

# **MENANGLE VILLAGE DEVELOPMENT GUIDELINES**

**FINAL REPORT**

**Prepared for  
WOLLONDILLY SHIRE COUNCIL**

**by**

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**February 1991**

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## 1.0 Introduction and Summary

### 1.1 Brief

In December 1990 Wollondilly Shire Council commissioned Travis Partners Pty Ltd to carry out a study:

- “(a) *To identify the heritage significance of Menangle.*
- “(b) *To provide development control guidelines for new buildings to ensure that these buildings do not detract from the Heritage significance of Menangle.*
- “(c) *To recommend suitable street furniture, signage, lamp posts, etc. to be in sympathy with the identified Heritage Character of Menangle.*”

In undertaking this task Travis Partners made it clear that the “*identification of the heritage significance of Menangle*” would be limited to a **visual survey of existing building and landscape features together with a summary review of existing historical information** provided by JRC Planning Services, currently carrying out Council’s Heritage Study.

### 1.2 Study Area

The area considered in this study includes the area of the village of Menangle enclosed by the heavy black line on the accompanying plan, together with the proposed subdivision to the south of the village and the “17 Lots proposed along Menangle Road extending 360m (north) from Station Street to existing dwelling”.



### 1.3 Abstract: Approach to the Study and Key Issues

A brief review of the historical origins of Menangle Village together with a building by building examination of its existing physical fabric revealed a settlement of considerable historic, social and visual significance which had undergone a number of changes particularly to its early building stock. Amongst its buildings the village featured a number of somewhat "out of character" modern structures as well as alterations to early buildings which were not particularly sympathetic to the original. As a whole, however, the village had retained the essential elements of its early layout and architectural character, patterns of landscape treatment and visual and social cohesiveness.

Accommodating additional residential development on the scale proposed by the Brief became, in this context, an issue of some concern and one not simply solvable by the provision of development controls for individual buildings. More important, in fact, was the need to address the impact of the scale and location of the proposed new development on the village, particularly in relation to the physical and visual curtilages of significant heritage items (St James' Church being the most important). Indeed, guidelines for the appropriate siting of the proposed new subdivision allotments were prepared as the essential precursor to the provision of building controls to highlight their priority in ensuring such development does not *"detract from the heritage significance of Menangle"*.

General Development Controls for new buildings were then prepared based on the significant characteristics of existing early buildings. General recommendations for streetscape upgrading were also made using the important qualities of the early village as their basis and essential reference point.

## 2.0 Historical Background

"Menangle had made its appearance as a village by 1866 with a mention in *Balliere's Gazeteer*, where the alternative name of Riversford was given. There were two hotels and a population of about 100 people." (1) The village was established by the Macarthur family for their estate workers and it was centred on a church-school and shop. (2)

The north-south ridge on which the village was situated overlooked the southern part of the Macarthur's Camden Park estate and the dairying area northwards...and its role as a settlement for rural agricultural workers was subsequently reinforced by the processing and distribution needs of the dairy industry with the establishment of the Camden Estate Central Creamery and the Rotolactor. (2) Dairying in the Menangle Valley reached its peak with the establishment of the Rotolactor (in 1952) at Menangle by the Macarthurs (this structure becoming a well known tourist attraction in the 1950s and 60s). (1)

Roads and railway lines were both built to pass by the village superseding Mitchell's old road, and the long Menangle bridge built on the box-girder principle was a colonial landmark. (1) The opening of the railway in 1863 occurred, in fact, just as the estate was changing from sheep and wheat to dairying and the ability of the railway for delivering both Camden Park milk and butter to Sydney (overnight in unrefrigerated trucks) established its importance to the city market. (5)

The later (ie present) village store and St James' Anglican Church were also funded by the Macarthur family (2) and feature the work of significant contemporary architects. In 1876 the original St James' church was erected to the design of John Horbury Hunt (and the remains of this structure are to be found in the nave at the southern end of the building). In 1896 the building was extensively altered by John Sulman who added the distinctive pyramid capped tower and semicircular apse at the northern end (the ecclesiastical east end). (3) John Sulman's architectural practice Sulman and Power is also credited with the design of the Menangle Store, built c.1904, on the basis of its bearing a marked resemblance to Gilbulla, the house built in 1904 for Lt. Col. Macarthur-Onslow by the same firm. (4)

### References:

- (1) **Macarthur Regional Environmental Study Environmental Heritage**, Working Paper 3, Department of Environment and Planning, Sydney, 1986, pp.96-97.
- (2) Unpublished ms. prepared as part of the **Macarthur Study** by JRC Planning Services for Devine Erby Mazlin, Architects, and the Department of Planning.
- (3) **Architect Extraordinary - The Life and Work of John Horbury Hunt: 1838-1904**, J.M. Freeland, Cassell Australia Ltd, 1970, p70.
- (4) **Macarthur Region Heritage Study Inventory** for Menangle Store (Item ref No 46), JRC Planning Services for the NSW Department of Environment and Planning, December 1985.
- (5) Local Historical Bulletin .

### 3.0 Existing Physical Fabric

#### 3.1 Generally

##### Layout:

Note: The area considered in this section has generally been confined to the study area as defined by the brief.

The layout of Menangle Village around the crossroads formed by the intersection of Menangle Road and Woodbridge Road/Station Street preserves the essential simplicity and compactness of the original village. The majority of the cottages and houses front the major thoroughfare (Menangle Road) in a manner typical of small country towns and villages with the remainder fronting Station Street. Block sizes vary but a frontage width in the order of 14-15m is repeated to a marked degree along both street frontages.

The relationship of street and building layout to the **topography** of the area is an important feature of the village with most development spread out along a low north-south running ridge giving views over the surrounding lower lying farming land. The village also features a prominent knoll to the south east of the main residential areas on which is located St James Church, the visual impact of this topographical feature being notably enhanced by the striking form of its architectural adornment. The knoll is further marked out by the "perforated screen" of trees surrounding the church on the top of the rise below which is an encircling "skirt" of open grass land of which the residential development along Station Street and Menangle Road forms a peripheral fringe.



Residential development around base of St James' Church hill with open farmland beyond.  
(Jan 1991)

### Landscaping:

Street landscaping is of a simple nature appropriate to the character of the village. Verges and footpaths are generally grassed except for the area in front of the general store (where somewhat inappropriate interlocking unit pavers are used). Kerbing (generally concrete) is provided to areas where development fronts the street.

Street trees are a somewhat random and attractive mix of species, and feature some particularly fine mature specimens. Species noted included (but are by no means confined to) brush box, silky oak, Monterey cypress, pepper trees, poplars and various eucalypts. In several areas garden planting also contributed to the streetscape because of the size and location of garden trees. (Many residences also have no fences, or fences sufficiently low, transparent or planted out as to be unobtrusive).



Remains of early hedging featuring olive and privet were also noted, particularly along the eastern side of Menangle Road (north of Station Street) and along the northern side of Woodbridge Road. The size and extent of the Menangle Road hedging would seem to suggest it is of some age but at present much of it appears to have been effectively killed off.





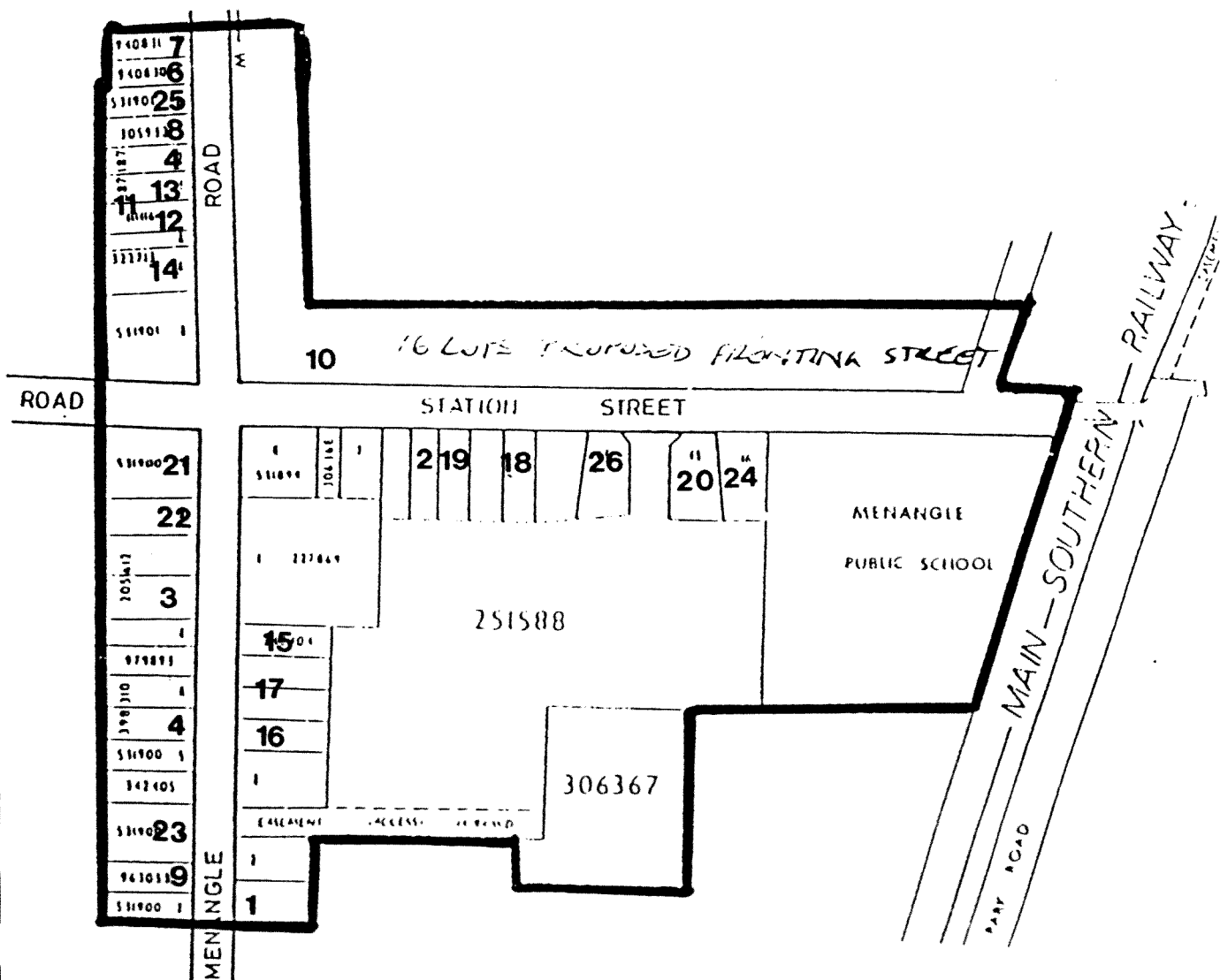
### Buildings:

The character of the **residential buildings** in the village is quite diverse with a mix of size and form, period, style and materials. Amongst the early buildings, however, early 20th century residences (ie 1900 -1920) predominate (this also being a period of major building activity by the Macarthurs within (and adjacent to) the village (eg. the general store, Gilbulla and the Sulman alterations to St James Church).

