



ARCHAEOLOGY - HERITAGE - MEDIATION - ARBITRATION

Soil Conservation Works

Historical Archaeological Assessment

December 2022

Report to: Health Infrastructure NSW

LGA: Eurobodalla Shire

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ACKNOWLEDGEMENTS

The historical research for this report (Section 4) has been prepared by Caroline Plim BA (History & Archaeology), Associate Diploma Local & Applied History, and Graduate Member PHA NSW & ACT.

INTEGRATED MANAGEMENT SYSTEM

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EXECUTIVE SUMMARY

This report supports a Review of Environmental Factors (REF) prepared for Health Infrastructure NSW pursuant to part 5 of the Environmental Planning and Assessment Act 1979 (EP&A Act) for the undertaking of soil conservation works and ancillary construction road at Lot 2, DP 1281576, Princes Highway, Moruya.

To ensure that the historical archaeological significance of the project area is not adversely impacted upon by this proposal and to meet planning requirements, Comber Consultants have been commissioned to undertake this historical archaeological assessment in accordance with the NSW Heritage Manual, *Assessing Heritage Significance* (Heritage Office 2001) and the *Historical Archaeology Code of Practice* (Heritage Office 2006).

This report determined that the study area, which has previously been used for grazing and agricultural purposes, does not contain archaeological potential and it is not expected that relics will be located within the property. Therefore, there are no constraints to the soil conservation works in respect of historical archaeology.

This report makes the following recommendations:

1. The front entrance gate contains a faded sign containing the name “Braemar Farm”. This sign should be carefully removed and donated to the The Moruya and District Historical Society for display in the Moruya Museum. The Museum contains other artefacts removed from the Braemar Farm Homestead before and during its demolition.
2. An interpretation plan and strategy should be developed and implemented which documents the history of Braemar Farm and its occupants.
3. All employees, contractors and subcontractors working on the soil conservation works should be provided with an induction into their responsibilities under the NSW *Heritage Act 1977* and that it is an offence to move, damage or destroy a relic.
4. If any previously unidentified relics are unexpectedly uncovered, all work must cease in the vicinity of that relic whilst advice is being sought from the consultant.



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1.0 INTRODUCTION

1.01 Background

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1.02 Site description

The site of the soil conservation works, and ancillary road works is located on the Princes Highway in the NSW south coast town of Moruya. The site is legally described as Lot 2, DP 1281576 and is a large vacant greenfield site (Figure 1). The soil conservation works will facilitate the ongoing management of the greenfield lot. To the west of the site is Moruya TAFE, and to the north is a small residential subdivision called Mynora Estate.



Figure 1: Aerial image of the site.

1.03 Proposed Works

The works proposed under this REF include the following, as shown in Figure 2:

- Construction of three erosion and sediment basins, ranging between 507m² and 990m² in area.
- Construction of an ancillary road into the site to facilitate construction access into the site.

A further detailed description of the proposed works is contained in the Review of Environmental Factors report prepared by Ethos Urban.

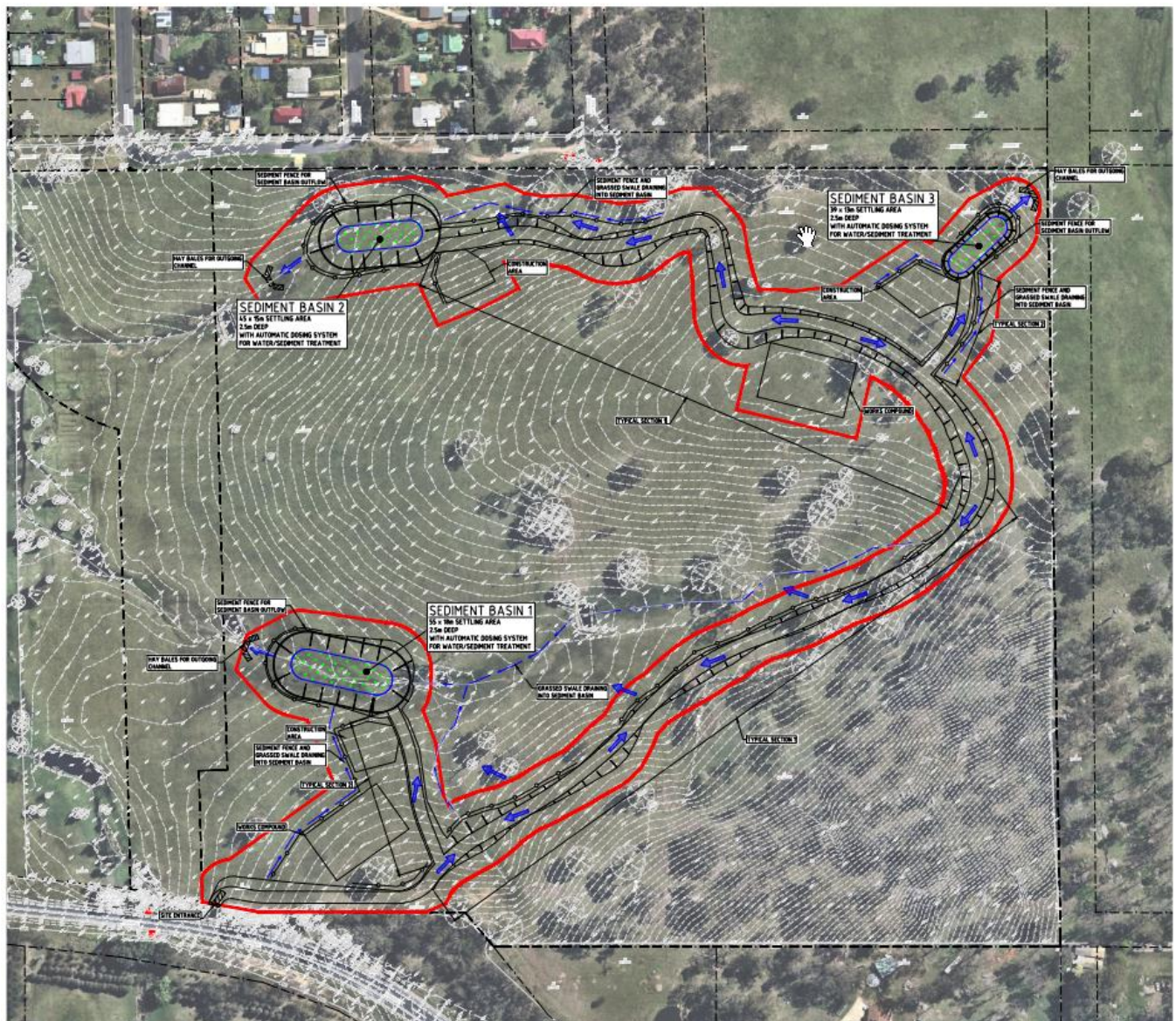


Figure 2: Showing proposed soil conservation works



2.0 LEGISLATION

2.01 Heritage Act 1977 (as amended)

State Heritage Register

s31 of the NSW *Heritage Act 1977* provides for the establishment and maintenance of the State Heritage Register by the Heritage Council. s32 allows the Minister to direct the listing of an item which is of State heritage significance and sets out the procedure for listing an item.

Under s57 of the Heritage Act a person must not “demolish, despoil, excavate, alter, move, damage or destroy” an item listed on the State Heritage Register without a permit under s60 of the Act. As the study area is not listed on the State Heritage Register an approval under s60 will not be required.

Protection of relics

As defined in the NSW Heritage Act 1977 a “relic”:

means any deposit, artefact, object or material evidence that:

*(a) relates to the settlement of the area that comprises New South Wales, not being Aboriginal settlement, and
(b) is of State or local significance”*

Under section 139 of the *Heritage Act 1977*:

A person must not disturb or excavate any land knowing or having reasonable cause to suspect that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed unless the disturbance or excavation is carried out in accordance with an excavation permit.

This assessment has identified that it is highly unlikely that relics will exist on the property.

2.02 Relevant Guidelines

This report is prepared in accordance with the following guidelines:

- *NSW Heritage Manual*
- *Historical Archaeology Code of Practice 2006*
- *Assessing Significance for Archaeological Sites and Relics*

3.0 HERITAGE LISTINGS

3.01 The study area

Searches of the following statutory registers were undertaken on 16 May and 7 June 2021. The study area is not listed on any of the statutory registers:

- National List
- State Heritage Register
- Local Environmental Plan

3.02 Listed items in proximity to the study area

The review of the relevant statutory registers has revealed one historical heritage item listed for historical archaeological values on the Eurobodalla LEP 2012, known as *Site of Braemar Farm, formerly comprising Farmhouse remains and Outbuildings, and Bunya Pine* (LEP Item A11; Lot 50, DP 752151). This item's boundary is adjacent to the study area however it does not extend into the study area (Figure 3). The buildings that were within this LEP boundary have since been demolished and residential housing constructed on the site of the former Braemar Farm.

