

Former Grantham Poultry Research Station

Ward 3 Property 7



Ward 3 Property 7 – Former Grantham Poultry Research Station

PROPERTY NAME	Former Grantham Poultry Research Station comprising Melrose, Drumtochty, Administration Building, Feeder Shed and various archaeological remnants.
ADDRESS	71 Seven Hills Road South, Seven Hills 2147 Lots 360-362 DP 48686. Reserve Manager Part Lot 4 DP 739331(Crown Reserve), Part Lot 4 739331 (unmanaged Crown Reserve)
DESCRIPTION	A large complex comprising two (2) nineteenth century houses, a 1970s administration building with chemical laboratory equipment, poultry feeder shed and archaeological remnants of housing structures, administration building structures and poultry buildings set in a landscape of cultural and native plantings
HISTORICAL CONTEXT	The site comprises part of the Seven Hills Poultry Research Station that made important international discoveries in chicken breeding and egg production. It was also the site of a post -World War One soldier settlement schemes to set up small poultry farms in the area. The nineteenth century buildings predate these uses, being the homes of early settlers in the area.
LISTINGS	Blacktown City Council LEP; State Heritage Register; Register of the National Estate, National Trust Register
STRENGTHS	<ul style="list-style-type: none"> • Good major road access to Prospect Highway, M4, M7, M2, Old Windsor Road, etc • Large amount of land (over five hectares) • Potential for new buildings and facilities • Active community support – ‘Friends of Grantham’/watchful neighbours • Distinctive internal precincts/gated areas • Existing pathway network • Strong Council support • Close to shops, railway • Buffer zone between buildings and neighbours • Mix of smaller domestic style buildings and commercial sized • Largest green space in area not in use as an oval • No pylons, poles, powerlines through site • Interesting cultural and native landscape mix

	<ul style="list-style-type: none"> • Buildings need work but are in fair condition • Potential for multiple users • Potential for major regional user or use • Several access points • Car parking areas exist • Has been secure to date • Site is highly visible • Money available for restoration (04/05 approx \$300-450 K) • Ongoing restoration money • Interest from GROW (Sydney's Federally funded economic development agency) in supporting works/organisations for site • Interest from potential users • Central location in Western Sydney • Designated as a heritage area for community uses • Heritage requirements include retention of science facilities, archaeological work, landscape, buildings generally (19th and 20th Century). Mix of farm, residential and administrative/research purposes • Substation well away from buildings
WEAKNESSES	<ul style="list-style-type: none"> • Heritage requires more complex planning and implementation and limits site use • Road reserve could impact on development/lack of development/uncertainty • Multi-ownership due to road reserve and crown land leads to some complications in development • Community bush regeneration group may be over enthusiastic – uncertainty as to whether the work done is appropriate to site • Some conflict between Council's management of regeneration groups and the function of the 'Friends of Grantham' (FROG) • Archaeology requirements limits use of site • Limits on use of site imposed by conditions of sale

OPPORTUNITIES	<ul style="list-style-type: none"> • Potential for more car parking, buildings, development • Regional parkland opportunities • Landscape regeneration • Historic and heritage interpretation <p>* Potential uses under current obligations</p> <ul style="list-style-type: none"> - Nature trails/sensory gardens/local botanic garden - Possible use as children's museum/science discovery/education centre - Market days - Dances - Fundraising events - Exhibition area - Passive/small scale sport like croquet, bocce, etc - Public art - Archaeological digs/outdoor museum <p>* Potential uses that may require changes to current contractual obligations</p> <ul style="list-style-type: none"> - Aboriginal cultural centre/keeping place - Film/TV production centre - Arts centre/community arts business incubator (similar to Addison Road Centre, Marrickville) - Community group co-operative - Small community based business centre - Heritage centre - Community education centre - Café/food facility as part of wider development
THREATS	<ul style="list-style-type: none"> • Road reserve • Potential for Council to vote insufficient funds or prematurely end commitment to on-going redevelopment of the site

