



Heritage Assessment

166-176 St Andrews Road, Varroville

August 2013

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Executive Summary

Urbis has been engaged by Catholic Metropolitan Cemeteries Trust to prepare the following Heritage Assessment for the subject site, known as 166-176 St Andrews Road. The site is the subject of a rezoning for future use as a cemetery, and this report is required in association with the Planning Proposal. The site is predominantly zoned **7(d1) (Environmental Protection (Scenic))** pursuant to Clause 8 of the CLEP, and in part zoned **6 (c) Open Space (Regional)**. The zoning map also identifies an 'Escarpment Preservation Area' across the entire site. The Planning Proposal seeks to amend the LEP by adding 'cemetery' as an additional permitted use within both zones.

The subject site surrounds and excludes 'Varroville Homestead' however incorporates built and landscape elements from the former Varroville Estate. Varroville Homestead, being Lot 21 in Deposited Plan 564065, is listed on the State Heritage Register (SHR) and is also identified as a local heritage item under schedule 1 of the Campbelltown Local Environmental Plan District 8 (Central Hills Lands). The subject allotment(s) are not listed as a heritage item under any statutory authority.

The subject site (166-176 St Andrews Road Varroville) has an approximate land area of approximately 113.37 hectares and forms an irregular shaped parcel of land. The site comprises the following lots:

- Lot 22 in Deposited Plan 564065,
- Lot B in Deposited Plan 370979,
- Lot 1 in Deposited Plan 218016A &
- Lot 1 in Deposited Plan 218016B.

The subject property is a largely undeveloped rural parcel predominantly cleared, but characterised by occasional tree stands and undulating topography. Access to the site is via St Andrews Road and the property has an extensive frontage of approximately 1.6 kilometres to the road.

The site features remnant vegetation, dams and potential remnant agricultural evidence including vineyard terracing (subject to archaeological investigation) and fencing and evidence of an early access road. The site also incorporates early 19th century outbuildings; formerly part of the Varroville Estate and located to the south/ southeast of the main homestead. Outbuildings include a cottage, former dairy buildings and the former stables building.

The subject site has been assessed and is considered to be of heritage significance for its historic, associational, aesthetic, research and representative values and for its rarity.

The indicative masterplan is supported subject to the following recommendations:

- A Conservation Management Plan (CMP) should be prepared for the estate. The CMP should aim to map and define significant fabric, landscape features, views and vistas and determine the level of significance. It should also consider opportunities for development and new works as well as making recommendations with regard to interpretation. The CMP should also provide detailed conservation and maintenance schedules for the outbuildings and consider sympathetic future uses.
- An Historic Archaeological Assessment should be undertaken to determine the archaeological potential and significance of the site. Where possible, the assessment should aim to define the extent of the former vineyards and define significance of known remains in the vicinity of the dairy and cottage buildings.
- A structural assessment of the outbuildings should be undertaken by a suitably qualified engineer with experience in heritage buildings. The assessment should, at minimum, include assessment of the timber dairy building and the former stable.

Future detailed design proposals and works to the site should ensure the following:

- The historic setting of Varroville should be retained and conserved and remain able to be interpreted as part of the cultural landscape;
- Significant views and vistas to and from Varroville and the estate (including those to and from Bunbury Curran Hill, views to and from St Andrews Road and views to other historic properties including Macquarie Fields House and Robin Hood Farms) should be retained and conserved;
- Significant landscape features including the dams, the former carriageway and remnant vineyard terracing should be retained and conserved;
- Significant outbuildings should be retained and conserved;
- The archaeological resource should be conserved. Works may be subject to approvals and should be undertaken in accordance with the recommendations of the required Historical Archaeological Assessment and any Aboriginal Archaeological or Heritage Assessments.

1 Introduction

1.1 BACKGROUND

Urbis has been engaged by Catholic Metropolitan Cemeteries Trust to prepare the following Heritage Assessment for the subject site, known as 166-176 St Andrews Road. The site is the subject of a rezoning for future use as a cemetery, and this report is required in association with the Planning Proposal. The site is predominantly zoned **7(d1) (Environmental Protection (Scenic))** pursuant to Clause 8 of the CLEP, and in part zoned **6 (c) Open Space (Regional)**. The zoning map also identifies an 'Escarpment Preservation Area' across the entire site. The Planning Proposal seeks to amend the LEP by adding 'cemetery' as an additional permitted use within both zones. Refer to the discussion of the Indicative Masterplan in section 7 of this report.

The subject site surrounds and excludes 'Varroville Homestead' however incorporates built and landscape elements from the former Varroville Estate (refer Figure 1). Varroville Homestead, being Lot 21 in Deposited Plan 564065, is listed on the State Heritage Register (SHR) and is also identified as a local heritage item under schedule 1 of the Campbelltown Local Environmental Plan District 8 (Central Hills Lands). The subject allotment(s) are not listed as a heritage item under any statutory authority.

1.2 SITE LOCATION

The site is located at 166-176 St Andrews Road, Varroville (Figure 1). The site is located off the north eastern alignment of St Andrews Road and to the immediate north of the Hume Highway (with no direct street access to the latter). Varroville is located within the Local Government Area of Campbelltown, within the south western suburbs of the Sydney metropolitan area. The property is located approximately 7.5 kilometres (by direct line) north east of Campbelltown City Centre and approximately 38 kilometres (by direct line) south west of the Sydney Central Business District (CBD).

FIGURE 1 – SITE LOCATION



SOURCE: SPATIAL INFORMATION EXCHANGE 2013

1.3 METHODOLOGY

This Heritage Impact Statement has been prepared in accordance with the NSW Heritage Manual 'Statements of Heritage Impact' (2002) and 'Assessing Heritage Significance' (2001) guidelines. The philosophy and process adopted is that guided by the *Australia ICOMOS Burra Charter* 1999.

This report follows a site inspection, undertaken by Stephen Davies (Director) and Fiona Binns (Senior Heritage Consultant) on 26/06/2013.

1.4 AUTHOR IDENTIFICATION

The following report has been prepared by Fiona Binns (Senior Consultant) and Kristin Colenbrander (Consultant). Stephen Davies (Director) has reviewed and endorsed its content.

Unless otherwise stated, all drawings, illustrations and photographs are the work of Urbis.

1.5 LIMITATIONS

It is noted that the interior of the coach house was not inspected at the site inspection.

2 Site Description

2.1 THE SUBJECT SITE

The subject site is known as 166-176 St Andrews Road, Varroville and has an approximate land area of approximately 113.37 hectares and forms an irregular shaped parcel of land. The site comprises the following lots:

- Lot 22 in Deposited Plan 564065,
- Lot B in Deposited Plan 370979,
- Lot 1 in Deposited Plan 218016A &
- Lot 1 in Deposited Plan 218016B.

FIGURE 2 – THE SUBJECT SITE



VIEW EAST ACROSS THE SUBJECT SITE (INCLUDING ONE OF THE STURT DAMS) FROM THE ENTRY TO ST ANDREWS ROAD ON THE NORTH SIDE OF THE SITE



GENERAL SITE VIEW SHOWING THE CLEARED UNDULATING TOPOGRAPHY

The subject property is a largely undeveloped rural parcel predominantly cleared, but characterised by occasional tree stands and undulating topography. The property has a natural ridgeline along the rear, northern escarpment boundary of the site which is densely treed. The land falls steeply to a valley along the western boundary, before rising again to a knoll on which the Varroville homestead is located. The natural topography of the site falls from the rear northern boundary, downwards to the southern boundary adjacent to the Hume Highway. The escarpment ridgeline forms part of the Scenic Hills sightline of Campbelltown, and is partially visible from neighbouring suburbs on the southern side of the Hume Highway. There are approximately nine small dams on the site.

The site incorporates areas of Moist Shale Woodland (MSW) which is listed as an Endangered Ecological Community and Cumberland Plain Woodland (CPW) which is listed as Critically Endangered Ecological Community under the NSW Threatened Species Conservation Act 1995 (TSC Act).

Access to the site is via St Andrews Road and the property has an extensive frontage of approximately 1.6 kilometres to the road. There are no paved internal roads located on the site, and internal access roads are limited to unsealed tracks.

FIGURE 3 – FORMER VARROVILLE ESTATE OUTBUILDINGS



VIEW OF THE FORMER FARM BUILDING, COTTAGE AND STABLES BUILDING (FROM LEFT TO RIGHT)



VIEW OF THE 19TH CENTURY COTTAGE AND STABLES BUILDING



FORMER DAIRY BUILDINGS

The site also features early 19th century outbuildings; formerly part of the Varroville Estate and located to the south/ southeast of the main homestead (refer Figure 3). Outbuildings include a cottage, former dairy buildings and the former stables building. Other structures have collapsed and are in a ruinous condition and there is evidence of other former structures (in ground footings, concrete slabs etc) in the vicinity to the outbuildings, in particular around the area of the former dairy. The outbuildings are accessed via an unsealed track, from St Andrews Road.

The cottage was constructed in the 19th century and is a simple colonial cottage, constructed in timber, weatherboard and masonry with two brick chimneys. The principal north eastern façade features a central entry and three double hung timber windows. The roof is gabled, clad in corrugated iron, with roof vent and broken back roof extending over the principal verandah, supported on timber posts. The verandah is concreted flagged while the path leading to the dwelling features sandstone flags. A low pitched skillion roofed extension attaches to the southern section of the dwelling.

The cottage is currently leased and was not inspected internally.

FIGURE 4 – THE 19TH CENTURY COTTAGE



VIEW OF THE PRINCIPAL NORTH EASTERN ELEVATION



THE COTTAGE AND REAR WING



VIEW SOUTH TO THE COTTAGE



THE REAR OF THE COTTAGE

The former stable is the northernmost building in the group. Constructed in the early 19th century in brick, the building is a simple gabled structure with a skillion roofed extension to the rear. The front roof pitch is clad in corrugated iron over the original timber shingles. The principal north eastern façade is largely open; with the exception of an enclosed room on the north side (the interior of the room was not accessed). The north western and south eastern facades feature openings within the gable ends, into the roof and associated remnant timber from the former pulley. The interior is open plan, with a concrete floor.

FIGURE 5 – THE FORMER STABLES BUILDING



VIEW NORTH TO THE STABLES BUILDING



VIEW TO THE FORMER STABLES BUILDING FROM THE VARROVILLE HOMESTEAD BOUNDARY



SOUTH EASTERN ELEVATION SHOWING THE OPENING INTO THE ROOF



VIEW OF THE COLLAPSED REAR SKILLION ROOF AND REMNANT TIMBER SHINGLED ROOF



INTERIOR OF THE FORMER STABLES – VIEW NORTH



REMNANT TIMBER ROOF STRUCTURE AND REMNANT TIMBER SHINGLES

The building is in poor condition and features extensive cracking to all walls, in particular at the juncture of the rear skillion section where movement of the skillion walls is apparent. The rear skillion roof has collapsed. There is also a large section of missing brickwork in the double brick wall of the northwestern façade. The building requires structural engineers' assessment.

FIGURE 6 – FORMER DAIRY BUILDINGS – TIMBER



THE GABLED TIMBER WEATHERBOARD FORMER DAIRY BUILDING



REMNANT WOOL PRESS

The former dairy comprises a single storey masonry building (refer Figure 8) and high pitched gabled timber and weatherboard building (refer Figure 6) and some ancillary sheds. The timber building is of 19th century construction and is in extremely poor condition with much of the external cladding missing and

part of the western and rear sections and the roof has collapsed. The building houses a remnant 19th century wool press which is partially intact (refer Figure 7).