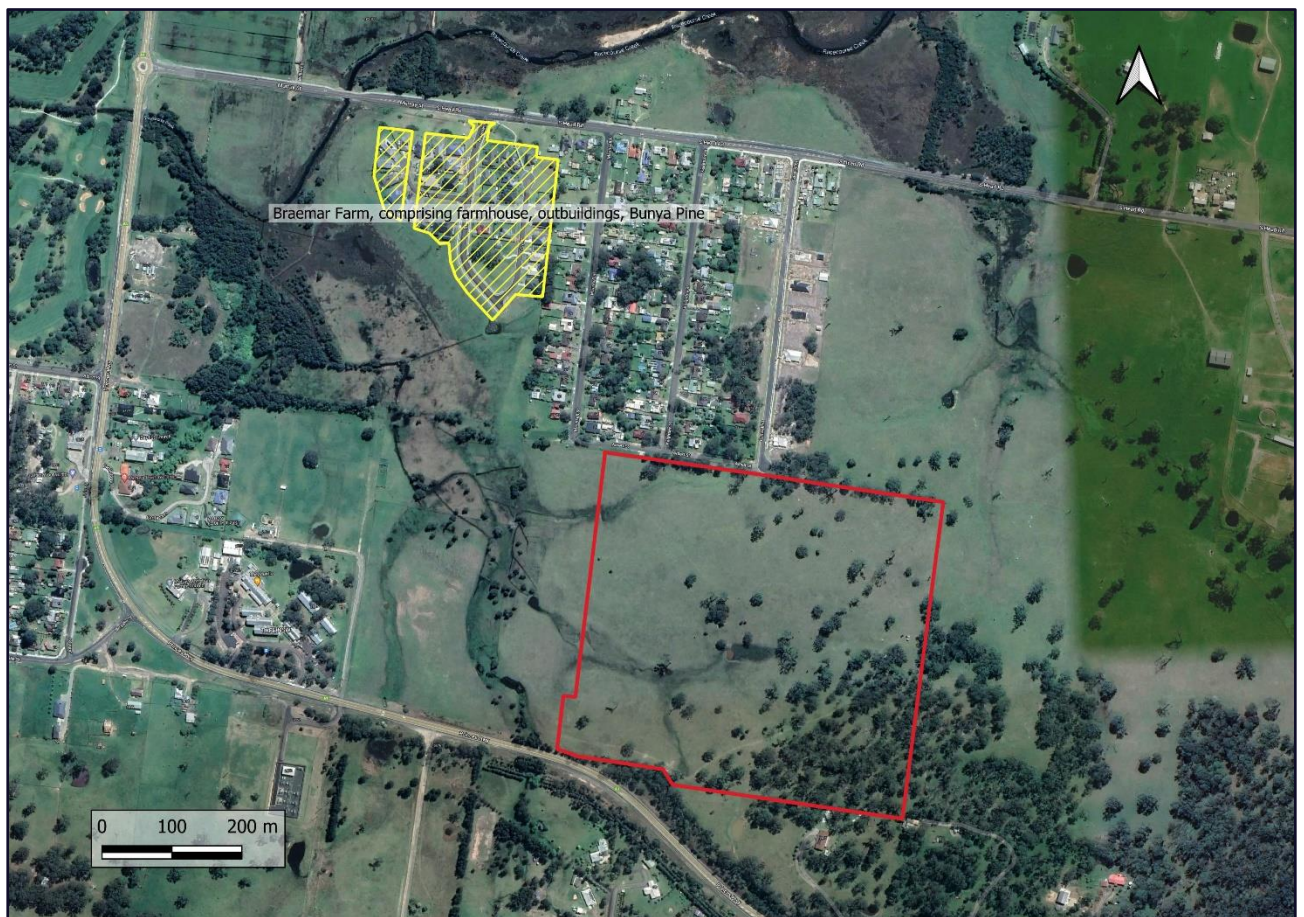


Figure 3: Braemar Farm boundaries shown hatched and edged in yellow. The study area edged in red.

4.0 HISTORY

4.01 Historical Development of Moruya

The earliest European investigation of land in the vicinity of the study area was a survey of the Deua River (part of the Moruya River catchment to the west of the town of Moruya) led by Surveyor Robert Hoddle in 1827. In 1828 Thomas Florance was directed to investigate the coastline from Port Jackson to the Moruya River (Gibbney 1980:19). News of the results of the surveys led to an application for a grant on the north side of the Moruya River however there is no evidence that the land was settled at that time. Francis Flanagan occupied and farmed the first land grant or lease at a place known as Mullenderree (sometimes recorded as Mogendoura) north east of the later site of the town of Moruya and named Shannon View. Subsequently several grants north of the Moruya River were taken up and actively farmed or grazed. The exact date of the first land grants or leases south of the river is not known. Baker's 1841 map of the grazing districts of New South Wales records the Maneroo District bounded by the Moruya River in the north and Port Phillip District in the south included 133 stations by this time (Gibbney 1980:21-26; Baker 1841, Map F 479 NLA).

Prompted by requests for grazing and agricultural land around Moruya in the newly designated County of Dampier, William Parkinson was directed to conduct a survey of the locality. The survey dated November 1850 shows landholdings of various sizes to be offered for purchase. At the centre of the prospective farms was land reserved for a village and to its south an area set aside for 'grazing town cattle.' Parkinson's 1851 survey provides evidence of Moruya's natural landscape including the topography and watercourses (CP M.1424 & M.1-1424 NSW LRS). Initially the name Gundry, the name of a nearby cattle run, was suggested for the village but was later changed to Moruya, a name derived from an Aboriginal word. The site of the settlement was chosen at a point in the river west of the study area that was 'convenient for navigation' and gazetted on 8 August 1851 (Figure 4) (Turner 1996:20; Gibbney 1980, 49 & 50; CP M.1423 NSW LRS).

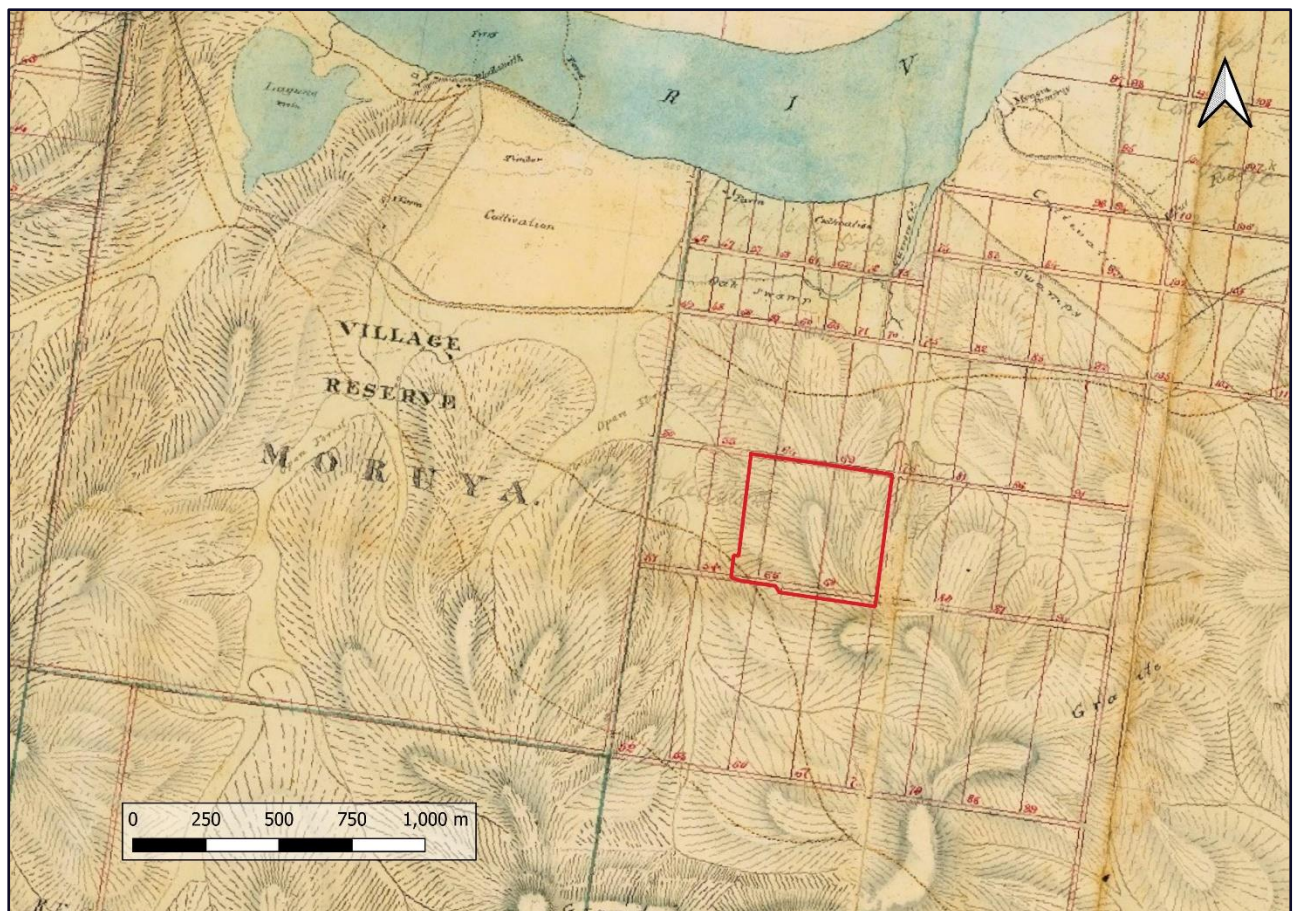


Figure 4: Detail of Crown Plan showing a survey made by Samuel Parkinson of 'Moruya Reserve' and dated 1850. Allotments or portions linked to the study area, in whole or in part, are outlined in red. A roadway from the river south to other towns traverses the study area (CP M.1424 NSW LRS).

Spencer Bransby's survey titled 'Plan of Suburban Allotments at Moruya in the County of Dampier' transmitted to the Surveyor General in 1854 records portions that had been applied to the Crown for purchase. Land was advertised for sale in the NSW Government Gazette from 7 January 1853. Described as 'Suburban allotments,' the portions of land to the east of Moruya township ranged in size from five to 30 acres (2.02 to 12.14 ha) and were bounded on the north by Moruya River (NSW Government Gazette 7 Jan 1853, 17; CP M.11.1459 NSW LRS; Gibbney 1980:50). A considerable number of the allotments, especially those in prime locations, were reserved pending options by squatting lease holders such as William Campbell of Gundary. Other allotments were purchased by agricultural workers, often former tenant farmers already resident in the area. (Gibbney 1980:50). The main part of the study area relates to Portions 54, 65 and 68 (each of 21 acres or 8.5 ha) purchased by William Thomas over several years. The first was purchased in 1858 and the latter two in 1861. A small part of the study area extends into the northeast corner of Portion 51 also of 21 acres (8.5 ha) to the west of Thomas' land purchased by Alexander Munro of the Bergalia cattle run in 1856 (Figure 5) (CP M.11.1459 NSW LRS; DUAP NSW 1996, 171).