In the following brief survey of the village's building stock greater attention has been given to the earlier buildings (which represent just over 60% of residential building stock) because of both the historical and architectural/visual importance of these buildings to the village, as well as the greater variety of their styles and character. A brief review, however, is also included of the more modern (ie less than 30 years old) houses.

The general aim of this examination is to highlight patterns of building types, reoccurring and shared characteristics and other features which render buildings compatible - or otherwise - with their neighbours and the significant character of the historic village, and hence determine specific controls or other measures which may be taken to ensure the compatibility of any new development proposed for the village.

### Location of Illustrations:

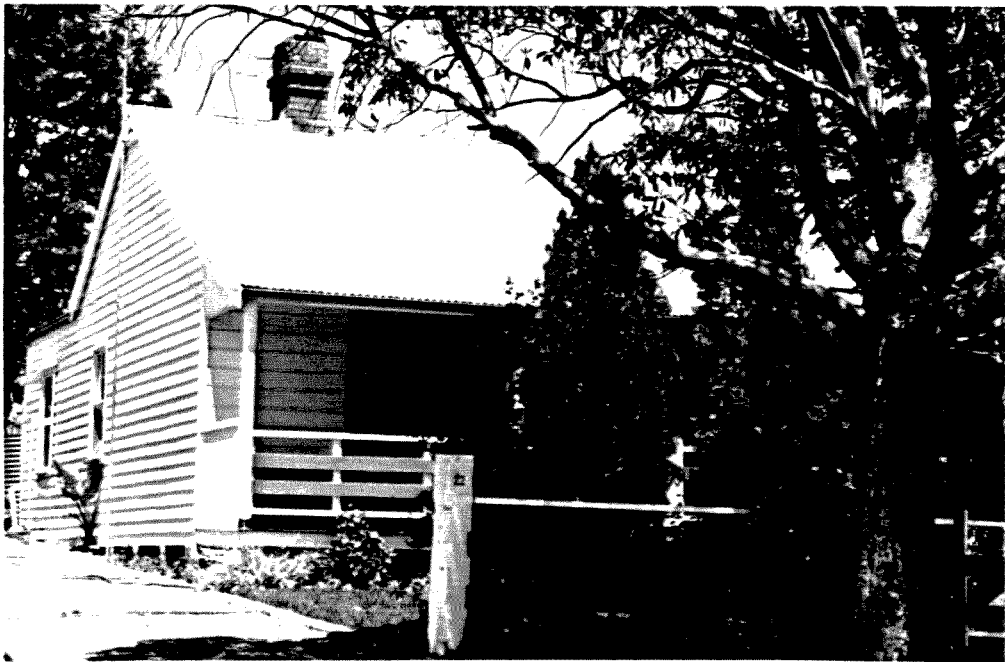


## Illus. 1, 2 &amp; 3

Three early weatherboard cottages of simple rectangular "box" form with gabled corrugated iron clad roofs extending over the front verandah. Each building also features one or more brick chimneys (located externally or internally), vertically proportioned timber framed double hung sash and/or casement windows, and simple timber verandah framing (the detailing of which is modern, particularly the balustrade treatment of 1 & 2). The method of providing additional accommodation to each building varies - gable and skillion roofed rear wings to 1 & 2, a side wing under the hipped return of the verandah roof to 3 - but in each case the integrity of form and character of the building as a whole has been maintained. Fence and balustrade treatments are modern and not wholly appropriate to the character of the buildings.



Illus. 1



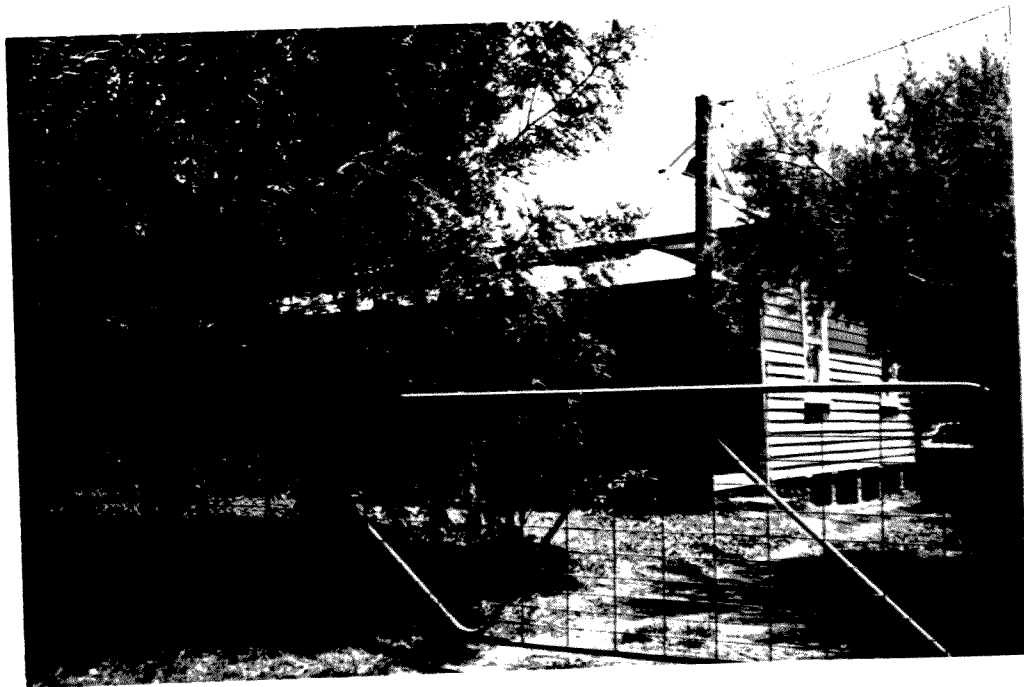
Illus 2.



Illus. 3

Illus. 4 & 5

Two weatherboard cottages (located in Menangle Road), stylistically of a somewhat later period than 1 - 3. Still of simple rectangular (and symmetrical) "box" form the greater depth of these buildings is reflected in the half gabled roofs with small **timber louvred** ventilating gables breaking the hipped roof form. The timber framed verandahs across **the front facade** are hip-roofed and clad with corrugated iron (as is the main roof) and have **slightly concave** curve. Windows are timber framed, double hung sashes (2 x 2 paned).



Illus. 4



Illus. 5

Illus. 6, 7 & 8

Three early 20th century weatherboard cottages (located together with one unfortunate intrusion at the northern end of Menangle Road) characterised by projecting gable-roofed bays with central windows shaded by timber awnings. Each building also features a timberwork "rising sun" motif in the street-fronting gable - a favourite decorative feature during the Federation period - together with a timber framed front verandah with valance and/or decorative angle brackets.

Windows are (as previously) vertically proportioned, and include both double hung sashes and side hung casements. Roofs are half-gabled with a ventilated gable interrupting the generous hipped form of the main roof. Chimneys also feature on each building.

While much of the original detail remains on the northern most pair of cottages the third has undergone extensive renovation including the replacement of the original corrugated iron roof with a "tile-textured" roof (somewhat inappropriate to its form and in the given context). The weatherboards are also significantly different to the other 2 buildings as is their use on the verandah balustrade.

Of the three cottages only 7 retains its original square topped, timber picket fence.



Illus. 6.



Illus. 7



Illus. 8

Illus. 9 & 10

Two cottages elsewhere in the village (at the south end of Menangle Road and in Station Street) of the same style as 6, 7, & 8 but clad externally with fibro instead of weatherboards. Cottage 10 also varies from the others by having a separately roofed front verandah.

Each cottage is notable for its significant amount of original detailing, 10 even showing evidence of an early colour scheme.



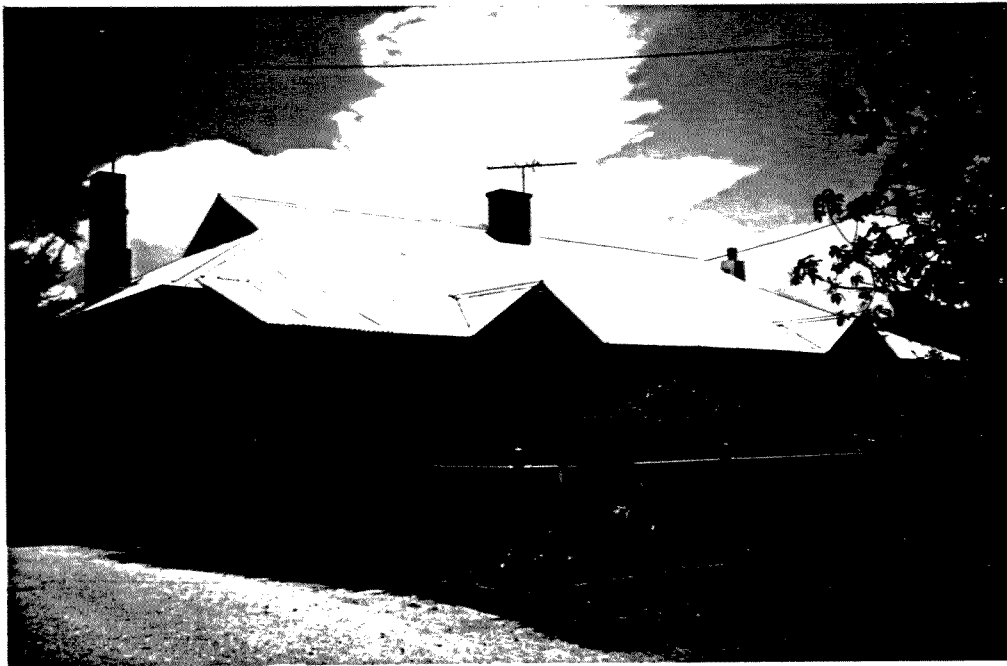
Illus. 9



Illus. 10

## Illus. 11, 12 &amp; 13

The only pair of semi-detached buildings within the village this substantial face-brick building is perhaps its least "village like"/ most atypical. A long low building with the familiar half gabled roof clad in corrugated iron extended over the front verandah, this continuous expanse of roof is broken by two small gables marking the front entrance to each occupancy and 3 chimneys with roughcast stucco. The timber verandah framing to the southern half features ornamental (art nouveau inspired) corner brackets. Windows are vertically proportioned casements. A modern wire mesh fence encloses the southern most building's front garden.



Illus 11



Illus. 12



Illus. 13

Illus. 14, 15 &amp; 16

Three early 20th century bungalows based on the Californian model in a variety of materials. Each features the characteristic large, low pitched oversailing gabled roof (with louvred vent) and protruding front bay with matching gable. 14 is undoubtedly the most faithful of the three to the classic Californian Bungalow type with its liver coloured brickwork, roughcast finished chimney and verandah roof supported off square timber columns on masonry piers. 15 & 16 retain links with the slightly earlier period in their verandah treatments. The cladding on 16 appears of recent date and may have replaced an earlier finish such as the fibro of 15. The timber framed fence with wire mesh infill to 14 is an appropriate one for this building.