	<ul style="list-style-type: none"> • Potential piecemeal approach to use of site rather than developing a bigger picture use of the site • Potential local focus for site rather than regional approach • Potential vandalism
CONCLUSION	<p>A holistic approach to Grantham is needed and any future use of the site should ensure that a broad cross-section of people have relatively free and open access. Although Council will need to contribute maintenance funds (and possibly capital development funds) uses for the site should be operationally self-funded. The site should not be prematurely opened – there is a potential for vandalism if the site is opened without proper use and presence in place. Site use needs to be sympathetic to (and address) the needs of the heritage nature of the entire site. There is some confusion about the future of Lot 4 and its possible inclusion in the heritage park – at this time it is appropriate to consider that the area currently managed by Council be included in the heritage park without risk of impact from future road widening.</p>
RECOMMENDATIONS	<ol style="list-style-type: none"> 1. Develop Masterplan for site with specific use in mind, eg, heritage park incorporating sustainability centre and children's services facility. 2. Investigate parkland opportunities including identified plantings of local species with reference to the Conservation Management Plan and archaeological assessment 3. Provide on-site interpretation/signage and develop associated promotional and educational materials 4. Maintain a caretaker living on site indefinitely 5. Undertake stage approach to building and reserve development with reference to safety, stabilisation and earliest use 6. Stipulate in any lease arrangements (for buildings not opened regularly to the public) that the property be open to the public at least twice a year for both Heritage and History Week
REFERENCES	<ul style="list-style-type: none"> • Jonathan Falk Planning Consultants P/L et.al. <i>Blacktown Heritage Study</i>, 1988. • SHI 5045272 • Paul Davies P/L. <i>Grantham Poultry Research Station Conservation Management Plan (Draft)</i>. July 2003.

Minimum Budgetary Estimates							
Property	Ward	Proposed Purpose	Project	Priority	Reason for priority	Date	Estimated Cost (\$)
Grantham	3	Community Space/Heritage Park/Sustainability Centre	Feasibility Study	1	guide planning	2005-2006	20 000
Grantham	3	Community Space/Heritage Park/Sustainability Centre	Masterplan	1	vision for site	2005-2007	65 000
Grantham	3	Community Space/Heritage Park/Sustainability Centre	Parkland development	1	Council desired	2005-2007	4 070 000
Grantham	3	Community Space/Heritage Park/Sustainability Centre	Building Restoration (Admin)	2	ongoing presence required on site	2005-2008	881 000
Grantham	3	Community Space/Heritage Park/Sustainability Centre	Archaeological Assessment	2	allow development of parkland	2005-2006	15 000+
Grantham	3	Community Space/Heritage Park/Sustainability Centre	Individual building CMPS x 4	2	as required to undertake works	2005-2007	60 000
Grantham	2	Caretaker	Maintenance and repair to Drumtochty	2	health - lead paint, rotten verandah timbers etc	2006-2007	135 000
Grantham	3	Community Space/Heritage Park/Sustainability Centre	Landscape outside reserve area and tree removal	3	Enhance building development	2007-2009	40 000
Grantham	3	Caretaker	Maintain caretaker indefinitely	3	security	2005+	5 000 pa

Grantham	3	Community Space/Heritage Park/Sustainability Centre	On site interpretation and signage	3	tourism/ visitor experience / fulfill obligations	2006+	50 000
Grantham	3	Community Space/Heritage Park/Sustainability Centre	Building Restoration (Melrose)	4	Relatively stable and lowest use potential	2007-2009	295 000

Non Budgetary and Optional Budgetary Items							
Property	Ward	Proposed Purpose	Project	Priority	Reason for priority	Date	Estimated Cost (\$)
Grantham	3	Community Space/Heritage Park/Sustainability Centre	maintain access to closed areas for heritage week, history week etc	3	tourism opps/ promote local heritage	2005+	0
Grantham	3	Community Space/Heritage Park/Sustainability Centre	maintain access to closed areas for heritage week, history week etc	3	Improve security	2007+	300 000+

Recommended Use – Sustainability Centre, heritage Interpretation Centre, Public Reserve and Administration Centre for organisations servicing the community

Minimum required budget	\$5 451 000
Recommended minimum non budgetary and optional budgetary items	\$300 000+
Total ALLOCATED funding	<u>\$575 000</u>
Balance of funding required	\$5 176 000