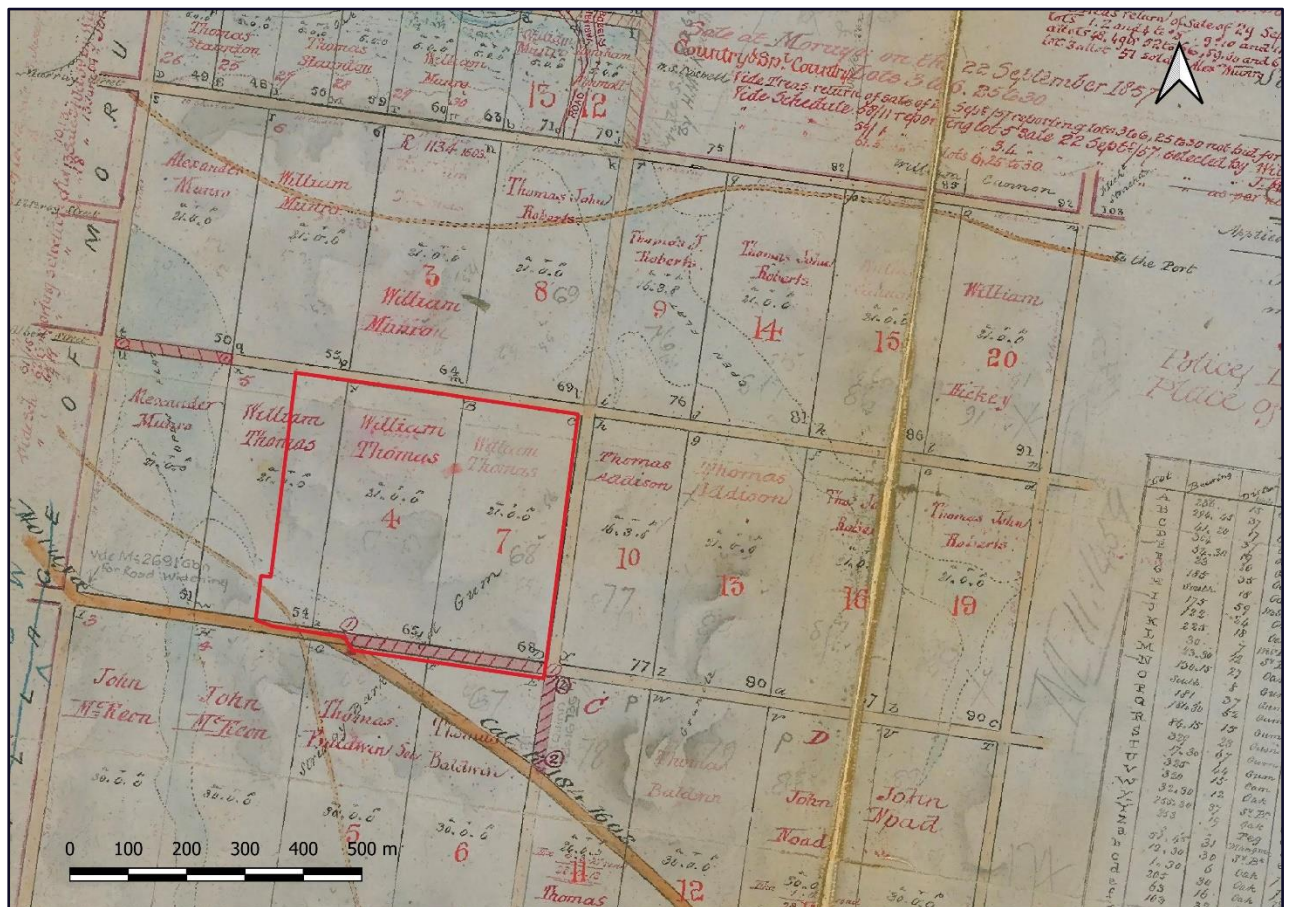


Figure 5: Detail of a Plan of Suburban Allotments at Moruya showing the portions purchased by William Thomas and Alexander Munro between 1856 and 1861. The plan shows a track contemporary with the 1855 survey and that traverses Portions 51 and 54. Allotments linked to the study area are outlined (CP M.11.1459 NSW LRS).

In 1850-51 Moruya was surrounded by ranges and consisted of 'light soil, well timbered and grassy.' 'Rich land' was found in the 'gullies and flats' and water could be 'easily procured by sinking.' Land to the east of the township in the vicinity of the study area consisted of areas of open, flat land interspersed with areas of stringy bark and gums, with an occasional oak (swamp oak). The flats lay to the south of Currere or Racecourse Creek and the flats shown on the survey thought to correspond to areas prone to flood after heavy rain (CP M.11.1459 NSW LRS).

The fertile land at Moruya was not the only attraction of the locality and in 1851 gold was found along the Moruya River to the west (Gibbney 1980:52). Gold was found in 1856 at Wamban Creek with the main mine close to Moruya on Dwyers Creek. A stamp battery was set up south of the township in 1859 and ores containing gold, silver and arsenic were exploited in the 1860s. Mining continued intermittently in the district into the twentieth-century (DUAP NSW

1996:171). The district's distinctive granite outcrops contributed to the success of several quarries including that of Joseph Zeigler between the town of Moruya and Moruya Heads. The enormous pillars of the General Post Office in Sydney came from Moruya quarries, as were the pylons of the Sydney Harbour Bridge. Quarries were located on the north and south sides of the Moruya River (ATCJ 22 Mar 1905, 23; DUAP 1996:172-173). Joseph Louttit was also involved in quarrying, and his descendants are linked in the twentieth-century to the study area however there is no documentary evidence of a link to quarrying there (Gibbney 1980:91).



Figure 6: Overlay of the study area over a 1893 map of the Parish of Moruya, County Dampier showing the late 19th century subdivision of Braemer Farm and the Munro, William, Thomas and Addison properties over which the current study area is situated.

4.02 William Thomas' Portions 54, 65 and 68, Parish of Moruya, County of Dampier

William Thomas (c.1809-1882) finalised the purchase of Portion 54 on 18 August 1858, purchasing Portion 65 on 24 July 1861, and Portion 68 on 13 December 1861. The three portions constitute most of the study area. Thomas paid £21 for each 21 acre (8.5 ha) allotment (NSW Government Gazette, 5 Jun 1868). Registration of a livestock brand in 1868 provides evidence of Thomas grazing cattle in the Parish of Moruya but cannot be precisely connected to the study area. Greville's Directory of 1872 describes William Thomas and his son-in-law John Green as farmers of Pleasant View, Moruya (Greville's Directory 1875). Many settlers owned or occupied several landholdings at or near Moruya and it is not known if Thomas and his family lived in the study area or on other land at Moruya.

In 1867 Moruya was relatively isolated and a directory of the time records a population of about 500. Few travellers passed through except during the 'one or two short goldrush periods,' or when visitors or crew arrived on the small coastal ships that visited the river port. Despite isolation, by 1870 the key institutions essential to ongoing growth and management were established in Moruya and the development of a distinctive 'civic ethos' (Gibbney 1980:79)

William Thomas' wife Ellen died in 1862 and, at the time of his death in February 1882, Portions 54, 65 and 68 were inherited by Sarah Ann Green née Thomas, their daughter (NSW BDM Reg No 7989/1882; NSW Govt Gaz 28 Feb 1882, 1180; No 6756 NSW Will Book). The sometimes-unpredictable Moruya River and the low elevation of the surrounding land often made farming in Moruya precarious at times. Moruya was close to the coast and the Moruya River was subject to the tidal influences. It was also bordered on the west by steep mountain country, heightening the risk of



flooding on farms after heavy rain. There is ample documentary evidence of flooding on the Moruya River from 1841, with particularly damaging inundations several times in 1860. The financial and emotional toll on the Moruya community due to the regular loss of stock and crops from floods was considerable (Gibbney 1980:88).

In 1882 Sarah Green took out a mortgage on Portions 54, 65 and 68 with respected local surgeon and landholder Edward Boot. It is not known how Sarah Green and her husband John Green, a sawyer and labourer used Portions 54, 65 and 68. A remnant of a tree in the study area shows evidence of notched steps cut in the trunk typical of traditional methods used by sawyers to fell trees. Although the technique was continued well into the twentieth century, it would also have been used by Sarah Green's husband, sawyer John Green (Figure 4).

John Green died in January 1885 in an accident at a saw bench at Wagonga to the south, near Narooma. Forty-one-year-old Green lived in the Moruya District for most of his life and it was where, at the time of his death, he was living with wife Sarah Green née Thomas and their seven children (SMH 16 Jan 1885, 8; Coroners' Inquests, SARNSW). Sarah Green paid off the mortgage with Boot in 1893 and then mortgaged Portions 54, 65 and 68 to farmer Phillip Jeffery of Moruya. Jeffery purchased the property in November 1894. Jeffery came to the district around 1850 to work for John Hawdon an early grazier in the district (SMH 21 Jul 1900:9).

The Australian Town and Country Journal provides a valuable description of the development of the district in 1897 at the time that Jeffery purchased the land. The town of Moruya stood,

... in the centre of wide, expansive, fertile, alluvial flats, which produce abundant crops of maize, etc. It has splendid pastures, and cheesemaking is a lucrative business among the farmers. Large quantities of bacon and live pigs are also sent away. It has an Agricultural Society, which is among the most flourishing on the South Coast. The farm homesteads are neat, the farmers busy and enterprising, and the dairy herds are up to the average of those of other parts of the colony... The Moruya River has many possibilities as a highway for commerce; but it requires improving. Light draught ocean steamers can now come to within about a mile of the town. A dredge is now at work on the river, and a training wall is being constructed close to the town, with a view of bringing the steamers up to the town. While I have spoken of the Moruya flats as rich and fertile, and this is true of the river flats up and down the river for a considerable distance... (ATCJ 13 Nov 1897, 14).

Yewen's Directory of Landholders of New South Wales records dairy farmer and grazier Phillip Jeffery as living at a property named Summer Hill in the Moruya District where he cultivated maize, oats and other crops. Other family members farming in the district included John Jeffery of Greenwood and William J Jeffery of Wamban. The family held significant landholdings in the town of Moruya and surrounding district (CP M.11.1459 NSW LRS; CP M.1.1423 NSW LRS). Phillip Jeffery is identified in the Thematic History of Eurobodalla Shire as a historically significant person in the locality (Turner 1996). After his death in 1900 Portions 54, 65 and 68 were transferred to sons John Jeffery and Alfred Leggo Jeffery, both farmers of Moruya. In 1902 it was transferred to Alfred Leggo Jeffery and James Jeffery.