Illus. 14





Illus. 15



Illus. 16

Illus. 17, 18 & 19

Two pairs of somewhat similar cottages based on a simple hip-roofed, rectangular box form. Each features a centrally positioned front door, a pair of brick chimneys with projecting moulding (removed from one of the cottages in 17), and a striking slatted timber valance and low waisted french doors (either 1 or 2 pairs) to the front verandah. The brick "versions" of the building vary from the strict symmetry of the weatherboard models with a projecting bay but this is contained within the same roof form.



Illus. 17



Illus. 18



Illus. 19

## Illus. 20 &amp; 21

Examples of two more recent houses which have sought to use traditional/established forms and details to enable them to relate sympathetically to the general historic-architectural character of the village. The generous, oversailing roofs with their mix of hipped, gabled and half-gabled form and use of corrugated steel cladding are the most prominent visual features of these buildings and their most notable success in relating to the early character of the village as a whole. The projecting gable-roofed bay to the front facade and encircling timber-framed verandah are other examples of reused traditional components. (The projecting bay windows on the gable-roofed wing have no historic precedent).



Illus. 20



Illus 21

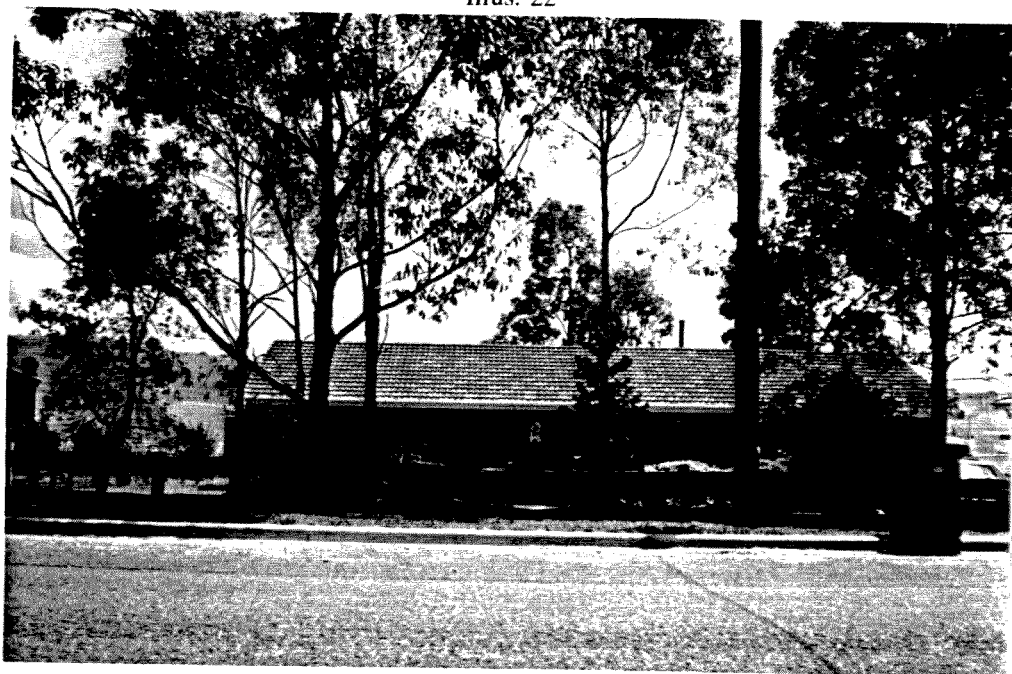
Illus. 22, 23 & 24

Three modern houses which have not sought particularly to related to the historic character of the village in building form, materials or detailing. Characteristics differing from earlier established norms include the "triple-fronted" and long "ranch-style" forms, the use of cement roofing tiles and face-brickwork of a bright red or pale blond colour, and the use of much larger and more squarely proportioned windows (as well as the use of fake "glazing bars" as on 24).

Perhaps because of general simplicity (and assisted by landscaping especially to 23) have been reasonably well accommodated if not assimilated.



Illus. 22



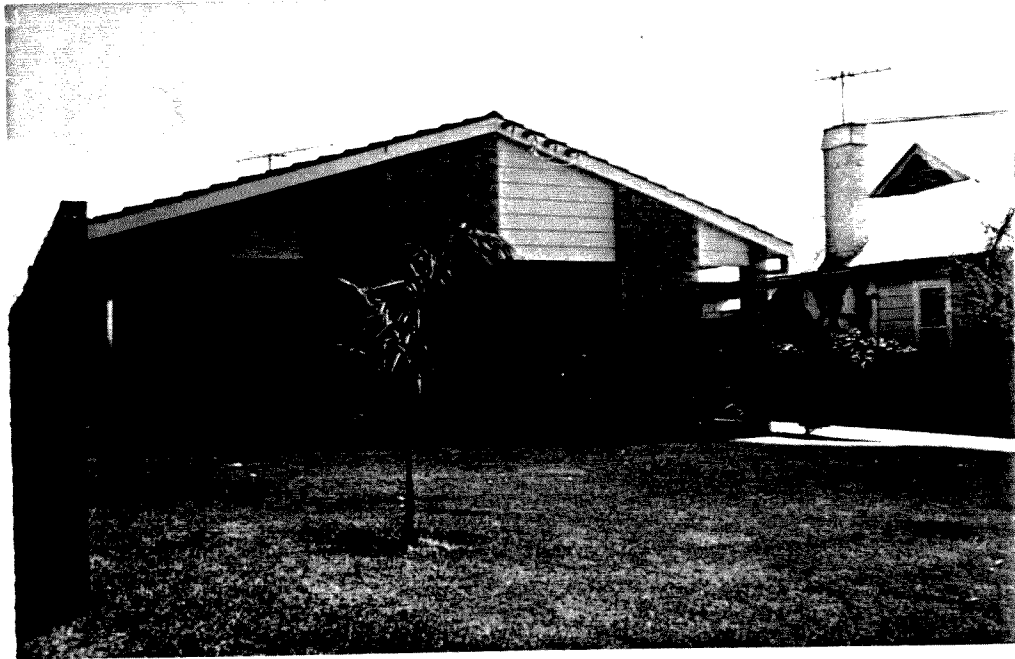
Illus. 23



Illus. 24

Illus. 25 & 26

Two examples of less successful modern infill where building form and detailing strongly conflict with established norms. The two-storey scale of 26 is an immediately jarring note given the uniform single storey scale of the rest of the village houses as is its use of dark brown face brickwork and roofing tiles.



Illus. 25



Illus. 26

The relatively few **non-residential buildings** within the village are effectively grouped together in the centre of the settlement, their role and status reflected in their positioning, both with respect to the street layout and the topography.

The **General Store's** location on a key corner site central to the adjacent residential development ensures its role as community **focus and gathering place**. The scale and grandeur of its architecture also (relative to the general architectural character of the village) makes sure its "landmark" quality.

Adjacent to the Store and fronting Menangle Road is **St Patricks Roman Catholic Church**, a simply detailed red brick building with appropriate "village church gothic" touches. The large open site about this building contributes a significant visual openness to the village centre as well as allowing attractive views of **St James' Church** on the hill behind.





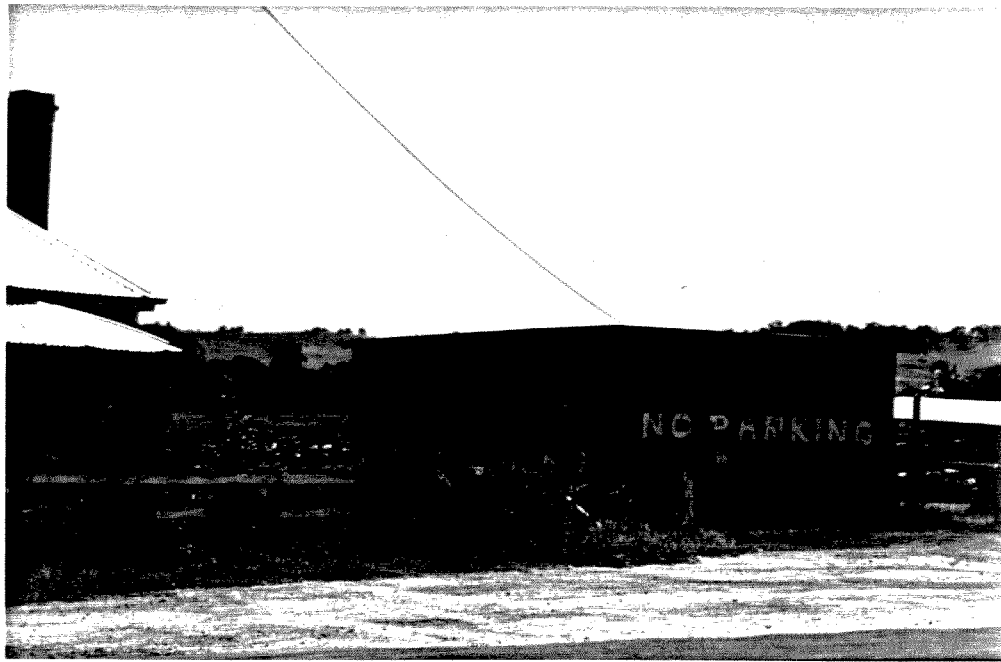
St Patrick's Church

The more modest **School of Arts** and **Community Hall** adjacent to the store enhance the "civic centre" character of this corner of the village. Unsophisticated timber buildings with corrugated iron clad gabled roofs these buildings embody the essential simplicity of the early village character (a simplicity less sensitively and attractively embodied in the **Bush Fire Brigade** garage immediately across the road.



School of Arts & Hall





Bush Fire Brigade

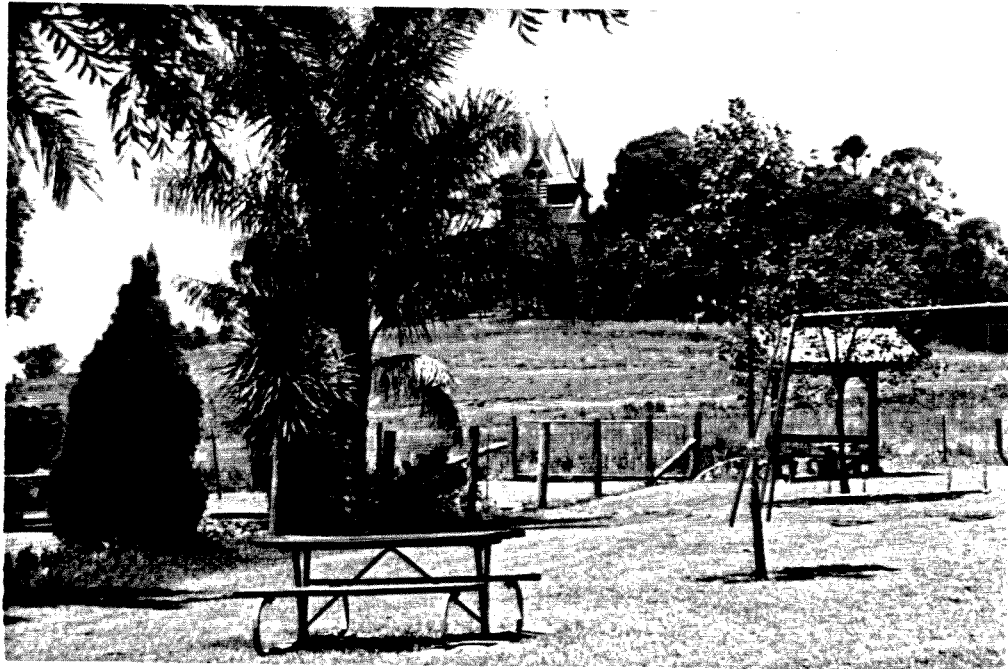
Further along Station Street is the **Public School**, a simple brick building with the oversailing gabled roof and semi-enclosed timber framed verandahs characteristic of so many small town Australian schools. Set in large grounds with many magnificent mature trees the school effectively marks the boundary of the compact village centre (it being bounded in turn by the **Main Southern Railway Line**).