FIGURE 7 – REMNANT 19TH CENTURY WOOL PRESS IN THE FORMER DAIRY



FIGURE 8 – FORMER DAIRY BUILDINGS



VIEW TO THE FORMER DAIRY BUILDING SHOWING THE PRINCIPAL NORTH EASTERN ELEVATION



VIEW TO THE REAR OF THE FORMER DAIRY BUILDING INCLUDING ATTACHED ANIMAL STALLS



INTERIOR VIEW



VIEW TO ATTACHED REAR ANIMAL STALLS

The dairy also incorporates a single storey masonry structure, semi open to the northeastern façade and with a gabled corrugated iron clad roof. The interior features a concrete floor and vaulted and sheet lined ceiling. A later attached concrete structure at the rear houses animal stalls, the use for which is unknown.

In the vicinity of the dairy buildings there are a number of ancillary corrugated iron sheds and remnant ruinous structures including remains of a former slab farm dwelling. As noted above, there is evidence of other former structures such as in ground footings and concrete slabs in the vicinity to the outbuildings (refer Figure 9 and the rear view of the dairy building in Figure 8). There is some more contemporary fencing although remnants of the 19th century timber post and rail fencing survives.

FIGURE 9 – REMNANT STRUCTURES



COLLAPSED STRUCTURE AND ASSOCIATED HARDSTAD AREA



DERELICT CORRUGATED IRON STRUCTURE IN THE VICINITY OF THE DAIRY



CONCRETE PAVED AREA AT THE REAR OF THE MASONRY DAIRY BUILDING



REMNANT POST AND RAIL FENCING



CONTEMPORARY FENCING ATTACHED TO THE MASONRY DAIRY BUILDING



REMNANT POST AND RAIL FENCING

Significant landscape features include remnants of the former vineyards in the form of landscape terracing, as well as 19th century dams and modified watercourses (refer aerial views at Figure 10).

FIGURE 10 – AERIAL VIEWS SHOWING REMNANTS OF THE FORMER VINEYARD TERRACING



AERIAL VIEW OF POTENTIAL REMNANT VINEYARD TERRACING ON THE SLOPES OF THE KNOLL TO THE NORTHEAST OF THE VARROVILLE HOMESTEAD

SOURCE: SPATIAL INFORMATION EXCHANGE 2013



AERIAL VIEW SHOWING POTENTIAL REMNANT VINEYARD TERRACING ON THE SLOPES TO THE EAST/ NORTH EAST OF THE VARROVILLE ESTATE OUTBUILDINGS. (NB: VARROVILLE HOMESTEAD IS EXCLUDED FROM THE SUBJECT SITE).

SOURCE: SPATIAL INFORMATION EXCHANGE 2013

2.2 NEIGHBOURING CONTEXT AND THE ADJACENT HERITAGE ITEM

The property is located within a rural setting and is surrounded by rural residential landholdings to the north, the Hume Highway and the suburb of St Andrews to the south, the Scenic Hills Riding Ranch and rural land to the east, and Our Lady of Mt Carmel Catholic Church and Mt Carmel Catholic Retreat Centre

to the west. The Ingleburn industrial precinct extends along the southern side of the Hume Highway to the south east of the subject property.

The subject site surrounds Varroville house and its immediate grounds (comprising approximately 3.16 hectares), which is in separate and private ownership. Varroville house is accessed via private drive from St Andrews Road and is known as 196 St Andrews Road/ Lot 21/DP 564065 (as shown at Figure 1). The subject site and Varroville house were part of the same land holding until they were subdivided in 1973, forming the current lot boundary. Views to Varroville house from the subject site are shown at Figure 11.

Varroville House (lot 21/DP564065) site is listed as a heritage item under the Campbelltown 2002 Local Environmental Plan, and is also listed on the NSW State Heritage Register (SHR) under the NSW Heritage Act 1977 as item 737. The National Trust also lists the property as item 10651. The homestead comprises the dwelling (c.1858), remnant gravelled carriage drive, lawn tennis court site, remains of a glasshouse and remnant early plantings reflecting a substantially intact mid-19th century garden plan.

FIGURE 11 – VIEWS TO VARROVILLE HOMESTEAD



VIEW NORTH TO THE MAIN VARROVILLE HOMESTEAD FROM THE OUTBUILDINGS



VIEW SOUTHWEST FROM THE KNOWLL OVER THE VARROVILLE HOMESTEAD (INDICATED)

3 Historical Overview

3.1 SOURCES

Pearson-Smith & Associates Pty Ltd Architects May 1999, *Revised Conservation Policy 'Plan' for 'Varro Ville', St Andrews Road, 'Varroville'*, originally prepared by Orwell & Peter Phillips Architects in May 1992, Sydney.

The following historical overview has been summarised from the following source, unless otherwise noted:

- Thorp, W 1992, *Historical Context: "Varro Ville"*, prepared for Orwell and Peter Phillips Architects, revised and updated by Pearson-Smith & Associates Pty Ltd Architects, Sydney.

3.2 HISTORICAL OVERVIEW

There are six key phases identified relating to primary periods of change or evolution at Varroville Estate. These phases are:

- Phase 1 c. 1810 – 1827: Alienation and Establishment of the First House
- Phase 2 1827 – 1858: Extension of the First House
- Phase 3 1858 – 1912: Construction of the Second House
- Phase 4 1912 – 1950: Dairying and Decline
- Phase 5 1950 – 1990: The Jackaman Period
- Phase 6 1990-1992: Conservation Issues

3.2.1 PHASE 1 C. 1810 – 1827: ALIENATION AND ESTABLISHMENT OF THE FIRST HOUSE

It is likely that Robert Townson, an eminent scholar, scientist and early settler¹, had settled at the 'Varro Ville' property by the later part of 1810. He was granted 1000 acres in the parish of Minto in 1810, and named his grant Varroville after Marcus Terentius Varro, a Roman scholar who had written a treatise on agriculture.² This is made clear by Governor Macquarie's journal entry in November 1810, in which he states that he had seen Townson's farm at Minto, amongst others³. Macquarie also noted that he thought Townson had selected "a very ill chosen" position for his farm buildings⁴. The formal grant for Townson's property was back dated, like many others, to 1 January 1810⁵. The grant was conditional on the fact that Townson had to maintain the property for at least five years before it was sold, and during that time he was to cultivate at least five acres. The government also reserved all timber that could be used for naval purposes on the property, as well as the right to make a public road across the property⁶. Townson was not pleased with this latter condition, and claimed that the decision to construct a road would influence his choice of a site for his future house and outbuildings.

¹ Goodin, VWE 1967, *Townson, Robert (1762-1827)*, Australian Dictionary of Biography, available at <<http://adb.anu.edu.au/biography/townson-robert-2743>>.

² Colleen Morris & Geoffrey Britton 2000, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, prepared for the National Trust of Australia, Sydney.

³ Quoted in Liston, C. Campbelltown Bicentennial History, p. 9, in Thorp 1992

⁴ (ibid)., p. 10

⁵ Grant to Robert Townson 1 January 1810, reproduced in Jackaman album, in Thorp 1992

⁶ (ibid).

It is suggested that Townson originally occupied a hut or some other shelter during his first years on the property, and the first permanent 'Varro Ville' house was built after 1812. By 1817 Townson appears to have developed his farm, and was granted a licence to establish a slaughterhouse on the estate in the same year⁷. The house, outbuildings and gardens were firmly established by 1820. In that year, Townson advertised the estate for sale, along with his Goulburn property, as well as various flocks, with the intention of returning to England. The sales description provides evidence for the extent of the property in its early years:

"1000 acres of land at Bunbury Curran with a good House and offices and one of the best gardens in the colony. A great part is fenced in and divided into paddocks..."

*"To prevent unnecessary explanations Bunbury Curran Estate, the prime ewe flock and about 40 head of horned cattle will not be sold until all the other Lots are disposed of..."*⁸

However, the sale did not proceed and Townson did not return to England. From evidence in advertising it is clear that a manager was hired to oversee the Bunbury Curran property and the property at Goulburn⁹, that wool sales took place at the property in the following year¹⁰, and that a granary was added to the property at some stage¹¹. In 1822, Townson had 20 acres under wheat, 5 of barely, 6 acres of garden/orchard and held a total of 2680 acres with 3 horses, 400 head of cattle, 3350 sheep and 24 hogs¹². His vineyard was considered one of the best in the colony and his farm known for the quality of its sheep, wool and cattle¹³.

Robert Townson died unmarried at 'Varro Ville' in 1827. His death created much speculation over the distribution of his estate. He bequeathed his whole fortune to his brother Captain John Townson and to a nephew and two nieces in England in share¹⁴.

3.2.2 PHASE 2 1827 – 1858: EXTENSION OF THE FIRST HOUSE

There is no documentation from the period between 1827, Robert Townson's death, and the sale of the house, in 1829. The new owner of the estate was Thomas Wills¹⁵. There is no evidence for Wills' use and development of the property, and it was sold in 1836 to explorer Charles Sturt¹⁶ for 2500 pounds¹⁷.

Between 1836 and 1839 Sturt made the first and most extensive improvements to the farm since its construction between 1812 and 1817, though it is also possible that these improvements were carried out during the Wills occupancy. Sturt is reputed to have been responsible for the construction of Varro Ville's dams.¹⁸ In 1839 Sturt and his wife wished to leave the colony and had to dispose of the 'Varro Ville' property. The sale notice for the property, advertised in 1839, mentions additional outbuildings and improvements to the water supply:

"The Estate of 'Varro Ville' situated on the Campbelltown Road ... This compact and beautiful property has proved its value by the abundance of its crops this season. It contains 1000 acres,

⁷ Bonwick Transcripts Box 16, 1989, in Thorp 1992

⁸ Sydney Gazette October 21 1820, p. 3, in Thorp 1992

⁹ Sydney Gazette September 25 1823, p. 5, in Thorp 1992

¹⁰ Sydney Gazette March 11 1824, p. 1, in Thorp 1992

¹¹ Sydney Gazette June 9 1825, p. 1, in Thorp 1992

¹² Townsend, R (Esq.), Molles, M, & Baxter, CJ (ed) 1988, *General Muster and Land and Stock Muster of New South Wales, 1922*, ABGR in association with the Society of Australian Genealogists, Sydney, in Colleen Morris & Geoffrey Britton 2000, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, prepared for the National Trust of Australia, Sydney.

¹³ Colleen Morris & Geoffrey Britton 2000, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, prepared for the National Trust of Australia, Sydney.

¹⁴ Sydney Gazette July 2 1827, p. 3, in Thorp 1992

¹⁵ LTO Vendors Index Book 726, in Thorp 1992

¹⁶ LTO Vendors Index Book XYZ: 16/12/1825-5/1/1840 Book A, in Thorp 1992

¹⁷ Primary Application 6462, in Thorp 1992

¹⁸ Colleen Morris & Geoffrey Britton 2000, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, prepared for the National Trust of Australia, Sydney.

*600 of which are cleared and 25 under cultivation ... The farm has an abundant supply of the purest water in several tanks of great depth and is laid out into numerous paddocks. The cottage is convenient and an excellent kitchen and wash-house have been added to it. The out-houses consist of stables, coach-house, verandah dairy, store, barn etc and there is a well-stocked garden and vineyard*¹⁹

A variety of other items were offered for sale on the day of the auction including farm implements, working bullocks, pigs, horses, household goods, 9800 bricks, sawn stuff, seed oats and approximately 45 tons of hay²⁰.

The estate was conveyed from Sturt to a partnership of three; Thomas Wills (former owner), John Gilchrist and John Manning²¹. Wills quickly transferred his share in the estate to John Gilchrist and a new partner David Chambers with the provision that they find a new owner as quickly as possible²². Gilchrist and Chambers sold the property in November 1839 to James Raymond, the first Postmaster-General²³, for 2100 pounds²⁴.

Raymond died in 1851 and his estate passed to his five sons, who appear to have run the estate as a farm for some years. In c.1855 James Raymond Junior died and in 1858 the remaining sons decided to sell the estate to new owner George T. Rowe²⁵.