In 1905 an article on Moruya provided a picture of the small south coast farming district contemporary with the Jeffery family's ownership of land in the study area. The population of the town had grown and was described as,

... a municipal town, with a population of 990 souls, and about 240 dwellings, offices, etc. (It is) 200 miles south of Sydney, and is the shipping port of the surrounding district, which sends a large quantity of cheese, maize, and other products away to Sydney every month (ATCJ 22 Mar 1905, 23).

Significant to the land in the study area, the article described the 'low-lying land on the south bank of the river, ... (as) liable to floods; but for some years past it has suffered more from drought than from a superabundance of water.'

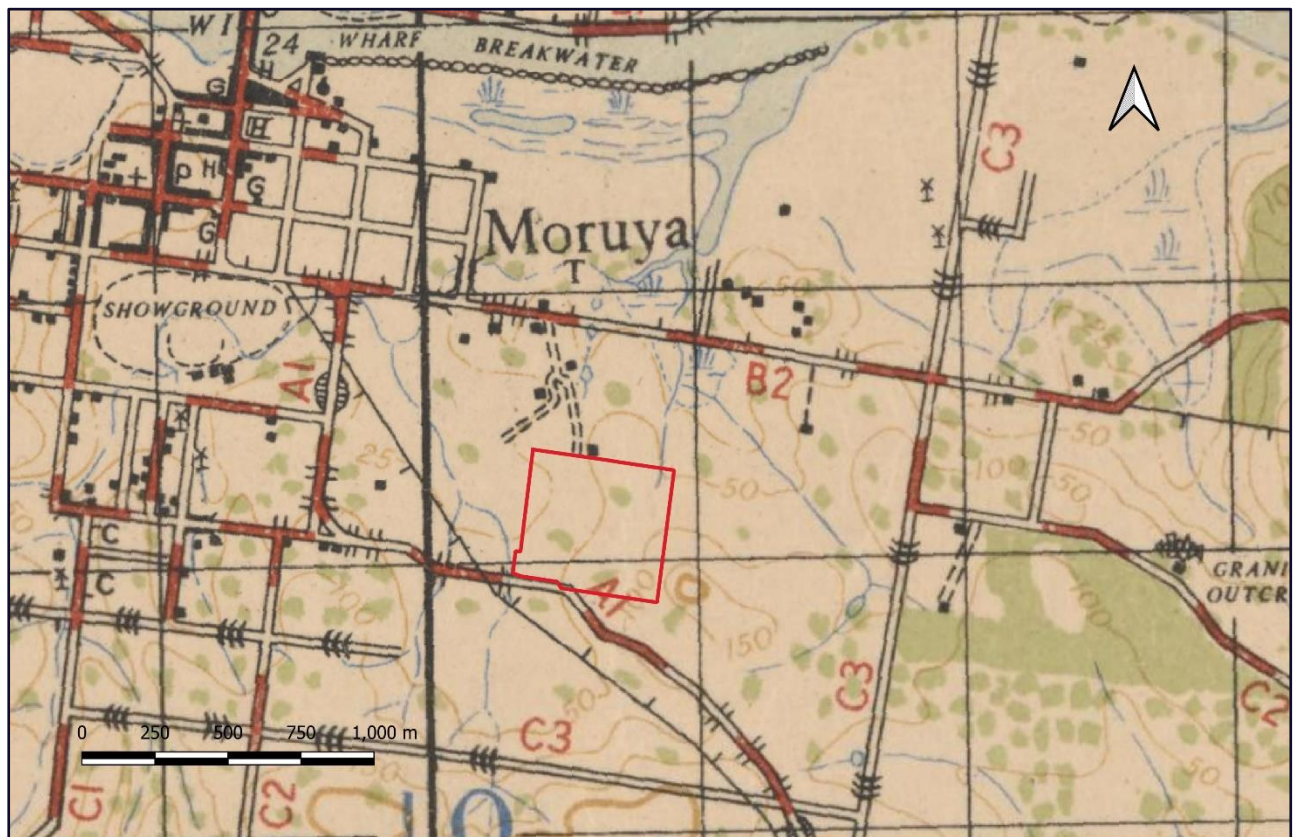


Figure 7: Detail of a map of Moruya, NSW, prepared by Australian Section Imperial General Staff in 1943 (NLA).

In 1941 Noel Llewellyn Jeffery, farmer of Moruya inherited Portions 54, 65 and 68. The Jeffery family are said to have used the land for the grazing of beef cattle (Braemar Homesteads History webpage, nd:1). A map commissioned by the Australian Army in 1943 during the Second World War provides evidence of the study area at this time. The map records a structure on or near the eastern boundary of Portion 50 identified in the legend as a 'house.' The map also provides evidence of a creek and telegraph line traversing the study area from northwest to southeast (Figure 7).

Noel Jeffery also acquired Portions 50 (Braemar), 51 (part of the study area), 55 and 64 to the north and west of the study area in 1950. It is thought to have operated as a dairy farm in conjunction with land in the study area (SHI Item Id 1550136; Braemar Homesteads History webpage, nd:1). Unformed roads to the south and east of Portions 65 and 68 were granted to Jeffery in 1959 and incorporated into the landholding (Vol 7745 Fol 39 NSW LRS). Portions 50, 51, 54, 65 and 68 and adjacent land were purchased by Patent Development Pty Ltd in 1971.

4.03 Alexander Munro's Portion 51, Parish of Moruya, County of Dampier

Alexander Munro of Bergalia purchased Lot 51 in the Parish of Moruya on 29 September 1856 paying £69/6/- for the 21 acres (8.5 ha). A small part of Lot 51 at the northeast corner is included in the study area. Deeds record the landholding as 'Lot 51' in contrast to the land to the east recorded as 'Portions.' For consistency the descriptor 'Portion' rather than 'Lot' is used in this history to describe land associated with the study area or adjoining it. At the time of purchase Munro was based at Bergalia, a lease or run originally occupied by John Hawdon and later acquired by William Campbell and consolidated with the Gundry Run. Henry Clarke purchased the prime parts of Bergalia and Gundry as freehold, employing Alexander Munro as 'managing partner' providing him with opportunities for further advancement in the growing pastoral industry (Gibbney 1980:82).

Along with Portion 51, Munro was able to purchase several other allotments in Moruya including Portions 50 to the north, and Lots 57 and 58 adjacent to the Moruya River. Munro's landholdings were flanked by those purchased by squatter William Campbell, and others by William Munro (thought to be a relative of Alexander Munro). The land purchased by Campbell, a squatter with pre-emptive rights, and those by Alexander and William Munro were in prime locations near the river or areas of fertile land suitable for grazing or agriculture (Gibbney 1980:50). Portion 51 (a small part of which is included in the study area) was located near the eastern boundary of the Town of Moruya and to the west of William Thomas' Lot 54, 65 and 68 also associated with the study area. Munro's Portion 50 to the north of the



study area was later part of a property known from circa 1887 as Braemar and included on the Local Heritage Inventory (SMH 10 Nov 1887, 1; State Heritage Inventory Item Id 1550136).

In 1860 Munro imported a Durham Shorthorn bull, thought to be superior to the standard of local cattle and that would improve local herds. He then established a successful business droving cattle to nearby markets (Gibbney 1980:87-88). Described in most records as a farmer, in 1863 Munro and his wife Ann mortgaged Portion 51 (part of the study area) and land outside the study area to George Rowley, solicitor of Newtown. The mortgage was linked to a subdivision of Munro's Moruya landholdings. Possibly unable to service the mortgage or complete the subdivision, the properties were sold to John Rayner, a wharfinger of Victoria Wharf in Darling Harbour. Rayner later settled in the Moruya District. Evidence of Munro, Rowley or Rayner's use of Portion 51 has not been located.

Mary Forster, widow of Dudley Hall, Moruya, formerly of Wagonga purchased Portion 51 (and Portion 50 outside the study area) in December 1876. Portion 50 (later known as Braemar) was purchased by Dr Henry Kirwan King, the town's doctor who practiced in Moruya from 1878 until July 1885 (Shoalhaven Telegraph 16 Jun 1920, 6; Shoalhaven Telegraph 1 Dec 1886:2). The name 'Braemar' is linked to Portion 50 at Moruya from 1887 when it was leased by Dr H Kirwan King to other tenants (SMH 10 Nov 1887, 1). William Henry Simpson of Ninderrah purchased Portion 51 in 1878. Simpson was Moruya's first mayor and held a number of positions in farming and civic organisations. He was considered to be '...a good old sturdy type of men who pioneered the district half a century or more back.' As Simpson wealth increased, he devoted his 'spare time to furthering the interests of the town' (ATCJ 22 Mar 1905:23; SMH 11 May 1910:11; Bega Budget 13 Apr 1910:4).

In June 1882 Portion 51 was purchased by Henry Thomson, a butcher of Moruya who was active in the community and a council alderman in 1894 (NSW Govt Gaz 23 Feb 1894:1284). Given the proximity of Portion 51 to the town it is possible that it was used by Thomson for agistment of stock for sale to local abattoirs or transit to Sydney markets. Corresponding to the approximate location of the study area, in 1895 dogs were reported to have 'got amongst a mob of sheep in a paddock near town owned by Henry Thomson, butcher' (Daily Telegraph 3 May 1895:6). In November 1900 Henry Thomson's wife, Eliza Thomson purchased Portion 50 to the north (Braemar outside the study area), adding to the couples' landholding.

Henry Thomson held the title to Portion 51 until his death in 1902. In 1903 and 1906 widow Eliza Thomson, was living at Braemar (Portion 50) to the north of the study area (Shoalhaven News 16 May 1903:2; Queanbeyan Leader 6 Mar 1906, 2). Eliza was the executor of her husband Henry's estate and retained legal ownership of Portion 51 until the settlement of her estate after her death in 1928.