Menangle Public School



Above all this, however, stands **St James' Church** located on the highest point of land the village affords and seen to advantage from all directions because of the large "skirt" of landscaped and open space with which it is surrounded. Indeed, it is immediately apparent how marked the separation is (both in horizontal distance and topographical height) between the Church and its neighbours, the latter being quite deliberately relegated to the bottom edge of the knoll on which the Church is sited. The significance of the Church to the village, both as determined by its original benefactors and by current valuation is one that cannot be ignored given its landmark quality in the landscape. This landmark quality arises both from its attractive and visually prominent site and the outstanding architectural qualities of its design. The driveway to the Church approaches from the west via an attractive and modest set of gates opening off Menangle Road. This roadway is lined by a mix of native and exotic trees in a somewhat "open" avenue but provides a pleasant approach to the Church, curving round to the south of the building at the top of the ridge. The Church grounds as a whole are attractively planted with a great mixture of plants, both native and exotic, this planting opening up to provide important views of the church, particularly from the north-west to the north-east.



### 3.2 Aspects and Items of Significance

Menangle Village's origins as an estate village for workers on the Macarthur farms and the maintenance to the present day of its small scaled, compact layout and many of its early buildings makes it a unique feature in the cultural landscape of the region.

Recent studies which have sought to identify the village's heritage importance together with the particular features which contribute to its significant character include **The Macarthur Regional Environmental Study - Environmental Heritage** (Working Paper 3) in which specific landscape and building attributes are identified and measures proposed to ensure the retention of the village's major features of significance in the face of future development. In part the Study notes,

*"The village of Menangle must be viewed as an integral part of (the Camden Park and Menangle Village) landscape unit with appropriate land-use policies required for its future survival as a discrete landscape entity...The Pattern is that of an elevated street village... with the church of St James as the final dominant point of reference...Such Villages are a physically and socially somewhat atypical Australian phenomenon..."*

*the whole village as a discrete entity, socially, physically and historically, is notable and displays tangible heritage significance..."*

The report continues with the recommendation that the *"integrity of Menangle should be protected by prohibiting subdivision development on its western and northern side overlooking Camden Park"*.

Another recent study (still in Draft form) of the Macarthur South area (prepared by JRC Planning Services for Devine Erby Mazlin, Architects for the NSW Department of Planning and referred to here with permission) lists specific requirements for the maintenance of the village's special "Heritage Attributes", these requirements including (in part) the need to,

*"Conserve the Macarthur store and Church.*

*Interpret the relationship with the agricultural hinterland and with Sydney.*

*Conserve places with community associations such as the store, houses, St Patrick's and St James' Churches.*

*Retain architectural integrity of the store and St James' Church.*

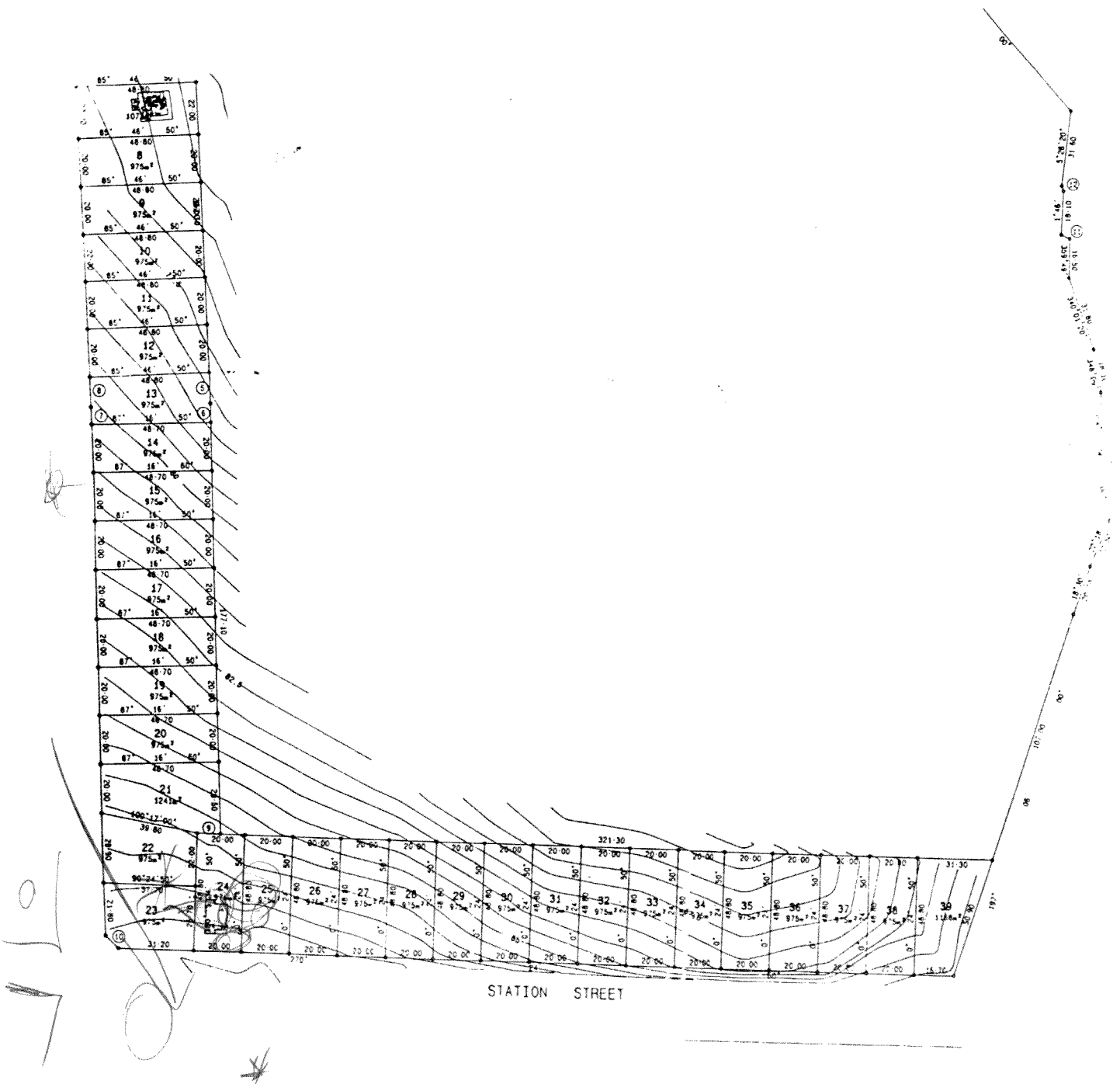
*Respect the style and character of the main elements of the village including the residential dwellings.*

*Retain the visual silhouette of the village with the St James tower and trees as the focal point."*

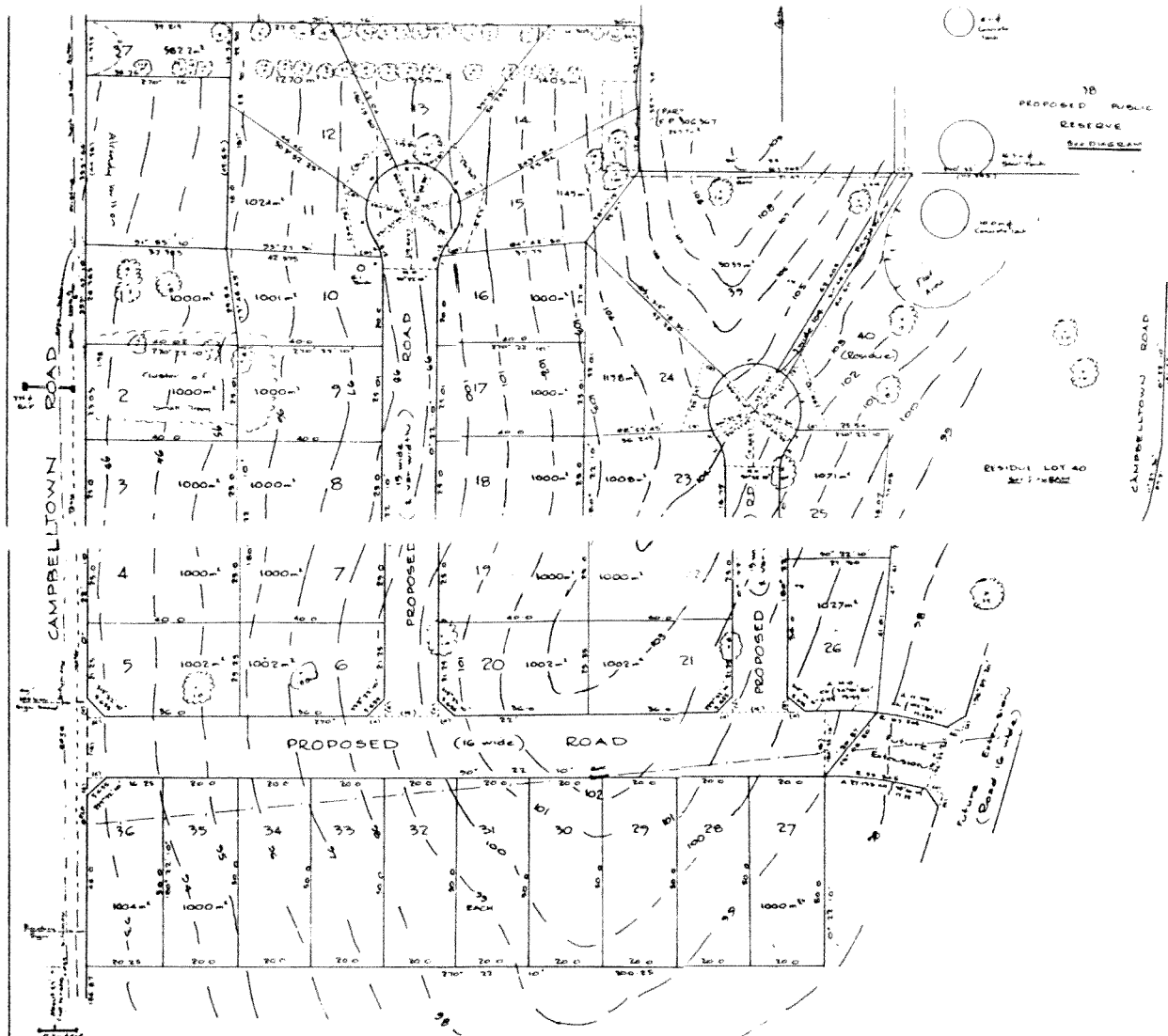
#### 4.0 Proposed Development

The subdivision proposals included in the Study Brief for consideration and comment include:

- an **indicative layout** for a residential subdivision comprising 16 Lots along the north side of Station Street and 17 Lots along the east side of McNangle Road (north of Station Street) - this area including two existing early cottages -, and



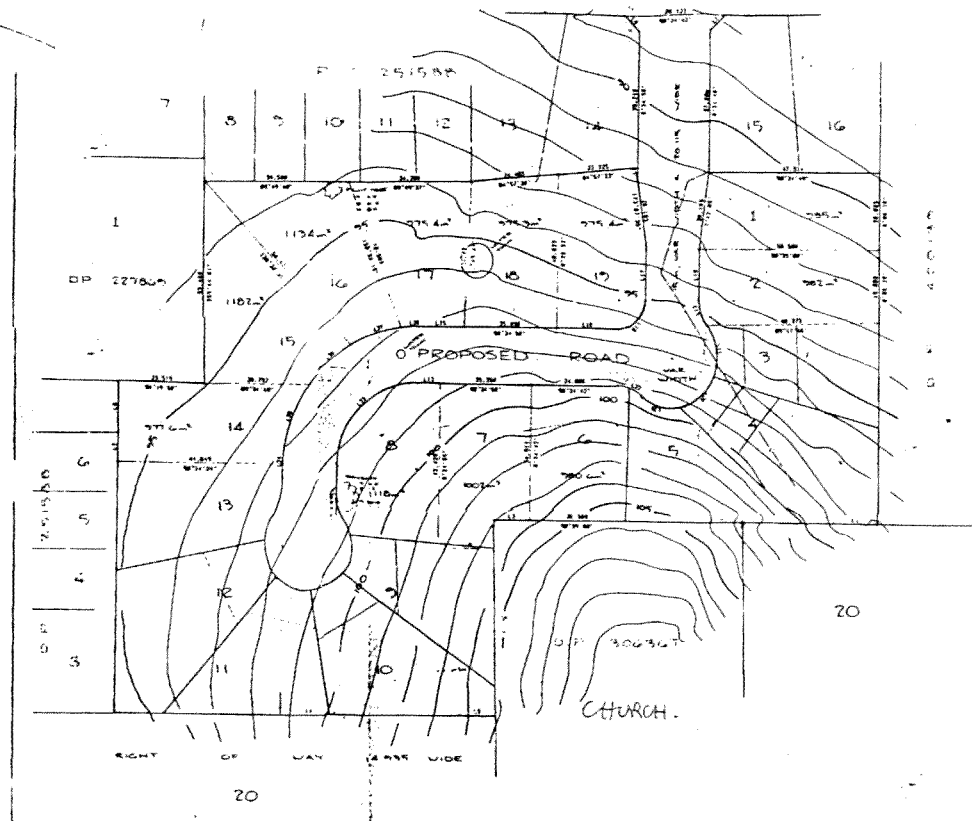
- a second **indicative proposal** for a subdivision located to the south of the village and running between Menangle Road and the railway line. This proposal includes 37 residential allotments, an area proposed as "Public Reserve" (No. 38), an allotment for use by the church (No. 39) and a "Residue Lot" (No. 40). The scheme also includes in its development area the present driveway/right of way off Menangle Road to St James Church. (An alternative access to the Church was to be provided through lot No. 39).



An additional area was subsequently requested to be considered. This was a proposed subdivision to the north of St James Church in the area bounded by the Public School and the rear of properties fronting Station Street and Menangle Road (ie Lot 251588 on the Study Brief site plan).

On inspecting this site it was found, however, that the "proposed road" for the "proposed subdivision" had in fact, already been laid and the blocks cleared for building.

Council also noted that of the 19 allotments proposed for this area two (immediately to the north of St James' Church) had been set aside (at Council's request) for public open space.



## 5.0 Development Control Recommendations

### 5.1 Introduction

The recognition that the residential subdivisions currently proposed for Menangle Village have the potential to adversely affect its heritage significance, and that the proposed development should therefore be appropriately controlled so that this does not occur is clearly the chief concern of the Brief for this study.

Equally clear, however, from the analysis so far of the nature and origins of the heritage significance of the village and the impact of the proposed subdivisions, is the fact that **simple building controls will not be adequate in themselves to ensure that the proposed development does not "detract from the Heritage significance of Menangle"**, the reasons for this including the following.

- The **shear number of the proposed additional allotments** makes its simple and unobtrusive assimilation into the fabric and character of the existing extremely modest sized settlement something of an impossibility.
- Much of the proposed residential development would be prominently exposed in important views because it would be on land **significantly higher than the general level of development**. Of particular concern is the significant intrusion into views of St James' Church of the new development proposed for the northern and southern slopes of the knoll on which it sits and from which it has traditionally (and quite magnificently) presided over the village. The development on the northern side of this promontory is of the greatest concern because of the greater exposure of the Church from this side. The steepness of the allotments on this side would also mean that both buildings and "backyard paraphernalia" (clothes hoists, garden sheds, etc) would be inappropriately and unattractively exposed in views looking towards the Church.
- The development proposals in their present form effectively remove some specific historic features of the village, the most important being the **driveway access to St James' Church** - an item historically and physically an essential part of the Church's unique character with its subtlety of approach, simple brick and iron gateway and mature tree planting. \* OK

The development of the open space to the north of the Church is also of concern because of its historical, social and physical/visual relationship with the village. Though the historic origins and functions of this open land (a village square or common perhaps?) are less immediately obvious than the Church's access road, (and require historical research beyond the scope of the present study to determine), the site is assumed to have at least some social and/or historical importance in addition to its considerable visual significance.

Other items of concern in the proposals include the fate of the two early cottages sited on the proposed subdivision along Station Street and Menangle Road north. ^

Given the nature of these various concerns it is clear that for the successful physical and visual integration of any new development with the existing historically significant village factors other than mere architectural character **must** be taken into account. Of these, locational and siting criteria are paramount, the visual consequences of wrong or inappropriate siting clearly having the potential to render ineffective the intentions of architectural controls designed to ensure sympathetic relationships between new and old.

## 5.2 Siting

### Generally:

The general aim of siting controls for development within or adjacent to a precinct of heritage significance is clearly to prevent, or at least significantly reduce, any adverse impact on views of the precinct as a whole as well as individual features of significance. In the case of Menangle this becomes the need to site proposed new development so that it does not:

- overwhelm the scale and character of the older part of the village, and
- significantly impact on views of the focal, and architecturally most significant, individual item in the village, St James' Church.

### Recommendation 1:

The whole or greater part of any proposed development should be located to the south and east of the village (refer to **Macarthur Regional Environmental Study - Environmental Heritage (Working Paper 3)**), and clearly distinguished from it. The means of demarkation should generally include spatial separation and screening.

### Recommendation 2:

New development within the village should be of a more limited nature and generally confined to existing street layouts. The architectural and landscape character of all new development in these locations should also be strictly controlled to ensure its appropriate and sympathetic relationship to existing historically significant features.

### Recommendation 3:

No new development should be carried out which would significantly intrude on important views of St James' Church.

**Recommendation 1** would clearly accommodate the general positioning of the subdivision proposed for the area south of the village but with important modifications of its junction with the present edge of the village to make clear its separate identity.

**Recommendation 2** would permit some development on the Station Street and Menangle Road (north) sites subject to appropriate architectural and landscape controls. This recommendation would generally not, however, support development on the site immediately to the north of St James' Church, the road and building layout proposed for this area being neither part of the early village fabric nor of its character.

**Recommendation 3** would impose restrictions on the present proposals for all subdivision areas but particularly those to the south and north of the Church.

**Proposed Subdivision along Station Street and Menangle Road (north):**

It is generally recommended that the total number of allotments proposed for these areas be somewhat reduced to lessen their overall impact on the village. A reduction in the number of allotments along Menangle Road north by restricting development to the limit of the present village on the west side of the road is particularly recommended given the policy recommendations of the **Macarthur Regional Environmental Study - Environmental Heritage (Working Paper 3)**.

It is also recommended that though the new allotment frontages are slightly wider than the frontage widths for most of the village's early buildings, the overall **scale** of all new buildings should be related to **existing cottages and bungalows**. Garages should also be located away from street frontages, accessed either from the front street down a side driveway or from a rear access road.

The existing early cottages should be retained and appropriately repaired to conserve their original form and detailing (including verandahs, doors and windows, sunhoods, etc).

Building heights, setbacks, architectural character and landscaping should generally conform strictly with the controls and follow the precedents established by existing early development.

Development of the site on the corner of Station Street and Menangle Road should be particularly controlled to ensure its siting, height, architectural character and landscaping (etc) relate sympathetically and "self-efficiency" to the Menangle Store opposite which must remain the dominant visual and architectural feature of the intersection. Alternatively, this corner site may be left vacant and appropriately landscaped.

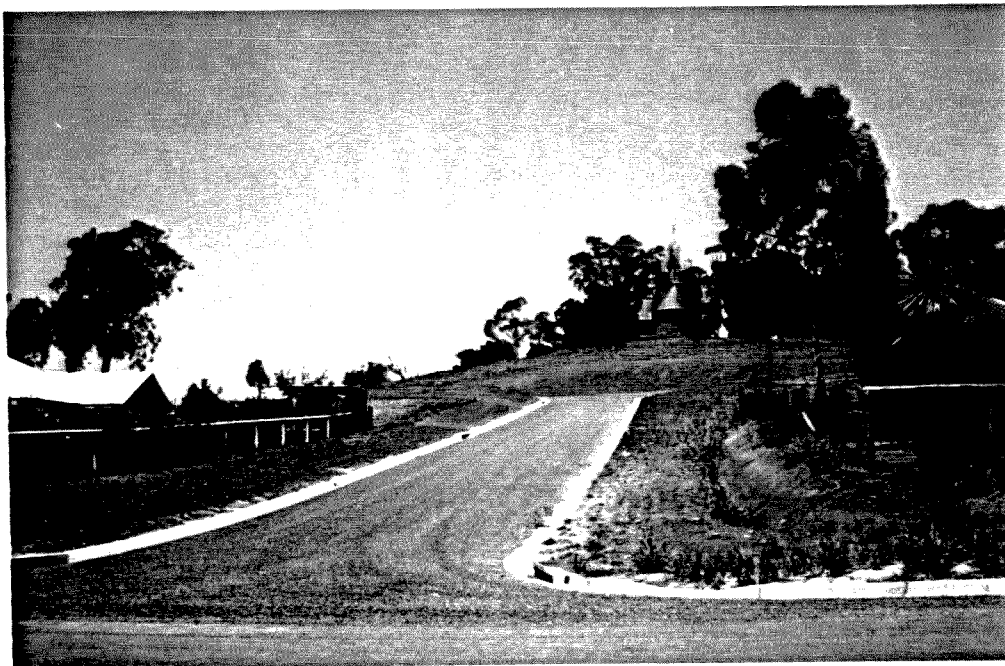


### Proposed Subdivision to North of St James' Church Site:

On this site, as both photographs and contour plans show, the hill-top setting of the church falls away steeply and evenly in a skirt-shape from the top of the knoll. It is also at this northern end that the Church's **tower and semi-circular apse** are located, these architectural features being the building's distinguishing (ie "landmark") feature, as well as **openings in the planted screen** which generally surrounds the church but here deliberately allows views of its towered end.