3.2.3 PHASE 3 1858 – 1912: CONSTRUCTION OF THE SECOND HOUSE

Rowe quickly mortgaged the estate to H. H. Browne, and in the same month notices were posted advertising tenders for masons to lay the foundations for a house at 'Varro Ville' near Campbelltown. The architects for the project were Waver and Kemp of Pitt Street Sydney²⁶. It is clear that Rowe was at least responsible for commencing the construction of the new and second 'Varro Ville', and while it is likely that it was completed during his tenure, later evidence (the 1876 sale notices) imply that the next owner, Alfred Cheeke, was responsible for at least part of the construction.

Rowe may also have been responsible for the demolition of some earlier buildings although there is no evidence for this action. One of the later sale notices mentions a second residence close to the new house, and this may have been the earlier cottage, though the evidence is ambiguous.

Rowe defaulted on his mortgage in 1859 and the mortgagee, H. H. Browne, claimed possession of the house. In 1859 he sold the estate to Alfred Cheeke for 4500 pounds²⁷.

Cheeke, a keen racing enthusiast, established a successful stud at 'Varro Ville', and by 1872 his stable on the estate was being managed by a John Chaffe²⁸. In 1876 it was stated that the property had:

*"been admirably adapted for the breeding of blood stock and has been used by the present owner for the last twenty years as a breeding and training establishment."*²⁹

Alfred Cheeke died in 1876 and his executors put the house up for sale in the same year. The sale notices give a good description of the estate during the latter nineteenth century. The notice describes that the property was *"a first class noted agricultural and grazing estate"*³⁰ located on the Campbelltown

¹⁹ The Australian January 31 1839, p. 3, in Thorp 1992

²⁰ (ibid).

²¹ Primary Application 6462, in Thorp 1992

²² (ibid).

²³ Colleen Morris & Geoffrey Britton 2000, *Colonial Landscapes of the Cumberland Plain and Camden, NSW*, prepared for the National Trust of Australia, Sydney.

²⁴ (ibid).

²⁵ (ibid).

²⁶ Sydney Morning Herald 27 April 1858, in Thorp 1992

²⁷ Primary Application 6462, in Thorp 1992

²⁸ Liston, C. Op Cit. p. 106-7, in Thorp 1992

²⁹ Sydney Morning Herald 11 March 1876, in Thorp 1992

³⁰ Sydney Morning Herald 15 April 1876, in Thorp 1992

Road about 4 miles from Campbelltown Railway Station, and was larger than 1000 acres in size. The sale notice describes the estate's numerous artificial dams *"which have never been known to fail"*³¹ and its soil *"famed in the district for productiveness and acknowledged by all to be unsurpassed for richness by any other estate in the colony"*³². The property itself, 'Varro Ville' house, is described as a *"commodious family residence recently erected by the late proprietor"*³³, and refers to the most recent addition to the property by Rowe and then by Cheeke. The notice describes that it was built of brick and stone, surrounded by verandahs, and included a hall, drawing and dining rooms, 6 bedrooms, a dressing room, patent closet, stove, kitchen with oven, servant's hall, wine cellar, laundry with copper, larder, pantry, china closet etc. The notice also states that there was an additional residence of six apartments a few yards from the principal house, both surrounded by gardens and shrubbery, and *"erected on a beautiful elevation and approached by a fine carriage drive from the main road"*³⁴. The notice also includes a brief description of the outbuildings which were *"very numerous and comprise gardener's house, barn, cow-houses, calf pens, dairy, piggery with coppers, stock and drafting yards, complete range of stabling including a number of well finished spacious loose boxes for blood stock."*³⁵

The property was sold to M. Suttor, a grazier, for 8500 pounds³⁶. Suttor mortgaged the property almost immediately for 5000 pounds to W. F. Jones but remained in possession until 1885³⁷. At that time the estate still encompassed the full 1000 acres, but it appears likely that soon after, subdivision commenced on the original grant³⁸. Suttor sold the estate to a Sydney solicitor, Thomas Salter, in 1885³⁹, and by the 1890s the property appears to have been reduced in size⁴⁰.

In 1906 Salter sold the property to Reginald Thomas and, in turn, Thomas sold it in 1912 to William Henry Staniforth. During these last years of ownership there are no details with regard to any developments or changes made by the owners.

3.2.4 PHASE 4 1912 – 1950: DAIRYING AND DECLINE

Staniforth used the property for dairying, and mortgaged it a number of times during the period to 1923⁴¹. In that year he leased the estate to three brothers, Percy, Austin and Arthur Smith of Concord. The brothers were all dairymen, and their lease lasted until 1929 at which time George Smith bought the property⁴².

'Varro Ville' appears to have been sold again during the 1930s or 40s to a Robert Stanley Thompson⁴³. By this stage local reminiscences suggest that chickens inhabited the house; at the very least it appears to have become very run-down. In 1950 Thompson sold the property to William Forest Ross, a grazier, and Ross quickly sold the estate to the Jackaman family in 1950⁴⁴.

3.2.5 PHASE 5 1950 – 1990: THE JACKAMAN PERIOD

The property was purchased by Mr and Mrs Jackaman in 1950, and they moved in during the following year⁴⁵. The family commenced a series of alterations, renovations and additions to the house including alterations to room configurations, changing the use of windows and doors, an extension of one room

³¹ (ibid).

³² (ibid).

³³ (ibid).

³⁴ (ibid).

³⁵ (ibid).

³⁶ Primary Application 6462, in Thorp 1992

³⁷ (ibid).

³⁸ (ibid).

³⁹ (ibid).

⁴⁰ CT Volume 1079 Folio 61, in Thorp 1992

⁴¹ (ibid).

⁴² (ibid).

⁴³ CT Volume 6364 Folio 86, in Thorp 1992

⁴⁴ (ibid).

⁴⁵ Pers. Comm. C. Jackaman, in Thorp 1992

onto the verandah, as well as many maintenance works. The family later added a pool and gazebo and Mrs Jackaman carried out extensive works in the garden⁴⁶.

In 1973, after various works had been made around the house, the Jackamans applied to the Council for a special subdivision that would preserve the historic curtilage. This was at first disallowed as the entire area was to be zoned as a Scenic Preserve and the Jackaman's proposed subdivision was considered to be too small. However, after an arrangement was made with the Council whereby the house was to be offered to the National Trust either during Mrs Jackaman's life or by the time of her and her immediate descendants' death, the subdivision was granted to the family⁴⁷.

The house was listed by the National Trust in 1976⁴⁸. In 1981 Mrs Jackaman decided to let 'Varro Ville' after the death of her husband, and a local real estate agent, John Knapp, took up residence there until 1988⁴⁹.

3.2.6 PHASE 6 1990 – 1992: CONSERVATION ISSUES

In 1990 'Varro Ville' was acquired by the National Trust (NSW). This was after a considerable period of discussion with Mrs Jackaman. In the following year, a report was prepared by the Trust which recognised the importance of the property and recommended its sale into private hands⁵⁰. In the same year attempts were made to have a Permanent Conservation Order placed over the property by the Department of Planning, which was granted as a Permanent Conservation Order No. 737.

The increasing concern with the environmental heritage inherent in this property was embodied by the commissioning of a Conservation Plan by Orwell and Peter Phillips in 1992.

⁴⁶ (ibid).

⁴⁷ (ibid).

⁴⁸ (ibid).

⁴⁹ (ibid).

⁵⁰ National Trust NSW Report of the Properties Task Force Volume 1, in Thorp 1992

3.3 PROPERTY OWNERS

Table 1 lists owners of the subject property from known historical records.

TABLE 1 – PROPERTY OWNERS

DATE	OWNER
1810	Robert Townson by Crown Grant
1827	Captain John Townson, a nephew and two nieces
1829	Thomas Wills
1836	Charles Sturt
1839	Thomas Wills, John Gilchrist and John Manning
1839	James Raymond
1851	James, Samuel, John, William and Robert Raymond
1858	George T. Rowe
1859	H. H. Browne
1859	Alfred Cheeke
1876	M. Suttor
1885	Thomas Salter
1906	Reginald Thomas
1912	William Henry Staniforth
1929	George Smith
1930s/40s	Robert Stanley Thompson
1950	William Forest Ross
1950	Jackaman family
1990	National Trust (Varroville House lot only)
1992	Pearson-Smith family (Varroville House lot only)

3.4 DATE OF CONSTRUCTION

Outbuildings are variously mentioned in advertisements and accounts of Varroville although it is not known whether they refer to the subject buildings in particular. Outbuildings were known to have been established on the property by 1820 however their location is not documented and it is not confirmed whether any of the extant buildings date to this period. Inspection suggests that the cottage and former stables buildings in particular are of at least a mid-19th century construction. A former slab hut (c.1810) was located in the area between the current cottage and the stables building and is no longer extant.

3.5 HISTORICAL PHOTOS

Views of the various outbuildings are shown below at Figure 12.

FIGURE 12 – HISTORICAL PHOTOS OF THE VARROVILLE ESTATE OUTBUILDINGS



C.1938 VIEW OF THE STABLES AND COTTAGE
SOURCE: MORRIS AND BRITTON 2000, VOLUME 2
(FIGURE 4.27.9)



REAR OF THE STABLES AND THE COTTAGE BEYOND
(UNDATED)
SOURCE: MORRIS AND BRITTON 2000, VOLUME 2
(FIGURE 4.27.19)



C.1950 VIEW OF THE FORMER SLAB HUT (BUILT C. 1810)
AT "VARROVILLE" WITH THE FORMER STABLES/ BARN
VISIBLE BEHIND IT (THE HUT IS NO LONGER EXTANT)
SOURCE: CAMPBELLTOWN CITY LIBRARY. LOCAL
STUDIES COLLECTION, IMAGE NO:
OAI:CAMPBELLTOWN.PHOTOSAU.COM:002409



C.1950 VIEW OF THE FORMER BARN AT "VARROVILLE"
WITH SLAB HUT (C. 1810) BEHIND IT.
SOURCE: CAMPBELLTOWN & AIRDS HISTORICAL
SOCIETY



1979 VIEW OF THE 'OLD HOUSE' ON "VARROVILLE"
PROPERTY
SOURCE: CAMPBELLTOWN CITY LIBRARY IMAGE
NUMBER 002\002983



OLD SHED ON "VARROVILLE" PROPERTY (1979)
SOURCE: CAMPBELLTOWN CITY LIBRARY. LOCAL
STUDIES COLLECTION, IMAGE NUMBER
OAI:CAMPBELLTOWN.PHOTOSAU.COM:002986

4 European Archaeological Historical Overview

The following Archaeological Historical Overview has been summarised from the following source unless otherwise noted:

- Thorp, W 1992, *Archaeological Assessment: "Varroville"*, prepared for Orwell and Peter Phillips Architects, Sydney.

4.1 ARCHAEOLOGICAL OVERVIEW

There are six key phases identified relating to primary periods of change or evolution at the subject site. These phases are the same as those outlined in Section 3.2 Historical Overview, and are:

- Phase 1 c. 1810 – 1827
- Phase 2 1827 – 1858
- Phase 3 1858 – 1912
- Phase 4 1912 – 1950
- Phase 5 1950 – 1990
- Phase 6 1990-1992

4.1.1 PHASE 1: C 1810 – 1827

During this phase the land was first alienated in a 1000 acre grant made by Governor Macquarie in 1810 to Robert Townson. There is evidence for the first domestic and agricultural utilisation of the land at this time. Evidence suggests that Townson originally lived on the site in a hut until he constructed a more permanent cottage and farm buildings between 1812 and c. 1817. There are no means by which the site of the first hut/house may be located, or what other out-buildings may have been associated with it, though it is likely that there were the usual offices of kitchen, stables and the like.

The first permanent Varroville house was built probably between 1812 and 1817, and was definitely in existence by 1820. There is no evidence to precisely locate this building or the associated out-buildings that are known to have accompanied it. The house was described in 1820 as being "good" with "offices". Later evidence which refers to a second residence close to the newly constructed third (and current) Varroville home might suggest that it was close to the site of the present house, though this is at best speculative.