Moruya farmer Sidney Louttit purchased Portions 51 (and Portion 50 known as Braemar) in 1932. Mr and Mrs S Louttit lived at Braemar to the north of the study area from 1929 until at least 1938 (Braidwood Dispatch 8 Mar 1929, 2; Nowra Leader 8 Apr 1938, 3; State Heritage Inventory Item Id 1550136). Sixty-eight year old Louttit was living in Campbell Street, Moruya at the time of his death in 1949. Sidney Louttit was the son of John and Margaret Louttit and lived for most of his life in Moruya except for a short period when he lived at Camden. After a lifetime of farming, he retired to the town, continuing to be active in civic and community organisations (Kiama Independent 2 Nov 1949, 3). In 1950 the beneficiaries of Louttit's estate sold Portion 51 (and other land including Braemar on Portion 50) to farmer Noel Llewellyn Jeffery. The landholding was consolidated with Portions 54, 65 and 68 to the east of Portion 51 purchased by Phillip Jeffery in 1894. A 1961 aerial photograph provides evidence of the study area at the time (Figure 8).

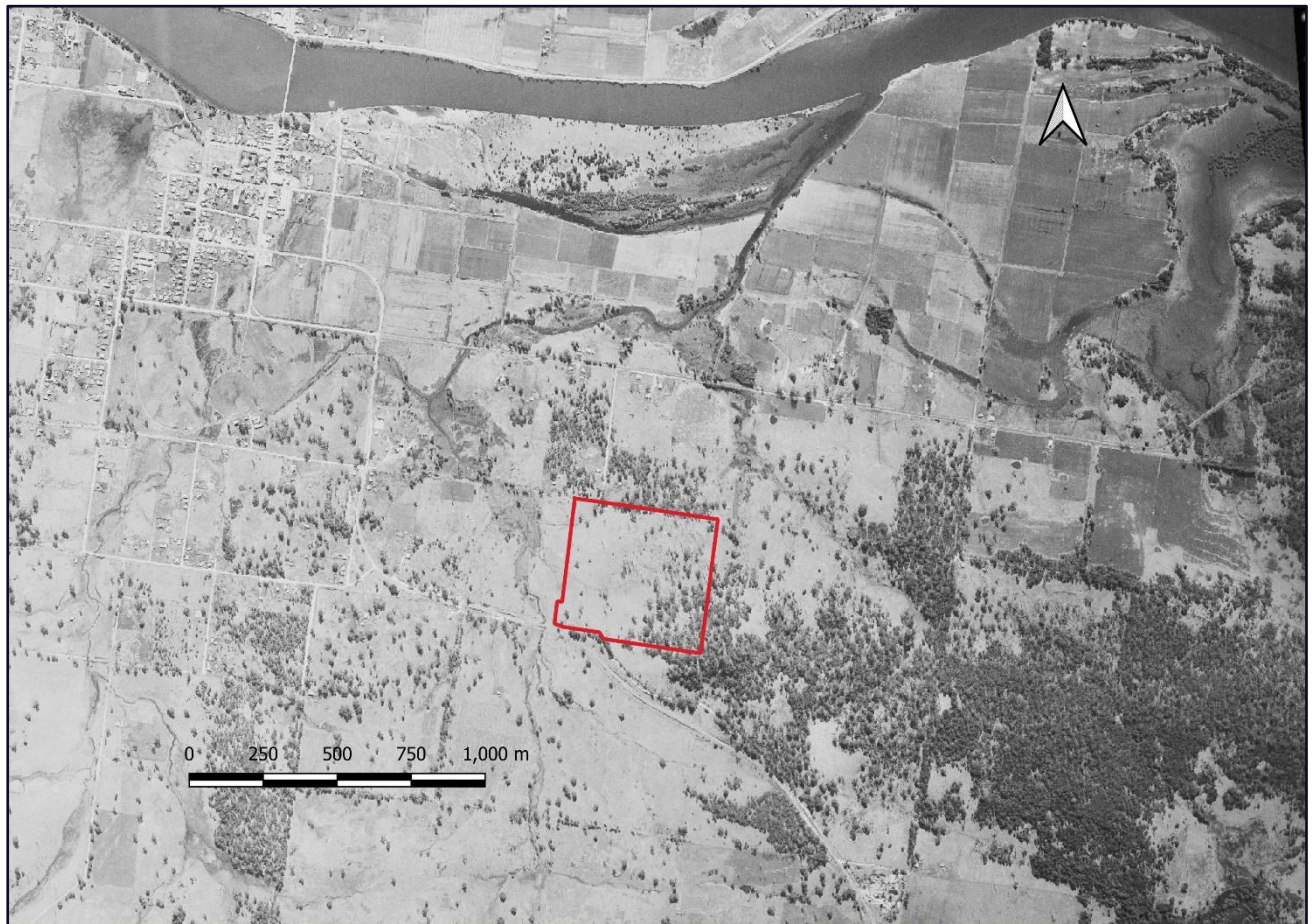


Figure 8: Aerial photograph of the study area in 1961 (approximate outline of study area in red; Batemans Bay 1 Aug 1961, 1066_3M_108 Spatial Services NSW LRS).

4.04 Lot 51 and Portions 54, 65 and 68, Parish of Moruya, County of Dampier

In August 1971 Patent Development Pty Ltd purchased Portions 51, 54, 65 and 68 linked to the study area in the Parish of Moruya, County of Dampier. The land is reported to have been used for grazing beef cattle together with Portion 50 known as Braemar (Braemar Homesteads History webpage, nd:1).

A 1975 aerial photograph provides evidence of the pastoral characteristics of the study area roughly contemporary with the new ownership in 1971 (Figure 9).



Figure 9: Aerial photograph of the study area in 1975 (Batemans Bay 10 Sep 1975, 2333_07_114 Spatial Services NSW LRS).

4.05 Army Exercises at Moruya and the Study Area

At a site visit by Comber Consultants Pty Ltd to the study area in June 2021 a community member present at the time recalled that in the second half of the twentieth century the study area was used for army manoeuvres or training (Pers Comm Dr Jillian Comber 4 Jun 2021). Although the precise location is not stated, it is thought to relate to annual field exercises by the Royal Military College, Duntroon. The exercises in 1973 reportedly took place 'in the bush off the Princes Highway near Moruya.' The Canberra Times and other newspapers stated that more than '350 staff cadets and 200 support troops and staff participated' in the exercise held between 11 November and 30 November 1973 (The Broadcaster Fairfield 11 Dec 1973:9; Canberra Times 28 Nov 1973:1). It is not known if the cadets, support troops and staff camped on the training site or billeted elsewhere.

Moruya has a history as a camp or base for Australian troops at other times during the early twentieth century. The first instance was as a base for the Bega squadron of the 3rd Australian Light Horse and the Ulladulla 'half squadron' of the 2nd Australian Light Horse in April 1905. The troops 'camped under canvas' at Moruya between seventh and 14 April of that year for the annual training under the command of Captain C A Cork, of the 2nd ALH and staff officer Major Hilliard DSO of the instructional staff (Daily Telegraph 7 Apr 1905). Moruya was exempted from the compulsory military training scheme as the population of 'potential trainees' was too small. The Moruya Showground located to the west of Portion 50 is thought to have been the location of the encampment, but the exact location of training sites isn't known (Gibbney 1980:153).

The second instance of a military camp at Moruya was during the Second World War. It relates to plans that were prepared in 1942 to ensure Australia's defensive position in case of a Japanese invasion, specifically in New South Wales. Defence plans included construction of an air base in the Southern Sector north of Moruya River in 1942. At the same time Moruya Showground was used as the base for two military divisions thought to be the 1st and 2nd Motor Divisions who were directed to defend the Moruya Aerodrome and to put into practice orders in case of invasion. Personnel from the 1st Motor Division posted at the showground comprised two officers and 62 men (Gibbney 1980:177; AWM 52 Unit Diaries 1/5/37-0014). Documentary evidence of a connection between the base at the showground to the west of Portion 50 (Braemar) and the study area has not been located.

5.0 PREVIOUS REPORTS

A review of historical archaeological assessments contained within the NSW Digital Heritage Library revealed no previous historical archaeological assessments undertaken in Moruya.

In 1997 EJE Group (1997) undertook an LGA-wide heritage study of the Eurobodalla LGA. The study identified numerous heritage items, some of which were assessed as having historical archaeological potential. One site identified in the Eurobodalla heritage study is located immediately adjacent to the current study area. The item was included in Schedule 5 "Environmental Heritage" of the *Eurobodalla Local Environmental Plan 2012* (LEP) No. A11 "Braemar Farm, formerly comprising Farmhouse remains and Outbuildings, and Bunya Pine."

Braemar Farm is located near the north western boundary of the current study area (Figure 3). The following description is taken from the listing in the NSW State Heritage Inventory (for more detail refer to Appendix B):

Historically the buildings construction is a rare surviving indicator of the post-1867 expansion of the limits of settlement of Moruya by a middle-class immigrant from England keen to avail himself of the "salubrious air" of Moruya. Its location is likely to be associated with this historic fact. Thus, the building has high-level local historic significance. The property has high-level regional social significance because of Englishman, Dr King's direct linkages with the pioneer Emmott family and because of the indications that the property was developed to house local social functions. Scientifically the building and mature plantings have high-level local significance for their potential to provide information about both farming and middle-class living styles on the edges of Moruya township in the late 19th century.