Clearly the proposed development up the sides of the knoll to the boundaries of the Church site would **significantly and detrimentally** impact on views of the Church from north, east and west (these latter views being afforded by the undeveloped and/or relatively low height development of surrounding sites - eg, school, etc), and in fact Council has effectively recognised this fact by requiring that two of the allotments immediately adjacent to the Church boundary be set aside for open public space.

But this by no means solves the essential problem of the detrimental impact of the proposed development, so that clearly **an essential recommendation** of this report must be that **consideration be given to prohibiting all residential development on the site and the 17 sites be included with the proposed subdivision to the south of the village and/or on the proposed sites along Station Street and Menangle Road.**



Area of proposed subdivision - and new road - north of St James' Church

As previously noted (see p.29) the "proposed road" marked on the subdivision plan has already been constructed, and officially named "Riversford Road", and the "proposed allotments" have been cleared for building.

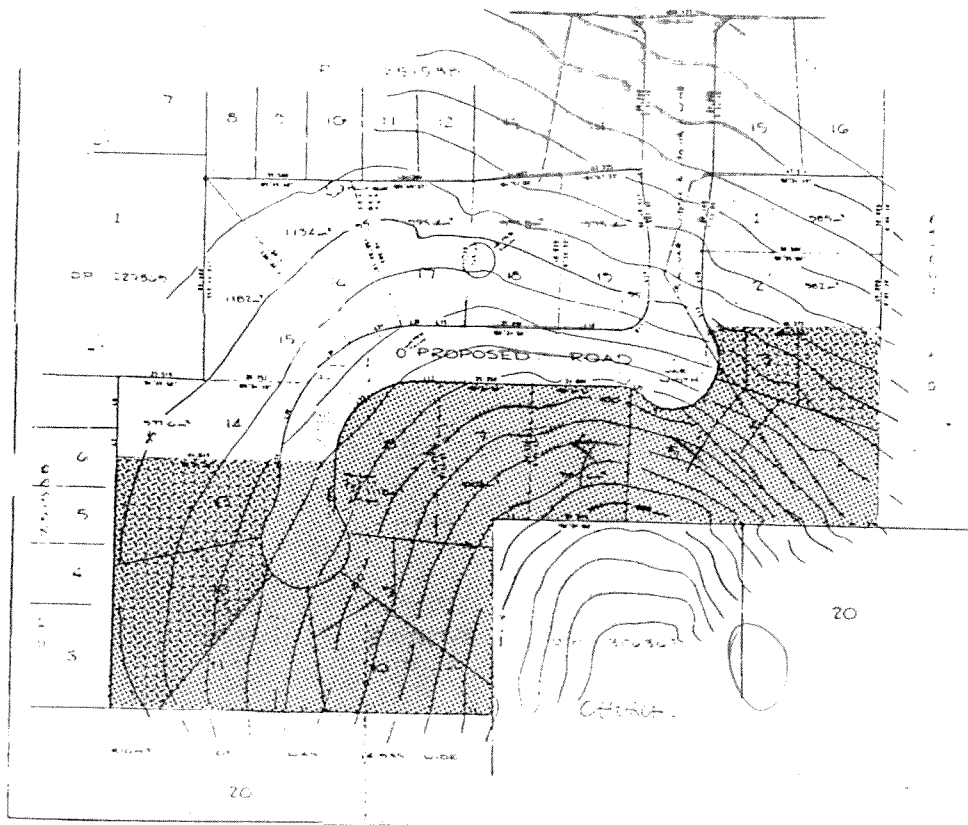
Such works clearly pre-empt the recommendations of both the Heritage Study for the area (still in progress) and this report, but equally clearly must be taken account of in any recommendations for

the site. Although the removal of the road and return of the site to its previous cleared-woodland character is still possible, and certainly **the recommended course of action**, a limited form of site development is here outlined as a **possible** (though not desirable) compromise given that the road were to stay.

In this context (ie the road were to stay despite its all too obtrusive and unattractive impact in views of both village and Church) the new road should provide the line of demarkation above which additional development would **not** be permitted, ie:

- allotments 1 & 2, and 14 - 19 could be built on with **development controls strictly applied** to such features as building height, roof form and materials, fencing, additional backyard features and landscaping, to minimise intrusion into views of the Church,
- the marginal allotments 3, 12 and 13 should if possible **not** be developed by **may**, with strict control both of building form and height and "backyard paraphernalia", have appropriately designed cottages suitably positioned and screened to minimise their impact on views of the Church, and,
- the remaining allotments should be used to provide an open space recreation area for the village and new residential area (ie in lieu of the proposed location on Lot 38 of the subdivision planned for the southern side of the village).

Landscaping on this open space area should be kept as open and informal as it was prior to the present clearing. Early photographs and examples of long established planting and open space already around the church should be used to determine the appropriate character. Structures such as shelters and play equipment should **not** be erected in the area which should retain the "open grassland character" typical of the immediate vicinity of the village.



Shaded area not to be developed

### Development on South Side of St James' Church Site:

In this location it is again generally recommended that development **not** be permitted on exposed high ground immediately adjacent to St James' Church. The knoll on which the Church sits is, in fact, an important and prominent feature in views from the south, especially along the Menangle Road entry into the village, and examining the configuration of the contours of the area, the notable concentration above the 104m line clearly shows the most important part of the hill-top promontory. It is therefore recommended that no new buildings be erected above this contour. Rather, this land should be retained in its present character - ie open grass land with scattered large native trees - as recreational open space linked through to the open area to the north of the church via the driveway/right of way from Menangle Road to the church.

It is also recommended that the right of way/driveway to the Church from Menangle Road (labelled Campbelltown Road in the subdivision plans) be retained in its present form to provide the "line of demarkation" between the village and the new subdivision. The existing driveway planting is further recommended to be enhanced with additional planting similar in character to the existing to strengthen its "boundary marking" function.

Both these recommendations would require the rearrangement of allotments and access roads at the northern end of the site. Alternative layouts could, perhaps, develop more closely land to the east of the proposed subdivision, notably Lots 38 and 40. (The "Public Reserve" would be more accessible and appropriately sited (both historically and visually) immediately around the St James Church site.

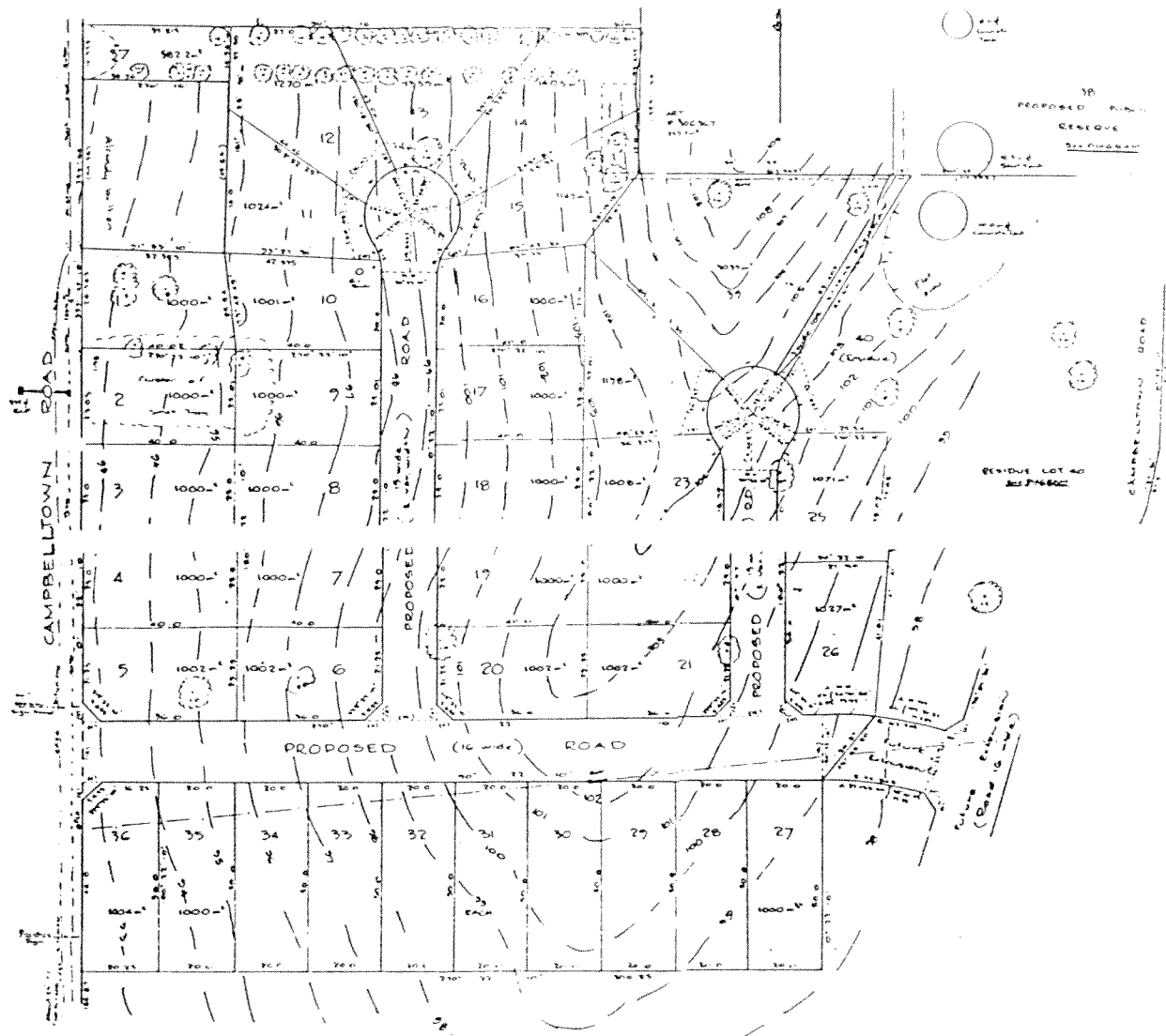
It is also recommended that Lots 35 and 36 be rearranged to front Menangle Road as with Lots 2 - 5, in the manner characteristic of development elsewhere in the village, and traditionally found in country towns and villages. Side and rear boundaries should **not** be located along the major thoroughfares. (Should RTA or other authorities prohibit frontages to the main thoroughfare a band of dense planting - equal to the block width of Lot 36 - should be provided along Menangle Road and the southern edge of the development area to thoroughly screen side and rear boundaries from Menangle Road.