The 1820 advertisement for the sale of the estate gives some indication of the development of the rest of the property. It was said to be largely fenced and divided into paddocks; and the garden was said to be one of the best in the colony. The 1830s advertisements identify that there were a number of structures located about the estate that were specific to its agrarian basis, and a slaughterhouse is mentioned in 1817, and a granary in 1825. Wool sales held at the property during the 1820s infer the presence of barns or other buildings to hold the bales, and an overseer, advertised for in 1823, was expected to live on the estate thereby requiring a house or hut. The locations of these sites cannot be identified and it is likely that many other structures and features developed during this phase have left no evidence in the documentary record, though some archaeological evidence may be retained on site.

4.1.2 PHASE 2: 1827 – 1858

There is no evidence for development or decline of the estate during the period 1827 to 1836 during which time it may have been vacant for at least two years. The only evidence for the period of Thomas Wills' ownership is the sale of household goods in 1836.

Charles Sturt may have made some additions to the house during the period 1836-1839 though these may have been carried out in the 1827-1836 period. Sturt's sale notice provides some indication of the estate at that time and may give some clues to its development during Townson's and/or Wills'

occupation. A kitchen and wash house has been added to the cottage, though it is unclear when or by whom these improvements were made.

The other out-houses, which appear to have already been in place prior to Sturt's ownership, included stables, coach house, a verandah dairy, store and barn with others unspecified.

The rest of the estate is described as being laid out in paddocks with twenty five acres being under cultivation out of six hundred acres that were cleared from the original 1000 acres. Water supply was via several tanks of great depth and there was a well-stocked garden and vineyard. The quantity of pigs, horses and bullocks indicate the need for at least a number of animal shelters in addition to the barn and raw materials including hay, oats and sawn stuff.

The types of buildings referred to in the advertisement suggest a typical layout of house and associated domestic structures. It is unclear how the farm and house related to each other in terms of proximity. There is another lapse in information regarding the development of the estate during the 1840s and 1850s while it was in the hands of the Raymonds and other owners, though it appears to have been managed for at least part of that time as a farm.

4.1.3 PHASE 3: 1858 – 1912

In 1858 a new house was built on the estate, the third since its inception. It is this third house that is currently on the property. Advertisements of its sale in the 1870s describe its construction (outlined in section 3.2), and this advertisement also notes the presence of a separate residence of six apartments, which could have been the original house, close to the new house. The advertisement also describes the wide range of out-buildings (section 3.2). Stabling on the property is likely to have originated with the blood stock stud established by Alfred Cheeke during the 1850s and 1860s, however the "very numerous" out-buildings could represent an accumulation of structures from a variety of periods.

During the 1880s and early 1900s the property changed hands a number of times but there is no evidence for any changes or additions that might have been made to Varroville as a result of these changes.

4.1.4 PHASE 4: 1912 – 1950

In 1912 the estate became the property of William Henry Staniforth, who used Varroville as a commercial dairy. There is no evidence for any changes or additions that may have been made to the property to accommodate this new use. The commercial dairy function was continued by the Smith Brothers of Concord until the 1930s or 1940s after which time it was sold. The new owners apparently used the property for dairying and/or farming but there is no evidence for any changes. The documentation suggests only a gradual decline in the estate including, presumably, the demolition of earlier structures though there is no specific reference to this activity.

4.1.5 PHASE 5: 1850 – 1990

By the time of the sale to and occupation by the Jackaman family Varroville was in a rundown condition. The house was said to be in a poor state and little remained of the garden. Mr and Mrs Jackaman commenced a series of works that included the installation of a pool and gazebo, the planting of a new garden, and alterations and changes to the house which have produced much of its appearance today.

4.1.6 PHASE 6: 1990 – 1992

There is no evidence for any change to the site during this period.

4.2 EUROPEAN ARCHAEOLOGICAL POTENTIAL AND STATEMENT OF SIGNIFICANCE

The historical documentation provides some evidence of an extensive and well supported domestic establishment and farm that evolved in three phases and created many structures and features during its evolution. The evidence, however, does not provide specific locations for these features or clarify the

relationship between the house and farm, and it must be assumed that evidence of all these features could be located within the study area.

The physical evidence gives some indication that the site of the second Varroville house and out-buildings may have been close to the site of the current house, but there are no visible archaeological sites of this period that can be positively identified by visual survey. It is likely that the landscaping works of the 1950s have had some impact on any intact sub-surface archaeological evidence, particularly around the pool, however these works appear to have been limited only to a surface impact.

It is therefore considered that the study area has a high probability for an intact archaeological resource that may relate to some phases of the development of the estate, and is likely to produce unique evidence of its development and management.

The potential archaeological resource at Varroville is of significance because:

- It is likely to provide additional and new evidence of the past occupation of this site which will considerably add to the story of its development and management, the latter of which is largely undocumented
- It is likely to provide complimentary evidence for the evolution and management of a continuously occupied country estate that could be compared and contrasted to that from estates such as Bella Vista and Rouse Hill House.

5 Significance

5.1 WHAT IS HERITAGE SIGNIFICANCE?

Before making decisions to change a heritage item, it is important to understand its values. This leads to decisions that will retain these values in the future. Statements of heritage significance summarise a place's heritage values – why it is important, why a statutory listing was made to protect these values.

5.2 SIGNIFICANCE ASSESSMENT

The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. There are two levels of heritage significance used in NSW: state and local.

The following assessment of heritage significance has been prepared in accordance with the 'Assessing Heritage Significance' (2001) guidelines.

The assessment refers only to the subject allotment/s and excludes Varroville House allotment.

CRITERIA	SIGNIFICANCE ASSESSMENT
A – Historical Significance <i>An item is important in the course or pattern of the local area's cultural or natural history.</i>	The subject site has historic significance as it includes remnants of the 19th century farm complex including ; ▪ Outbuilding (potentially associated with the phase of development of the first permanent Varroville homestead (1812- 1858), ▪ Dams associated with the Sturt occupation; ▪ Potential remnant agricultural evidence including vineyard terracing (subject to archaeological investigation) and fencing ▪ Remnant vegetation; ▪ Evidence of an early access road. Varroville and the estate have been continuously occupied since the award of the grant in 1810. As a founding and significant estate in the development of the region, the estate is significant for its role in the early settlement and development of the area as a farming district. Varroville was significant to agriculture and food production in early New South Wales. A significant portion of Varroville was used for growing crops in the c. 1810s-1830s and Townson supplied meat to the Sydney, Liverpool and Parramatta commissariat stores. Townsons farm was known for the quality of its sheep, wool and cattle. Between c. 1876 and 1950 the property was operated as a dairy, and was representative of rural industry in the Campbelltown area. The estate is also significant to the horticultural development of New South Wales through the laying out of a productive kitchen garden noted for its extensive fruit varieties and the establishment of a vineyard. Townson's vineyard (remnants of which survive as evidenced in ground modelling) was considered one of the best in the colony Horticultural significance is also demonstrated in the period of Charles Sturt's ownership (1837-39) through the property's continued role in the acclimatisation of plants. The estate has a continuity of pastoral and agricultural uses that is becoming rare in the area due to urban expansion. Although the subject site has been excised from the original grant and the main homestead, the lack of development throughout this landscape has allowed Varroville House to retain its original visual and functional curtilage as a

CRITERIA	SIGNIFICANCE ASSESSMENT
	farmhouse set in a pastoral landscape. The former overseer's cottage and stables buildings are a good example of 19th century farm buildings and reflect the 19th century development of the farmstead The estate also contains a series of dams attributed to Sturt's ownership, that show characteristics of having been hand-made and may therefore demonstrate the earliest attempts at water conservation for agricultural use in the colony. This may be associated with the great drought of the 1830s that led to the depression of the early 1840s that was devastating to early NSW society.
Guidelines for Inclusion - shows evidence of a significant human activity ☐ - is associated with a significant activity or historical phase ☒ - maintains or shows the continuity of a historical process or activity ☒	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important activities or processes ☐ - provides evidence of activities or processes that are of dubious historical importance ☐ - has been so altered that it can no longer provide evidence of a particular association ☐
B – Associative Significance <i>An item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area's cultural or natural history.</i>	The subject site has been closely associated with many significant figures in Australian 19th century history. Varroville has significance for its association with Doctor Robert Townson, the original grantee for the estate and the colony's most highly regarded academic when he arrived in 1807. The estate is also significant for its association with the explorer Charles Sturt, who is credited with the construction of the dams, James Raymond and Alfred Cheeke. Varroville during the Raymond, Cheeke and Jackaman periods was a prestigious country estate for owners whose wealth came from other sources. The site is also significant for its relationship with Bunbury Curran Hill - a viewing point used by both Governor and Mrs Macquarie.
Guidelines for Inclusion - shows evidence of a significant human occupation ☐ - is associated with a significant event, person, or group of persons ☒	Guidelines for Exclusion - has incidental or unsubstantiated connections with historically important people or events ☐ - provides evidence of people or events that are of dubious historical importance ☐ - has been so altered that it can no longer provide evidence of a particular association ☐
C – Aesthetic Significance <i>An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area.</i>	The subject site has considerable cultural landscape significance and is of heritage significance for its aesthetic values. The landscape setting at Varroville is aesthetically significant and retains the original visual curtilage although the house has been excised from the original lot. The subject site is significant for the relationship between the house and its group of farm buildings, sited in relation to each other on the ridge and in view of and along the original entrance drive. Significant views and visual connections are also retained to and from Bunbury Curran Hill and to other properties from the estate including Andrew Thompson's farm,

CRITERIA	SIGNIFICANCE ASSESSMENT
	Campbellfields and Robin Hood farm as well as Macquarie Fields House, which is visible from the Varroville homestead. The cottage, former stables and former dairy buildings have aesthetic significance as characteristic, albeit modest, 19th century farm buildings. The significance of the timber dairy building is diminished by its ruinous condition. The remnant wool press is moderately intact and in poor condition and reflects the pastoral function of the property. Significant landscape features include potential evidence of ground modelling for vineyard terracing, evidence of the original/ former drive and the dams, many of which appear to have survived in what is likely to be their original, hand formed configuration and have the potential to provide highly significant evidence of this important technological innovation from the period of early Colonial settlement. The area also has significance as a rare remnant natural forest which has important value in terms of biodiversity for both flora and fauna. The estate incorporates areas of Moist Shale Woodland (MSW) which is listed as an Endangered Ecological Community and Cumberland Plain Woodland (CPW) which is listed as Critically Endangered Ecological Community under the NSW Threatened Species Conservation Act 1995 (TSC Act) and is of natural heritage significance.
Guidelines for Inclusion - shows or is associated with, creative or technical innovation or achievement ☒ - is the inspiration for a creative or technical innovation or achievement ☐ - is aesthetically distinctive ☒ - has landmark qualities ☒ - exemplifies a particular taste, style or technology ☐	Guidelines for Exclusion - is not a major work by an important designer or artist ☐ - has lost its design or technical integrity ☐ - its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded ☐ - has only a loose association with a creative or technical achievement ☐
D – Social Significance <i>An item has strong or special association with a particular community or cultural group in the local area for social, cultural or spiritual reasons.</i>	Varroville received important early 20th century literary and artistic recognition as a major homestead of the Cumberland Plain through its inclusion on the parchment map that provides the key to W. Hardy Wilson's romance, 'The Cowpasture Road' (1920). The fictional postmaster, Raymond Plenty in The Cowpasture Road (pp 38-40) is said to have been inspired by James Raymond, owner of Varroville 1839-1851, and the reference to the squires having chased Governor Bligh under his bed (p. 8) may be a reference to Townson.
Guidelines for Inclusion - is important for its associations with an identifiable group ☐ - is important to a community's sense of place ☒	Guidelines for Exclusion - is only important to the community for amenity reasons ☐ - is retained only in preference to a proposed alternative ☐