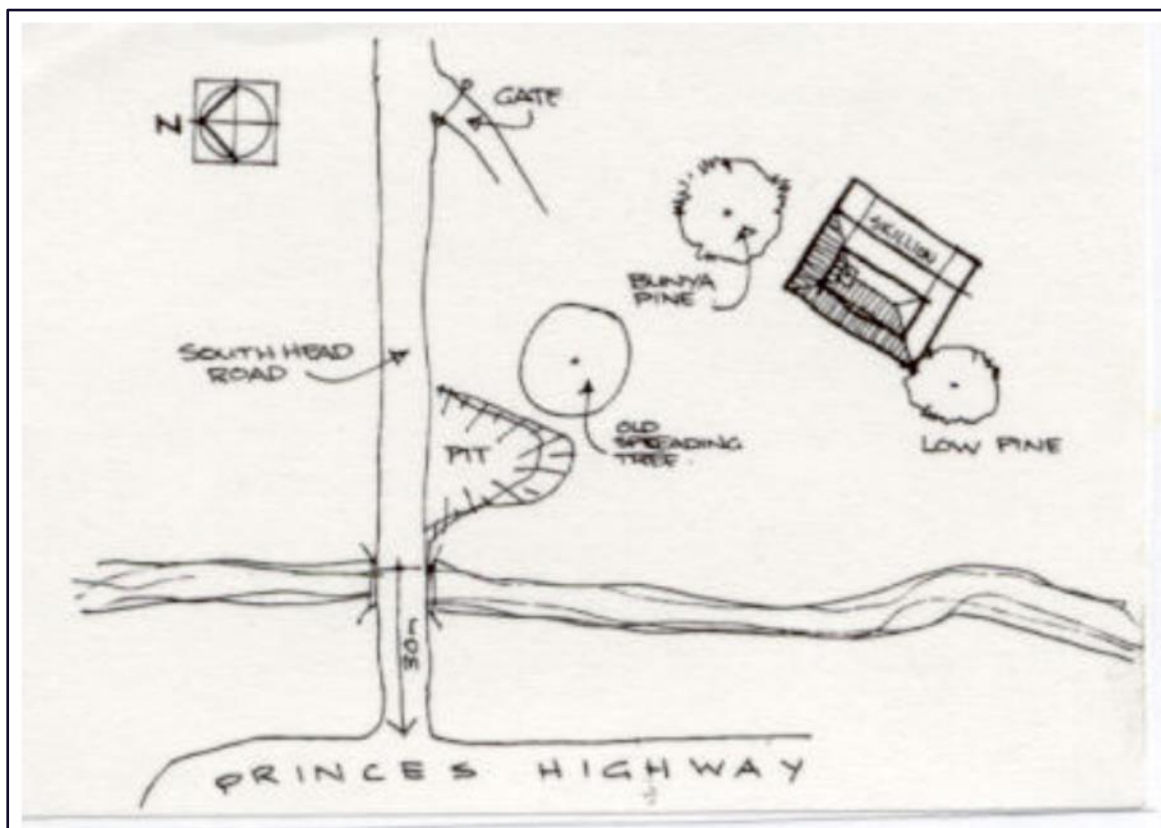


Figure 10: Mud map of the Braemar farm site (courtesy of Heritage NSW; after *Eurobodalla Shire-Wide Heritage Study*, EJE Group 1997)

Braemar Farm has since been demolished to allow for residential development. The current study area was once part of Braemar Farm, although not included in the LEP listing. It had been used for grazing and agriculture. At the date of the residential subdivision the current study area was subdivided from the home paddock.

6.0 SITE INSPECTION

6.01 Results

Photograph 1 shows the entrance to the property. The sign with the name “Braemar Farm” still remains on the gate. The property is largely cleared and covered with thick pasture (Photographs 2-3). The high ground in the south-east portion of the property has numerous granite outcrops and is lightly covered with open forest. Four shallow swales drain moisture from the high ground into a wetland (Photographs 4-5) which, in turn, runs to the north-west outside of the property to join Racecourse Creek. Evidence of the damming of one of these swales was also present (Photograph 5).

On the entry gate from the Princes Highway is a faded sign with the name ‘Braemar Farm’ (Photograph 6). The property is fenced with timber fence posts strung with a combination of plain and barbed wire (Photographs 7-9). Along the western border, the wire replaces original wooden rails as evidenced by the presence of from two to three rectangular cuts in the posts (Photographs 7-8). Elsewhere, the wire runs through holes drilled through the post or is wrapped around end posts.

Along the central portion of the southern border is a section where timber rails run along the top of the fence posts. This forms a narrow western border of the property to the south of the study area. One of these rails is fitted into a recess that has been cut into the eastern side of a large tree (Photograph 9). It is possible that this remnant fencing formed an animal pen or race.

Adjacent to the above feature is a stockpile of old sawn timbers including posts and former fence rails (Photograph 10). Nearby is a quarried block of granite that displays the mark of a drill hole formed during the quarrying process (Photograph 11). This block may have come from the site of the former Braemar House, which has been demolished and residential housing constructed. As part of the residential development granite blocks were used to make a retaining wall.

A tree that appears to have been cut by a crosscut saw is located on the western slopes of the high ground (Photographs 12-14). The smaller cuts would have been footholds to climb the tree, whilst the last cut which is larger than the others, possibly held a plank for the sawyers to stand on (Photograph 15). There are also a few trees that have evidence of being ringbarked on the property. These trees are evidence of the historic clearing of the property.

One the north-west facing slopes in the south-west portion of the property, and within the cover of open forest, a series of trenches were recorded. These varied in length from 2-3m to 15m and with a depth of 0.4 to 0.5m (Photographs 16-19). It is possible that these were foxholes excavated during the 1970s when the property was used for army exercises. The owner of the neighbouring property, who witnessed the army exercises on the property called this “shooter’s trenches”.

No other extant structures or remains of former structures were observed within the study area. The land descends from the eastern and northern borders into a shallow valley of wetland along the western border.



Photograph 1: Entrance to the property



Photograph 1: View of open pasture and trees on upper slopes. View to the south-east.



Photograph 2: Soakage swale running south-east to north-west across the property. View to the north-west.



Photograph 3: Wetland near western border



Photograph 4: Small dam on the swale running east to west across the property. View to north-east



Photograph 5: Entrance gate from Princes Highway displaying name 'Braemar Farm'. View to north.



Photograph 6: Wooden fence posts along western border with evidence of former post and rail construction. View to south-west.



Photograph 7: A three rail fence post. View to south-west.



Photograph 8: Fence with top rail recess into tree. This formed a small holding pen or possibly a race. View to south.



Photograph 9: Stockpile of timbers removed from fencing. View to east.



Photograph 10: Section of quarried granite with drill mark from quarrying. View to south-west.



Photograph 11: Tree with notches cut by sawyers to climb before felling with cross-cut saw. View to south.



Photograph 12: Tree with notches cut by sawyers to climb before felling with cross-cut saw. View to north.



Photograph 13: Notch cut by axe in felled tree.



Photograph 14: Showing sawyers standing on planks inserted into notches cut into the tree. Crosscut saw leaning against the centre of the tree.



Photograph 15: Possible foxhole trench



Photograph 16: Line of possible foxhole trenches



Photograph 17: Possible 15m foxhole trench



Photograph 18: Line of foxhole trenches

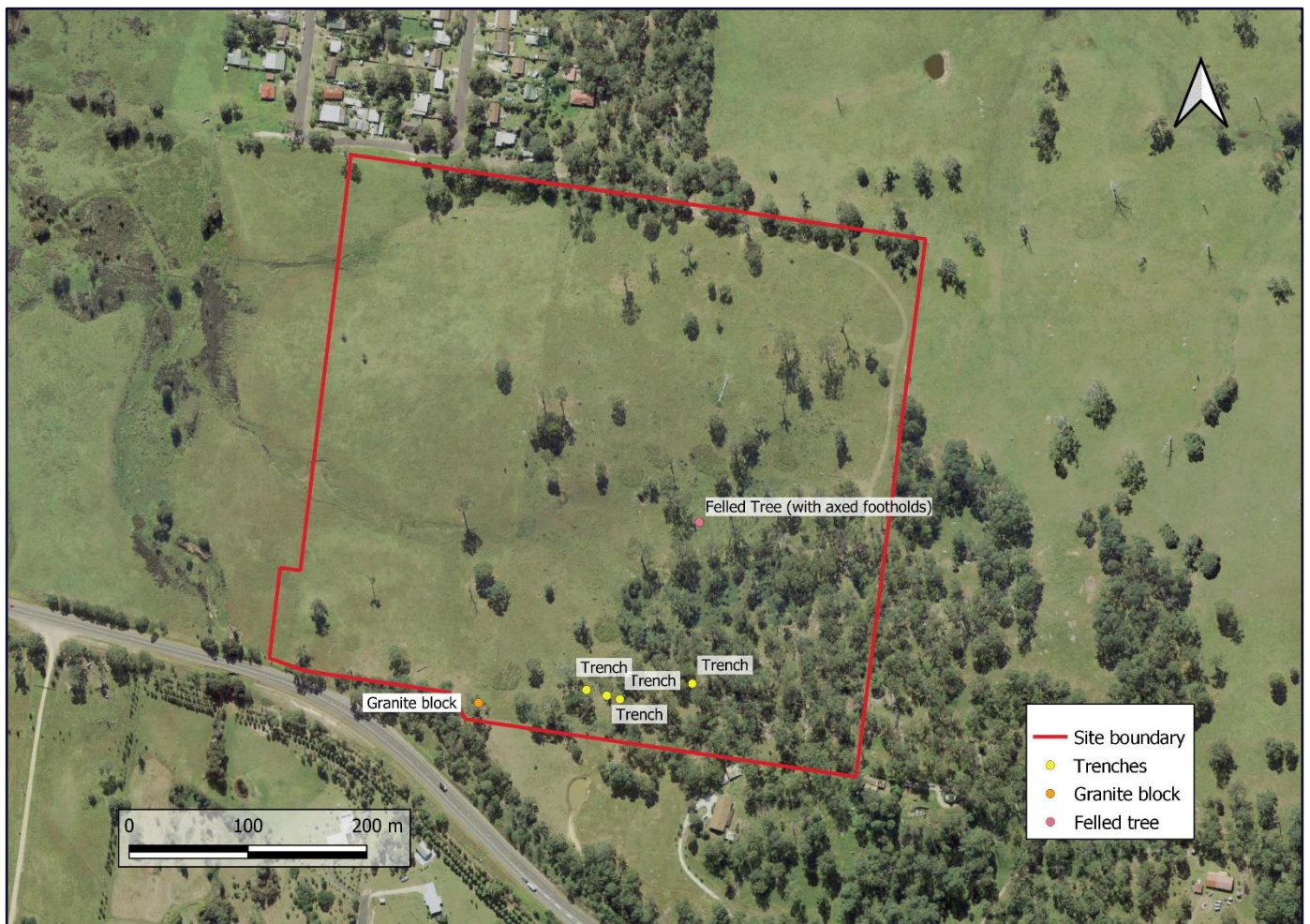


Figure 1: Site inspection results.