Consideration should also be given in the redesign of the subdivision to **minimising** (or totally removing) road cul-de-sacs in favour of more grid like layouts and through roads as **which** are more characteristic of early villages such as Menangle.



Site of Proposed Subdivision Development South of St James' Church

- Right of way to St James' Church to be retained and avenue planting enhanced.
- Generally move subdivisions to south.
- Consideration to be given to reducing width of street frontages.
- No development above 104m contour line.



- Allotments 35 x 36 to have frontages to Campbelltown (i.e. Menangle Road) or dense screen planting is to be provided along Menangle Road and returned along southern boundary of subdivision.
- Subdivision of lots 38 and 40 recommended to allow for lots not built on in area to north of Church.

**Recommended Amendments to proposed subdivision on south side of St James' Church.**

## 6.2 New Buildings

### Introduction:

The specific aim of these Building Control Recommendations is to provide guidelines for the setting, form, bulk, height and architectural character of buildings proposed for the new subdivisions to assist this development relate sympathetically to the existing historically significant built environment.

The controls generally apply to **all** new residential development in the village.

The recommendations also seek to show how the village's early buildings are **the essential reference point** for the design of any new development, and that the closer the traditional principles of massing, form, materials and siting are understood and followed, the greater the chance of new development relating sympathetically to its context. Thus, where references are made to specific characteristics of existing early development which are to be matched or appropriately reinterpreted in the new development, the **originals** of the nominated items should be carefully examined and appropriately matched (or adapted).

To this end specific quantitative measures have **not** been included (for such items as roof pitch, building size and height etc). Rather measurements and proportional relationships should be taken from **specific examples of existing buildings** such as the illustrated in this report.

A certain **uniformity of form** between groups of adjacent dwellings is also generally recommended, particularly in areas where new development will be placed alongside existing (eg along Station Street and Menangle Road). Examples of similar buildings located adjacent to each other may be found in several areas of the village (eg along Station Street and Menangle Street north) and where appropriately implemented has the effect of rendering the individual building less conspicuous (because less stridently individualistic) in overall streetscape views. Individual variations to residences are, of course, still possible (and to be encouraged) within such building groups/precincts.

### Site Area:

Current Council regulations should generally apply particularly regarding minimum site size. (Note: Lot 37 of the subdivision proposed for the area south of the village does not comply with minimum allotment requirements).

Allotments with a frontage close to that most commonly found along Menangle Road and Station Street is also generally recommended, particularly to sites fronting Menangle Road.

### Building Height:

New buildings should be limited to one storey and above ground elevation restricted to the minimum required for adequate subfloor ventilation and access. No garages, storerooms or similar areas should be allowed under buildings.

The overall height of new buildings should be compatible with the general established character particularly where buildings are immediately adjacent to existing early development.

New buildings immediately adjacent to the recommended "visual curtilage" for St James' Church **should particularly ensure that overall heights are kept as low as possible** to minimise their impact in views of this item. Careful positioning on the site to minimise height and the provision of appropriate roof design are essential requirements in these locations (both to the south and north of the Church, but **particularly** the north side).

**Building Alignment:**

Building setbacks should generally match the established building alignment, particularly buildings fronting Menangle Road.

**Building and Roof Form:**

New buildings should generally follow, adapting as necessary, the predominant forms of existing early development including:

- Simple "rectangular box" form, gabled, hipped or half-gable roofed cottages with roofs continuing over front verandahs or verandahs separately roofed.

With this building form frontages should be similar to existing examples (generally symmetrical) and not extended to the modern "ranch style" form or length. Skillion and/or gable roofed rear wings or side-wings under hipped verandah roofs may be used to increase levels of accommodation where necessary. Roof pitches should also match existing early examples (Illus. 1-5, 17-19 and 27-31).

- Asymmetrical gable or half-gabled structures similar to the Federation and Californian Bungalow based styles characteristic of much of the housing stock in village. These buildings (generally larger than the simpler gable roofed cottage) are characterised by a projecting gable-roofed bay and verandah to the front elevation.

Mixtures of gabled, hipped and half-gabled roof forms may also be used adapting traditional building forms.

Detailing of roofs should generally follow the precedents established by existing early buildings, eg. the size and character of eaves overhangs to hipped and gabled roof components, of barge and fascia boards and of gambrel (ie half gabled) louvred ventilators. (Illus 6-16, 20-21 and 32-36).

**Facade Character:**

Detailing of facades should generally match, or be based on the characteristics of existing early cottages.

- Windows should be vertically proportioned and timber framed. Side-hung casements or double-hung sashes are generally recommended though appropriately proportioned hoppers may be used (particularly in side or rear elevations). Groups of 2 - 3 narrower windows may be used, as on the early cottages. 2 x 2 pane sash windows may also be used based on the proportions and detailing of existing early examples (Illus 6-16 and 32-36).
- French doors on front elevations should generally follow the proportions and character of existing traditional examples, ie timber-framed with timber base sections, narrow vertical proportions and 1 - 3 panes of glass (Illus 9, 17-19, 29-30).
- Front doors should generally be solid timber or panelled as traditionally. Top panes of panelled doors may be glazed (see cottage opposite General Store).

Features which should not be used on prominent front or side elevations include:

- small multi-paned windows except as the top section of a casement as found on some of the early buildings, and
- large areas of glazing (particularly of square or horizontal proportion) (Illus 22-26).

Projecting bay windows (see Illus. 20-21) should also **not** be used nor fake "glazing bars" (Illus 24).

Ready made doors with elaborate carved panels, glazed fake fanlights and amber glass inserts are **not** appropriate.

Appropriately designed **verandahs** are generally recommended for front and/or side elevations and should follow the forms and detailing of existing traditional examples including:

- matching the pitches and forms of existing roofs - generally straight or slightly curved hips or skillions,
- timber-framed, square-post supported construction, and
- the provision of simply detailed timber decoration such as valances and/or column brackets (Illus. 6-9, 11-13 and 17-19).

Verandahs may generally be left without a balustrade as this is the condition of most of the early cottages. (Existing balustrades are generally later additions and few are regarded appropriate as examples to be copied). Alternatively, a simple rectangular handrail with closely spaced square (eg 25 x 25 mm) balusters may be used.

Features which are **not** characteristic of Menangle's traditional cottages and **should not be used** include:

- bull nosed and ogee profile verandah roofs
- "diagonal brace" and cast iron (or aluminium) balustrades (Illus 27 and 28).

#### **Materials:**

Materials generally should follow traditional usage including:

- **for roofs:**  
corrugated galvanised steel with a natural (bright) or grey finish or painted red or green (as in existing examples);
- **for external walls**  
traditional profiled timber weatherboarding; (Illus 1-7, 17, 27-29, 34 and 36)  
  
warm red brown face brickwork matching existing examples. Rendered and painted brickwork may also be used; (Illus 11-14, 18-19, 30 and St James Church)  
  
weatherproof flat sheeting (eg marine plyboard or fibre-cement sheeting) with timber battened junctions may be used to infill gable ends (etc) as found on existing early cottages (Illus 9-15, 32 and 33).

Materials which **should not be used** include:

- everything **other** than corrugated galvanised steel for roofs (though on small additions with low roof pitches, where not visible to street frontages or major views, square profile decking **may** be used if necessary);
- fake "weatherboarding" substitutes such as Hardiplank or Permalum Cladding
- all white, mottled, dark brown, bright red, blonde, textured (etc) face brickwork; in fact all brickwork textures and colours **not** similar to traditional existing buildings.

### Garages and Vehicular Access:

Garages should not generally feature in front elevations either as separate structures or as part of the main residence. Rather, access should be provided to this facility (located towards the rear of the site) either via a driveway down the side of the building or from a rear laneway.

Where visible from the street garages are recommended to have building and roof forms appropriate to traditional small cottages and be so sited and/or landscaped as to minimise their visual impact.

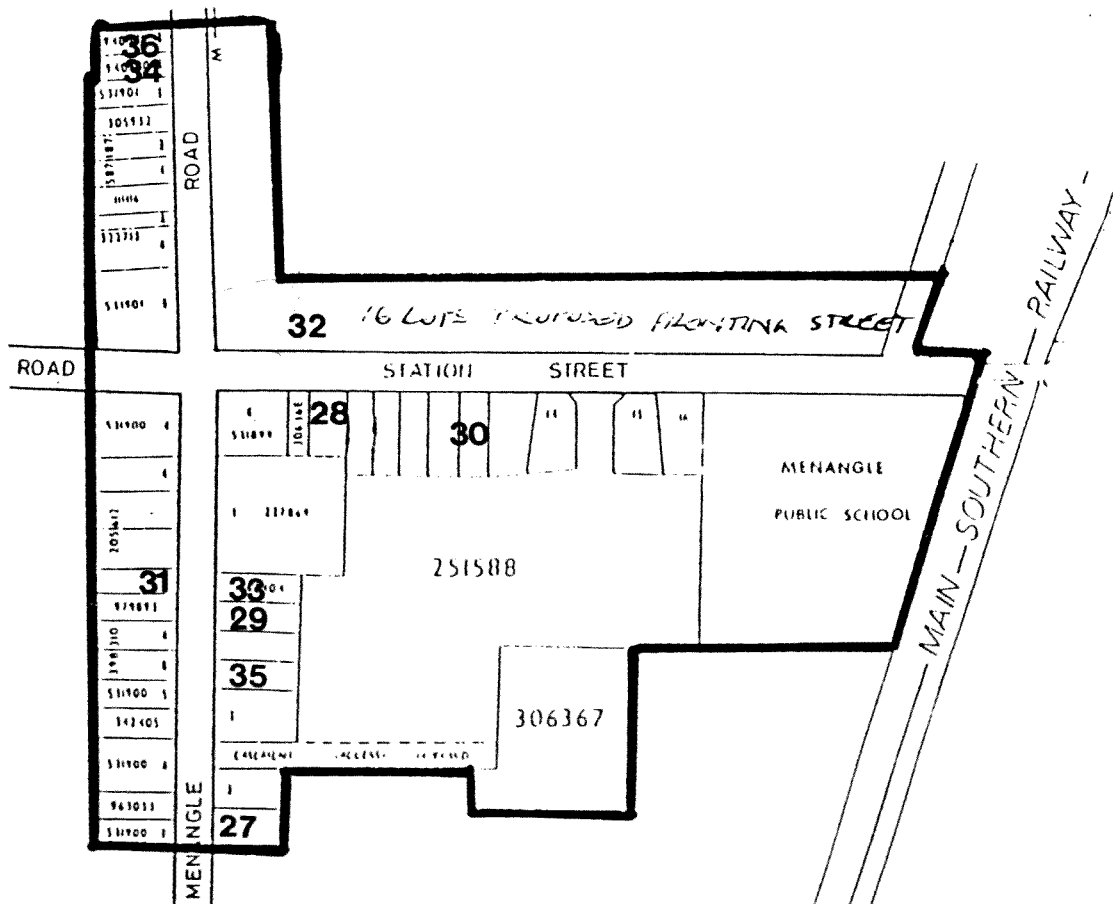
### Fences:

Front fences may be lined with fences or hedges in the traditional manner. Where fences are used these should be of an appropriate early character such as the square-topped timber picket at the northern end of Menangle Road (Illus 36) or the timber-framed, wire-mesh infilled fence a few doors to the south (Illus. 14).