CRITERIA	SIGNIFICANCE ASSESSMENT
E – Research Potential <i>An item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history.</i>	The historical documentation provides some evidence of an extensive and well supported domestic establishment and farm that evolved in three phases and created many structures and features during its evolution. The evidence, however, does not provide specific locations for these features or clarify the relationship between the house and farm, and it must be assumed that evidence of all these features could be located within the subject estate area or adjacent homestead allotment. There is documented evidence of an early slab hut (c.1810) to the rear of the cottage and in the vicinity of the stables building. The study area thus has a high probability for an intact archaeological resource that may provide additional and new evidence of significant phases of the development of the estate, and is likely to produce unique evidence which will considerably add to the story of its development and management, the latter of which is largely undocumented. It is likely to provide complimentary evidence for the evolution and management of a continuously occupied country estate that could be compared to other significant colonial homesteads in the Campbelltown and Appin area and the broader Cumberland Plain such as Bella Vista and Rouse Hill House. As so little archaeological work has been undertaken at similar sites, Varroville estate has the potential to provide rare evidence related to the nature, development and occupation of the farmstead, related to domestic life, building techniques, and agricultural practices on a farming property that was occupied from c.1810 and has remained largely intact to the present. Any evidence obtained from the site would augment the sparse collection of archaeological information related to agricultural development and domestic life in the region during the 19th and 20th centuries. As it was occupied for such a long period, the site has the potential to illustrate change over time in the types of farming practiced, the layout of the farm, the functions of structures, and domestic consumer practices. Potential remains include evidence of agricultural practices, Townson's original hut (c.1810) and the first homestead (c.1812-17), 19th century development and outbuildings, artefactual evidence, landscape elements and evidence of the original driveway/ access road. According to the study undertaken by Kayandel Archaeological services, there is a likelihood that Aboriginal artefacts could be found on the site. Although there are no known sites on the property a number of sites are present north of Bunbury Curran Hill. The most likely occurrence or artefacts and signs of aboriginal activity are thought to be on the ridges and around larger watercourses. According to the Scenic Hills Association's website, the Scenic Hill area was known as Yandel'ora (Land of Peace between People), a meeting place for South-East Australia where disputes, laws and marriages were discussed and peacefully resolved.
Guidelines for Inclusion - has the potential to yield new or further substantial scientific and/or archaeological information ☒ - is an important benchmark or reference site	Guidelines for Exclusion - the knowledge gained would be irrelevant to research on science, human history or culture ☐ - has little archaeological or research potential ☐ - only contains information that is readily available from other resources or archaeological sites ☐

CRITERIA	SIGNIFICANCE ASSESSMENT
or type ☐ provides evidence of past human cultures that is unavailable elsewhere ☐	
F – Rarity <i>An item possesses uncommon, rare or endangered aspects of the local area's cultural or natural history.</i>	Varroville is rare as one of the few larger estate landscapes remaining in the Campbelltown area where the form of the original grant and the former agricultural use of the estate and its rural landscape character may be appreciated. Although the subject estate has been excised from the original grant and the main homestead, the lack of development throughout this landscape has allowed Varroville House to retain its original visual and functional curtilage as a farmhouse set in a pastoral landscape of quality which is now rare in New South Wales. The curtilage also contains a series of dams that show characteristics of having been hand-made and have the potential to provide important and very rare physical evidence of one of the earliest attempts at water conservation for agricultural use in the colony. The critically endangered community of plantings has high natural significance as a rare remnant natural forest which has important value in terms of biodiversity for both flora and fauna.
Guidelines for Inclusion - provides evidence of a defunct custom, way of life or process ☒ - demonstrates a process, custom or other human activity that is in danger of being lost ☐ - shows unusually accurate evidence of a significant human activity ☐ - is the only example of its type - demonstrates designs or techniques of exceptional interest ☒ - shows rare evidence of a significant human activity important to a community ☒	Guidelines for Exclusion - is not rare ☐ - is numerous but under threat ☐
G – Representative <i>An item is important in demonstrating the principal characteristics of a class of NSWs (or the local area's):</i> - cultural or natural places; or - cultural or natural environments.	The subject site is of significance as a representative example of a pioneering homestead comprising early colonial structures, remnant 19th century farm, cultural plantings and landscape elements (including the access road, remnant ground modelling for vineyard terracing and remnant fencing) and remnant forest. The outbuildings are representative of 19th century ancillary farm buildings, characteristic of the period and utilitarian functions albeit in very poor condition.
Guidelines for Inclusion - is a fine example of its type ☐ - has the principal characteristics of an	Guidelines for Exclusion - is a poor example of its type ☐ - does not include or has lost the range of

CRITERIA	SIGNIFICANCE ASSESSMENT
- important class or group of items ☒ ▪ has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity ☒ ▪ is a significant variation to a class of items ☐ ▪ is part of a group which collectively illustrates a representative type ☐ ▪ is outstanding because of its setting, condition or size ☒ ▪ is outstanding because of its integrity or the esteem in which it is held ☐	- characteristics of a type ☐ ▪ does not represent well the characteristics that make up a significant variation of a type ☐

5.3 STATEMENT OF SIGNIFICANCE

The subject site is of heritage significance for its historic, associational, aesthetic, research and representative values and for its rarity.

The subject site is of historic significance as it incorporates remnants of the 19th century farm complex potentially associated with the phase of development of the first permanent Varroville homestead (1812-1858) as well as dams, potential remnant agricultural evidence including vineyard terracing (subject to archaeological investigation) and fencing, remnant vegetation and evidence of an early access road. As a founding and significant estate in the development of the region (from c.1810), the estate is significant for its role in the early settlement and development of the area as a farming district and was significant to agriculture and food production and horticultural development in early New South Wales.

The estate has a continuity of pastoral and agricultural uses that is becoming rare in the area due to urban expansion. Although the subject estate has been excised from the original grant and the main homestead, the lack of development throughout this landscape has ensured the retention of the original visual and functional curtilage and retained the association of the estate and the homestead.

The farm buildings are a good example of 19th century estate buildings, varying in condition from very poor to good condition and reflect the 19th century development of the farmstead. The Sturt dams show characteristics of having been hand-made and may therefore demonstrate the earliest attempts at water conservation for agricultural use in the colony.

Varroville and the estate has been closely associated with many significant figures in Australian 19th century history including Doctor Robert Townson, the original grantee for the estate and the colony's most highly regarded academic when he arrived in 1807; explorer Charles Sturt, who is credited with the construction of the dams, James Raymond and Alfred Cheeke. The site is also significant for its relationship with Bunbury Curran Hill - a viewing point used by both Governor and Mrs Macquarie.

The subject site has considerable cultural landscape significance and is of aesthetic significance. The gently undulating and rural character of the estate has a picturesque quality reflected in the locality name, 'Scenic Hills.' Significant views and visual connections are also retained to and from Bunbury Curran Hill and other properties from the estate including Andrew Thompson's farm, Campbellfields and Robin Hood farm as well as Macquarie Fields House, which is visible from the Varroville homestead. The landscape setting at Varroville is aesthetically significant and retains the original visual curtilage although the house has been excised from the original lot. The subject site is also significant for the relationship between the house and its group of farm buildings, sited in relation to each other on the ridge and in view of and along the original entrance drive.

The cottage, former stables and former dairy buildings have aesthetic significance as characteristic, albeit modest, 19th century farm buildings, although the significance of the timber dairy building is diminished

by its generally derelict and ruinous condition. The remnant wool press is in poor condition but reflects the pastoral function of the property.

Significant landscape features include evidence of ground modelling for vineyard terracing, evidence of the original/ former drive and the dams, many of which appear to have survived in what is likely to be their original, hand formed configuration and have the potential to provide highly significant evidence of this important technological innovation from the period of early Colonial settlement.

The area also has significance as a rare remnant natural forest which has important value in terms of biodiversity for both flora and fauna. The estate incorporates areas of Moist Shale Woodland (MSW) which is listed as an Endangered Ecological Community and Cumberland Plain Woodland (CPW) which is listed as Critically Endangered Ecological Community under the NSW Threatened Species Conservation Act 1995 (TSC Act) and is of natural heritage significance.

The study area has a high probability for an intact archaeological resource that may provide additional and new evidence of significant phases of the development of the estate, and is likely to produce unique evidence which will considerably add to the story of its development and management. It is likely to provide complimentary evidence for the evolution and management of a continuously occupied country estate that could be compared to other significant colonial homesteads in the Campbelltown and Appin area and the broader Cumberland Plain such as Bella Vista and Rouse Hill House. Potential remains include evidence of agricultural practices, Townson's original hut (c.1810) and the first homestead (c.1812-17), 19th century development and outbuildings, artefactual evidence, landscape elements and evidence of the original driveway/ access road. The site also has Indigenous archaeological potential.

Varroville is rare as one of the few larger estate landscapes remaining in the Campbelltown area where the form of the original grant and the former agricultural use of the estate and its rural landscape character may be appreciated. Although the subject estate has been excised from the original grant and the main homestead, the lack of development throughout this landscape has allowed Varroville House to retain its original visual and functional curtilage as a farmhouse set in a pastoral landscape of quality which is now rare in New South Wales.

The Sturt dams have the potential to provide important and very rare physical evidence of one of the earliest attempts at water conservation for agricultural use in the colony. The site's natural heritage values are also regarded as rare; the critically endangered community of MSW and CPW plantings have high natural significance as a rare remnant natural forest which has important value in terms of biodiversity for both flora and fauna.

Varroville is also of significance as a representative example of a pioneering homestead comprising early colonial structures, remnant 19th century farm, cultural plantings and landscape elements (including the access road, remnant ground modelling for vineyard terracing and remnant fencing) and remnant forest. The outbuildings are representative of 19th century ancillary farm buildings, characteristic of the period and utilitarian functions.

5.4 STATEMENT OF SIGNIFICANCE – VARROVILLE HOMESTEAD LOT 21/DP564065⁵¹

'Varroville is a 'celebrated early farm estate dating from 1810 with early structures, the 1850s homestead, layout, agricultural (vineyard) terracing and evidence of early access road.' (Morris and Britton, 2000, 98)

'Varroville is rare as one of the few larger estate landscapes remaining in the Campbelltown area where the form of the original grant and the former agricultural use of the estate and its rural landscape character may be appreciated.' (Morris and Britton, 2000, 98)

Varroville was a significant to the horticultural development of New South Wales through the laying out of a productive kitchen garden in 1809 noted for its extensive fruit varieties by the early 1820s

⁵¹ The following statement of significance has been taken from the SHR listing for the site
<<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=5045252>>

and the establishment of a vineyard, said to be second only to that of Gregory Blaxland of Brush Farm, Eastwood. The vineyard terraces are extant and together with the early drive suggest that the present 1858 house occupies the site of the earlier 1810s house. Accounts relating to Charles Sturt's ownership (1837-39) indicate the property's continued role in the acclimatisation of plants sourced from as far afield as Calcutta.

Varroville was significant to agriculture and food production in early New South Wales. The grants of land at Minto were made by Colonel Paterson in response to the Hawkesbury floods of 1806 and later, aiming to safeguard the colony's food supplies. A significant portion of Varroville was used for growing crops in the c. 1810s-1830s period. Townson supplied meat to the Sydney, Liverpool and Parramatta commissariat stores.

Macquarie commented that the farms of Townson and Andrew Thompson (St. Andrews, opposite Varroville) were 'by far the best pasturage I have yet seen in the colony'. The gently rolling hills of the two properties appealed to English Picturesque sensibilities and today is reflected in the locality name, Scenic Hills, defined under the Campbelltown Local Environment Plan - District 8 (Central Hills Lands). This plan aims 'to ensure that the Central Hills Lands District of the City of Campbelltown retains the rural character that was envisaged for it during the planning that preceded the urbanisation of that City.'

'The still appreciable direct view line from the 1850s Varroville homestead to the landmark Araucarias of both nearby Denham Court and Macquarie Fields House appears to be a deliberate siting intention.' (Morris and Britton, 2000, 98).