6.02 Summary

The results of the site inspection conducted on the 2nd and 3rd June 2021 can be summarised as follows:

- Evidence of non-Aboriginal cultural activity on the property is limited to:
 - The remains of timber post and rail fencing.
 - The felled tree with evidence of the notching by sawyers.
 - Two ring barked trees.
 - A small section of granite with evidence of drill hole from the quarrying process.
 - A series of foxholes from when the property was used for army exercises.
 - The faded name 'Braemar Farm' on the entry gate from the Princes Highway
- There is no evidence, either in the historic records or through the site inspection of any other features on the property.



7.0 ARCHAEOLOGICAL ASSESSMENT

7.01 Archaeological potential

To undertake an archaeological assessment, it is necessary to assess whether an area contains archaeological potential. For the purposes of this report “archaeological potential” is the likelihood of a site to contain archaeological deposits that are protected by the relics provisions of the NSW *Heritage Act 1977*.

Such an assessment is guided by an understanding of the site as revealed through historical research and a site inspection. This report contains detailed historical research and the results of the site inspection.

It is useful to identify the level of archaeological potential as low, medium or high. This indicates the level of impact on the potential archaeological resource and hence the likelihood of intact archaeological deposits remaining. The degree of archaeological potential does not necessarily equate with the identified level of significance. An area may be mostly intact but it may be assessed as having minimal heritage significance.

The following definitions of high, medium and low archaeological potential will be used to assess the archaeological potential of individual items identified through the historical research.

- A **high** level of archaeological potential indicates that there is a high probability that the archaeological remains of a structure or structures are reasonably intact as there have been little or no impact following the demolition of the known structures.
- A **medium** level of archaeological potential indicates that there is a medium probability that the archaeological remains of a structure are partially or mostly intact but there has been some impact on its integrity through later development.
- A **low** level of archaeological potential indicates that there is a low probability that the archaeological remains survive as there have been extensive impacts by known later development or works

7.02 Phases of occupation

To assist in determining the archaeological potential the site has been divided into 2 phases of occupation or use as detailed below. This provides a framework which assists in determining archaeological potential, as quite often each successive phase of use has impacted on the previous phase or phases:

Phase 1: Farmland (1858-61 till present)

During this phase of occupation, the Kurregal people were displaced and dispossessed, and the study area was converted to farmland on the outskirts of the township of Moruya. Over the next 170 years, the study area was largely deforested and used for cattle grazing. The study area was once part of Braemar Farm. The site was part of several allotments owned by various people. While the various allotments that constituted the study area changed hands on numerous occasions, the purpose of the land remained the same. The land is still being used for grazing.

Phase 2: Military Exercises

A new activity, different to the ones traditionally undertaken in the study area, is represented by a single episode of a military exercise that took place in the locality in the 1970s as attested by physical evidence and oral sources. This phase overlaps with Phase 2.



7.03 Timeline

The following timeline is provided to detail the various structures which have been located on the site at various times.

Table 1: Chronology of structures and features.

Lot 2 DP 1281576				
Phase	Structure	Date Built	Source or section in report	Date demolished or disposed
1	<p>The study area was once part of Braemar Farm and was used for grazing and agriculture. The buildings associated with Braemar Farm were demolished for housing development.</p> <p>The current study area formed the southern paddock and no permanent structures were constructed. It has always been used for grazing and agriculture. A felled tree and fences are located in the SE part of study area</p>	1887	Page 13	2005
2	A series of possible foxholes in the SE part of the study area	1970s	Page 15	-

7.04 Assessment of archaeological potential

Detailed below is an assessment of the archaeological potential of each of the phases of occupation detailed above:

Phase 1: Pastoral and Farming Lands (1858-61 till present)

The study area was used for grazing and apart from remnant fences no other structures were built. Ringed barked trees and one tree, possibly felled using a cross-cut saw are evidence of the clearing of the land. There was no evidence of agricultural furrows. There is no significant archaeological evidence of this phase.

Phase 2: Military Exercises

The archaeological evidence for this period is represented by a series of possible foxhole trenches. There is no further evidence of this phase, therefore the archaeological potential is nil.

7.05 Summary

Since colonisation and the first purchase by non-Aboriginal people, the study area has been used for grazing and agriculture. In the 1970s a military exercise was staged in the study area and there are possible foxhole trenches within the study area. Archaeological evidence for historical farming and recent military activities has been identified in the study area. Apart from the features already identified, which have low archaeological potential, the archaeological potential is nil. Overall, the archaeological potential of the study area has been assessed as low (Table 2).

The remnant fences are not rare or unusual and are in a poor condition, whilst the possible foxhole trenches are in a very poor condition and are not an unusual feature. These features do not meet the criteria to be considered relics under the NSW *Heritage Act 1977*.



Table 2: Summary of archaeological potential

Phase	Dates	Activity	Evidence	Archaeological potential
1	1858-61 till present	Grazing and Agricultural	Remnant fencing and trees	Low
2	1970s	Military activities	Possible foxhole trenches	Nil



8.0 SIGNIFICANCE ASSESSMENT

8.01 Preamble

Significance Assessment is the process whereby buildings, items or landscapes are assessed to determine their value or importance to the community.

The following criteria have been developed by Heritage NSW and embody the values contained in the Burra Charter. The Burra Charter provides principles and guidelines for the conservation and management of cultural heritage places within Australia.

8.02 Assessment

Historical

Criterion (a) – an item is important in the course, or pattern, of NSW’s cultural or natural history (or the cultural or natural history of the local area)

The archaeological potential within the study area does not meet this criterion.

Association

Criterion (b) – an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW’s cultural or natural history (or the cultural or natural history of the local area)

The archaeological potential within the study area does not meet this criterion.

Aesthetic/Technical

Criterion (c) – an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

The archaeological potential within the study area does not meet this criterion.

Social

Criterion (d) – an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

The archaeological potential within the study area does not meet this criterion.

Research

Criterion (e) – an item has potential to yield information that will contribute to an understanding of NSW’s cultural or natural history (or the cultural or natural history of the local area)

The archaeological potential within the study area does not meet this criterion.

Rarity

Criterion (f) – an item possesses uncommon, rare or endangered aspects of NSW’s cultural or natural history (or the cultural or natural history of the local area)

The features identified within the study area are not rare and the archaeological potential within the study area does not meet this criterion.

Representative

Criterion (g) – an item is important in demonstrating the principal characteristics of a class of NSW’s

- *cultural or natural places; or*
- *cultural or natural environments.*

or a class of the local area’s

- *cultural or natural places; or*
- *cultural or natural environments*

The archaeological potential within the study area does not meet this criterion.



8.03 Statement of significance

The study area has low historical archaeological potential and the features identified are not relics.



10.0 SUMMARY AND RECOMMENDATIONS

10.01 Summary

The study area which has previously been used for grazing and agricultural purposes does not contain historical archaeological potential and it is not expected that relics will be located within the property. Therefore, there are no constraints in respect of the proposed soil conservation works in respect of historical archaeology.

The remnant fencing, possible foxholes, the two ringbarked trees and the tree that was possibly cut using a crosscut saw are not relics under the *Heritage Act 1977* and can be removed, if required. This report provides a record of those items, so no further recording or assessment is required.

10.02 Recommendations

The following recommendations are made on the basis of:

- Legal requirements under the terms of the *Heritage Act 1977*.
- The research and analysis contained in this report.
- Results of the assessment as outlined in this report.

Recommendation 1: Braemar Farm sign

The front entrance gate contains a faded sign containing the name “Braemar Farm”. This sign should be carefully removed and donated to the The Moruya and District Historical Society for display in the Moruya Museum. The Museum contains other artefacts removed from the Braemar Farm Homestead before and during its demolition.

Recommendation 2: Interpretation

An interpretation plan and strategy should be developed and implemented which documents the history of Braemar Farm and its occupants.

Recommendation 3: Induction

All employees, contractors and subcontractors working on the soil conservation works should be provided with an induction into their responsibilities under the NSW *Heritage Act 1977* and that it is an offence to move, damage or destroy a relic.

Recommendation 4: Unexpected Finds Procedure

If any previously unidentified relics are unexpectedly uncovered, all work must cease in the vicinity of that relic whilst advice is being sought from the consultant.



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Maps and Plans

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'Plan of Suburban Allotments at Moruya in the County of Dampier,' Surv. Spencer Barnsby, 7 Aug 1854, Crown Plan M. 11.1459, New South Wales Land Registry Services.

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Six Maps Aerial Photographs, , Spatial Services NSW, as cited in the text.

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'History of Braemar Farm and the Subdivision,' <http://www.braemarhomesteads.com.au/history.php>, viewed 17 Jun 2021.



APPENDIX A: LRS SCHEDULE

LAND TITLES SCHEDULE Lot 6, Princes Highway EUROBODALLA HOSPITAL

PORTIONS 54, 65 & 68							
DATE	LOT & DP	CT/V & F	INSTRUMENT OF TRANSFER	FROM	TO	DETAILS	
1858, 18 Aug	Portion 54 21 acres	Ser 144 No 1568	Land Purchase	Crown	William Thomas of Nemgarroold [sp?]	Sold as Lot 5 £21	
1861, 24 Jul	Portion 65 21 acres	Ser 173 No 1082	Land Purchase	Crown	William Thomas of Moruya	Sold as Lot 4 £21	
1861, 13 Dec	Portion 68 21 acres within the Moruya Reserve	Ser 61 No 2425	Land Purchase	Crown	William Thomas of Moruya	Sold as Lot 7 £21	
[1882]	Portions 54, 65 & 68			William Thomas	Sarah Green sole executor of Will of William Thomas'	William Thomas, farmer died 12 Feb 1882. Sarah Green née Sarah Thomas m. to John Green 1867 Broulee	
1882, 13 Dec	Portions 54, 65 & 68	Bk 260 No 441	Mortgage	Sarah Green and husband John Green, labourer, Moruya	Edward Boot, surgeon of Moruya	John Green a sawyer died before 15 Jan 1885	
1893, 3 Aug	Portions 54, 65 & 68	Bk 524 No 907	Reconveyance	Edward Boot, surgeon of Moruya	Sarah Green, widow of Moruya		
1893, 4 Aug	Portions 54, 65 & 68	Bk 524 No 908	Mortgage	Sarah Green, widow of Moruya	Phillip Jeffery, farmer of Moruya		
1894, 15 Nov	Portions 54, 65 & 68	Bk 547 No 602	Conveyance	Sarah Green, widow of Moruya	Phillip Jeffery, farmer of Moruya	£220	
1902, 22 Mar	Portions 54, 65 & 68 [and other land]	Bk 708 No 826	Conveyance	John Jeffery, farmer of Moruya and Alfred Leggo Jeffery	Alfred Leggo Jeffery and James Jeffery farmers of Moruya	Phillip Jeffery d. 20 Jul 1900	
1941, 6 Sep	Portions 54, 65 & 68 [and other land]	Bk 1901 No 747		Alfred Leggo, Jeffery, farmer of Moruya	Noel Llewellyn Jeffery, farmer of Moruya		
1971, 19 Aug	Portions 54, 65 & 68 [and other land]	Bk 3023 No 477		Noel Llewellyn Jeffery of Moruya	Patent Development Pty Ltd	Deed includes Lot 51 and Portion 50 (Braemar north and northwest of the study area) and other land.	