Many of the other fences currently found in the village are of recent origin and inappropriate to its significant character; fences which should **not** be used include ornamental turned timber pickets, steel (or aluminium) palisade fences (particularly with ornamental heads), steel mesh with pipe section framing (or "square top") and treated log fences. The treated-log fence to the small park in Station Street is also an inappropriate fence form for the area.

Given the existing character of the village the omission of a front fence would in many cases be appropriate. Tree/shrub/hedge planting is also generally recommended along street fronting boundaries, the favoured traditional hedging plant in the village being Common Olive.

### Key to Illustrations:







Illus. 27 (Also Illus. 1)

- Simple rectangular box form
- Gabled roof
- Gabled wing at rear for additional accommodation
- Timber framed verandah with skillion roof and decorative end boarding
- Traditional weatherboard cladding
- Vertically proportioned sash windows
- Soft red facebrick used for external chimney



Illus.28

- Simple Rectangular form
- Gabled roof continued as skillion over front verandah
- Skillion roofed rear extension
- Traditional weatherboard cladding
- Vertically proportioned sash windows
- Corrugated iron roof

(Note: Cast iron or aluminium panels in balustrade are **not** appropriate)



**Illus. 29. (Also Illus. 17)**

- Simple rectangular box form
- Hipped corrugated iron roof
- Simple slatted timber valance along top of verandah
- Traditional weatherboard cladding to walls (**not** balustrade)
- Traditional glazed and panelled front door and french doors



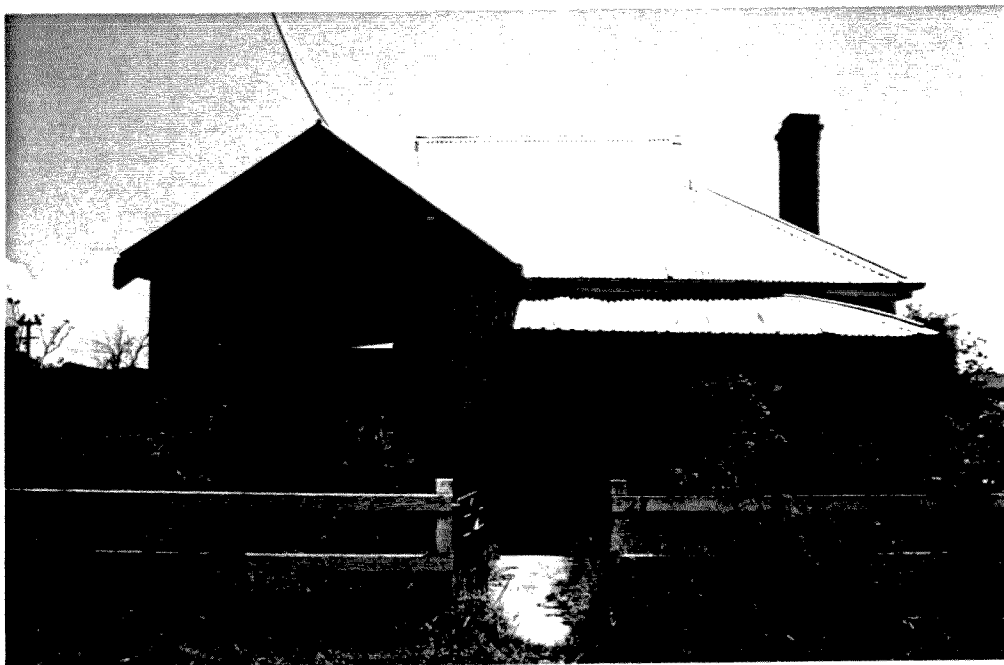
**Illus. 30 (Also Illus. 18)**

- Simple rectangular box form with projecting front bay
- Hipped roof with projecting eaves
- Slatted timber valance to verandah
- Warm red brown brickwork
- Traditional glazed and panelled front door and french doors
- Vertically proportioned, timber framed casement windows



**Illus. 31**

- Simple rectangular box form with **half-gabled** roof
- Louvred timber vent in small half gable
- Traditional weatherboard wall cladding
- **Red** corrugated iron to roof



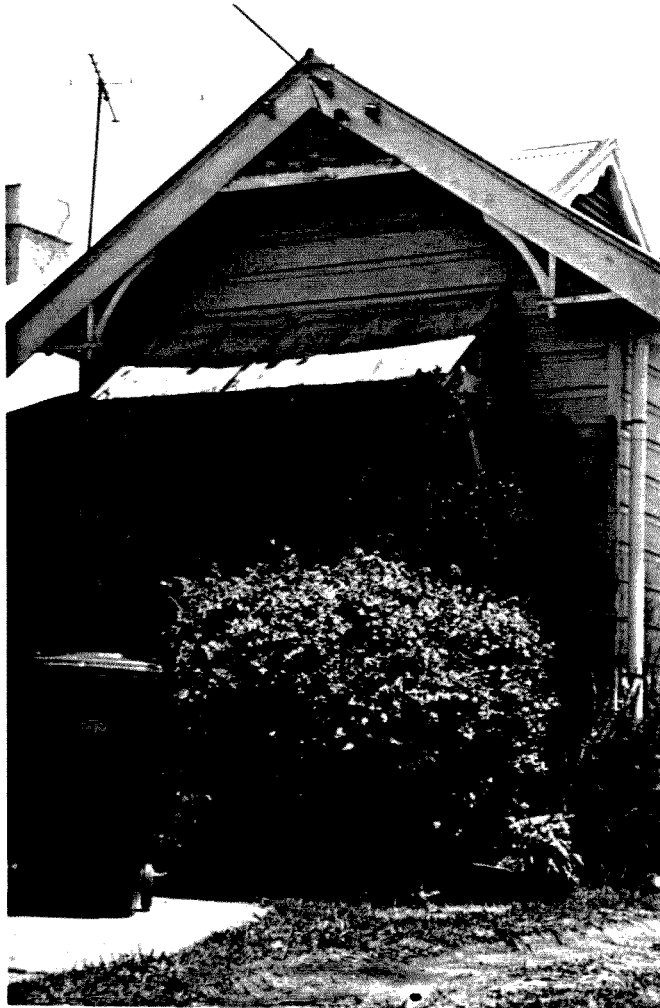
**Illus. 32 (Also Illus. 10)**

- Asymmetrical form with projecting gable roofed bay to front elevation
- Half gabled roof to main part of house
- Slightly curved skillion roof to front verandah
- Decorative "rising sun" motif to front gable
- "Battened - sheeting" wall cladding
- Vertically proportioned casement windows in group of 3 with sunhood



Illus. 33 (Also Illus. 15)

- Asymmetrical "Bungalow" form with double gabled roof
- Skillion roofed verandah (now enclosed)
- Louvred vent to main gable
- Decorative angle brackets to verandah posts
- Vertical sash windows grouped in pair
- Wide overhanging eaves lined with timber boards



Illus. 34 (Also Illus.)

- Projecting gable roofed bay to front elevation
- Decorative detailing also to timber framing of sunshade over windows and bargeboard of ventilator in main roof
- Traditional weatherboard cladding to walls
- Decorative angle brackets and slatted timber valance to front verandah
- Windows are double hung timber framed sashes with external timber architraves



Illus. 35 (Also Illus. 16)

- Simple rectangular form with projecting front bay and double gabled roof
- Skillion roofed verandah
- Vertically proportioned sash windows
- Red corrugated iron roof
- Facebrick chimney



Illus. 36 (Also Illus. 7)

- Form and detailing similar to Illus. 34
- Windows on front bay are casements in a group of 3
- Traditional weatherboarding to external walls
- Traditional square topped picket fence

## 5.4 Streetscape Upgrading

### Generally:

The general aim of the following street and landscaping recommendations is to ensure that the simple, traditional "country-village" character of Menangle is retained as much as possible in the village. To this end the recommendations have sought to avoid introducing elements not already found in (or otherwise appropriate to) the area. The introduction of pseudo-historical elements (such as ornamental street furniture and signs) has been particularly eschewed as it is believed that such items would quite destroy the authentic historical and architectural character of the village.

### Planting:

Street landscaping should generally follow the existing established character of grassed verges with mixed, large scale street trees. Appropriate trees already in use include brush box, silky oak, pepper trees and various eucalypts but this should not be taken as an exhaustive list. Rather, a specific survey of the number, size and pattern of intermixing of existing (mature) street trees should be carried out and a choice of the most characteristic species made for new planting.

Tree planting should be carried out along both sides of all roads lined with residential development in the simple informal manner of the existing. Planting works should also include selective infilling and upgrading of existing planted areas as well as new planting in areas currently without street trees.



Street tree planting along Menangle Road

Note: Species not particularly characteristic of the village are not generally recommended for street planting and trees are to be preferred over lower shrub-type plants. For this reason the new (bottle-brush ?) plantings along the north side of Station Street are not regarded as suitable street tree planting for Menangle.

Hedge planting with traditional species such as common olive is also generally recommended especially along property front and side boundaries.

### Street Furniture, Signage and Lights:

Street furniture is not generally recommended for this essentially residential area.

Street signs are recommended to be kept as simple as possible and in the character of traditional village/country town signs. The basic form recommended is a square post support (timber or steel) with rectangular mounted sign (with street name, etc) all in white with black lettering. Lettering should generally be a simple sans serif typeface.

Some rationalisation of the agglomeration of signs to the corner of Menangle Road and Station Street is also recommended.



Street light and agglomeration of signs at intersection of Station Street and Menangle Road.

Street lighting is generally recommended to be provided by standard RTA lamps (such as that on the corner of Station Street and Menangle Road) spaced as widely as possible and mounted on existing telegraph poles. (The fluorescent tube luminaries used along Station Street are not recommended). This essentially utilitarian approach to street lighting is deliberately chosen,

- firstly, because it will effectively render the light sources themselves “non-features” in the visual environment (ie like the telegraph poles to which they are affixed) and thus appropriate to the very simple, “no-fuss” character of the village, and
- secondly, because the introduction of a deliberately designed “feature” light fitting (particularly one based on early street lamp models) would represent an attempt to give the township a particular (and essentially more sophisticated) character than is historically appropriate to it.

Replacement of the existing paving in front of the **General Store** with a more appropriate finish should also be considered. The **original** finish to this area should be determined from documentary and/or on site evidence and this original material reinstated. It is also recommended that the potted palms be removed and the present furniture be replaced with more appropriate elements (eg slatted timber benches).