Varroville house is sited as 'a house in landscape' according to estate planning principles put forward by British landscape designers Humphrey Repton in the 1790s-1810s (echoed by the Sydney-based horticulturalist and landscape designer, Thomas Shepherd in the 1830s) and John Claudius Loudon in the 1820s-40s. The house is sited to take advantage of sweeping, wrap-around views of the scenic hills from Raby Road in the west to Bunbury Curran Hill in the north and to an extending ridgeline of the range to the east. The important western view dominates the entry through the front door and across the rear courtyard.

Varroville, through the Sturt dams and modified watercourses, accounts from the Sturt period and the large underground water tank c. 1858 that extends westwards from the ends of the wings of the house illustrates early recognition of the importance of water conservation to colonists in New South Wales and South Australia. Sturt's accounts relate to the great drought of the 1830s that led to the depression of the early 1840s that was devastating to early NSW society.

Varroville is significant for the relationship between the house and its group of farm buildings, sited in relation to each other on the ridge. The location of the outbuildings along the entrance drive reflect Augustus Earle's c. 1829 watercolour view of Lieut William Lawson's Veteran Hall, Prospect (National Library of Australia) and Mrs Charles Meredith's description of Homebush in the 1840s with barns, stables and estate worker's cottages and other 'ornamental edifices' being visible en route to the house (although not through the front door as Mrs Meredith complained of Homebush). Both Veteran Hall and Homebush have since been demolished.

The house dating from 1858-9 is a significant example of the work of William Weaver, former Government Architect 1854-56. The firm, Weaver and Kemp, also designed Jarvisfield, Picton and Burundulla, Mudgee. The fabric of the house is intact with surviving blackbutt floors, cedar joinery, plaster ceiling roses and imported marble chimneypieces. The roof, originally shingled, is now covered with corrugated iron. The house appears to occupy the site of a previous (1810s) house and the kitchen of the northern wing incorporates the sandstone chimneypiece of a previous service wing. With the exception of generously scaled rooms and plate glass windows (allowing maximum light and taking in of the views), the symmetrical Italianate villa is architecturally conservative (and comparable with houses such as Yasmar, Haberfield, designed by John Bibb in c. 1852). This, and the large underground watertank at the end of the wings may reflect Weaver's engineering (rather than architectural) training.

The garden immediately surrounding the house is a substantially intact mid-19th century plan with a gravelled carriage drive (with post-1950 concrete edgings), lawn tennis court site c. 1870,

remains of a glasshouse and a trellis. Perimeter fence lines and gates have been relocated post 1950 but the original locations are well documented in photographs of c. 1935.

Hardy Wilson described 'Varraville' [sic] as 'an Early-Victorian homestead encompassed by many oleanders'. The pink oleander at the north-east corner of the house was extant in 1950 (information from Mrs Jackaman) and may have been one of the oleanders described by Hardy Wilson. The garden contains staples of Cumberland Plain gardening: Moreton Bay figs, hoop pines, funeral cypresses, white cedars, pepper trees, a Norfolk Island hibiscus, Bauhinia, agaves (bordering the original drive), yuccas, aloes and hedges of cape honeysuckle (*Tecomaria capensis*) and common olive. The Queensland rain forest tree, *Barclaya syringifolia*, may survive from the c. 1890s - 1910 period.

Varroville received important early 20th century literary and artistic recognition as a major homestead of the Cumberland Plain through its inclusion on the parchment map that provides the key to W. Hardy Wilson's romance, 'The Cowpasture Road' (1920). The fictional postmaster, Raymond Plenty in *The Cowpasture Road* (pp 38-40) is no doubt inspired by James Raymond, owner of Varroville 1839-1851, and the reference to the squires having chased Governor Bligh under his bed (p. 8) may be a reference to Townson.

Varroville is 'historically important for its association with prominent owners Dr Robert Townson, Charles Sturt, James Raymond and Alfred Cheeke and for its relationship with Bunbury Curran Hill - a viewing point used by both Governor and Mrs Macquarie.' (Morris and Britton, 2000 p. 19) Varroville during the Raymond, Cheeke and Jackaman periods was a prestigious country estate for owners whose wealth came from other sources. Between c. 1876 and 1950 the property was operated as a dairy, and was representative of rural industry in the Campbelltown area. The property presently retains its rural character (Carlin, 2007).

Celebrated early farm estate dating from 1810 with early structures, the 1850s homestead, layout, agricultural (likely vineyard) terracing and evidence of an early access road;

Varroville is rare as one of the few larger estate landscapes remaining in the Campbelltown area where the form of the original grant and the former agricultural use of the estate and its rural landscape character can still be appreciated;

The still appreciable direct view line from the 1850s Varroville homestead to the landmark Araucarias of both nearby Denham Court and Macquarie Field House appears to be a deliberate siting intention;

Historically important for its associations with prominent owners Dr Robert Townson, Charles Sturt, James Raymond and Alfred Cheeke and for its relationship with Bunbury Curran Hill - a viewing point used by both Governor and Mrs Macquarie (Morris & Britton, 2000, 98).

Varroville has historic significance for its association with Robert Townson, the colony's most highly regarded academic when he arrived in 1807, granted 1000 acres at Minto and who made very good use of it. Governor Macquarie was very impressed when he visited Varroville on his first inspection of the interior in 1810 (Everett, 2004). The property is also associated with the development of the Australian wine industry, having been once known as 'the finest orchard in the Colony and a vineyard second only to Gregory Blaxland's' (at Brush Farm, Ryde) (Everett, 2004).

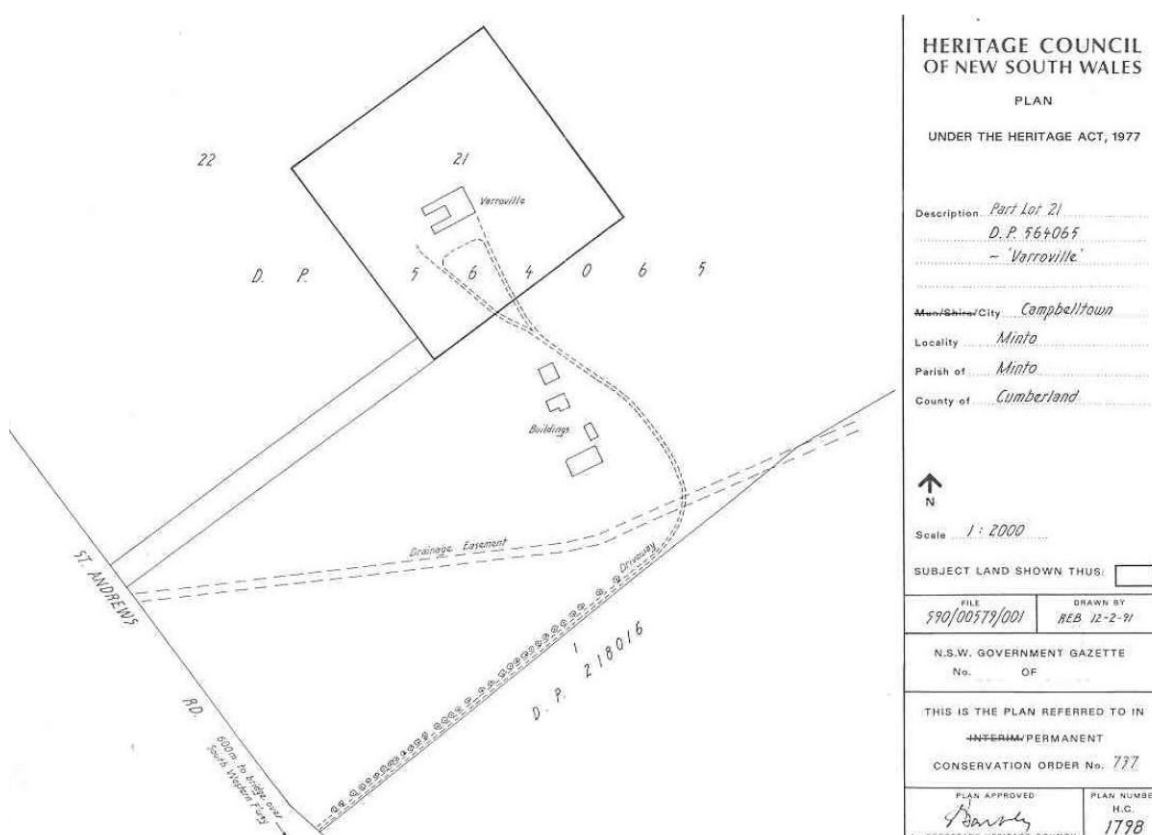
6 Constraints and Opportunities

6.1 HERITAGE LISTING

The subject property is not listed as a heritage item under any statutory authority. The subject site surrounds Varroville house and its immediate grounds (comprising approximately 3.16 hectares), which is in separate and private ownership. The subject site and Varroville house were part of the same land holding until they were subdivided in 1973, forming the current lot boundary.

Varroville House (lot 21/DP564065) site is listed as a local heritage item under the Campbelltown Local Environmental Plan District 8, and is also listed on the NSW State Heritage Register (SHR) under the NSW Heritage Act 1977 as item 737 (refer Figure 13). The National Trust also lists the property as item 10651. The homestead comprises the dwelling (c.1858), remnant gravelled carriage drive, lawn tennis court site, remains of a glasshouse and remnant early plantings reflecting a substantially intact mid-19th century garden plan.