LAND TITLES SCHEDULE
Lot 6, Princes Highway EUROBODALLA HOSPITAL

PORTIONS 54, 65 & 68						
DATE	LOT & DP	CT/V & F	INSTRUMENT OF TRANSFER	FROM	TO	DETAILS
					Not searched	Prior title Bk 3023 No 477 Next title 3/1164518
2011, 30 Jun		54/1107020, 65 & 68/752151 3/1164518			Not searched	Prior titles incl 51/1107021, 54/1107020 & 68/752151 Next title 6/1212271
		1/1165200			Not searched	Prior titles Next title 6/1212271
2015, 22 Sep	Lot 6 DP 1212271 Moruya	6/1212271				Current title not searched

PORTION/LOT 51 (Study area is NE corner of Ptn 51)						
DATE	LOT & DP	CT/V & F	INSTRUMENT OF TRANSFER	FROM	TO	DETAILS
1856, 29 Sep	[Portion] Lot 51 21 acres 'suburban allotment'	Ser 126 No 165	Land Purchase	Crown	Alexander Munro of Bergalia	Alexander Munro of Bergalia [a run south of Moruya] Sold as Lot 3, £69/6/- Munro also purchaser of Portion 50 (Ser 110 No 760, 7 Feb 1855) and town lots to the west
1863, 5 May	Lot 51 21 acres	Bk 83 No 154	Mortgage/subdivision	Alexander Munro, farmer of Moruya & Ann Munro his wife	George Rowley, solicitor of Newtown	As well as Lots and 50, 58 & 57
1865, 5 Aug	Lot 51 21 acres	Bk 94 No 644	Conveyance	Released to George Rowley by Alex Munro	John Rayner, wharfinger of Victoria Wharf	As well as Lots and 50, 58 & 57
1876, 19 Dec	Lot 51	Bk 165 No 405	Conveyance	John Rayner of Sydney gentleman	Mary Forster, widow of Dudley Hall Moruya	As well as Lot 50
1878, 28 Oct	Lot 51	Bk 187 No 382	Conveyance	Mary Forster, widow of Dudley Hall, Moruya	William Henry Simpson of Ninderrah [?] gentleman	£100 Lot 50 sold to Henry Kirwan King Bk 186 No 883
19 Jun 1882	Lot 51	Bk 247 No 371	Conveyance	Wm Henry Simpson of Ninderrah [?] near Moruya, gentleman	Henry Thomson, butcher of Moruya	Henry Thomson b. 1846? Glasgow d. 1899? [by 1902] Only Lot 51 included on



LAND TITLES SCHEDULE
Lot 6, Princes Highway EUROBODALLA HOSPITAL

PORTION/LOT 51 (Study area is NE corner of Ptn 51)						
DATE	LOT & DP	CT/V & F	INSTRUMENT OF TRANSFER	FROM	TO	DETAILS
						deed. Lived at Pompey Point in 1895 Gov Gaz Mar 1895, p1785. Dairy Farmer at Pompey Point, Yewen's Directory, 1900, 328
1932, 11 Oct	Lot 51	Bk 1651 No 515	Conveyance	Perpetual Trustee Co Ltd for Eliza Thomson, widow exec of Will of Henry Thomson	Sidney Louttit, farmer of Moruya	Eliza Thomson d. 16 Jul 1928
1950, 10 Nov	Lot 51	Bk 2155 No 883		Victor Leslie Louttit manufacturer & John Sidney Louttit, farmer (Will of Sidney Louttit d. 15 Oct 1949)	Noel Llewellyn Jeffery, farmer	As well as Lot 50 and other land.
1971, 19 Aug	Land incl subdivision of Portion 51 [and Portions 54, 65, 68 in the study area]	Bk 3023 No 477		Noel Llewellyn Jeffery	Patent Development Pty Ltd	Study area is NE corner of Ptn 51. Deed includes Portion 50 (north and northwest of the study area) and other land. Part of southern portion of Lot 51 resumed for the highway.
		51/1107021			Not searched	Prior title Bk 3023 No 477 Next title 3/1164518
2011, 30 Jun		3/1164518			Not searched	Prior titles incl 51/1107021 & 54/1107020 Next title 6/1212271
		1/1165200			Not searched	Prior titles Next title 6/1212271
2015, 22 Sep	Lot 6 DP 1212271 Moruya	6/1212271			Not searched	



APPENDIX B: BRAEMAR FARM HERITAGE LISTING

Site of Braemar Farm, formerly comprising Farmhouse remains and Outbuildings, and Bunya Pine

Item details

Name of item:

Site of Braemar Farm, formerly comprising Farmhouse remains and Outbuildings, and Bunya Pine

Other name/s:

Braemar Farm site and Bunya pine

Type of item:

Complex / Group

Group/Collection:

Farming and Grazing

Category:

Homestead Complex

Primary address:

6 Dr King Close, Moruya, NSW 2537

Local govt. area:

Eurobodalla

All addresses

Street Address	Suburb/town	LGA	Parish	County	Type
6 Dr King Close	Moruya	Eurobodalla			Primary Address
4 Braemar Drive	Moruya	Eurobodalla			Alternate Address

Statement of significance:

Historically the buildings construction is a rare surviving indicator of the post-1867 expansion of the limits of settlement of Moruya by a middle class immigrant from England keen to avail himself of the "salubrious air" of Moruya. Its location is likely to be associated with this historic fact. Thus the building has high-level local historic significance. The property has high-level regional social significance because of Englishman, Dr King's direct linkages with the pioneer Emmott family and because of the indications that the property was developed to house local social functions. Scientifically the building and mature plantings have high-level local significance for their potential to provide information about both farming and middle class living styles on the edges of Moruya township in the late 19th century.

Date significance updated: 31 Jul 07

Note: The State Heritage Inventory provides information about heritage items listed by local and State government agencies. The State Heritage Inventory is continually being updated by local and State agencies as new information becomes available. Read the Department of Premier and Cabinet [copyright](#) and [disclaimer](#).

Description

<https://apps.environment.nsw.gov.au/dpcheritageapp/ViewHeritageItemDetails.aspx?ID=1550136>

1/4



Designer/Maker:

Unknown

Builder/Maker:

Unknown

Construction years:

1870-

Physical description:

The Bunya Pine is the only visible physical remains to mark the site of the iconic farmhouse. Farmhouse and outbuildings were demolished.

Modifications and dates:

By 2010 the homestead had been severely damaged and was demolished at direction of the owner in late 2010, leaving only the chimney standing. Since then the developer has also removed the chimney. The Bunya Pine is the only visible physical remains to mark the site of the iconic farmhouse.

Further information:

Galvanised iron shed a later addition.

History

Historical notes:

Dr and Mrs King arrived in Moruya from England in 1877. The land was sold to Dr Kirwin King by Abraham Emmott in the late 1870s. Dr King had the house built in the late 1870s, soon after arriving in the district. He stayed for seven years after which he left (in August 1885) to return to England, expecting to stay there only for a year. The property was purchased by Sid Louttit and in the 1950s was sold to Noel Jeffrey of Moruya, who rented the property as a working dairy farm to partners Cowdroy and Ryan. The Stebbards rented the property next, then Frank Sutherland and his family. The last people to occupy the farmhouse were Aborigines. Dr King installed a flagpole on which he flew a flag whenever he was in residence. When the flag was absent his patients knew he was out. Abraham Emmott, a relation of Dr King, initially opened Braemar Farm which was used as a dairy farm and horse stud. Other buildings included a barn, piggery, fowlhouse, stables and a dairy. There was also a tennis court, an orchard and a garage later for modern owners' motor vehicles. Sidney Louttit bought the property from Abraham Emmott in 1924 and a description can be found in 'Not Just Ordinary People' by Pamela Oxley, although her statement on page 177 that a Dr Love built the house is incorrect according to Dr King's living relatives. Ms Oxley remembers visiting her Louttit relatives at "Braemar" and describes the lounge room as being 26 feet long with a door leading out on to the verandah. French doors graced the doorway between the lounge and dining room. The top half of the doors were stained glass pictures of two Crusaders, one on each door. The house had a large kitchen and pantry and the latter was converted to a bathroom by the Louttit family. The house is now badly deteriorated as a result of neglect.

Recommended management:

Retain Bunya Pine and prevent disturbance of root system and do not allow hardstand within the drip line.



5/16/2021

Site of Braemar Farm, formerly comprising Farmhouse remains and Outbuildings, and Bunya Pine | Heritage NSW

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan	Eurobodalla Local Environmental Plan 2012	A11	20 Jul 12	No.78	3419
Local Environmental Plan - Lapsed	Eurobodalla Urban Local Environmental Plan 1999		10 May 02	No.85	2819
Heritage study		MORU/R049	01 Jan 97		

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Eurobodalla Heritage Study	1997	MORU/R049	The EJE Group	EJE	N o

References, internet links & images

Type	Author	Year	Title	Internet Links
Written			"Not Just Ordinary People", P Oxley, pp 177 and 178.	

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name:

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