Register (database number 5045540).

*Clydesdale has State significance as one of a series of pre 1840s homesteads in the Hawkesbury area which contributed substantially to the agricultural and pastoral economy of the region, and the understanding of the historical development of colonial New South Wales and the pastoral era of the Cumberland Plain. Its landscape features remain relatively intact, including significant remnant woodlands, Aboriginal relics, two cemeteries (both resting places for the early pioneers of Clydesdale and the district), and its original entry avenue off Richmond Road. The entrance avenue is still discernible for its individual approach and is an example of colonial landscape design that opposed the principles practised in England during the early 19th century. The house retains its original relationship to its landscape setting and farm and is the only remaining example of the lowland model of homestead siting in the Blacktown area and one of three remaining examples intact on the Cumberland Plain. The site derives additional significance for its use as one of only two Marist seminaries in Australia for training South Sea Islander priests in the 1860s, and as a RAAF convalescent home during the 1940s.*

## ASSESSMENT OF HERITAGE IMPACT

The below observations have been set down in relation to the potential heritage impact of the proposed works.

Although the heritage listed curtilage included under the SEPP 2006 includes the area directly opposite the subject site, the SHR curtilage represents a reduced curtilage and does not include the area opposite the subject site. The CMP prepared by GBA Heritage Consultants states that if the item were to be listed on the Blacktown LEP consideration should be given to excising this area outside the SHR curtilage. As such, this report assumes that the significant fabric comprised within the heritage listed item is not located within the area adjacent to the subject site. Given the substantial distance between the items it is not considered that there is potential for the new development to have an impact on the significance of the heritage item as they will not be visible in the same context.

A Conservation Management Plan was prepared for the site by GBA Heritage Consultants in 2016 in conjunction with a proposal for the residential subdivision of part of the site. It is understood that an indicative layout for residential lots within the area outside the SHR curtilage of Clydesdale House has been approved. The CMP assesses the significance of the entire site and facilitates this subdivision. The area to the north of the subject site will therefore soon be occupied by contemporary residential development which will be located between the subject site and the significant fabric of Clydesdale House. Therefore, further to the above, the proposed development would not impact the immediate setting around Clydesdale House. The setting of the latter would be characterised by the closer residential development.

The subject site is located to the south of the potential future road which would extend along the northern boundary of the subject site. Some views north across the listed grounds of Clydesdale



House may be facilitated from this road. From this vantage point the subject site would be located behind (south of) the viewer. As such, the contemporary design of the development and its proposed scale would have no impact on the significant fabric comprised with the heritage item.

The area to the south of the potential future road (which would extend along the southern boundary of the heritage item) has been previously subdivided and is dominated by new roads and empty blocks which will be occupied by new residential development in the near future. The proposed contemporary development would be in keeping with the future character of the wider setting around the heritage item.

## **CONCLUSION**

In accordance with the observations set down in this report it is not considered that there is any potential for the proposed works to generate any detrimental heritage impacts on heritage listed Clydesdale House, including its setting. The proposed works are therefore supported from a heritage perspective.

Please do not hesitate to contact the undersigned if you require anything further.

Yours sincerely,

A handwritten signature in cursive script that reads "Alexandria Barnier".

Alexandria Barnier  
**Senior Consultant**