FIGURE 13 – PLAN OF THE SHR CURTILAGE OF VARROVILLE HOUSE



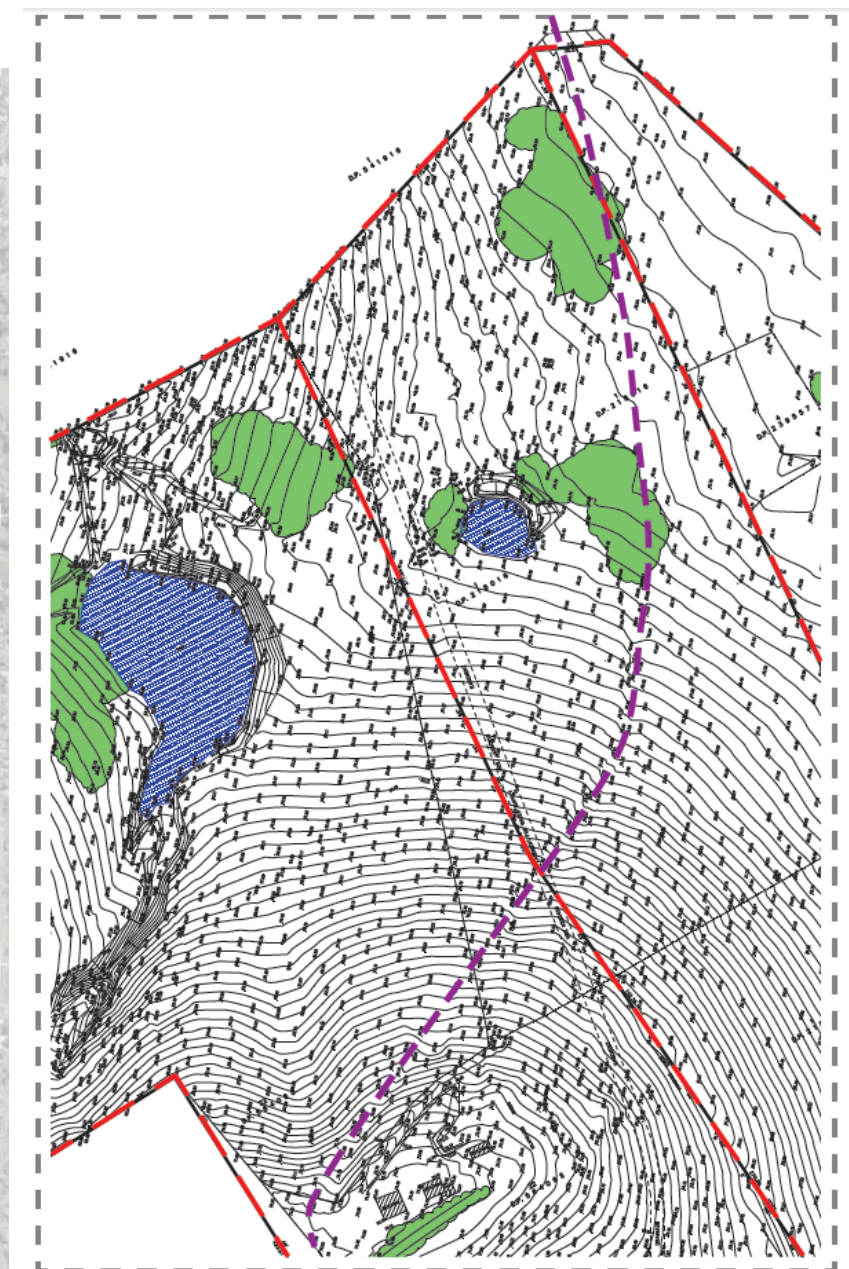
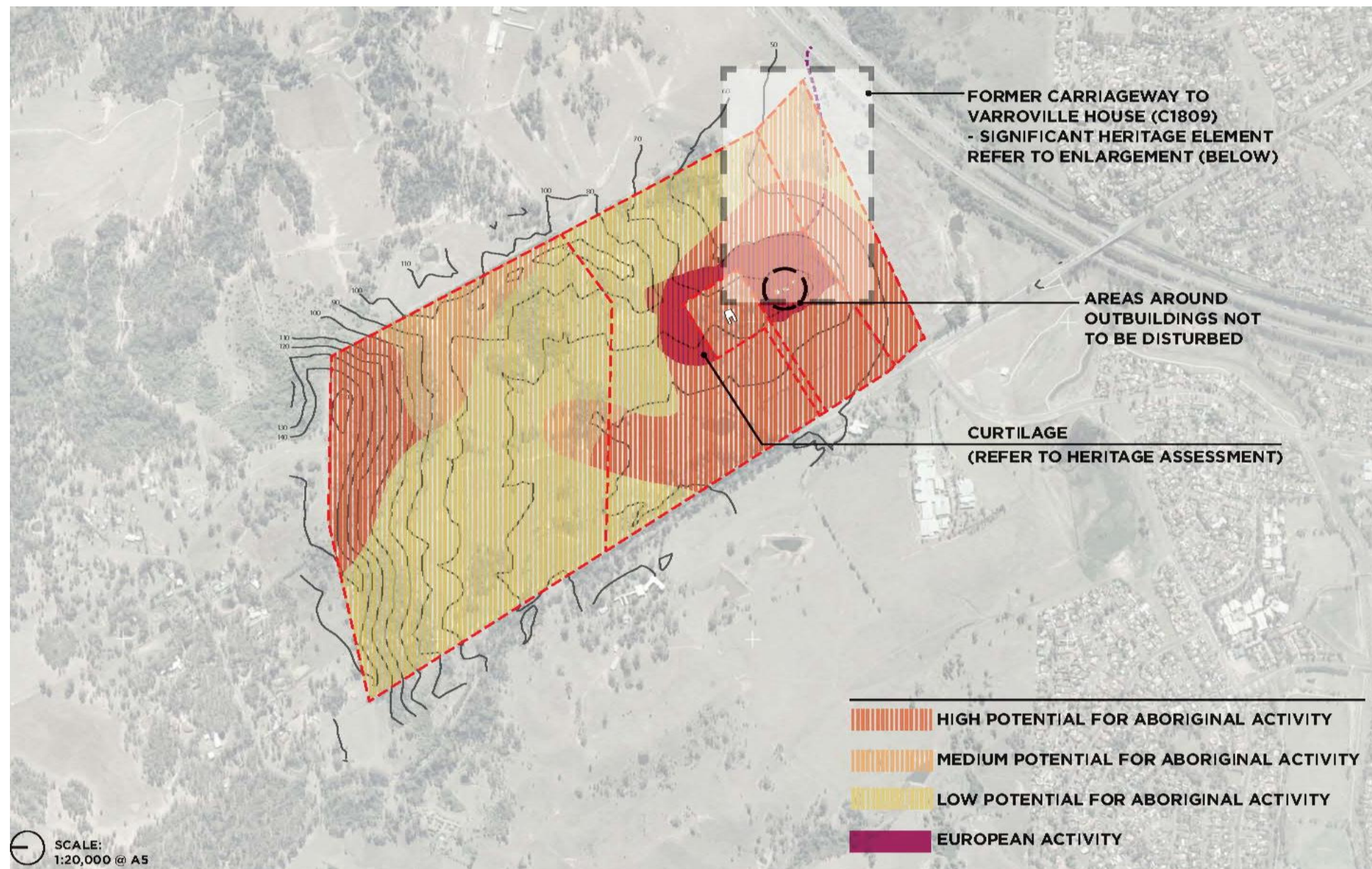
PLAN OF THE SHR CURTILAGE OF VARROVILLE HOUSE SHOWN IN RELATION TO THE SUBJECT SITE OUTBUILDINGS
SOURCE: OFFICE OF ENVIRONMENT AND HERITAGE

6.2 HERITAGE CURTILAGE PLAN

Although the subject site (known as 166-176 St Andrews Road, Varroville) is not heritage listed, the property has significance as part of the original Varroville Estate, as outlined above in sections 5.2 and 5.3 of this report. A curtilage assessment was undertaken to inform the indicative Masterplan development and defined a heritage curtilage around the Varroville homestead allotment, which incorporated the outbuildings and landscape heritage features including a portion of the area of the former vineyards, to mitigate potential heritage impacts to the heritage significance of the estate. The curtilage will be subject to further refinement following further research and investigation. The dams and former access road have also been identified as significant features although they are not within the curtilage. These elements are retained in the indicative masterplan.

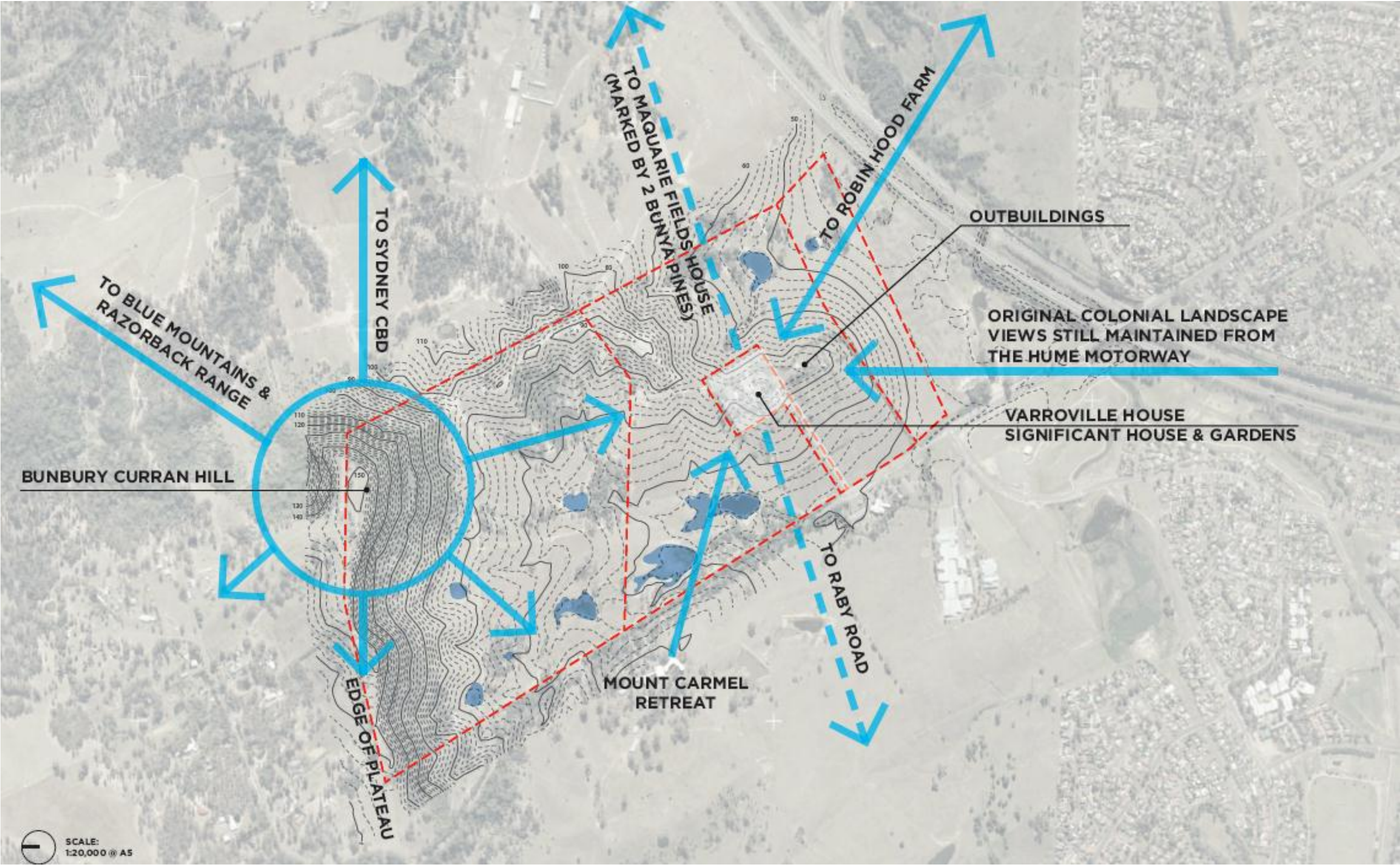
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URBIS
166-176 ST ANDREWS ROAD VARROVILLE REPORT_FINAL



SOURCE: HERITAGE ANALYSIS MAP (FIGURE 14) AND INSET PLAN OF ORIGINAL CARRIAGEWAY TO VARROVILLE HOUSE VISIBLE ON SURVEY (FIGURE 15) **MACARTHUR MEMORIAL PARK MASTERPLAN**

FIGURE 15 – SIGNIFICANT VIEWS AND VISTAS



SOURCE: VISUAL ANALYSIS (FIGURE 7) MACARTHUR MEMORIAL PARK MASTERPLAN

6.3 CONDITION OF THE OUTBUILDINGS

As outlined in section 2.1 of this report, the site features early 19th century outbuildings; formerly part of the Varroville Estate and located to the south/ southeast of the main homestead (refer Figure 3). Outbuildings include a cottage, former dairy buildings and the former stables building and ancillary structures. Other structures have collapsed and are in a ruinous condition and there is evidence of other former structures (in ground footings, concrete slabs etc) in the vicinity of the outbuildings, in particular around the area of the former dairy. The outbuildings are accessed via an unsealed track, from St Andrews Road.

The buildings complement the state listed homestead and are of individual heritage significance for their historic, associative, aesthetic, and representative and research values (refer sections 5.2 and 5.3 of this report). The buildings should be retained where possible (and this is the intent of the masterplan); however the extent of possible retention and future uses may be contingent upon further structural assessment, in particular, affecting the former stables and timber dairy buildings. The former stable has been subject to partial collapse and has extensive cracking to masonry walls, in particular at the juncture of the rear skillion section where movement of the skillion walls is apparent. The rear skillion roof has collapsed. There is also a large section of missing brickwork in the double brick wall of the northwestern façade. The timber dairy building is in extremely poor condition with much of the external cladding missing and part of the western and rear sections and the roof have collapsed. The remaining sections of the building have been propped.

All of the outbuildings should be subject to further investigation and structural engineers' assessment in conjunction with a detailed Development Application.

7 The Indicative Masterplan and Impact Assessment

7.1 THE INDICATIVE MASTERPLAN

The Catholic Metropolitan Cemeteries Trust, who manages several Government cemeteries in Sydney's Metropolitan area, has purchased this site with the view to provide a landscape cemetery for the whole community in Sydney's West. The proposal aims to minimise the impact on the existing environment, especially the topography and the Cumberland Plains Woodland, and to protect the identified built and landscape heritage features and the colonial landscape qualities of the site.

The aim of the proposal is to:

- Minimise the impact on existing environment, especially the topography and the Cumberland Plains Woodland, to protect them for future generations.
- Protect the Colonial landscape qualities
- Protect the built and landscape heritage values of the site and the archaeological resource
- Provide an environmentally sensitive development
- Achieve Best Management Practices in all aspects of cemetery provision, including Stormwater Management and Ecologically Sustainable Developments.
- Provide an exceptional open space for the community, for perpetuity.
- Provide a quality burial ground for the whole community

The vision for the site is to provide:

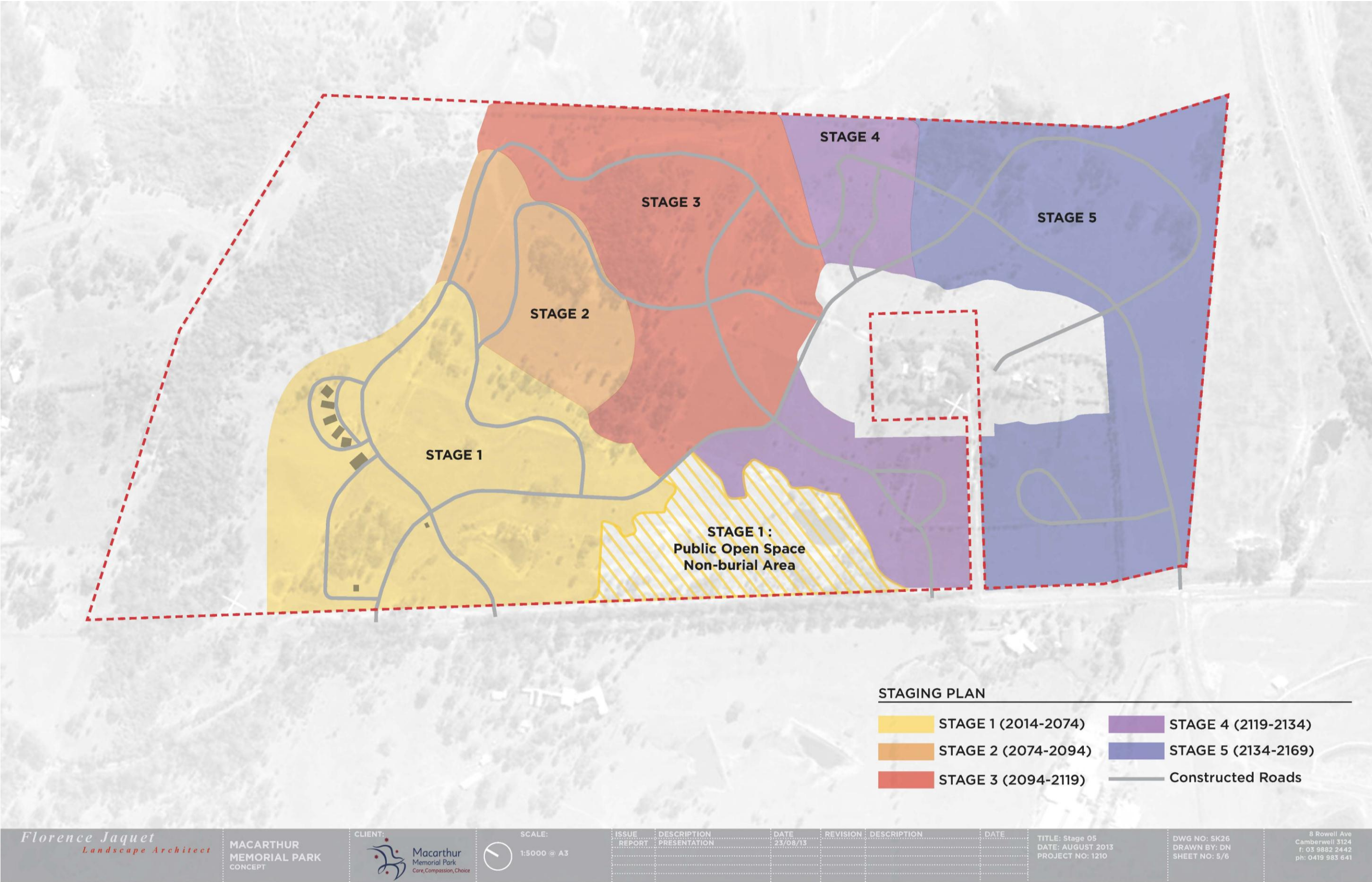
- Much needed burial space for the area whilst offering choice, at affordable prices, in varied settings, for a multi-denominational community.
- A distinctive landscaped cemetery, the best of its kind, the pride of the industry
- A Sculpture Park, offering opportunities for local and Australian artists
- A respectful space and scenic route, open to all,
- A cemetery which respects and keeps safe the important colonial landscape.
- An arboretum for future preservation and education of generations to come.
- A concept which respects the Land, its landform and ecology by carefully laying roads and any built environment and limiting their "footprint" (for example minimum width, using boardwalks, avoiding existing significant trees...)
- Concealed, private and low laying burial spaces to minimise visual impact.

Refer Figure 16 for plans.

FIGURE 16 – PROPOSED PLANS



SOURCE:INDICATIVE MASTERPLAN (SK21) FLORENCE JACQUET LANDSCAPE ARCHITECT



STAGING PLAN (SK26) FLORENCE JACQUET LANDSCAPE ARCHITECT

7.2 CONSERVATION MANAGEMENT PLAN (CMP) POLICY⁵²

The Conservation Management Plan (CMP) for Varroville was prepared by Orwell and Peter Phillips in 1992 and revised and updated by Pearson Smith and Associates Pty Ltd in May 1999. Limitations for the CMP note that the study included inspection of the subject site outbuildings; however these items have been excluded from the schedule of significant elements likely as they were under separate ownership.

The CMP notes that the significance of Varroville is such that it obliges protection of that significance so that the value of the property is preserved and enhanced. As noted above, the Varroville CMP excludes the outbuildings on the subject site, however notes the following items/ elements as being of exceptional or considerable heritage significance, which may be of potential relevance to the subject site and subject proposal:

- Views of the main house from St Andrews Road (considerable significance)
- Views of main house and landscaping from southeast and northeast (exceptional significance)
- Approach to main house and views of house along pre-1992 driveway⁵³ (exceptional significance)

The CMP further requires that works to those elements identified as being of exceptional significance should be limited to maintenance, preservation, restoration and reconstruction as defined in the Burra Charter.

The following CMP policies arguably apply, although there is no specific reference to the subject site features:

TABLE 2 – RELEVANT CONSERVATION MANAGEMENT PLAN POLICY

POLICY	COMMENT
6) Constraints on Conservation Policy Development 6.1 General Constraints Arising from Cultural Significance The main building and all natural and built elements dated from the 19 th and early 20 th century should remain and be conserved	The subject proposal retains the outbuildings (subject to structural assessment) and retains the dams and partially retains remnant areas of terracing. It is noted that the exact area of the vineyards is not documented although these may be indicated by areas of ground modelling, shown in the aerial views (refer Figure 10). There is little to no visible physical evidence on the ground. There is of course no physical impact on the main homestead, which is not part of the subject site.
No new work or activity should be carried out which will detract from or obscure physical evidence of the significant phases of development of these elements	Although the subject estate has been excised from the original grant and the main homestead, the lack of development throughout this landscape has ensured the retention of the original visual and functional curtilage and retained the association of the estate and the homestead. It is considered that the proposed cemetery use will continue to enable interpretation of the significance of Varroville as an early colonial homestead and will enable the site to retain its landscaped rural character.
4) No new building or landscaping should detract from	4) Complies. No new buildings are proposed in the vicinity of the main homestead or outbuildings and the

⁵² The following section makes reference to the Pearson- Smith and Associates revised CMP 1999

⁵³ It is assumed that this refers to the remnant original driveway

the prominence of the building on the site	proposal retains the colonial landscape character of the site. Proposed chapels, condolence rooms and administration buildings are located on the far north portion of the site and are subject to future detail.
7) Conservation Policy 7.1 General Conservation Policy 7) New development should be controlled so as not to detract from the significance of the place	7) The proposed cemetery use enables retention and interpretation of the colonial landscape and its association with the Varroville homestead.
7.3 Specific Conservation Policies Landscaping: Mature trees, especially those which predate the Jackaman period (notably the fig trees) should be conserved except where they are causing damage to significant building fabric. Remnants of the original gardens, driveway, fences and gates should also be retained...	7.3 Complies.
7.5 Specific Guidelines for New Work Landscaping: New landscape elements should be selected and located so as not to detract from the significance of the place. Where new elements (such as car parks) are introduced, some screening may be required to minimise their impact.	7.5 Complies. This policy should be considered in the detailed design of the concept plan.

7.3 HERITAGE IMPACT ASSESSMENT

It is considered that the proposed cemetery use will not impact on the identified heritage significance of the subject estate or the associated Varroville homestead. The proposal conserves the undeveloped rural character of the estate and the historic cultural landscape including buildings, structures, significant views, vegetation and significant landscape features such as the dams and evidence of potential remnant vineyard terracing as well as retaining and interpreting the former carriageway. The proposed park and cemetery facility on the site has potential for community benefits, including unprecedented public access to the site and also providing for active interpretation of the estate as the historic setting for Varroville house as well as conservation of the outbuildings which are in various states of disrepair. The Indicative Masterplan may be further refined after further detailed investigation of the cultural landscape in the area adjacent to the Varroville Homestead site to ensure that any roads or services respect any elements that may be uncovered during further investigation.

The characteristic undulating landscape is retained and enhanced through the proposed landscape assessment and associated strategy, which forms a separate report. The proposal also incorporates stabilisation and repair of the dams, the edges of which have been impacted by the extended stock use. No works are currently proposed in the vicinity of or to the extant outbuildings and there is an opportunity to undertake structural assessment and conservation works in conjunction with the proposed cemetery development. Sympathetic ancillary uses may also be considered.

8 Conclusion and Recommendations

The proposed rezoning and Indicative Masterplan for cemetery use is considered sympathetic to the heritage character of the subject site and associated Varroville homestead. The proposed use enables interpretation of the cultural landscape and retains the undeveloped rural character of the site.

The Indicative Masterplan may be further refined after further detailed investigation of the cultural landscape in the area adjacent to the Varroville Homestead site to ensure that any roads or services respect any elements that may be uncovered during further investigation.

The masterplan is supported subject to the following recommendations:

- A Conservation Management Plan (CMP) should be prepared for the estate. The CMP should aim to map and define significant fabric, landscape features, views and vistas and determine the level of significance. It should also consider opportunities for development and new works as well as making recommendations with regard to interpretation. The CMP should also provide detailed conservation and maintenance schedules for the outbuildings and consider sympathetic future uses.
- An Historic Archaeological Assessment should be undertaken to determine the archaeological potential and significance of the site. Where possible, the assessment should aim to define the extent of the former vineyards and define significance of known remains in the vicinity of the dairy and cottage buildings.
- A structural assessment of the outbuildings should be undertaken by a suitably qualified engineer with experience in heritage buildings. The assessment should, at minimum, include assessment of the timber dairy building and the former stable.

Future detailed design proposals and works to the site should ensure the following:

- The historic setting of Varroville should be retained and conserved and remain able to be interpreted as part of the cultural landscape;
- Significant views and vistas to and from Varroville and the estate (including those to and from Bunbury Curran Hill, views to and from St Andrews Road and views to other historic properties including Macquarie Fields House and Robin Hood Farms) should be retained and conserved;
- Significant landscape features including the dams, the former carriageway and remnant vineyard terracing should be retained and conserved;
- Significant outbuildings should be retained and conserved;
- The archaeological resource should be conserved. Works may be subject to approvals and should be undertaken in accordance with the recommendations of the required Historical Archaeological Assessment and any Aboriginal Archaeological or Heritage Assessments.

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